

**MARCH 25, 2015 CITY COUNCIL AGENDA
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Agenda dated March 25, 2015. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.



A.C. Gonzalez
City Manager

3-6-15

Date



Jeanne Chipperfield
Chief Financial Officer

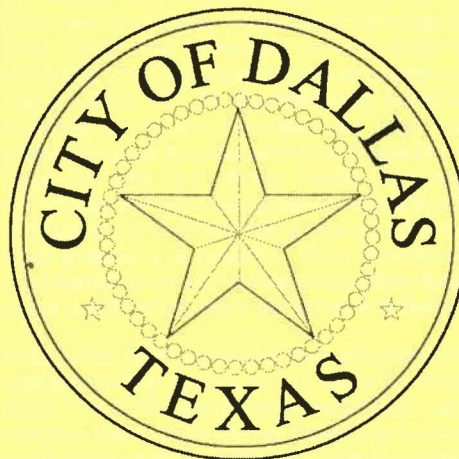
3/6/15

Date

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CITY SECRETARY
DALLAS, TEXAS



COUNCIL AGENDA

March 25, 2015

Date

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

General Information

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

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

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

Rules of Courtesy

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

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

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

Información General

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

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

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

Reglas de Cortesía

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

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

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

**AGENDA
CITY COUNCIL MEETING
WEDNESDAY, MARCH 25, 2015
ORDER OF BUSINESS**

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

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

OPEN MICROPHONE

MINUTES

Item 1

CONSENT AGENDA

Items 2 - 41

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 42 - 50

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 51 - 71

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

AGENDA
CITY COUNCIL MEETING
MARCH 25, 2015
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. Approval of Minutes of the February 25, 2015 City Council Meeting

CONSENT AGENDA

Business Development & Procurement Services

2. Authorize a service contract to conduct job analysis and examination plans for Fire-Rescue rank structure - Ergometrics & Applied Personnel Research, Inc. most advantageous proposer of three - Not to exceed \$140,928 - Financing: Current Funds
3. Authorize a two-year service contract for barricade services - Dallas Lite & Barricade, Inc., only responsive bidder of two - Not to exceed \$117,675 - Financing: Current Funds (\$2,475) and Water Utilities Current Funds (\$115,200) (subject to annual appropriations)
4. Authorize a five-year service contract for elevator inspection services for Aviation and Convention and Event Services - PetroChem Inspection Services, Inc. dba TUV SUD America Chemical Oil & Gas, lowest responsible bidder of three - Not to exceed \$249,080 - Financing: Aviation Current Funds (\$124,540) and Convention and Event Services Current Funds (\$124,540) (subject to annual appropriations)

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

5. Authorize an acquisition contract for software, hosting and a five-year service contract for maintenance and support of a budget preparation management system - Entap, Inc., most advantageous proposer of five - Not to exceed \$2,292,720 - Financing: Current Funds (\$861,143) and Municipal Lease Agreement (\$1,431,577) (subject to annual appropriations)
6. Authorize a one-year master agreement for the purchase of **(1)** eighty-seven fleet vehicles and equipment – Rush Truck Centers of Texas, LP dba Rush Crane & Refuse Systems International in the amount of \$2,192,504, The Around The Clock Freightliner Group, LLC in the amount of \$2,038,730, Freedom Chevrolet in the amount of \$1,258,030, Southwest International Trucks, Inc. in the amount of \$1,076,486, Equipment Southwest, Inc. in the amount of \$784,665, RDO Equipment Company in the amount of \$803,325, Kirby-Smith Machinery, Inc. in the amount of \$596,920 and Bobcat of Dallas in the amount of \$68,136, lowest responsible bidders of sixteen; **(2)** twenty fleet vehicles and equipment – Holt Texas, Ltd. dba Holt Cat in the amount of \$1,105,672, Caldwell Country Chevrolet in the amount of \$457,350, Sam Pack's Five Star Ford, Ltd. in the amount of \$220,560 and Southwest International Trucks, Inc. in the amount of \$157,458 through Texas Association of School Boards (BuyBoard); and **(3)** one-hundred nine fleet vehicles and equipment - Sam Pack's Five Star Ford, Ltd. in the amount of \$4,279,479 through State of Texas CO-OP Program - Total not to exceed \$15,039,315 - Financing: Current Funds (\$78,130), Municipal Lease Agreement Funds (\$9,717,014), Stormwater Drainage Management Capital Construction Funds (\$1,826,413), Water Utilities Current Funds (\$1,748,368), 2005 Equipment Acquisition Contractual Obligation Notes (\$397,045), 2004 Equipment Acquisition Contractual Obligation Notes (\$382,236), 2010 Equipment Acquisition Notes (\$315,817), 2007 Equipment Acquisition Contractual Obligation Notes (\$312,717), 2003 Equipment Acquisition Contractual Obligation Notes (\$131,948), 2006 Equipment Acquisition Contractual Obligation Notes (\$88,095) and 2008 Equipment Acquisition Contractual Obligation Notes (\$41,532)
7. Authorize a three-year master agreement for fasteners - Grayson Industries, Inc. in the amount of \$317,700, Fastenal Company in the amount of \$71,800 and D.F. Sales in the amount of \$45,500, lowest responsible bidders of four - Total not to exceed \$435,000 - Financing: Current Funds (\$13,150), Water Utilities Current Funds (\$417,750) and Stormwater Drainage Management Current Funds (\$4,100)
8. Authorize supplemental agreement no. 1 to increase the service contract with TIBH Industries, Incorporated for janitorial services at various facilities for the Office of Cultural Affairs and extend the term from June 26, 2015 through June 26, 2016 - Not to exceed \$960,000, from \$1,300,471 to \$2,260,471 - Financing: Current Funds (\$942,309) and Municipal Radio Current Funds (\$17,691) (subject to annual appropriations)

CONSENT AGENDA (Continued)

City Attorney's Office

9. Authorize settlement of the lawsuit styled Dorothy Taylor v. City of Dallas, Cause No. DC-14-07278 - Not to exceed \$35,000 - Financing: Current Funds

Code Compliance

10. Authorize **(1)** an application for and acceptance of the Technical Assistance Scholarship Program Grant from the Center for Community Progress for consulting services for the period February 2, 2015 through August 27, 2015; and **(2)** execution of the grant agreement - Financing: No cost consideration to the City

Communication and Information Services

11. Authorize a twelve-month renewal service agreement for software use and support of the Socrata Open Data Portal - Alamo City Engineering Services, Inc., through the U.S. General Services Administration - Not to exceed \$460,000 - Financing: Current Funds

Housing/Community Services

12. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City
13. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by DeSoto Real Estate Resource LLC for the construction of affordable houses; **(2)** the sale of 24 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to DeSoto Real Estate Resource LLC; and **(3)** execution of a release of lien for any non-tax liens on the 24 properties that may have been filed by the City - Financing: No cost consideration to the City
14. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Opportunity Construction, LLC for the construction of affordable houses; **(2)** the sale of 6 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Opportunity Construction, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 6 properties that may have been filed by the City - Financing: No cost consideration to the City
15. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Santos Coria for the construction of affordable houses; **(2)** the sale of 9 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Santos Coria; and **(3)** execution of a release of lien for any non-tax liens on the 9 properties that may have been filed by the City - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)

Park & Recreation

Note: Item Nos. 16 and 17 must be considered collectively.

16. Authorize a contract for construction of improvements to include: resurfacing of the greens and tee improvements, bunker restoration, putting greens, and short game area at Cedar Crest Golf Course located at 1800 Southerland Avenue - Frontier Construction Company, Inc. dba Frontier Golf, Inc., lowest responsible bidder of one - Not to exceed \$845,430 - Financing: Golf Improvement Funds
17. Authorize an amendment to the one hundred twenty-six month concession contract with Ira McGraw dba IAMJ Enterprises, Inc. to define roles, responsibilities and compensation due to renovations and closure of Cedar Crest Golf Course - Not to exceed \$210,120 - Financing: Golf Improvement Funds

Public Works Department

18. Authorize a professional services contract with Hayden Consultants, Inc. for the engineering design services of street improvements on Canada Drive from Westmoreland Road to Hampton Road, and the development of Integrated Stormwater Management standards and training services for City staff - Not to exceed \$611,569 - Financing: 2006 Bond Funds (\$257,302), 2012 Bond Funds (\$270,000), Stormwater Drainage Management Current Funds (\$50,258) and Water Utilities Capital Improvement Funds (\$34,009)
19. Authorize a professional services contract with Garver, LLC for engineering services for design and construction documents for the Pavement Rehabilitation and Reconstruction Project at Dallas Love Field - Not to exceed \$1,323,890 - Financing: Aviation Capital Construction Funds
20. Authorize a construction contract with CORE Construction Services of Texas, Inc., best value proposer of five, for construction of the Fire Station No. 6 replacement facility located at 2301 Pennsylvania Avenue - Not to exceed \$5,663,210 - Financing: 2006 Bond Funds
21. Authorize Supplemental Agreement No. 1 to the professional services contract with Kimley-Horn and Associates, Inc. for additional engineering design services for street reconstruction and storm drainage improvements for Montie Street from Lagow Street to Junction Street and additional water and wastewater main replacement for the Montie Street and Imperial Street projects (list attached) - Not to exceed \$84,540, from \$41,815 to \$126,355 - Financing: 2012 Bond Funds (\$52,515) and Water Utilities Capital Improvement Funds (\$32,025)

CONSENT AGENDA (Continued)**Street Services**

22. Authorize **(1)** a Local Project Advance Funding Agreement with the Texas Department of Transportation for a 2013 Highway Safety Improvement Program grant to design, upgrade and/or construct three traffic signals and associated intersection improvements at Westmoreland Road and Clarendon Drive, Jefferson Boulevard and Merrifield Road and McKinney Avenue and Maple Avenue; **(2)** a required local match in the amount of \$106,606 to be paid by warrant check at the beginning of the project; and **(3)** a required in-kind contribution for design of the signals in the amount of \$48,238 - Total not to exceed \$1,072,053 - Financing: Texas Department of Transportation Grant Funds (\$917,209), Current Funds (\$106,606) and In-Kind Contributions (\$48,238)

Sustainable Development and Construction

23. Authorize acquisition from Morning Park, Inc., of approximately 11,481 square feet of land located near the intersection of Interstate Highway 30 and Chalk Hill Road for the Chalk Hill Street Improvement Project - \$13,632 (\$11,481, plus closing costs and title expenses not to exceed \$2,151) - Financing: 2006 Bond Funds
24. Authorize acquisition from Richard L. Mai of approximately two acres of land located near the intersection of West Wintergreen Road and Country Ridge Drive for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$16,775 (\$14,775, plus closing costs and title expenses not to exceed \$2,000) - Financing: Water Utilities Capital Improvement Funds
25. Authorize a thirty-six month extension of the current newsrack services contract with The Dallas Morning News, Inc. for the repair, replacement, and installation of newsracks for designated existing newsrack locations and to continue the maintenance services for newsracks within the Expanded Central Business District - Not to exceed \$107,200 - Current Funds (subject to annual appropriations)
26. An ordinance abandoning a portion of a water easement to SPUS6 Tollway Plaza, LP, the abutting owner, containing approximately 1,200 square feet of land, located near the intersection of Bent Tree Forest and Knoll Trail Drives - Revenue: \$5,400, plus the \$20 ordinance publication fee

Note: Item Nos. 27, 28, 29, 30, 31, 32, 33, 34 and 35 must be considered collectively.

27. An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 3.7 acres of land north of Cooke Drive and east of Fuqua Road - Financing: No cost consideration to the City
28. An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 36.5 acres of land east of Fuqua Road and west of Chiesa Road - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)

Sustainable Development and Construction (Continued)

Note: Item Nos. 27, 28, 29, 30, 31, 32, 33, 34 and 35 must be considered collectively.

29. An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 33.6 acres of land north of Marina Circle and southwest of Chiesa Road - Financing: No cost consideration to the City
30. An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 30 acres of land northwest of I-30 and southeast of Chiesa Road - Financing: No cost consideration to the City
31. An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 40.2 acres of land at the southwest corner of Chiesa Road and Dalrock Road - Financing: No cost consideration to the City
32. An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 45.9 acres of land on both sides of I-30 at Dalrock Road - Financing: No cost consideration to the City
33. An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 40.9 acres of land south of I-30, south of the terminus of Dalrock Road - Financing: No cost consideration to the City
34. An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 52.2 acres of land south of I-30 and south of Launch Circle - Financing: No cost consideration to the City
35. An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 8.7 acres of land south of I-30 and south of Cooke Drive - Financing: No cost consideration to the City

Trinity Watershed Management

36. Authorize Supplemental Agreement No. 2 to the professional services contract with Raftelis Financial Consultants, Inc. for Storm Drainage Management Fund financial planning services and fee study to develop associated data, systems improvements and interface, training and support for the rate structure change - Not to exceed \$675,000, from \$575,207 to \$1,250,207 - Financing: Stormwater Drainage Management Current Funds
37. Authorize Supplemental Agreement No. 7 to the professional services contract with Halff Associates, Inc. for the Community Rating System 2014 Recertification and the Dallas Dams Emergency Action Plan and Operation and Maintenance Plan Updates - Not to exceed \$172,973, from \$1,495,816 to \$1,668,789 - Financing: Stormwater Drainage Management Current Funds

CONSENT AGENDA (Continued)

Water Utilities

38. Authorize a contract for the installation of water and wastewater mains at 20 locations (list attached) - Ark Contracting Services, LLC, lowest responsible bidder of three - Not to exceed \$13,013,619 - Financing: Water Utilities Capital Improvement Funds

Installation of water and wastewater mains at 12 locations

Note: Item Nos. 39, 40 and 41 must be considered collectively.

39. * Authorize **(1)** an 18-month master agreement for water and wastewater small services installations at various locations in the amount of \$4,380,637; **(2)** a contract for the installation of water and wastewater mains at 12 locations in the amount of \$3,762,971 (list attached); and **(3)** an 18-month master agreement for water and wastewater mainline extensions and emergency mainline installations and relocations at various locations in the amount of \$2,838,256 with Omega Contracting, Inc., lowest responsible bidder of four - Total not to exceed \$10,981,864 - Financing: Water Utilities Capital Improvement Funds (\$3,762,971) and Water Utilities Capital Construction Funds (\$7,218,893)
40. * Authorize a Pipeline Crossing Agreement with Union Pacific Railroad Company to allow the City of Dallas to construct, maintain, and operate a proposed water pipeline under railroad tracks and right-of-way in Urban Avenue at the Union Pacific Railroad crossing - Financing: This action has no cost consideration to the City
41. * Authorize a Pipeline Crossing Agreement with Union Pacific Railroad Company to allow the City of Dallas to construct, maintain, and operate a proposed water pipeline under railroad tracks and right-of-way north of the alley between Red Bud Drive and Lovett Avenue at the Union Pacific Railroad crossing - Financing: This action has no cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

42. 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)
43. A resolution authorizing the Mayor to appoint an Ad Hoc City Council Canvassing Committee to review the returns of the May 9, 2015 general election and submit a canvass report to the full City Council on Wednesday, May 20, 2015 - Financing: No cost consideration to the City

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

44. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Aghdas Eshgh Torki Foroushani and Samadian Family Limited Partnership, of a subsurface easement under approximately 6,471 square feet of land located on South Haskell Avenue at its intersection with Terry Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$9,765 (\$7,765 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds
45. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Monica Huerta, of a subsurface easement under approximately 3,202 square feet of land located on Alcalde Street near its intersection with Victor Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$3,772 (\$1,972 plus closing costs and title expenses not to exceed \$1,800) - Financing: 2006 Bond Funds
46. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Pure Ice and Cold Storage Company, of a subsurface easement under approximately 3,105 square feet of land located on South Haskell Avenue at its intersection with Parry Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$4,938 (\$2,938 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds

DESIGNATED PUBLIC SUBSIDY MATTERS**Economic Development****Kimberly-Clark Global Sales, LLC**

Note: Item Nos. 47 and 48
must be considered collectively.

47. * Authorize a real property tax abatement agreement with Prologis, L.P., a Delaware limited partnership, for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for the development of a new distribution and warehouse facility located on the east side of the 4800 block of Mountain Creek Parkway, north of Merrifield Road in Dallas, Texas in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$17,534; ten-year revenue estimated at \$175,340 (Estimated revenue forgone for the ten-year real property abatement estimated at \$1,578,060)
48. * Authorize a Chapter 380 economic development grant agreement with Kimberly-Clark Global Sales, LLC, a Wisconsin limited liability company, associated with the operation of a new distribution and warehouse facility located on the east side of the 4800 block of Mountain Creek Parkway, north of Merrifield Road in Dallas, Texas in accordance with the City's Public/Private Partnership Program - Not to exceed \$350,000 - Financing: Public/Private Partnership Funds

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

49. Authorize a Chapter 380 economic development grant agreement with Comparex USA, Inc., in an amount up to \$350,000 in consideration of the relocation of the company's operations to 600 North Pearl Street, in Dallas pursuant to the Public/Private Partnership Program - Not exceed to \$350,000 - Financing: Public/Private Partnership Funds
50. Authorize a 75 percent business personal property tax abatement agreement for 8 years with Pioneer Frozen Foods, Inc., a Texas corporation in consideration of the acquisition of 4616 Langdon Road for the purpose of establishing a food production facility of approximately 132,000 square feet located on approximately 50 acres within an Enterprise Zone in Dallas pursuant to the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$19,948; eight-year revenue estimated at \$159,584 (Estimated revenue foregone for eight-year real property tax abatement estimated at \$478,740)

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT

51. A public hearing to receive comments regarding an application for and an ordinance granting a new tract within Planned Development District No. 730 on property zoned Subdistrict R-5(A) within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District and Planned Development District No. 730 on the northwest line of Hooper Street, west of Bexar Street
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z145-119(AF)
52. A public hearing to receive comments regarding an application for and an ordinance granting a D-1 Liquor Control Overlay and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR Regional Retail District with a D Liquor Control Overlay on the southwest corner of West Ledbetter Drive and South Hampton Road
Recommendation of Staff and CPC: Approval of a D-1 Overlay; and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Z145-133(OTH)

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

53. A public hearing to receive comments regarding an application for and an ordinance granting a new Planned Development Subdistrict for a medical clinic or ambulatory surgical center on property zoned Tract 2, Subdistrict 1A of Planned Development District No. 830, the Davis Street Special Purpose District on the east side of North Bishop Avenue, north of Neches Street
Recommendation of Staff and CPC: Approval, subject to conditions
Z145-137(WE)

ZONING CASES - INDIVIDUAL

54. 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 an R-7.5(A) Single Family District on the northwest corner of Cleveland Road and Bonnie View Road
Recommendation of Staff: Approval for a three-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 three-year period, subject to a site plan and conditions
Z112-316(LHS)
55. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a vehicle display, sales, and service use on property zoned Tract 1, Subdistrict 2 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3 on the southwest corner of C.F. Hawn Freeway and Thelma Street
Recommendation of Staff: Approval for a five-year period, subject to a site/landscape plan and conditions
Recommendation of CPC: Approval for a three-year period, subject to a site/landscape plan and conditions
Z134-188(LHS)
56. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for residential uses on property zoned an R-7.5(A) Single Family District generally on the west line of North Hampton Road, on the east and west sides of North Boulevard Terrace and north of West Davis Street
Recommendation of Staff and CPC: Approval, subject to a conceptual plan, development plan and conditions
Z134-291(CG)

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

57. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-3 Multiple-family Subdistrict uses on property zoned an MF-3 Multiple-family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southwest line of Fairmount Street at the terminus of Enid Street
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions
Z134-337(WE)
58. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2003 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District on the northeast corner of Ryan Road and Luna Road
Recommendation of Staff: Approval for a five-year period, subject to a revised 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 revised site plan and condition
Z145-122(AF)
59. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1571 for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned a CR Community Retail District northeast of the intersection of Lancaster Road and Kiest Boulevard
Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to conditions
Recommendation of CPC: Approval for a twenty-year period with eligibility for automatic renewals for additional twenty-year periods, subject to conditions
Z145-125(OTH)
60. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay on the north line of Samuell Boulevard, west of South Buckner Boulevard
Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval for a two-year period, subject to a site plan and conditions
Z145-130(OTH)

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

61. An ordinance granting an amendment to, and expansion of, Planned Development District No. 468 and a resolution accepting the termination of deed restrictions Z812-227 (located at the northwest corner of East 8th Street and North Marsalis Avenue), Z834-399 (located at the southwest corner of East 5th Street and North Crawford Street), and Z867-185 (property bounded by East 6th Street, North Beckley Avenue, West Neely Street and North Zang Boulevard) for a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 468, the Oak Cliff Special Purpose District, with deed restrictions on a portion, Specific Use Permit No. 10 for a nursing home, Specific Use Permit No. 1032 for a utility or government installation, Specific Use Permit No. 1623 for a financial institution with a drive-in window, and Specific Use Permit No. 1679 for a financial institution with a drive-in window, H/84 Lake Cliff Historic District, H/71 Betterton House Historic District; Planned Development District No 160 with Specific Use Permit 2079 for a child-care facility; Planned Development District No 340; Planned Development District No 364; Planned Development District No 830; an R-5(A) Single Family District; an R-7.5(A) Single Family District; a TH-2(A) Townhouse District; a CH Clustered Housing District; an MF-2(A) Multifamily District; a CR Community Retail District with deed restrictions; an IR Industrial/Research District; a CS Commercial Service District with deed restrictions; an LO-1 Office District with deed restrictions; an RR Regional Retail District; an MU-1 Mixed-Use District with deed restrictions; an MU-2 Mixed-Use District; and a P(A) Parking District the property is generally bounded by Interstate 30 to the north, the east levee of the Trinity River to the northeast, Interstate 35 to the east, Marsalis Street to the west, Eighth Street and Seventh Street to the south, Zang Boulevard to the west, Davis Street to the south, Elsbeth Street to the west, Neches Street to the south, Madison Street to the west, between blocks BLK M/3363 LOT 1& 2 to the south, between blocks BLK M/3363 TR 23-A and 24 to the south, Bishop Avenue to the west, Colorado Boulevard to the north, both sides of Beckley Avenue to the west including property facing Interstate 30 service road

Recommendation of Staff: Approval of amendments to and expansion of Planned Development District No. 468, subject to a street hierarchy plan and approval of the termination of deed restrictions Z812-227, Z834-399, and Z867-185 with retention of Historic Overlay District No. 84 Lake Cliff, Historic Overlay District No. 71 Betterton House, Specific Use Permit Nos. 10, 1032, 1623, and 1679, and existing deed restrictions Z034-301, Z801-168, Z890-182, Z923-112, Z923-183, Z945-113 and no change of zoning on: 1) a portion of Tract 1C within Planned Development District No. 160 on the east side of Elsbeth Avenue between Neely Street and 5th Street; 2) an R-5(A) Single Family District on the east side of Elsbeth Avenue between 5th Street and Neches Street; 3) a portion of Subdistrict 6 within Planned Development District No. 830 on the northeast corner of Davis Street and Elsbeth Avenue; 4) a CR Community Retail District and an MF-2(A) Multifamily District south of Davis Street between Beckley Avenue and Patton Avenue; and 5) Planned Development District No. 340

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

61. (Continued)

Recommendation of CPC: Approval of amendments to and expansion of Planned Development District No. 468, subject to a yard, lot, space chart; a parking chart; and a street hierarchy plan and approval of the termination of deed restrictions Z812-227, Z834-399, and Z867-185 with retention of H/84 Lake Cliff Historic District and H/71 Betterton House Historic District, Specific Use Permit Nos. 10, 1032, 1623, 1679, and deed restrictions Z034-301, Z801-168, Z890-182, Z923-112, Z923-183, Z945-113 and no change of zoning on: 1) a portion of Tract 1C within Planned Development District No. 160 on the east side of Elsbeth Avenue between Neely Street and 5th Street; 2) a portion of Subdistrict 6 within Planned Development District No. 830 on the northeast corner of Davis Street and Elsbeth Avenue; and 3) Planned Development District No. 340

Z067-203(VM)

Note: This item was considered by the City Council at a public hearing on February 25, 2015, and was taken under advisement until March 25, 2015, with the public hearing closed

62. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1763 for a community service center on property zoned an R-5(A) Single Family District on the southeast corner of Gallagher Street and Winnetka Avenue

Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions

Z134-245(DJ)

Note: This item was considered by the City Council at public hearings on August 27, 2014 and December 10, 2014, and was taken under advisement until March 25, 2015, with the public hearing open

63. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development Subdistrict No. 16 for O-2 Office Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south corner of McKinnon Street and Wolf Street

Recommendation of Staff and CPC: Approval, subject to conditions

Z134-314(WE)

Note: This item was considered by the City Council at a public hearing on February 25, 2015, and was taken under advisement until March 25, 2015, with the public hearing open

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

64. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-1(A) Multifamily District uses on property zoned a TH-1(A) Townhouse District and a CR Community Retail District with deed restrictions along the south line of Clarkwood Drive, the east line of Clark Springs Drive, and north of West Camp Wisdom Road
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z134-116(CG)
65. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 183 for certain MU-3 Mixed Use District uses on the east line of North Central Expressway, south of Haskell Avenue
Recommendation of Staff and CPC: Approval, subject to a revised development plan and conditions
Z134-323(RB)

DEVELOPMENT CODE AMENDMENTS - INDIVIDUAL

66. A public hearing to receive comments regarding consideration of and an ordinance granting amendments to Chapters 51 and Chapter 51A of the Dallas Development Code, Section 51-4.215, "Animal Related Uses," to amend Farm or Ranch regulations and Section 51A-4.201, "Agricultural Uses," to amend regulations pertaining to Animal Production and Crop Production and an ordinance granting an amendment to Chapter 52, Section 301.2.1, "Building"
Recommendation of Staff and CPC: Approval
DCA123-004(VM)

MISCELLANEOUS HEARINGS

Housing/Community Services

67. A public hearing to receive comments on Substantial Amendment No. 2 to the Neighborhood Stabilization Program 3 (NSP3) for the construction of homes, associated administrative and soft costs using \$600,000 in program income received as part of the Neighborhood Stabilization Program 3; and at the close of the public hearing, authorize **(1)** final adoption of Substantial Amendment No. 2 to the NSP3; and **(2)** an increase in appropriations in the amount of \$600,000, from \$1,020,000 to \$1,620,000 - Financing: 2010-11 Neighborhood Stabilization Program 3 Funds

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

Office of Environmental Quality

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

Office of Financial Services

69. A public hearing to receive comments on the proposed FY 2015-16 Operating, Capital, and Grant/Trust budgets - Financing: No cost consideration to the City

MISCELLANEOUS HEARINGS - UNDER ADVISEMENT

Planning and Neighborhood Vitality

70. An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Mountain Creek Parkway from Eagle Ford Drive to Clark Road from a six-lane divided roadway {M-6-D(A)} within 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with a bicycle facility within 100 feet right-of-way; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

Sustainable Development and Construction

71. A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from a public school, James B. Bonham Elementary School, as required by Section 6-4 of the Dallas City Code to allow a mixed beverage permit for a restaurant without drive-in or drive-through service with a food and beverage certificate [Pie Tap Henderson LLC, dba Pie Tap] on the northeast line of North Henderson Avenue south of Bonita Avenue - AV145-002 - Financing: No cost consideration to the City

March 25, 2015

16

**Land Bank (DHADC) Sale of Lot to
Dallas Area Habitat for Humanity**
Agenda Item # 12

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 1926 Duluth	44N	6	\$3,441.35

**Land Bank (DHADC) Sale of Lots to
DeSoto Real Estate Resource LLC**
Agenda Item # 13

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 2900 Alabama	54Z	4	\$11,679.08
2. 2935 Alabama	54Z	4	\$11,249.86
3. 1216 S. Ewing	55J	4	\$ 1,766.78
4. 1635 Garza	65B	4	\$ 9,630.42
5. 2431 Harlandale	55S	4	\$14,345.43
6. 3328 Harlandale	55X	4	\$18,800.60
7. 2135 Hudspeth	65C	4	\$10,696.81
8. 2159 Hudspeth	55Y	4	\$14,924.06
9. 2802 Prosperity	56W	4	\$ 5,450.81
10. 2759 Prosperity	55Z	4	\$13,870.91
11. 4802 Ramona	65F	4	\$ 3,345.90
12. 2605 E. Ledbetter	66E	4	\$ 1,250.84
13. 2528 E. Ann Arbor	65D	4	\$16,454.13
14. 2723 E. Ann Arbor	66A	4	\$ 579.18
15. 2773 E. Ann Arbor	66A	4	\$14,810.89
16. 1503 E. Ann Arbor	65F	4	\$17,950.27
17. 2407 Kathleen	55Y	4	\$ 9,092.77
18. 2130 Volga	65C	4	\$ 6,352.30
19. 4221 Cardinal	65D	4	\$11,004.90
20. 2226 Moffatt	65D	4	\$10,551.07
21. 2230 Moffatt	65D	4	\$10,514.97
22. 2235 Moffatt	65D	4	\$ 5,796.55
23. 2322 Moffatt	65D	4	\$12,843.72
24. 1247 Marfa	65B	4	\$ 6,248.48

**Land Bank (DHADC) Sale of Lots to
Opportunity Construction, LLC**
Agenda Item # 14

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 3701 Morris	43K	6	\$22,954.13
2. 2011 Morris	43M	6	\$18,581.60
3. 1964 Shaw	44J	6	\$14,986.81
4. 4245 Carl	46R	7	\$ 8,966.46
5. 3802 Carl	46Q	7	\$ 2,326.63
6. 2625 Warren	46T	7	\$16,559.40

**Land Bank (DHADC) Sale of Lots to
Santos Coria
Agenda Item # 15**

<u>Property Address</u>	<u>Mapsko</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 1515 Pueblo	44N	6	\$ 7,300.42
2. 3623 Pueblo	43P	6	\$13,932.12
3. 3628 Toronto	43P	6	\$15,731.45
4. 3719 Toronto	43N	6	\$11,949.19
5. 3561 Toronto	43P	6	\$13,420.32
6. 1718 Toronto	44N	6	\$13,898.20
7. 3724 McBroom	43J	6	\$12,318.13
8. 3741 Morris	43J	6	\$22,336.98
9. 3739 Gallagher	43J	6	\$17,620.18

Street Reconstruction Improvement Projects
Agenda Item # 21

<u>Project</u>	<u>Council District</u>
Imperial Street from Bertrand Avenue to Montie Street	7
Montie Street from Imperial Street to Lagow Street	7
Montie Street from Lagow Street to Junction Street	7

Installation of Water and Wastewater Mains
Agenda Item # 38

District 1

Lebanon Avenue from Edgefield Avenue west

District 2

Beeman Avenue from Haskell Avenue to Henderson Avenue
Columbia Avenue from Fitzhugh Avenue to Augusta Street
Gurley Avenue from Fairview Avenue to Henderson Avenue
Henderson Avenue from Gurley Avenue to Reiger Avenue
Henderson Avenue from Interstate Highway 30 (R.L. Thornton Freeway) to Oleander Street
Henderson Avenue from Winslow Avenue to Beeman Avenue
Interstate Highway 30 (R.L. Thornton Freeway) crossing west of East Grand Avenue
Peak Street from Swiss Avenue to Sycamore Street
Interstate Highway 30 (R.L. Thornton Freeway) Service Road from Philip Avenue to
Henderson Avenue
Reiger Avenue from Henderson Avenue to Munger Boulevard
Swiss Avenue from Haskell Avenue to Peak Street
Sycamore Street from Peak Street to Fitzhugh Avenue

District 2, 14

Fitzhugh Avenue from Junius Street southeast
Fitzhugh Avenue from Sycamore Street southeast
Fitzhugh Avenue from Tremont Street to Ash Lane
Greenville Avenue from Bryan Street to Henderson Avenue
Henderson Avenue from Ross Avenue to Greenville Avenue
Munger Boulevard from Reiger Avenue to Bryan Street

District 4, 7

Five Mile Creek Interceptor from Central Wastewater Treatment Plant southeast

Installation of Water and Wastewater Mains
Agenda Item # 39

District 4

Alley between Georgia Avenue and Louisiana Avenue from west of Corinth Street Road west

District 5

Eastham Street from Cheyenne Road to Morrow Street

Jim Miller Road at Union Pacific Railroad Crossing

Morrow Street from Eastham Street to Rockingham Street

Rockingham Street from Cheyenne Road to Morrow Street

*Urban Avenue at Union Pacific Railroad Crossing

District 7

*Alley north of Lovett Avenue from Lovett Avenue to Red Bud Drive

Dixon Avenue from 2nd Avenue to Dixon Avenue

Scottsdale Drive from Military Parkway north

District 12

Appledale Lane from Daybreak Drive to Silverthorne Drive

Daybreak Drive from Appledale Lane to Harbinger Lane

District 13

Shorecrest Drive from Lakemont Drive to Midway Road

* Related to Pipeline Crossing Agreement with Union Pacific Railroad Company

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

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

AGENDA DATE March 25, 2015

ITEM	IND		DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
#	OK	DEF							
1			All	V	NA	NA	NA	NA	Approval of Minutes of February 25, 2015 City Council Meeting
2			All	C	PBD, CVS, FIR	\$140,928.00	0.46%	0.46%	Authorize a service contract to conduct job analysis and examination plans for Fire-Rescue rank structure - Ergometrics & Applied Personnel Research, Inc. most advantageous proposer of three
3			All	C	PBD, STS, WTR	\$117,675.00	100.00%	23.80%	Authorize a two-year service contract for barricade services - Dallas Lite & Barricade, Inc., only responsive bidder of two
4			2	C	PBD, AVI, CES	\$249,080.00	4.01%	23.80%	Authorize a five-year service contract for elevator inspection services for Aviation and Convention and Event Services - PetroChem Inspection Services, Inc. dba TUV SUD America Chemical Oil & Gas, lowest responsible bidder of three
5			All	C	PBD, CIS, OFS	\$2,292,719.05	0.00%	6.54%	Authorize an acquisition contract for software, hosting and a five-year service contract for maintenance and support of a budget preparation management system - Entap, Inc., most advantageous proposer of five
6			All	C	PBD, EBS, OFS, SAN, TWM, WTR	\$15,039,314.81	75.14%	0.04%	Authorize a one-year master agreement for the purchase of eighty-seven fleet vehicles and equipment - Rush Truck Centers of Texas, LP dba Rush Crane & Refuse Systems International, The Around The Clock Freightliner Group, LLC, Freedom Chevrolet, Southwest International Trucks, Inc., Equipment Southwest, Inc., RDO Equipment Company, Kirby-Smith Machinery, Inc. and Bobcat of Dallas, lowest responsible bidders of sixteen; twenty fleet vehicles and equipment - Holt Texas, Ltd. dba Holt Cat, Caldwell Country Chevrolet, Sam Pack's Five Star Ford, Ltd. and Southwest International Trucks, Inc. through Texas Association of School Boards (BuyBoard); and one-hundred nine fleet vehicles and equipment - Sam Pack's Five Star Ford, Ltd. through State of Texas CO-OP Program
7			All	C	PBD, STS, WTR, TWM	\$434,999.75	0.00%	13.15%	Authorize a three-year master agreement for fasteners - Grayson Industries, Inc., Fastenal Company and D.F. Sales, lowest responsible bidders of four
8			1, 7, 9, 14	C	PBD, OCA	\$960,000.00	NA	NA	Authorize supplemental agreement no. 1 to increase the service contract with TIBH Industries, Incorporated for janitorial services at various facilities for the Office of Cultural Affairs and extend the term from June 26, 2015 through June 26, 2016
9			N/A	C	ATT, POL	\$35,000.00	NA	NA	Authorize settlement of the lawsuit styled Dorothy Taylor v. City of Dallas, Cause No. DC-14-07278
10			All	C	CCS	NC	NA	NA	Authorize an application for and acceptance of the Technical Assistance Scholarship Program Grant from the Center for Community Progress for consulting services for the period February 2, 2015 through August 27, 2015; and execution of the grant agreement
11			All	C	CIS	\$460,000.00	NA	NA	Authorize a twelve-month renewal service agreement for software use and support of the Socrata Open Data Portal - Alamo City Engineering Services, Inc., through the U.S. General Services Administration
12			6	C	HOU	NC	NA	NA	Authorize approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; the sale of 1 vacant lot from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City
13			4	C	HOU	NC	NA	NA	Authorize approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by DeSoto Real Estate Resource LLC for the construction of affordable houses; the sale of 24 vacant lots from Dallas Housing Acquisition and Development Corporation to DeSoto Real Estate Resource LLC; and execution of a release of lien for any non-tax liens on the 24 properties that may have been filed by the City
14			6, 7	C	HOU	NC	NA	NA	Authorize approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Opportunity Construction, LLC for the construction of affordable houses; the sale of 6 vacant lots from Dallas Housing Acquisition and Development Corporation to Opportunity Construction, LLC; and execution of a release of lien for any non-tax liens on the 6 properties that may have been filed by the City
15			6	C	HOU	NC	NA	NA	Authorize approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Santos Coria for the construction of affordable houses; the sale of 9 vacant lots from Dallas Housing Acquisition and Development Corporation to Santos Coria; and execution of a release of lien for any non-tax liens on the 9 properties that may have been filed by the City
16			4	C	PKR	\$845,430.00	0.00%	12.36%	Authorize a contract for construction of improvements to include: resurfacing of the greens and tee improvements, bunker restoration, putting greens, and short game area at Cedar Crest Golf Course located at 1800 Southerland Avenue - Frontier Construction Company, Inc. dba Frontier Golf, Inc., lowest responsible bidder of one
17			4	C	PKR	\$210,119.52	NA	NA	Authorize an amendment to the one hundred twenty-six month concession contract with Ira McGraw dba IAMJ Enterprises, Inc. to define roles, responsibilities and compensation due to renovations and closure of Cedar Crest Golf Course

AGENDA DATE March 25, 2015

ITEM	IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
18			6	C	PBW, TWM, WTR	\$611,569.00	100.00%	90.37%	Authorize a professional services contract with Hayden Consultants, Inc. for the engineering design services of street improvements on Canada Drive from Westmoreland Road to Hampton Road, and the development of Integrated Stormwater Management standards and training services for City staff
19			2	C	PBW, AVI	\$1,323,890.00	48.05%	25.63%	Authorize a professional services contract with Garver, LLC for engineering services for design and construction documents for the Pavement Rehabilitation and Reconstruction Project at Dallas Love Field
20			7	C	PBW, FIR	\$5,663,210.00	19.11%	25.51%	Authorize a construction contract with CORE Construction Services of Texas, Inc., best value proposer of five, for construction of the Fire Station No. 6 replacement facility located at 2301 Pennsylvania Avenue
21			7	C	PBW, WTR	\$84,540.00	94.97%	81.80%	Authorize Supplemental Agreement No. 1 to the professional services contract with Kimley-Horn and Associates, Inc. for additional engineering design services for street reconstruction and storm drainage improvements for Montie Street from Lagow Street to Junction Street and additional water and wastewater main replacement for the Montie Street and Imperial Street projects
22			1, 6, 14	C	STS	\$106,605.52	NA	NA	Authorize a Local Project Advance Funding Agreement with the Texas Department of Transportation for a 2013 Highway Safety Improvement Program grant to design, upgrade and/or construct three traffic signals and associated intersection improvements at Westmoreland Road and Clarendon Drive, Jefferson Boulevard and Merrifield Road and McKinney Avenue and Maple Avenue; a required local match in the amount of \$106,606 to be paid by warrant check at the beginning of the project; and a required in-kind contribution for design of the signals in the amount of \$48,238
23			6	C	DEV, PBW	\$13,632.00	NA	NA	Authorize acquisition from Morning Park, Inc., of approximately 11,481 square feet of land located near the intersection of Interstate Highway 30 and Chalk Hill Road for the Chalk Hill Street Improvement Project
24			Outside	C	DEV, WTR	\$16,775.00	NA	NA	Authorize acquisition from Richard L. Mai of approximately two acres of land located near the intersection of West Wintergreen Road and Country Ridge Drive for the Southwest 120/96-inch Water Transmission Pipeline Project
25			2, 14	C	DEV	\$107,200.00	NA	NA	Authorize a thirty-six month extension of the current newsrack services contract with The Dallas Morning News, Inc. for the repair, replacement, and installation of newsracks for designated existing newsrack locations and to continue the maintenance services for newsracks within the Expanded Central Business District
26			11	C	DEV	REV \$5,400	NA	NA	An ordinance abandoning a portion of a water easement to SPUS6 Tollway Plaza, LP, the abutting owner, containing approximately 1,200 square feet of land, located near the intersection of Bent Tree Forest and Knoll Trail Drives
27			9	C	DEV, ECO	NC	NA	NA	An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 3.7 acres of land north of Cooke Drive and east of Fuqua Road
28			9	C	DEV, ECO	NC	NA	NA	An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 36.5 acres of land east of Fuqua Road and west of Chiesa Road
29			9	C	DEV, ECO	NC	NA	NA	An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 33.6 acres of land north of Marina Circle and southwest of Chiesa Road
30			9	C	DEV, ECO	NC	NA	NA	An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 30 acres of land northwest of I-30 and southeast of Chiesa Road
31			9	C	DEV, ECO	NC	NA	NA	An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 40.2 acres of land at the southwest corner of Chiesa Road and Dalrock Road
32			9	C	DEV, ECO	NC	NA	NA	An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 45.9 acres of land on both sides of I-30 at Dalrock Road
33			9	C	DEV, ECO	NC	NA	NA	An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 40.9 acres of land south of I-30, south of the terminus of Dalrock Road
34			9	C	DEV, ECO	NC	NA	NA	An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 52.2 acres of land south of I-30 and south of Launch Circle
35			9	C	DEV, ECO	NC	NA	NA	An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 8.7 acres of land south of I-30 and south of Cooke Drive
36			All	C	TWM	\$675,000.00	13.88%	36.30%	Authorize Supplemental Agreement No. 2 to the professional services contract with Raftelis Financial Consultants, Inc. for Storm Drainage Management Fund financial planning services and fee study to develop associated data, systems improvements and interface, training and support for the rate structure change
37			All	C	TWM	\$172,973.00	100.00%	19.74%	Authorize Supplemental Agreement No. 7 to the professional services contract with Half Associates, Inc. for the Community Rating System 2014 Recertification and the Dallas Dams Emergency Action Plan and Operation and Maintenance Plan Updates

AGENDA DATE March 25, 2015

ITEM	IND		DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
#	OK	DEF							
38			1, 2, 4, 7, 14	C	WTR	\$13,013,619.00	17.92%	25.05%	Authorize a contract for the installation of water and wastewater mains at 20 locations - Ark Contracting Services, LLC, lowest responsible bidder of three
39			All	C	WTR	\$10,981,864.00	75.69%	75.78%	Installation of Water and Wastewater Mains at 12 Locations: Authorize an 18-month master agreement for water and wastewater small services installations at various locations; a contract for the installation of water and wastewater mains at 12 locations; and an 18-month master agreement for water and wastewater mainline extensions and emergency mainline installations and relocations at various locations with Omega Contracting, Inc., lowest responsible bidder of four
40			All	C	WTR	NC	NA	NA	Installation of Water and Wastewater Mains at 12 Locations: Authorize a Pipeline Crossing Agreement with Union Pacific Railroad Company to allow the City of Dallas to construct, maintain, and operate a proposed water pipeline under railroad tracks and right-of-way in Urban Avenue at the Union Pacific Railroad crossing
41			All	C	WTR	NC	NA	NA	Installation of Water and Wastewater Mains at 12 Locations: Authorize a Pipeline Crossing Agreement with Union Pacific Railroad Company to allow the City of Dallas to construct, maintain, and operate a proposed water pipeline under railroad tracks and right-of-way north of the alley between Red Bud Drive and Lovett Avenue at the Union Pacific Railroad crossing
42			N/A	I	SEC	NC	N/A	N/A	Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)
43			All	I	SEC	NC	NA	NA	A resolution authorizing the Mayor to appoint an Ad Hoc City Council Canvassing Committee to review the returns of the May 9, 2015 general election and submit a canvass report to the full City Council on Wednesday, May 20, 2015
44			2	I	TWM	\$9,765.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Aghdas Eshgh Torki Foroushani and Samadian Family Limited Partnership, of a subsurface easement under approximately 6,471 square feet of land located on South Haskell Avenue at its intersection with Terry Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
45			2	I	TWM	\$3,772.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Monica Huerta, of a subsurface easement under approximately 3,202 square feet of land located on Alcalde Street near its intersection with Victor Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
46			2	I	TWM	\$4,938.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Pure Ice and Cold Storage Company, of a subsurface easement under approximately 3,105 square feet of land located on South Haskell Avenue at its intersection with Parry Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
47			3	I	ECO	NC	NA	NA	Kimberly-Clark Global Sales, LLC: Authorize a real property tax abatement agreement with Prologis, L.P., a Delaware limited partnership, for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for the development of a new distribution and warehouse facility located on the east side of the 4800 block of Mountain Creek Parkway, north of Merrifield Road in Dallas, Texas in accordance with the City's Public/Private Partnership Program
48			3	I	ECO	\$350,000.00	NA	NA	Kimberly-Clark Global Sales, LLC: Authorize a Chapter 380 economic development grant agreement with Kimberly-Clark Global Sales, LLC, a Wisconsin limited liability company, associated with the operation of a new distribution and warehouse facility located on the east side of the 4800 block of Mountain Creek Parkway, north of Merrifield Road in Dallas, Texas in accordance with the City's Public/Private Partnership Program
49			14	I	ECO	\$350,000.00	NA	NA	Authorize a Chapter 380 economic development grant agreement with Comparex USA, Inc., in an amount up to \$350,000 in consideration of the relocation of the company's operations to 600 North Pearl Street, in Dallas pursuant to the Public/Private Partnership Program
50			8	I	ECO	NC	NA	NA	Authorize a 75 percent business personal property tax abatement agreement for 8 years with Pioneer Frozen Foods, Inc., a Texas corporation in consideration of the acquisition of 4616 Langdon Road for the purpose of establishing a food production facility of approximately 132,000 square feet located on approximately 50 acres within an Enterprise Zone in Dallas pursuant to the City's Public/Private Partnership Program
51			7	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a new tract within Planned Development District No. 730 on property zoned Subdistrict R-5(A) within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District and Planned Development District No. 730 on the northwest line of Hooper Street, west of Bexar Street

AGENDA DATE March 25, 2015

ITEM	IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
52			3	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a D-1 Liquor Control Overlay and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR Regional Retail District with a D Liquor Control Overlay on the southwest corner of West Ledbetter Drive and South Hampton Road
53			1	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a new Planned Development Subdistrict for a medical clinic or ambulatory surgical center on property zoned Tract 2, Subdistrict 1A of Planned Development District No. 830, the Davis Street Special Purpose District on the east side of North Bishop Avenue, north of Neches Street
54			8	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District on the northwest corner of Cleveland Road and Bonnie View Road
55			8	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a vehicle display, sales, and service use on property zoned Tract 1, Subdistrict 2 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3 on the southwest corner of C.F. Hawn Freeway and Thelma Street
56			1	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for residential uses on property zoned an R-7.5(A) Single Family District generally on the west line of North Hampton Road, on the east and west sides of North Boulevard Terrace and north of West Davis Street
57			14	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-3 Multiple-family Subdistrict uses on property zoned an MF-3 Multiple-family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southwest line of Fairmount Street at the terminus of Enid Street
58			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2003 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District on the northeast corner of Ryan Road and Luna Road
59			4	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1571 for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned a CR Community Retail District northeast of the intersection of Lancaster Road and Kiest Boulevard
60			7	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay on the north line of Samuel Boulevard, west of South Buckner Boulevard

AGENDA DATE March 25, 2015

ITEM	OK	IND	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
61				1	PH	DEV	NC	NA	NA	An ordinance granting an amendment to, and expansion of, Planned Development District No. 468 and a resolution accepting the termination of deed restrictions Z812-227 (located at the northwest corner of East 8th Street and North Marsalis Avenue), Z834-399 (located at the southwest corner of East 5th Street and North Crawford Street), and Z867-185 (property bounded by East 6th Street, North Beckley Avenue, West Neely Street and North Zang Boulevard) for a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 468, the Oak Cliff Special Purpose District, with deed restrictions on a portion, Specific Use Permit No. 10 for a nursing home, Specific Use Permit No. 1032 for a utility or government installation, Specific Use Permit No. 1623 for a financial institution with a drive-in window, and Specific Use Permit No. 1679 for a financial institution with a drive-in window, H/84 Lake Cliff Historic District, H/71 Betterton House Historic District; Planned Development District No 160 with Specific Use Permit 2079 for a child-care facility; Planned Development District No 340; Planned Development District No 364; Planned Development District No 830; an R-5(A) Single Family District; an R-7.5(A) Single Family District; a TH-2(A) Townhouse District; a CH Clustered Housing District; an MF-2(A) Multifamily District; a CR Community Retail District with deed restrictions; an IR Industrial/Research District; a CS Commercial Service District with deed restrictions; an LO-1 Office District with deed restrictions; an RR Regional Retail District; an MU-1 Mixed-Use District with deed restrictions; an MU-2 Mixed-Use District; and a P(A) Parking District the property is generally bounded by Interstate 30 to the north, the east levee of the Trinity River to the northeast, Interstate 35 to the east, Marsalis Street to the west, Eighth Street and Seventh Street to the south, Zang Boulevard to the west, Davis Street to the south, Elsbeth Street to the west, Neches Street to the south, Madison Street to the west, between blocks BLK M/3363 LOT 1 & 2 to the south, between blocks BLK M/3363 TR 23-A and 24 to the south, Bishop Avenue to the west, Colorado Boulevard to the north, both sides of Beckley Avenue to the west including property facing Interstate 30 service road
62				6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1763 for a community service center on property zoned an R-5(A) Single Family District on the southeast corner of Gallagher Street and Winnetka Avenue
63				2	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development Subdistrict No. 16 for O-2 Office Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south corner of McKinnon Street and Wolf Street
64				3	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-1(A) Multifamily District uses on property zoned a TH-1(A) Townhouse District and a CR Community Retail District with deed restrictions along the south line of Clarkwood Drive, the east line of Clark Springs Drive, and north of West Camp Wisdom Road
65				14	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 183 for certain MU-3 Mixed Use District uses on the east line of North Central Expressway, south of Haskell Avenue
66				All	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding consideration of and an ordinance granting amendments to Chapters 51 and Chapter 51A of the Dallas Development Code, Section 51-4.215, "Animal Related Uses," to amend Farm or Ranch regulations and Section 51A-4.201, "Agricultural Uses," to amend regulations pertaining to Animal Production and Crop Production and an ordinance granting an amendment to Chapter 52, Section 301.2.1, "Building"
67				All	PH	HOU	GT	NA	NA	A public hearing to receive comments on Substantial Amendment No. 2 to the Neighborhood Stabilization Program 3 (NSP3) for the construction of homes, associated administrative and soft costs using \$600,000 in program income received as part of the Neighborhood Stabilization Program 3; and at the close of the public hearing, authorize final adoption of Substantial Amendment No. 2 to the NSP3; and an increase in appropriations in the amount of \$600,000, from \$1,020,000 to \$1,620,000
68				2	PH	OEQ	NC	NA	NA	A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by Uplift Education located near the intersection of Elm Street and Crowdsus Street and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Uplift Education by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water
69				N/A	PH	OFS	NC	NA	NA	A public hearing to receive comments on the proposed FY 2015-16 Operating, Capital, and Grant/Trust budgets

AGENDA DATE March 25, 2015

ITEM		IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE		
70			3	PH	PNV	NC	NA	NA		
71			2	PH	DEV	NC	NA	NA		

TOTAL \$54,274,618.65

AGENDA ITEM # 2

KEY FOCUS AREA: E-Gov

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Civil Service
Fire

CMO: Jeanne Chipperfield, 670-7804
A. C. Gonzalez, 670-3297
Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize a service contract to conduct job analysis and examination plans for Fire-Rescue rank structure - Ergometrics & Applied Personnel Research, Inc. most advantageous proposer of three - Not to exceed \$140,928 - Financing: Current Funds

BACKGROUND

The purpose of this service contract is to allow Civil Service to conduct job analysis and examination plans for Fire-Rescue rank structure.

Civil Service is responsible for the examination process for 10 Fire department ranks: Fire Prevention (FP) Officer Trainee, Senior FP Officer, FP Lieutenant, FP Captain and FP Section Chief, Fire and Rescue Operations (FRO) Officer Trainee, Driver Engineer, FRO Lieutenant, FRO Captain, and FRO Battalion/Section Chief. Examinations are developed by the Civil Service department based on a major job analysis for each rank. A job analysis is a multi-step process used to identify essential knowledge, skills, and abilities of a job and is a critical component of a validation study. Existing validation studies are approximately a decade old and must be revised so that the selection procedure is representative of important aspects of performance on the job for which the candidates are to be evaluated. This job analysis/validation study will also allow Civil Service to replace the twenty year old entry level examinations for Fire Prevention and Fire Operation Trainees.

BACKGROUND (Continued)

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

- Civil Service (2)
- Fire-Rescue (1)
- Police (1)
- Human Resources (1)
- Business Development and Procurement Services (2)*

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

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

- Project understanding and scope 35%
- Pricing 30%
- Qualifications 20%
- Business Inclusion & Development Plan 15%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services used its procurement system to send out 1,436 email bid notifications to vendors registered under respective commodities. To further increase competition, Business Development and Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally in an effort to secure more bids, notifications were sent by the Business Development and Procurement Services' Resource LINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

\$140,928.00 - Current Funds

M/WBE INFORMATION

216 - Vendors Contacted

216 - No Response

0 - Response (bid)

0 - Response (no bid)

0 - Successful

1,436 M/WBE and Non-M/WBE vendors were contacted

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

ETHNIC COMPOSITION

Ergometrics & Applied Personnel Research, Inc.

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

PROPOSAL INFORMATION

The following proposals were received from solicitation number BKZ1433 and were opened on September 25, 2014. This service contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Score</u>	<u>Amount</u>
*Ergometrics & Applied Personnel Research, Inc.	18730 33 rd Ave. West Lynnwood, WA 98037	80%	\$140,928.00
Cooperative Personnel Services dba CPS HR Consulting	100 Congress Ave. Suite 2000 Austin, TX 78701	73%	\$205,800.00
Fire & Police Selection, Inc.	193 Blue Ravine Rd. Suite 270 Folsom, CA 95630	70%	\$112,460.00

OWNER

Ergometrics & Applied Personnel Research, Inc.

Carl Swander, Ph.D., President

Carla Swander, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a service contract to conduct job analysis and examination plans for Fire-Rescue rank structure - Ergometrics & Applied Personnel Research, Inc. most advantageous proposer of three - Not to exceed \$140,928 - Financing: Current Funds

Ergometrics & Applied Personnel Research, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$650.00	0.46%
Total non-local contracts	\$140,278.00	99.54%
TOTAL CONTRACT	\$140,928.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Classic Legal Document Services, Inc.	HMMB63846N1216	\$650.00	100.00%
Total Minority - Local		\$650.00	100.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$650.00	100.00%	\$650.00	0.46%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$650.00	100.00%	\$650.00	0.46%

March 25, 2015**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

Section 1. That the City Manager is authorized to execute a service contract with Ergometrics & Applied Personnel Research, Inc. (VS0000062241) to conduct job analysis and examination plans for Fire-Rescue rank structure in an amount not to exceed \$140,928.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Ergometrics & Applied Personnel Research, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Ergometrics & Applied Personnel Research, Inc. under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds from the following appropriation in an amount not to exceed \$140,928.00:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJECT</u>	<u>ENCUMBRANCE</u>	<u>AMOUNT</u>
0001	DFD	LS08	3070	CRDFDLS08799	\$140,928.00

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

AGENDA ITEM # 3

KEY FOCUS AREA: E-Gov

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Street Services
Water Utilities

CMO: Jeanne Chipperfield, 670-7804
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize a two-year service contract for barricade services - Dallas Lite & Barricade, Inc., only responsive bidder of two - Not to exceed \$117,675 - Financing: Current Funds (\$2,475) and Water Utilities Current Funds (\$115,200) (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 barricade services including rental, delivery, setup, and removal during the repair and maintenance activities on City streets. Barricading major thoroughfares in conformance with the Texas Manual on Uniform Traffic Controls is essential to protect the safety of the citizens and workers. This service contract will allow the City flexibility in managing water main repairs by using this contract to supplement Water Utilities' barricade equipment on an as needed basis. This service contract will allow for up to 129 scheduled barricading rental services and 129 emergency barricading rental services.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 972 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone.

BACKGROUND (Continued)

Additionally, in an effort to secure more bids, notifications were sent by BDPS' ResourceLink Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council-Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 24, 2013, City Council authorized a two-year service contract for barricading services by Resolution No. 13-0695.

FISCAL INFORMATION

\$ 2,475.00 - Current Funds (subject to annual appropriations)
\$115,200.00 - Water Utilities Current Funds (subject to annual appropriations)

M/WBE INFORMATION

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

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

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

ETHNIC COMPOSITION

Dallas Lite & Barricade, Inc.

White Male	7	White Female	4
Black Male	32	Black Female	0
Hispanic Male	9	Hispanic Female	6
Other Male	0	Other Female	0

BID INFORMATION

The following bids were received from solicitation BK1423 and were opened on May 15, 2014. This service contract is being awarded in its entirety to the only responsive bidder.

*Denotes successful bidder

<u>Bidder</u>	<u>Address</u>	<u>Amount</u>
*Dallas Lite & Barricade, Inc.	1607 Ft. Worth Ave. Dallas, TX 75208	\$117,675.00
Buyers Barricades, Inc.	7409 Baker Blvd. Richland Hills, TX 76118	Non-responsive**

**Buyers Barricades, Inc. was deemed non-responsive due to not meeting specifications.

Auditors Note: Pursuant to Business Development and Procurement Services' (BDPS) request, the Auditor's office has reviewed the single bid item and submitted related documentation and has determined BDPS followed Administrative Directive 4-05 provisions for processing this single bid item and made reasonable efforts to increase bid participation. This proposed procurement meets the requirements for a single bid.

OWNER

Dallas Lite & Barricade, Inc.

Shane D. Howell, President
Robert Jay Galler, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a two-year service contract for barricade services - Dallas Lite & Barricade, Inc., only responsive bidder of two - Not to exceed \$117,675 - Financing: Current Funds (\$2,475) and Water Utilities Current Funds (\$115,200) (subject to annual appropriations)

Dallas Lite & Barricade, Inc. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$117,675.00	100.00%
Total non-local contracts	\$0.00	0.00%
TOTAL CONTRACT	\$117,675.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Minority Supply dba Metro Construction	HMDB63471Y1115	\$28,006.65	23.80%
Total Minority - Local		\$28,006.65	23.80%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$28,006.65	23.80%	\$28,006.65	23.80%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$28,006.65	23.80%	\$28,006.65	23.80%

March 25, 2015

WHEREAS, on April 24, 2013, City Council authorized a two-year service contract for barricading services by Resolution No. 13-0695;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with Dallas Lite & Barricade, Inc. (053684) for barricade services for a term of two years in an amount not to exceed \$117,675.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Dallas Lite & Barricade, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Dallas Lite & Barricade, Inc. under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$117,675.00 (subject to annual appropriations).

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

AGENDA ITEM # 4

KEY FOCUS AREA: E-Gov

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Business Development & Procurement Services
Aviation
Convention and Event Services

CMO: Jeanne Chipperfield, 670-7804
Ryan S. Evans, 671-9837

MAPSCO: 34 E K 45 P Q

SUBJECT

Authorize a five-year service contract for elevator inspection services for Aviation and Convention and Event Services – PetroChem Inspection Services, Inc. dba TUV SUD America Chemical Oil & Gas, lowest responsible bidder of three – Not to exceed \$249,080 - Financing: Aviation Current Funds (\$124,540) and Convention and Event Services Current Funds (\$124,540) (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 five-year service contract will provide funding for the state mandated annual inspection required by the State of Texas and Authorities for 20 elevators and 36 escalators at the Kay Bailey Hutchison Convention Center Dallas and Union Station. It will also fund the 14 escalators, 30 elevators and 11 moving sidewalks at Love Field. In addition, it will fund any consultation fees that might arise in regard to maintenance or equipment issues for both departments.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 859 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

\$124,540.00 - Aviation Current Funds (subject to annual appropriations)

\$124,540.00 - Convention and Event Services Current Funds (subject to annual appropriations)

M/WBE INFORMATION

162 - Vendors contacted

161 - No response

1 - Response (Bid)

0 - Response (No bid)

0 - Successful

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

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

ETHNIC COMPOSITION

PetroChem Inspection Services, Inc. dba TUV SUD America Chemical Oil & Gas

White Male	269	White Female	34
Black Male	17	Black Female	3
Hispanic Male	72	Hispanic Female	8
Other Male	12	Other Female	1

BID INFORMATION

The following bids were received from solicitation number BP1427 and were opened on November 6, 2014. This service contract is being awarded in its entirety to the lowest responsive and responsible bidder.

*Denotes successful bidder

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*PetroChem Inspection Services, Inc. dba TUV SUD America Chemical Oil & Gas	10757 Cutten Rd. Building 2 Houston, TX 77066	\$249,080.00

BID INFORMATION (Continued)

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
National Elevator Inspection Services, Inc.	11973 Westline Industrial Dr. Suite 100 St. Louis, MO 63146	\$424,678.00
Granzow & Associates, Inc.	1204 N. Avenue U Lubbock, TX 79415	\$656,830.00

OWNER

PetroChem Inspection Services, Inc. dba TUV SUD America Chemical Oil & Gas

Vince Williams, President
Mark Smith, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a five-year service contract for elevator inspection services for Aviation and Convention and Event Services – PetroChem Inspection Services, Inc. dba TUV SUD America Chemical Oil & Gas, lowest responsible bidder of three – Not to exceed \$249,080 - Financing: Aviation Current Funds (\$124,540) and Convention and Event Services Current Funds (\$124,540) (subject to annual appropriations)

PetroChem Inspection Services, Inc. dba TUV SUD America Chemical Oil & Gas is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$10,000.00	4.01%
Total non-local contracts	\$239,080.00	95.99%
TOTAL CONTRACT	\$249,080.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Atlas Elevator Inspection Service, Inc.	WFWB62752Y0816	\$10,000.00	100.00%
Total Minority - Local		\$10,000.00	100.00%

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
RE Fasteners, LLC	HFDB61669Y0515	\$49,281.40	20.61%
Total Minority - Non-local		\$49,281.40	20.61%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$49,281.40	19.79%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$10,000.00	100.00%	\$10,000.00	4.01%
Total	\$10,000.00	100.00%	\$59,281.40	23.80%

March 25, 2015

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

Section 1. That the City Manager is authorized to execute a service contract with PetroChem Inspection Services, Inc. dba TUV SUD America Chemical Oil & Gas (VS86589) for elevator inspection services for Aviation and Convention and Event Services for a term of five years in an amount not to exceed \$249,080.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to PetroChem Inspection Services, Inc. dba TUV SUD America Chemical Oil & Gas shall be based only on the amount of the services directed to be performed by the City and properly performed by PetroChem Inspection Services, Inc. dba TUV SUD America Chemical Oil & Gas under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$249,080.00 (subject to annual appropriations).

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

AGENDA ITEM # 5

KEY FOCUS AREA: E-Gov

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Communication and Information Services
Office of Financial Services

CMO: Jeanne Chipperfield, 670-7804
Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

Authorize an acquisition contract for software, hosting and a five-year service contract for maintenance and support of a budget preparation management system - Entap, Inc., most advantageous proposer of five - Not to exceed \$2,292,720 - Financing: Current Funds (\$861,143) and Municipal Lease Agreement (\$1,431,577) (subject to annual appropriations)

BACKGROUND

These contracts will provide for the purchase and installation of a vendor hosted budget preparation management system as well as maintenance and support for five years. The new budget preparation management system will allow for the integration of multiple applications to provide one centralized tool for City staff for the development of annual budgets. The maintenance contract provides maintenance and support for the budget preparation system to include hosting services, patches and updates throughout the term of the contract. Some additional advantages of the system are:

- Improved forecasting capabilities
- Continuity of business operations
- Improved implementation capability of enhancements to meet business needs
- Significant improvement in the quantity and timeliness of information used in decision-making

BACKGROUND (Continued)

Currently, the City uses several different applications to develop the annual budget, generate the annual budget book, record and track performance measures, and monitor the adopted budget. All of these tasks are accomplished with no integration between the various applications and the Advantage Financial System. The implementation of the new budget preparation management system will drastically reduce the need for various systems and applications by encompassing the budget request, budget book development, forecasting and performance measures tools in a single application.

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

- Communication and Information Services (1)
- Court and Detention Services (1)
- Office of Financial Services (3)
- Police (1)
- Business Development and Procurement Services (2)*

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

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

- Cost 30%
- Technical match to City requirements 20%
- Functional match to City requirements 20%
- Business Inclusion and Development Plan 15%
- Capability, credibility and expertise 10%
- Training and ease of use of system 5%

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

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 2, 2015, this item was included as a memo to the Budget, Finance and Audit Committee.

FISCAL INFORMATION

\$ 861,142.29 - Current Funds (subject to annual appropriations)
\$1,431,576.76 - Municipal Lease Agreement

M/WBE INFORMATION

115 - Vendors contacted
115 - No response
 0 - Response (Bid)
 0 - Response (No Bid)
 0 - Successful

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

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

ETHNIC COMPOSITION

Entap, Inc.

White Male	7	White Female	2
Black Male	3	Black Female	1
Hispanic Male	0	Hispanic Female	0
Other Male	1	Other Female	0

PROPOSAL INFORMATION

The following proposals were received from solicitation number BHZ1401 and were opened on December 19, 2013. This service contract is being awarded to the most advantageous proposer.

*Denotes successful proposer

Note - the below vendor scores and pricing are based on negotiated systems and pricing.

PROPOSAL INFORMATION (Continued)

<u>Proposers</u>	<u>Address</u>	<u>Score</u>	<u>Amount</u>
*Entap, Inc.	150 W. Market St. Suite 200 Indianapolis, IN 46204	77%	\$2,292,719.05
Questica, Inc.	980 Fraser Dr. Unit 105 Burlington, Ontario Canada, L7L5P5	67%	\$2,086,727.67
Optimal Solutions Integrated, Inc.	1231 Greenway Drive Irving, TX 75038	66%	\$4,302,813.67

Note - Vendor scores and pricing listed below are based on initial proposals and were not negotiated.

Obero, Inc.	7560 Airport Rd. Mississauga, Ontario Canada, L4T4H4	57%	\$1,572,852.61
CGI Technologies and Solutions, Inc.	11325 Random Hills Fairfax, VA 22030	49%	\$2,219,723.61

OWNER**Entap, Inc.**

Tracy E. Barnes, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an acquisition contract for software, hosting and a five-year service contract for maintenance and support of a budget preparation management system - Entap, Inc., most advantageous proposer of five - Not to exceed \$2,292,720 - Financing: Current Funds (\$861,143) and Municipal Lease Agreement (\$1,431,577) (subject to annual appropriations)

Entap, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$0.00	0.00%
Total non-local contracts	\$2,292,719.05	100.00%
TOTAL CONTRACT	\$2,292,719.05	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Momix Solutions	WFWB64161N0217	\$150,000.00	6.54%
Total Minority - Non-local		\$150,000.00	6.54%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$150,000.00	6.54%
Total	\$0.00	0.00%	\$150,000.00	6.54%

March 25, 2015

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

Section 1. That the City Manager is authorized to execute an acquisition contract for software, hosting and a five year service contract for maintenance and support of a budget preparation management system with Entap, Inc. (VS0000082019) in an amount not exceed \$2,292,719.05, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Entap, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Entap, Inc. under the contract.

Section 2. That in order to reimburse and finance the lease/purchase acquisition of the equipment described herein over a period not to exceed the estimated useful life (10 years) thereof, any Authorized Officer of the City designated in the Master Equipment Lease/Purchase Agreement (the "Master Lease") between Banc of America Public Capital Corp and the City is hereby authorized and directed to execute, acknowledge and deliver a Schedule A (as defined in the Master Lease) pertaining to such equipment including all attachments, financing statements and schedules thereto, in substantially the form attached to the Master Lease, with such changes as the signing officer shall determine to be advisable. Each Authorized Officer of the City is also authorized to execute, acknowledge and deliver any other agreement, instrument, certificate, representation and document, and to take any other action as may be advisable, convenient or necessary to enter into such Schedule A. The financing terms for such equipment, to be determined pursuant to the provisions of the Master Lease and reflected in such Schedule A, and the granting of a security interest in the financed equipment pursuant to the Master Lease, are hereby approved.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds from the following appropriations in an amount not to exceed \$2,292,719.05 (subject to annual appropriations):

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>AMOUNT</u>	<u>FY</u>	<u>ENCUMBRANCE</u>
ML13	DSV	E327	4735	\$ 1,431,576.76	2015	DSV15PREPACQ
0198	DSV	1665	3070	\$ 52,250.00	2015	DSV15PREPACQ
0198	DSV	1665	3099	\$ 100,500.00	2015	DSV15PREPACQ
0198	DSV	1665	3099	\$ 102,000.00	2016	DSV16PREPMNT
0198	DSV	1665	3438	\$ 71,801.88	2016	DSV16PREPMNT
0198	DSV	1665	3099	\$ 102,000.00	2017	DSV17PREPMNT
0198	DSV	1665	3438	\$ 73,955.94	2017	DSV17PREPMNT
0198	DSV	1665	3099	\$ 102,000.00	2018	DSV18PREPMNT
0198	DSV	1665	3438	\$ 76,174.62	2018	DSV18PREPMNT
0198	DSV	1665	3099	\$ 102,000.00	2019	DSV19PREPMNT
0198	DSV	1665	3438	\$ 78,459.85	2019	DSV19PREPMNT

March 25, 2015

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

AGENDA ITEM # 6

KEY FOCUS AREA: Public Safety

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Equipment & Building Services
Office of Financial Services
Sanitation Services
Trinity Watershed Management
Water Utilities

CMO: Jeanne Chipperfield, 670-7804
Mark McDaniel, 670-3256
Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

Authorize a one-year master agreement for the purchase of **(1)** eighty-seven fleet vehicles and equipment – Rush Truck Centers of Texas, LP dba Rush Crane & Refuse Systems International in the amount of \$2,192,504, The Around The Clock Freightliner Group, LLC in the amount of \$2,038,730, Freedom Chevrolet in the amount of \$1,258,030, Southwest International Trucks, Inc. in the amount of \$1,076,486, Equipment Southwest, Inc. in the amount of \$784,665, RDO Equipment Company in the amount of \$803,325, Kirby-Smith Machinery, Inc. in the amount of \$596,920 and Bobcat of Dallas in the amount of \$68,136, lowest responsible bidders of sixteen; **(2)** twenty fleet vehicles and equipment – Holt Texas, Ltd. dba Holt Cat in the amount of \$1,105,672, Caldwell Country Chevrolet in the amount of \$457,350, Sam Pack's Five Star Ford, Ltd. in the amount of \$220,560 and Southwest International Trucks, Inc. in the amount of \$157,458 through Texas Association of School Boards (BuyBoard); and **(3)** one-hundred nine fleet vehicles and equipment - Sam Pack's Five Star Ford, Ltd. in the amount of \$4,279,479 through State of Texas CO-OP Program - Total not to exceed \$15,039,315 - Financing: Current Funds (\$78,130), Municipal Lease Agreement Funds (\$9,717,014), Stormwater Drainage Management Capital Construction Funds (\$1,826,413), Water Utilities Current Funds (\$1,748,368), 2005 Equipment Acquisition Contractual Obligation Notes (\$397,045), 2004 Equipment Acquisition Contractual Obligation Notes (\$382,236), 2010 Equipment Acquisition Notes (\$315,817), 2007 Equipment Acquisition Contractual Obligation Notes (\$312,717), 2003 Equipment Acquisition Contractual Obligation Notes (\$131,948), 2006 Equipment Acquisition Contractual Obligation Notes (\$88,095) and 2008 Equipment Acquisition Contractual Obligation Notes (\$41,532)

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.

A master agreement process gives the City the flexibility to acquire its equipment needs as funding becomes available or as needs arise. Procuring vehicles through a master agreement process also affords the City the opportunity to lock in favorable pricing throughout the end of the model year thus becoming the preferred method of vehicle acquisition.

This master agreement will allow for the purchase of a total of two-hundred sixteen fleet vehicles and equipment. Sixty-six of these vehicles and equipment are alternative fueled; including fifty-eight fueled by compressed natural gas and eight gasoline/electric hybrids. Vehicles and equipment will be used by various departments throughout the City in their daily activities. Below is a list of the units:

- Mid-size sedan - 8
- Pickup - 62
- Van - 13
- Sports utility vehicle - 45
- Animal van - 5
- Full size utility truck - 14
- Full size flatbed truck - 1
- Full size stake bed truck - 2
- Cab flatbed wrecker - 3
- Crane service truck - 2
- 6 c/y refuse truck - 1
- 11 c/y rear load refuse truck - 2
- 20 c/y rear load refuse truck - 10
- Dump truck - 7
- Truck tractor - 5
- Rear steer rotoboom truck - 3
- Fuel tanker truck - 1
- Asphalt distributor truck - 1
- Concrete truck - 2
- Cement mixer - 1
- Transfer truck - 3
- Articulating crane truck - 1
- Carrier mounted excavator - 1
- Brush trailer - 2
- Utility trailer - 1
- Eject transfer trailer - 6
- Wheel loader and backhoe - 3
- Skid steer loader - 1

BACKGROUND (Continued)

- Single drum vibratory roller - 1
- Static roller - 2
- Track wheel loader - 2
- Prisoner transport van - 3
- Lube truck - 1
- Wheel loader - 1

All two-hundred sixteen vehicles and equipment are replacements or new additions to the fleet. Vehicles being replaced have gone through an evaluation process using an established criterion to ensure that only vehicles that have exceeded their useful life are replaced. The equipment evaluation includes life-to-date maintenance costs, recommended replacement mileage and recommended replacement life. Replacement units will be reassigned to other departments or auctioned, whichever is more beneficial to the City.

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

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 2,588 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to Ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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

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

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

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

On March 2, 2015, the Budget, Finance & Audit Committee was briefed via memorandum.

FISCAL INFORMATION

\$ 78,130.00 - Current Funds
\$9,717,014.00 - Municipal Lease Agreement Funds
\$1,826,412.91 - Stormwater Drainage Management Capital Construction Funds
\$1,748,367.90 - Water Utilities Current Funds
\$ 397,045.00 - 2005 Equipment Acquisition Contractual Obligation Notes
\$ 382,236.00 - 2004 Equipment Acquisition Contractual Obligation Notes
\$ 315,817.00 - 2010 Equipment Acquisition Notes
\$ 312,717.00 - 2007 Equipment Acquisition Contractual Obligation Notes
\$ 131,948.00 - 2003 Equipment Acquisition Contractual Obligation Notes
\$ 88,095.00 - 2006 Equipment Acquisition Contractual Obligation Notes
\$ 41,532.00 - 2008 Equipment Acquisition Contractual Obligation Notes

M/WBE INFORMATION

252 – Vendors contacted
252 – No response
0 – Response (Bid)
0 – Response (No Bid)
0 – Successful

2,588 M/WBE and Non-M/WBE vendors were contacted.

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

ETHNIC COMPOSITION

Rush Truck Centers of Texas, LP dba Rush Crane & Refuse Systems International

White Male	18	White Female	2
Black Male	0	Black Female	1
Hispanic Male	1	Hispanic Female	3
Other Male	0	Other Female	1

ETHNIC COMPOSITION (Continued)

The Around The Clock Freightliner Group, LLC

White Male	91	White Female	17
Black Male	21	Black Female	3
Hispanic Male	45	Hispanic Female	3
Other Male	2	Other Female	0

Freedom Chevrolet

White Male	28	White Female	7
Black Male	23	Black Female	0
Hispanic Male	0	Hispanic Female	4
Other Male	2	Other Female	0

Southwest International Trucks, Inc.

White Male	259	White Female	39
Black Male	19	Black Female	1
Hispanic Male	78	Hispanic Female	5
Other Male	3	Other Female	0

Equipment Southwest, Inc.

White Male	9	White Female	3
Black Male	1	Black Female	0
Hispanic Male	6	Hispanic Female	0
Other Male	0	Other Female	0

RDO Equipment Company

White Male	39	White Female	3
Black Male	3	Black Female	0
Hispanic Male	5	Hispanic Female	0
Other Male	0	Other Female	0

Kirby-Smith Machinery, Inc.

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

ETHNIC COMPOSITION (Continued)

Bobcat of Dallas

White Male	26	White Female	1
Black Male	0	Black Female	0
Hispanic Male	2	Hispanic Female	1
Other Male	0	Other Female	0

Holt Texas, Ltd. dba Holt Cat

White Male	225	White Female	30
Black Male	30	Black Female	3
Hispanic Male	46	Hispanic Female	8
Other Male	11	Other Female	0

Caldwell Country Chevrolet

White Male	33	White Female	16
Black Male	7	Black Female	2
Hispanic Male	4	Hispanic Female	2
Other Male	0	Other Female	0

Sam Pack's Five Star Ford, Ltd.

White Male	93	White Female	16
Black Male	21	Black Female	0
Hispanic Male	66	Hispanic Female	0
Other Male	3	Other Female	0

BID INFORMATION

The following bids were received from solicitation number BJ1443 and were opened on October 9, 2014. This master agreement is being awarded to the lowest responsive and responsible bidders by line.

*Denotes successful bidders

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*Rush Truck Centers of Texas, LP dba Rush Crane & Refuse Systems International	8810 IH 10E San Antonio, TX 78219	Multiple Lines
*The Around The Clock Freightliner Group, LLC	4200 Port Blvd. Dallas, TX 75241	Multiple Lines

BID INFORMATION (Continued)

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*Freedom Chevrolet	6314 Denton Dr. Dallas, TX 75235	Multiple Lines
*Southwest International Trucks, Inc.	3722 Irving Blvd. Dallas, TX 75247	Multiple Lines
*Equipment Southwest, Inc.	425 S. Loop 12 Irving, TX 75060	Multiple Lines
*RDO Equipment Company	3230 E. Airport Frwy. Irving, TX 75062	Multiple Lines
*Kirby-Smith Machinery, Inc.	8505 S. Central Expwy. Dallas, TX 75241	Multiple Lines
*Bobcat of Dallas	1302 S. I-35 E. Lewisville, TX 75067	Multiple Lines
The Around The Clock Freightliner Group, LLC (Alternate bid)	4200 Port Blvd. Dallas, TX 75241	Multiple Lines
Texas Municipal Equipment, LLC	P.O. Box 121261 Arlington, TX 76012	Multiple Lines
Associated Supply Company, Inc.	2019 Airport Frwy. Euless, TX 76040	Multiple Lines
Love Field DCJR	2800 W. Mockingbird Ln. Dallas, TX 75235	Multiple Lines
Holt Texas Ltd. dba Holt Cat	3302 S. W.W. White Rd. San Antonio, TX 78222	Multiple Lines
Landmark Equipment, Inc.	1351 S. Loop 12 Irving, TX 75067	Multiple Lines
Grapevine DCJ, LLC.	2601 William D. Tate Grapevine, TX 76051	Multiple Lines

BID INFORMATION (Continued)

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
Austin Turf & Tractor	2098 Valley View Ln. Farmers Branch, TX 75234	Non-Responsive**

**Austin Turf & Tractor was deemed non-responsive due to not meeting specifications.

Vendors below are being awarded through the BuyBoard Cooperative Agreement and the State of Texas Co-op program for bids which one or more responses were not received through the solicitation process.

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*Holt Texas Ltd. dba Holt Cat	3302 S. WW White Rd. San Antonio, TX 78222	Multiple Lines
*Caldwell Country Chevrolet	800 Hwy. 21 East Caldwell, TX 77836	Multiple Lines
*Sam Pack's Five Star Ford, Ltd.	1635 IH 35E Carrollton, TX 75006	Multiple Lines
*Southwest International Trucks, Inc.	3722 Irving Blvd. Dallas, TX 75247	Multiple Lines

OWNERS

Rush Truck Centers of Texas, LP dba Rush Crane & Refuse Systems International

W.M. "Rusty" Rush, President

The Around The Clock Freightliner Group, LLC

John C. Miciotto, President

Freedom Chevrolet

Frank Stinson, President

Southwest International Trucks, Inc.

Russ Trimble, President

OWNERS (Continued)

Equipment Southwest, Inc.

Mike Foley, President

RDO Equipment Company

Ron Offutt, President

Kirby-Smith Machinery, Inc.

Ed Kirby, President

Bobcat of Dallas

Walter Berry, President

Holt Texas, Ltd. dba Holt Cat

Peter M. Holt, President

Caldwell Country Chevrolet

Jon Hidebrand, President

Sam Pack's Five Star Ford, Ltd.

Sam Pack, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a one-year master agreement for the purchase of **(1)** eighty-seven fleet vehicles and equipment – Rush Truck Centers of Texas, LP dba Rush Crane & Refuse Systems International in the amount of \$2,192,504, The Around The Clock Freightliner Group, LLC in the amount of \$2,038,730, Freedom Chevrolet in the amount of \$1,258,030, Southwest International Trucks, Inc. in the amount of \$1,076,486, Equipment Southwest, Inc. in the amount of \$784,665, RDO Equipment Company in the amount of \$803,325, Kirby-Smith Machinery, Inc. in the amount of \$596,920 and Bobcat of Dallas in the amount of \$68,136, lowest responsible bidders of sixteen; **(2)** twenty fleet vehicles and equipment – Holt Texas, Ltd. dba Holt Cat in the amount of \$1,105,672, Caldwell Country Chevrolet in the amount of \$457,350, Sam Pack's Five Star Ford, Ltd. in the amount of \$220,560 and Southwest International Trucks, Inc. in the amount of \$157,458 through Texas Association of School Boards (BuyBoard); and **(3)** one-hundred nine fleet vehicles and equipment - Sam Pack's Five Star Ford, Ltd. in the amount of \$4,279,479 through State of Texas CO-OP Program - Total not to exceed \$15,039,315 - Financing: Current Funds (\$1,451,539), Municipal Lease Agreement Funds (\$8,343,605), Stormwater Drainage Management Capital Construction Funds (\$1,826,413), Water Utilities Current Funds (\$1,748,368), 2005 Equipment Acquisition Contractual Obligation Notes (\$397,045), 2004 Equipment Acquisition Contractual Obligation Notes (\$382,236), 2010 Equipment Acquisition Notes (\$315,817), 2007 Equipment Acquisition Contractual Obligation Notes (\$312,717), 2003 Equipment Acquisition Contractual Obligation Notes (\$131,948), 2006 Equipment Acquisition Contractual Obligation Notes (\$88,095) and 2008 Equipment Acquisition Contractual Obligation Notes (\$41,532)

Rush Truck Centers of Texas, LP dba Rush Crane & Refuse Systems International is a non-local, non-minority firms, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce. The Around The Clock Freightliner Group, LLC, RDO Equipment Company, Kirby-Smith Machinery, Inc. are a local, non-minority firms and proposed to use the following subcontractor. Freedom Chevrolet, Southwest International Trucks, Inc., Equipment Southwest, Inc., and Bobcat of Dallas are local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforces.

PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$6,626,291.91	75.14%
Total non-local contracts	\$2,192,504.00	24.86%
TOTAL CONTRACT	\$8,818,795.91	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Ricochet Fuel	WFWB63913Y0117	\$3,746.00	0.17%
Total Minority - Non-local		\$3,746.00	0.17%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$3,746.00	0.04%
Total	\$0.00	0.00%	\$3,746.00	0.04%

March 25, 2015

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

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

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

NOW, THEREFORE,

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

Section 1. That a master agreement for the purchase of (1) eighty-seven fleet vehicles and equipment is authorized with Rush Truck Centers of Texas, LP dba Rush Crane & Refuse Systems International (517378) in the amount of \$2,192,504.00, The Around The Clock Freightliner Group, LLC (399372) in the amount of \$2,038,730.00, Freedom Chevrolet (VS0000077188) in the amount of \$1,258,030.00, Southwest International Trucks, Inc. (003940) in the amount of \$1,076,486.00, Equipment Southwest, Inc. (255843) in the amount of \$784,665.00, RDO Equipment Company (500465) in the amount of \$803,325.00, Kirby-Smith Machinery, Inc. (502341) in the amount of \$596,920.00 and Bobcat of Dallas (VC0000008555) in the amount of \$68,135.91; (2) twenty fleet vehicles and equipment is authorized with Holt Texas, Ltd. dba Holt Cat (506724) in the amount of \$1,105,672.00, Caldwell Country Chevrolet (399371) in the amount of \$457,350.00, Sam Pack's Five Star Ford, Ltd. (113696) in the amount of \$220,560.00 and Southwest International Trucks, Inc. (003940) in the amount of \$157,458.00 through the Texas Association of School Boards (BuyBoard); and (3) one hundred nine fleet vehicles and equipment is authorized with Sam Pack's Five Star Ford, Ltd. (113696) in the amount of \$4,279,478.90 through the State of Texas CO-OP Program, for a term of one-year in a total amount not to exceed \$15,039,314.81.

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

March 25, 2015

Section 3. That in order to reimburse and finance the lease/purchase acquisition of the equipment described herein over a period not to exceed the estimated useful life (10 years) thereof, any Authorized Officer of the City designated in the Master Equipment Lease/Purchase Agreement (the "Master Lease") between Banc of America Public Capital Corp and the City is hereby authorized and directed to execute, acknowledge and deliver a Schedule A (as defined in the Master Lease) pertaining to such equipment including all attachments, financing statements and schedules thereto, in substantially the form attached to the Master Lease, with such changes as the signing officer shall determine to be advisable. Each Authorized Officer of the City is also authorized to execute, acknowledge and deliver any other agreement, instrument, certificate, representation and document, and to take any other action as may be advisable, convenient or necessary to enter into such Schedule A. The financing terms for such equipment, to be determined pursuant to the provisions of the Master Lease and reflected in such Schedule A, and the granting of a security interest in the financed equipment pursuant to the Master Lease, are hereby approved.

Section 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$15,039,314.81.

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

AGENDA ITEM # 7

KEY FOCUS AREA: E-Gov

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): All

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

CMO: Jeanne Chipperfield, 670-7804
Mark McDaniel, 670-3256
Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

Authorize a three-year master agreement for fasteners - Grayson Industries, Inc. in the amount of \$317,700, Fastenal Company in the amount of \$71,800 and D.F. Sales in the amount of \$45,500, lowest responsible bidders of four - Total not to exceed \$435,000 - Financing: Current Funds (\$13,150), Water Utilities Current Funds (\$417,750) and Stormwater Drainage Management Current Funds (\$4,100)

BACKGROUND

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

This master agreement allows City departments to purchase various types and sizes of fasteners such as screws, nuts, bolts, washers, rivets and cotter pins. The fasteners will be used for general maintenance and repair of City facilities and equipment.

As part of the solicitation process and in an effort to increase competition, Business Development and procurement Services (BDPS) used its procurement system to send out 702 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 26, 2010, City Council authorized a two-year master agreement for fasteners by Resolution No. 10-2724.

On January 23, 2013, City Council authorized a three-year master agreement for fasteners by Resolution No. 13-0171.

FISCAL INFORMATION

\$ 13,149.75 - Current Funds

\$417,750.00 - Water Utilities Current Funds

\$ 4,100.00 - Stormwater Drainage Management Current Funds

M/WBE INFORMATION

118 - Vendors contacted

118 - No response

0 - Response (Bid)

0 - Response (No bid)

0 - Successful

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

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

ETHNIC COMPOSITION

Grayson Industries, Inc.

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

Fastenal Company

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

ETHNIC COMPOSITION (Continued)

D.F. Sales

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

BID INFORMATION

The following bids were received from solicitation number BX1419 and were opened on October 2, 2014. This master agreement is being awarded to the lowest responsive and responsible bidders by line. Information related to this solicitation is available upon request.

*Denotes successful bidders

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*Grayson Industries, Inc.	7027 W. Broward Blvd. Plantation, FL 33317	Multiple Lines
*Fastenal Company	2001 Theurer Blvd. Winona, MN 55931	Multiple Lines
*D.F. Sales	15818 Avenue C Channelview, TX 77530	Multiple Lines
Lawson Products, Inc.	8770 W. Bryn Mawr Ave. Chicago, IL 60631	Multiple Lines

OWNERS

Grayson Industries, Inc.

Daniel Kleigman, President
Karen Rose, Secretary

Fastenal Company

Will Oberton, President
Dan Florness, Vice President

OWNERS (Continued)

D.F. Sales

Donald L. Fleming, Owner

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year master agreement for fasteners - Grayson Industries, Inc. in the amount of \$317,700, Fastenal Company in the amount of \$71,800 and D.F. Sales in the amount of \$45,500, lowest responsible bidders of four - Total not to exceed \$435,000 - Financing: Current Funds (\$13,150), Water Utilities Current Funds (\$417,750) and Stormwater Drainage Management Current Funds (\$4,100)

Fastenal Company and D.F. Sales are non-local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforces. Grayson Industries, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.

PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$0.00	0.00%
Total non-local contracts	\$434,999.75	100.00%
TOTAL CONTRACT	\$434,999.75	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Barhill Bolt Company	WFWBC239713515	\$57,185.96	13.15%
Total Minority - Non-local		\$57,185.96	13.15%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$57,185.96	13.15%
Total	\$0.00	0.00%	\$57,185.96	13.15%

March 25, 2015

WHEREAS, on October 26, 2010, City Council authorized a two-year master agreement for fasteners by Resolution No. 10-2724; and,

WHEREAS, on January 23, 2013, City Council authorized a three-year master agreement for fasteners by Resolution No. 13-0171;

NOW, THEREFORE,

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

Section 1. That a master agreement for the purchase of fasteners is authorized with Grayson Industries, Inc. (VC0000009300) in the amount of \$317,699.75, Fastenal Company (VS0000012288) in the amount of \$71,800.00 and D.F.Sales (500875) in the amount of \$45,500.00 for a term of three years in a total amount not to exceed \$434,999.75.

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

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$434,999.75.

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

AGENDA ITEM # 8

KEY FOCUS AREA: Clean, Healthy Environment
E-Gov

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 1, 7, 9, 14

DEPARTMENT: Business Development & Procurement Services
Office of Cultural Affairs

CMO: Jeanne Chipperfield, 670-7804
Joey Zapata, 670-1204

MAPSCO: 37 C 45 G L 46 Q U 54 H

SUBJECT

Authorize supplemental agreement no. 1 to increase the service contract with TIBH Industries, Incorporated for janitorial services at various facilities for the Office of Cultural Affairs and extend the term from June 26, 2015 through June 26, 2016 – Not to exceed \$960,000, from \$1,300,471 to \$2,260,471 - Financing: Current Funds (\$942,309) and Municipal Radio Current Funds (\$17,691) (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 continue to provide all janitorial services at various facilities for the Office of Cultural Affairs.

TIBH Industries, Incorporated will be responsible for the janitorial services at the following cultural facilities: Latino Cultural Center, Morton H. Meyerson Symphony Center, Majestic Theatre, Dallas City Performance Hall, Bath House Cultural Center, Oak Cliff Cultural Center and WRR Municipal Radio. The janitorial services in this contract include items such as:

- Cleaning of offices and meeting rooms
- Cleaning of restrooms
- Cleaning of gallery spaces
- Cleaning of stage area, dressing rooms and auditorium
- Emptying trash receptacles
- Floor maintenance of various surfaces such as polished concrete, carpet and tile
- Floor maintenance of specialized flooring including terrazzo, marble and hardwood

BACKGROUND (Continued)

- Window cleaning under 6 feet
- Polishing of brass handrails
- Cleaning of elevator floors

Pursuant to the Texas Human Resources Code, Title 8 Rights and Responsibilities of Persons with Disabilities, Chapter 122 Texas Council on Purchasing From People with Disabilities, the City of Dallas may enter into a contract with TIBH Industries, Incorporated, as an agency that provides services produced by persons with disabilities, without competitive bid (Section 122.017 and 122.026). TIBH Industries, Incorporated is a non-profit corporation; the services will be performed by disabled workers from a local community rehabilitation program.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 26, 2013, City Council authorized a two-year service contract for janitorial services at the Morton H. Meyerson Symphony Center, Latino Cultural Center, Majestic Theatre, Dallas City Performance Hall, Bath House Cultural Center, Oak Cliff Cultural Center and WRR Municipal Radio by Resolution No. 13-1133.

FISCAL INFORMATION

\$942,308.57 - Current Funds (subject to annual appropriations)

\$ 17,691.43 - Municipal Radio Current Funds (subject to annual appropriations)

<u>Council District</u>	<u>Amount</u>
1	\$ 7,894.54
7	\$ 17,691.43
9	\$ 9,898.57
14	<u>\$924,515.46</u>
Total	\$960,000.00

ETHNIC COMPOSITION

TIBH Industries, Incorporated

White Male	18	White Female	18
Black Male	2	Black Female	0
Hispanic Male	3	Hispanic Female	7
Other Male	2	Other Female	0

OWNER

TIBH Industries, Incorporated

Fred Weber, Jr., President

Randy Bassett, Treasurer

March 25, 2015

WHEREAS, on June 26, 2013, City Council authorized a two-year service contract for janitorial services at the Morton H. Meyerson Symphony Center, Latino Cultural Center, Majestic Theatre, Dallas City Performance Hall, Bath House Cultural Center, Oak Cliff Cultural Center and WRR Municipal Radio by Resolution No. 13-1133;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to execute supplemental agreement no. 1 to increase the service contract with TIBH Industries, Incorporated (353896) for janitorial services at various facilities for the Office of Cultural Affairs and extend the term from June 26, 2015 through June 26, 2016 in an amount not to exceed \$960,000.00, increasing the service contract from \$1,300,470.05 to \$2,260,470.05.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$960,000.00 (subject to annual appropriations).

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

AGENDA ITEM # 9

KEY FOCUS AREA: E-Gov

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office
Police

CMO: Warren M.S. Ernst, 670-3491
Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize settlement of the lawsuit styled Dorothy Taylor v. City of Dallas, Cause No. DC-14-07278 - Not to exceed \$35,000 - Financing: Current Funds

BACKGROUND

Plaintiff filed a lawsuit against the City of Dallas seeking compensation for alleged bodily injuries sustained in an automobile accident on June 7, 2013, involving a Police Department vehicle. The City and Mrs. Taylor reached a proposed settlement following court-ordered mediation. Plaintiff is represented by the Law Offices of William J. Dunleavy.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Council will be briefed by memorandum regarding this item.

FISCAL INFORMATION

Funding for this item is budgeted in the current fiscal year.

\$35,000.00 - Current Funds

March 25, 2015

WHEREAS, a lawsuit styled Dorothy Taylor v. City of Dallas, Cause No. DC-14-07278, was filed by the plaintiff seeking compensation from the City of Dallas for alleged bodily injuries sustained in an automobile accident on June 7, 2013, involving a Police Department vehicle; and,

WHEREAS, the parties have agreed to a settlement of the case whereby the City of Dallas will pay Mrs. Taylor and Medicare the amount of \$35,000.00; and,

WHEREAS, it is in the best interest of the City of Dallas to settle this case; **Now, Therefore,**

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

Section 1. That the settlement in the lawsuit, styled Dorothy Taylor v. City of Dallas, Cause No. DC-14-07278, in an amount not to exceed \$35,000.00 is hereby approved.

Section 2. That the Chief Financial Officer is authorized to pay to Dorothy Taylor the amount of \$34,862.47 from Fund 0192, Department ORM, Unit 3890, Obj. 3521, Vendor CTORM001.

Section 3. That the Chief Financial Officer is authorized to pay to Medicare No. 465505537A, on behalf of Dorothy Taylor, the amount of \$137.53 from Fund 0192, Department ORM, Unit 3890, Obj. 3521, Vendor CTORM001.

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

AGENDA ITEM # 10

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Code Compliance

CMO: Joey Zapata, 670-3009

MAPSCO: N/A

SUBJECT

Authorize **(1)** an application for and acceptance of the Technical Assistance Scholarship Program Grant from the Center for Community Progress for consulting services for the period February 2, 2015 through August 27, 2015; and **(2)** execution of the grant agreement - Financing: No cost consideration to the City

BACKGROUND

The Center for Community Progress Technical Assistance Scholarship Program (TASP) is a competitive merit scholarship program for select communities that show promise in making innovative and important contributions to the field of practice. The City of Dallas is one of four cities to receive this award for consulting services, which is intended to improve the effectiveness of code enforcement efforts and strategy to combat housing vacancies and abandonment across the City of Dallas.

The Center for Community Progress' work in Dallas will focus primarily on evaluating existing local and state policies related to code enforcement. Based on its findings, the organization will offer recommendations for policy changes or strategies to help city government more effectively implement existing policies to prevent property deterioration and abandonment.

It is an award of services only and the City will not receive funds in connection with this grant.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

March 25, 2015

WHEREAS, the Center for Community Progress through philanthropic donations has made consulting services available to the City under the Technical Assistance Scholarship Program (TASP); and

WHEREAS, the City was awarded this grant on January 15, 2015; and

WHEREAS, it is in the best interest of the City of Dallas to accept the Center for Community Progress' consulting services to improve the effectiveness of code enforcement efforts and strategy to combat housing vacancies and abandonment across the City of Dallas; **Now, Therefore,**

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

Section 1. That the City Manager is authorized (1) to apply for and accept a grant from the Center for Community Progress for consulting services to be provided to the City of Dallas for the period February 2, 2015 through August 27, 2015; and (2) following approval as to form by the City Attorney, to execute a grant agreement with the Center for Community Progress.

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

KEY FOCUS AREA: E-Gov

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Communication and Information Services

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

MAPSCO: N/A

SUBJECT

Authorize a twelve-month renewal service agreement for software use and support of the Socrata Open Data Portal - Alamo City Engineering Services, Inc., through the U.S. General Services Administration - Not to exceed \$460,000 - Financing: Current Funds

BACKGROUND

Since 2013, the City has been leveraging the Socrata Open Data Portal as the strategic solution to serve as a single website for all published City data. To date, the City has 113 different collections of related data or datasets available.

The Socrata Open Data Portal is a cloud-based, turn-key, software-as-a-service solution designed to simplify the process of publishing public data to the web. This software empowers end users with tools for ad-hoc data exploration, visualization, and allows sharing of information. The platform is delivered as a fully branded web portal that allows users to:

- Perform robust searches for City data and information based on categories, tags, popularity and other common browsing methods.
- Interact with data by sorting, filtering, and performing group-by and roll-up operations.
- Offers citizens better access to City data, which creates opportunities for greater transparency.
- Allow end users to collect real time data that can be used to create charts, graphs and maps that can be saved, shared and stored.

This service agreement includes the renewal of the current subscription and additional internal and external services. The Open Budget service provides citizens the ability to explore the City's budget by searching by category and location to understand how City spending impacts their neighborhood and interests, while also increasing financial transparency. The Gov Stat / Open Performance service simplifies data-driven management to goal setting, measuring performance goals and communicating performance progress to internal stakeholders and citizens.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 29, 2013, the City authorized a subscription to the Socrata Open Data Platform Pilot Plan.

On March 23, 2015, the Quality of Life and Environment Committee will be briefed via memorandum.

FISCAL INFORMATION

\$460,000 - Current Funds

ETHNIC COMPOSITION

Alamo City Engineering Services, Inc.

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

OWNER

Alamo City Engineering Services, Inc.

Craig T. Stephens, President/Chief Executive Officer

March 25, 2015

WHEREAS, on May 29, 2013, City Council authorized a subscription for the Socrata Open Data Portal Pilot Plan by Administrative Action No. 13-5666.

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

Section 1. That the City Manager is hereby authorized to execute a twelve-month renewal service agreement with Alamo City Engineering Services, Inc. (VC14036) for software use and support of the Socrata Open Data Portal in an amount not to exceed \$460,000, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds from the following appropriations in an amount not to exceed \$460,000.00:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>AMOUNT</u>	<u>FY</u>	<u>ENCUMBRANCE</u>
0198	DSV	1665	3099	\$460,00.00	2015	DSV15SOCRATA

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

AGENDA ITEM # 12

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: March 25, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 44N

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Dallas Area Habitat for Humanity (Habitat) has submitted a proposal and development plan to DHADC for 1 lot shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Habitat to the City's Land Bank, the sale of that lot from DHADC to Habitat and the release of lien for any non-tax liens that may have been filed by the City. The vacant lot was purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Habitat will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Habitat and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Habitat will build an affordable house on the lot. The approximate square footage and sales price of the house will be 1,279 square feet and from \$80,000 to \$105,000. The lot will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (1 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (0 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$5,000.00 for the sales price, as calculated from the 2014-15 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 2, 2014, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On February 19, 2015, DHADC approved the development plan and sale of 1 lot from DHADC to Habitat.

FISCAL INFORMATION

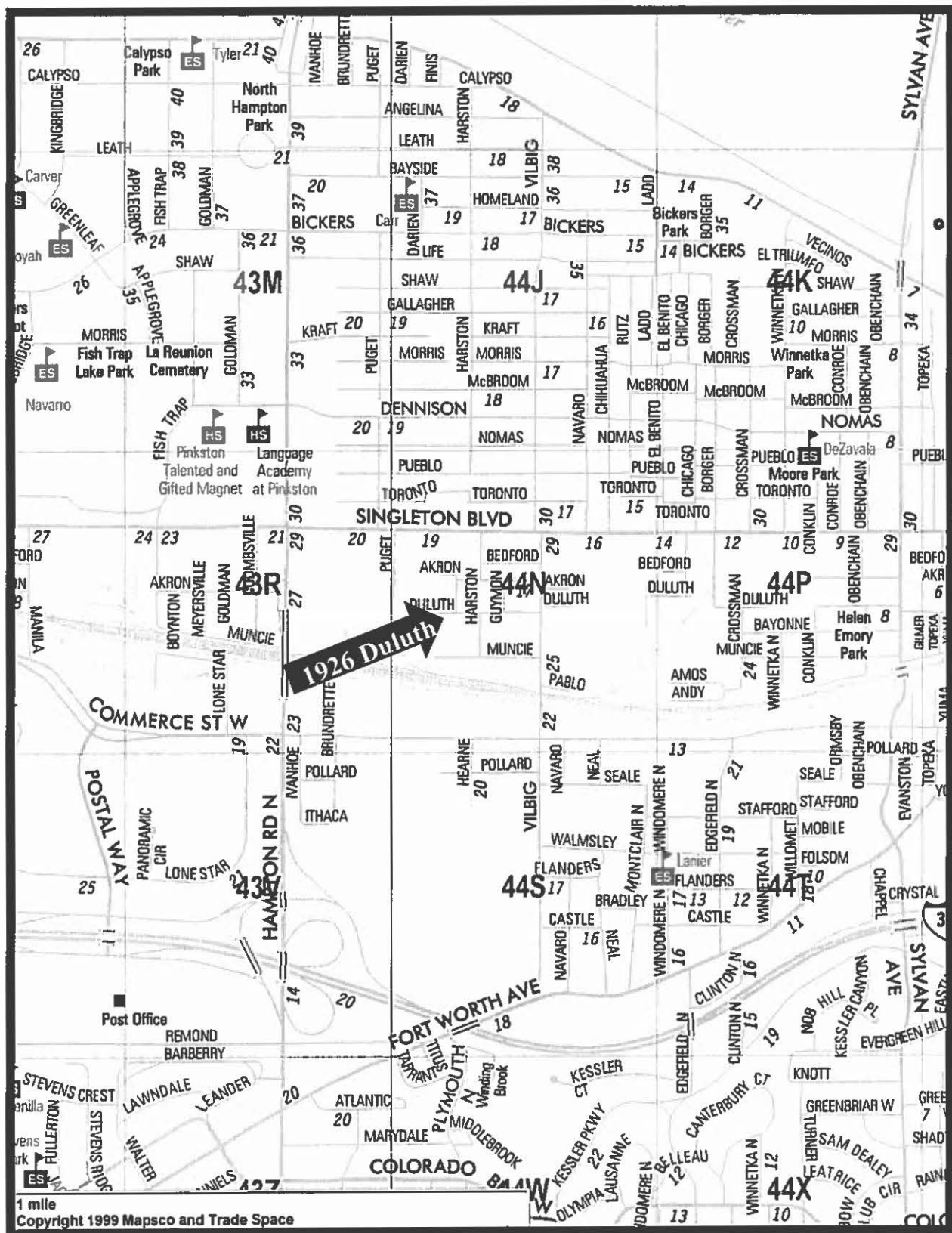
No cost consideration to the City

MAP

Attached

**Land Bank (DHADC) Sale of Lot to
Dallas Area Habitat for Humanity**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 1926 Duluth	44N	6	\$3,441.35



MAPSCO 44N

March 25, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Dallas Area Habitat for Humanity (Habitat) submitted a proposal and development plan to DHADC for 1 lot shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Habitat and authorize the sale of the said 1 lot from DHADC to Habitat to build an affordable house;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by Habitat and the sale of 1 lot shown on Exhibit "A" from DHADC to Habitat is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lot shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	1936 Duluth Lot 7, Riggins College Park Addition Block G7238	Dallas Area Habitat for Humanity	1	\$5,000.00
TOTAL				\$5,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 1

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

Street #	Street Name	Lot	Block	Subdivision	DCAD Value
1926	Duluth	7	G/7238	College Park (Riggins)	\$ 10,000.00

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots 1 on each lot
Square Footage of each home Approximately 1279 AC; 1691 total
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports Detached Attached Attached
Type of Exterior Veneer Brick and hardiboard Which sides see elevations for details
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$80-105,000

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots
Square Footage of each home
Number of Bedrooms/Baths in each home /
Number of Garages Number of Carports Detached Attached
Type of Exterior Veneer Which sides
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots
Square Footage of each home
Number of Bedrooms/Baths in each home /
Number of Garages Number of Carports Detached Attached
Type of Exterior Veneer Which sides
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 1095 days

Completion of Construction 1215 days

Sale of first affordable housing unit to low income households 1305 days

Sale of last affordable unit to low income households 1305 days

AGENDA ITEM # 13

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: March 25, 2015
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 54Z 55J S X Y Z 56W 65B C D F 66A E

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by DeSoto Real Estate Resource LLC for the construction of affordable houses; **(2)** the sale of 24 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to DeSoto Real Estate Resource LLC; and **(3)** execution of a release of lien for any non-tax liens on the 24 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

DeSoto Real Estate Resource LLC has submitted a proposal and development plan to DHADC for 24 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by DeSoto Real Estate Resource LLC to the City's Land Bank, the sale of those lots from DHADC to DeSoto Real Estate Resource LLC and the release of lien for any non-tax liens that may have been filed by the City.

BACKGROUND (continued)

The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to DeSoto Real Estate Resource LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by DeSoto Real Estate Resource LLC and construction financing is not closed within three years of conveyance.

DeSoto Real Estate Resource LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be approximately 1,300 square feet and from \$90,000 to \$115,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (4 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (5 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (15 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$130,000.00 for the sales price, as calculated from the 2014-15 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 2, 2014, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On February 19, 2015, DHADC approved the development plan and sale of 24 lots from DHADC to DeSoto Real Estate Resource LLC.

FISCAL INFORMATION

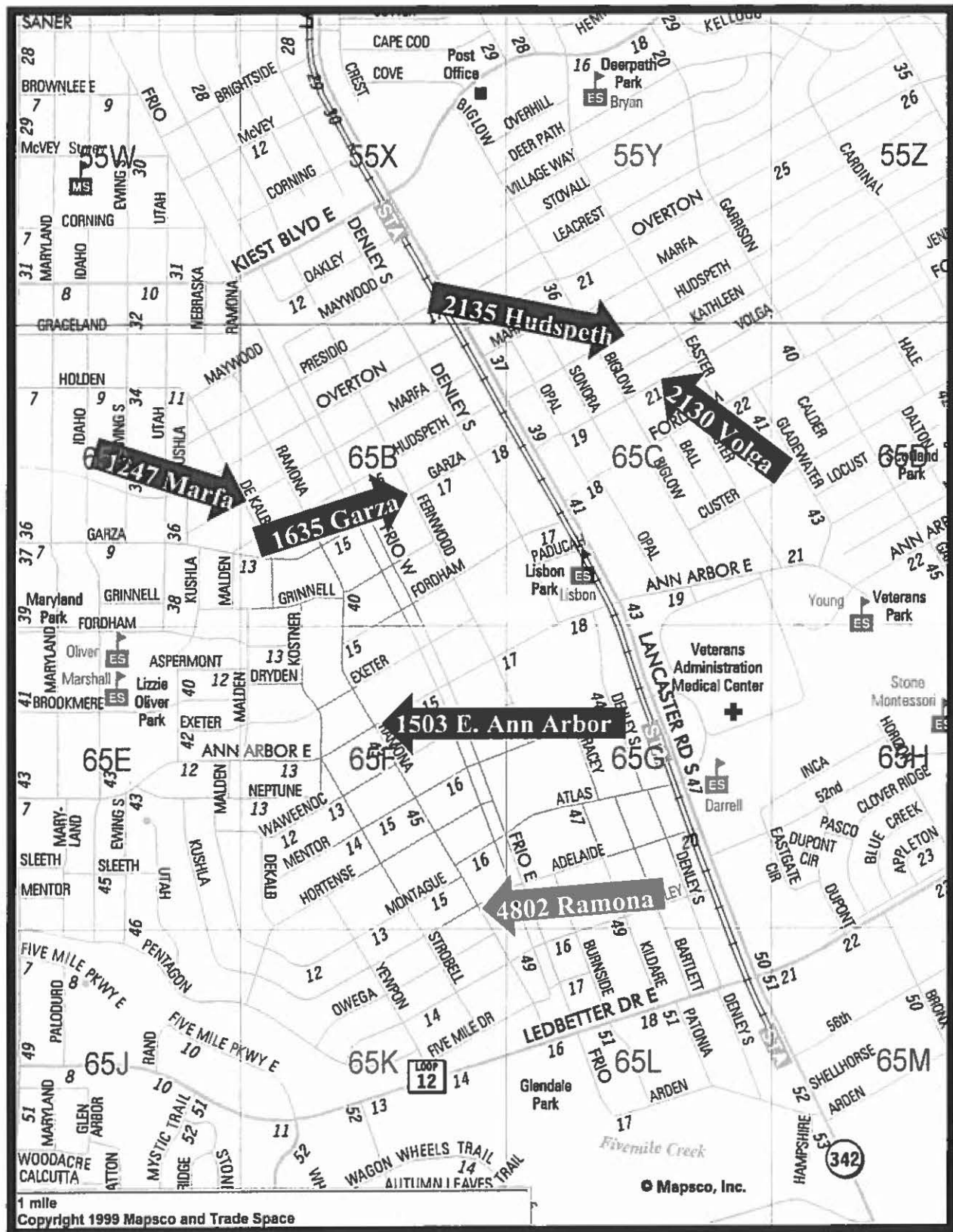
No cost consideration to the City

MAP

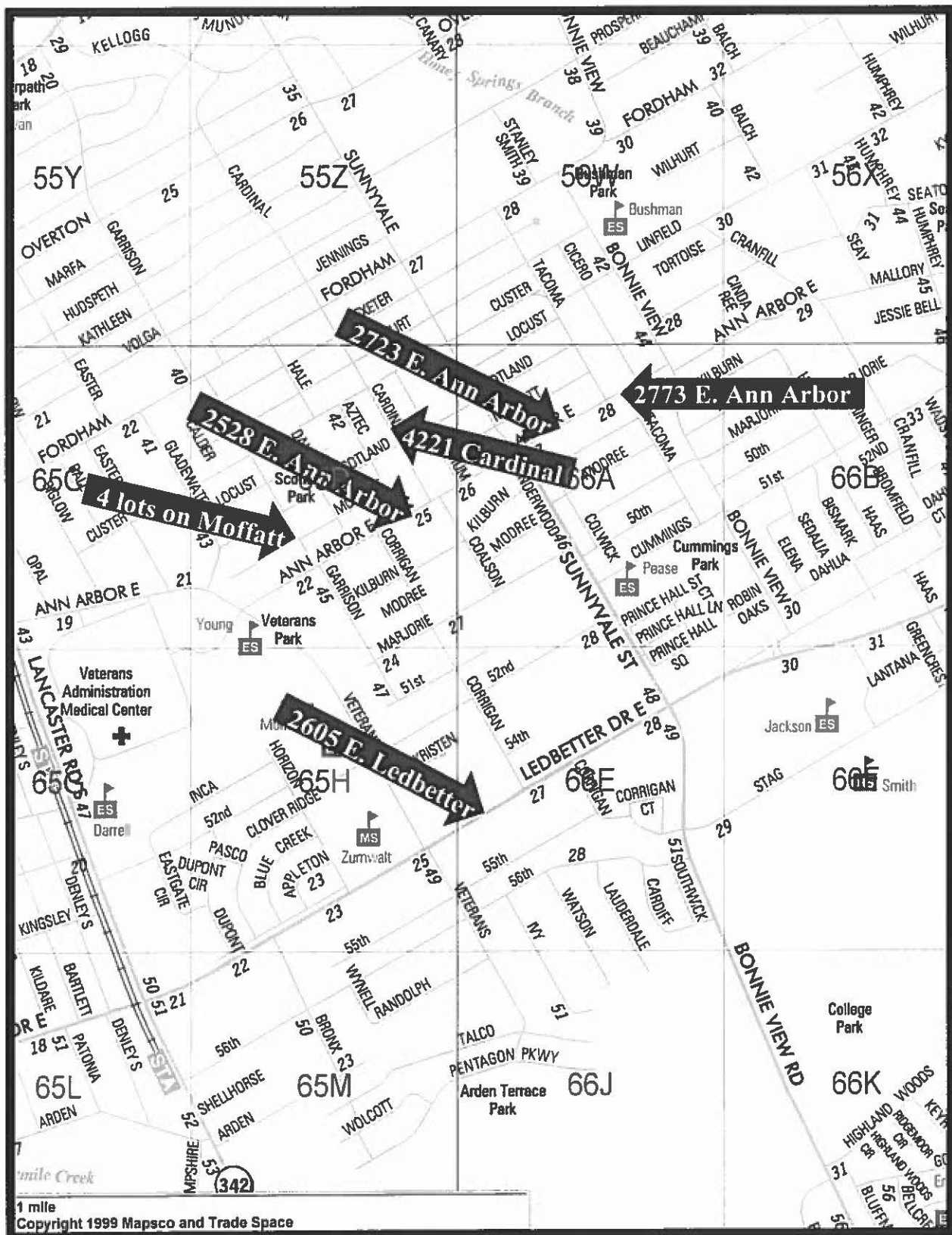
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**Land Bank (DHADC) Sale of Lots to
DeSoto Real Estate Resource LLC**

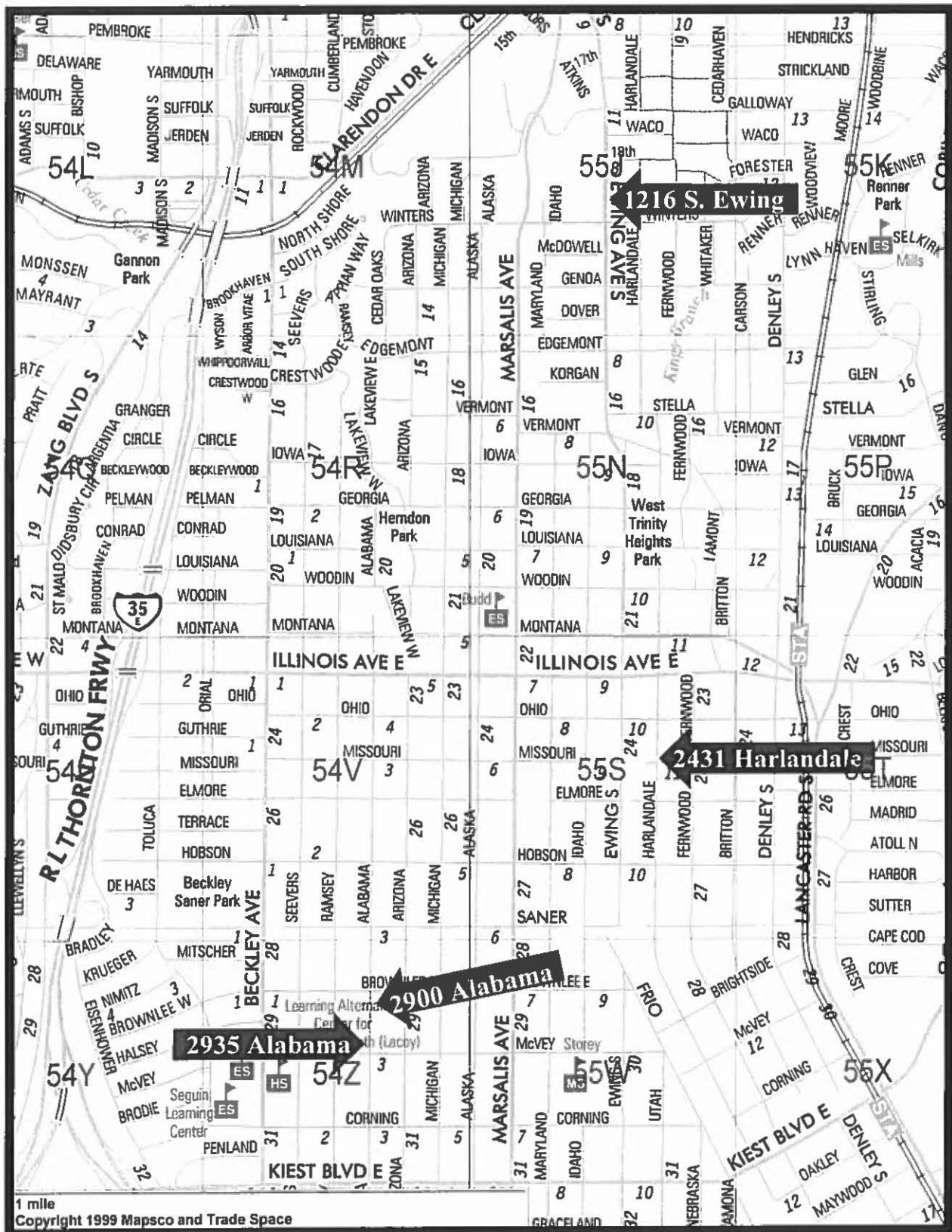
<u>Property Address</u>	<u>Mapsc</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 2900 Alabama	54Z	4	\$11,679.08
2. 2935 Alabama	54Z	4	\$11,249.86
3. 1216 S. Ewing	55J	4	\$ 1,766.78
4. 1635 Garza	65B	4	\$ 9,630.42
5. 2431 Harlandale	55S	4	\$14,345.43
6. 3328 Harlandale	55X	4	\$18,800.60
7. 2135 Hudspeth	65C	4	\$10,696.81
8. 2159 Hudspeth	55Y	4	\$14,924.06
9. 2802 Prosperity	56W	4	\$ 5,450.81
10. 2759 Prosperity	55Z	4	\$13,870.91
11. 4802 Ramona	65F	4	\$ 3,345.90
12. 2605 E. Ledbetter	66E	4	\$ 1,250.84
13. 2528 E. Ann Arbor	65D	4	\$16,454.13
14. 2723 E. Ann Arbor	66A	4	\$ 579.18
15. 2773 E. Ann Arbor	66A	4	\$14,810.89
16. 1503 E. Ann Arbor	65F	4	\$17,950.27
17. 2407 Kathleen	55Y	4	\$ 9,092.77
18. 2130 Volga	65C	4	\$ 6,352.30
19. 4221 Cardinal	65D	4	\$11,004.90
20. 2226 Moffatt	65D	4	\$10,551.07
21. 2230 Moffatt	65D	4	\$10,514.97
22. 2235 Moffatt	65D	4	\$ 5,796.55
23. 2322 Moffatt	65D	4	\$12,843.72
24. 1247 Marfa	65B	4	\$ 6,248.48



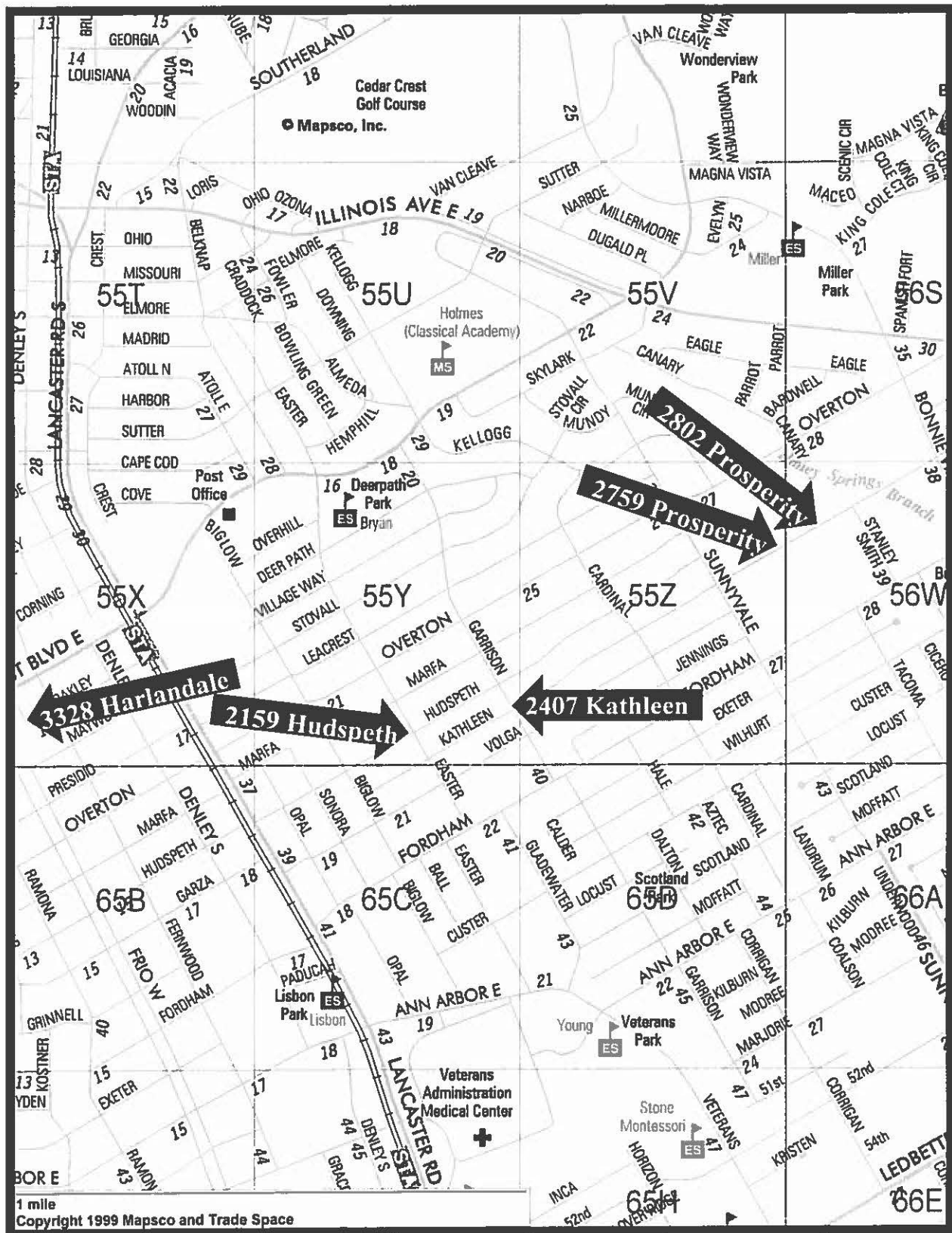
MAPSCO 65B 65C 65F



MAPSCO 65D 66A 66E



MAPSCO 54Z 55J 55S



MAPSCO 55X Y Z 56W

March 25, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, DeSoto Real Estate Resource LLC submitted a proposal and development plan to DHADC for 24 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by DeSoto Real Estate Resource LLC and authorize the sale of the said 24 lots from DHADC to DeSoto Real Estate Resource LLC to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by DeSoto Real Estate Resource LLC and the sale of 24 lots shown on Exhibit "A" from DHADC to DeSoto Real Estate Resource LLC is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	2900 Alabama Lot 1, Fremont Addition Block 11/4110	DeSoto Real Estate Resource LLC	1	\$5,000.00
2	2935 Alabama Lot 21, Fremont Addition Block 10/4109	DeSoto Real Estate Resource LLC	1	\$5,000.00
3	1216 S. Ewing Lot 5, Midway Heights Addition Block 1/3444	DeSoto Real Estate Resource LLC	1	\$5,000.00
4	1635 Garza Lot 18, Liberty Heights Addition Block 39/4091	DeSoto Real Estate Resource LLC	1	\$5,000.00
5	2431 Harlandale Lot 9, Trinity Heights Addition Block 10/3686	DeSoto Real Estate Resource LLC	1	\$5,000.00
6	3328 Harlandale Lot 10, Jake Tipps Subdivision of Liberty Heights Addition Block 4/4056	DeSoto Real Estate Resource LLC	1	\$5,000.00
7	2135 Hudspeth Lot 22, Fordham Heights Addition Block B/5854	DeSoto Real Estate Resource LLC	1	\$5,000.00
8	2159 Hudspeth Lot 16, Fordham Heights Addition Block B/5854	DeSoto Real Estate Resource LLC	1	\$5,000.00
9	2802 Prosperity Lot 61-A, Oak Cliff Estates Orchards Addition Block 6080	DeSoto Real Estate Resource LLC	1	\$5,000.00
10	2759 Prosperity Southwest 50x185 feet of Lot 42, Oak Cliff Estates Addition Block 6079	DeSoto Real Estate Resource LLC	1	\$5,000.00
TOTAL				\$50,000.00

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
11	4802 Ramona Part of Lot 10A, Glendale Acres Addition Block F/4357	DeSoto Real Estate Resource LLC	1	\$5,000.00
12	2605 E. Ledbetter Part of Lots 47, 48 & 49 Block 44/5845	DeSoto Real Estate Resource LLC	2	\$10,000.00
13	2528 E. Ann Arbor Lot 13, Highland Acres Addition Block 2/5154	DeSoto Real Estate Resource LLC	1	\$5,000.00
14	2723 E. Ann Arbor Lot 9, Southgate Addition No. 2 Block 7/6082	DeSoto Real Estate Resource LLC	1	\$5,000.00
15	2773 E. Ann Arbor Lot 12, Southgate Addition Block 1/6082	DeSoto Real Estate Resource LLC	1	\$5,000.00
16	1503 E. Ann Arbor Lot 1, Bellevue Addition Block 14/4314	DeSoto Real Estate Resource LLC	1	\$5,000.00
17	2407 Kathleen Lot 11, Eastview Addition No. 2 Block 8/5855	DeSoto Real Estate Resource LLC	1	\$5,000.00
18	2130 Volga Lot 8, Fordham Heights Addition Block D/5854	DeSoto Real Estate Resource LLC	1	\$5,000.00
19	4221 Cardinal Lots 38 & 39, City View Revised Addition Block 7/6083	DeSoto Real Estate Resource LLC	2	\$10,000.00
TOTAL				\$55,000.00

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
20	2226 Moffatt Lot 16, Southern Crest Addition Block 1/5851	DeSoto Real Estate Resource LLC	1	\$5,000.00
21	2230 Moffatt Lot 15, Southern Crest Addition Block 1/5851	DeSoto Real Estate Resource LLC	1	\$5,000.00
22	2235 Moffatt Lot 3, Southern Crest Addition Block 6/5851	DeSoto Real Estate Resource LLC	1	\$5,000.00
23	2322 Moffatt Lot 11, Southern Crest Addition Block 2/5851	DeSoto Real Estate Resource LLC	1	\$5,000.00
24	1247 Marfa Lot 19, Liberty Heights Addition Block 24/4079	DeSoto Real Estate Resource LLC	1	\$5,000.00
TOTAL				\$25,000.00
GRAND TOTAL				\$130,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 24
- (2) Land Bank name for this parcel of lots. Dallas
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). [See Attached]

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots 4
Square Footage of each home 1300-1500
Number of Bedrooms/Baths in each home 1
Number of Garages Number of Carports Detached Attached
Type of Exterior Veneer Brick Which sides Front
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 95-115K

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots 15
Square Footage of each home 1300-1500
Number of Bedrooms/Baths in each home 1
Number of Garages 1+2 Number of Carports Detached Attached
Type of Exterior Veneer Brick Which sides Front
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 100-130K

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots 5
Square Footage of each home 1300-1500
Number of Bedrooms/Baths in each home 1
Number of Garages 1+2 Number of Carports Detached Attached
Type of Exterior Veneer Brick Which sides All
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 100-130K

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a two year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 60 days

Completion of Construction 360 days

Sale of first affordable housing unit to low income households 180 days

Sale of last affordable unit to low income households 360 days

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 6, 7

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 43K M 44J 46Q R T

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Opportunity Construction, LLC for the construction of affordable houses; **(2)** the sale of 6 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Opportunity Construction, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 6 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Opportunity Construction, LLC has submitted a proposal and development plan to DHADC for 6 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Opportunity Construction, LLC to the City's Land Bank, the sale of those lots from DHADC to Opportunity Construction, LLC and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Opportunity Construction, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Opportunity Construction, LLC and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Opportunity Construction, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be approximately 1,300 square feet and from \$90,000 to \$115,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (1 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (2 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (3 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$30,000.00 for the sales price, as calculated from the 2014-15 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 2, 2014, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On February 19, 2015, DHADC approved the development plan and sale of 6 lots from DHADC to Opportunity Construction, LLC.

FISCAL INFORMATION

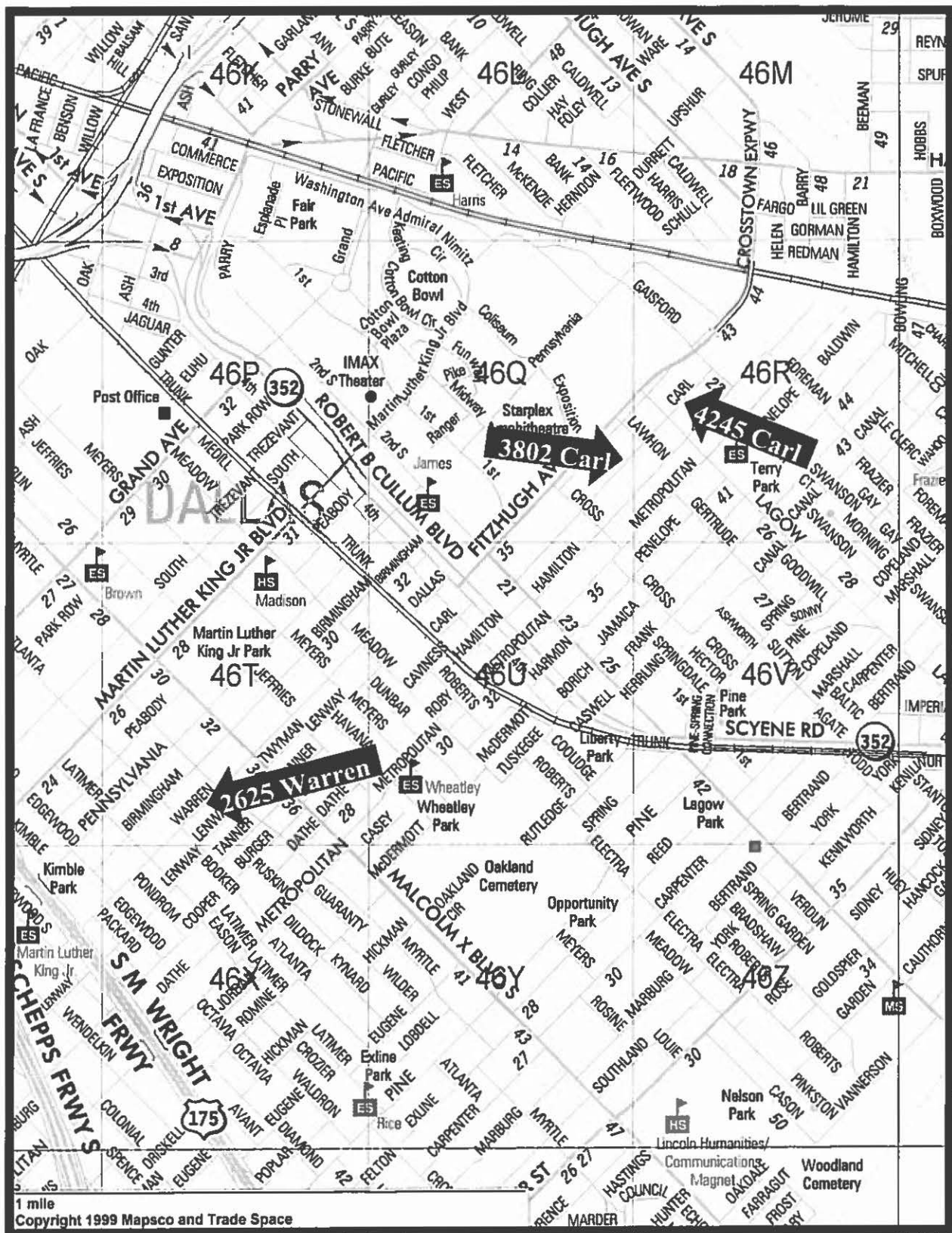
No cost consideration to the City

MAP

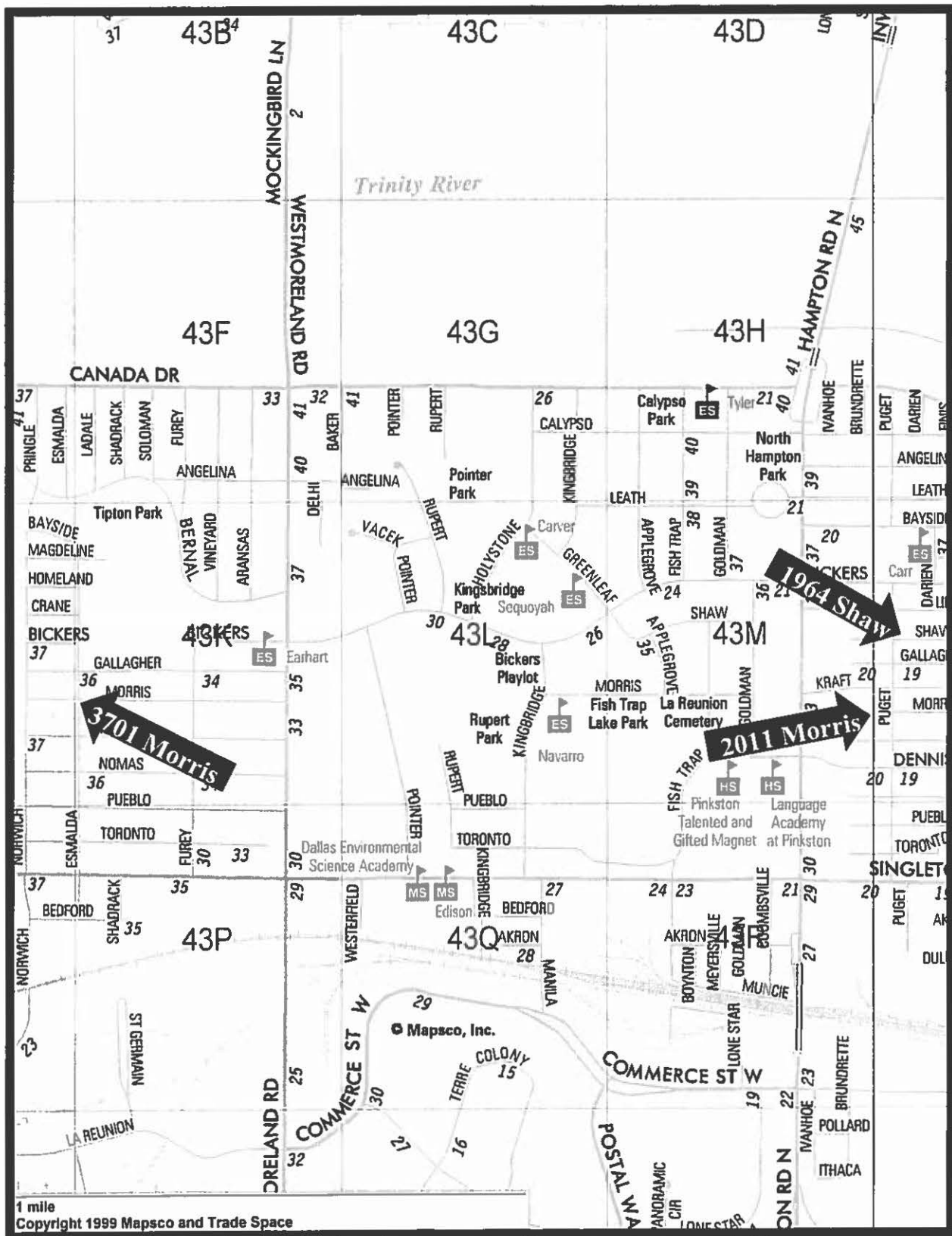
Attached

**Land Bank (DHADC) Sale of Lots to
Opportunity Construction, LLC**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 3701 Morris	43K	6	\$22,954.13
2. 2011 Morris	43M	6	\$18,581.60
3. 1964 Shaw	44J	6	\$14,986.81
4. 4245 Carl	46R	7	\$ 8,966.46
5. 3802 Carl	46Q	7	\$ 2,326.63
6. 2625 Warren	46T	7	\$16,559.40



MAPSCO 46Q 46R 46T



MAPSCO 43K 43M 44J

March 25, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Opportunity Construction, LLC submitted a proposal and development plan to DHADC for 6 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Opportunity Construction, LLC and authorize the sale of the said 6 lots from DHADC to Opportunity Construction, LLC to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by Opportunity Construction, LLC and the sale of 6 lots shown on Exhibit "A" from DHADC to Opportunity Construction, LLC is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	3701 Morris East 50 feet of Lot 10, Homeland Estates Revised Addition Block 12/7151	Opportunity Construction, LLC	1	\$5,000.00
2	2011 Morris East 1/2 of Lot 10, Victory Gardens Addition No. 5 Block 23/7127	Opportunity Construction, LLC	1	\$5,000.00
3	1964 Shaw West 52.5 feet of Lot 4, Victory Gardens Addition No. 5 Block 30/7127	Opportunity Construction, LLC	1	\$5,000.00
4	4245 Carl Lot 11, Parks Investment Company's Fitzhugh Avenue Addition Block A/1820	Opportunity Construction, LLC	1	\$5,000.00
5	3802 Carl Tract 1, 50x125 feet, Thomas Lagow League Block 1813	Opportunity Construction, LLC	1	\$5,000.00
6	2625 Warren Lots 31 & 32, South Park Addition Block 38/1313	Opportunity Construction, LLC	1	\$5,000.00
TOTAL				\$30,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 6

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

See Contract

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

1 Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots 1
Square Footage of each home 1300
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports Detached Attached
Type of Exterior Veneer Brick/Siding Which sides Brick-FS / Siding-R
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$90K - \$115K

3 Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots 3
Square Footage of each home 1300
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports Detached Attached
Type of Exterior Veneer Brick/Siding Which sides Brick-FS / Siding-R
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$90K - \$115K

2 Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots 2
Square Footage of each home 1300
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports Detached Attached
Type of Exterior Veneer Brick/Siding Which sides Brick-FS / Siding-R
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$90K - \$115K

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 30 days

Completion of Construction 120 days

Sale of first affordable housing unit to low income households 30 days

Sale of last affordable unit to low income households 120 days

AGENDA ITEM # 15

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: March 25, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 43J N P 44N

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Santos Coria for the construction of affordable houses; **(2)** the sale of 9 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Santos Coria; and **(3)** execution of a release of lien for any non-tax liens on the 9 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Santos Coria has submitted a proposal and development plan to DHADC for 9 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Santos Coria to the City's Land Bank, the sale of those lots from DHADC to Santos Coria and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Santos Coria will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Santos Coria and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Santos Coria will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be approximately 1,200 to 1,800 square feet and from \$109,000 to \$130,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (2 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (3 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (4 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$45,000.00 for the sales price, as calculated from the 2014-15 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 2, 2014, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On February 19, 2015, DHADC approved the development plan and sale of 9 lots from DHADC to Santos Coria.

FISCAL INFORMATION

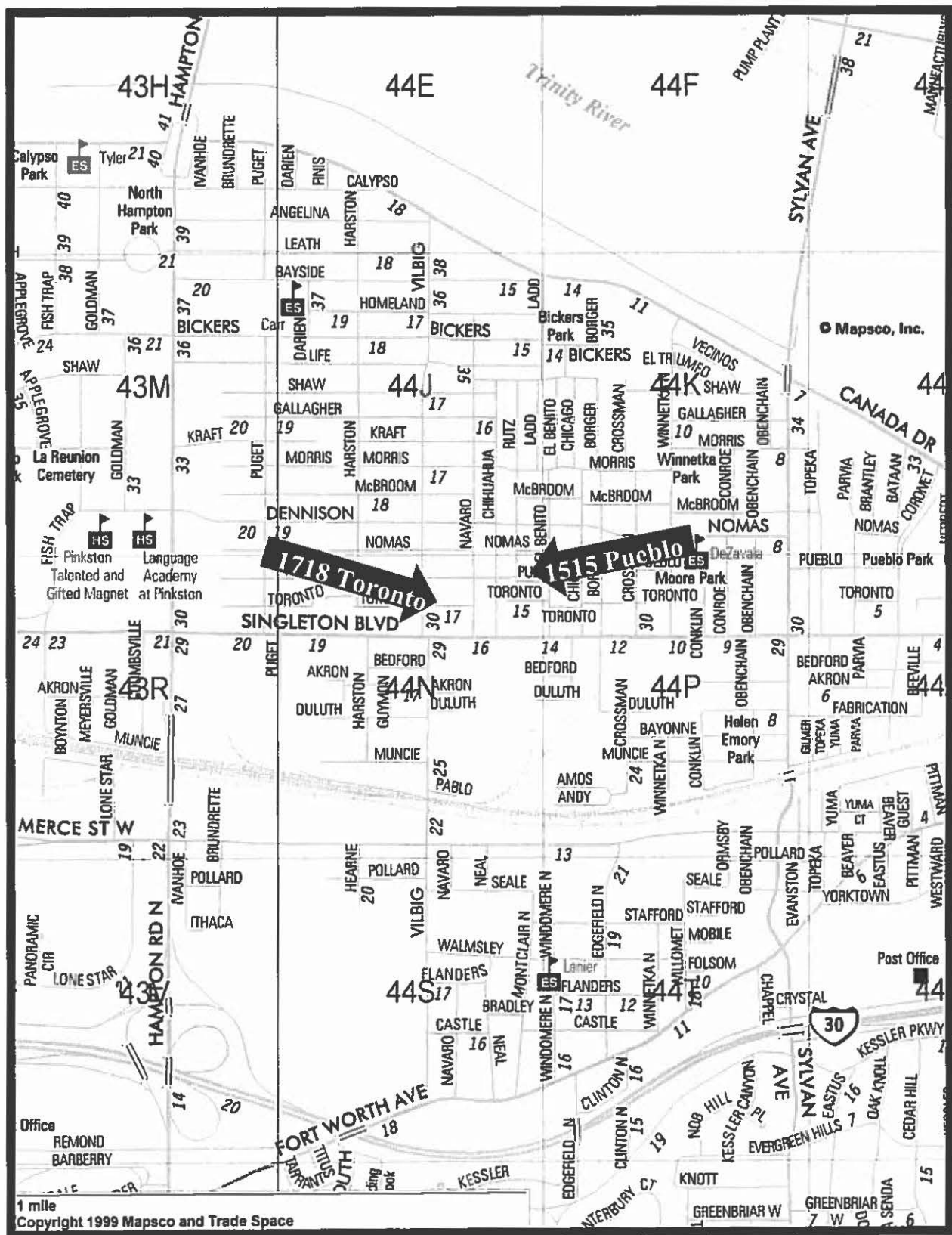
No cost consideration to the City

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
Santos Coria**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 1515 Pueblo	44N	6	\$ 7,300.42
2. 3623 Pueblo	43P	6	\$13,932.12
3. 3628 Toronto	43P	6	\$15,731.45
4. 3719 Toronto	43N	6	\$11,949.19
5. 3561 Toronto	43P	6	\$13,420.32
6. 1718 Toronto	44N	6	\$13,898.20
7. 3724 McBroom	43J	6	\$12,318.13
8. 3741 Morris	43J	6	\$22,336.98
9. 3739 Gallagher	43J	6	\$17,620.18



MAPSCOT 44N

March 25, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Santos Coria submitted a proposal and development plan to DHADC for 9 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Santos Coria and authorize the sale of the said 9 lots from DHADC to Santos Coria to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by Santos Coria and the sale of 9 lots shown on Exhibit "A" from DHADC to Santos Coria is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	1515 Pueblo 48x140 feet out of John P. Cole Survey, Abst. No. 242 Block C7112	Santos Coria	1	\$5,000.00
2	3623 Pueblo East 49.4 feet of Lot 1, Eagle Ford Gardens Addition Block E7152	Santos Coria	1	\$5,000.00
3	3628 Toronto West 40 feet of East 60 feet of Lot 4, Eagle Ford Gardens Addition Block A7152	Santos Coria	1	\$5,000.00
4	3719 Toronto West 40 feet of Lot 2, Eagle Ford Gardens Addition Block C7152	Santos Coria	1	\$5,000.00
5	3561 Toronto 50x140 feet, Lot 3, Homeland Estates #2 Addition Block 177147	Santos Coria	1	\$5,000.00
6	1718 Toronto West 40 Feet of Lot 15, Homestead Addition Block A7116	Santos Coria	1	\$5,000.00
7	3724 McBroom Middle 40 feet of Lot 7, Eagle Ford Gardens Addition Block G7152	Santos Coria	1	\$5,000.00
8	3741 Morris Lot 6A, Homeland Estates Revised Addition Block 127151	Santos Coria	1	\$5,000.00
9	3739 Gallagher West 47.3 feet of Lot 6, Homeland Estates Addition Block 107151	Santos Coria	1	\$5,000.00
TOTAL				\$45,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 9

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

SEE ATTACHMENT

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots 2
Square Footage of each home 1200-1500
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 0 Number of Carports Detached Attached
Type of Exterior Veneer SIDING/BRICK Which sides ALL
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 109,000-120,000

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots 4
Square Footage of each home 1200-1500
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1-2 Number of Carports Detached Attached
Type of Exterior Veneer SIDING/BRICK Which sides ALL
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 110,000-120,000

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots 3
Square Footage of each home 1200-1800
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1-2 Number of Carports Detached Attached
Type of Exterior Veneer BRICK/SIDING Which sides ALL
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 110,000 -130,000

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 180 days

Completion of Construction 210 days

Sale of first affordable housing unit to low income households 365 days

Sale of last affordable unit to low income households 365 days

AGENDA ITEM # 16

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 4

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 55-P, Q, R, T, U

SUBJECT

Authorize a contract for construction of improvements to include: resurfacing of the greens and tee improvements, bunker restoration, putting greens, and short game area at Cedar Crest Golf Course located at 1800 Southerland Avenue - Frontier Construction Company, Inc. dba Frontier Golf, Inc., lowest responsible bidder of one - Not to exceed \$845,430 - Financing: Golf Improvement Funds

BACKGROUND

On January 8, 2015, one bid was received for an improvement plan to include: resurfacing of the greens and tee improvements, bunker restoration, putting greens, and short game area at Cedar Crest Golf Course. This item authorizes award of the construction contract to Frontier Construction Company, Inc. dba Frontier Golf, Inc. for the Base Bid and Alternate Nos. 2, 3, 6, 7 and 8 with a total bid amount of \$845,430.

Frontier Construction Company, Inc. dba Frontier Golf, Inc., has had no contractual activities with the City of Dallas for the past three years.

ESTIMATED SCHEDULE OF PROJECT

Began Design	October 2014
Completed Design	November 2014
Begin Construction	March 2015
Complete Construction	August 2015

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board authorized advertisement for construction procurement on November 20, 2014.

The Park and Recreation Board authorized award of the contract on February 19, 2015.

FISCAL INFORMATION

Golf Improvement Funds - \$845,430

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Frontier Construction Company, Inc. dba Frontier Golf, Inc.

White Male	125	White Female	9
Black Male	0	Black Female	0
Hispanic Male	25	Hispanic Female	0
Other Male	0	Other Female	0

BID INFORMATION

The following one bid was received and opened on January 8, 2015:

*Denotes the successful bidder

<u>Bidder</u>	<u>Base Bid</u>	<u>Alternate Nos. 2, 3, 6, 7, and 8**</u>	<u>Total Bid</u>
*Frontier Construction Company, Inc. dba Frontier Golf, Inc. 3826 Route 31 East Jones Mills, PA 15646	\$696,430	\$149,000	\$845,430

**Alternate No. 2 - provides for the installation of a bunker sand.

**Alternate No. 3 - provides for fraze mowing.

**Alternate No. 6 - provides for the installation of irrigation controller face plate conversion.

**Alternate No. 7 - provides for the installation of irrigation central controller upgrade.

**Alternate No. 8 - provides for the installation of irrigation weather station.

OWNER

Frontier Construction Company, Inc. dba Frontier Golf, Inc.

Nicholas Scigliano, President

Jason Nau, Vice President

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract for construction of improvements to include: resurfacing of the greens and tee improvements, bunker restoration, putting greens, and short game area at Cedar Crest Golf Course located at 1800 Southerland Avenue - Frontier Construction Company, Inc. dba Frontier Golf, Inc., lowest responsible bidder of one - Not to exceed \$845,430 - Financing: Golf Improvement Funds

Frontier Construction Company, Inc. dba Frontier Golf, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$0.00	0.00%
Total non-local contracts	\$845,430.00	100.00%
TOTAL CONTRACT	\$845,430.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
G & J Seeding	WFWB6154N0415	\$51,200.00	6.06%
State Wide Trucking	WFDB63249Y1015	\$33,000.00	3.90%
Cowtown Ready Mix	WFDB62378Y0615	\$14,180.00	1.68%
Borck Environmental	WFWB6171Y0516	\$6,100.00	0.72%
Total Minority - Non-local		\$104,480.00	12.36%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$104,480.00	12.36%
Total	\$0.00	0.00%	\$104,480.00	12.36%



The graph shows a step function where the height increases in discrete steps. The x-axis is labeled from 0 to 930 in increments of 155. The y-axis is labeled 'Feet' with values 0, 155, 310, 620, and 930. The function starts at (0,0), jumps to 155 feet at 155 steps, to 310 feet at 310 steps, to 620 feet at 620 steps, and finally to 930 feet at 930 steps.



**Cedar Crest Golf Course
(1800 Southerland Avenue)**

Mapsco
55 P Q R T U

District
4

February 19, 2015

March 25, 2015

WHEREAS, on January 8, 2015, one bid was received for construction of improvements to include: resurfacing of the greens and tee improvements, bunker restoration, putting greens, and short game area at Cedar Crest Golf Course located at 1800 Southerland Avenue.

<u>Bidder</u>	<u>Base Bid</u>	<u>Alternate Nos. 2, 3, 6, 7, and 8**</u>	<u>Total Bid</u>
Frontier Construction Company, Inc. dba Frontier Golf, Inc.	\$696,430	\$149,000	\$845,430

**Alternate No. 2 - provides for the installation of a bunker sand.

**Alternate No. 3 - provides for fraze mowing.

**Alternate No. 6 - provides for the installation of irrigation controller face plate conversion.

**Alternate No. 7 - provides for the installation of irrigation central controller upgrade.

**Alternate No. 8 - provides for the installation of irrigation weather station.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into a contract with Frontier Construction Company, Inc. dba Frontier Golf, Inc. for construction of improvements to include: resurfacing of the greens and tee improvements, bunker restoration, putting greens, and short game area at Cedar Crest Golf Course, in an amount not to exceed \$845,430.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a contract with Frontier Construction Company, Inc. dba Frontier Golf, Inc., after approval as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$845,430 to Frontier Construction Company, Inc. dba Frontier Golf, Inc. from Golf Improvement Fund, Fund 0332, Department PKR, Unit 9363, Object 4599, Activity PK19, Program PKP9363, CT-PKR15019495, Commodity 91200, Vendor VS87246.

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

AGENDA ITEM # 17

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 4

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: N/A

SUBJECT

Authorize an amendment to the one hundred twenty-six month concession contract with Ira McGraw dba IAMJ Enterprises, Inc. to define roles, responsibilities and compensation due to renovations and closure of Cedar Crest Golf Course - Not to exceed \$210,120 - Financing: Golf Improvement Funds

BACKGROUND

This action will amend the concession contract with Ira McGraw dba IAMJ Enterprises, Inc. approved on June 11, 2008, by Council Resolution No. 08-1654 for management of the pro shop operations. The City of Dallas golf course facility and grounds operations are managed by City staff and the business operations are managed by a Head Golf Professional via a contract with the City. This public/private contractual partnership maximizes the revenue potential and return on investment for both the operator and the City of Dallas. The golf course renovation will close the course for approximately seven months, during which time the golf pro will have no opportunity to generate revenue from the facilities but will continue to have financial responsibility for many aspects of the operation.

The Golf Pro will provide services during the renovations including preparing the marketing plan for the course re-opening and provide professional input during the course construction regarding the final product including landscaping selection, greens, and fairway sculpting.

BACKGROUND (Continued)

The City proposes to compensate Mr. McGraw for expenses and a one-time annual compensation of \$84,195 for his professional oversight during construction. The proposed one-time annual compensation is based on other municipal contract comparables during golf course renovations. Substantiated and validated expenses of approximately \$100,924.52 will be incurred by Mr. McGraw, against which he has no opportunity to generate revenue. During the year that the course will be closed, expenses include maintaining the telephone lines, liquor license, insurance, pest control and golf shop security system. The costs for staff to close and re-open the pro shop and café, and losses for merchandise liquidation are also considered for compensation.

Mr. McGraw will also incur expenses extending for a period of three years beyond the re-opening of the course for unemployment taxes. The City is proposing to compensate Mr. McGraw through a lump sum payment of \$185,119.52, and through reimbursing him on actual expenses incurred for increased unemployment taxes over the next three years, in an amount not to exceed \$25,000 for a total amount of \$210,119.52. During the term of the renovation and course closure, the City will assume all utility costs for the golf course, pro shop and cart barn.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board authorized award of an amendment to the one hundred twenty-six month concession contract with Ira McGraw dba IAMJ Enterprises, Inc.

FISCAL INFORMATION

Golf Improvement Funds - \$210,119.52

March 25, 2015

WHEREAS, the City Charter provides for the Park and Recreation Board to grant contracts and agreements within park facilities with such terms and conditions as it shall deem proper; and

WHEREAS, the City Charter requires that the City Council approve any contract which exceeds one year in duration; and

WHEREAS, the Park and Recreation Board has developed a golf pro shop management plan which provides for the operation of the golf pro shops at Cedar Crest, Luna Vista, Stevens Park, Tenison Park and Grover C. Keeton Golf Courses through professional managers as independent contractors; and

WHEREAS, on June 11, 2008, Resolution No. 08-1654 authorized a one-hundred twenty-six month concession contract for the operation of the golf prop shop that provides for the full service golf facility at Cedar Crest to the citizens including merchandise, golf carts, club repairs, club rentals, food and drink, beer, driving range, lessons, and building reservations through Ira McGraw, a professional manager, as an independent contractor operating as IAMJ Enterprises, Inc.; and

WHEREAS, the City is preparing to conduct a renovation of Cedar Crest Golf Course beginning on or about May 1, 2015 and ending on or about September 30, 2015; and

WHEREAS, pursuant to Section 22 of the Contract, the City will close down Cedar Crest Golf Course during the renovation, and

WHEREAS, this action will authorize an amendment to the one-hundred twenty-six month concession contract with Ira McGraw dba IAMJ Enterprises, Inc. to define roles, responsibilities, compensation and reimbursement for professional services performed and costs incurred during the premises closure including presenting to the public on the golf course renovations; providing a marketing plan; and providing professional knowledge as to landscaping form and planting selections, green contouring and placement, bunkers and fairway sculpting and drainage.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the President of the Park and Recreation Board and City Manager be authorized to execute an amendment to the one-hundred twenty-six month concession contract with Ira McGraw dba IAMJ Enterprises, Inc. after approval as form by the City Attorneys Office, to define roles, responsibilities and compensation as a result of the closure of the Cedar Crest Golf Course for renovation, in an amount not to exceed \$210,119.52.

March 25, 2015

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse compensation in an amount not to exceed \$185,119.52 during the premises closure and an amount not to exceed \$25,000 in future payments for twelve quarters for a total amount of \$210,119.52 after the premises re-opens for documented increases in unemployment taxes to Ira McGraw dba IAMJ Enterprises, Inc. from Golf Improvement Funds subject to appropriations, Fund 0332, Department PKR, Unit 9363, Object 3070, Activity PK19, Encumbrance PKRCT15E024, Commodity 92500, VS0000032011.

<u>AMOUNT</u>	<u>UNIT</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>	<u>INSTITUTION</u>
\$210,119.52	9363	PKRCT15E024	VS0000032011	IAMJ Enterprises, Inc.

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

AGENDA ITEM # 18

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 6

DEPARTMENT: Public Works Department
Trinity Watershed Management
Water Utilities

CMO: Jill A. Jordan, P.E., 670-5299
Mark McDaniel, 670-3256

MAPSCO: 43G H

SUBJECT

Authorize a professional services contract with Hayden Consultants, Inc. for the engineering design services of street improvements on Canada Drive from Westmoreland Road to Hampton Road, and the development of Integrated Stormwater Management standards and training services for City staff - Not to exceed \$611,569 - Financing: 2006 Bond Funds (\$257,302), 2012 Bond Funds (\$270,000), Stormwater Drainage Management Current Funds (\$50,258) and Water Utilities Capital Improvement Funds (\$34,009)

BACKGROUND

The consulting firm, Hayden Consultants, 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 with Hayden Consultants, Inc. for the engineering design services of street paving, storm drainage, bridge structure, water and wastewater main improvements on Canada Drive from Westmoreland Road to Tamerisk Street (design scope has been extended to Hampton Road) and the development of Integrated Stormwater Management (ISWM) standards and training services for City staff.

The Bond Program limits for the Canada Drive project extended from Westmoreland Road to Tamerisk Street. This road segment is approximately 75 percent of the length between Westmoreland Road and Hampton Road. In order to have the design extend from major intersection to major intersection, the scope of work for the design will be extended to Hampton Road. The contract documents will be prepared with alternate paving extensions, and as much as possible, will be constructed with the funds available for the project. Staff will recommend consideration for constructing the remainder of the designed street improvements in a future bond program.

BACKGROUND (Continued)

Canada Drive currently exists as a six-lane divided roadway just east of Westmoreland Road that necks down to a two-lane undivided roadway at the mid-point between Westmoreland Road and Hampton Road. The City's Thoroughfare Plan provides for Canada Drive between Westmoreland Road and Hampton Road to be a four-lane divided thoroughfare. The design scope includes developing several four-lane roadway concepts to share with stakeholders so a preferred concept can be determined. Bike lanes and sidewalks will be included in the various concepts.

Canada Drive, because of its proximity to the Trinity River west sump, provides an opportunity to incorporate ISWM best management practices. The design scope also includes developing design, construction and maintenance standards for eight different common ISWM best management practices and delivering these standards for inclusion in the department's Construction Standards, as well as providing a training power point presentation for future internal staff training and a half day training workshop on inclusion of ISWM standards on street projects.

ESTIMATED SCHEDULE OF PROJECTS

Begin Design	April 2015
Complete Design	April 2016
Begin Construction	July 2016
Complete Construction	December 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2006 Bond Funds - \$257,302

2012 Bond Funds - \$270,000

Storm Drainage Management Capital Construction Funds - \$50,258

Water Utilities Capital Improvement Funds - \$34,009

Design (this action)	\$ 611,569.00
Construction	
Paving & Drainage - PBW	\$4,065,105.10 (est.)
Bridge - PBW	\$ 718,750.00 (est.)
Water & Wastewater - DWU	<u>\$ 312,977.50 (est.)</u>
Total Project Cost	\$5,708,401.60 (est.)

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Hayden Consultants, Inc.

Hispanic Female	2	Hispanic Male	2
African-American Female	2	African-American Male	1
Other Female	3	Other Male	0
White Female	3	White Male	9

OWNER

Hayden Consultants, Inc.

Rachel R. Hayden, P.E., President

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a professional services contract with Hayden Consultants, Inc. for the engineering design services of street improvements on Canada Drive from Westmoreland Road to Hampton Road, and the development of Integrated Stormwater Management standards and training services for City staff - Not to exceed \$611,569 - Financing: 2006 Bond Funds (\$257,302), 2012 Bond Funds (\$270,000), Stormwater Drainage Management Current Funds (\$50,258) and Water Utilities Capital Improvement Funds (\$34,009)

Hayden Consultants, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$611,569.00	100.00%
Total non-local contracts	\$0.00	0.00%
TOTAL CONTRACT	\$611,569.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
HVJ Associates	BMMB61733N0516	\$15,000.00	2.45%
LTRA, Inc.	IFDB63255Y1015	\$24,684.00	4.04%
2M Associates	IMDB62598Y0715	\$28,495.00	4.66%
Hayden Consultants, Inc.	WFDB62443Y0715	\$276,139.00	45.15%
Nathan Maier Consulting	WFWB62783Y0818	\$123,815.00	20.25%
Caye Cook & Associates	WFWB62079Y0616	\$58,785.00	9.61%
Savant Group, Inc.	WFDB61301Y0415	\$25,755.00	4.21%
Total Minority - Local		\$552,673.00	90.37%

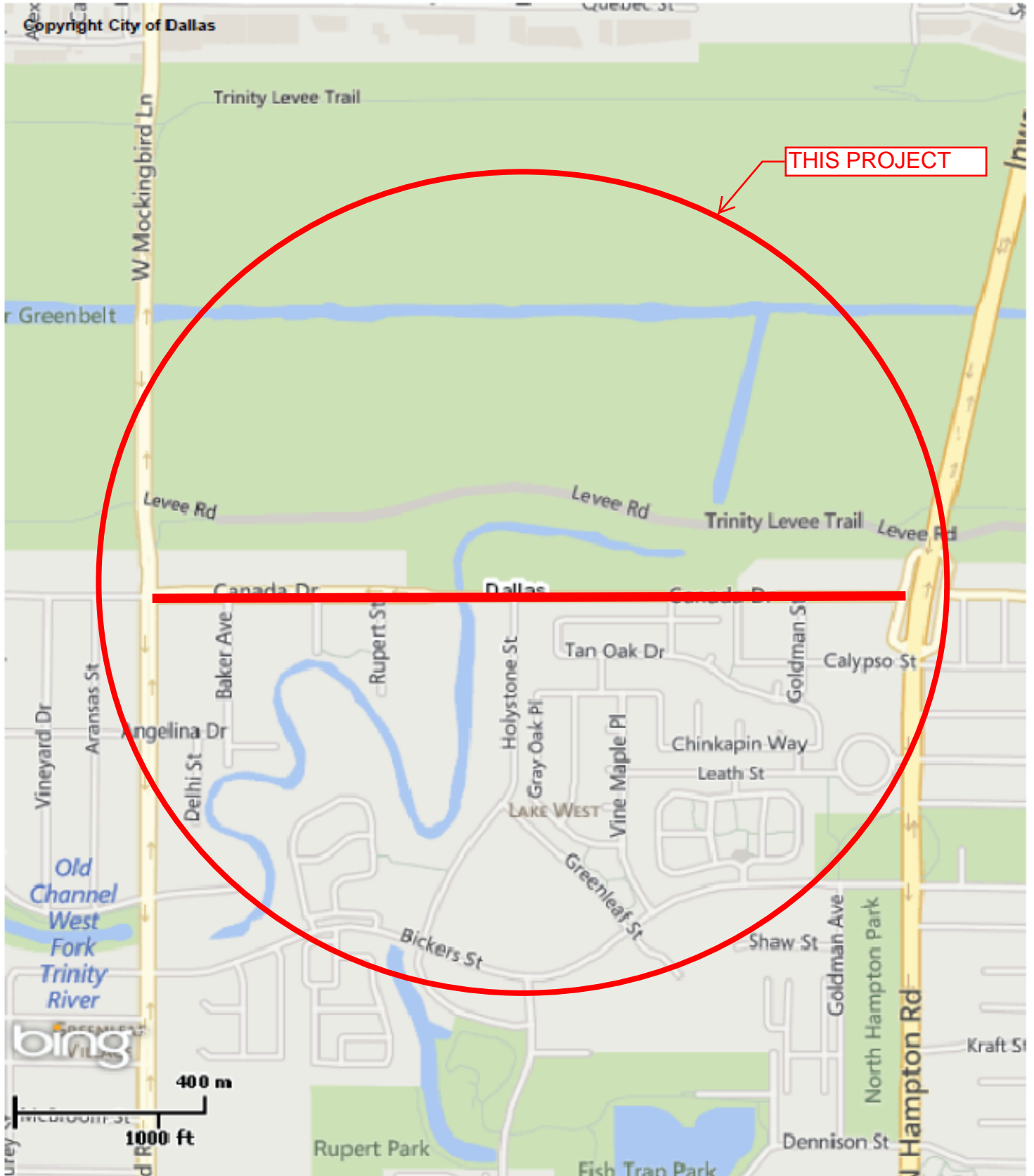
Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$15,000.00	2.45%	\$15,000.00	2.45%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$53,179.00	8.70%	\$53,179.00	8.70%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$484,494.00	79.22%	\$484,494.00	79.22%
	<hr/>	<hr/>	<hr/>	<hr/>
Total	\$552,673.00	90.37%	\$552,673.00	90.37%

CANADA DRIVE FROM WESTMORELAND ROAD TO TAMERISK STREET EXTENDED TO HAMPTON ROAD



MAPSCO 43G & H

March 25, 2015

WHEREAS, Hayden Consultants, Inc. was selected to provide the engineering design services on Canada Drive from Westmoreland Road to Hampton Road and provide standards of low impact development and training services for City staff.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a contract with Hayden Consultants, Inc. for the engineering design services of street improvements on Canada Drive from Westmoreland Road to Hampton Road and the development of Integrated Stormwater Management standards and training services for City staff in the amount of \$611,569, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

Street and Transportation Improvements Fund Fund 2T22, Department PBW, Unit S309, Act. SREC Obj. 4111, Program #PB12S309, CT PBW12S309F1 Vendor #352614, in an amount not to exceed	\$257,302.00
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Street and Transportation Improvements Fund Fund 2U22, Department PBW, Unit S309, Act. SREC Obj. 4111, Program #PB12S309, CT PBW12S309F1 Vendor #352614, in an amount not to exceed	\$270,000.00
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Storm Drainage Management Fund Fund 0061, Department SDM, Unit 4792, Act. SD01 Obj. 3070, Program #PB12S309, CT SDM4792BM43 Vendor #352614, in an amount not to exceed	\$ 50,258.00
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Water Capital Improvement Fund Fund 3115, Department DWU, Unit PW42 Obj. 4111, Program #715159, CT PBW715159CP Vendor #352614, in an amount not to exceed	\$ 19,704.00
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March 25, 2015

Wastewater Capital Improvement Fund
Fund 3116, Department DWU, Unit PS42
Obj. 4111, Program #715160, CT PBW715160CP
Vendor #352614, in an amount not to exceed

\$ 14,305.00

Total amount not to exceed

\$611,569.00

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

KEY FOCUS AREA: Public Safety

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Public Works Department
Aviation

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

MAPSCO: 33H; 34E F

SUBJECT

Authorize a professional services contract with Garver, LLC for engineering services for design and construction documents for the Pavement Rehabilitation and Reconstruction Project at Dallas Love Field - Not to exceed \$1,323,890 - Financing: Aviation Capital Construction Funds

BACKGROUND

This action will authorize a professional services contract with Garver, LLC. to provide engineering services necessary for the design and construction documents of this 2015 fiscal year Airfield Pavement Rehabilitation and Reconstruction Project included in Dallas Love Field's Five-Year Airside Capital Improvement Program.

This project includes the reconstruction of a portion of Taxiway B and two high traffic intersections of Runway 18/36. The engineering design services required to accomplish this project include alternative studies, airfield geometric design, survey, geotechnical investigation, pavement design, lighting design, signage design, marking design, construction safety and phasing plans. The engineer will prepare construction documents based on an approved design for construction competitive bidding. Construction administration services will be authorized at the same time the construction contract is authorized.

The City will apply for Passenger Facility Charge (PFC) funding at a future date to reimburse the costs associated with this project to the City which will be administered by the Federal Aviation Administration. Receipt of the funds and corresponding transfer is contingent upon the review and approval of the application by the Federal Aviation Administration.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	April 2015
Complete Design	April 2016

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Aviation Capital Construction Funds - \$1,323,890

Design and construction documents (this action)	\$1,323,890
Project administration costs	<u>\$ 161,110</u>

Total	\$1,485,000
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M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Garver, LLC

Hispanic Female	3	Hispanic Male	6
African-American Female	2	African-American Male	5
Other Female	4	Other Male	6
White Female	81	White Male	282

PROPOSAL INFORMATION

The Request for Qualifications for engineering services for the Pavement Rehabilitation and Reconstruction Project was advertised in March 2014. Seven firms submitted Statements of Qualifications on April 9, 2014. The selection committee shortlisted the four highest ranked firms and interviews were held on November 20, 2014. The proposers were ranked as follows:

<u>Proposer</u>	<u>Rank</u>
------------------------	--------------------

*Garver, LLC	1
Kimley Horn and Associates, Inc.	2
Jacobs Engineering Group, Inc	3
Huitt-Zollars, Inc.	4

*Denotes successful proposer.

The proposals were evaluated according to the criteria published in the Request for Qualifications and the Request for Proposals. These criteria, with respective weights, were as follows:

Criteria 1 - Qualifications to undertake this project	25 points
Criteria 2 - Key Personnel	30 points
Criteria 3 - Understanding and Approach	15 points
Criteria 4 - Schedules and Budgets	15 points
Criteria 5 - Past performance and history of complying with DBE goals	15 points

OWNER(S)

Garver, LLC

Daniel H. Williams, President
Brock E. Hoskins, Senior Vice President
Herbert J. Parker, Senior Vice President

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a professional services contract with Garver, LLC for engineering services for design and construction documents for the Pavement Rehabilitation and Reconstruction Project at Dallas Love Field - Not to exceed \$1,323,890 - Financing: Aviation Capital Construction Funds

Garver, LLC is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$648,392.00	48.05%
Total non-local contracts	\$700,948.00	51.95%
TOTAL CONTRACT	\$1,349,340.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
EJES, Inc.	BMDB62926Y0815	\$139,367.00	21.49%
STL Engineers	HFDB60705Y0315	\$67,410.00	10.40%
Arredondo Zepeda & Brunz, LLC	HMDB62209Y0615	\$111,000.00	17.12%
Total Minority - Local		\$317,777.00	49.01%

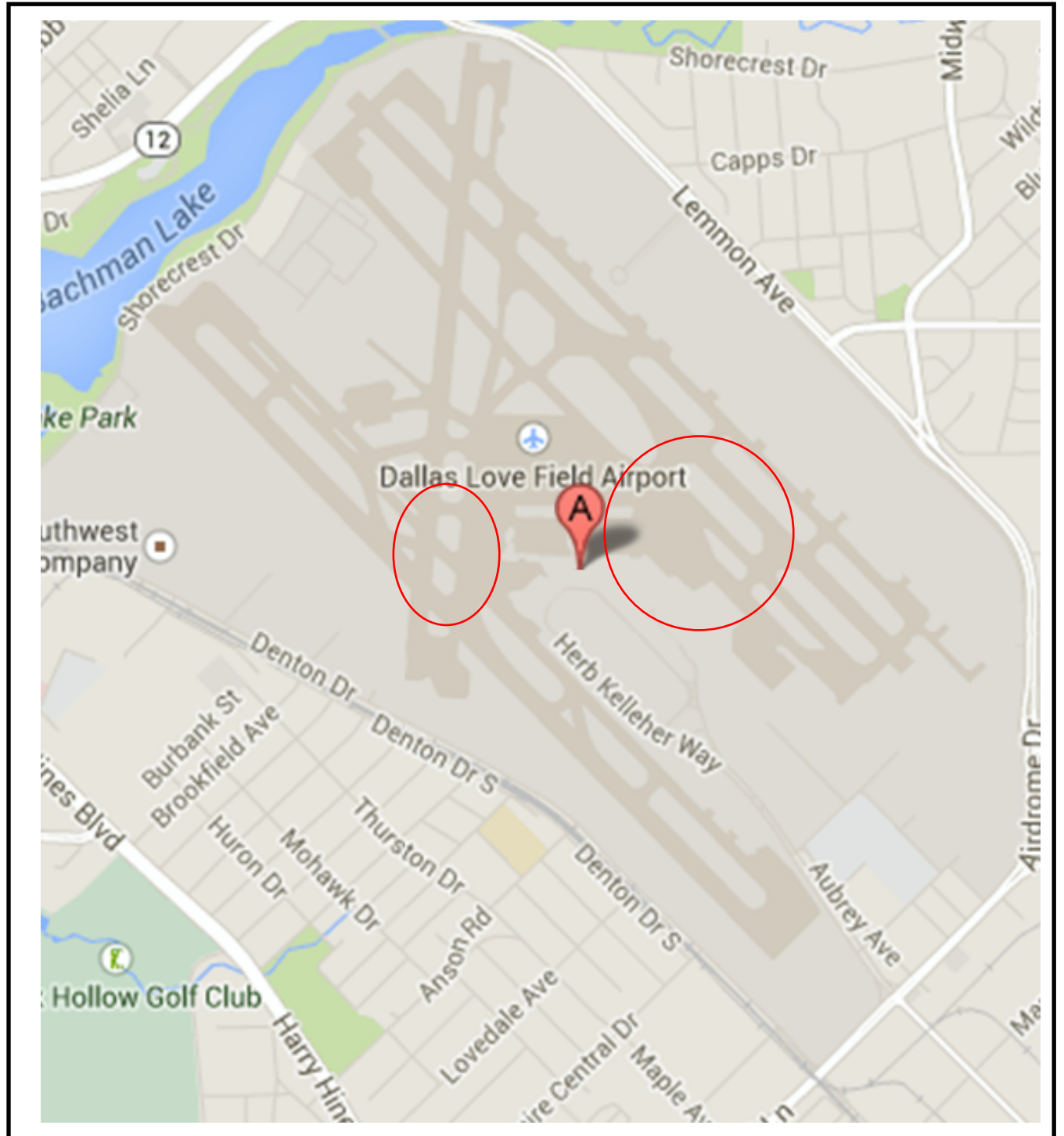
Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Williams CM Group	WFDB62387Y0615	\$28,080.00	4.01%
Total Minority - Non-local		\$28,080.00	4.01%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$139,367.00	21.49%	\$139,367.00	10.33%
Hispanic American	\$178,410.00	27.52%	\$178,410.00	13.22%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$28,080.00	2.08%
Total	\$317,777.00	49.01%	\$345,857.00	25.63%

Love Field Pavement Rehabilitation and Reconstruction Project



Mapsco 33H; 34E, F

March 25, 2015

WHEREAS, Dallas Love Field has developed a Five-Year Airside Capital Improvement Program; and,

WHEREAS, the Program's 2015 fiscal year Airfield Pavement Rehabilitation and Reconstruction Project, which includes the reconstruction of a portion of Taxiway B and two high-traffic intersections of Runway 18/36, requires engineering design services for the design and construction documents for the project; and,

WHEREAS, a solicitation was developed and publically advertised; and,

WHEREAS, seven firms submitted Statements of Qualifications and the selection committee evaluated the statements, ranked the firms based upon the published criteria, and shortlisted the four highest ranked firms; and,

WHEREAS, a proposal request was issued to the shortlisted firms; and,

WHEREAS, four firms submitted proposals to provide engineering services for the Pavement Rehabilitation and Reconstruction Project at the Dallas Love Field Airport; and,

WHEREAS, Garver, LLC. was selected as the most qualified proposer of the four proposers as a result of a qualifications based selection process in accordance with City of Dallas and Federal Aviation Administration procurement guidelines; and,

WHEREAS, it is now desirable to authorize a professional service contract with Garver, LLC to provide engineering services for design and construction documents for the Pavement Rehabilitation and Reconstruction Project at the Dallas Love Field Airport, in an amount not to exceed \$1,323,890.00.

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 Garver, LLC to provide engineering services for design and construction documents for the Pavement Rehabilitation and Reconstruction Project at Dallas Love Field, in an amount not to exceed \$1,323,890.00, after it has been approved as to form by the City Attorney.

March 25, 2015

Section 2. That the City will apply for Passenger Facility Charge (PFC) funding at a later date for the eligible design (\$1,323,890) and City administration costs (\$161,110) of the Pavement Rehabilitation and Reconstruction Project; and upon approval of the PFC for these projects, the City Controller is hereby authorized to transfer an amount not to exceed \$1,485,000 from the PFC Fund 0477, Dept. AVI, Balance Sheet Account 0001 to the Aviation Capital Construction Fund 0131, Dept. AVI, Balance Sheet Account 0001. The transfer of cash is contingent upon the approval of Passenger Facility Charge (PFC) funds by the Federal Aviation Administration.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$1,323,890.00 in accordance with the terms and conditions of the contract:

Taxiway B from B1 to B4 and Connector's B1 and B2

Aviation Capital Construction Fund

Fund 0131, Department AVI, Unit P942, Account AAIP,

Object 4111, Program #AVP942, Comm 92500, CT AVIP942FY15

Vendor #VS0000016343, in an amount not to exceed \$852,560.00

Runway 18/36 Intersection Improvements

Aviation Capital Construction Fund

Fund 0131, Department AVI, Unit P941, Account AAIP,

Object 4111, Program #AVP941, Comm 92500, CT AVIP941FY15

Vendor #VS0000016343, in an amount not to exceed \$471,330.00

\$1,323,890.00

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

AGENDA ITEM # 20

KEY FOCUS AREA: Public Safety

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 7

DEPARTMENT: Public Works Department
Fire

CMO: Jill A. Jordan, P.E., 670-5299
Eric Campbell, 670-3255

MAPSCO: 46S; 46W

SUBJECT

Authorize a construction contract with CORE Construction Services of Texas, Inc., best value proposer of five, for construction of the Fire Station No. 6 replacement facility located at 2301 Pennsylvania Avenue - Not to exceed \$5,663,210 - Financing: 2006 Bond Funds

BACKGROUND

CORE Construction Services of Texas, Inc. was identified through a competitive sealed proposal selection process as the best value proposer of five to provide construction services for an approximately 12,300 square foot neighborhood fire station. This new facility will replace the existing Fire Station 6, located at 2808 S. Harwood Street, constructed in 1954. Dallas voters approved funding for replacement of this facility in the 2006 Bond Program.

This facility is designed to achieve Platinum certification under the Leadership in Energy and Environmental Design Program of the United States Green Building Council, meet 2030 challenge benchmark for energy efficiency, and achieve "carbon-neutral" operation upon occupancy.

ESTIMATED SCHEDULE OF PROJECT

Began Design	November 2010
Completed Design	October 2011
Begin Construction	April 2015
Complete Construction	May 2016

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized acquisition of five tracts of land at Pennsylvania Avenue at the block between Kimble and Edgewood Streets for a Fire Station No. 6 Replacement Facility on May 12, 2010, by Resolution No. 10-1217.

Authorized a professional services contract with DSGN Associates, Inc. on October 26, 2010, by Resolution No. 10-2748.

FISCAL INFORMATION

2006 Bond Funds - \$5,663,210

Land Acquisition	\$ 230,286
Design	\$ 431,340
Construction (this action)	\$5,663,210
FF&E	\$ 311,500
Owner Development Expenses	\$ 876,897
Public Art	\$ 33,304
Total 2006 Bond Funds	\$7,546,537

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

CORE Construction Services of Texas, Inc.

Hispanic Female	0	Hispanic Male	23
African-American Female	0	African-American Male	0
Other Female	0	Other Male	1
White Female	1	White Male	9

PROPOSAL INFORMATION

A Request for Competitive Sealed Proposals (RFCSP) was issued October 22, 2014 for submissions from well-qualified contractors for evaluation and recommendation of the Best Value proposal for this construction contract. Six competitive sealed proposals were submitted on November 13, 2014. The proposals were evaluated and then ranked as follows:

PROPOSAL INFORMATION (Continued)

<u>Proposer</u>	<u>Base Bid</u>	<u>Ranking</u>
*CORE Construction Services of Texas, Inc.	\$6,298,000	1
RWC Enterprises, Inc.	\$4,631,300	2
Reeder Construction, Inc.	\$6,442,000	3
Mart, Inc.	\$6,400,000	4
Cooper Construction, Inc.	\$6,767,000	5
JC Commercial	Withdrew	N/A
*Denotes successful Best Value proposer.		

These proposals were evaluated according to criteria published in the project specifications. These criteria with respective weights were as follows:

Proposed Construction Cost	50%
Qualifications of General Contractor & Relevant Experience	20%
Sustainable Construction Practices	15%
Business Inclusion and Development Requirements	15%

Note: The best and final offer from CORE Construction Services of Texas, Inc. was \$5,663,210.

OWNER

CORE Construction Services of Texas, Inc.

Gary Frazier, President

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a construction contract with CORE Construction Services of Texas, Inc., best value proposer of five, for construction of the Fire Station No. 6 replacement facility located at 2301 Pennsylvania Avenue - Not to exceed \$5,663,210 - Financing: 2006 Bond Funds

CORE Construction Services of Texas, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$1,082,256.00	19.11%
Total non-local contracts	\$4,580,954.00	80.89%
TOTAL CONTRACT	\$5,663,210.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

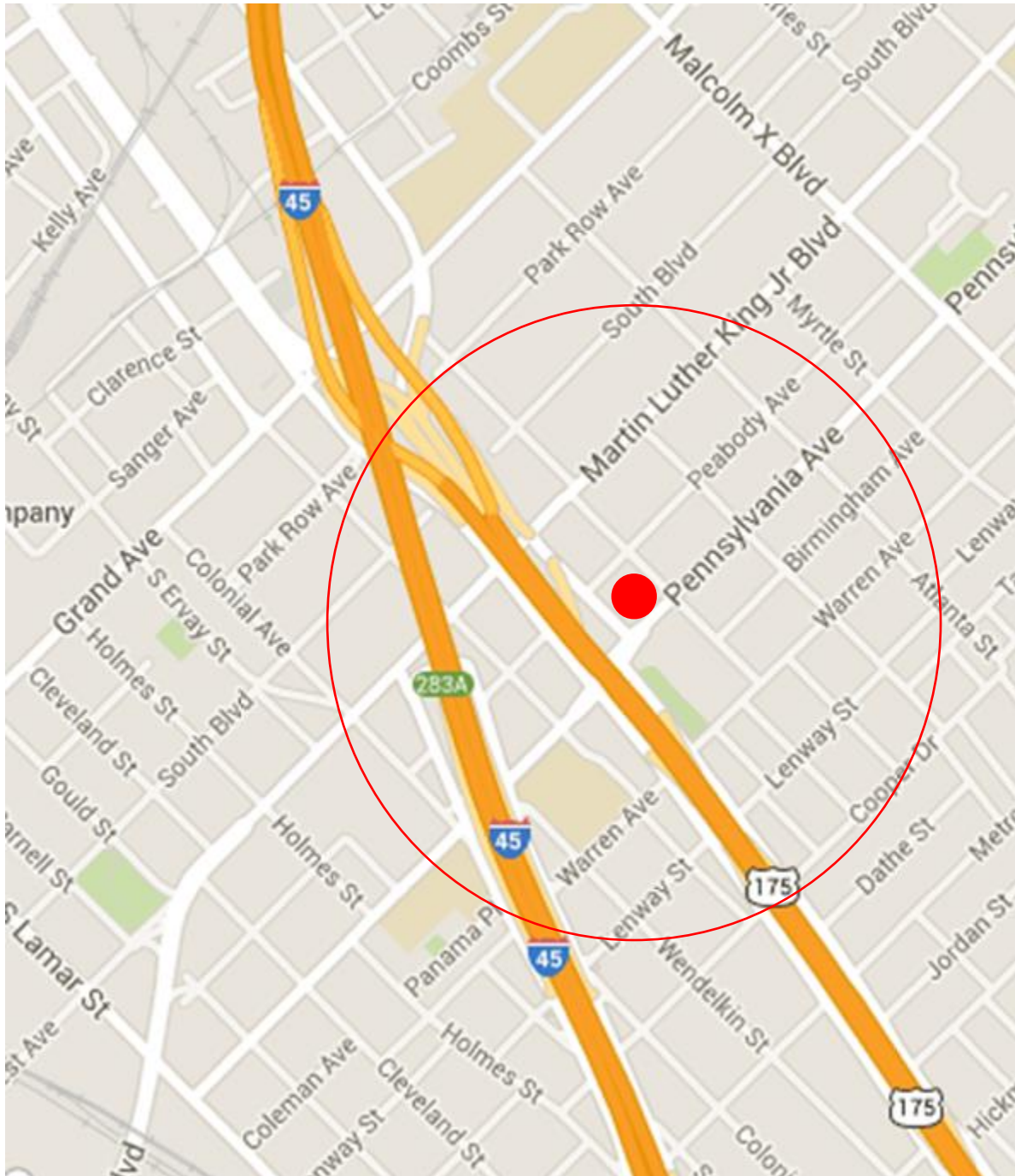
Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
WestSide Construction	HMDB62644Y0715	\$594,785.00	12.98%
North Texas Ductworks	WFDB60956Y0315	\$820,680.00	17.92%
Genesis Fire Protection	WFWB62743N0816	\$29,150.00	0.64%
Total Minority - Non-local		\$1,444,615.00	31.54%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$594,785.00	10.50%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$849,830.00	15.01%
Total	\$0.00	0.00%	\$1,444,615.00	25.51%

2301 PENNSYLVANIA AVE



MAPSCO 46S; 46W

March 25, 2015

WHEREAS, the existing Fire Station No. 6 facility located at 2808 S. Harwood Street, was built in 1954 and requires replacement; and,

WHEREAS, the voters of Dallas approved funding in the 2006 Bond Program for the design and construction of a replacement facility for Fire Station 6; and,

WHEREAS, on October 26, 2010, Resolution No. 10-2748 authorized a contract with DSGN Associates, Inc. to provide design services, preparation of construction documents and construction administration for the Fire Station No. 6 replacement facility in an amount not to exceed \$388,065; and,

WHEREAS, six competitive sealed proposals were received and opened on November 13, 2014, and JC Commercial Contractors requested to withdraw their proposal; and,

WHEREAS, the five remaining proposers were evaluated and ranked as follows:

<u>Proposer</u>	<u>Base Bid</u>	<u>Ranking</u>
*CORE Construction Services of Texas, Inc.	\$6,298,000	1
RWC Enterprises, Inc.	\$4,631,300	2
Reeder Construction, Inc.	\$6,442,000	3
Mart, Inc.	\$6,400,000	4
Cooper Construction, Inc.	\$6,767,000	5
*Denotes successful Best Value proposer.		

and,

WHEREAS, CORE Construction Services of Texas, Inc. was selected as the best value proposer of the five responsive proposers; and,

WHEREAS, it is now desirable to authorize a contract with CORE Construction Services of Texas, Inc., best value proposer of five, for the construction of the Fire Station No. 6 replacement facility, located at 2301 Pennsylvania Avenue, in an amount not to exceed \$5,663,210.

March 25, 2015

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a contract with CORE Construction Services of Texas, Inc., best value proposer of five, for the construction of the Fire Station No. 6 replacement facility located at 2301 Pennsylvania Avenue in an amount not to exceed \$5,663,210 after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

Public Safety Facilities Fund
Fund 1T33, Dept. PBW, Unit T836, Act. FIRF
Obj. 4310, Program #PB06T836, CT PBW06T836D1
Vendor #VS0000010088, in an amount not to exceed \$ 286,507.00

Public Safety Facilities Fund
Fund 2T33, Dept. PBW, Unit T836, Act. FIRF
Obj. 4310, Program #PB06T836, CT PBW06T836D1
Vendor #VS0000010088, in an amount not to exceed \$5,376,703.00

Total, not to exceed \$5,663,210.00

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

AGENDA ITEM # 21

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 7

DEPARTMENT: Public Works Department
Water Utilities

CMO: Jill A. Jordan, P.E., 670-5299
Mark McDaniel, 670-3256

MAPSCO: 46V 47S

SUBJECT

Authorize Supplemental Agreement No. 1 to the professional services contract with Kimley-Horn and Associates, Inc. for additional engineering design services for street reconstruction and storm drainage improvements for Montie Street from Lagow Street to Junction Street and additional water and wastewater main replacement for the Montie Street and Imperial Street projects (list attached) - Not to exceed \$84,540, from \$41,815 to \$126,355 - Financing: 2012 Bond Funds (\$52,515) and Water Utilities Capital Improvement Funds (\$32,025)

BACKGROUND

On March 10, 2014, Administrative Action No. 14-5723 authorized a professional services contract with Kimley-Horn and Associates, Inc. for the engineering design services of street reconstruction improvements for Imperial Street from Bertrand Avenue to Montie Street and Montie Street from Imperial Street to Lagow Street. This action will authorize Supplemental Agreement No. 1 to the professional services contract with Kimley-Horn and Associates, Inc. for additional engineering design services which consists of street reconstruction and storm drainage improvements for Montie Street from Lagow Street to Junction Street and additional water and wastewater main replacement for Montie Street and Imperial Street projects (list attached).

BACKGROUND (Continued)

The original Bond Program limits were Imperial Street from Bertrand Avenue to Lagow Street and Montie Street from Scyene Road to Junction Street. These two projects have been continually coordinated with the Hatcher Square Development, which abandoned Montie Street from Scyene Road to Imperial Street and Imperial Street from Montie Street to Lagow Street. Because some of the development scope was still in flux at the time the City's design was initiated, the decision was made to move forward with the segments of Montie Street and Imperial Street which were most critical to the development plan in the initial contract. With this action, it is proposed to add the design of the remaining existing Bond Program street limits, Montie Street from Lagow Street to Junction Street.

ESTIMATED SCHEDULE OF PROJECTS

Begin Design	April 2015
Complete Design	July 2015
Begin Construction	October 2015
Complete Construction	December 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract for engineering design services with Kimley-Horn and Associates, Inc. on March 10, 2014, by Administrative Action No. 14-5723.

FISCAL INFORMATION

2012 Bond Funds - \$52,515.00

Water Utilities Capital Improvement Funds - \$32,025.00

Design	\$ 41,815.00
Supplemental Agreement No. 1 (this action)	\$ 84,540.00
Construction	
Paving & Drainage - PBW	\$438,110.00 (est.)
Water & Wastewater - DWU	<u>\$360,906.00</u> (est.)
Total Project Cost	\$925,371.00 (est.)

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Kimley-Horn and Associates, Inc.

Hispanic Female	61	Hispanic Male	95
African-American Female	26	African-American Male	37
Other Female	60	Other Male	113
White Female	589	White Male	1,346

OWNER

Kimley-Horn and Associates, Inc.

Dan F. Grant, P.E., Vice President

MAPS

Attached.

Street Reconstruction Improvement Projects

<u>Project</u>	<u>Council District</u>
Imperial Street from Bertrand Avenue to Montie Street	7
Montie Street from Imperial Street to Lagow Street	7
Montie Street from Lagow Street to Junction Street	7

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 1 to the professional services contract with Kimley-Horn and Associates, Inc. for additional engineering design services for street reconstruction and storm drainage improvements for Montie Street from Lagow Street to Junction Street and additional water and wastewater main replacement for the Montie Street and Imperial Street projects (list attached) - Not to exceed \$84,540, from \$41,815 to \$126,355 - Financing: 2012 Bond Funds (\$52,515) and Water Utilities Capital Improvement Funds (\$32,025)

Kimley-Horn and Associates, Inc. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$80,290.00	94.97%
Non-local contracts	\$4,250.00	5.03%
TOTAL THIS ACTION	\$84,540.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Gorrrondondo & Associates	HMMB52882Y0314	\$10,500.00	13.08%
Total Minority - Local		\$10,500.00	13.08%

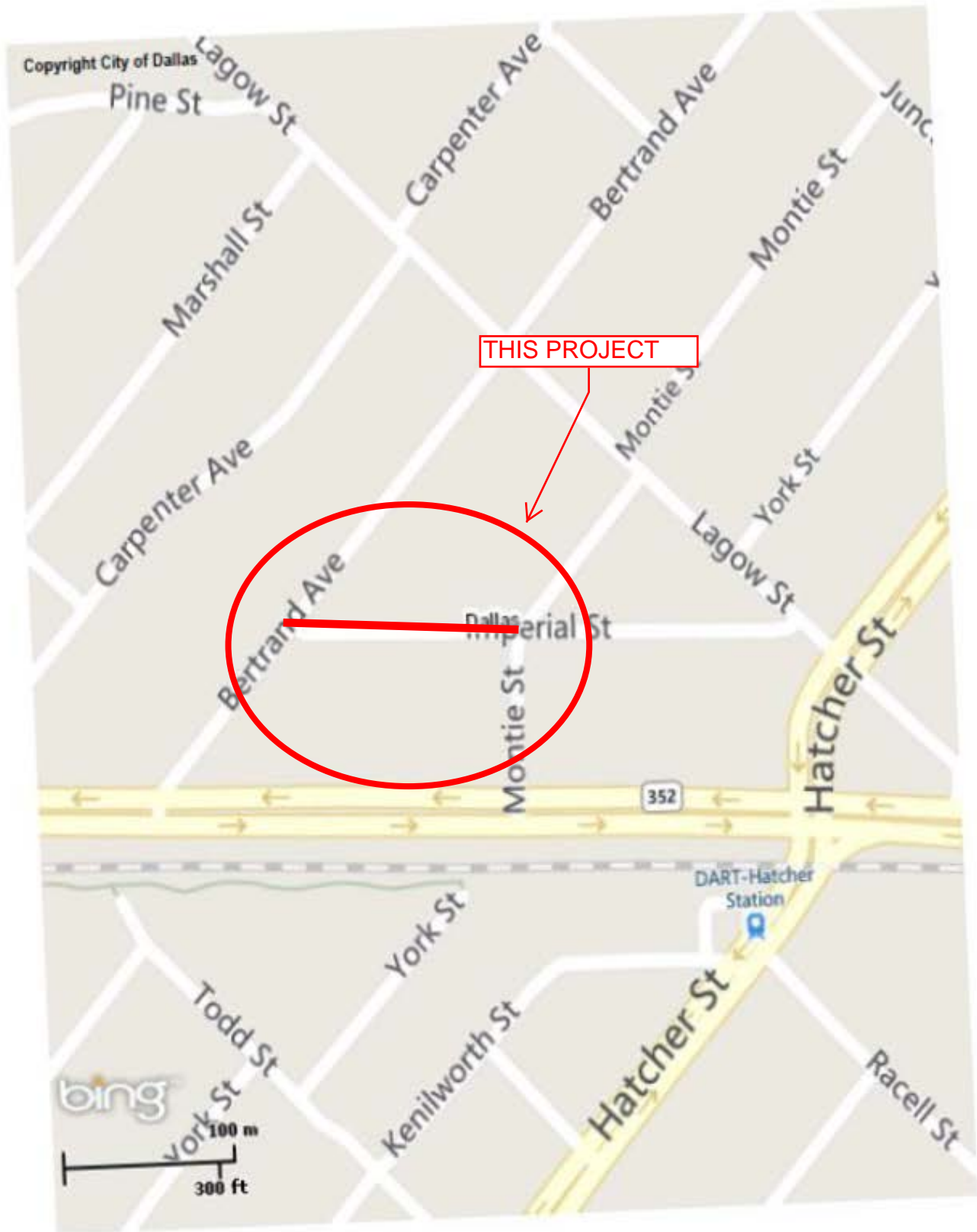
Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Alliance Geotechnical Group	BMDB59500Y1214	\$4,250.00	100.00%
Total Minority - Non-local		\$4,250.00	100.00%

TOTAL M/WBE PARTICIPATION

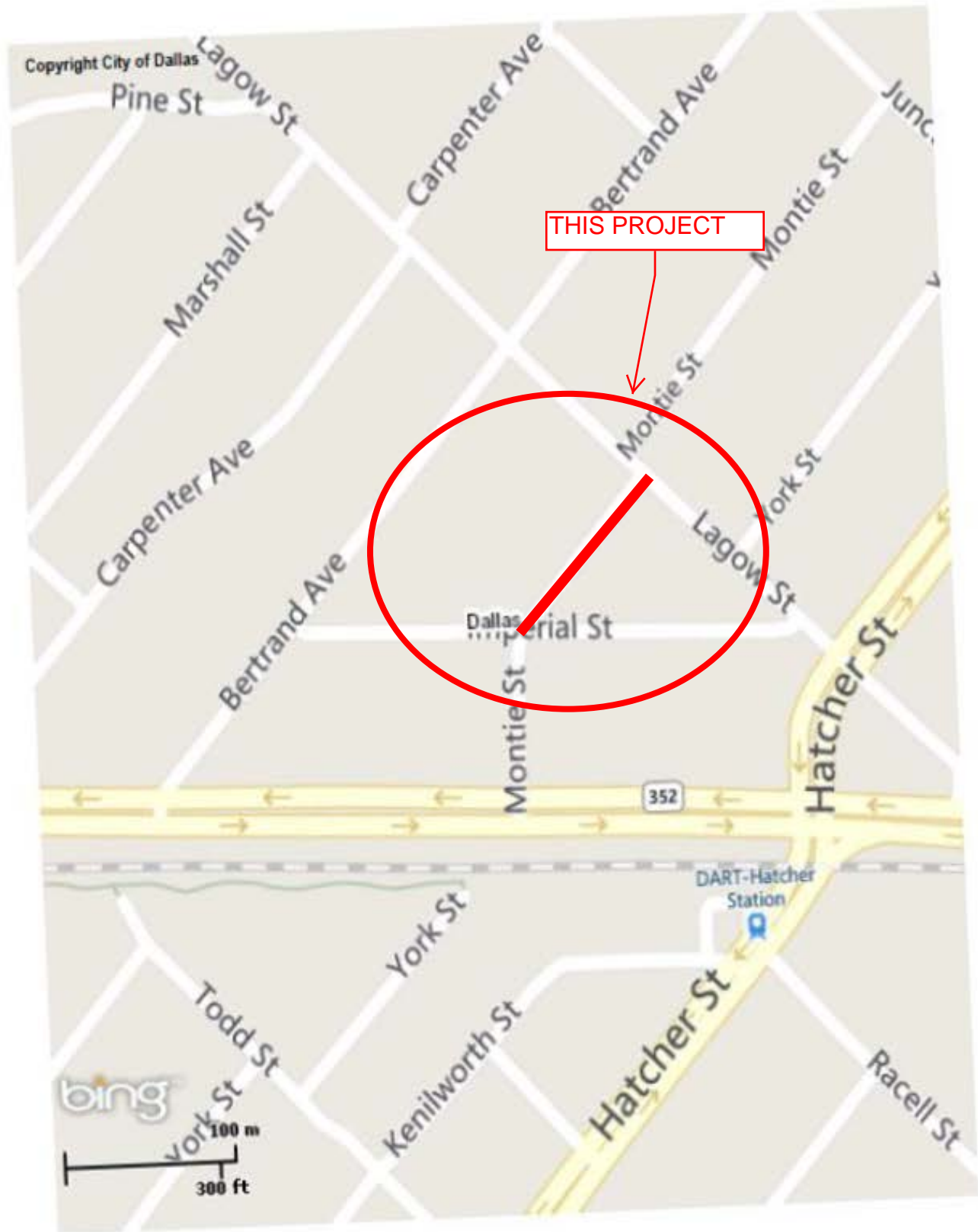
	This Action		Participation to Date	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$4,250.00	5.03%	\$13,250.00	10.49%
Hispanic American	\$10,500.00	12.42%	\$90,105.00	71.31%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	<u>\$14,750.00</u>	<u>17.45%</u>	<u>\$103,355.00</u>	<u>81.80%</u>

IMPERIAL STREET RECONSTRUCTION FROM BERTAND AVENUE
TO MONTIE STREET



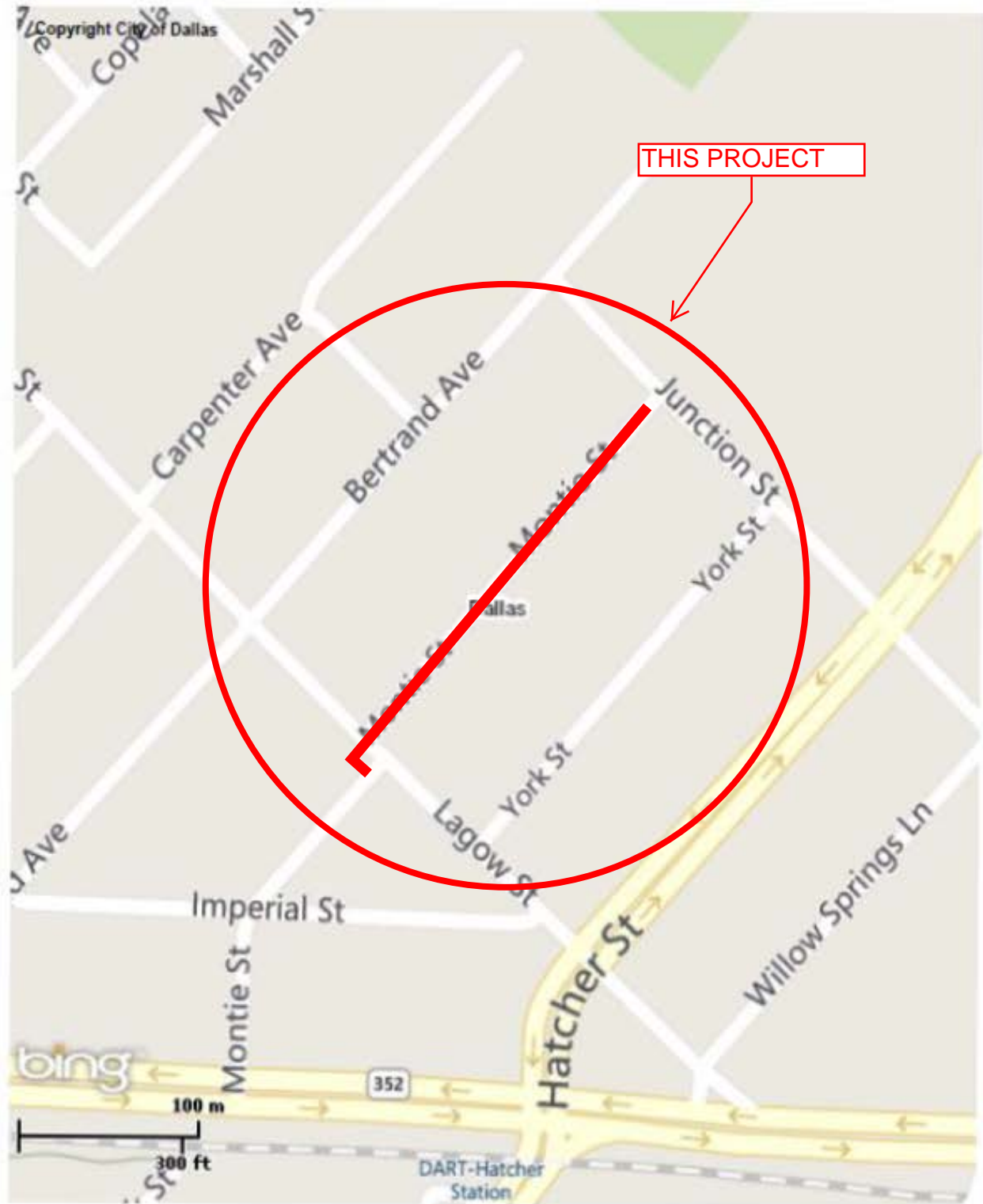
MAPSCO 46V, 47S

MONTIE STREET RECONSTRUCTION FROM IMPERIAL STREET
TO LAGOW STREET



MAPSCO 47S

MONTIE STREET RECONSTRUCTION FROM LAGOW STREET
TO JUNCTION STREET



MAPSCO 47S

March 25, 2015

WHEREAS, on March 10, 2014, Administrative Action No. 14-5723 authorized a professional services contract with Kimley-Horn and Associates, Inc. to provide the engineering design services for street reconstruction improvement projects for Imperial Street from Bertrand Avenue to Montie Street and Montie Street from Imperial Street to Lagow Street in the amount of \$41,815.00; and,

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 1 to the professional services contract with Kimley-Horn and Associates, Inc. for additional engineering design services for street reconstruction and storm drainage improvements for the Montie Street from Lagow Street to Junction Street and additional water and wastewater main replacement for Montie Street and Imperial Street projects in the amount of \$84,540.00, increasing the contract from \$41,815.00 to \$126,355.00.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a contract with Kimley-Horn and Associates, Inc. for additional engineering design services for street reconstruction and storm drainage improvements for the Montie Street from Lagow Street to Junction Street and additional water and wastewater main replacement for Montie Street and Imperial Street projects in the amount of \$84,540.00, increasing the contract from \$41,815.00 to \$126,355.00, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

Street and Transportation Improvements Fund	
Fund 2U22, Department PBW, Unit S440, Act. SREC	
Obj. 4069, Program #PB12S440, CT PBW12S436G1	
Vendor #135447, in an amount not to exceed	\$ 4,000.00

Street and Transportation Improvements Fund	
Fund 2U22, Department PBW, Unit S440, Act. SREC	
Obj. 4111, Program #PB12S440, CT PBW12S436G1	
Vendor #135447, in an amount not to exceed	\$48,515.00

Water Capital Improvement Fund	
Fund 3115, Department DWU, Unit PW42	
Obj. 4111, Program #715173, CT PBW715173CP	
Vendor #135447, in an amount not to exceed	\$18,141.74

March 25, 2015

Wastewater Capital Improvement Fund
Fund 3116, Department DWU, Unit PS42
Obj. 4111, Program #715174, CT PBW715174CP
Vendor #135447, in an amount not to exceed

\$13,883.26

Total amount not to exceed

\$84,540.00

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

AGENDA ITEM # 22

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 1, 6, 14

DEPARTMENT: Street Services

CMO: Mark McDaniel, 670-3256

MAPSCO: 45F 52A 53K

SUBJECT

Authorize **(1)** a Local Project Advance Funding Agreement with the Texas Department of Transportation for a 2013 Highway Safety Improvement Program grant to design, upgrade and/or construct three traffic signals and associated intersection improvements at Westmoreland Road and Clarendon Drive, Jefferson Boulevard and Merrifield Road and McKinney Avenue and Maple Avenue; **(2)** a required local match in the amount of \$106,606 to be paid by warrant check at the beginning of the project; and **(3)** a required in-kind contribution for design of the signals in the amount of \$48,238 - Total not to exceed \$1,072,053 - Financing: Texas Department of Transportation Grant Funds (\$917,209), Current Funds (\$106,606) and In-Kind Contributions (\$48,238)

BACKGROUND

The City of Dallas was awarded a grant of \$3.55 Million from the 2013 Highway Safety Improvement Program (HSIP) administered by the Texas Department of Transportation (TxDOT) to install two new traffic signals and upgrade several signals at high accident intersections in the City of Dallas.

This item will use in-kind contributions and matching funds totaling \$144,713.10 to leverage \$917,208.80 in Federal and State funds for the construction and associated intersection improvements at three locations. The City is also required to pay State fees in the amount of \$10,130.22 bringing the City's portion of the project to \$154,843.32. Specifically, the grant requires the City to be responsible for all design efforts and provide a 10% match for construction costs as well as additional fees to the State.

BACKGROUND (Continued)

The traffic signals will be constructed over two years. Construction of three signals will commence in 2015 (listed below). Construction of the remaining signals will commence in 2016.

- Westmoreland Road at Clarendon Drive (Upgrade) (CD 1)
- Jefferson Boulevard at Merrifield Road (New Installation) (CD 6)
- McKinney Avenue at Maple Avenue (Upgrade) (CD 14)

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	August 2015
Complete Construction	March 2017

FISCAL INFORMATION

Texas Department of Transportation Grant Funds - \$917,208.80

Current Funds - \$106,605.52

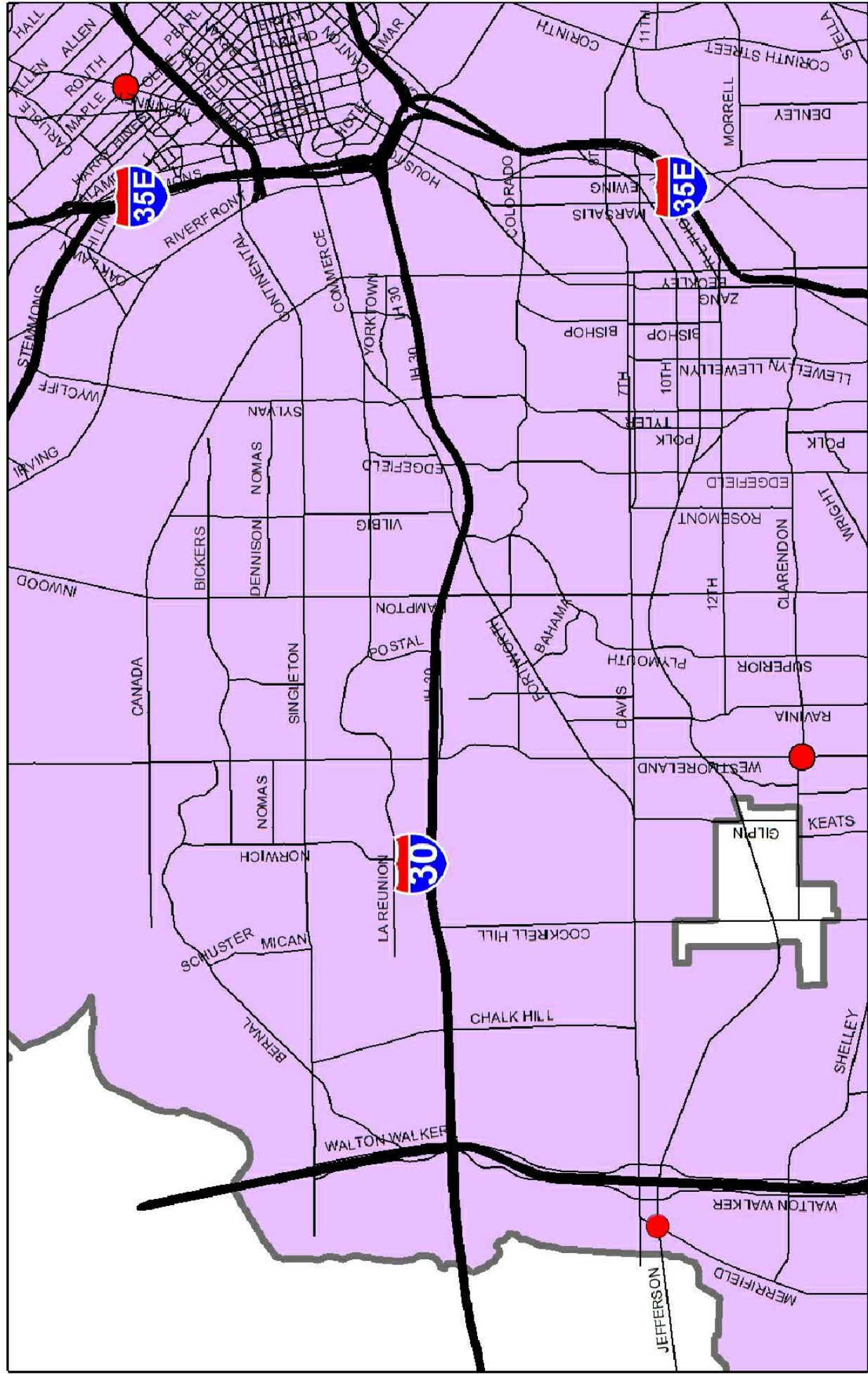
In-Kind Contributions - \$48,237.70

<u>Council District</u>	<u>Amount</u>
1	\$ 363,115.17
6	\$ 356,113.17
14	<u>\$ 352,823.78</u>
Total	\$1,072,052.12

MAP

Attached

Highway Safety Improvement Program



March 25, 2015

WHEREAS, the City of Dallas desires to enter into a Local Project Advance Funding Agreement (LPAFA) with the Texas Department of Transportation (TxDOT) for a 2013 Highway Safety Improvement Program (HSIP) Project to fund the design, upgrade and/or construction of three traffic signals at Westmoreland Road and Clarendon Drive; Jefferson Boulevard and Merrifield Road; and McKinney Avenue and Maple Avenue; and,

WHEREAS, the Federal/State portion of the grant is \$917,208.80, and the City of Dallas local match is \$154,843.32 for a total in an amount not to exceed \$1,072,052.12; and,

WHEREAS, the City of Dallas will issue a warrant check at the beginning of the project in the amount of \$106,605.62 for the off system locations; and,

WHEREAS, the City of Dallas will provide in-house design services totaling \$48,237.70.

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 Local Project Advance Funding Agreement (LPAFA) with the Texas Department of Transportation (TxDOT), Agreement number CSJ# 0918-47-101, CFDA 20.205, which may be terminated under the conditions as stated in the Master Agreement. This LPAFA may be terminated by the State if the project is inactive for thirty-six (36) months or longer and no expenditures have been charged against federal funds.

Section 2. That the Chief Financial Officer is hereby authorized to issue a warrant check to TxDOT in the amount of \$106,605.62, Vendor #020318, in accordance with the terms and conditions of the agreement from Fund 0001, Dept. STS, Unit 3049, Obj. 4820, Act. PB24, Program TP304915.

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

AGENDA ITEM # 23

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction
Public Works Department

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

MAPSCO: 42Y

SUBJECT

Authorize acquisition from Morning Park, Inc., of approximately 11,481 square feet of land located near the intersection of Interstate Highway 30 and Chalk Hill Road for the Chalk Hill Street Improvement Project - \$13,632 (\$11,481, plus closing costs and title expenses not to exceed \$2,151) - Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition of approximately 11,481 square feet of land located near the intersection of Interstate Highway 30 and Chalk Hill Road from Morning Park, Inc. This property will be used for street improvements. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2006 Bond Funds - \$13,632 (\$11,481, plus closing costs and title expenses not to exceed \$2,151)

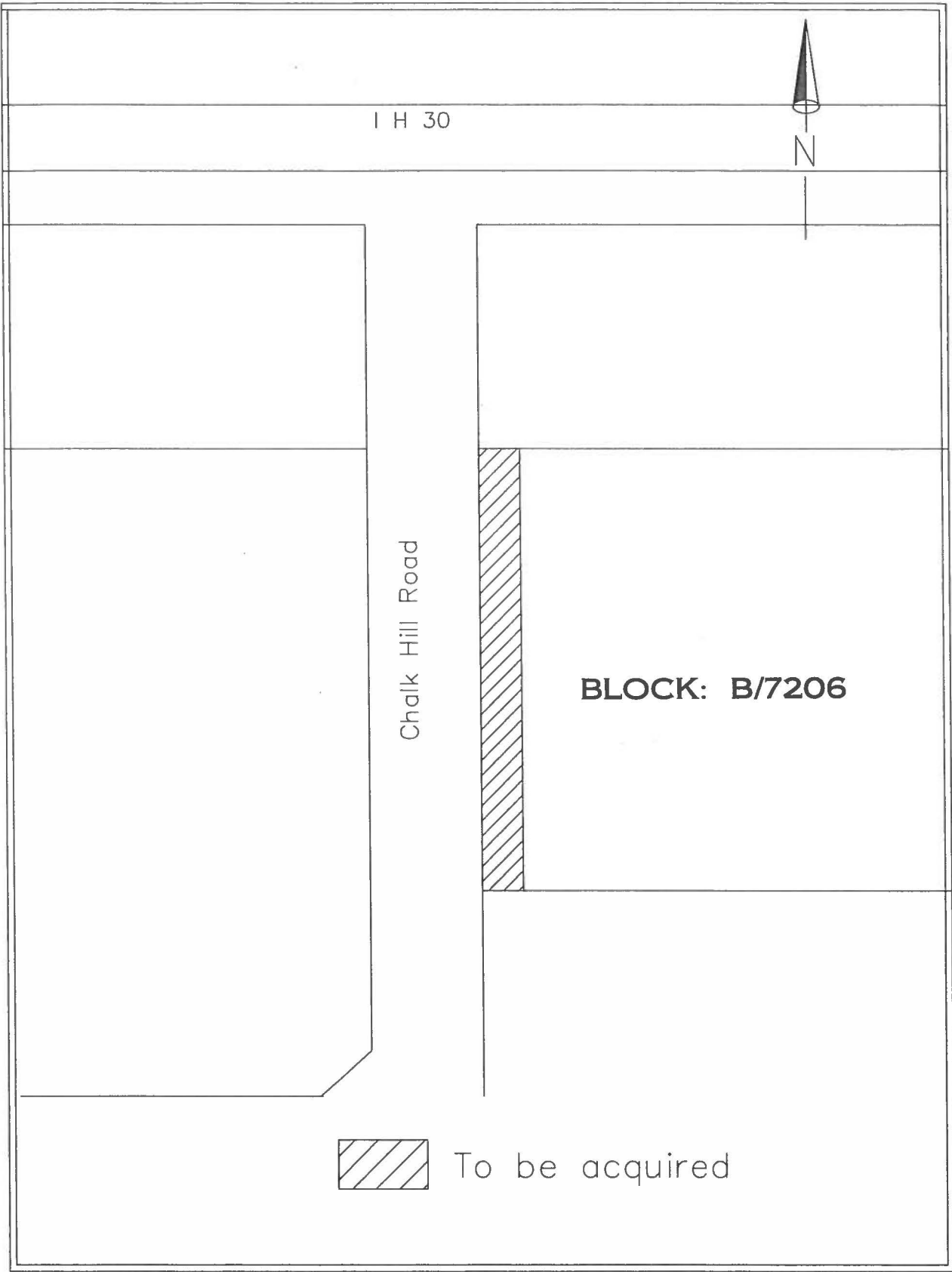
OWNER

Morning Park, Inc.

Lewis S. Frank, Vice President

MAP

Attached



March 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS PURCHASE FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Approximately 11,481 square feet of land located in Dallas County, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Chalk Hill Street Improvement Project

"USE": The construction, use, and maintenance of street improvements for widening and sidewalk improvements together with such appurtenant facilities as may be necessary, provided, however to the extent fee title to the PROPERTY is acquired, such title and the PROPERTY shall not be limited to or otherwise deemed restricted to the USE herein provided.

"PROPERTY INTEREST": Easement, subject to the exceptions, reservations, covenants, conditions and/or interests, if any provided in the form instrument more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

"OWNER", Morning Park, Inc., provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$11,481

"CLOSING COSTS AND TITLE EXPENSES": Not to Exceed \$2,151

"AUTHORIZED AMOUNT": \$13,632

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or designee, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

March 25, 2015

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Street and Transportation Improvements Funds - Fund No. 2T22, Department PBW, Unit U781, Activity THRF, Program No. PB06U781, Object 4250, Encumbrance No. CT-SUSPMU78173. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay any title expenses and closing costs. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary suit(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

SECTION 10. That in the event the Special Commissioners in Condemnation appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the lawsuit for that amount and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the Commissioners' award made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council.

March 25, 2015

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

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY Roxanne Diamond
Assistant City Attorney

**Slope Easement Acquisition
a 11,481 square foot (0.264 Acres)
tract of land in City Block B/7206,
J. McLaughlin Survey, Abstract No. 847,
City of Dallas, Dallas County, Texas,
from Morning Park, Inc.**

BEING a 11,481 square foot (0.264 acre) tract of land situated in the J. McLaughlin Survey, Abstract No. 847, in the City of Dallas, Dallas County, Texas, Lot 8A, City Block B/7206, Pinnacle Park No. 8 Addition, an addition to the City of Dallas, according to the plat thereof recorded in Instrument No. 200600341421, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being a part of that tract of land conveyed to Morning Park, Inc., according to the deed without warranty thereof recorded in Volume 94180, Page 5442, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 3" aluminum disk found at the southwest corner of said Lot 8A, said point also being the northwest corner of a tract of land conveyed to Pinnacle Park Master Owners' Association, Inc., according to the deed thereof recorded in Volume 2004085, Page 6248, D.R.D.C.T., said point also being in the existing east right-of-way line of Chalk Hill Road (a variable width right-of-way), said point also being South 88 degrees 00 minutes 03 seconds West, a distance of 282.10 feet from a ½-inch iron rod found in the southeast corner of said Lot 8A;

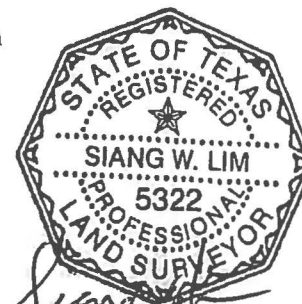
THENCE North 01 degree 59 minutes 57 seconds West, along the said existing east right-of-way line of Chalk Hill Road, same being the west line of said Lot 8A, a distance of 410.05 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (hereinafter referred to as "with cap") for the northwest corner of the herein described tract;

THENCE North 88 degrees 00 minutes 03 seconds East, departing the said existing east right-of-way line of Chalk Hill Road, same being the west line of said Lot 8A, a distance of 28.00 feet to a ½-inch iron rod set with cap for the northeast corner of the herein described tract;

THENCE South 01 degree 59 minutes 57 seconds East, parallel with and perpendicularly 28.00 feet distance from the said existing east right-of-way line of Chalk Hill Road, a distance of 410.05 feet to a ½-inch iron rod set with cap in the south line of said Lot 8A, same being the north line of said Pinnacle Park Master Owners' Association tract;

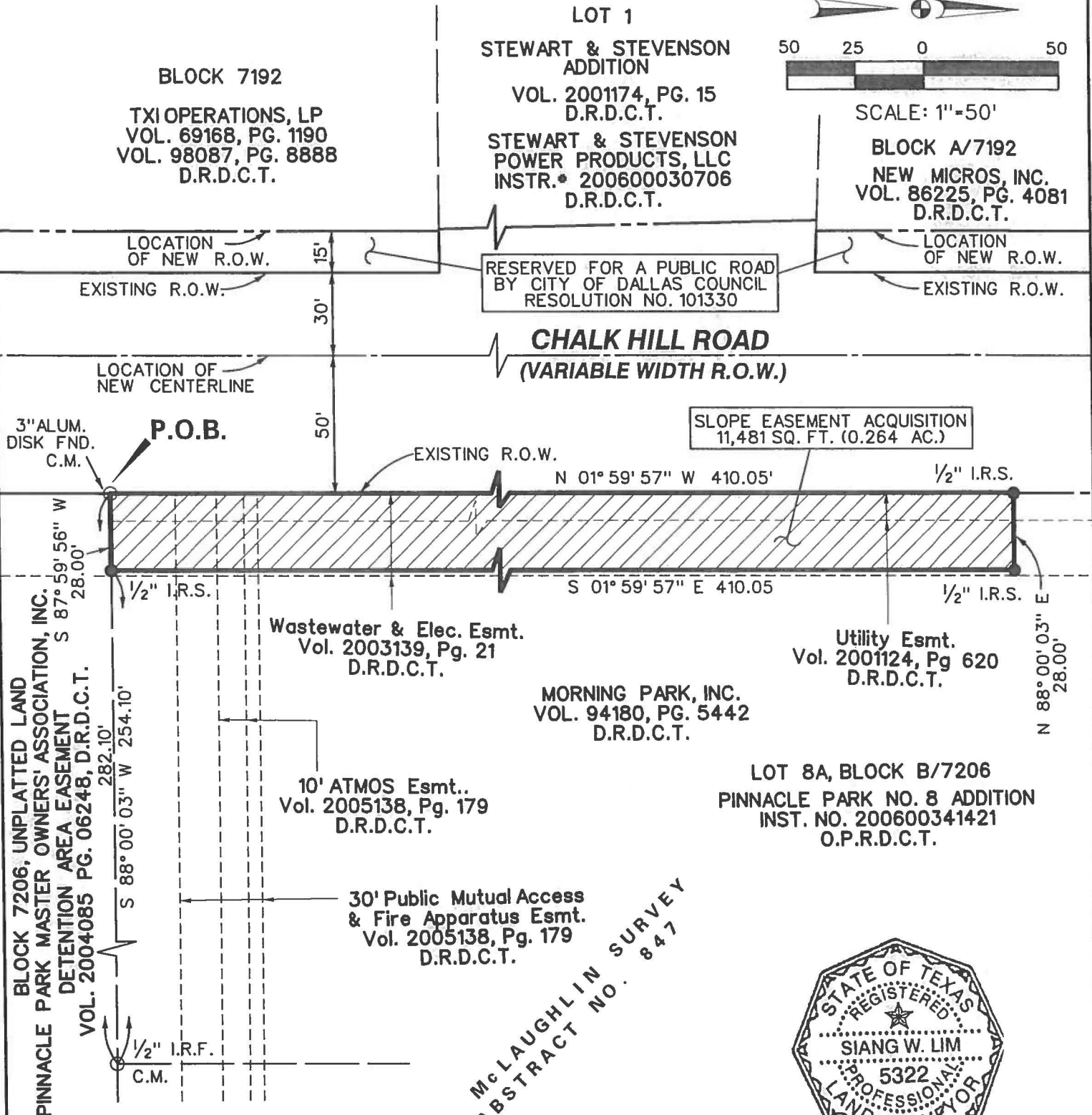
THENCE South 87 degrees 59 minutes 56 seconds West, along the common line of said Lot 8A and Pinnacle Park Master Owners' Association tract, a distance of 28.00 feet to the POINT OF BEGINNING and containing 11,481 square feet or 0.264 acres of land, more or less.

BASIS OF BEARING is the Texas State Plane Coordinate System, North Central Texas Zone 4202, North American Datum 1983 (NAD83), 1993 adjustment, using Geoid03 Model.



FIELD NOTES APPROVED:
252 2-5-15





11,481 SQUARE FEET
(0.264 ACRES)
SLOPE EASEMENT
ACQUISITION

CITY BLOCK B/7206
CITY OF DALLAS, TEXAS

LIM & ASSOCIATES, inc.
 engineering & surveying consultants
 TBPLS Reg. 101236-00
 1701 N. Market Street, Suite 310 / LB20
 Dallas, Texas 75202
 Tel. (214) 698-1888 • Fax (214) 698-9881

EXHIBIT B

SLOPE EASEMENT

THE STATE OF TEXAS

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF DALLAS

That Morning Park, Inc., a Texas corporation (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of ELEVEN THOUSAND FOUR HUNDRED EIGHT-ONE AND NO/100 DOLLARS (\$11,481.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, and the further benefits to be derived by the remaining property as a result of projected public improvements, has granted, sold and conveyed and does hereby grant, sell and convey unto said City, its successors and assigns, a right-of-way under, in and along the property described in "Exhibit A", attached hereto and made a part hereof by reference for all purposes, an easement for the purpose of grading, filling, and/or maintaining a slope, together with the customary uses attendant thereto, including drainage improvements over, under, through, across and along all that certain lot, tract or parcel of land described in Exhibit "A" attached hereto and made a part hereof by reference for all purposes.

The City is acquiring this property for the purpose of grading, filling and/or maintaining a slope in conjunction with the construction of planned improvements, including the right to make the improvements on such grade and according to such plans and specifications as will, in City's opinion, best serve the public purpose. The payment of the purchase price shall be considered full and adequate compensation for the easement rights herein granted.

The Easement is exclusive, irrevocable and perpetual. Grantor reserves for Grantor and Grantor's heirs, successors and assigns the right to continue to use and enjoy the Easement Property for purposes that do not interfere with or interrupt the use and enjoyment of the Easement by City for the easement purposes. Grantor reserves for Grantor and Grantor's heirs, successors and assigns the right to use all or part of the Easement Property in conjunction with City, as long as such further use or conveyance is subject to the terms of this agreement. Notwithstanding the foregoing, City shall have the right to remove and keep removed from the Easement Property any and all buildings, structures, improvements, fences, trees, shrubs, growths, or other matters as City, in its sole and unqualified discretion, deems necessary, convenient or advisable to avoid interference with the easement purpose granted herein, now and in the future, City's determination in this regard being final.

Should one or more of the Grantor(s) herein be natural persons and not joined by their respective spouse, it is conclusively presumed that the land herein conveyed is not the residence or business homestead of such Grantor(s). Should one or more of the

EXHIBIT B

Grantors herein be a legal entity other than a natural person, it shall be conclusively presumed that the person signing on behalf of such a party has been duly and legally authorized to so sign and there shall be no necessity for a seal or attestation.

Nothing in this easement shall be construed as a waiver by the City of any connection charge or charges imposed by ordinance or Charter of the City of Dallas.

SPECIAL PROVISIONS: None

TO HAVE AND TO HOLD the above described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Dallas, its successors and assigns forever, and Grantor is hereby bound, together with all heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said easement unto the City of Dallas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this _____ day of _____, _____.

Morning Park, Inc.,
a Texas corporation

By: _____
Name: Lewis S. Frank
Title: Vice President

* * * * *

STATE OF TEXAS '

COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by Lewis S. Frank, Vice President of Morning Park, Inc., a Texas corporation, on behalf
of said corporation.

Notary Public, State of TEXAS

* * * * *

EXHIBIT B

After recording return to:
City of Dallas
Department of Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Mark Proctor

Slope Easement Log No. 37155

**Slope Easement Acquisition
a 11,481 square foot (0.264 Acres)
tract of land in City Block B/7206,
J. McLaughlin Survey, Abstract No. 847,
City of Dallas, Dallas County, Texas,
from Morning Park, Inc.**

BEING a 11,481 square foot (0.264 acre) tract of land situated in the J. McLaughlin Survey, Abstract No. 847, in the City of Dallas, Dallas County, Texas, Lot 8A, City Block B/7206, Pinnacle Park No. 8 Addition, an addition to the City of Dallas, according to the plat thereof recorded in Instrument No. 200600341421, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being a part of that tract of land conveyed to Morning Park, Inc., according to the deed without warranty thereof recorded in Volume 94180, Page 5442, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 3" aluminum disk found at the southwest corner of said Lot 8A, said point also being the northwest corner of a tract of land conveyed to Pinnacle Park Master Owners' Association, Inc., according to the deed thereof recorded in Volume 2004085, Page 6248, D.R.D.C.T., said point also being in the existing east right-of-way line of Chalk Hill Road (a variable width right-of-way), said point also being South 88 degrees 00 minutes 03 seconds West, a distance of 282.10 feet from a ½-inch iron rod found in the southeast corner of said Lot 8A;

THENCE North 01 degree 59 minutes 57 seconds West, along the said existing east right-of-way line of Chalk Hill Road, same being the west line of said Lot 8A, a distance of 410.05 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (hereinafter referred to as "with cap") for the northwest corner of the herein described tract;

THENCE North 88 degrees 00 minutes 03 seconds East, departing the said existing east right-of-way line of Chalk Hill Road, same being the west line of said Lot 8A, a distance of 28.00 feet to a ½-inch iron rod set with cap for the northeast corner of the herein described tract;

THENCE South 01 degree 59 minutes 57 seconds East, parallel with and perpendicularly 28.00 feet distance from the said existing east right-of-way line of Chalk Hill Road, a distance of 410.05 feet to a ½-inch iron rod set with cap in the south line of said Lot 8A, same being the north line of said Pinnacle Park Master Owners' Association tract;

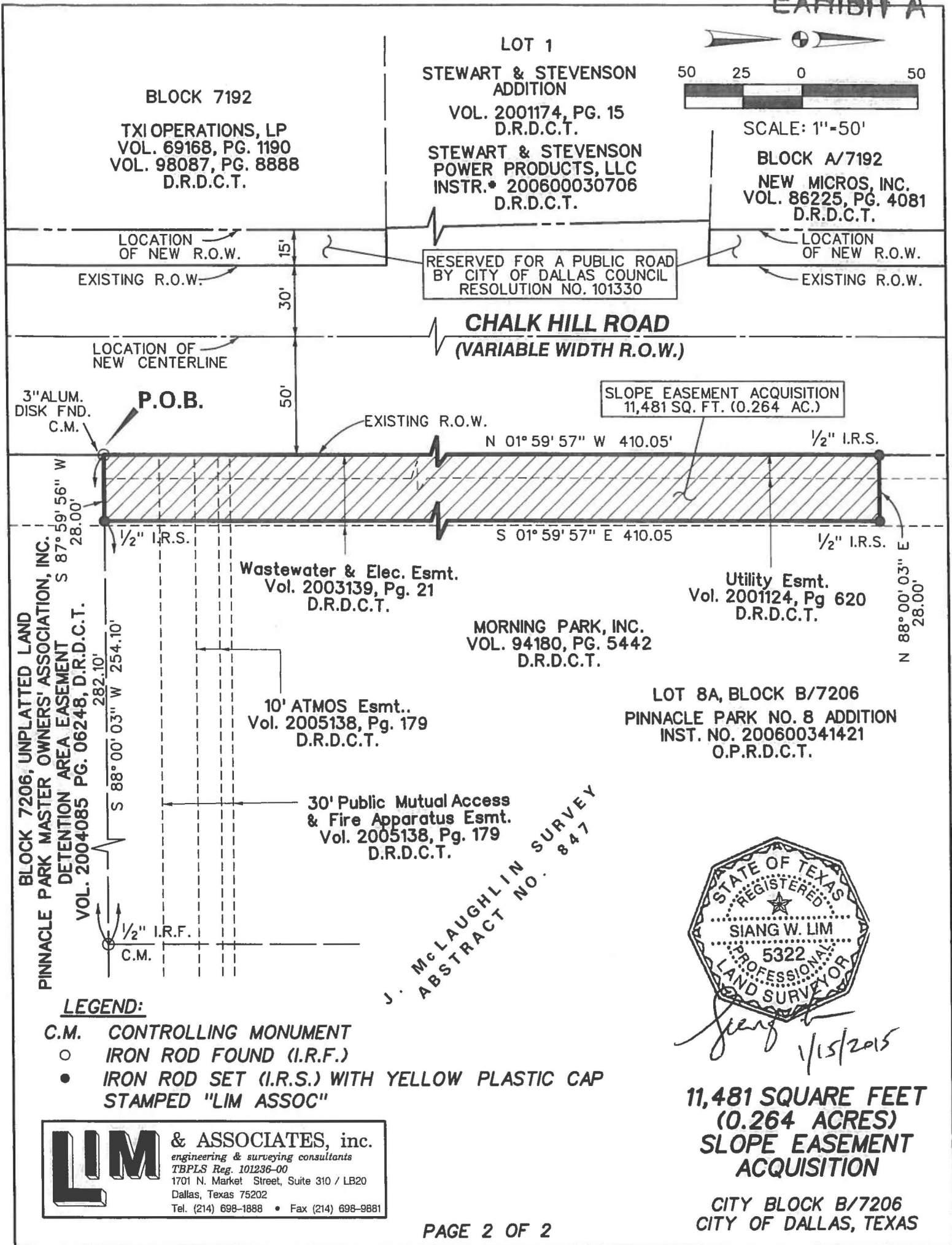
THENCE South 87 degrees 59 minutes 56 seconds West, along the common line of said Lot 8A and Pinnacle Park Master Owners' Association tract, a distance of 28.00 feet to the POINT OF BEGINNING and containing 11,481 square feet or 0.264 acres of land, more or less.

BASIS OF BEARING is the Texas State Plane Coordinate System, North Central Texas Zone 4202, North American Datum 1983 (NAD83), 1993 adjustment, using Geoid03 Model.



FIELD NOTES APPROVED:
25R 2-5-15





LEGEND:

- C.M. CONTROLLING MONUMENT
- IRON ROD FOUND (I.R.F.)
- IRON ROD SET (I.R.S.) WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"

LIM & ASSOCIATES, inc.
 engineering & surveying consultants
 TBPLS Reg. 101236-00
 1701 N. Market Street, Suite 310 / LB20
 Dallas, Texas 75202
 Tel. (214) 698-1888 • Fax (214) 698-9881

J. McLAUGHLIN SURVEY
 ABSTRACT NO. 847



Siang W. Lim
 1/15/2015

**11,481 SQUARE FEET
 (0.264 ACRES)
 SLOPE EASEMENT
 ACQUISITION**

**CITY BLOCK B/7206
 CITY OF DALLAS, TEXAS**

AGENDA ITEM # 24

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Water Utilities

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

MAPSCO: 73N

SUBJECT

Authorize acquisition from Richard L. Mai of approximately two acres of land located near the intersection of West Wintergreen Road and Country Ridge Drive for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$16,775 (\$14,775, plus closing costs and title expenses not to exceed \$2,000) – Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This item authorizes the acquisition of a tract of land containing approximately two acres located near the intersection of West Wintergreen Road and Country Ridge Drive for the Southwest 120/96-inch Water Transmission Pipeline Project. This property will be used for the construction of a 96-inch and 120-inch diameter treated water transmission line from the East Side Water Treatment Plant to Southwest Dallas. The consideration is based on an independent appraisal.

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

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

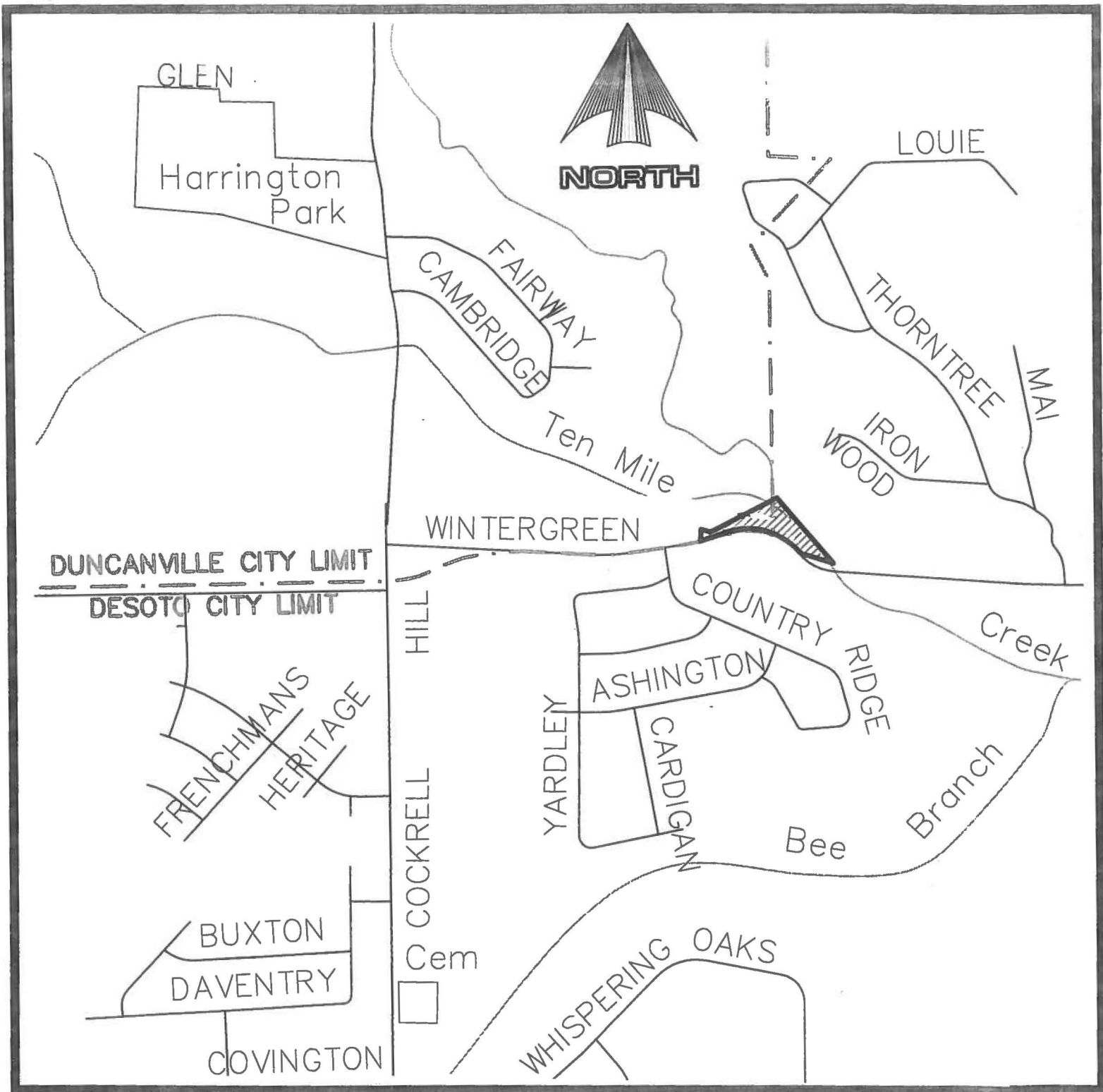
Water Utilities Capital Improvement Funds - \$16,775 (\$14,775, plus closing costs and title expenses not to exceed \$2,000)

OWNER

Richard L. Mai

MAP

Attached



SUBJECT:



March 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS PURCHASE FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Approximately 2 acres of land located in Dallas County, Texas, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining thereto.

"PROJECT": Southwest 120/96-inch Water Transmission Pipeline Project

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

"PROPERTY INTEREST": Fee Simple, subject to the exceptions, reservations, covenants, conditions and/or interests, if any provided in the form instrument more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

"OWNER": Richard L. Mai, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"PURCHASE AMOUNT": \$14,775

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$2,000

"AUTHORIZED AMOUNT": Not to exceed \$ 16,775

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

March 25, 2015

SECTION 3. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyancing instrument substantially in the form described in Exhibit "B", attached hereto and made a part hereof for all purposes, and approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating the transaction.

SECTION 4. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 5. That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

SECTION 6. That in the event this acquisition closes, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Water Utilities Capital Improvement Funds, Fund No. 2115, Department DWU, Unit PW40, Activity MPSA, Program No. 706035, Object 4210, Encumbrance No. CT-DWU706035CPAQ. The PURCHASE AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 7. That CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:

WARREN M. S. ERNST, City Attorney

BY


Assistant City Attorney

EXHIBIT "A"
PAGE 1 OF 5
PARCEL W-44_45_46
RIGHT-OF-WAY ACQUISITION FOR WATER
1.6959 ACRE PARCEL
NEL A. AYERS SURVEY, ABSTRACT NO. 11
CITY OF DUNCANVILLE AND CITY OF DESOTO,
DALLAS COUNTY, TEXAS

EXHIBIT A

DESCRIPTION

BEING a 1.6959 acre tract of land situated in the Nel A. Ayers Survey, Abstract No. 11, being in the City of Duncanville, Dallas County, Texas and the City of Desoto, Dallas County, Texas, and being all of that certain tract of land as described in the Warranty Deed to Richard L. Mai as recorded in Volume 83138, Page 1246 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron rod with plastic cap stamped "TX REG NO 100189-00" set for the southeast corner of the aforementioned Mai tract, said southeast corner being at the intersection of the northerly right-of-way line of Wintergreen Road (variable width right-of-way dedicated per plat of Cawthon Estates Phase 1, an addition to the City of Desoto, Texas, according to the plat thereof recorded in Volume 86086, Page 1755, D.R.D.C.T.) and the centerline of Ten Mile Creek, and also being the most southerly southwest corner of the remainder of a called 74.7804 acre tract described as Tract 2 in that certain Deed (Without Warranties) to WSG Thorntree IV, LP as recorded in Volume 2005042, Page 11591 of the Official Public Records of Dallas County, Texas;

THENCE N 72°46'15" W (deed-N 71°35'38" W), with the southerly line of said Mai tract and the northerly right-of-way line of Wintergreen Road, 164.38 feet to a 1/2" Iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE S 45°19'41" W (deed-S 46°26'22" W), continuing with the southerly line of said Mai tract and said northerly right-of-way line of Wintergreen Road, 9.86 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set in asphalt for corner;

THENCE N 46°38'42" W (deed-N 45°28'05" W), continuing with the southerly line of said Mai tract and said northerly right-of-way line of Wintergreen Road, 77.11 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set in asphalt for corner at the beginning of a curve to the left, said curve to the left having a central angle of 61°42'16", a radius of 380.00 feet, a tangent distance of 227.00 feet and a chord which bears N 77°29'50" W (deed-N 76°19'13" W), 389.75 feet;

THENCE, continuing with the southerly line of said Mai tract, said northerly right-of-way line of Wintergreen Road and with said curve to the left, an arc distance of 409.24 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set at the edge of asphalt for corner;

REVIEWED BY *dkh* 2/15/11

Dallas Water Utilities
Southwest 120/96-inch Water
Transmission Pipeline Project

NDM
NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00

Two Northpark / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / (214) 739-4741

AECOM

AECOM USA GROUP, INC.
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DALLAS, TEXAS 75248-1157
WWW.AECOM.COM
TBPE REG. NO. F-3082

JANUARY 31, 2011

7059-EX44_45_46.dwg

EXHIBIT "A"
PAGE 2 OF 5
PARCEL W-44_45_46
RIGHT-OF-WAY ACQUISITION FOR WATER
1.6959 ACRE PARCEL
NEL A. AYERS SURVEY, ABSTRACT NO. 11
CITY OF DUNCANVILLE AND CITY OF DESOTO,
DALLAS COUNTY, TEXAS

EXHIBIT A

THENCE S 71°39'02" W (S 72°49'39" W), continuing with the southerly line of said Mai tract and said northerly right-of-way line of Wintergreen Road, 130.96 feet to a mag-nail set in asphalt for corner at the beginning of a curve to the right, said curve to the right having a central angle of 02°21'24", a radius of 438.50 feet, a tangent distance of 9.02 feet and a chord which bears S 72°49'44" W (deed-S 74°00'21" W), 18.03 feet;

THENCE, continuing with the southerly line of said Mai tract, said northerly right-of-way line of Wintergreen Road and with said curve to the right, an arc distance of 18.04 feet to a mag-nail set in asphalt for the southwest corner of said Mai tract;


THENCE N 03°38'48" E (deed-N 04°29'28" E), departing the southerly line of said Mai tract and said northerly right-of-way line of Wintergreen Road and with the west line of said Mai tract, 65.03 feet to a mag-nail set for the northwest corner of said Mai tract, said corner being in the center of Ten Mile Creek;

THENCE S 73°46'50" E (deed-S 72°36'10" E), with the northerly line of said Mai tract and the center of Ten Mile Creek, 56.15 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE N 63°29'39" E (N 64°40'19" E), continuing with the northerly line of said Mai tract and said center of Ten Mile Creek, 414.88 feet (deed-414.90 feet) to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for the north corner of said Mai tract;

THENCE S 40°27'00" E (S 39°16'20" E), with the northeasterly line of said Mai tract and the center of Ten Mile Creek, 482.13 feet (deed-482.11 feet) to the POINT OF BEGINNING and containing 1.6959 acres or 73,873 square feet of land, more or less.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.


John L. Melton, R.P.L.S. No. 4268
Registered Professional Land Surveyor



REVIEWED BY *Dr 2/25/11*

Dallas Water Utilities
Southwest 120/96-inch Water
Transmission Pipeline Project

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EXHIBIT A

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The 40' easement and right-of-way for one or more sanitary sewer lines or lines to The Trinity River Authority of Texas recorded in Volume 69199, Page 1610, D.R.D.C.T. also contains the following: "Together with a temporary easement to use, during temporary periods, the portion of grantor's property lying 50' on each side of and outside the described permanent easement, in connection with the construction, maintenance, repair, replacement or removal of said lines."

The utility easement to the City of Desoto recorded in Volume 97244, Page 187, D.R.D.C.T., notes that the "existing 15' sanitary sewer easement to be abandoned" (easement referred to is recorded in Volume 80028, Page 291, D.R.D.C.T.). No abandonment document found.

REVIEWED BY *Doc 2/25/11*

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Dallas Water Utilities
Southwest 120/96-inch Water
Transmission Pipeline Project

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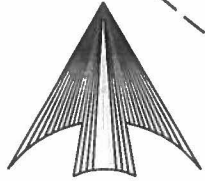
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JANUARY 31, 2011

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RIGHT-OF-WAY ACQUISITION FOR WATER
1.6959 ACRE PARCEL
NEL A. AYERS SURVEY, ABSTRACT NO. 11
CITY OF DUNCANVILLE AND CITY OF DESOTO,
DALLAS COUNTY, TEXAS

EXHIBIT A



NORTH

SCALE: 1"=150'

EASEMENT AND RIGHT-OF-WAY FOR
UTILITY LINES AND EROSION
CONTROL IMPROVEMENTS
TO
TRINITY RIVER AUTHORITY OF TEXAS
VOL. 98139, PG. 3766
D.R.D.C.T.
EXHIBIT "A"

WSG THORNTREE IV, LP
VOL. 2005042, PG. 11591
O.P.R.D.C.T.
TRACT 2
REMAINDER OF CALLED 74.7804 ACRES

EASEMENT AND RIGHT-OF-WAY FOR
PERMANENT EROSION CONTROL STRUCTURES
TO
TRINITY RIVER AUTHORITY OF TEXAS
VOL. 95236, PG. 1801
D.R.D.C.T.
EXHIBIT "2A"

EASEMENT AND RIGHT-OF-WAY FOR
UTILITY LINES AND EROSION CONTROL IMPROVEMENTS
TO
TRINITY RIVER AUTHORITY OF TEXAS
VOL. 98139, PG. 3766
D.R.D.C.T.
EXHIBIT "B"

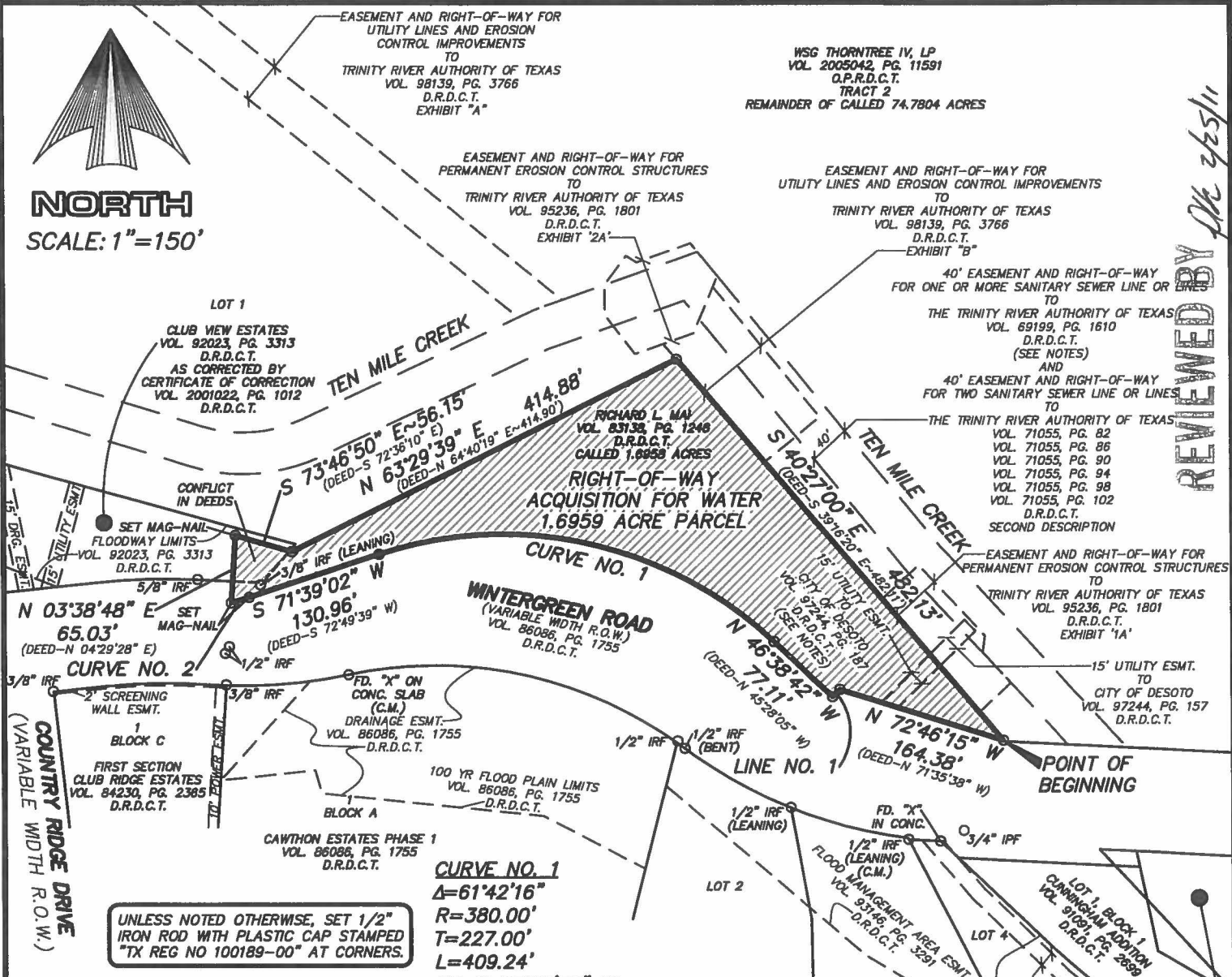
40' EASEMENT AND RIGHT-OF-WAY
FOR ONE OR MORE SANITARY SEWER LINE OR LINES
TO
THE TRINITY RIVER AUTHORITY OF TEXAS
VOL. 69199, PG. 1610
D.R.D.C.T.
(SEE NOTES)

AND
40' EASEMENT AND RIGHT-OF-WAY
FOR TWO SANITARY SEWER LINE OR LINES
TO
THE TRINITY RIVER AUTHORITY OF TEXAS
VOL. 71055, PG. 82
VOL. 71055, PG. 86
VOL. 71055, PG. 90
VOL. 71055, PG. 94
VOL. 71055, PG. 98
VOL. 71055, PG. 102
D.R.D.C.T.
SECOND DESCRIPTION

EASEMENT AND RIGHT-OF-WAY FOR
PERMANENT EROSION CONTROL STRUCTURES
TO
TRINITY RIVER AUTHORITY OF TEXAS
VOL. 95236, PG. 1801
D.R.D.C.T.
EXHIBIT "1A"

15' UTILITY ESMT.
TO
CITY OF DESOTO
VOL. 97244, PG. 157
D.R.D.C.T.

POINT OF
BEGINNING



UNLESS NOTED OTHERWISE, SET 1/2"
IRON ROD WITH PLASTIC CAP STAMPED
"TX REG NO 100189-00" AT CORNERS.

LEGEND

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
C.L.	CENTERLINE
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

CURVE NO. 1

$\Delta=61^{\circ}42'16''$
 $R=380.00'$
 $T=227.00'$
 $L=409.24'$
 $CB=N 77^{\circ}29'50'' W$
(DEED-N 76^{\circ}19'13'' W)
 $CL=389.75'$

CURVE NO. 2

$\Delta=02^{\circ}21'24''$
 $R=438.50'$
 $T=9.02'$
 $L=18.04'$
 $CB=S 72^{\circ}49'44'' W$
(DEED-S 74^{\circ}00'21'' W)
 $CL=18.03'$

LINE NO. 1

$S 45^{\circ}19'41'' W$
 $9.86'$
(DEED-S 46^{\circ}26'22'' W)

SEE PAGE 5 FOR IMPROVEMENTS.

Dallas Water Utilities
Southwest 120/96-inch Water
Transmission Pipeline Project



NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00

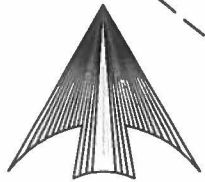


AECOM USA GROUP, INC.
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DALLAS, TEXAS 75248-1157
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REVIEWED BY *pkc 2/25/11*

EXHIBIT "A"
PAGE 5 OF 5
PARCEL W-44_45_46
RIGHT-OF-WAY ACQUISITION FOR WATER
1.6959 ACRE PARCEL
NEL A. AYERS SURVEY, ABSTRACT NO. 11
CITY OF DUNCANVILLE AND CITY OF DESOTO,
DALLAS COUNTY, TEXAS

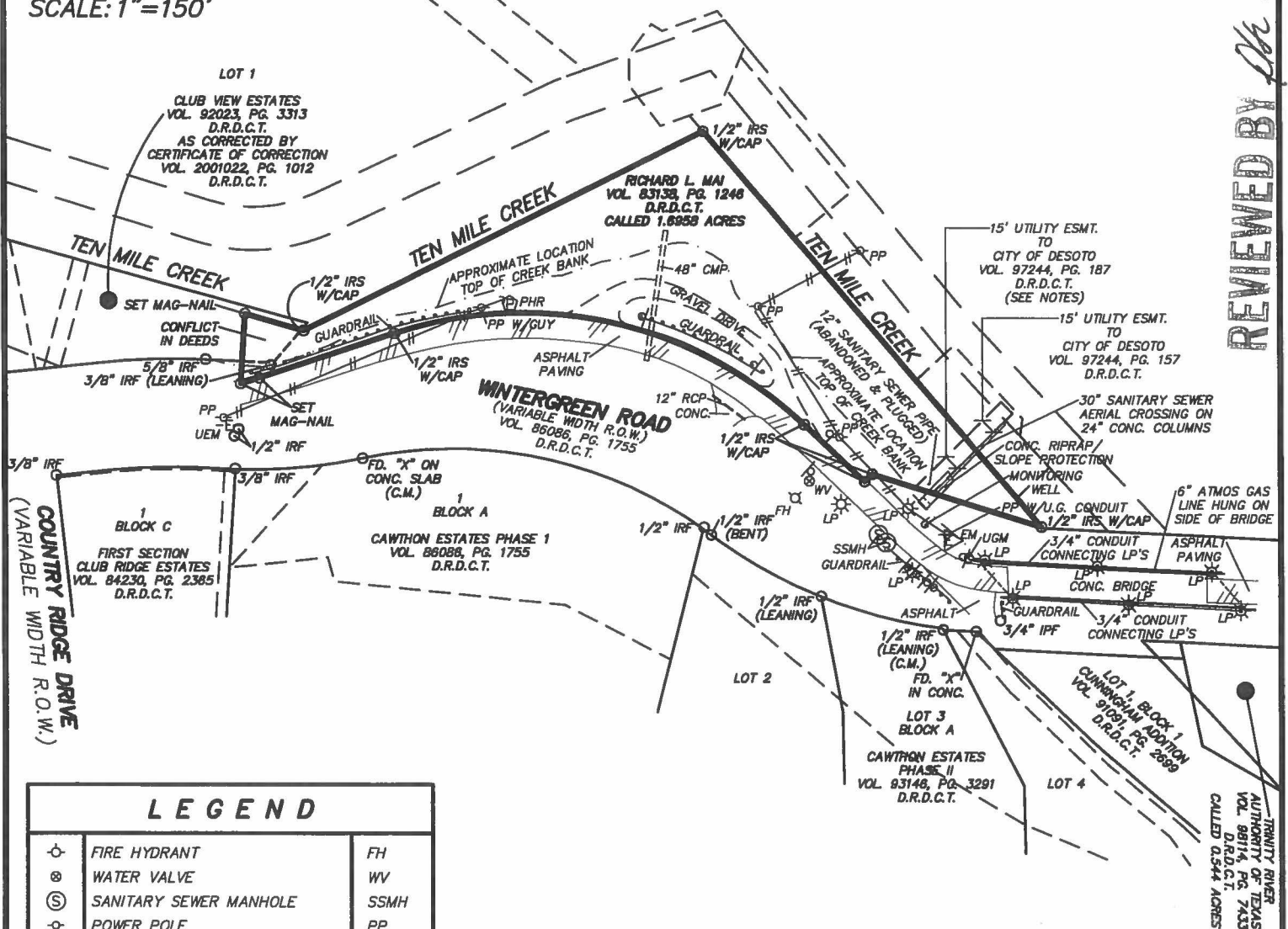
EXHIBIT A



NORTH

SCALE: 1"=150'

WSG THORNTREE IV, LP
 VOL. 2005042, PG. 11591
 O.P.R.D.C.T.
 TRACT 2
 REMAINDER OF CALLED 74.7804 ACRES



LEGEND

⊕	FIRE HYDRANT	FH
⊗	WATER VALVE	WV
⊙	SANITARY SEWER MANHOLE	SSMH
⊕	POWER POLE	PP
⊕	POWER POLE ANCHOR	GUY
⊕	LIGHT POLE	LP
-E-	UNDERGROUND ELECTRIC MARKER	UEM
-H-	OVERHEAD ELECTRIC	OE
⊕	ELECTRIC METER	EM
⊕	PHONE RISER	PHR
-G-	UNDERGROUND GAS MARKER	UGM
///	ASPHALT PAVEMENT	ASPH
⊕	TRAFFIC SIGN	SGN

CONC. - CONCRETE
 CMP - CORRUGATED METAL PIPE
 RCP - REINFORCED CONCRETE PIPE



NATHAN D. MAIER
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JANUARY 31, 2011

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REVIEWED BY *Dr 2/25/11*

EXHIBIT B

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

That Richard L. Mai, a married person, not joined herein by his spouse, as the property hereby conveyed constitutes no part of their business or residence homestead and is in his sole management and control, (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of FOURTEEN THOUSAND SEVEN HUNDRED SEVENTY-FIVE AND 00/100 DOLLARS (\$14,775.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, all of the property described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes.

SPECIAL PROVISIONS: "None"

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said premises unto City, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this _____ day of _____, _____.

Richard L. Mai

EXHIBIT B

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by Richard L. Mai.

Notary Public, State of TEXAS

* * * * *

After recording return to:
City of Dallas
Department of Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Mark Proctor

Warranty Deed Log No. 36521 / Parcel W-44,45,46

EXHIBIT "A"
PAGE 1 OF 5
PARCEL W-44_45_46
RIGHT-OF-WAY ACQUISITION FOR WATER
1.6959 ACRE PARCEL
NEL A. AYERS SURVEY, ABSTRACT NO. 11
CITY OF DUNCANVILLE AND CITY OF DESOTO,
DALLAS COUNTY, TEXAS

EXHIBIT A

DESCRIPTION

BEING a 1.6959 acre tract of land situated in the Nel A. Ayers Survey, Abstract No. 11, being in the City of Duncanville, Dallas County, Texas and the City of Desoto, Dallas County, Texas, and being all of that certain tract of land as described in the Warranty Deed to Richard L. Mai as recorded in Volume 83138, Page 1246 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for the southeast corner of the aforementioned Mai tract, said southeast corner being at the intersection of the northerly right-of-way line of Wintergreen Road (variable width right-of-way dedicated per plat of Cawthon Estates Phase 1, an addition to the City of Desoto, Texas, according to the plat thereof recorded in Volume 86086, Page 1755, D.R.D.C.T.) and the centerline of Ten Mile Creek, and also being the most southerly southwest corner of the remainder of a called 74.7804 acre tract described as Tract 2 in that certain Deed (Without Warranties) to WSG Thorntree IV, LP as recorded in Volume 2005042, Page 11591 of the Official Public Records of Dallas County, Texas;

THENCE N 72°46'15" W (deed-N 71°35'38" W), with the southerly line of said Mai tract and the northerly right-of-way line of Wintergreen Road, 164.38 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE S 45°19'41" W (deed-S 46°26'22" W), continuing with the southerly line of said Mai tract and said northerly right-of-way line of Wintergreen Road, 9.86 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set in asphalt for corner;

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REVIEWED BY *OK 2/25/11*

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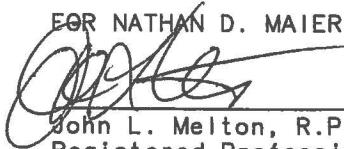
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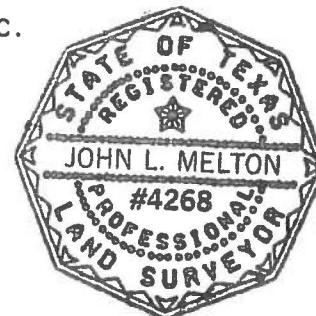
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FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



John L. Melton, R.P.L.S. No. 4268
Registered Professional Land Surveyor



REVIEWED BY *Doc 2/25/11*

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REVIEWED BY *Don 4/25/11*

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TBPLS FIRM REG. NO. 100189-00
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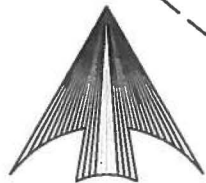
JANUARY 31, 2011

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PARCEL W-44_45_46 **RIGHT-OF-WAY ACQUISITION FOR WATER**

1.6959 ACRE PARCEL

NEL A. AYERS SURVEY, ABSTRACT NO. 11
 CITY OF DUNCANVILLE AND CITY OF DESOTO,
 DALLAS COUNTY, TEXAS



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SCALE: 1"=150'

EASEMENT AND RIGHT-OF-WAY FOR
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REMAINDER OF CALLED 74.7804 ACRES

EASEMENT AND RIGHT-OF-WAY FOR
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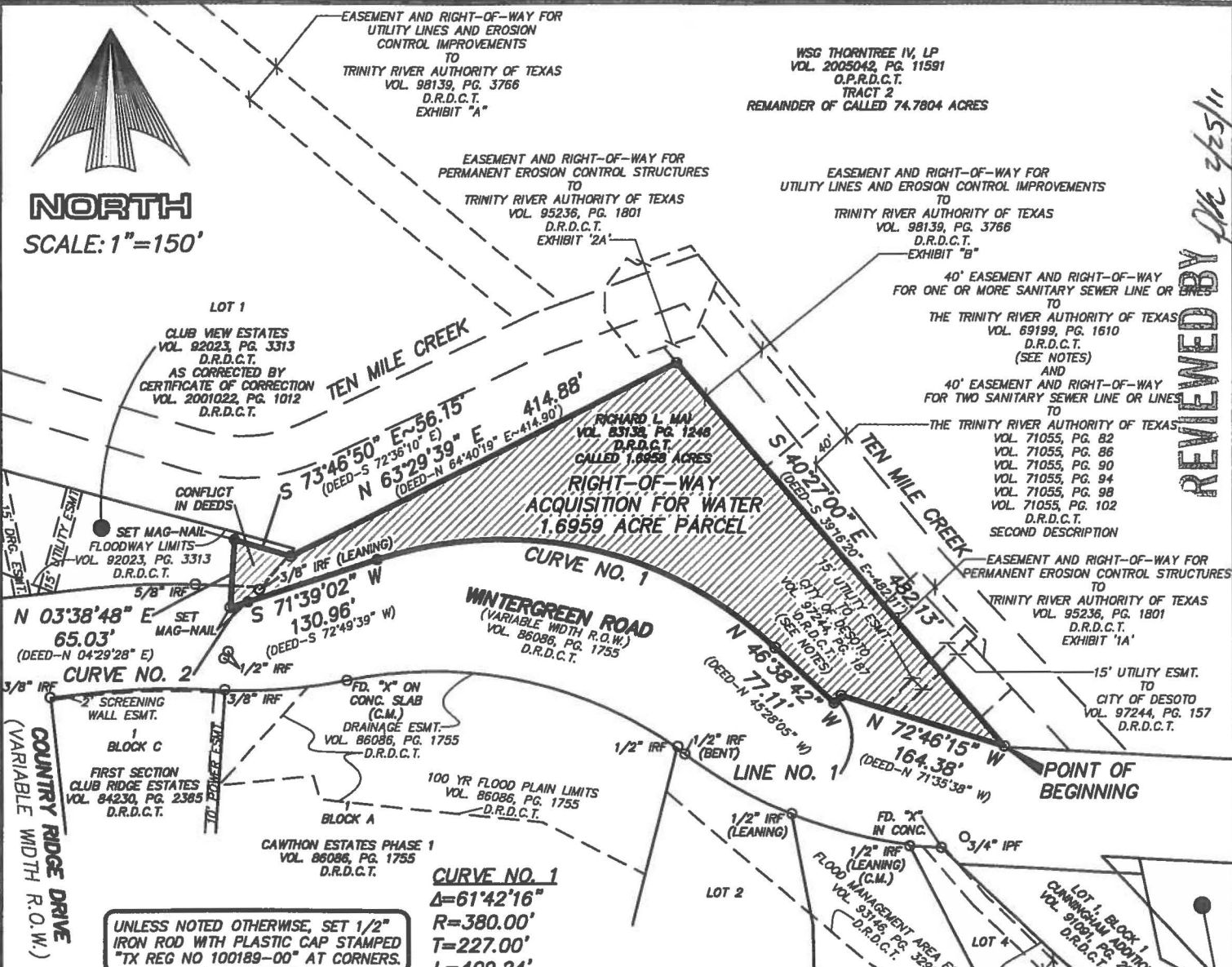
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 UTILITY LINES AND EROSION CONTROL IMPROVEMENTS
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40' EASEMENT AND RIGHT-OF-WAY
 FOR ONE OR MORE SANITARY SEWER LINE OR LINES
 TO
 THE TRINITY RIVER AUTHORITY OF TEXAS
 VOL. 69199, PG. 1610
 D.R.D.C.T.
 (SEE NOTES)
 AND
 40' EASEMENT AND RIGHT-OF-WAY
 FOR TWO SANITARY SEWER LINE OR LINES
 TO
 THE TRINITY RIVER AUTHORITY OF TEXAS
 VOL. 71055, PG. 82
 VOL. 71055, PG. 86
 VOL. 71055, PG. 90
 VOL. 71055, PG. 94
 VOL. 71055, PG. 98
 VOL. 71055, PG. 102
 D.R.D.C.T.
 SECOND DESCRIPTION

EASEMENT AND RIGHT-OF-WAY FOR
 PERMANENT EROSION CONTROL STRUCTURES
 TO
 TRINITY RIVER AUTHORITY OF TEXAS
 VOL. 95236, PG. 1801
 D.R.D.C.T.
 EXHIBIT "1A"

15' UTILITY ESMT.
 TO
 CITY OF DESOTO
 VOL. 97244, PG. 157
 D.R.D.C.T.

POINT OF
 BEGINNING



UNLESS NOTED OTHERWISE, SET 1/2"
 IRON ROD WITH PLASTIC CAP STAMPED
 "TX REG NO 100189-00" AT CORNERS.

LEGEND

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF
 DALLAS COUNTY, TEXAS
 D.R.D.C.T. DEED RECORDS OF DALLAS
 COUNTY, TEXAS
 M.R.D.C.T. MAP RECORDS OF DALLAS
 COUNTY, TEXAS
 INST. NO. INSTRUMENT NUMBER
 VOL., PG. VOLUME, PAGE
 SQ. FT. SQUARE FEET
 R.O.W. RIGHT-OF-WAY
 ESMT. EASEMENT
 C.L. CENTERLINE
 C.M. CONTROLLING MONUMENT
 IRF IRON ROD FOUND
 IPF IRON PIPE FOUND
 IRS W/CAP IRON ROD SET WITH PLASTIC
 CAP STAMPED "TX REG NO
 100189-00"

CURVE NO. 1

$\Delta=61^{\circ}42'16''$
 $R=380.00'$
 $T=227.00'$
 $L=409.24'$
 $CB=N 77^{\circ}29'50'' W$
 $(DEED-N 76^{\circ}19'13'' W)$
 $CL=389.75'$

CURVE NO. 2

$\Delta=02^{\circ}21'24''$
 $R=438.50'$
 $T=9.02'$
 $L=18.04'$
 $CB=S 72^{\circ}49'44'' W$
 $(DEED-S 74^{\circ}00'21'' W)$
 $CL=18.03'$

LINE NO. 1

$S 45^{\circ}19'41'' W$
 $9.86'$
 $(DEED-S 45^{\circ}26'22'' W)$

SEE PAGE 5 FOR IMPROVEMENTS.

Dallas Water Utilities
 Southwest 120/96-inch Water
 Transmission Pipeline Project



NATHAN D. MAIER
 CONSULTING ENGINEERS, INC.
 TBPE FIRM REG. NO. F-356
 TBPLS FIRM REG. NO. 100189-00

Two Northpark / 8080 Park Lane / Suite 600
 Dallas, Texas 75231 / (214) 739-4741



AECOM USA GROUP, INC.
 17300 DALLAS PARKWAY, SUITE 1010
 DALLAS, TEXAS 75248-1157
 WWW.AECOM.COM
 TBPE REG. NO. F-3082

JANUARY 31, 2011

7059-EX44_45_46.dwg

REVIEWED BY *Dec 4/25/11*

EXHIBIT "A"
PAGE 5 OF 5
PARCEL W-44_45_46
RIGHT-OF-WAY ACQUISITION FOR WATER
1.6959 ACRE PARCEL
NEL A. AYERS SURVEY, ABSTRACT NO. 11
CITY OF DUNCANVILLE AND CITY OF DESOTO,
DALLAS COUNTY, TEXAS

EXHIBIT A

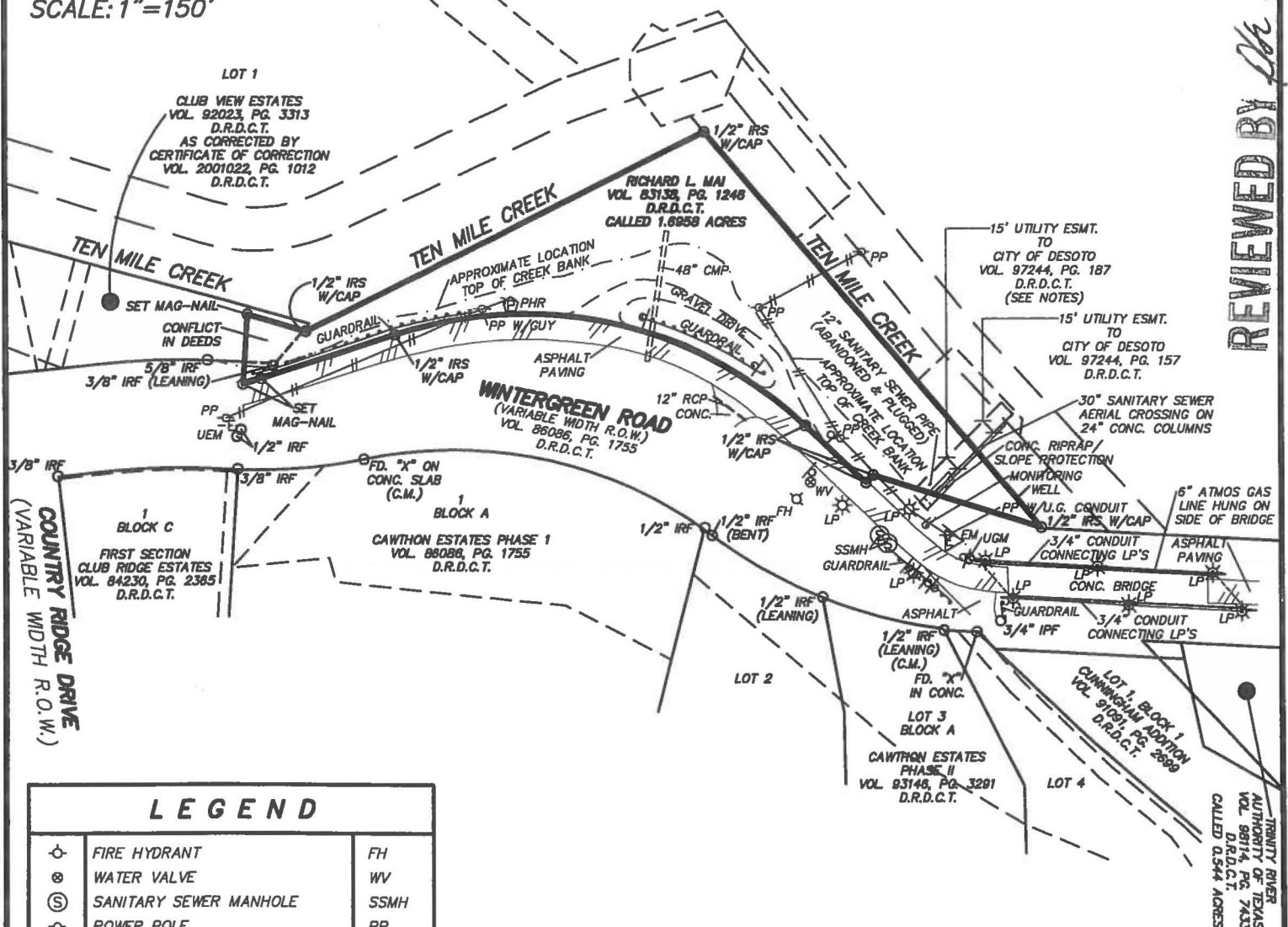


NORTH
SCALE: 1"=150'

WSO THORNTREE IV, LP
VOL. 2005042, PG. 11591
O.P.R.D.C.T.
TRACT 2

REMAINDER OF CALLED 74.7804 ACRES

REVIEWED BY *for 2/25/11*



LEGEND

⊕	FIRE HYDRANT	FH
⊗	WATER VALVE	WV
⊙	SANITARY SEWER MANHOLE	SSMH
⊙	POWER POLE	PP
⊙	POWER POLE ANCHOR	GUY
⊙	LIGHT POLE	LP
-E-	UNDERGROUND ELECTRIC MARKER	UEM
-H-	OVERHEAD ELECTRIC	OE
⊙	ELECTRIC METER	EM
⊙	PHONE RISER	PHR
-G-	UNDERGROUND GAS MARKER	UGM
///	ASPHALT PAVEMENT	ASPH
⊙	TRAFFIC SIGN	SGN

CONC. - CONCRETE
CMP - CORRUGATED METAL PIPE
RCP - REINFORCED CONCRETE PIPE



NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-358
TBPLS FIRM REG. NO. 100189-00

Two Northpark / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / (214) 739-4741

Dallas Water Utilities
Southwest 120/96-inch Water
Transmission Pipeline Project



AECOM USA GROUP, INC.
17300 DALLAS PARKWAY, SUITE 1010
DALLAS, TEXAS 75248-1157
WWW.AECOM.COM
TBPE REG. NO. F-3082

JANUARY 31, 2011

7059-EX44_45_46.dwg

AGENDA ITEM # 25

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 2, 14

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45E F G J K L N P Q R S T

SUBJECT

Authorize a thirty-six month extension of the current newsrack services contract with The Dallas Morning News, Inc. for the repair, replacement, and installation of newsracks for designated existing newsrack locations and to continue the maintenance services for newsracks within the Expanded Central Business District - Not to exceed \$107,200 - Current Funds (subject to annual appropriations)

BACKGROUND

This item authorizes a thirty-six month extension of the current newsrack services contract with The Dallas Morning News, Inc. for the repair, replacement and installation of newsracks for designated existing newsrack locations and to continue the maintenance services for newsracks within the Expanded Central Business District.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 22, 2008, City Council authorized a service contract with The Dallas Morning News, Inc. for the purchase, installation and maintenance of the multiple-unit newsracks within the Expanded Central Business District (ECBD) by Resolution No. 08-2901.

On June 3, 2009, City Council authorized an amendment to Resolution No. 08-2901 to modify the terms of the service contract with The Dallas Morning News, Inc. by Resolution No. 09-1388.

FISCAL INFORMATION

\$107,200 - Current Funds (subject to annual appropriations)

FISCAL INFORMATION (Continued)

<u>Council District</u>	<u>Amount</u>
2	\$ 40,000
14	\$ <u>67,200</u>
Total	\$107,200

OWNER

The Dallas Morning News, Inc.

James M. Moroney III, Chairman, President and Chief Executive Officer

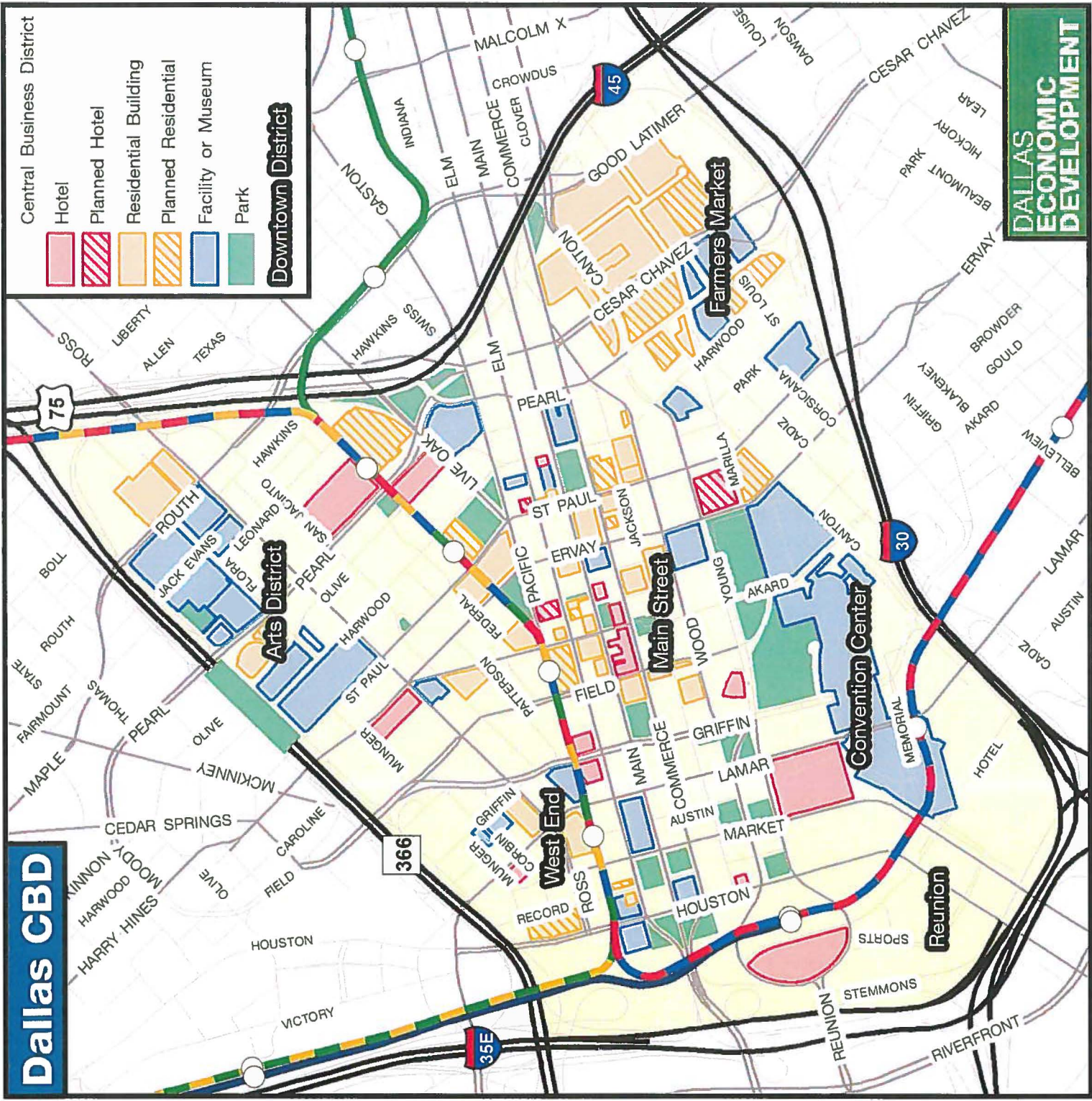
MAP

Attached

Dallas CBD

- Central Business District**
- Hotel
 - Planned Hotel
 - Residential Building
 - Planned Residential
 - Facility or Museum
 - Park
- Downtown District**

DALLAS ECONOMIC DEVELOPMENT



March 25, 2015

WHEREAS, on October 22, 2008, by Resolution No. 08-2901, the Dallas City Council authorized the City Manager to execute a contract with The Dallas Morning News, Inc. for eighty-four months with three twelve-month renewal options for the purchase, installation and maintenance of multiple-unit newsracks within the Expanded Central Business District; and

WHEREAS, on June 3, 2009, by Resolution No. 09-1388, the Dallas City Council authorized the term of the contract to be amended to allow for renegotiation of the contract provisions at an earlier date and to increase the contract from \$340,200 to \$396,853 to accommodate the increased number of newsrack units; and

WHEREAS, the parties desire to settle a dispute that arose with The Dallas Morning News, Inc. regarding the payment terms of the contract and to extend the current contract to (i) provide for an additional three (3) year term; (ii) to require the repair or replacement installation of newsracks for designated existing newsrack locations; and (iii) to continue the maintenance services for newsracks in accordance with an upgrade plan proposed by The Dallas Morning News, Inc.

NOW, THEREFORE,

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

SECTION 1. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute an extension of the current newsrack contract with The Dallas Morning News, Inc. for newsrack maintenance services for the multiple-unit newsracks within the Expanded Central Business District for an additional term of thirty-six months, with no renewal options, in an amount not to exceed \$107,200.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds from the following appropriations in an amount not to exceed \$107,200 (subject to annual appropriations):

<u>YEAR</u>	<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJECT</u>	<u>AMOUNT</u>	<u>VENDOR</u>	<u>ENCUMBRANCE</u>
2015	0001	DEV	1181	3099	\$42,400	028774	EVNEWRACK1181SEP15
2016	0001	DEV	1181	3099	\$32,400	028774	EVNEWRACK1181SEP16
2017	0001	DEV	1181	3099	\$32,400	028774	EVNEWRACK1181SEP17

March 25, 2015

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.

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY



Assistant City Attorney

AGENDA ITEM # 26

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: March 25, 2015
COUNCIL DISTRICT(S): 11
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 4Z

SUBJECT

An ordinance abandoning a portion of a water easement to SPUS6 Tollway Plaza, LP, the abutting owner, containing approximately 1,200 square feet of land, located near the intersection of Bent Tree Forest and Knoll Trail Drives - Revenue: \$5,400, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of a water easement to SPUS6 Tollway Plaza, LP, the abutting owner. The area will be included with the property of the abutting owner for a multifamily development. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

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

OWNER

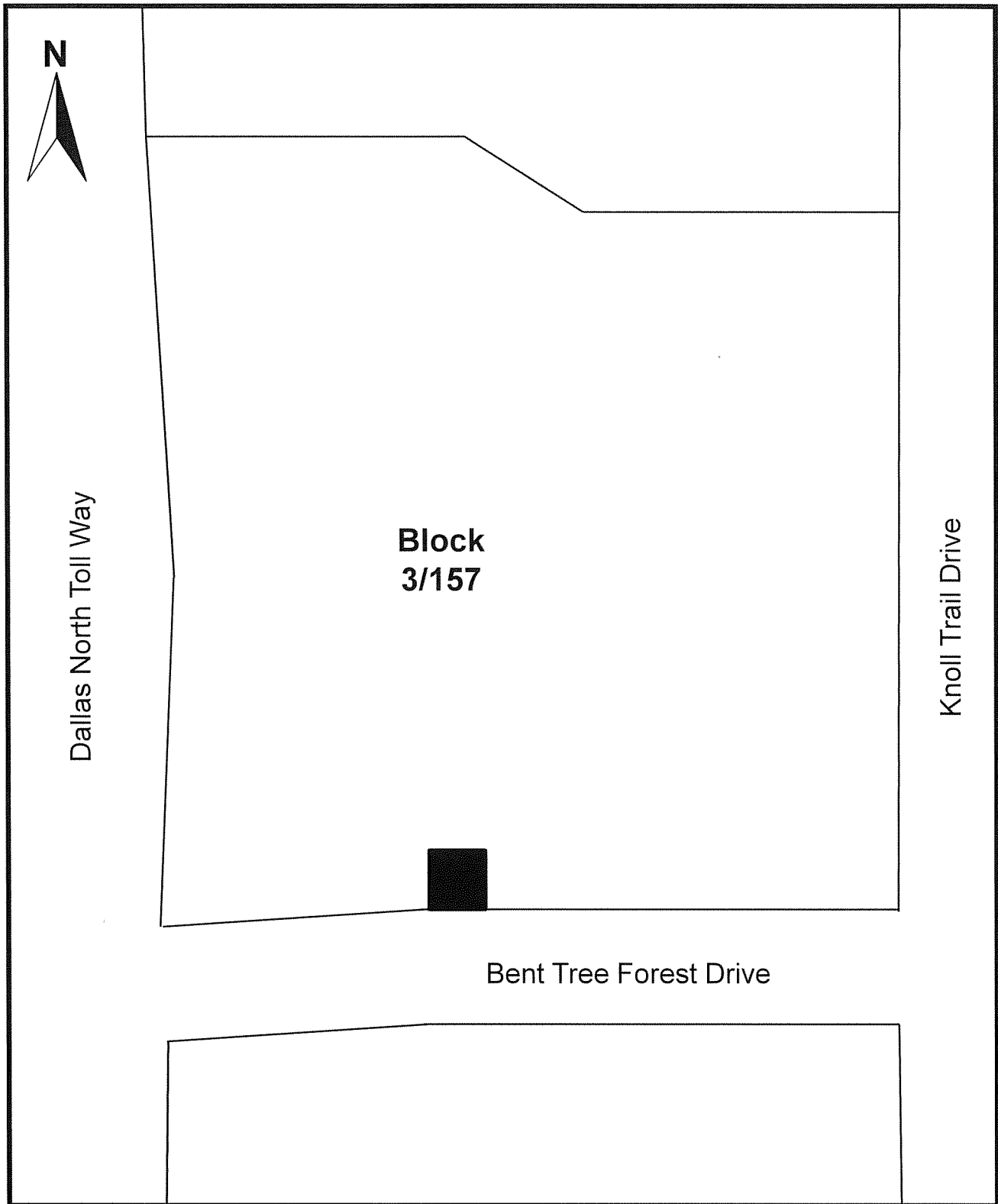
SPUS6 Tollway Plaza, LP

SPUS6 Tollway Plaza GP, LLC

Mark Zikakis, Vice President

MAP

Attached



 = Abandonment Area

ORDINANCE NO. _____

An ordinance providing for the abandonment and relinquishment of a portion of a water easement, located in City Block B/8707 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to SPUS6 Tollway Plaza, LP; 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 SPUS6 Tollway Plaza, LP, a Delaware limited partnership; hereinafter referred to as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said portion of 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 **FIVE THOUSAND FOUR HUNDRED AND NO/100 (\$5,400.00) DOLLARS** paid by **GRANTEE**, and the further consideration described in Section 8, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to that 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 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction - Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department BMS, Unit 8888, Revenue Source 8416.

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

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 7. That the abandonment, relinquishment and quitclaim provided for herein shall extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon, relinquish and quitclaim.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold the City of Dallas whole and harmless against any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the property described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A, (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**, its successors and assigns agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A. **GRANTEE**, its successors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, “Hazardous Substance” means the following: (a) any “hazardous substances” under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any “hazardous substance” under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any “hazardous chemicals” or “toxic chemicals” under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any “hazardous waste” under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any “chemical substance” under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

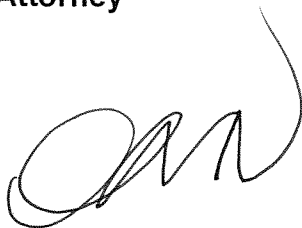
SECTION 9. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 10. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

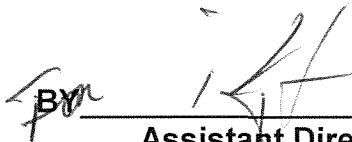
APPROVED AS TO FORM:
WARREN M. S. ERNST
City Attorney

DAVID COSSUM
Director of Department of Sustainable
Development and Construction

BY



Assistant City Attorney

BY 

Assistant Director

Passed _____.

EXHIBIT A
WATER EASEMENT ABANDONMENT
TOLLWAY PLAZA ADDITION
LOT 3, BLOCK B/8707

BEING a 1,200 square foot (0.028 acre) tract of land situated in the Robert Wilburn Survey, Abstract No. 1580, City of Dallas, Dallas County, Texas, and being part of that tract of land described in Special Warranty Deed to SPUS6 Tollway Plaza, LP, as recorded in Instrument No. 201200295708, Official Public Records, Dallas County, Texas, same being a water easement that is part of Lot 3, Block B/8707, created by Tollway Plaza Addition, an addition to the City of Dallas, Dallas County, Texas as recorded in Volume 98028, Page 614, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at an "X" in concrete found for corner at the most southerly point of a 5-foot corner clip at the intersection of the west line of Knoll Trail Drive (a 64 foot wide right-of-way) with the north line of Bent Tree Forest Drive (a 58 foot wide right-of-way), as dedicated by Keller Springs Road, Bent Tree Forest Drive and Knoll Trail Drive Street Dedication, recorded in Volume 79047, Page 1309, D.R.D.C.T., being the southerly most southeast corner of said Lot 3;

THENCE South 89 degrees 06 minutes 30 seconds West, along the north right-of-way line of said Bent Tree Forest Drive, a distance of 279.50 feet to the POINT OF BEGINNING of the herein described tract, being the southeast corner of said water easement to be abandoned;

THENCE South 89 degrees 06 minutes 30 seconds West, continuing along said north right-of-way line, a distance of 40.00 feet to a point for the southwest corner of said water easement;

THENCE over and across said Lot 3, Block B/8707 the following courses and distances:

North 00 degrees 53 minutes 30 seconds West, departing said north right-of-way line, a distance of 30.00 feet to a point for the northwest corner of said water easement.

North 89 degrees 06 minutes 30 seconds East, a distance of 40.00 feet to a point for the northeast corner of said water easement;

South 00 degrees 53 minutes 30 seconds East, a distance of 30.00 feet to the POINT OF BEGINNING and containing 1,200 square feet or 0.028 acres of land more or less.

REVIEWED BY
JR 12.17.2014
SPRG 3060

EXHIBIT A

WATER EASEMENT ABANDONMENT TOLLWAY PLAZA ADDITION LOT 3, BLOCK B/8707

The Basis of Bearing is the north line of Bent Tree Forest Drive, being South 89 degrees 06 minutes 30 seconds West, as shown on Final Plat of Tollway Plaza Addition, recorded in Volume 98028, Page 614, Deed Records, Dallas County, Texas.

Andrew J. Shafer 12-16-2014

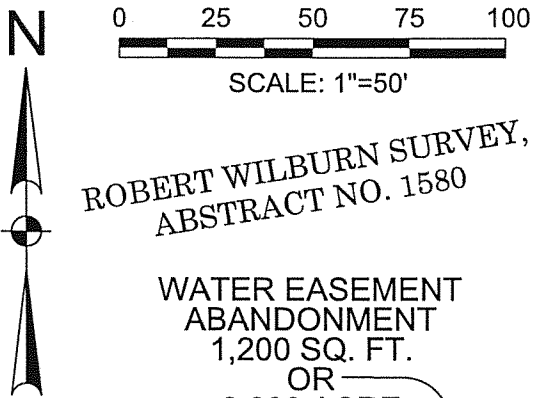
ANDREW J. SHAFER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5017
TBPLS FIRM NO. 10029600



(For SPRG use only)

Reviewed By: _____
Date: _____
SPRG No.: _____

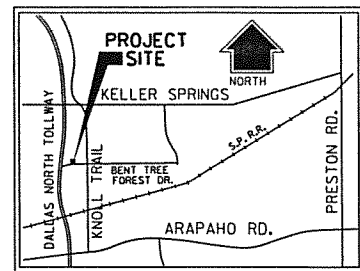
REVIEWED BY
JS 12.17.2014
SPRG 3060



ROBERT WILBURN SURVEY,
ABSTRACT NO. 1580

EXHIBIT A

LOT 3, BLOCK B/8707
TOLLWAY PLAZA ADDITION
(VOL. 98028, PG. 614)
D.R.D.C.T.



LOCATION MAP
NOT TO SCALE

WATER EASEMENT
ABANDONMENT
1,200 SQ. FT.
OR
0.028 ACRE

(OWNER)
SPUS6 TOLLWAY PLAZA, LP
(INST. NO. 201200295708)
O.P.R.D.C.T.

WATER EASEMENT
VOL. 98028, PG. 614
D.R.D.C.T.

N00°53'30"W
30.00'

N89°06'30"E
40.00'

S00°53'30"E
30.00'

POINT OF BEGINNING

15' D.P. & L. EASEMENT
(VOL. 88114, PG. 4088)
D.R.D.C.T.

10' X 10'
CORNER CLIP
(VOL. 98028,
PG. 614)
D.R.D.C.T.

1/2" FIR
W/CAP
(C.M.)

S00°53'30"E
511.77'

KNOLL TRAIL DRIVE
(64' WIDE PUBLIC R.O.W.)
VOL. 79047, PG. 1309 D.R.D.C.T.

FND. "X"
(C.M.)

FND. "X"
(C.M.)

POINT OF COMMENCING

S44°06'30"W
7.07'

BENT TREE FOREST DRIVE

(58' WIDE PUBLIC R.O.W.)
VOL. 79047, PG. 1309 D.R.D.C.T.

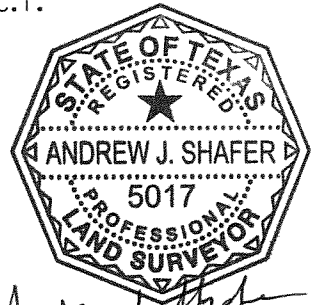
Δ= 19°03'06"
R= 623.92'
T= 104.70'
L= 207.46'

CH=S79°34'57"W
206.51'

BECKETT ADDITION
LOT 1

BLOCK C/8707
VOL. 93043, PG. 3103
D.R.D.C.T.

(OWNER)
15850 HOLDINGS, LLC
(INST. NO. 201200111515)
O.P.R.D.C.T.



Andrew J. Shafer
12-16-2014

REVIEWED BY
JS 12.17.2014
SPRG 3060

LEGEND

(C.M.)	CONTROL MONUMENT
1/2" FIR W/CAP	1/2-INCH FOUND IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF ASSOC. INC." (PREVIOUSLY SET)
FND.	FOUND
R.O.W.	RIGHT-OF-WAY
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL. PG.	VOLUME, PAGE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: _____
Date: _____
SPRG NO.: _____

NOTES:

1. The Basis of Bearing is the north line of Bent Tree Forest Drive, being South 89 degrees 06 minutes 30 seconds West, as shown on Final Plat of Tollway Plaza Addition, recorded in Volume 98028, Page 614, Deed Records, Dallas County, Texas.

WATER EASEMENT ABANDONMENT TOLLWAY PLAZA ADDITION LOT 3, BLOCK B/8707



HALFF

TBPLS FIRM #10029600
TBPE FIRM #F-312

1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: DEC. 16, 2014

AVO.: 29146

PAGE 3 OF 3

AGENDA ITEM # 27

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 9

DEPARTMENT: Sustainable Development and Construction
Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 30A L; Q

SUBJECT

An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 3.7 acres of land north of Cooke Drive and east of Fuqua Road - Financing: No cost consideration to the City

BACKGROUND

Elgin B. Robertson Park consists of approximately 257 acres of land owned by the Dallas Park and Recreation Department and is located approximately 10 miles east of Dallas's primary boundary. In May of 2013, a referendum passed that authorized City Council to: (1) convey by sale or exchange up to all of the city park land contained in Elgin B. Robertson Park, which is located at Lake Ray Hubbard and which is of limited use and accessibility to the City of Dallas residents, and (2) use the proceeds of the conveyance for the enhancement of the City of Dallas park and recreation system.

The City of Rowlett has offered to purchase Elgin B. Robertson and thus nine boundary adjustments are needed to place the property into the City of Rowlett. The contract for the sale of the park and the resolution to authorize the City Manager to enter into the boundary adjustment agreements were approved on February 25, 2015.

The boundary adjustment will take place in nine different segments. This item is the first of nine ordinances. Each of the nine segments is less than 1,000 feet in width and qualifies under Section 43.031 of the Texas Local Government Code as a candidate for a mutually agreeable municipal boundary adjustment. On February 25, 2015, the Dallas City Council authorized this boundary adjustment agreement by Resolution No. 15-0430. Once the boundary adjustment agreement is executed, both Dallas and Rowlett City Councils need to ratify and adopt the agreement by ordinance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 18, 2015, the City Council was briefed on this item in Executive Session.

On February 25, 2015, the City Council authorized the City Manager to enter into nine boundary adjustment agreements by Resolution No. 15-0430.

FISCAL INFORMATION

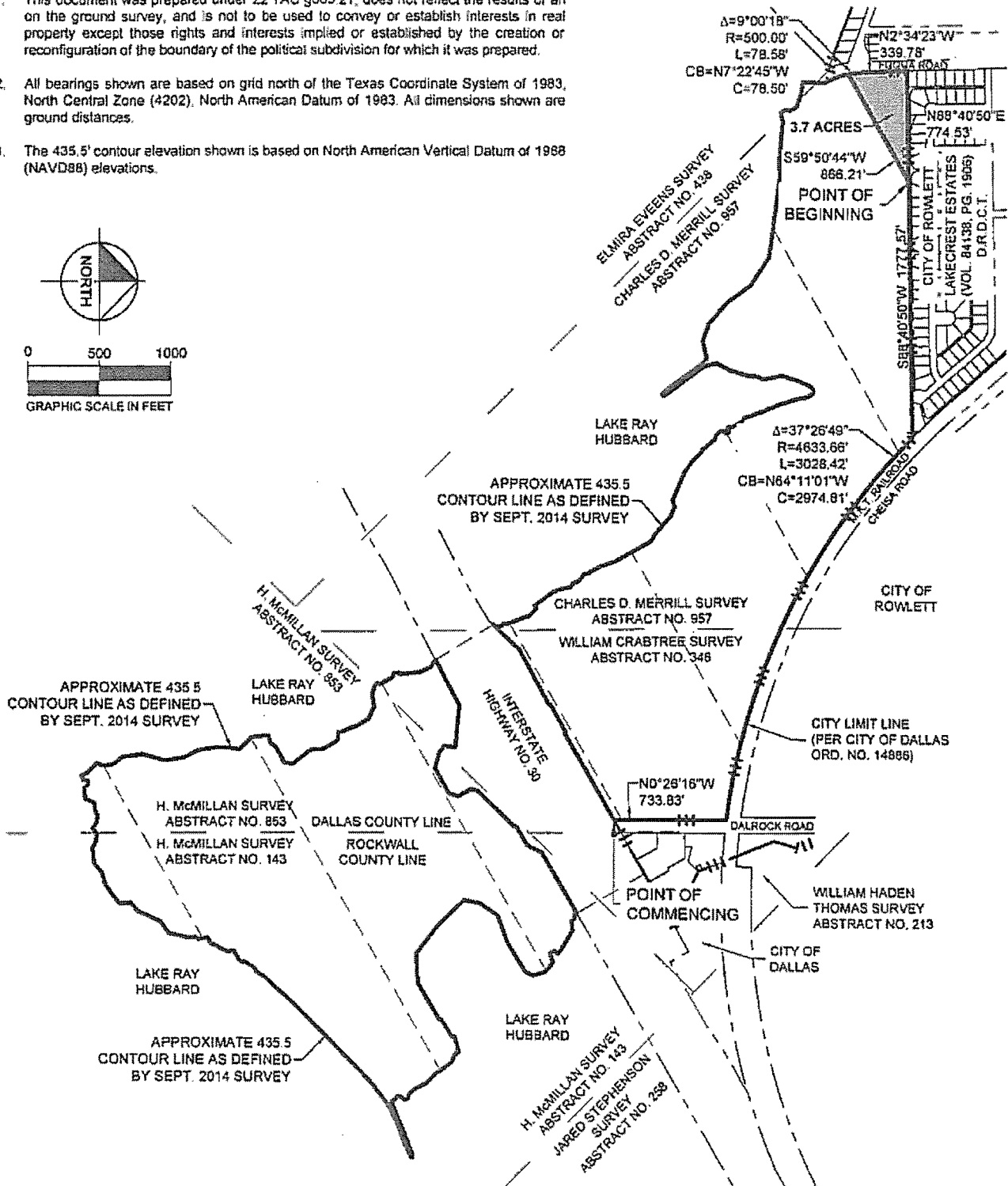
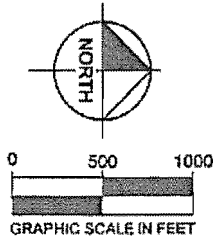
No cost consideration to the City.

MAP

Attached.

NOTES

1. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
2. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
3. The 435.5' contour elevation shown is based on North American Vertical Datum of 1988 (NAVD88) elevations.



3.7 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000
Dallas, Texas 75261

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 1000'	JAD	DAB	JAN. 2015	064478300	2 OF 2

AGENDA ITEM # 28

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 9

DEPARTMENT: Sustainable Development and Construction
Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 30A L; M; Q; R

SUBJECT

An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 36.5 acres of land east of Fuqua Road and west of Chiesa Road - Financing: No cost consideration to the City

BACKGROUND

Elgin B. Robertson Park consists of approximately 257 acres of land owned by the Dallas Park and Recreation Department and is located approximately 10 miles east of Dallas's primary boundary. In May of 2013, a referendum passed that authorized City Council to: (1) convey by sale or exchange up to all of the city park land contained in Elgin B. Robertson Park, which is located at Lake Ray Hubbard and which is of limited use and accessibility to the City of Dallas residents, and (2) use the proceeds of the conveyance for the enhancement of the City of Dallas park and recreation system.

The City of Rowlett has offered to purchase Elgin B. Robertson and thus nine boundary adjustments are needed to place the property into the City of Rowlett. The contract for the sale of the park and the resolution to authorize the City Manager to enter into the boundary adjustment agreements were approved on February 25, 2015.

The boundary adjustment will take place in nine different segments. This item is the second of nine ordinances. Each of the nine segments is less than 1,000 feet in width and qualifies under Section 43.031 of the Texas Local Government Code as a candidate for a mutually agreeable municipal boundary adjustment. On February 25, 2015, the Dallas City Council authorized this boundary adjustment agreement by Resolution No. 15-0430. Once the boundary adjustment agreement is executed, both Dallas and Rowlett City Councils need to ratify and adopt the agreement by ordinance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 18, 2015, the City Council was briefed on this item in Executive Session.

On February 25, 2015, the City Council authorized the City Manager to enter into nine boundary adjustment agreements by Resolution No. 15-0430.

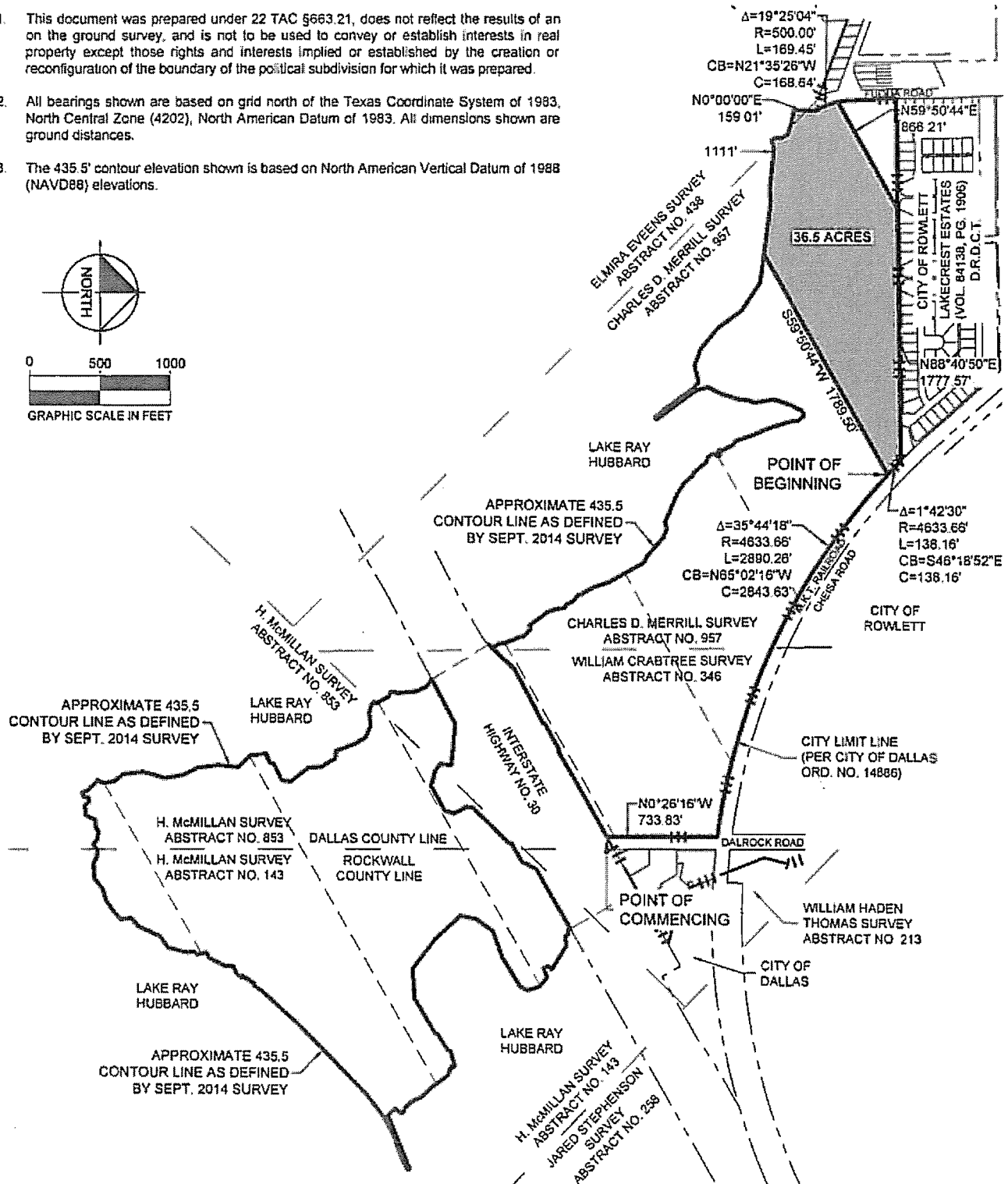
FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached.

1. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
2. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
3. The 435.5' contour elevation shown is based on North American Vertical Datum of 1988 (NAVD88) elevations.



36.5 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Kimley»»Horn

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

<u>Scale</u> 1" = 1000'	<u>Drawn by</u> JAD	<u>Checked by</u> DAB	<u>Date</u> JAN 2015	<u>Project No.</u> 06-4478360	<u>Sheet No.</u> 2 OF 2
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AGENDA ITEM # 29

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 9

DEPARTMENT: Sustainable Development and Construction
Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 30A R

SUBJECT

An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 33.6 acres of land north of Marina Circle and southwest of Chiesa Road - Financing: No cost consideration to the City

BACKGROUND

Elgin B. Robertson Park consists of approximately 257 acres of land owned by the Dallas Park and Recreation Department and is located approximately 10 miles east of Dallas's primary boundary. In May of 2013, a referendum passed that authorized City Council to: (1) convey by sale or exchange up to all of the city park land contained in Elgin B. Robertson Park, which is located at Lake Ray Hubbard and which is of limited use and accessibility to the City of Dallas residents, and (2) use the proceeds of the conveyance for the enhancement of the City of Dallas park and recreation system.

The City of Rowlett has offered to purchase Elgin B. Robertson and thus nine boundary adjustments are needed to place the property into the City of Rowlett. The contract for the sale of the park and the resolution to authorize the City Manager to enter into the boundary adjustment agreements were approved on February 25, 2015.

The boundary adjustment will take place in nine different segments. This item is the third of nine ordinances. Each of the nine segments is less than 1,000 feet in width and qualifies under Section 43.031 of the Texas Local Government Code as a candidate for a mutually agreeable municipal boundary adjustment. On February 25, 2015, the Dallas City Council authorized this boundary adjustment agreement by Resolution No. 15-0430. Once the boundary adjustment agreement is executed, both Dallas and Rowlett City Councils need to ratify and adopt the agreement by ordinance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 18, 2015, the City Council was briefed on this item in Executive Session.

On February 25, 2015, the City Council authorized the City Manager to enter into nine boundary adjustment agreements by Resolution No. 15-0430.

FISCAL INFORMATION

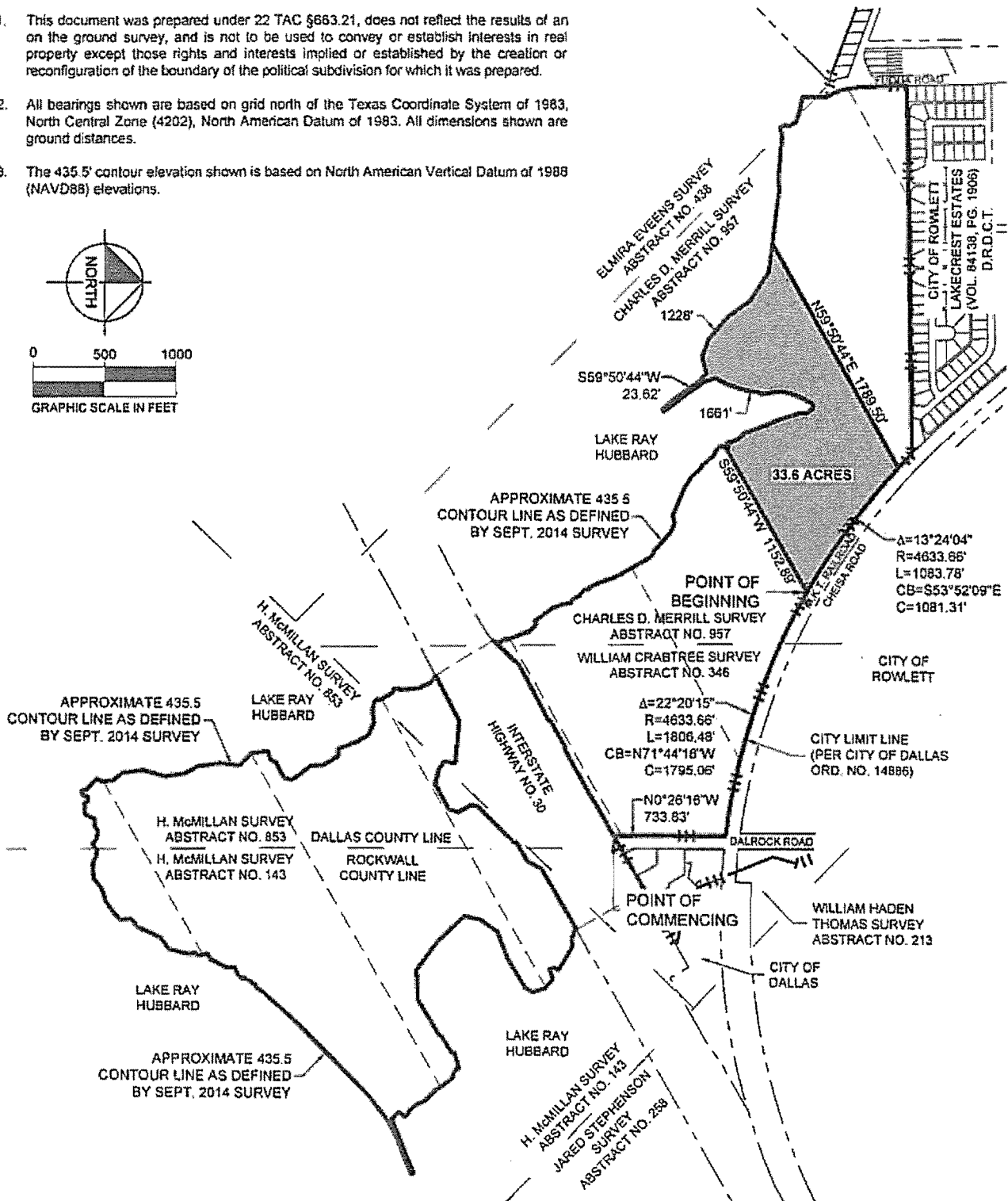
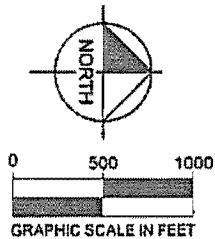
No cost consideration to the City.

MAP

Attached.

NOTES

1. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
2. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
3. The 435.5' contour elevation shown is based on North American Vertical Datum of 1988 (NAVD88) elevations.



33.6 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000
Dallas, Texas 75251

FIRM # 10115500

Tel No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 1000'	JAD	DAB	JAN. 2015	064478300	2 OF 2

AGENDA ITEM # 30

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 9

DEPARTMENT: Sustainable Development and Construction
Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 30A R; V, 30B N

SUBJECT

An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 30 acres of land northwest of I-30 and southeast of Chiesa Road - Financing: No cost consideration to the City

BACKGROUND

Elgin B. Robertson Park consists of approximately 257 acres of land owned by the Dallas Park and Recreation Department and is located approximately 10 miles east of Dallas's primary boundary. In May of 2013, a referendum passed that authorized City Council to: (1) convey by sale or exchange up to all of the city park land contained in Elgin B. Robertson Park, which is located at Lake Ray Hubbard and which is of limited use and accessibility to the City of Dallas residents, and (2) use the proceeds of the conveyance for the enhancement of the City of Dallas park and recreation system.

The City of Rowlett has offered to purchase Elgin B. Robertson and thus nine boundary adjustments are needed to place the property into the City of Rowlett. The contract for the sale of the park and the resolution to authorize the City Manager to enter into the boundary adjustment agreements were approved on February 25, 2015.

The boundary adjustment will take place in nine different segments. This item is the fourth of nine ordinances. Each of the nine segments is less than 1,000 feet in width and qualifies under Section 43.031 of the Texas Local Government Code as a candidate for a mutually agreeable municipal boundary adjustment. On February 25, 2015, the Dallas City Council authorized this boundary adjustment agreement by Resolution No. 15-0430. Once the boundary adjustment agreement is executed, both Dallas and Rowlett City Councils need to ratify and adopt the agreement by ordinance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 18, 2015, the City Council was briefed on this item in Executive Session.

On February 25, 2015, the City Council authorized the City Manager to enter into nine boundary adjustment agreements by Resolution No. 15-0430.

FISCAL INFORMATION

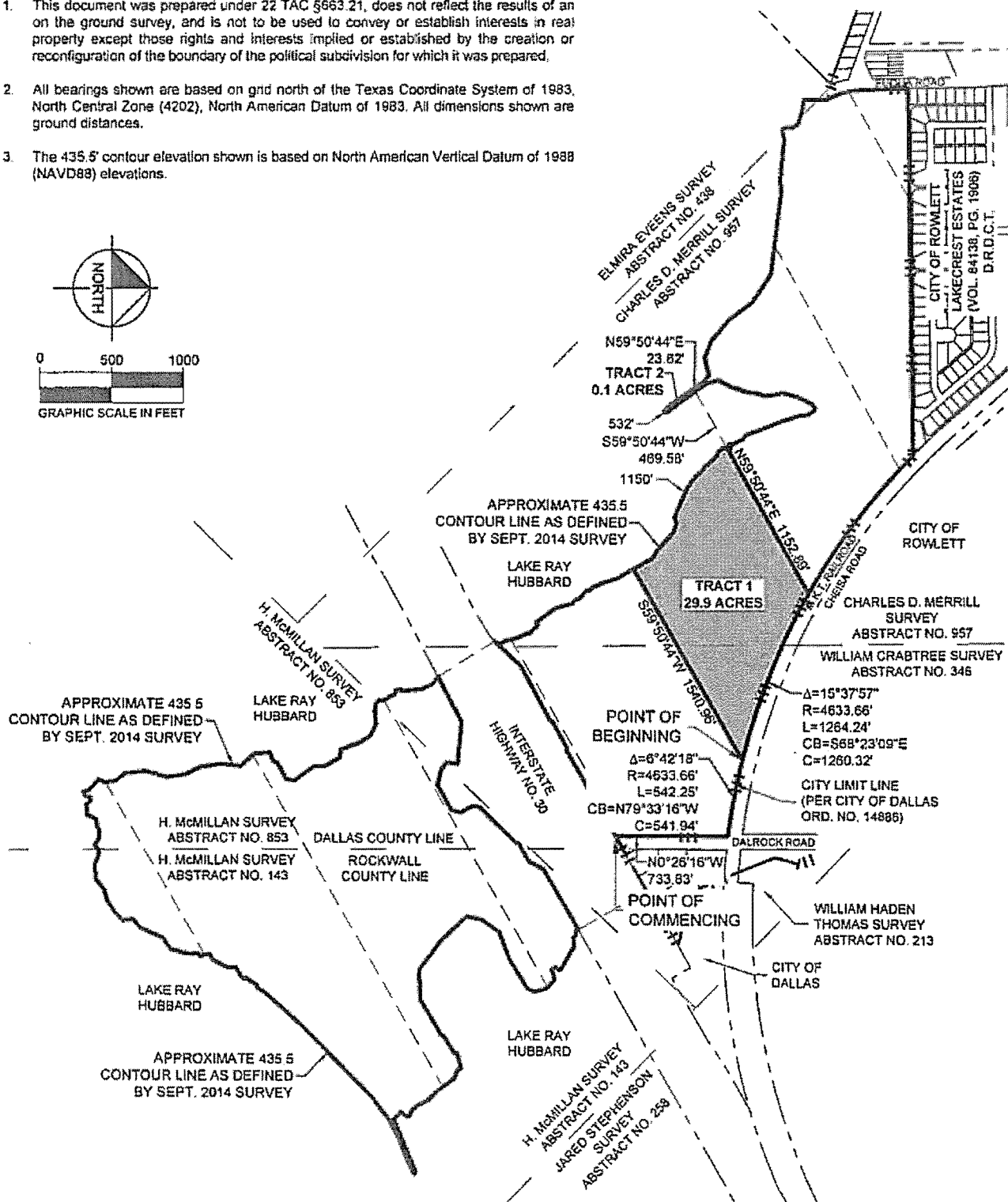
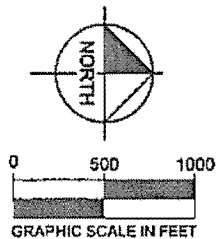
No cost consideration to the City.

MAP

Attached.

NOTES

1. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
2. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
3. The 435.5' contour elevation shown is based on North American Vertical Datum of 1988 (NAVD88) elevations.



29.9 ACRES & 0.1 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000
Dallas, Texas 75251

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 1000'	JAD	DAB	JAN. 2015	064478300	3 OF 3

AGENDA ITEM # 31

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 9

DEPARTMENT: Sustainable Development and Construction
Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 30A R 30B N

SUBJECT

An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 40.2 acres of land at the southwest corner of Chiesa Road and Dalrock Road - Financing: No cost consideration to the City

BACKGROUND

Elgin B. Robertson Park consists of approximately 257 acres of land owned by the Dallas Park and Recreation Department and is located approximately 10 miles east of Dallas's primary boundary. In May of 2013, a referendum passed that authorized City Council to: (1) convey by sale or exchange up to all of the city park land contained in Elgin B. Robertson Park, which is located at Lake Ray Hubbard and which is of limited use and accessibility to the City of Dallas residents, and (2) use the proceeds of the conveyance for the enhancement of the City of Dallas park and recreation system.

The City of Rowlett has offered to purchase Elgin B. Robertson and thus nine boundary adjustments are needed to place the property into the City of Rowlett. The contract for the sale of the park and the resolution to authorize the City Manager to enter into the boundary adjustment agreements were approved on February 25, 2015.

The boundary adjustment will take place in nine different segments. This item is the fifth of nine ordinances. Each of the nine segments is less than 1,000 feet in width and qualifies under Section 43.031 of the Texas Local Government Code as a candidate for a mutually agreeable municipal boundary adjustment. On February 25, 2015, the Dallas City Council authorized this boundary adjustment agreement by Resolution No. 15-0430. Once the boundary adjustment agreement is executed, both Dallas and Rowlett City Councils need to ratify and adopt the agreement by ordinance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 18, 2015, the City Council was briefed on this item in Executive Session.

On February 25, 2015, the City Council authorized the City Manager to enter into nine boundary adjustment agreements by Resolution No. 15-0430.

FISCAL INFORMATION

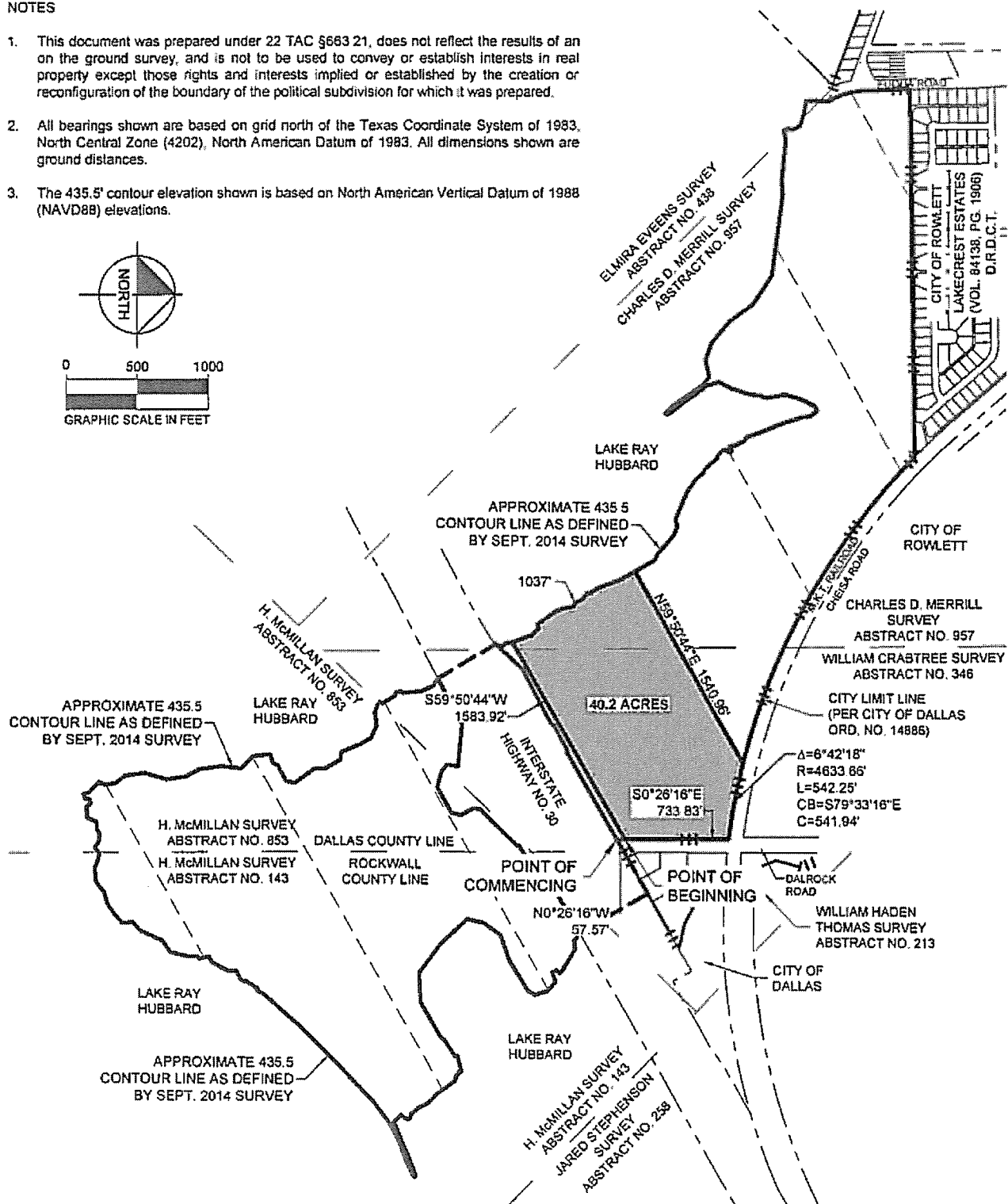
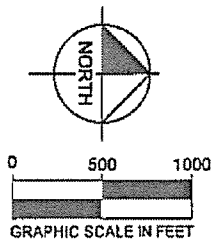
No cost consideration to the City.

MAP

Attached.

NOTES

1. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
2. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
3. The 435.5' contour elevation shown is based on North American Vertical Datum of 1988 (NAVD88) elevations.



40.2 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000
Dallas, Texas 75251

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 1000'	JAD	DAB	JAN. 2015	064478300	2 OF 2

AGENDA ITEM # 32

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 9

DEPARTMENT: Sustainable Development and Construction
Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 30A R 30B N; S

SUBJECT

An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 45.9 acres of land on both sides of I-30 at Dalrock Road - Financing: No cost consideration to the City

BACKGROUND

Elgin B. Robertson Park consists of approximately 257 acres of land owned by the Dallas Park and Recreation Department and is located approximately 10 miles east of Dallas's primary boundary. In May of 2013, a referendum passed that authorized City Council to: (1) convey by sale or exchange up to all of the city park land contained in Elgin B. Robertson Park, which is located at Lake Ray Hubbard and which is of limited use and accessibility to the City of Dallas residents, and (2) use the proceeds of the conveyance for the enhancement of the City of Dallas park and recreation system.

The City of Rowlett has offered to purchase Elgin B. Robertson and thus nine boundary adjustments are needed to place the property into the City of Rowlett. The contract for the sale of the park and the resolution to authorize the City Manager to enter into the boundary adjustment agreements were approved on February 25, 2015.

The boundary adjustment will take place in nine different segments. This item is the sixth of nine ordinances. Each of the nine segments is less than 1,000 feet in width and qualifies under Section 43.031 of the Texas Local Government Code as a candidate for a mutually agreeable municipal boundary adjustment. On February 25, 2015, the Dallas City Council authorized this boundary adjustment agreement by Resolution No. 15-0430. Once the boundary adjustment agreement is executed, both Dallas and Rowlett City Councils need to ratify and adopt the agreement by ordinance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 18, 2015, the City Council was briefed on this item in Executive Session.

On February 25, 2015, the City Council authorized the City Manager to enter into nine boundary adjustment agreements by Resolution No. 15-0430.

FISCAL INFORMATION

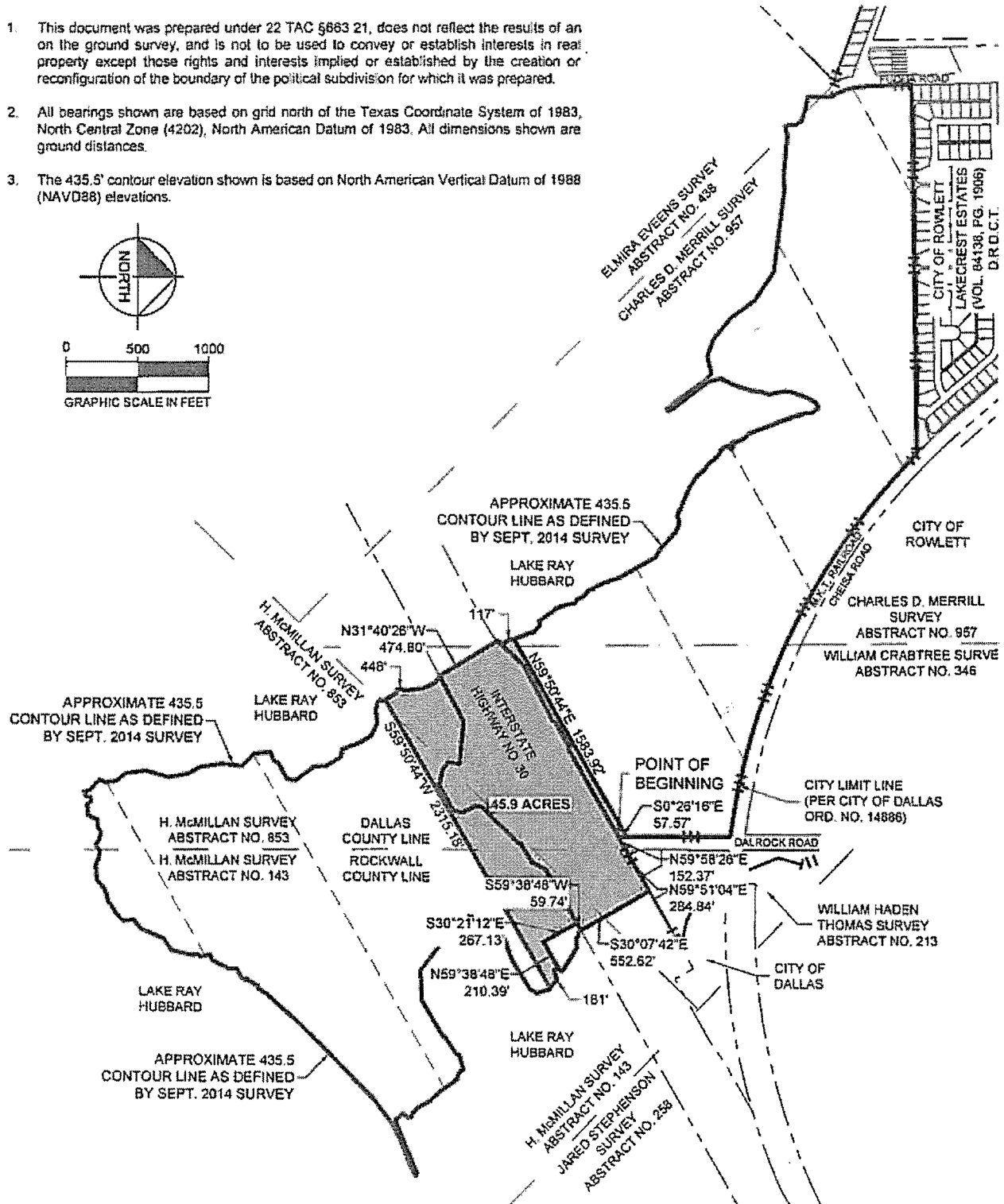
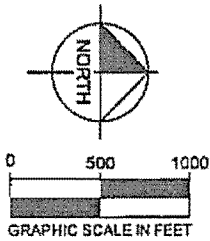
No cost consideration to the City.

MAP

Attached.

NOTES

1. This document was prepared under 22 TAC 5663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
2. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
3. The 435.5' contour elevation shown is based on North American Vertical Datum of 1988 (NAVD88) elevations.



45.9 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS & ROCKWALL COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000
Dallas, Texas 75251

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 1000'	JAD	DAB	JAN. 2015	064478300	3 OF 3

AGENDA ITEM # 33

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 9

DEPARTMENT: Sustainable Development and Construction
Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 30B N; S

SUBJECT

An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 40.9 acres of land south of I-30, south of the terminus of Dalrock Road - Financing: No cost consideration to the City

BACKGROUND

Elgin B. Robertson Park consists of approximately 257 acres of land owned by the Dallas Park and Recreation Department and is located approximately 10 miles east of Dallas's primary boundary. In May of 2013, a referendum passed that authorized City Council to: (1) convey by sale or exchange up to all of the city park land contained in Elgin B. Robertson Park, which is located at Lake Ray Hubbard and which is of limited use and accessibility to the City of Dallas residents, and (2) use the proceeds of the conveyance for the enhancement of the City of Dallas park and recreation system.

The City of Rowlett has offered to purchase Elgin B. Robertson and thus nine boundary adjustments are needed to place the property into the City of Rowlett. The contract for the sale of the park and the resolution to authorize the City Manager to enter into the boundary adjustment agreements were approved on February 25, 2015.

The boundary adjustment will take place in nine different segments. This item is the seventh of nine ordinances. Each of the nine segments is less than 1,000 feet in width and qualifies under Section 43.031 of the Texas Local Government Code as a candidate for a mutually agreeable municipal boundary adjustment. On February 25, 2015, the Dallas City Council authorized this boundary adjustment agreement by Resolution No. 15-0430. Once the boundary adjustment agreement is executed, both Dallas and Rowlett City Councils need to ratify and adopt the agreement by ordinance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 18, 2015, the City Council was briefed on this item in Executive Session.

On February 25, 2015, the City Council authorized the City Manager to enter into nine boundary adjustment agreements by Resolution No. 15-0430.

FISCAL INFORMATION

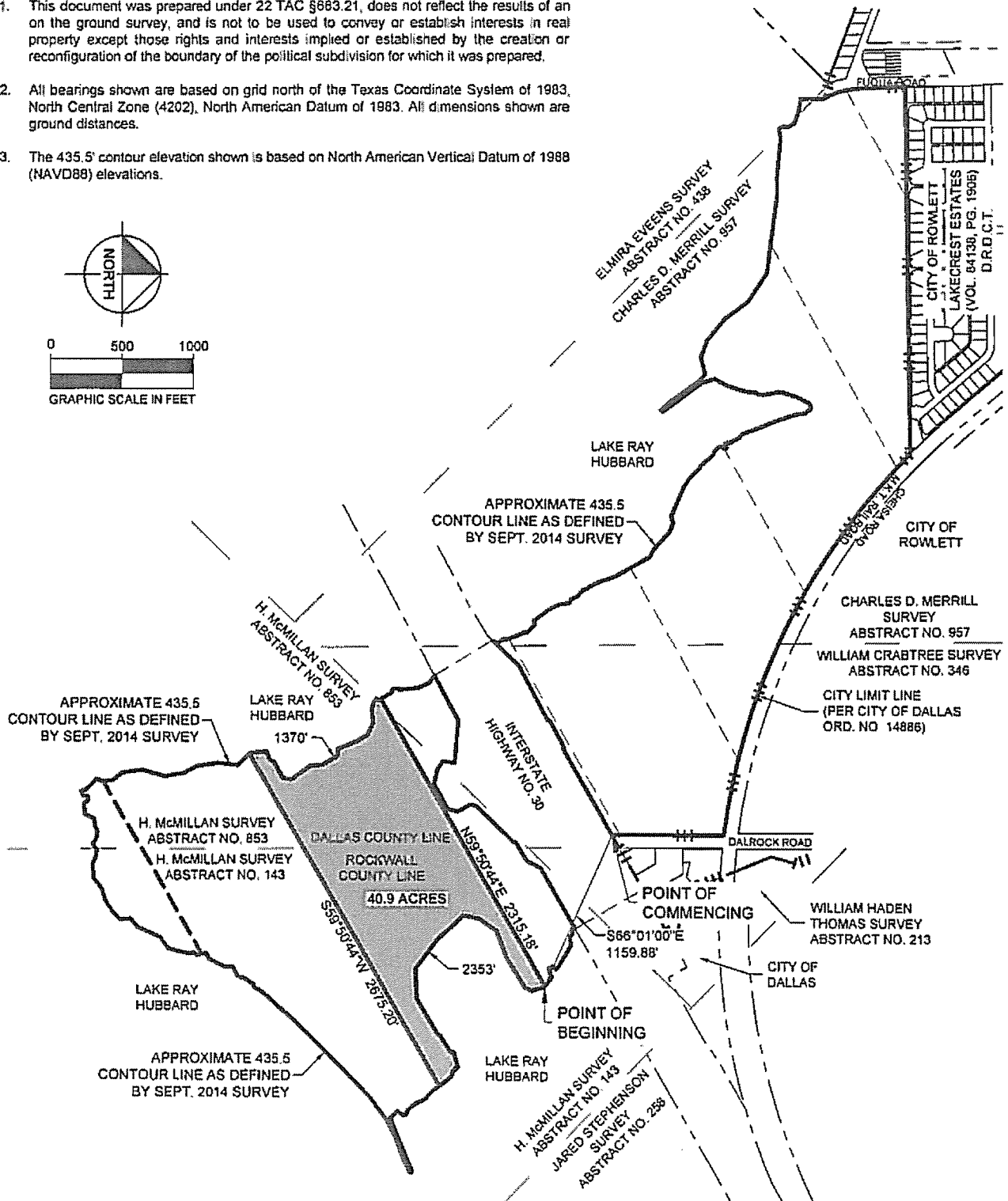
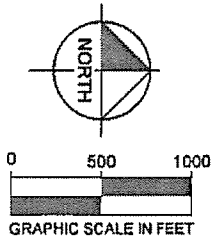
No cost consideration to the City.

MAP

Attached.

NOTES

1. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
2. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
3. The 435.5' contour elevation shown is based on North American Vertical Datum of 1988 (NAVD88) elevations.



40.9 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS & ROCKWALL COUNTY, TEXAS

Kimley»Horn

12750 Mont Drive, Suite 1000
Dallas, Texas 75251

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 1000'	JAD	DAB	JAN. 2015	064478300	2 OF 2

AGENDA ITEM # 34

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 9

DEPARTMENT: Sustainable Development and Construction
Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 30B S; T

SUBJECT

An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 52.2 acres of land south of I-30 and south of Launch Circle - Financing: No cost consideration to the City

BACKGROUND

Elgin B. Robertson Park consists of approximately 257 acres of land owned by the Dallas Park and Recreation Department and is located approximately 10 miles east of Dallas's primary boundary. In May of 2013, a referendum passed that authorized City Council to: (1) convey by sale or exchange up to all of the city park land contained in Elgin B. Robertson Park, which is located at Lake Ray Hubbard and which is of limited use and accessibility to the City of Dallas residents, and (2) use the proceeds of the conveyance for the enhancement of the City of Dallas park and recreation system.

The City of Rowlett has offered to purchase Elgin B. Robertson and thus nine boundary adjustments are needed to place the property into the City of Rowlett. The contract for the sale of the park and the resolution to authorize the City Manager to enter into the boundary adjustment agreements were approved on February 25, 2015.

The boundary adjustment will take place in nine different segments. This item is the eighth of nine ordinances. Each of the nine segments is less than 1,000 feet in width and qualifies under Section 43.031 of the Texas Local Government Code as a candidate for a mutually agreeable municipal boundary adjustment. On February 25, 2015, the Dallas City Council authorized this boundary adjustment agreement by Resolution No. 15-0430. Once the boundary adjustment agreement is executed, both Dallas and Rowlett City Councils need to ratify and adopt the agreement by ordinance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 18, 2015, the City Council was briefed on this item in Executive Session.

On February 25, 2015, the City Council authorized the City Manager to enter into nine boundary adjustment agreements by Resolution No. 15-0430.

FISCAL INFORMATION

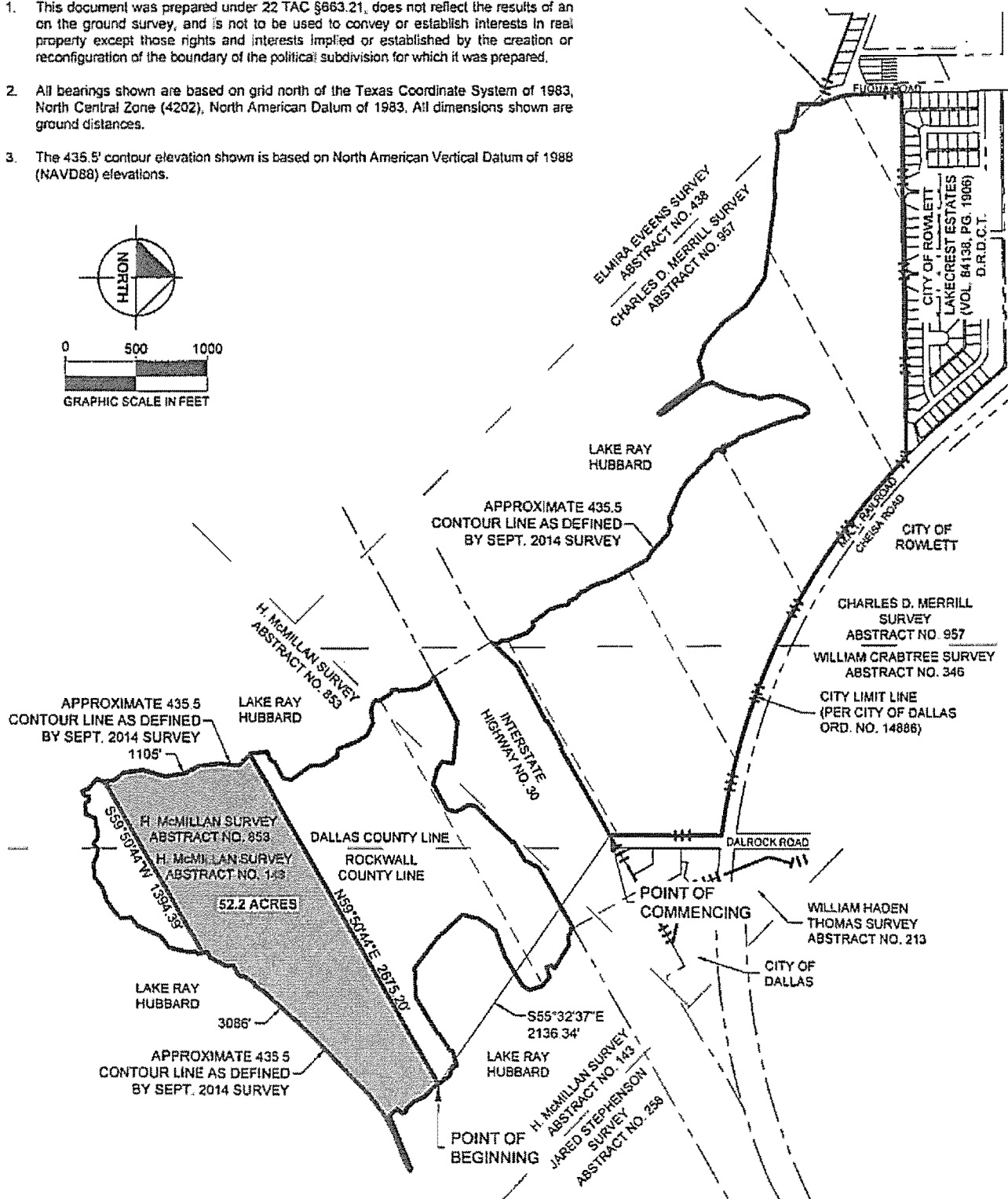
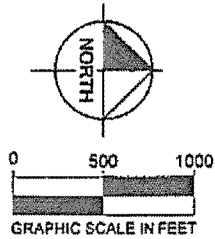
No cost consideration to the City.

MAP

Attached.

NOTES

1. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
2. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
3. The 435.5' contour elevation shown is based on North American Vertical Datum of 1988 (NAVD88) elevations.



52.2 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS & ROCKWALL COUNTY, TEXAS

Kimley»Horn

12750 Ment Drive, Suite 1000
Dallas, Texas 75251

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 1000'	JAD	DAB	JAN 2015	064478300	2 OF 2

AGENDA ITEM # 35

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 9

DEPARTMENT: Sustainable Development and Construction
Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 30B S

SUBJECT

An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 8.7 acres of land south of I-30 and south of Cooke Drive - Financing: No cost consideration to the City

BACKGROUND

Elgin B. Robertson Park consists of approximately 257 acres of land owned by the Dallas Park and Recreation Department and is located approximately 10 miles east of Dallas's primary boundary. In May of 2013, a referendum passed that authorized City Council to: (1) convey by sale or exchange up to all of the city park land contained in Elgin B. Robertson Park, which is located at Lake Ray Hubbard and which is of limited use and accessibility to the City of Dallas residents, and (2) use the proceeds of the conveyance for the enhancement of the City of Dallas park and recreation system.

The City of Rowlett has offered to purchase Elgin B. Robertson and thus nine boundary adjustments are needed to place the property into the City of Rowlett. The contract for the sale of the park and the resolution to authorize the City Manager to enter into the boundary adjustment agreements were approved on February 25, 2015.

The boundary adjustment will take place in nine different segments. This item is the ninth of nine ordinances. Each of the nine segments is less than 1,000 feet in width and qualifies under Section 43.031 of the Texas Local Government Code as a candidate for a mutually agreeable municipal boundary adjustment. On February 25, 2015, the Dallas City Council authorized this boundary adjustment agreement by Resolution No. 15-0430. Once the boundary adjustment agreement is executed, both Dallas and Rowlett City Councils needs to ratify and adopt the agreement by ordinance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 18, 2015, the City Council was briefed on this item in Executive Session.

On February 25, 2015, the City Council authorized the City Manager to enter into nine boundary adjustment agreements by Resolution No. 15-0430.

FISCAL INFORMATION

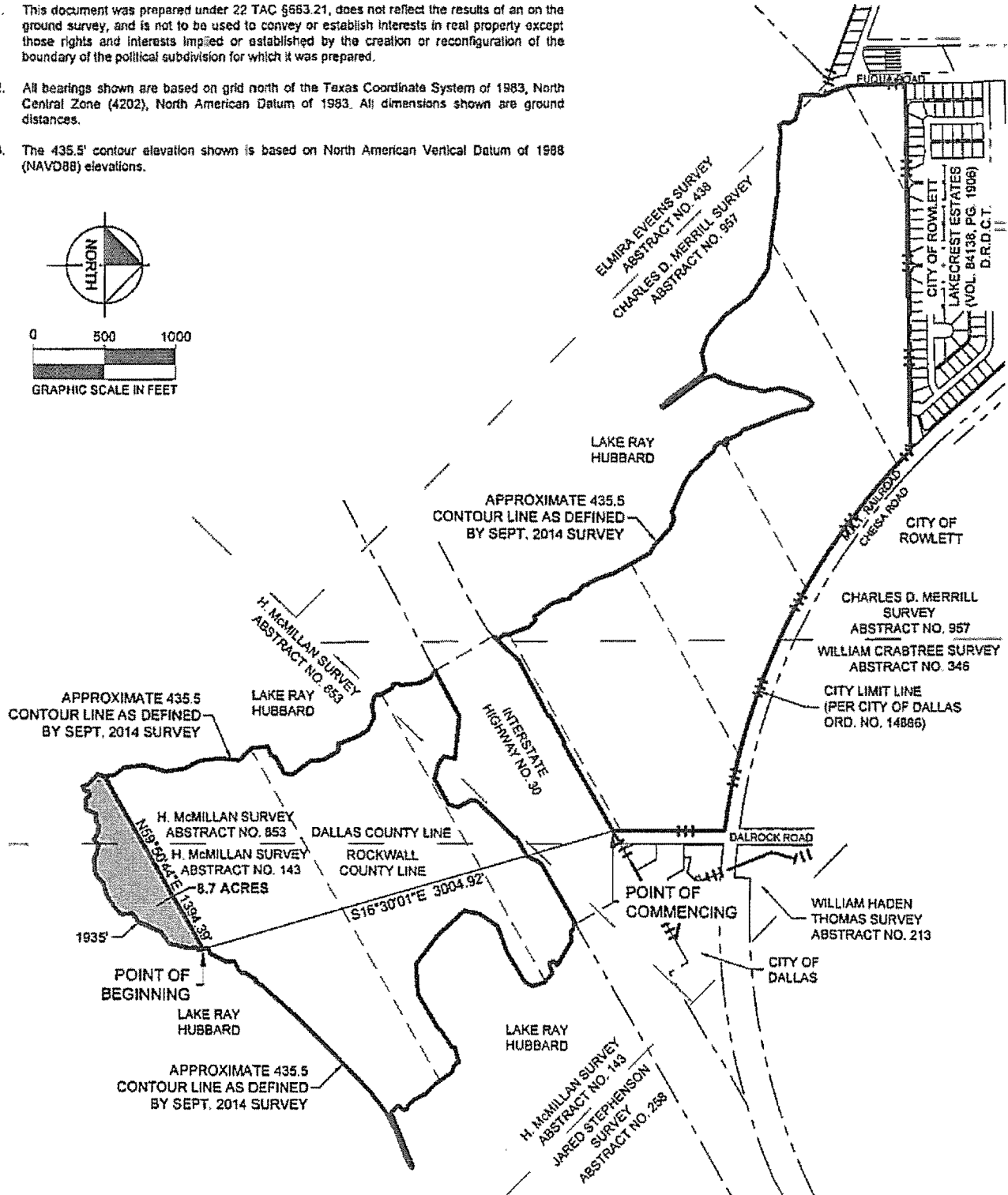
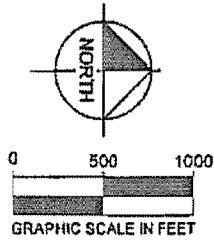
No cost consideration to the City.

MAP

Attached.

NOTES

1. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
2. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
3. The 435.5' contour elevation shown is based on North American Vertical Datum of 1988 (NAVD88) elevations.



8.7 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS & ROCKWALL COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000
Dallas, Texas 75251

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale

1" = 1000'

Drawn by

JAD

Checked by

DAB

Date

JAN. 2015

Project No.

064478300

Sheet No.

2 OF 2

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: N/A

SUBJECT

Authorize Supplemental Agreement No. 2 to the professional services contract with Raftelis Financial Consultants, Inc. for Storm Drainage Management Fund financial planning services and fee study to develop associated data, systems improvements and interface, training and support for the rate structure change - Not to exceed \$675,000, from \$575,207 to \$1,250,207 - Financing: Stormwater Drainage Management Current Funds

BACKGROUND

The Trinity Watershed Management Department is responsible for the oversight and implementation of the City's stormwater drainage utility. The revenues from the City's stormwater drainage utility fee support the City's stormwater drainage pollution prevention, reduction and elimination activities. The City's Financial Management Performance Criteria (FMPC) requires the periodic review of fees and charges to determine to what extent the full cost of associated services are recovered by revenues and to identify new revenue or fee sources and/or fee adjustments.

The original contract with Raftelis Financial Consultants, Inc., includes services for reviewing identified capital needs, ongoing operations and maintenance requirements, potential future regulatory trends that may require additional municipal resources, and developing recommendations concerning appropriate financing mechanisms to address these needs. These services also provide recommendations for account updates, updating the current billing methods and structure, an optional fee incentive program for properties that use innovative methods to significantly improve stormwater quality, webpage development, draft City Code revisions, and related public outreach and education concerning any proposed changes.

This action authorizes Supplemental Agreement No. 2 with Raftelis Financial Consultants, Inc. for SDM Fund financial planning services and fee study to develop associated data, systems improvements and interface, training and support for the rate structure change.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 24, 2008, the Transportation and Environment Committee was briefed on the City's Storm Drainage Management Utility Fees and upcoming study of the rate structure.

On April 9, 2008, the City Council authorized a professional services contract for a Storm Water Drainage Utility Fee Study, by Resolution No. 08-1084.

On September 23, 2009, the City Council approved an ordinance amending Chapters 2, 10, 10A, 10B, 13, 15D, 17, 18, 27, 45, 48A and 51A of the Dallas City Code to revise and establish various fees for City services, by Ordinance No. 27695.

On March 7, 2012, the City Council was briefed on an overview of the Stormwater Drainage Utility.

On June 12, 2013, the City Council authorized a professional services contract for Storm Drainage Management (SDM) Fund financial planning services and fee study, by Resolution No. 13-0937.

On February 17, 2015, the Budget, Audit and Finance Committee was briefed on the Stormwater Utility Fee Study Update.

FISCAL INFORMATION

\$675,000.00 - Stormwater Drainage Management Current Funds

ETHNIC COMPOSITION

Raftelis Financial Consultants, Inc.

White Male	35	White Female	11
Black Male	0	Black Female	1
Hispanic Male	0	Hispanic Female	0
Other Male	4	Other Female	3

OWNER

Raftelis Financial Consultants, Inc.

William Stannard, President
George Raftelis, Vice President
Diane Adams, Secretary

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 2 to the professional services contract with Raftelis Financial Consultants, Inc. for Storm Drainage Management Fund financial planning services and fee study to develop associated data, systems improvements and interface, training and support for the rate structure change - Not to exceed \$675,000, from \$575,207 to \$1,250,207 - Financing: Stormwater Drainage Management Current Funds

Raftelis Financial Consultants, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$93,695.00	13.88%
Non-local contracts	\$581,305.00	86.12%
TOTAL THIS ACTION	\$675,000.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Pacheco Koch Consulting Engineers, Inc.	HMDB63257Y1015	\$93,695.00	100.00%
Total Minority - Local		\$93,695.00	100.00%

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Miitek, Inc.	WFWBC231260815	\$151,685.00	26.09%
Total Minority - Non-local		\$151,685.00	26.09%

TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$58,200.00	4.66%
Hispanic American	\$93,695.00	13.88%	\$243,931.00	19.51%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$151,685.00	22.47%	\$151,685.00	12.13%
Total	\$245,380.00	36.35%	\$453,816.00	36.30%

March 25, 2015

WHEREAS, on April 9, 2008, Resolution No. 08-1084 authorized a professional services contract for a Storm Water Drainage Utility Fee Study; and,

WHEREAS, on September 23, 2009, the City Council approved an ordinance amending Chapters 2, 10, 10A, 10B, 13, 15D, 17, 18, 27, 45, 48A and 51A of the Dallas City Code to revise and establish various fees for City services by Ordinance No. 27695; and,

WHEREAS, on June 12, 2013, Resolution No. 13-0937 authorized a professional services contract for Storm Drainage Management Fund financial planning services and fee study by; and,

WHEREAS, on March 24, 2014, Administrative Action No.14-5760 authorized Supplemental Agreement No. 1 to the professional services contract with Raftelis Financial Consultants, Inc. for Storm Drainage Management Fund financial planning services and fee study; and,

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 2 to the contract with Raftelis Financial Consultants, Inc. for Storm Drainage Management Fund financial planning services and fee study to develop associated data, systems improvements and interface, training and support for the rate structure change, in an amount not to exceed \$675,000.00, from \$575,207 to \$1,250,207.

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute Supplemental Agreement No. 2 to the contract with Raftelis Financial Consultants, Inc. for Storm Drainage Management Fund financial planning services and fee study to develop associated data, systems improvements and interface, training and support for the rate structure change in an amount not to exceed \$675,000.00, from \$575,207 to \$1,250,207, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is authorized to disburse funds in accordance with the terms and conditions of the contract from:

Stormwater Drainage Management Fund
Fund 0061, Department SDM, Unit 4908 Act. SD01,
Object 3070, CT SDM4908BM19,
Vendor #VS0000075029, in an amount not to exceed \$675,000.00

March 25, 2015

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

AGENDA ITEM # 37

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: N/A

SUBJECT

Authorize Supplemental Agreement No. 7 to the professional services contract with Halff Associates, Inc. for the Community Rating System 2014 Recertification and the Dallas Dams Emergency Action Plan and Operation and Maintenance Plan Updates - Not to exceed \$172,973, from \$1,495,816 to \$1,668,789 - Financing: Stormwater Drainage Management Current Funds

BACKGROUND

In 2014, the City of Dallas received notice from Insurance Services Office, Inc., (ISO, Inc.) that a Community Rating System (CRS) Recertification visit would occur in October 2014. The CRS manual was revised in 2013 and this would be one of the first visits in the State of Texas to certify a community using the new manual requirements. As part of the Floodplain Program Management Assistance (FPMA) contract, Halff Associates was tasked to review CRS documentation submitted in 2009, coordinate with multiple City departments, and update the submittal to 2013 standards. The visit was conducted in October 2014 and in order to receive additional points towards recertification, the City will be required to submit additional data and information.

The tasks outlined will also streamline the efforts for future annual recertification and simplify the preparation for the 2017 FEMA cycle visits. In addition, there is potential that the City of Dallas could improve CRS rating to a class 4 community in the future by completing some of the tasks in the scope of work.

BACKGROUND (Continued)

A professional services contract was previously authorized by City Council on November 10, 2008, with Halff Associates, Inc. to create an integrated floodplain database, analysis of flood control alternatives for site specific locations, provide public outreach in flood prone areas, staff training, floodplain reviews and coordination with various entities regarding drainage, floodplain and permitting activities. Since that time, Halff Associates, Inc. has also provided the City with emergency action planning for the City's levee system, pump stations, interior drainage and dam locations as well as an initial preparation and submittal of an Aquatic Resource Relocation Plan to Texas Parks and Wildlife Department for the relocation of threatened species river mussels from the Trinity River within the footprint of the Continental Avenue Bridge pier modifications.

It is now necessary to enter into Supplemental Agreement No. 7 to the professional services contract with Halff Associates for the CRS 2014 Recertification effort. Further, the Emergency Action Plans and Operation and Maintenance Plans for City-owned dams were created at different times and review and inspection response would be better facilitated if the documents were integrated and streamlined. It is also necessary to conduct periodic tabletop exercises for the dams as well as for the levees. Additional tasks to be performed with this supplemental agreement include preparation of a Letter of Map Revision for the recently completed Upper McKamy Branch channel and swale improvements and pre-design survey of certain upcoming 2012 Bond Program erosion control projects that are planned for in-house design.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with Halff Associates, Inc. to create an integrated floodplain database, analyze flood control alternatives for site specific locations, provide public outreach in flood prone areas, staff training, floodplain reviews and coordination with various entities regarding drainage, floodplain and permitting activities on November 10, 2008, by Resolution No. 08-3078.

Authorized Supplemental Agreement No. 2 to the contract with Halff Associates, Inc., for additional design and analysis for floodplain management assistance on June 9, 2010, by Resolution No. 10-1507.

Authorized Supplemental Agreement No. 3 to the professional services contract with Halff Associates, Inc. for additional floodplain management assistance on June 22, 2011, by Resolution No. 11-1729.

Authorized Supplemental Agreement No. 4 to the professional services contract with Halff Associates, Inc. for additional floodplain management assistance on August 8, 2012, by Resolution No. 12-1931.

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

Authorized Supplemental Agreement No. 6 to the professional services contract with Halff Associates, Inc. for the physical removal and relocation of threatened freshwater river mussels from the Trinity River within the construction footprint of the Continental Bridge Improvements on June 12, 2013, by Resolution No. 13-0977.

FISCAL INFORMATION

\$172,973.00 - Stormwater Drainage Management Current Funds

Original Contract	\$ 142,000.00
Supplemental Agreement No. 1	\$ 24,800.00
Supplemental Agreement No. 2	\$ 505,900.00
Supplemental Agreement No. 3	\$ 310,000.00
Supplemental Agreement No. 4	\$ 319,000.00
Supplemental Agreement No. 5	\$ 46,604.00
Supplemental Agreement No. 6	\$ 147,512.00
Supplemental Agreement No. 7 (this action)	<u>\$ 172,973.00</u>

Total Project Cost	\$1,668,789.00
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M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Halff Associates, Inc.

Hispanic Female	17	Hispanic Male	72
African-American Female	5	African-American Male	12
Other Female	7	Other Male	14
White Female	85	White Male	303

OWNER

Halff Associates, Inc.

Walter Skipwith, P.E., Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 7 to the professional services contract with Halff Associates, Inc. for the Community Rating System 2014 Recertification and the Dallas Dams Emergency Action Plan and Operation and Maintenance Plan Updates - Not to exceed \$172,973, from \$1,495,816 to \$1,668,789 - Financing: Stormwater Drainage Management Current Funds

Halff Associates, Inc. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$172,973.00	100.00%
Non-local contracts	\$0.00	0.00%
TOTAL THIS ACTION	\$172,973.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Garcia Land Data, Inc.	HMMB60221N0215	\$44,735.00	25.86%
Total Minority - Local		\$44,735.00	25.86%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$44,735.00	25.86%	\$189,318.00	11.34%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$140,151.00	8.40%
Total	\$44,735.00	25.86%	\$329,469.00	19.74%

March 25, 2015

WHEREAS, on November 10, 2008, Resolution No. 08-3078 authorized a professional services contract with Halff Associates, Inc. to create an integrated floodplain database, analyzing flood control alternatives for site specific locations, provide public outreach in flood prone areas, staff training, floodplain reviews and coordination with various entities regarding drainage, floodplain and permitting activities, in an amount not to exceed \$142,000; and,

WHEREAS, on April 17, 2010, Administrative Action No. 10-1373 authorized Supplemental Agreement No. 1 to the contract with Halff Associates, Inc. for the Dallas Floodway System Emergency Action Plan, in an amount not to exceed \$24,800, from \$142,000 to \$166,800; and,

WHEREAS, on June 9, 2010, Resolution No. 10-1507 authorized Supplemental Agreement No. 2 to the contract with Halff Associates, Inc., for additional design and analysis for floodplain management assistance, in an amount not to exceed \$505,900, from \$166,800 to \$672,700; and,

WHEREAS, on June 22, 2011, Resolution No. 11-1729 authorized Supplemental Agreement No. 3 to the contract with Halff Associates, Inc., for additional floodplain management assistance, in an amount not to exceed \$310,000, from \$672,700 to \$982,700; and,

WHEREAS, on August 8, 2012, Resolution No. 12-1931 authorized Supplemental Agreement No. 4 to the contract with Halff Associates, Inc., for additional floodplain management assistance for an integrated floodplain database, in an amount not to exceed \$319,000, from \$982,700 to \$1,301,700; and,

WHEREAS, on May 6, 2013, Administrative Action No. 13-0588 authorized Supplemental Agreement No. 5 to the contract with Halff Associates, Inc., for preparation and submittal of an Aquatic Resource relocation plan to Texas Parks and Wildlife for the relocation of threatened species river mussels from the Trinity River to facilitate Continental Bridge pier improvements, in an amount not to exceed \$46,604, from \$1,031,700 to \$1,348,304; and,

WHEREAS, on June 12, 2013, Resolution No. 13-0977 authorized Supplemental Agreement No. 6 to the contract with Halff Associates, Inc., for the physical removal and relocation of threatened freshwater river mussels from the Trinity River within the construction footprint of the Continental Bridge Improvements, in an amount not to exceed \$147,512.00, from \$1,348,304 to \$1,495,816.

March 25, 2015

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 7 to the contract with Halff Associates, Inc., for the Community Rating System 2014 Recertification effort and the Dallas Dams Emergency Action Plan and Operation and Maintenance Plan Updates, in an amount not to exceed \$172,973, from \$1,495,816 to \$1,668,789.

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 Halff Associates, Inc. to complete FEMA CRS 2014 Recertification and Dallas Dams EAP/O&M updates amount not to exceed \$172,973, from \$1,495,816 to \$1,668,789 after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the agreement from:

Fund 0061, Department SDM, Unit 4791, Act. SD01	
Obj. 3070, Program # PBCURO11, CT SDM4791F01	
Vendor #089861, in an amount not to exceed	\$172,973.00

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

AGENDA ITEM # 38

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 1, 2, 4, 7, 14

DEPARTMENT: Water Utilities

CMO: Mark McDaniel, 670-3256

MAPSCO: Various

SUBJECT

Authorize a contract for the installation of water and wastewater mains at 20 locations (list attached) - Ark Contracting Services, LLC, lowest responsible bidder of three - Not to exceed \$13,013,619 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This action consists of the installation of approximately 41,739 feet of water and wastewater mains. This includes the installation of approximately 70 feet of 4-inch, 1,085 feet of 6-inch, 15,570 feet of 8-inch, 20 feet of 10-inch, 11,901 feet of 12-inch, 90 feet of 16-inch, 50 feet of 18-inch, 30 feet of 20-inch, 50 feet of 24-inch, and 20 feet of 36-inch water mains, and the installation of approximately 10 feet of 6-inch, 4,483 feet of 8-inch, 900 feet of 10-inch, 2,560 feet of 12-inch, and 4,900 feet of 60-inch wastewater mains.

Approximately 18,110 feet of water and wastewater mains will be rehabilitated or installed utilizing technologies that require less excavation, thereby minimizing disturbance to the existing pavement as well as minimizing inconveniences to the public.

The existing water and wastewater mains were built between 1907 and 1961. These mains are contributing to water quality issues as well as excessive maintenance costs and service interruptions. The installation of these proposed pipelines will improve the quality and capacity of the water and wastewater systems and reduce maintenance costs.

BACKGROUND (Continued)

Ark Contracting Services, LLC completed contractual activities in the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>
Projects Authorized	0	4	1
Change Orders	0	0	1
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	February 2014
Completed Design	December 2014
Begin Construction	April 2015
Complete Construction	April 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with Espey Consultants, Inc., dba RPS Espey to evaluate alternatives and provide designs for the (1) renewal of Wastewater Interceptor Mains impacted by Texas Department of Transportation's Downtown Horseshoe project; and (2) renewal of deteriorated water and wastewater mains at various locations on February 26, 2014, by Resolution No. 14-0415.

FISCAL INFORMATION

\$13,013,619.00 - Water Utilities Capital Improvement Funds

Design	\$ 2,610,166.00
Construction (this action)	<u>\$13,013,619.00</u>
Total Project Cost	\$15,623,785.00

<u>Council District</u>	<u>Amount</u>
1	\$ 857,410.39
2	\$ 8,571,453.72
4	\$ 758,262.57
7	\$ 758,262.57
14	<u>\$ 2,068,229.75</u>
Total	\$13,013,619.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Ark Contracting Services, LLC

Hispanic Female	0	Hispanic Male	117
Black Female	0	Black Male	1
Other Female	0	Other Male	0
White Female	5	White Male	14

BID INFORMATION

The following bids with quotes were opened on January 15, 2015:

*Denotes successful bidder

<u>Bidders</u>	<u>Bid Amount</u>
*Ark Contracting Services, LLC 420 South Dick Price Road Kennedale, Texas 76060	\$13,013,619.00
John Burns Construction Company of Texas, Inc.	\$13,231,541.00
Atkins Bros. Equipment Co., Inc.	\$13,808,466.80

OWNER

Ark Contracting Services, LLC

Steve C. Bowman, President

MAPS

Attached

Installation of Water and Wastewater Mains

District 1

Lebanon Avenue from Edgefield Avenue west

District 2

Beeman Avenue from Haskell Avenue to Henderson Avenue

Columbia Avenue from Fitzhugh Avenue to Augusta Street

Gurley Avenue from Fairview Avenue to Henderson Avenue

Henderson Avenue from Gurley Avenue to Reiger Avenue

Henderson Avenue from Interstate Highway 30 (R.L. Thornton Freeway) to Oleander Street

Henderson Avenue from Winslow Avenue to Beeman Avenue

Interstate Highway 30 (R.L. Thornton Freeway) crossing west of East Grand Avenue

Peak Street from Swiss Avenue to Sycamore Street

Interstate Highway 30 (R.L. Thornton Freeway) Service Road from Philip Avenue to Henderson Avenue

Reiger Avenue from Henderson Avenue to Munger Boulevard

Swiss Avenue from Haskell Avenue to Peak Street

Sycamore Street from Peak Street to Fitzhugh Avenue

District 2, 14

Fitzhugh Avenue from Junius Street southeast

Fitzhugh Avenue from Sycamore Street southeast

Fitzhugh Avenue from Tremont Street to Ash Lane

Greenville Avenue from Bryan Street to Henderson Avenue

Henderson Avenue from Ross Avenue to Greenville Avenue

Munger Boulevard from Reiger Avenue to Bryan Street

District 4, 7

Five Mile Creek Interceptor from Central Wastewater Treatment Plant southeast

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract for the installation of water and wastewater mains at 20 locations (list attached) - Ark Contracting Services, LLC, lowest responsible bidder of three - Not to exceed \$13,013,619 - Financing: Water Utilities Capital Improvement Funds

Ark Contracting Services, LLC is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$2,331,525.00	17.92%
Total non-local contracts	\$10,682,094.00	82.08%
TOTAL CONTRACT	\$13,013,619.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
LKT & Associates, LLC	WFDB63380Y1015	\$1,960,000.00	84.07%
Magnum Manhole & Underground Co.	WFDB61186Y0415	\$45,000.00	1.93%
Total Minority - Local		\$2,005,000.00	86.00%

Non-Local Contractors / Sub-Contractors

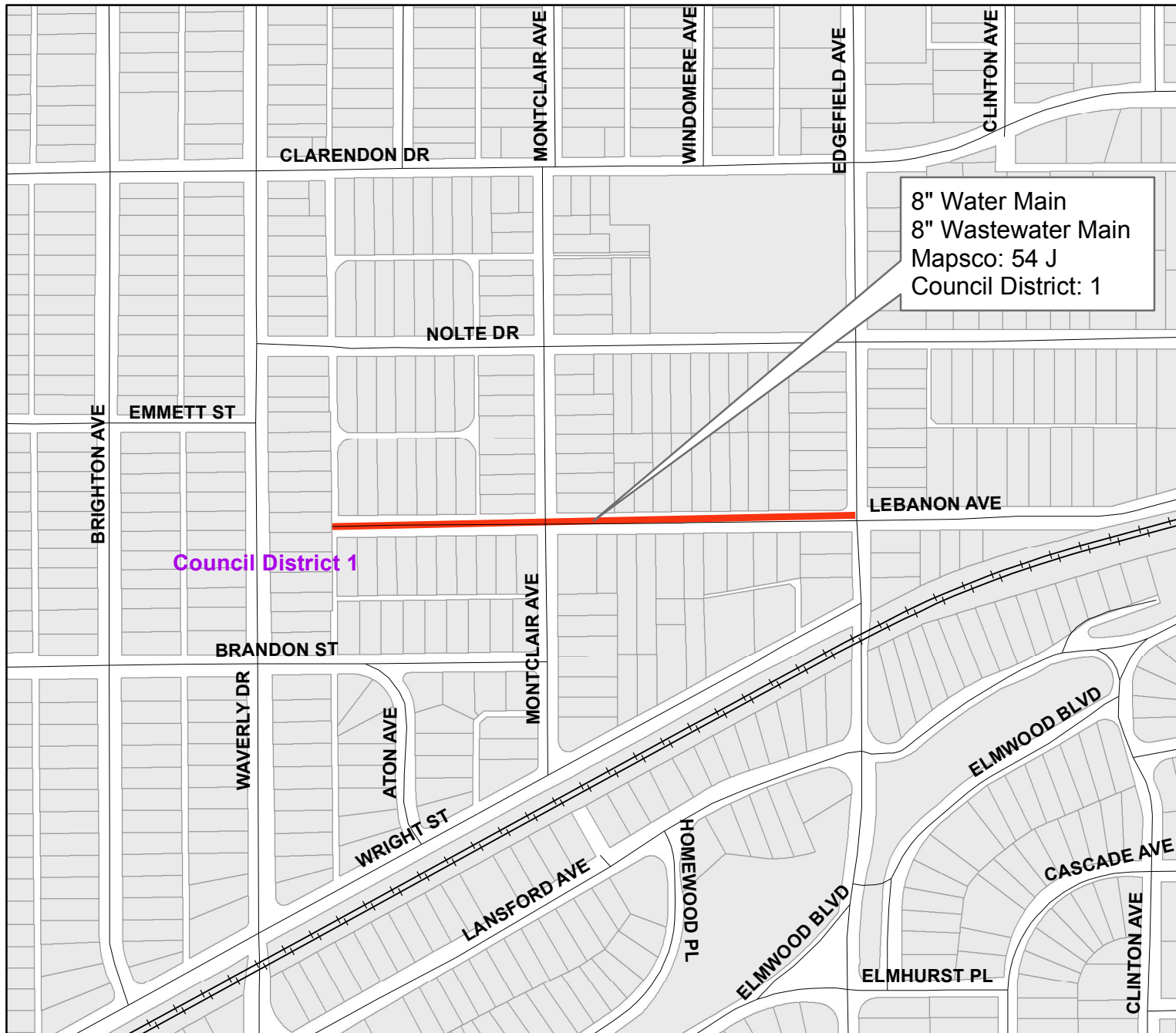
<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
D.E.E.R. Trucking, LLC	BMDB64201Y0216	\$120,000.00	1.12%
Chief Solutions, Inc.	NMMB62695N0716	\$195,000.00	1.83%
Cowtown Redi Mix, Inc.	WFDB62378Y0615	\$850,000.00	7.96%
A.N.A. Consultants, LLC	WFDB62067Y0615	\$60,000.00	0.56%
Buyers Barricades, Inc.	WFDB61106Y0415	\$30,000.00	0.28%
Total Minority - Non-local		\$1,255,000.00	11.75%

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

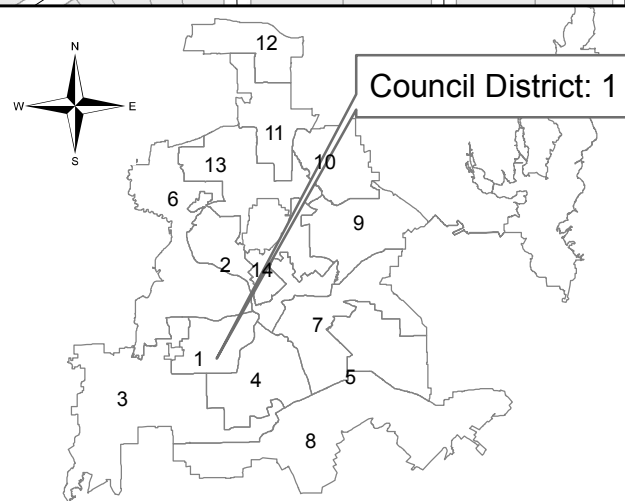
Page 2

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$120,000.00	0.92%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$195,000.00	1.50%
WBE	\$2,005,000.00	86.00%	\$2,945,000.00	22.63%
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Total	\$2,005,000.00	86.00%	\$3,260,000.00	25.05%



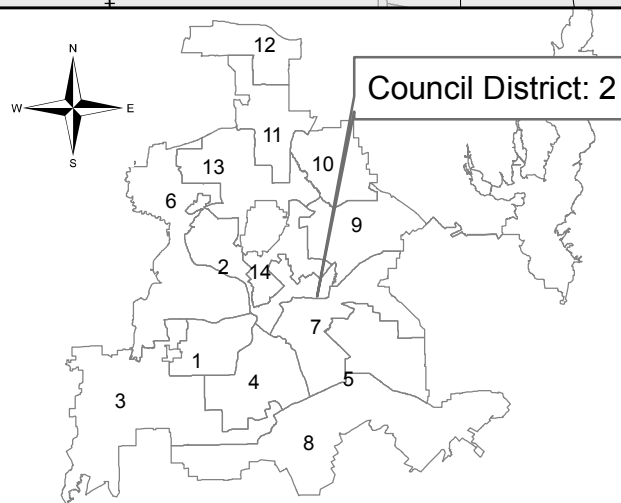
Lebanon Avenue
from Edgefield Avenue west



Water Utilities Department
Contract No. 15-033/034
Water and Wastewater Main Installations
at 20 Locations



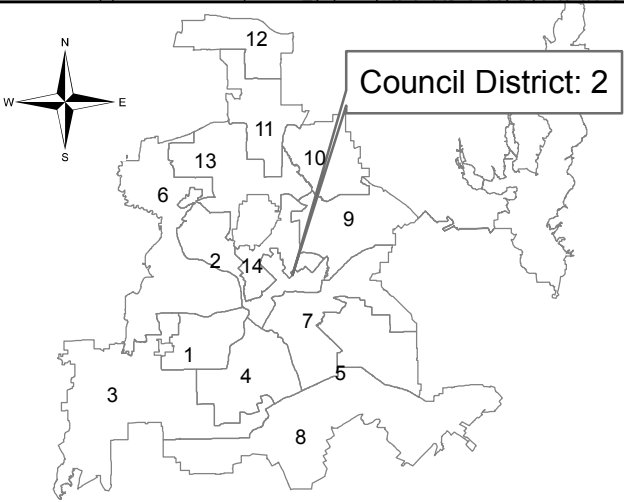
Beeman Avenue
from Haskell Avenue to Henderson Avenue



Water Utilities Department
Contract No. 15-033/034
Water and Wastewater Main Installations
at 20 Locations



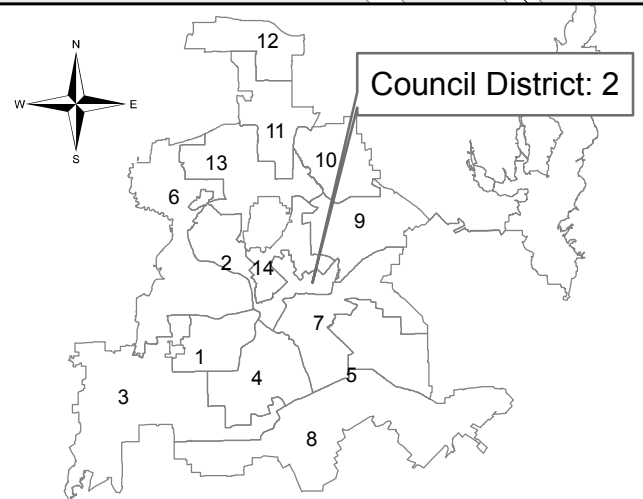
Columbia Avenue
from Fitzhugh Avenue to Augusta Street



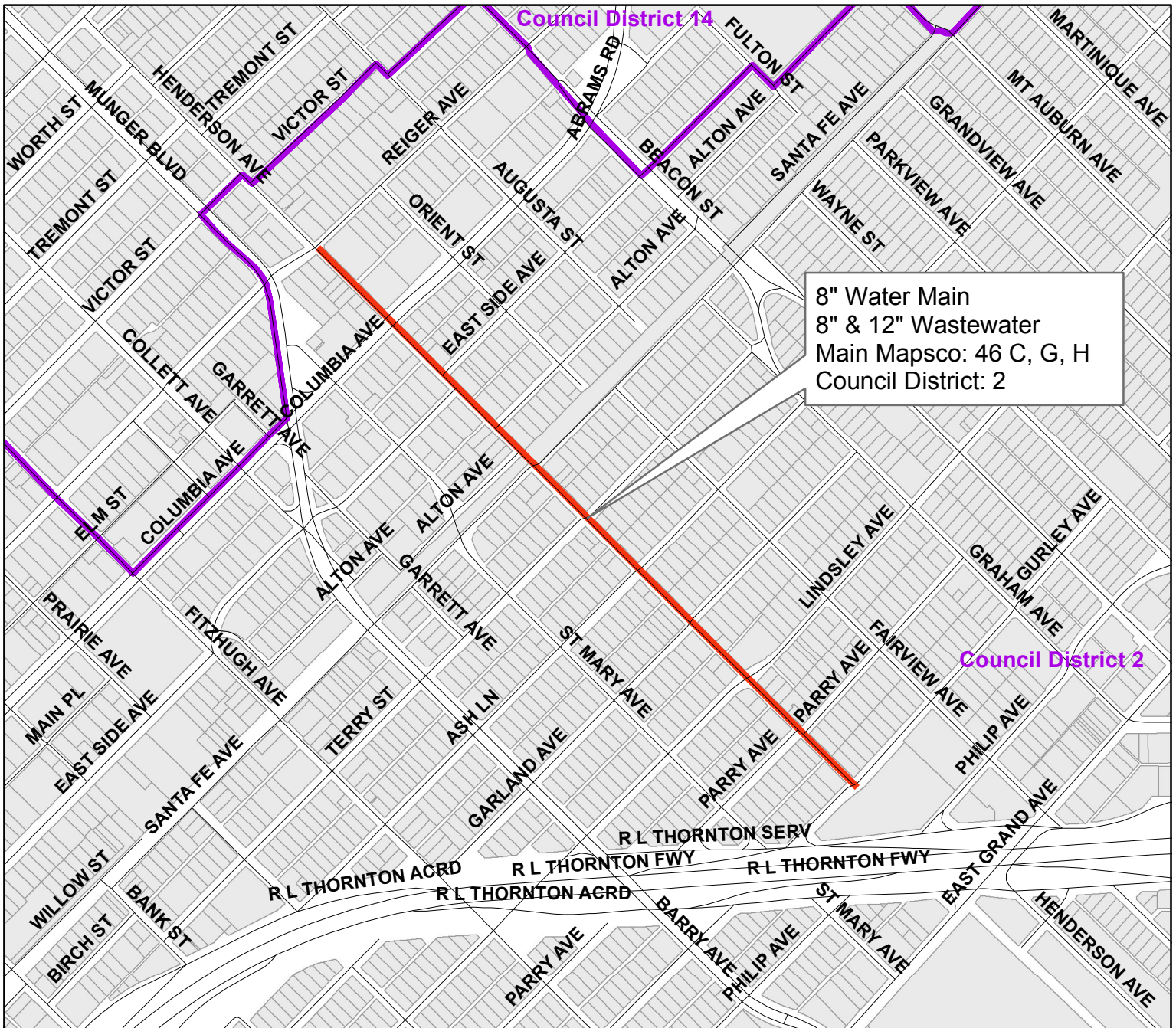
Water Utilities Department
Contract No. 15-033/034
Water and Wastewater Main Installations
at 20 Locations



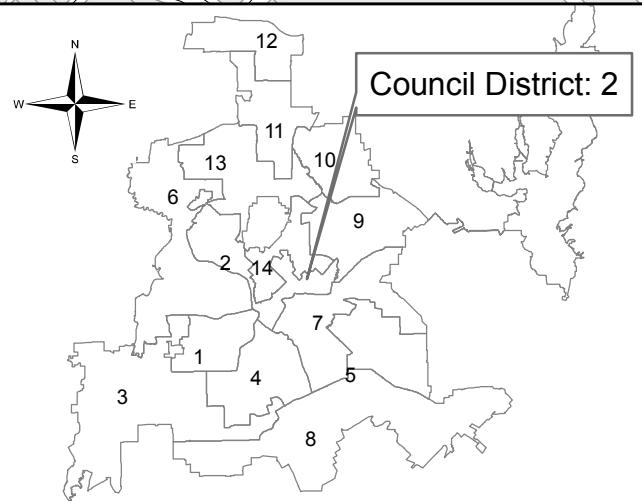
Gurley Avenue
from Fairview Avenue to Henderson Avenue



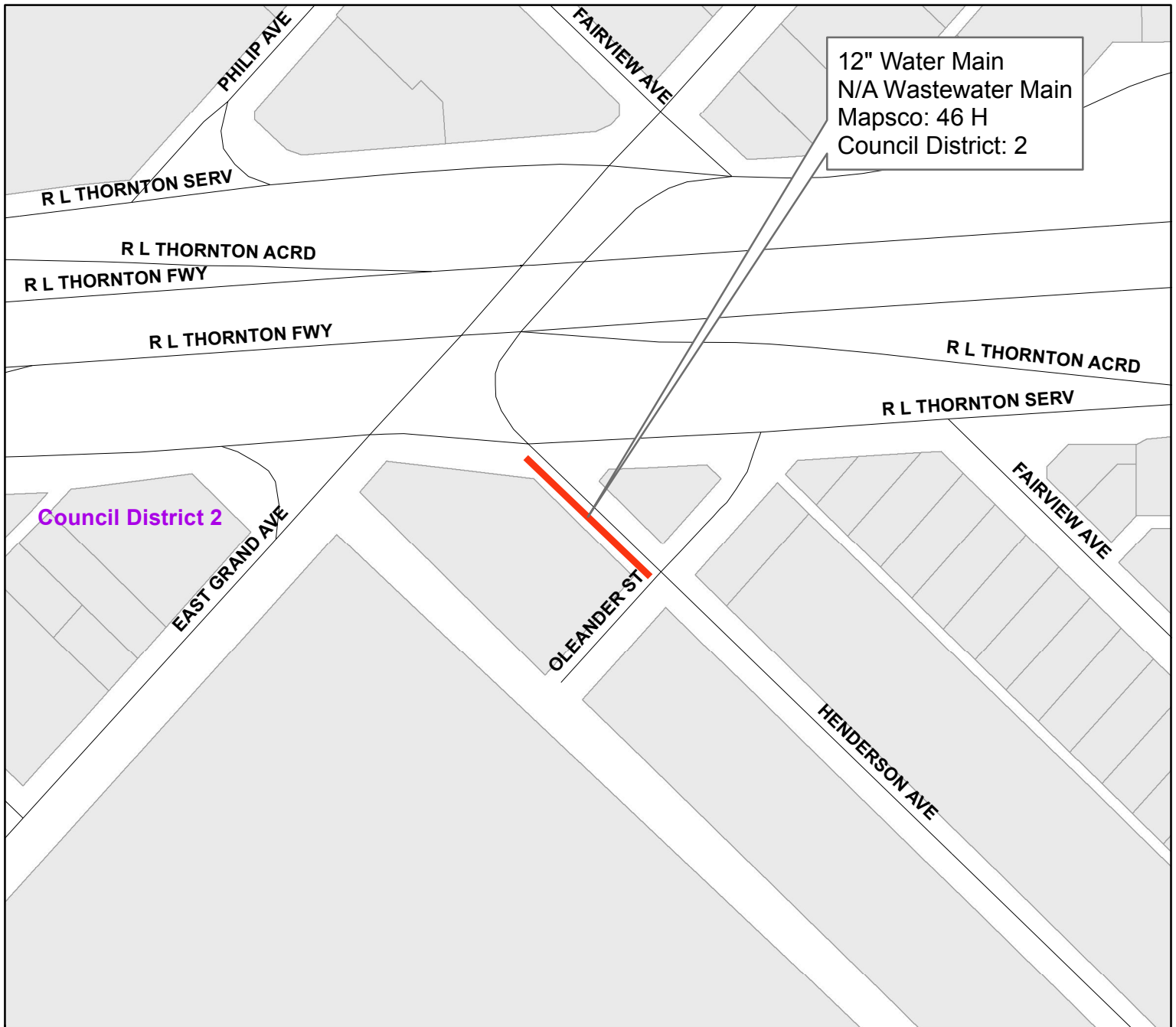
**Water Utilities Department
Contract No. 15-033/034
Water and Wastewater Main Installations
at 20 Locations**



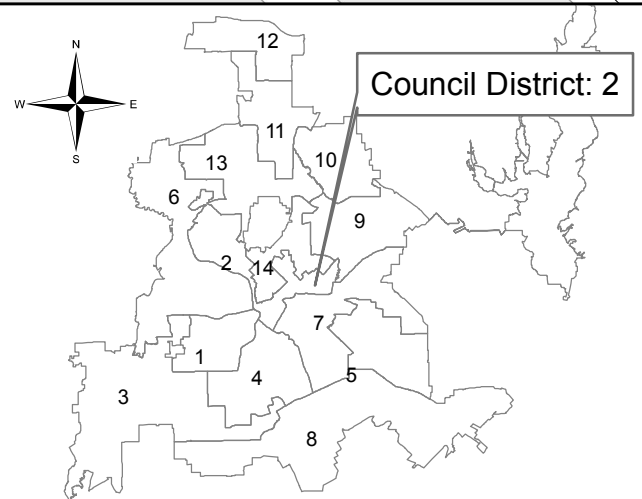
Henderson Avenue
from Gurley Avenue to Reiger Avenue



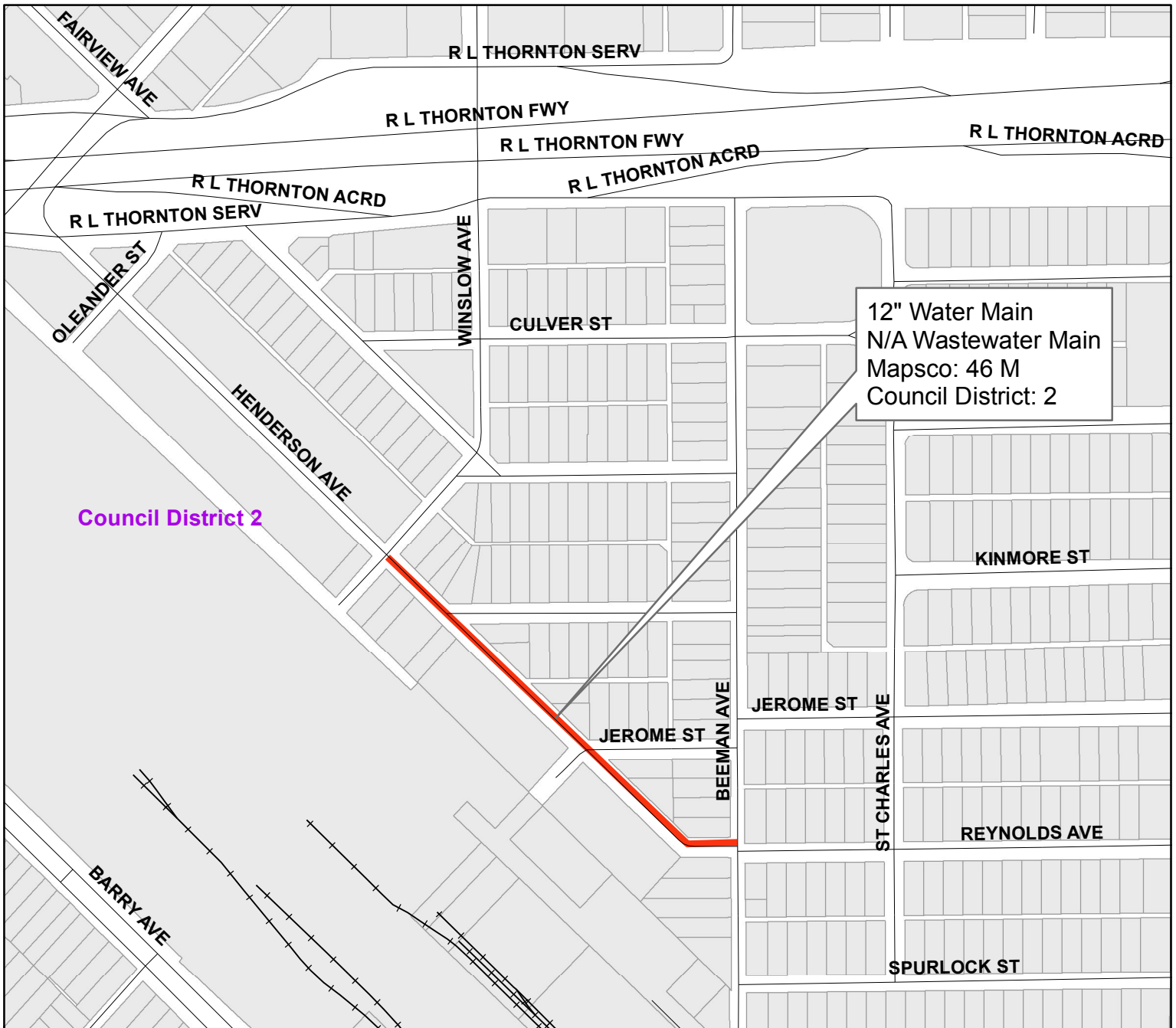
**Water Utilities Department
Contract No. 15-033/034
Water and Wastewater Main Installations
at 20 Locations**



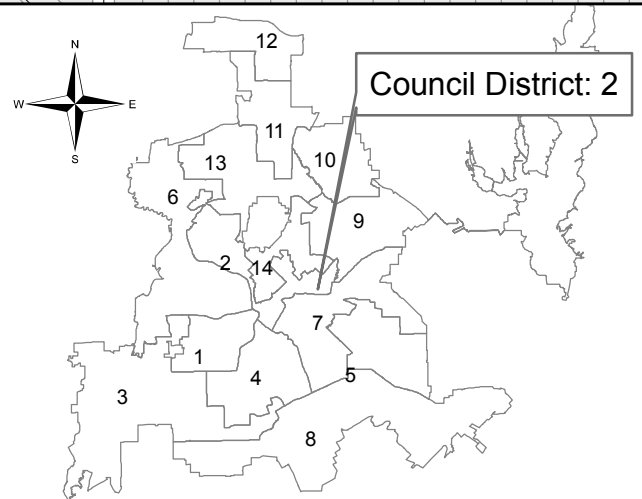
Henderson Avenue
from Interstate Highway 30 (R.L. Thornton
Freeway) to Oleander Street



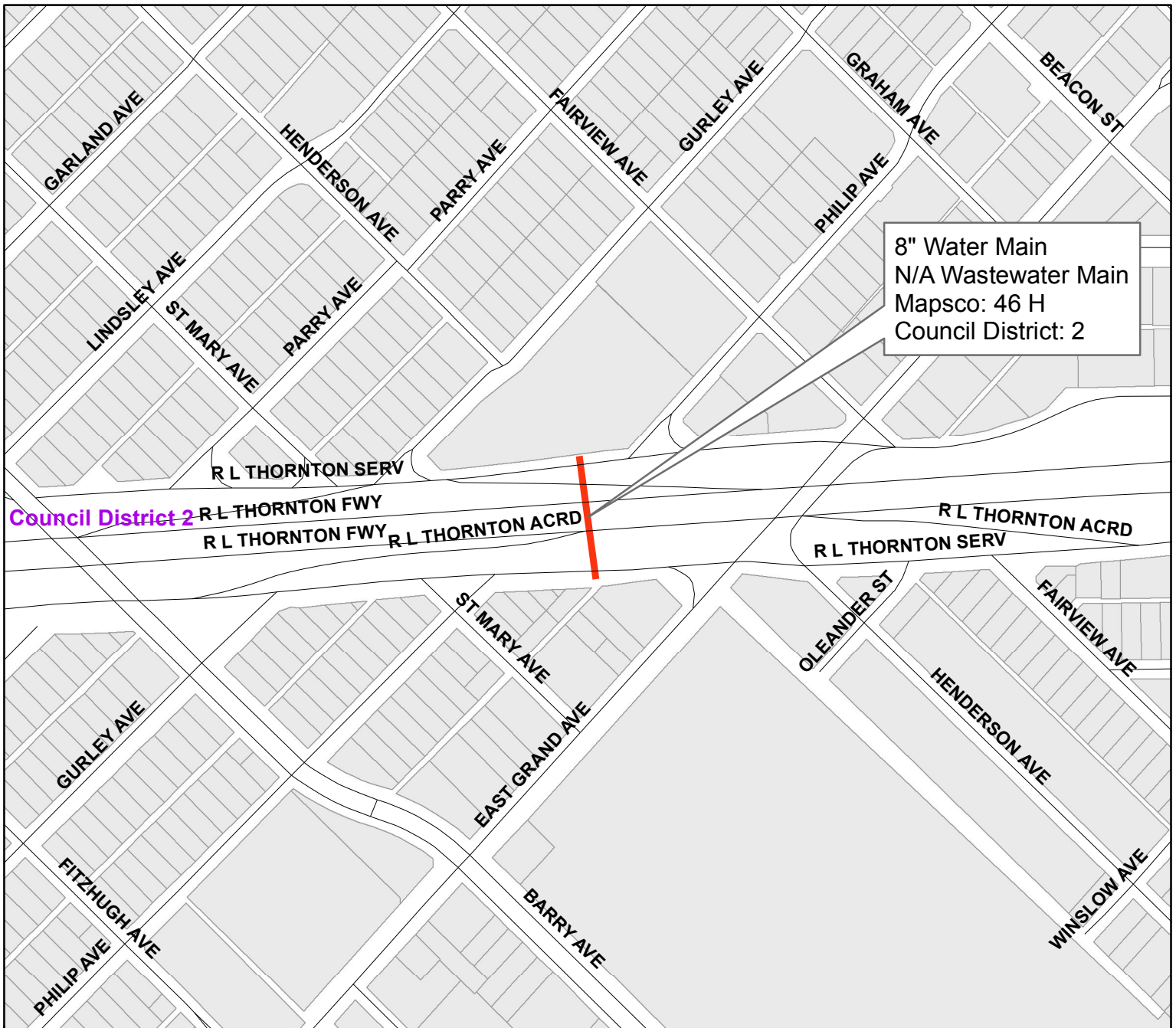
**Water Utilities Department
Contract No. 15-033/034
Water and Wastewater Main Installations
at 20 Locations**



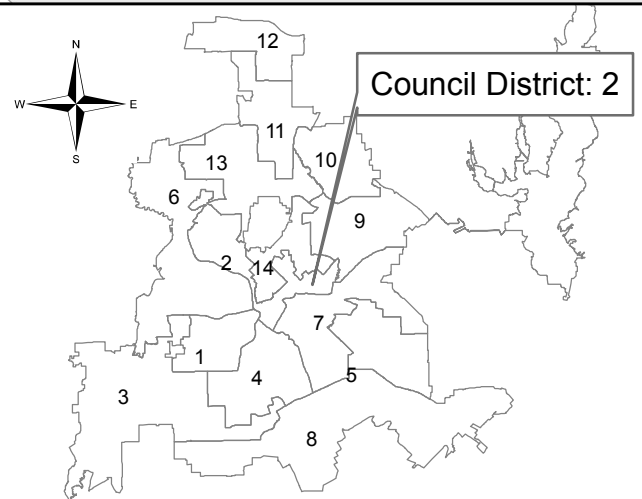
Henderson Avenue
from Winslow Avenue to Beeman Avenue



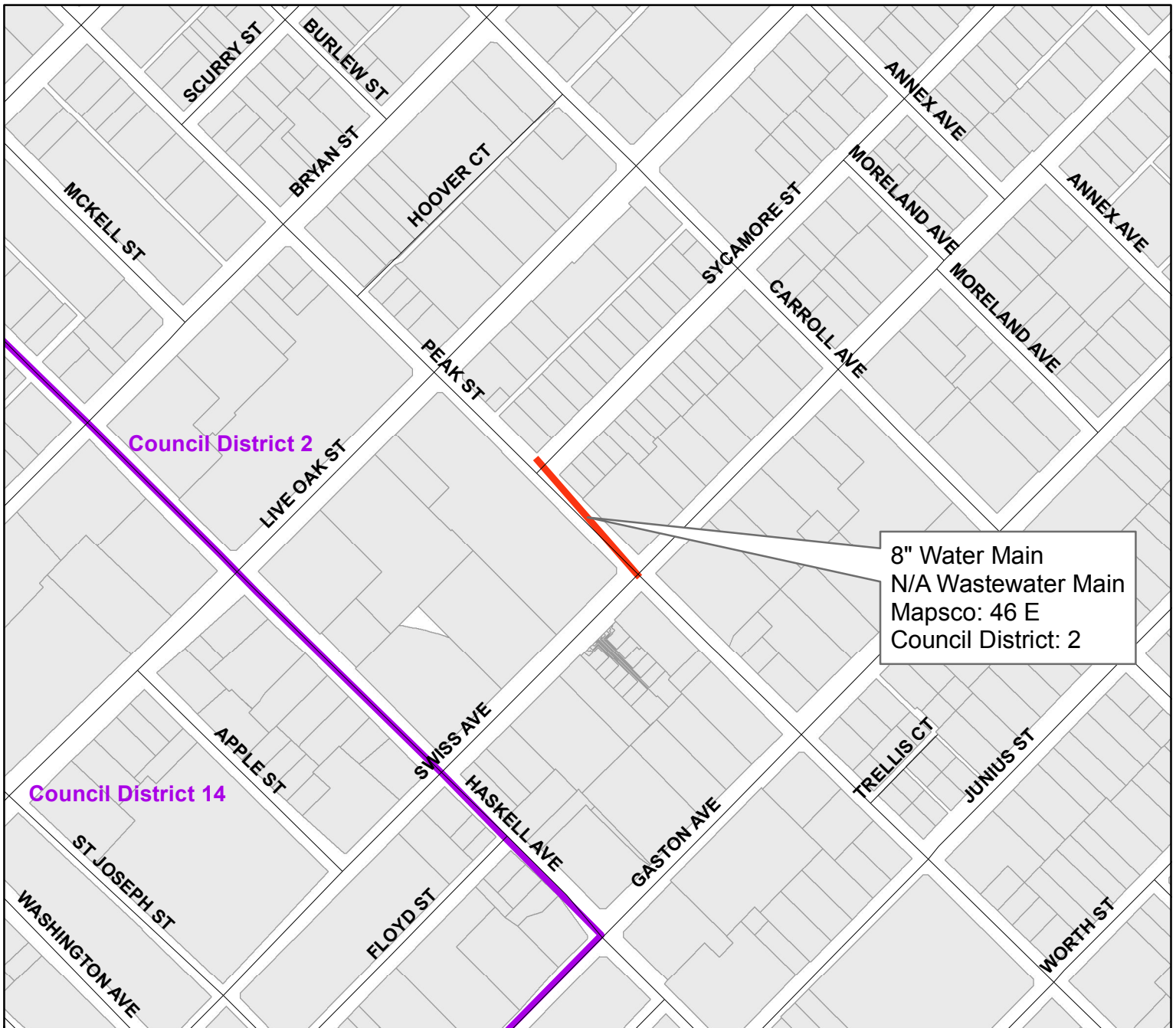
**Water Utilities Department
Contract No. 15-033/034
Water and Wastewater Main Installations
at 20 Locations**



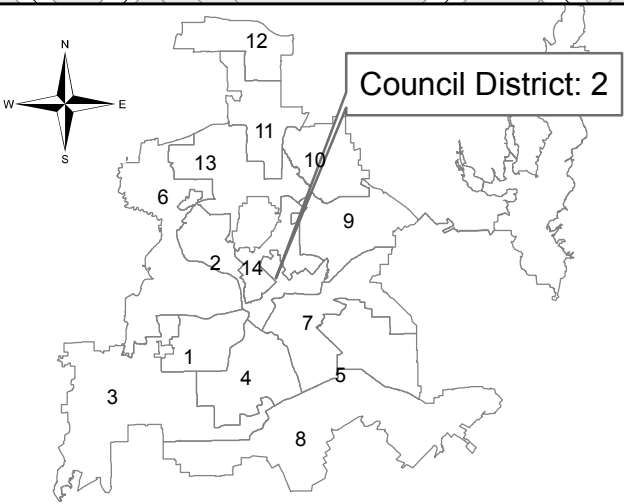
Interstate Highway 30 (R.L. Thornton Freeway)
crossing west of East Grand Avenue



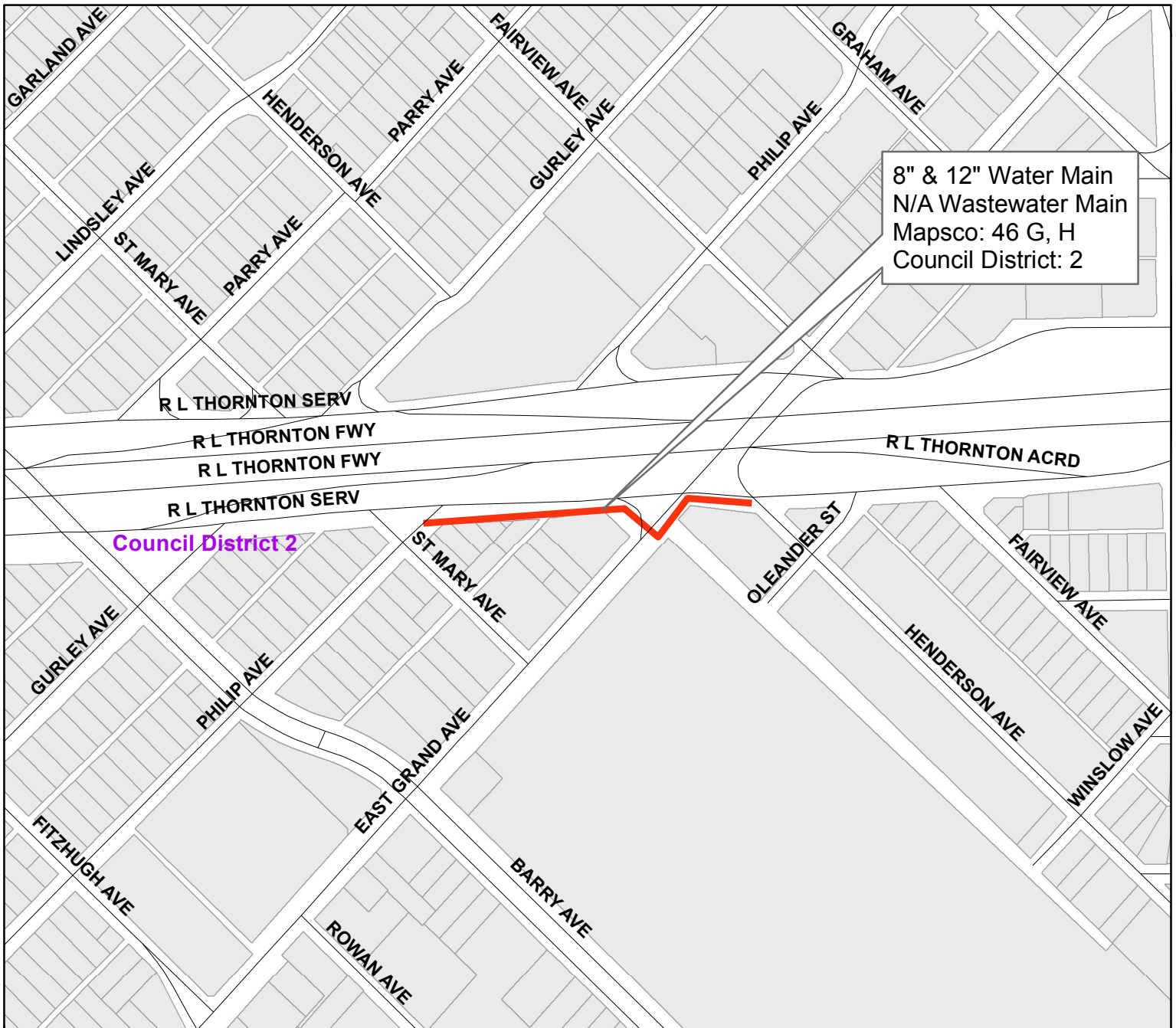
**Water Utilities Department
Contract No. 15-033/034
Water and Wastewater Main Installations
at 20 Locations**



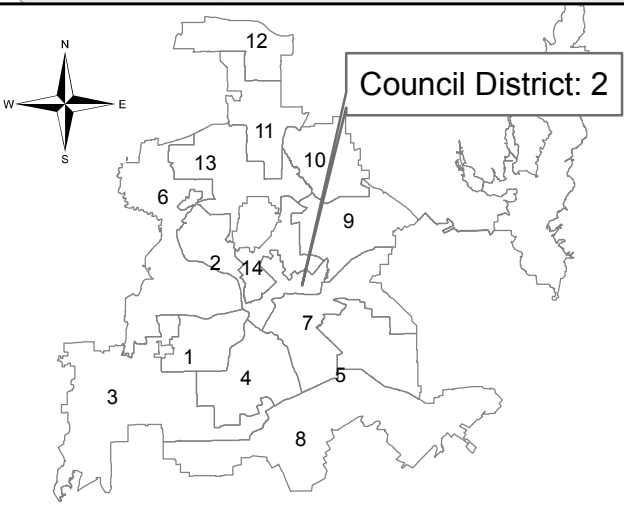
Peak Street
from Swiss Avenue to Sycamore Street



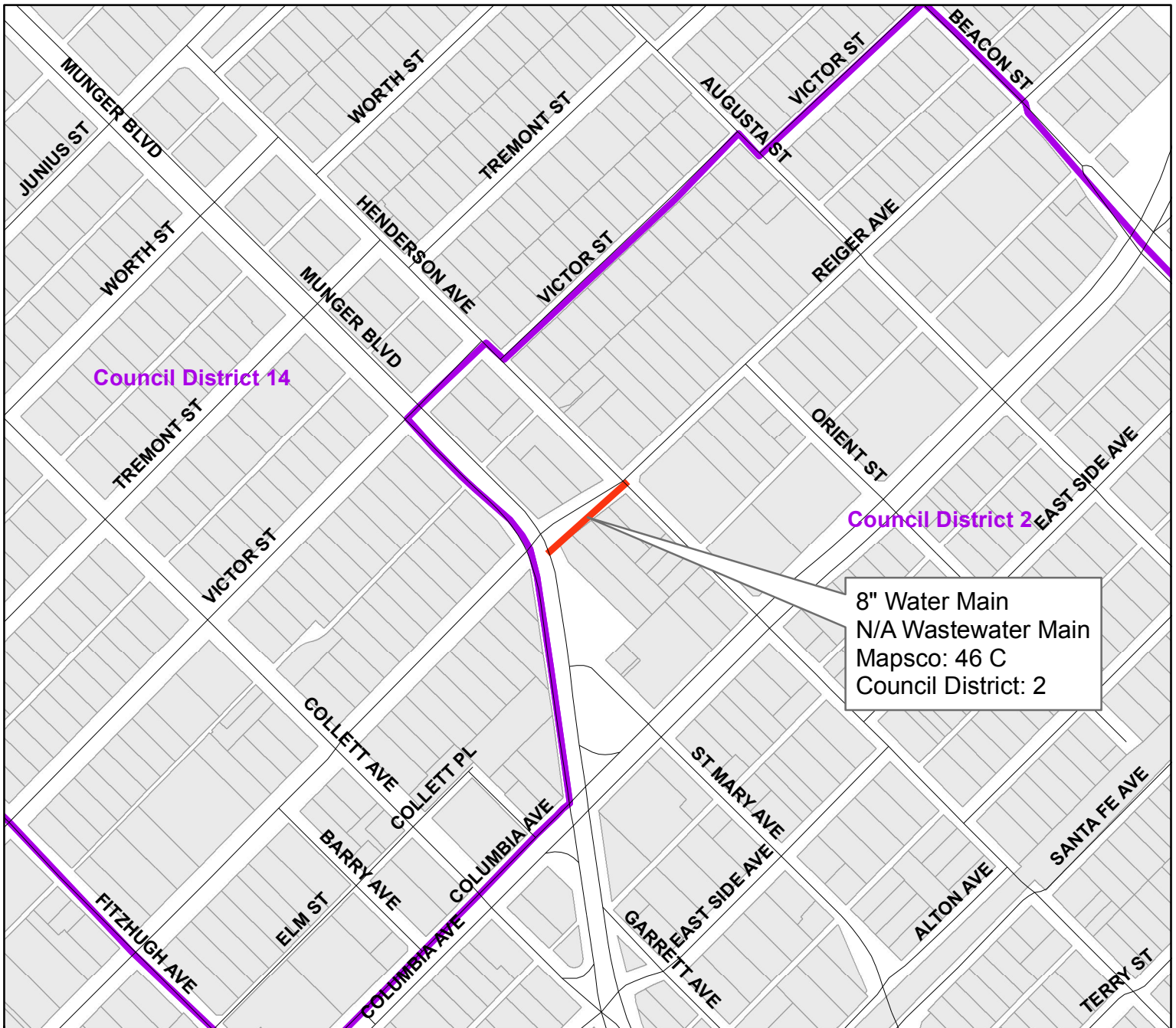
**Water Utilities Department
Contract No. 15-033/034
Water and Wastewater Main Installations
at 20 Locations**



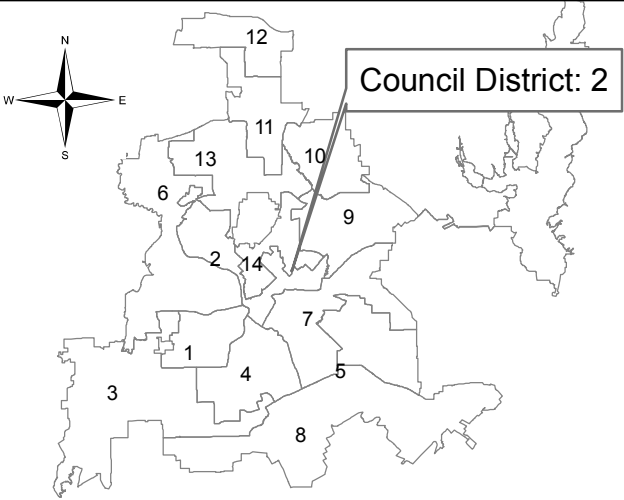
Interstate Highway 30 (R.L. Thornton Freeway)
 Service Road from Philip Avenue to Henderson
 Avenue



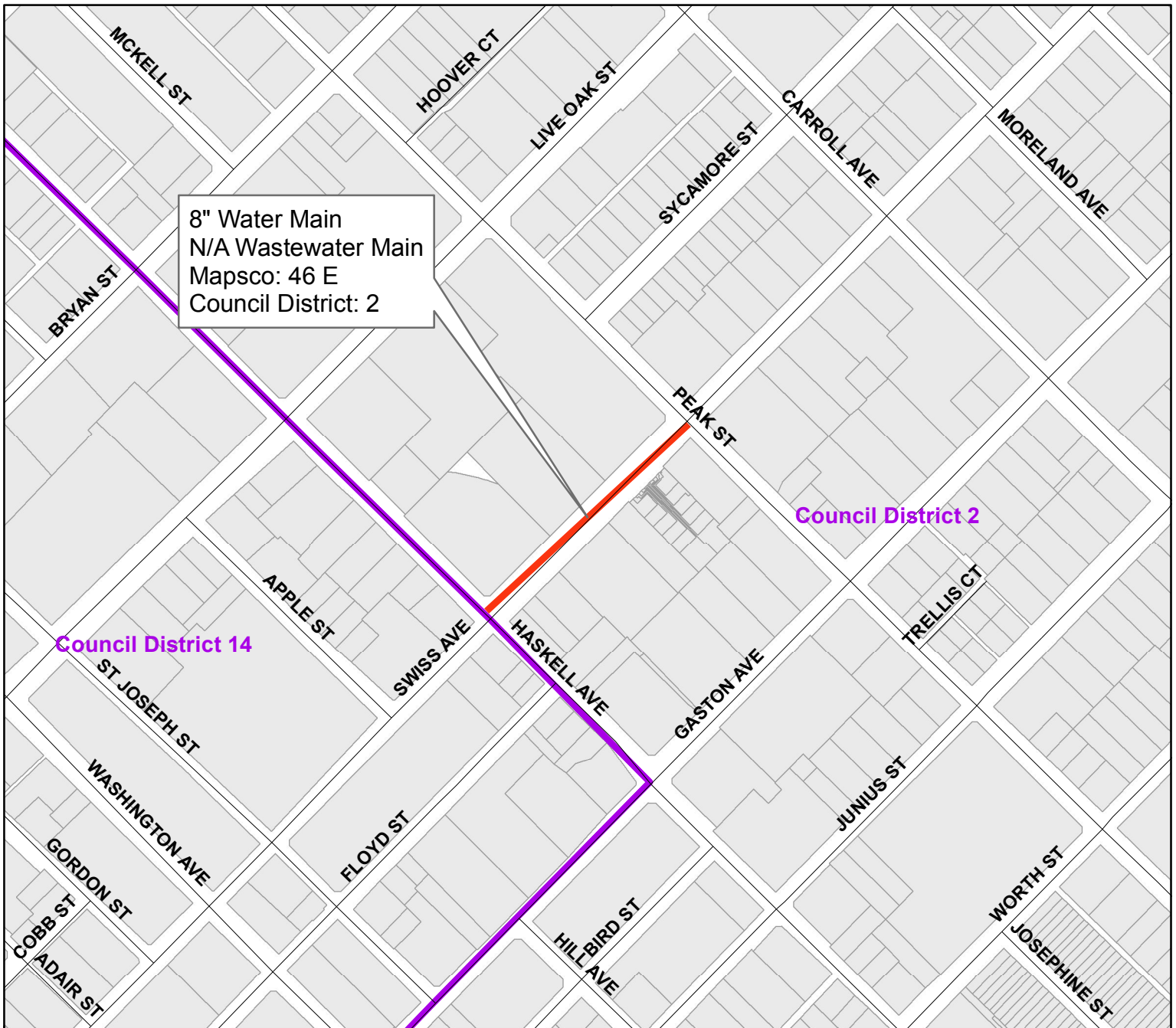
Water Utilities Department
Contract No. 15-033/034
Water and Wastewater Main Installations
at 20 Locations



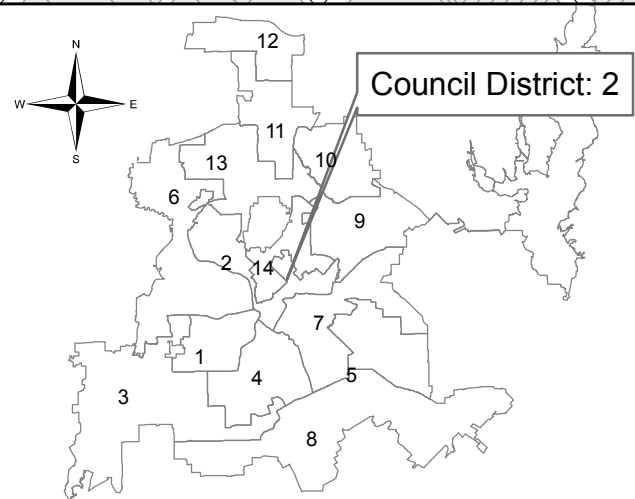
Reiger Avenue
from Henderson Avenue to Munger Boulevard



**Water Utilities Department
Contract No. 15-033/034
Water and Wastewater Main Installations
at 20 Locations**



Swiss Avenue
from Haskell Avenue to Peak Street

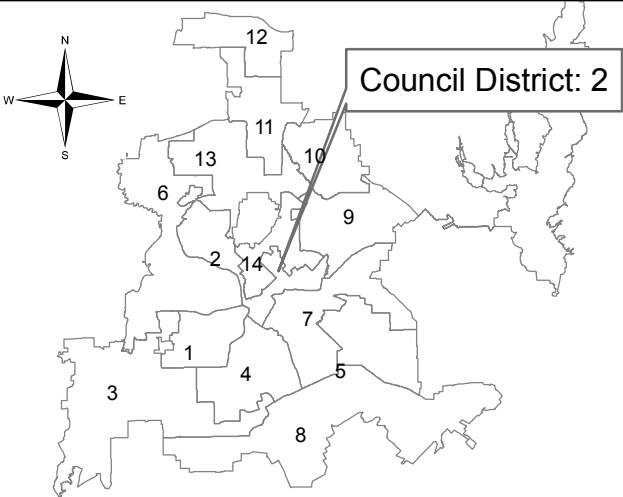


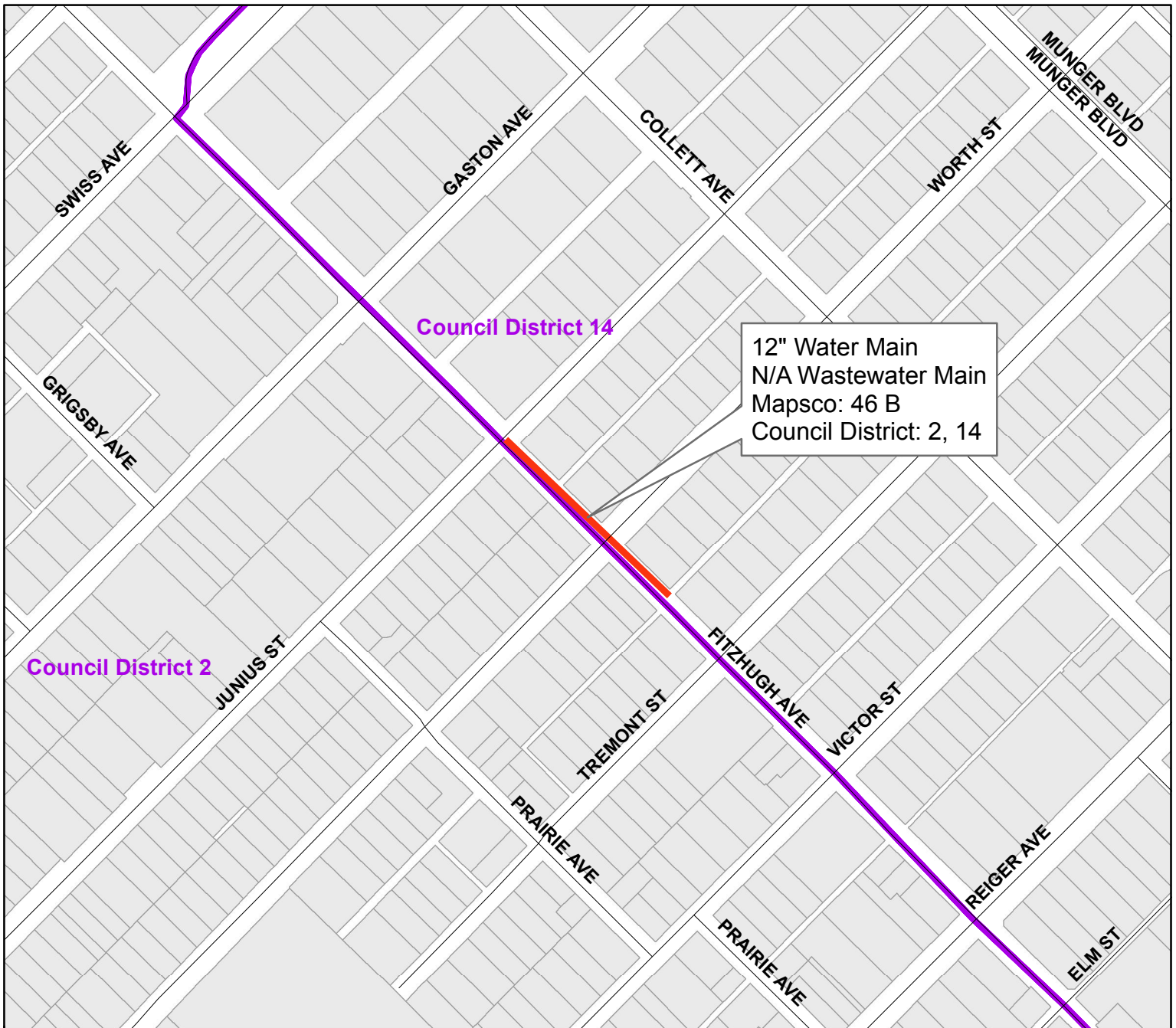
Water Utilities Department
Contract No. 15-033/034
Water and Wastewater Main Installations
at 20 Locations



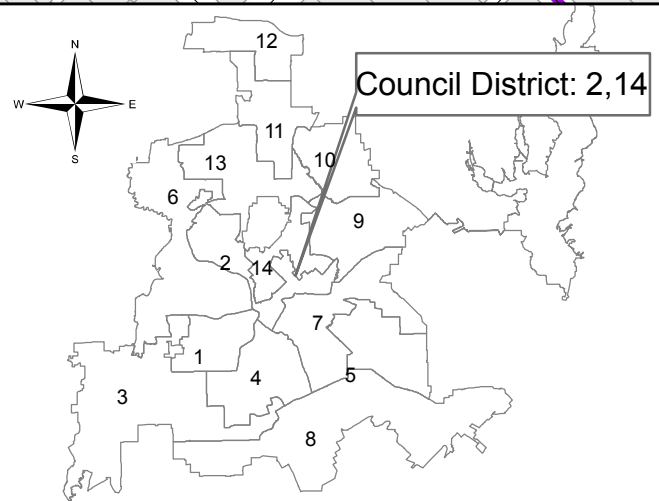
8" Water Main
N/A Wastewater Main
Mapsc0: 46 A, E
Council District: 2

Sycamore Street
from Peak Street to Fitzhugh Avenue

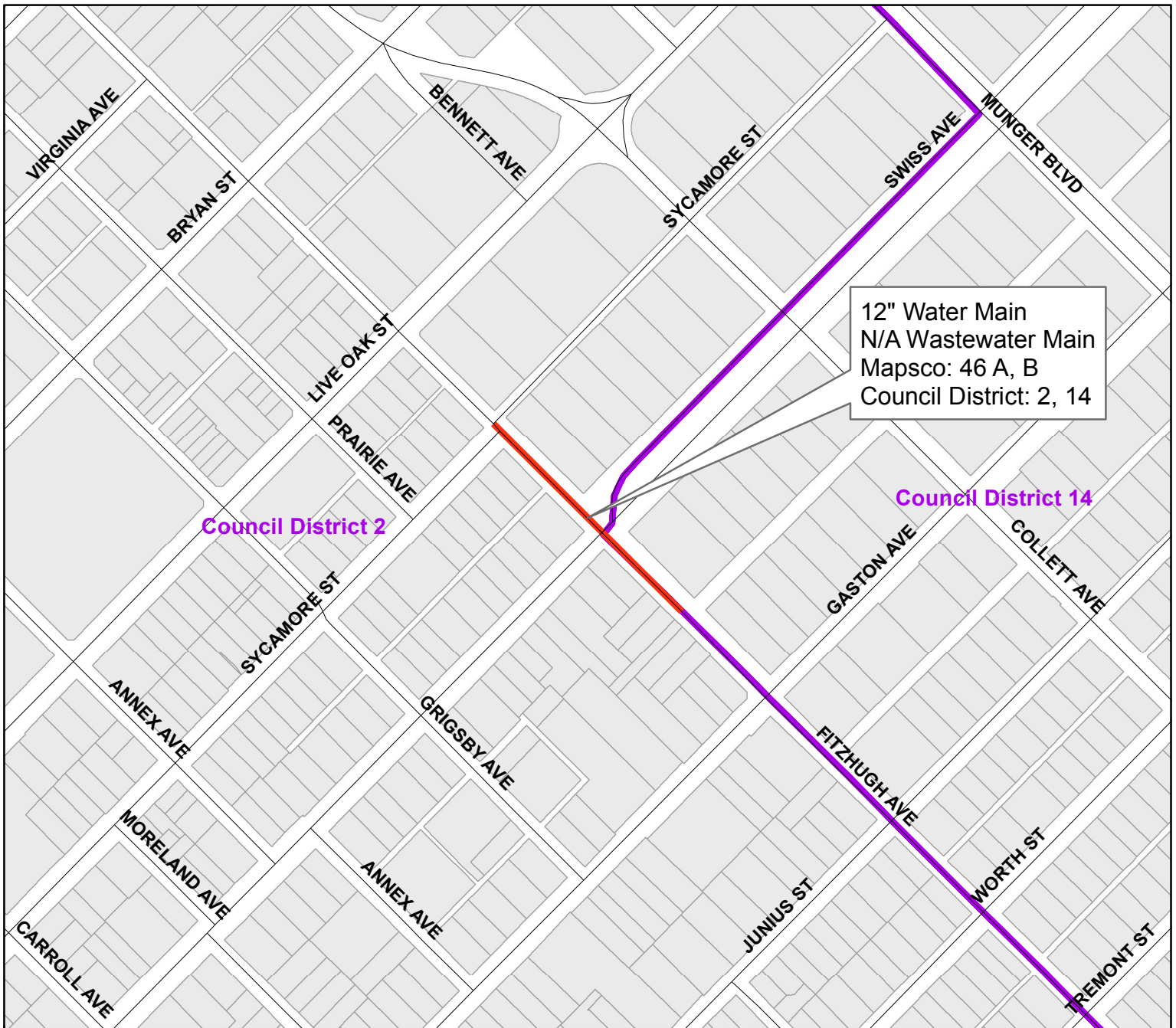




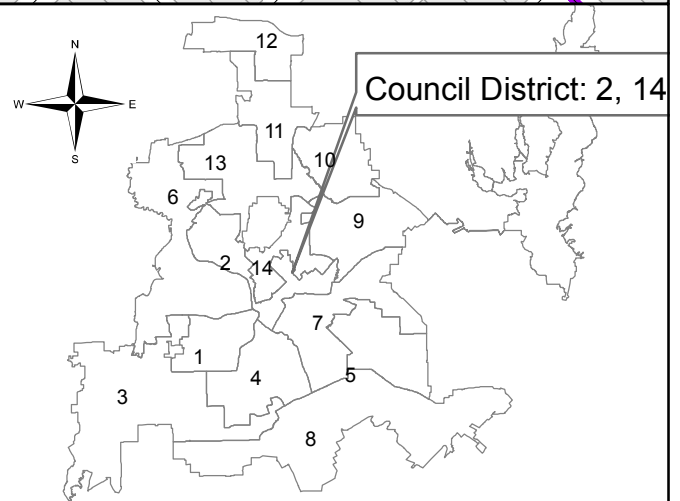
Fitzhugh Avenue
from Junius Street southeast



**Water Utilities Department
Contract No. 15-033/034
Water and Wastewater Main Installations
at 20 Locations**



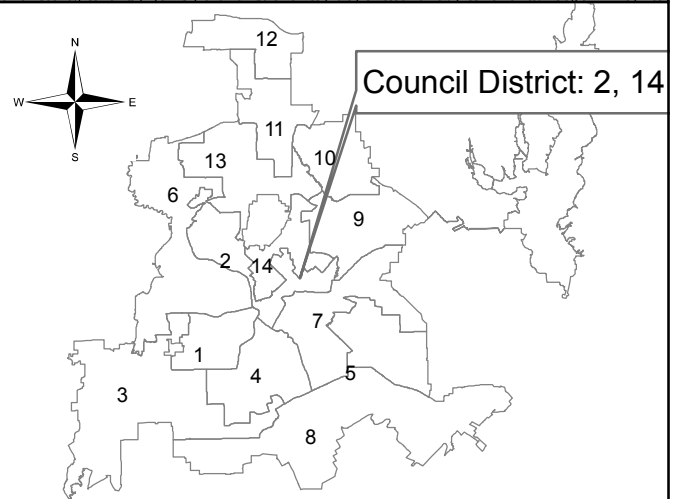
Fitzhugh Avenue
from Sycamore Street southeast



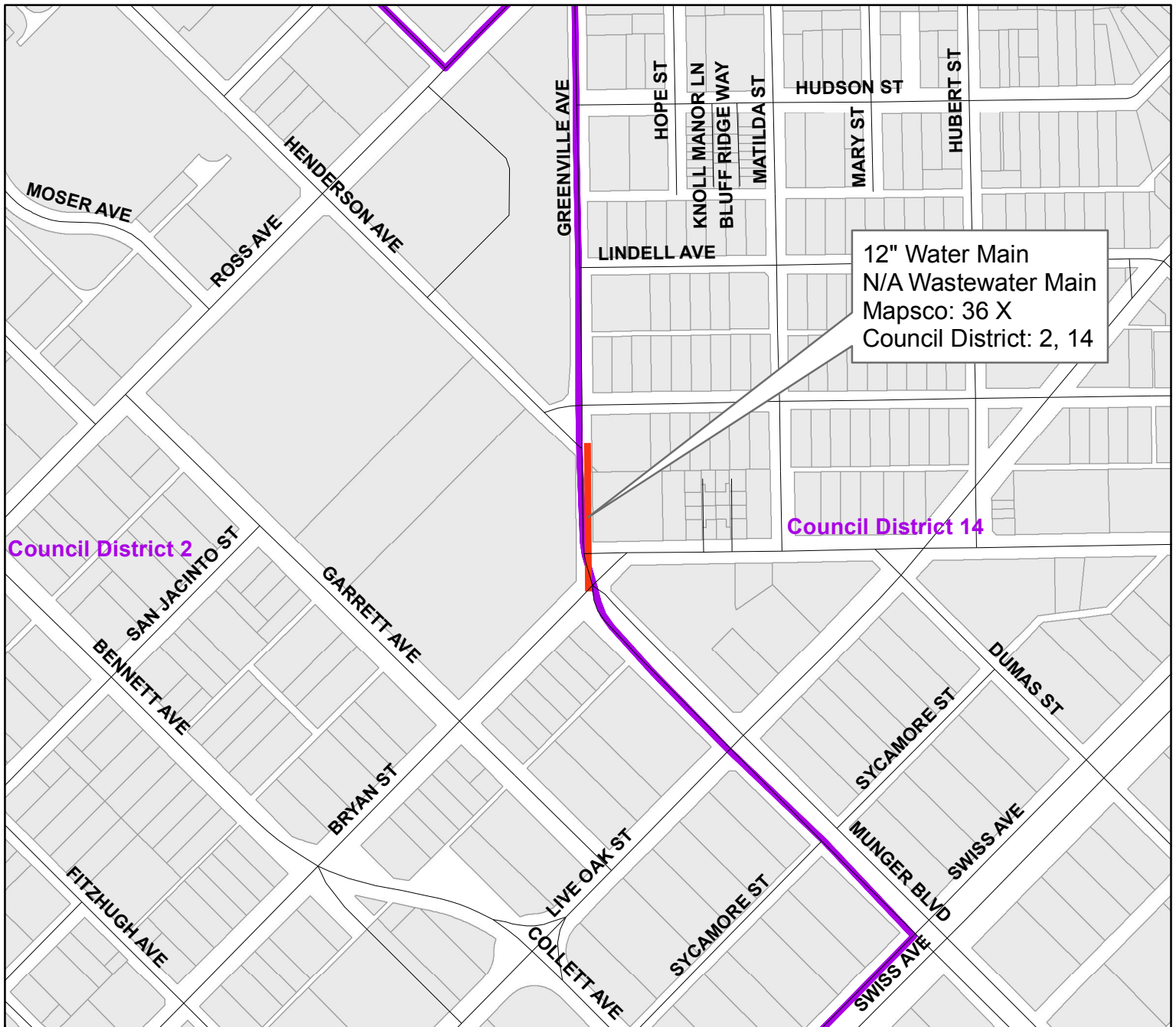
**Water Utilities Department
Contract No. 15-033/034
Water and Wastewater Main Installations
at 20 Locations**



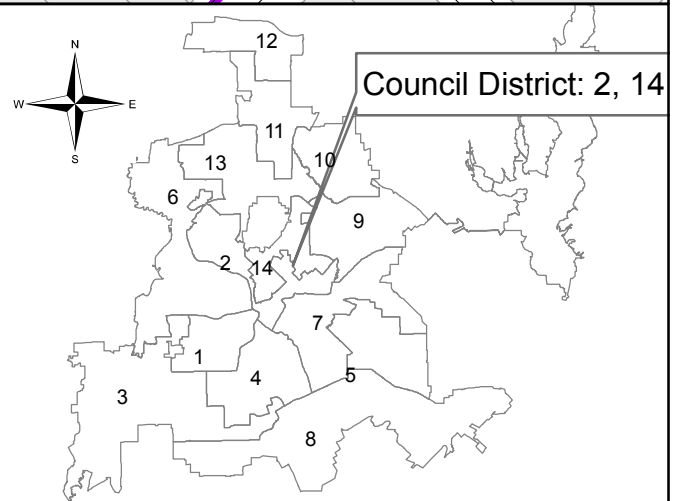
Fitzhugh Avenue
from Tremont Street to Ash Lane



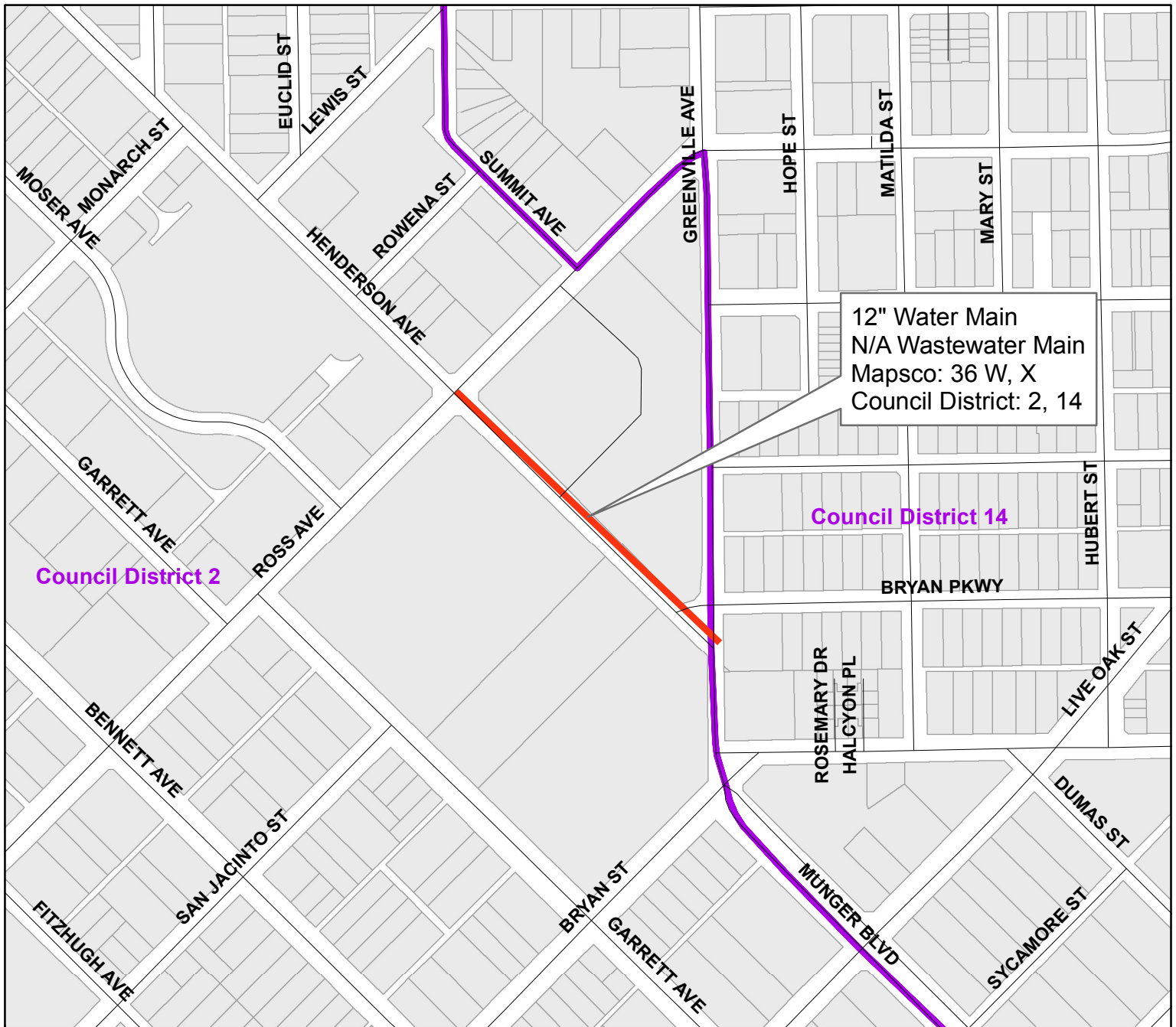
Water Utilities Department
Contract No. 15-033/034
Water and Wastewater Main Installations
at 20 Locations



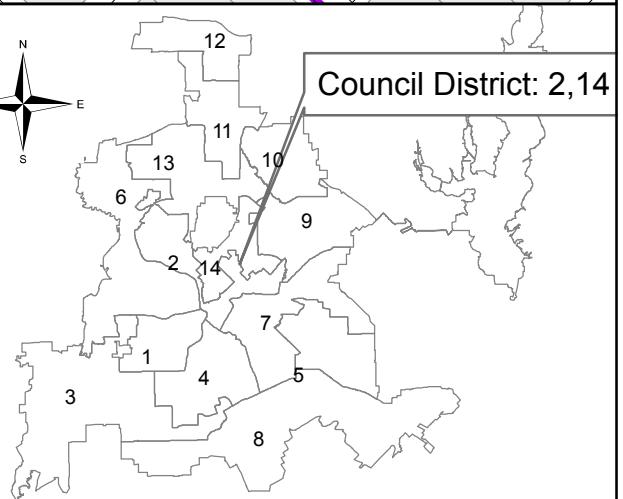
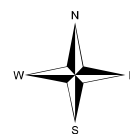
Greenville Avenue
from Bryan Street to Henderson Avenue



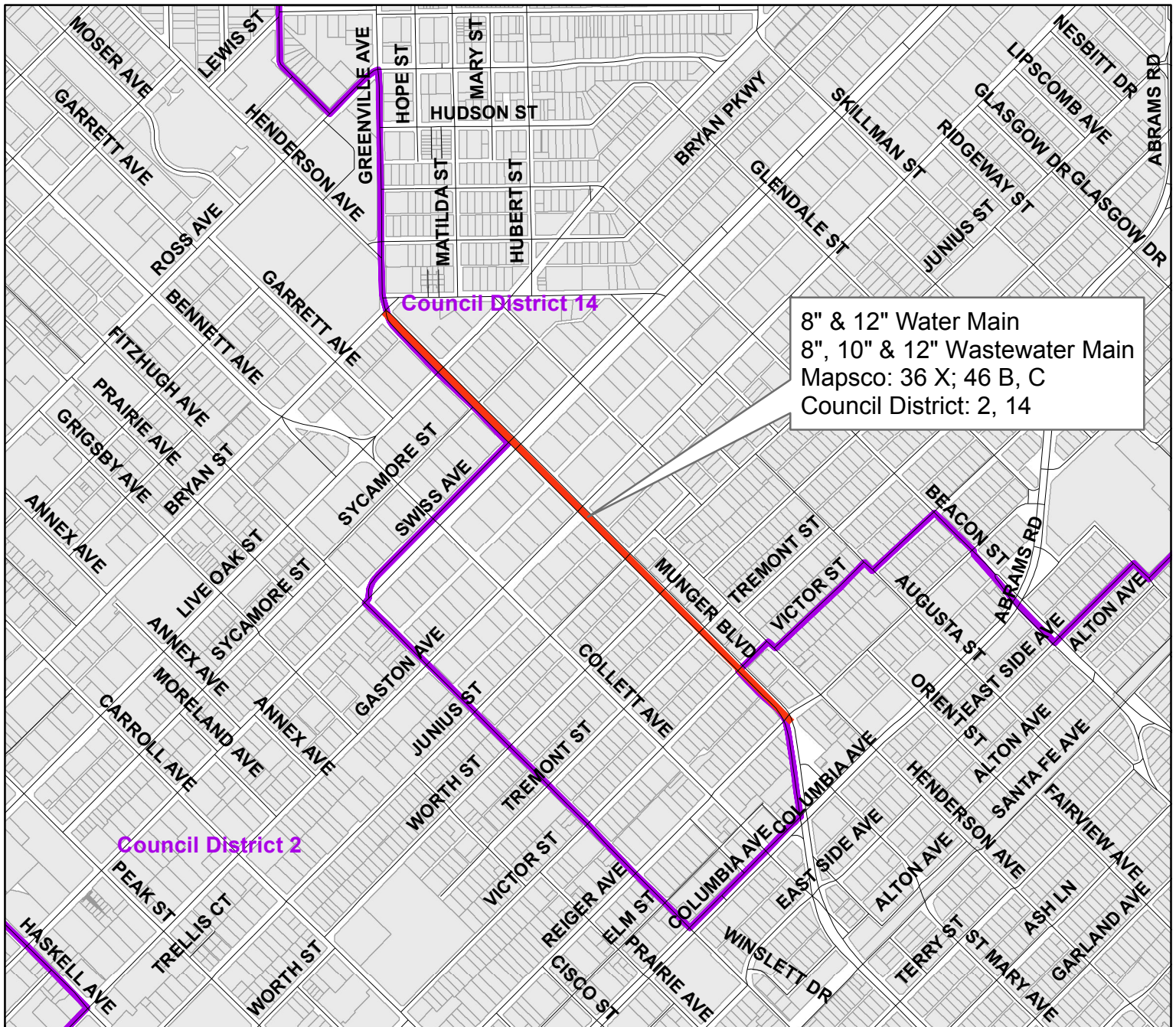
Water Utilities Department
Contract No. 15-033/034
Water and Wastewater Main Installations
at 20 Locations



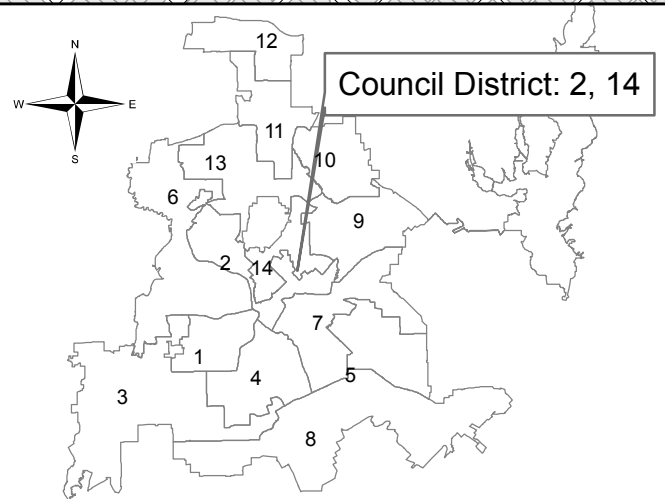
Henderson Avenue
from Ross Avenue to Greenville Avenue



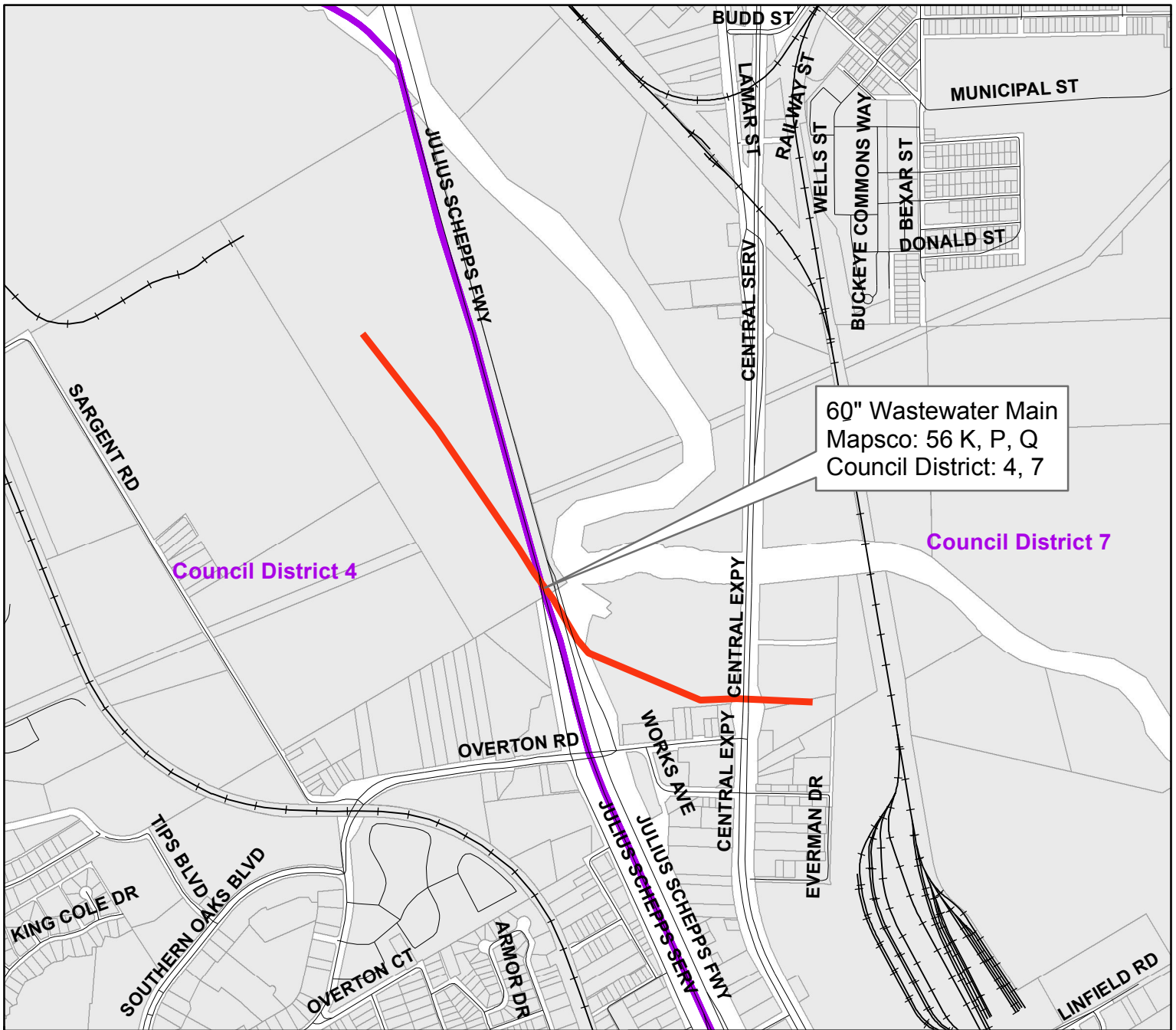
**Water Utilities Department
Contract No. 15-033/034
Water and Wastewater Main Installations
at 20 Locations**



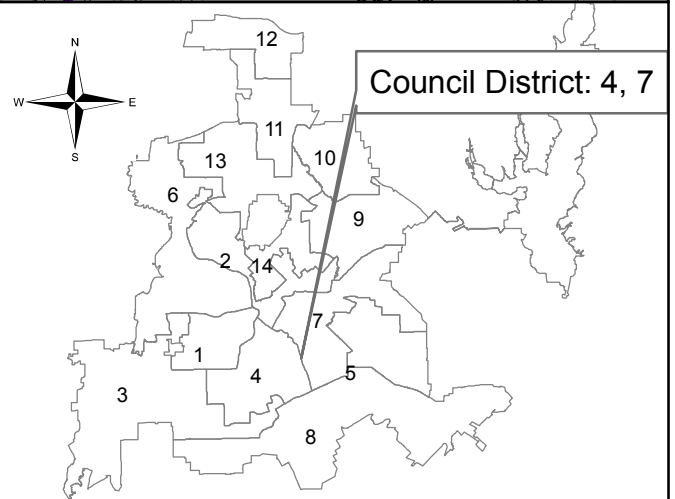
Munger Boulevard
from Reiger Avenue to Bryan Street



Water Utilities Department
Contract No. 15-033/034
Water and Wastewater Main Installations
at 20 Locations



Five Mile Creek Interceptor
from Central Wastewater Treatment Plant
southeast



**Water Utilities Department
Contract No. 15-033/034
Water and Wastewater Main Installations
at 20 Locations**

March 25, 2015

WHEREAS, bids were received on January 15, 2015 for the installation of water and wastewater mains at 20 locations, Contract No. 15-033/034, listed as follows:

<u>BIDDERS</u>	<u>BID AMOUNT</u>
Ark Contracting Services, LLC	\$13,013,619.00
John Burns Construction Company of Texas, Inc.	\$13,231,541.00
Atkins Bros. Equipment Co., Inc.	\$13,808,466.80

WHEREAS, the bid submitted by Ark Contracting Services, LLC, 420 South Dick Price Road, Kennedale, Texas 76060, in the amount of \$13,013,619.00, is the lowest and best of all bids received.

Now, Therefore,

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

Section 1. That the bid submitted by Ark Contracting Services, LLC, in the amount of \$13,013,619.00, for doing the work covered by the plans, specifications, and contract documents, Contract No. 15-033/034, be accepted.

Section 2. That the City Manager is hereby authorized to execute a contract with Ark Contracting Services, LLC, for the installation of water and wastewater mains at 20 locations, after having approval of the contract documents by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to pay the amount of \$13,013,619.00 from the Water Capital Improvement Fund and Wastewater Capital Improvement Fund as follows:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
3115	DWU	PW40	4550	715033	CT-DWU715033CP	VS0000017816

Ark Contracting Services, LLC - (Contract No. 15-033) - \$6,603,884.05

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
3116	DWU	PS40	4560	715034	CT-DWU715034CP	VS0000017816

Ark Contracting Services, LLC - (Contract No. 15-034) - \$6,409,734.95

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

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Water Utilities

CMO: Mark McDaniel, 670-3256

MAPSCO: All

SUBJECT

Installation of water and wastewater mains at 12 locations

- * Authorize **(1)** an 18-month master agreement for water and wastewater small services installations at various locations in the amount of \$4,380,637; **(2)** a contract for the installation of water and wastewater mains at 12 locations in the amount of \$3,762,971 (list attached); and **(3)** an 18-month master agreement for water and wastewater mainline extensions and emergency mainline installations and relocations at various locations in the amount of \$2,838,256 with Omega Contracting, Inc., lowest responsible bidder of four - Total not to exceed \$10,981,864 - Financing: Water Utilities Capital Improvement Funds (\$3,762,971) and Water Utilities Capital Construction Funds (\$7,218,893)
- * Authorize a Pipeline Crossing Agreement with Union Pacific Railroad Company to allow the City of Dallas to construct, maintain, and operate a proposed water pipeline under railroad tracks and right-of-way in Urban Avenue at the Union Pacific Railroad crossing - Financing: This action has no cost consideration to the City
- * Authorize a Pipeline Crossing Agreement with Union Pacific Railroad Company to allow the City of Dallas to construct, maintain, and operate a proposed water pipeline under railroad tracks and right-of-way north of the alley between Red Bud Drive and Lovett Avenue at the Union Pacific Railroad crossing - Financing: This action has no cost consideration to the City

BACKGROUND

Part One of this action, in the amount of \$4,380,637, consists of a small services 18-month master agreement for the installation of ¾-inch to 2-inch water services and 6-inch wastewater connections, as requested by the Sustainable Development and Construction Department, upon issuance of a permit to the property owner or developer. The fees collected to provide these services will be applied to future small services agreements.

BACKGROUND (Continued)

Part Two of this action, in the amount of \$3,762,971, includes the installation of approximately 630 feet of 6-inch, 7,450 feet of 8-inch, 130 feet of 12-inch, and 210 feet of 36-inch water mains, and the installation of approximately 3,430 feet of 8-inch wastewater mains.

The existing water and wastewater mains were built between 1929 and 1980. These mains are contributing to an increase in maintenance costs, as well as service interruptions. The installation of the proposed segments will improve the capacity of the water and wastewater systems and reduce maintenance costs.

Part Three of this action, in the amount of \$2,838,256, includes water and wastewater mainline extensions and consists of an 18-month master agreement as needed, in support of small services that may require extension of existing mainlines. Also included are water and wastewater emergency mainline replacements and relocations, which will allow for quick responses in support of Dallas Water Utilities' operations.

This action also authorizes two agreements with Union Pacific Railroad Company, which will allow the City of Dallas to construct, maintain, and operate approximately 265 feet of 8-inch water main under Union Pacific Railroad Company railroad tracks and right-of-way at the Urban Avenue railroad crossing, and under Union Pacific Railroad Company railroad tracks and right-of-way north of the alley between Red Bud Drive and Lovett Avenue. This installment is part of Dallas Water Utilities' ongoing water main improvement program. The new 8-inch water mains will replace existing 8-inch water mains that were built in the 1940s. The main installation is expected to improve the capacity of the water system, meet The American Railway Engineering and Maintenance-of-Way Association (AREMA) standards, and reduce maintenance costs.

Omega Contracting, Inc. completed contractual activities in the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>
Projects Authorized	0	2	0
Change Orders	0	0	0
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	October 2013
Completed Design	November 2014
Begin Construction	April 2015
Complete Construction	October 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with Huitt-Zollars, Inc. to provide engineering services for the replacement and rehabilitation of water mains and wastewater mains at 32 locations on September 11, 2013, by Resolution No. 13-1582.

FISCAL INFORMATION

\$3,762,971.00 - Water Utilities Capital Improvement Funds

\$7,218,893.00 - Water Utilities Capital Construction Funds

Design	\$ 1,398,698.00
Construction (this action)	<u>\$10,981,864.00</u>
Total Project Cost	\$12,380,562.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Omega Contracting, Inc.

Hispanic Female	4	Hispanic Male	55
Black Female	0	Black Male	7
Other Female	1	Other Male	0
White Female	0	White Male	13

BID INFORMATION

The following bids with quotes were opened on January 8, 2015:

*Denotes successful bidder

<u>Bidders</u>	<u>Bid Amount</u>
*Omega Contracting, Inc. 2518 Chalk Hill Road Dallas, Texas 75212	\$10,981,864.00
John Burns Construction Company of Texas, Inc.	\$12,484,587.00
Atkins Bros. Equipment Co., Inc.	\$15,134,070.00
Ark Contracting Services, LLC	\$15,152,350.00

OWNER

Omega Contracting, Inc.

Luis Spinola, President and Owner

MAPS

Attached

Installation of Water and Wastewater Mains

District 4

Alley between Georgia Avenue and Louisiana Avenue from west of Corinth Street
Road west

District 5

Eastham Street from Cheyenne Road to Morrow Street
Jim Miller Road at Union Pacific Railroad Crossing
Morrow Street from Eastham Street to Rockingham Street
Rockingham Street from Cheyenne Road to Morrow Street
*Urban Avenue at Union Pacific Railroad Crossing

District 7

*Alley north of Lovett Avenue from Lovett Avenue to Red Bud Drive
Dixon Avenue from 2nd Avenue to Dixon Avenue
Scottsdale Drive from Military Parkway north

District 12

Appledale Lane from Daybreak Drive to Silverthorne Drive
Daybreak Drive from Appledale Lane to Harbinger Lane

District 13

Shorecrest Drive from Lakemont Drive to Midway Road

* Related to Pipeline Crossing Agreement with Union Pacific Railroad Company

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize **(1)** an 18-month master agreement for water and wastewater small services installations at various locations in the amount of \$4,380,637; **(2)** a contract for the installation of water and wastewater mains at 12 locations in the amount of \$3,762,971 (list attached); and **(3)** an 18-month master agreement for water and wastewater mainline extensions and emergency mainline installations and relocations at various locations in the amount of \$2,838,256 with Omega Contracting, Inc., lowest responsible bidder of four - Total not to exceed \$10,981,864 - Financing: Water Utilities Capital Improvement Funds (\$3,762,971) and Water Utilities Capital Construction Funds (\$7,218,893)

Omega Contracting, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$8,312,103.00	75.69%
Total non-local contracts	\$2,669,761.00	24.31%
TOTAL CONTRACT	\$10,981,864.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Partnering For Success, Inc.	HFMB61772Y0516	\$8,000.00	0.10%
Omega Contracting, Inc.	HMMB63334Y1016	\$5,573,828.00	67.06%
Muniz Construction, Inc.	HMMB62532N0716	\$2,509,500.00	30.19%
G & G Saw and Seal Construction	HMDB63533Y1115	\$200,000.00	2.41%
Magnum Manhole & Underground Co.	WFDB61186Y0415	\$20,775.00	0.25%
Total Minority - Local		\$8,312,103.00	100.00%

Non-Local Contractors / Sub-Contractors

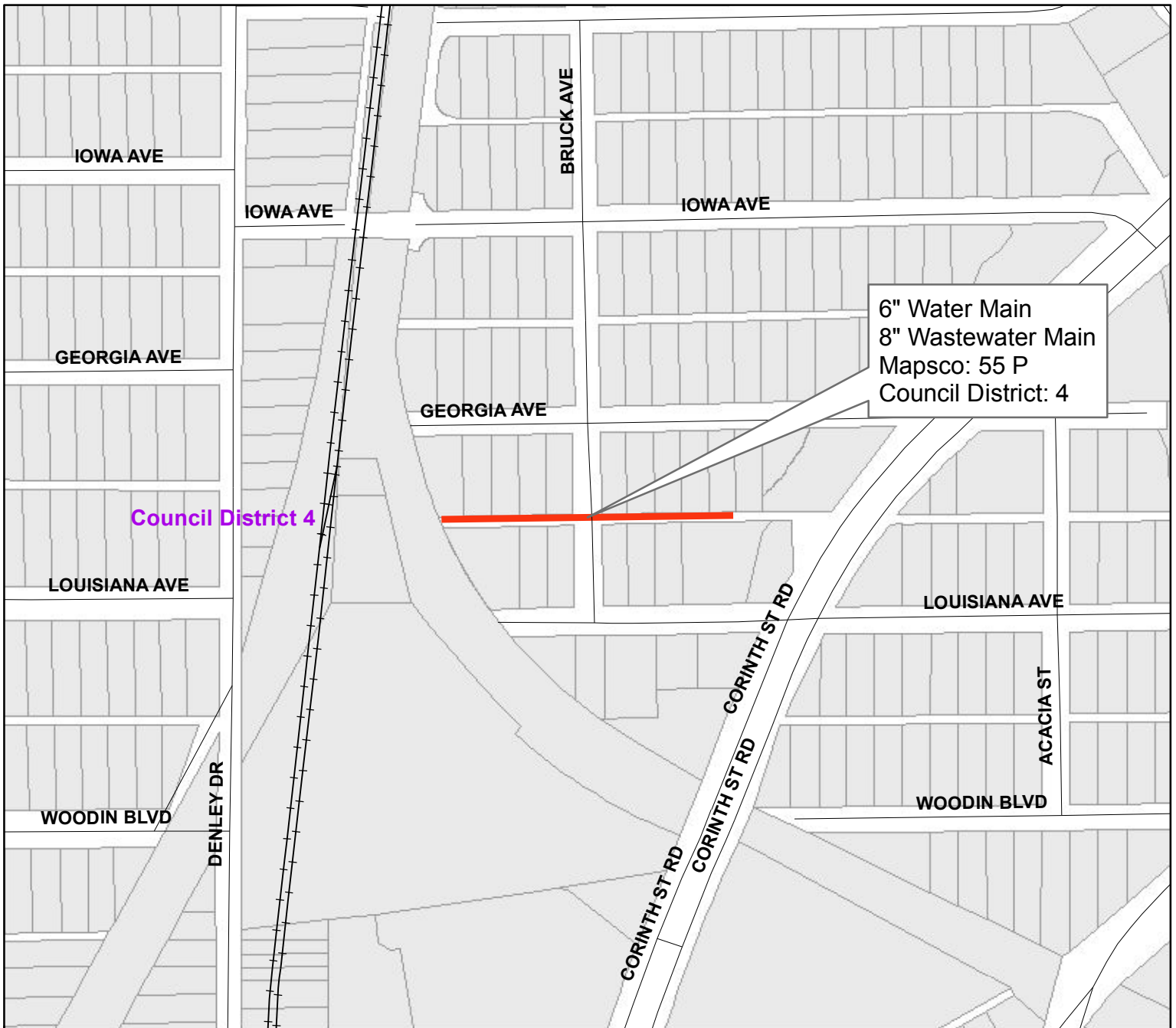
<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
D Martinez Surveying	HMMB60181N0215	\$9,761.00	0.37%
Total Minority - Non-local		\$9,761.00	0.37%

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

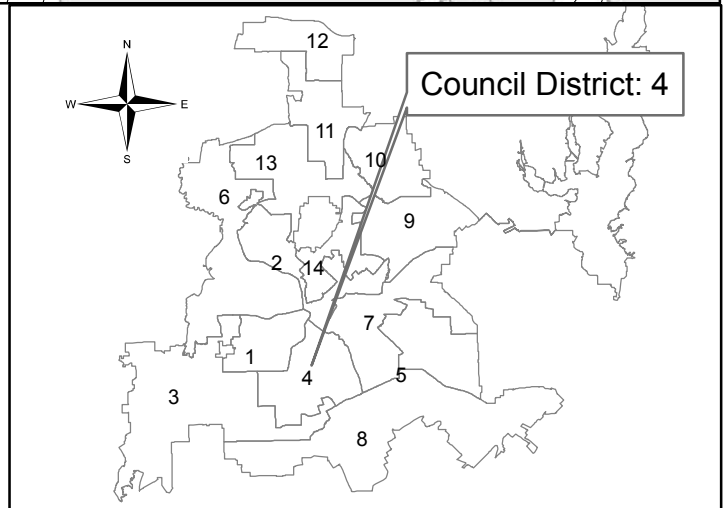
Page 2

TOTAL M/WBE CONTRACT PARTICIPATION

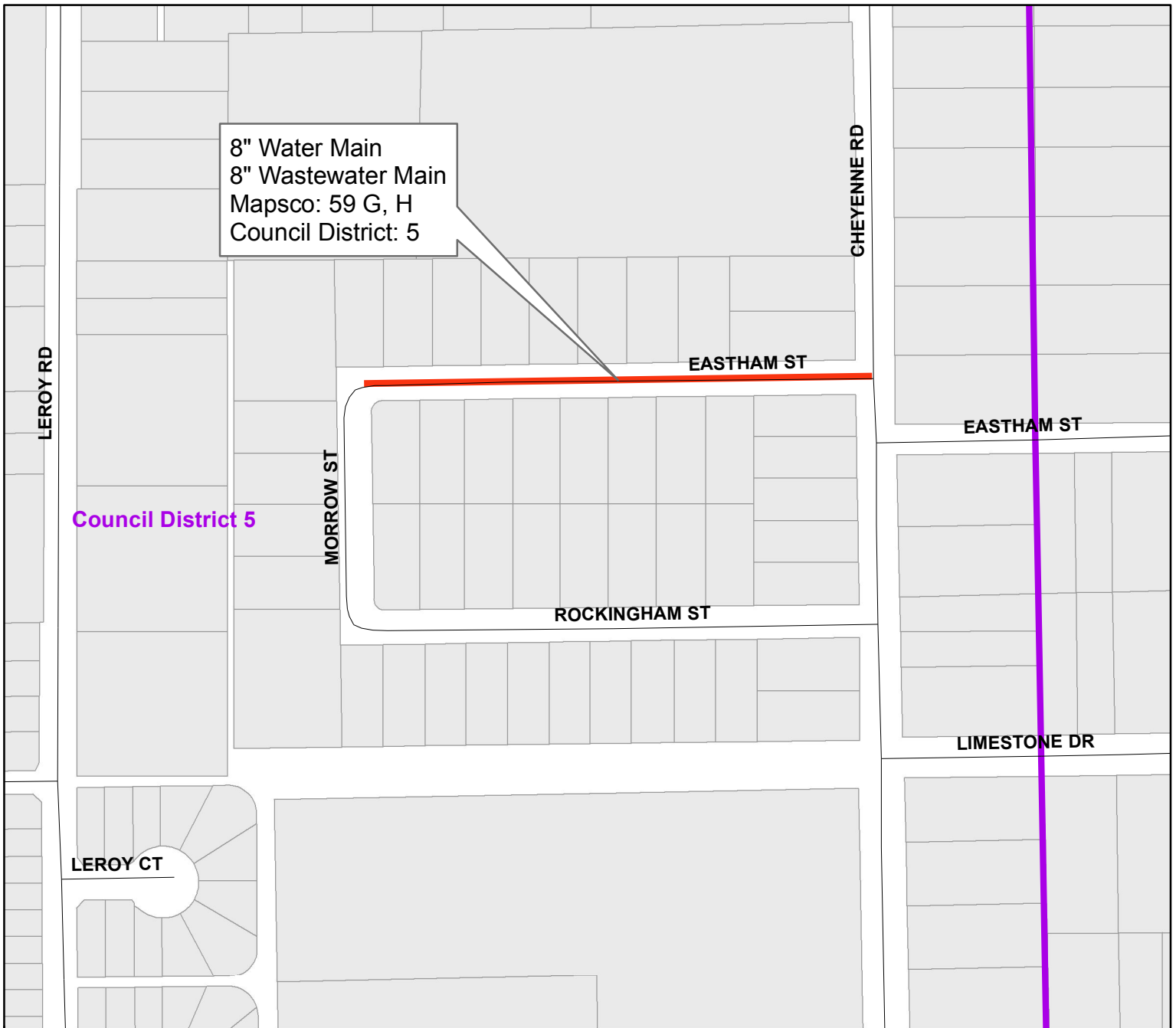
	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$8,291,328.00	99.75%	\$8,301,089.00	75.59%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$20,775.00	0.25%	\$20,775.00	0.19%
	-----	-----	-----	-----
Total	\$8,312,103.00	100.00%	\$8,321,864.00	75.78%



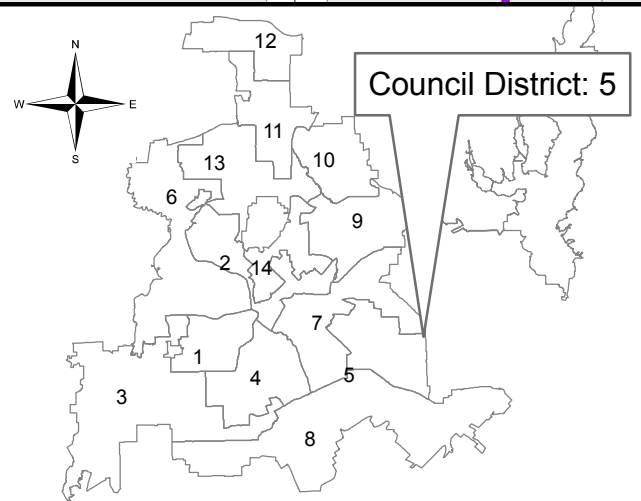
Alley between Georgia Avenue and Louisiana Avenue
from west of Corinth Street Road west



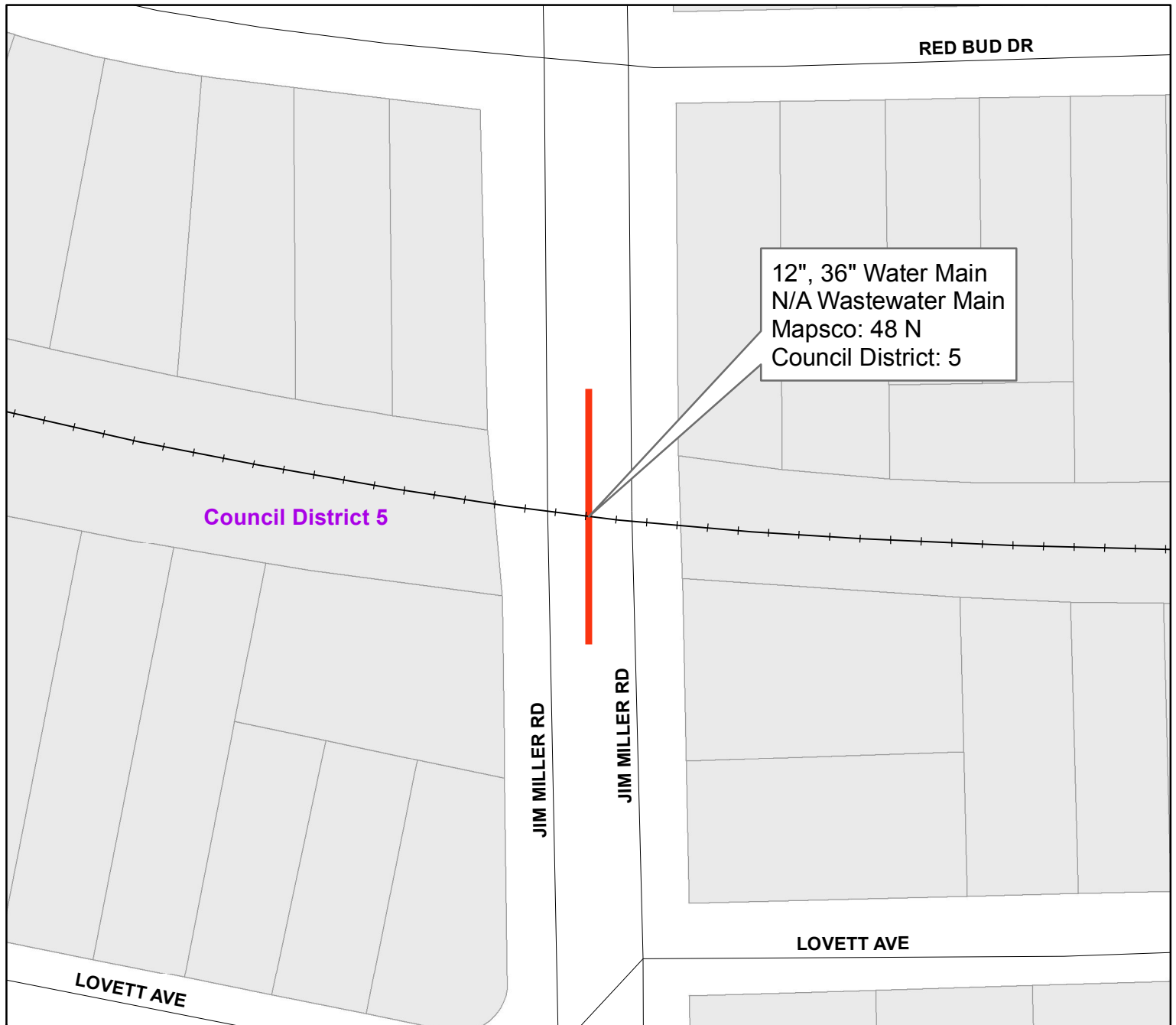
Dallas Water Utilities
Contract No. 15-043/044
Water and Wastewater Main Installations
at 12 Locations



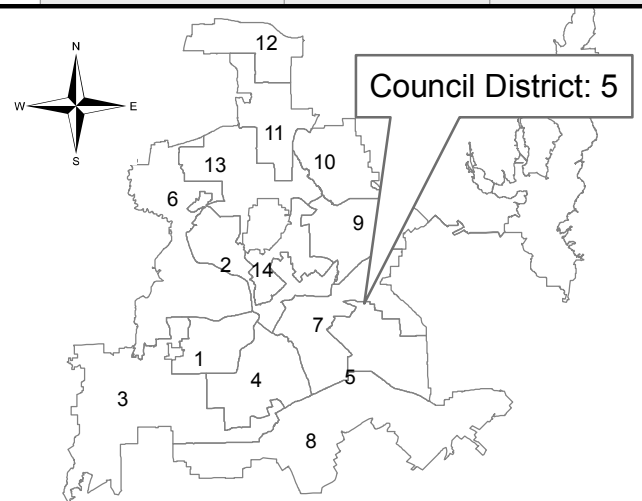
Eastham Street
from Cheyenne Road to Morrow Street



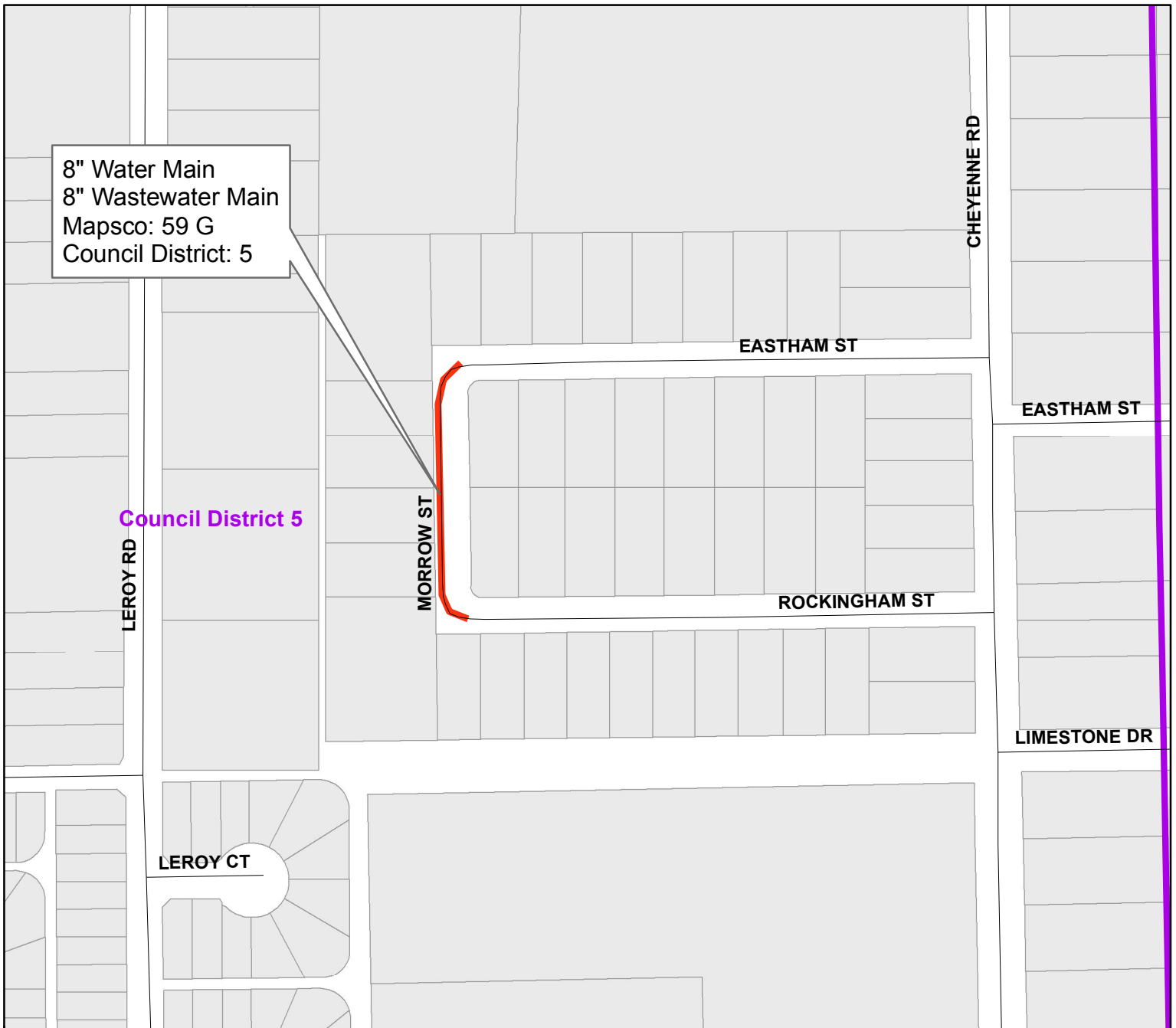
Dallas Water Utilities
Contract No. 15-043/044
Water and Wastewater Main Installations
at 12 Locations



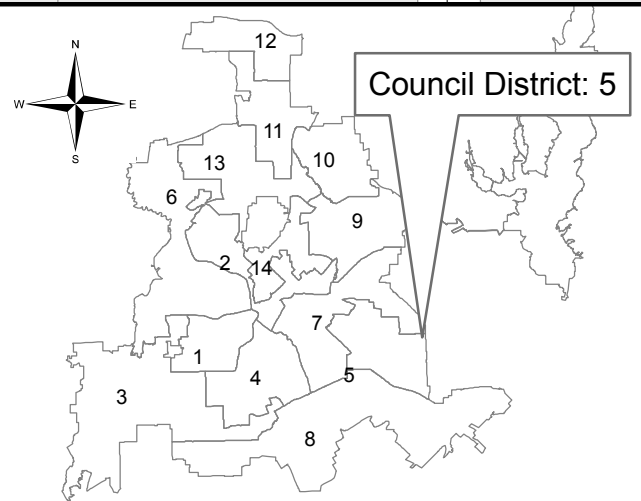
Jim Miller Road
at Union Pacific Railroad Crossing



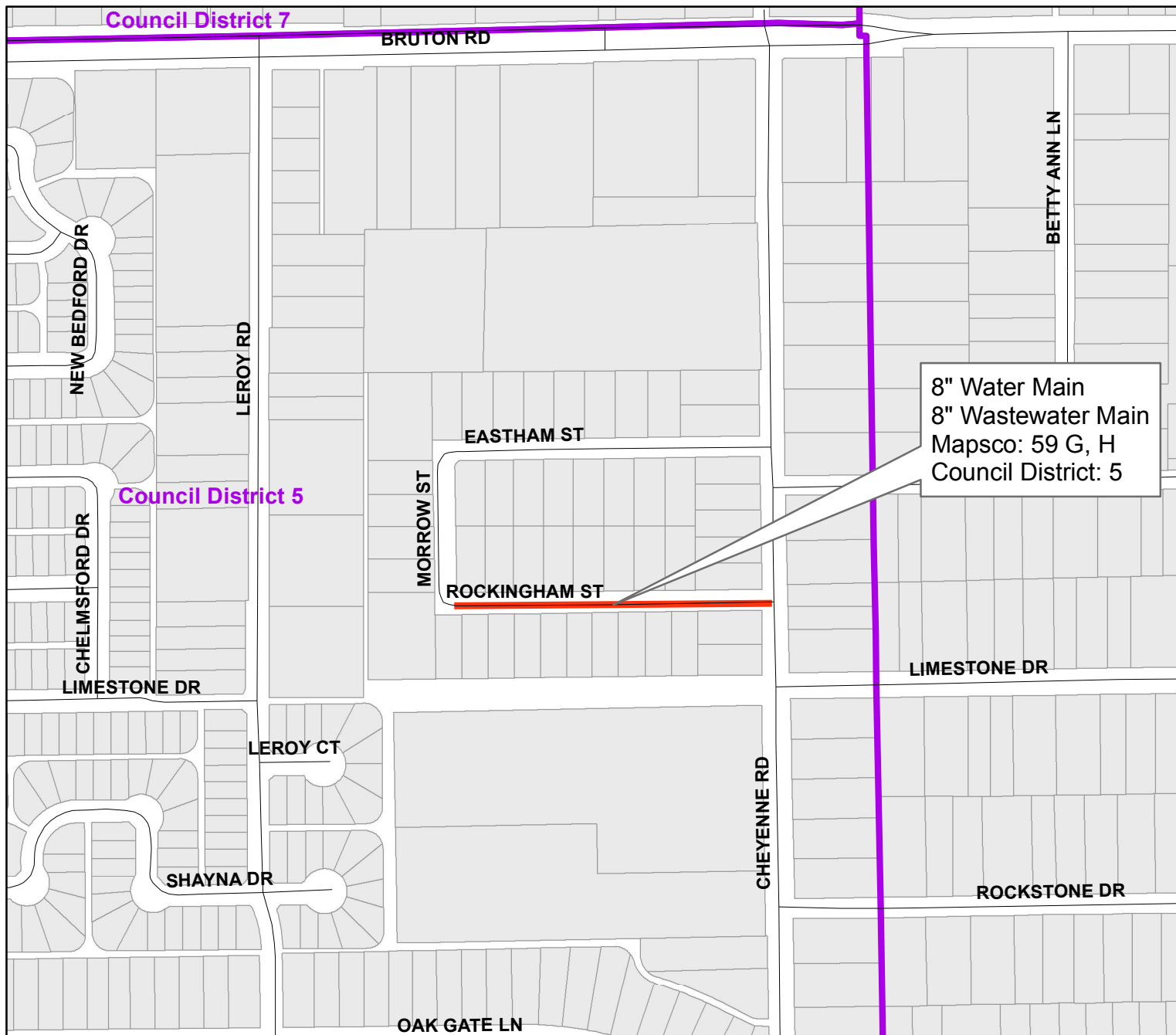
**Dallas Water Utilities
Contract No. 15-043/044
Water and Wastewater Main Installations
at 12 Locations**



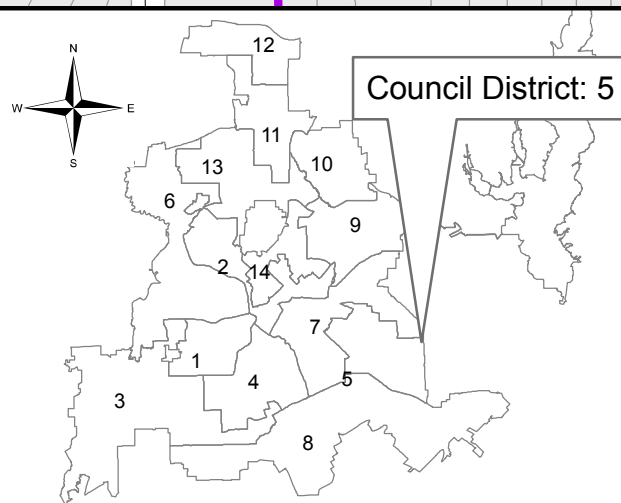
Morrow Street
from Eastham Street to Rockingham Street



**Dallas Water Utilities
Contract No. 15-043/044
Water and Wastewater Main Installations
at 12 Locations**



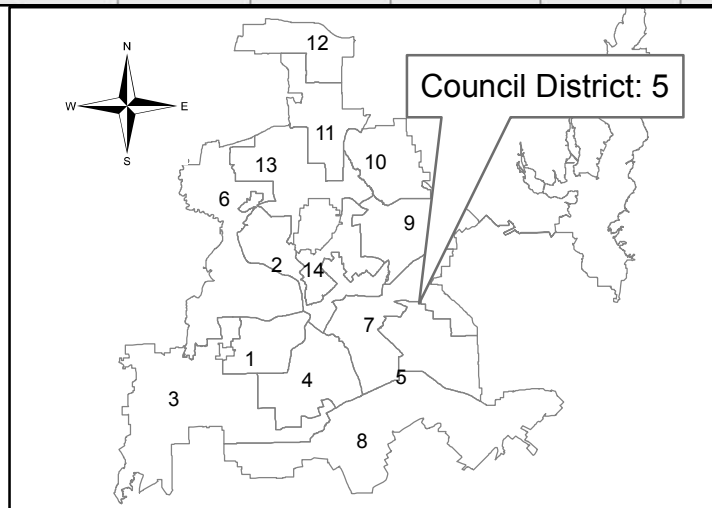
Rockingham Street
from Cheyenne Road to Morrow Street



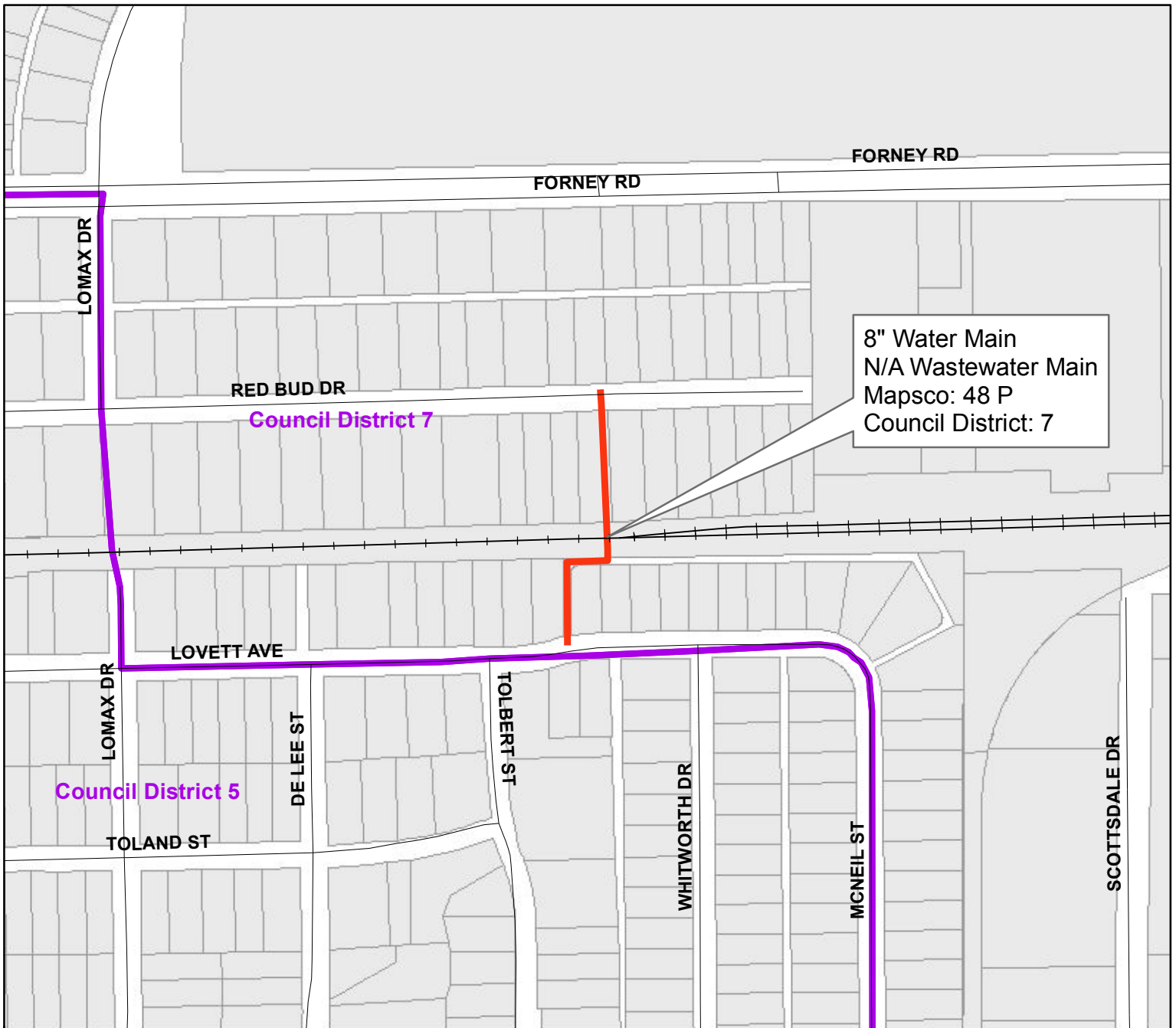
**Dallas Water Utilities
Contract No. 15-043/044
Water and Wastewater Main Installations
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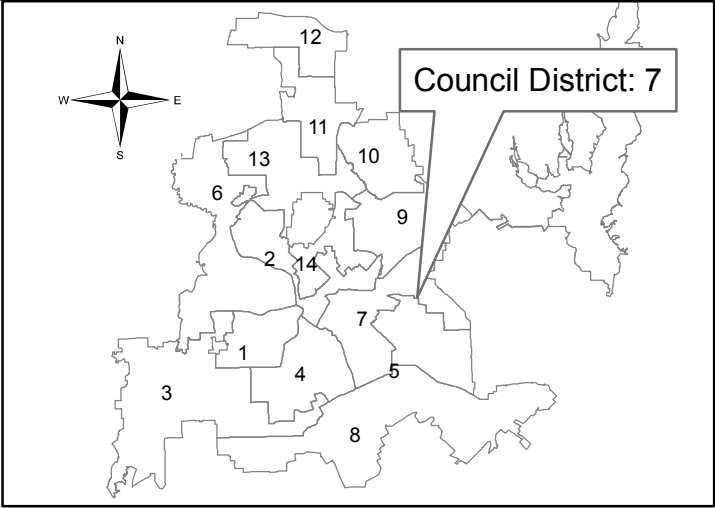
Urban Avenue
at Union Pacific Railroad Crossing



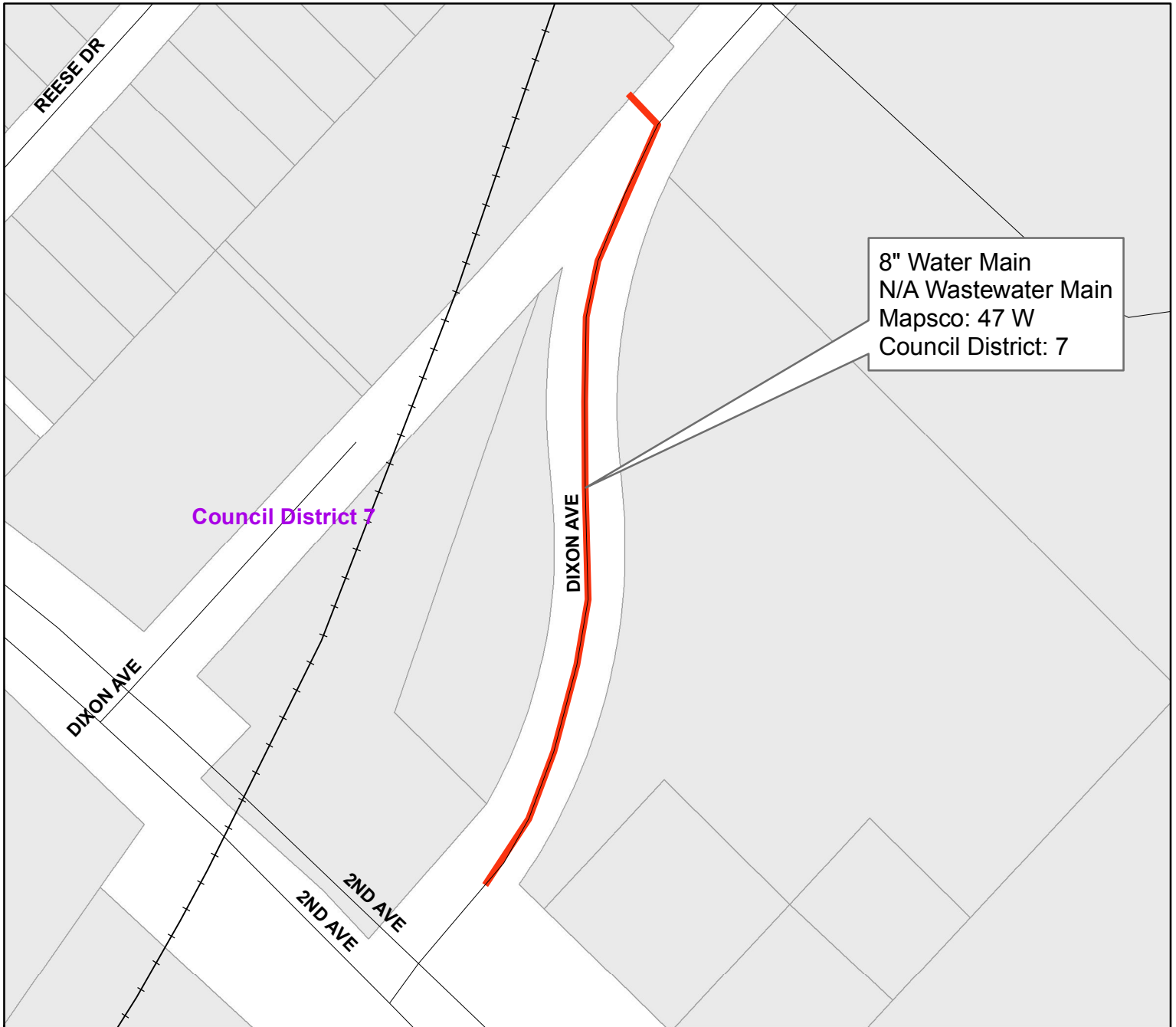
**Dallas Water Utilities
Contract No. 15-043/044
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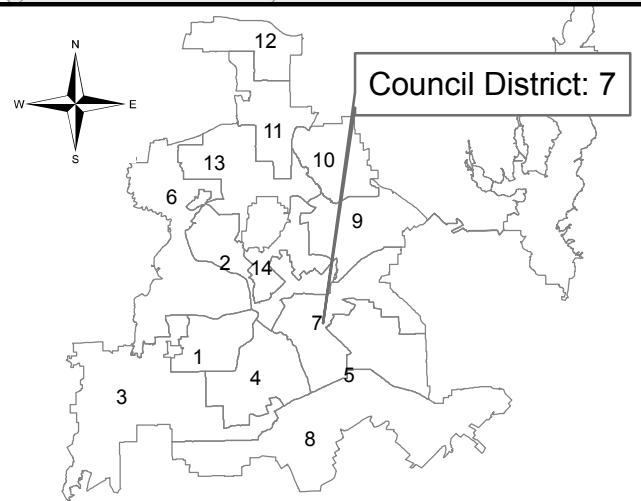
Alley north of Lovett Avenue
from Lovett Avenue to Red Bud Drive



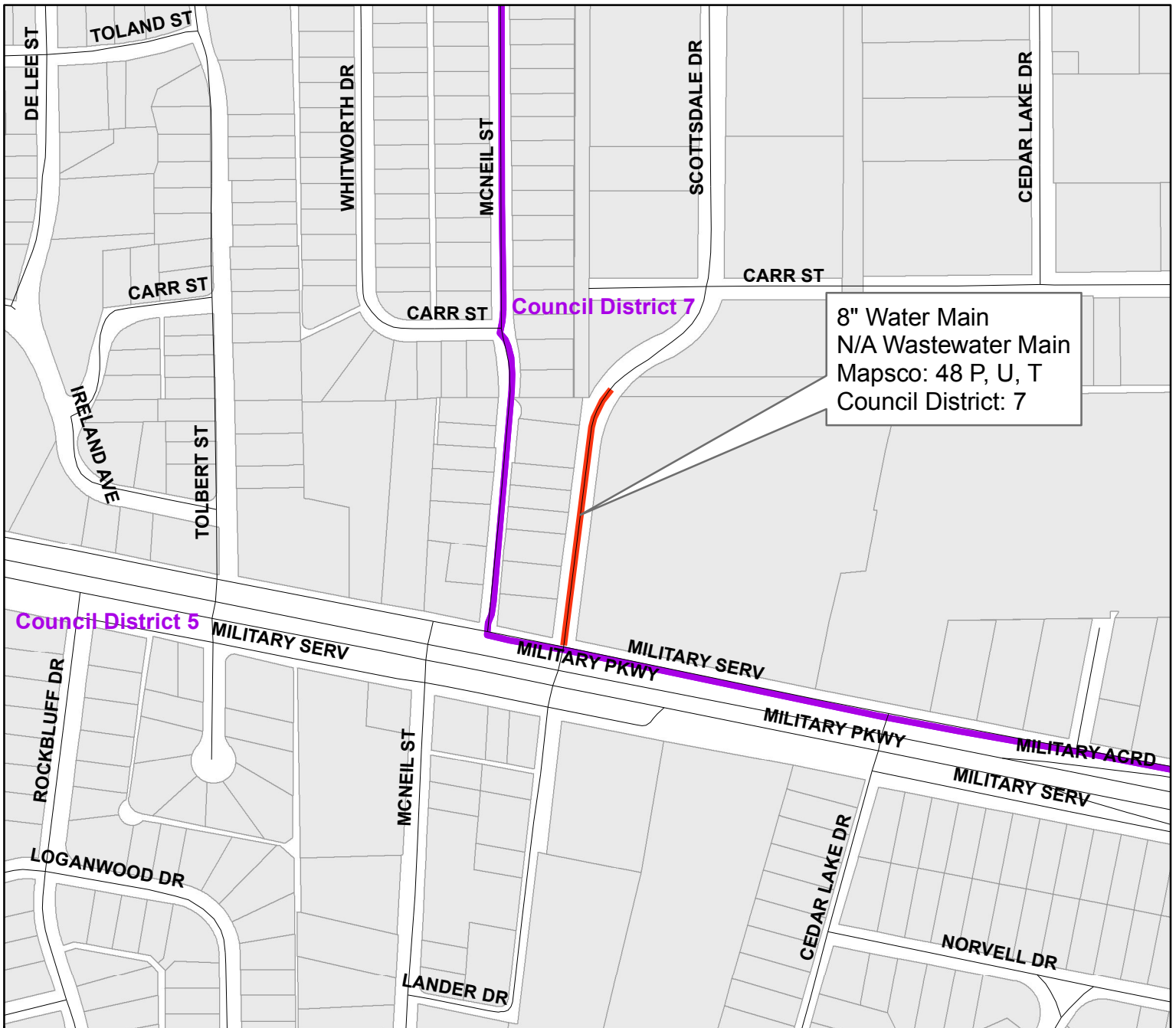
Dallas Water Utilities
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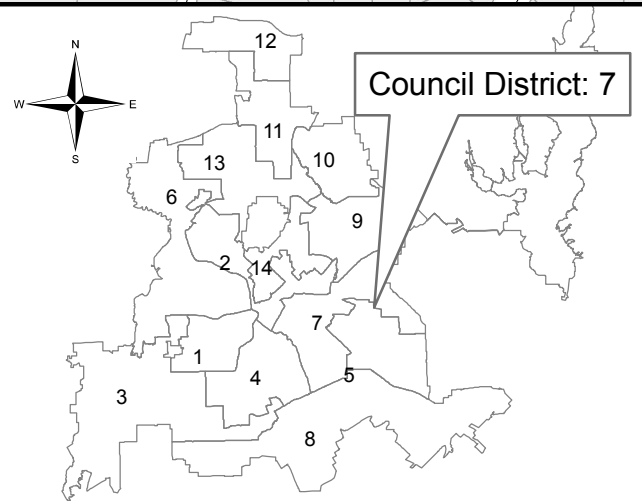
Dixon Avenue
from 2nd Avenue to Dixon Avenue



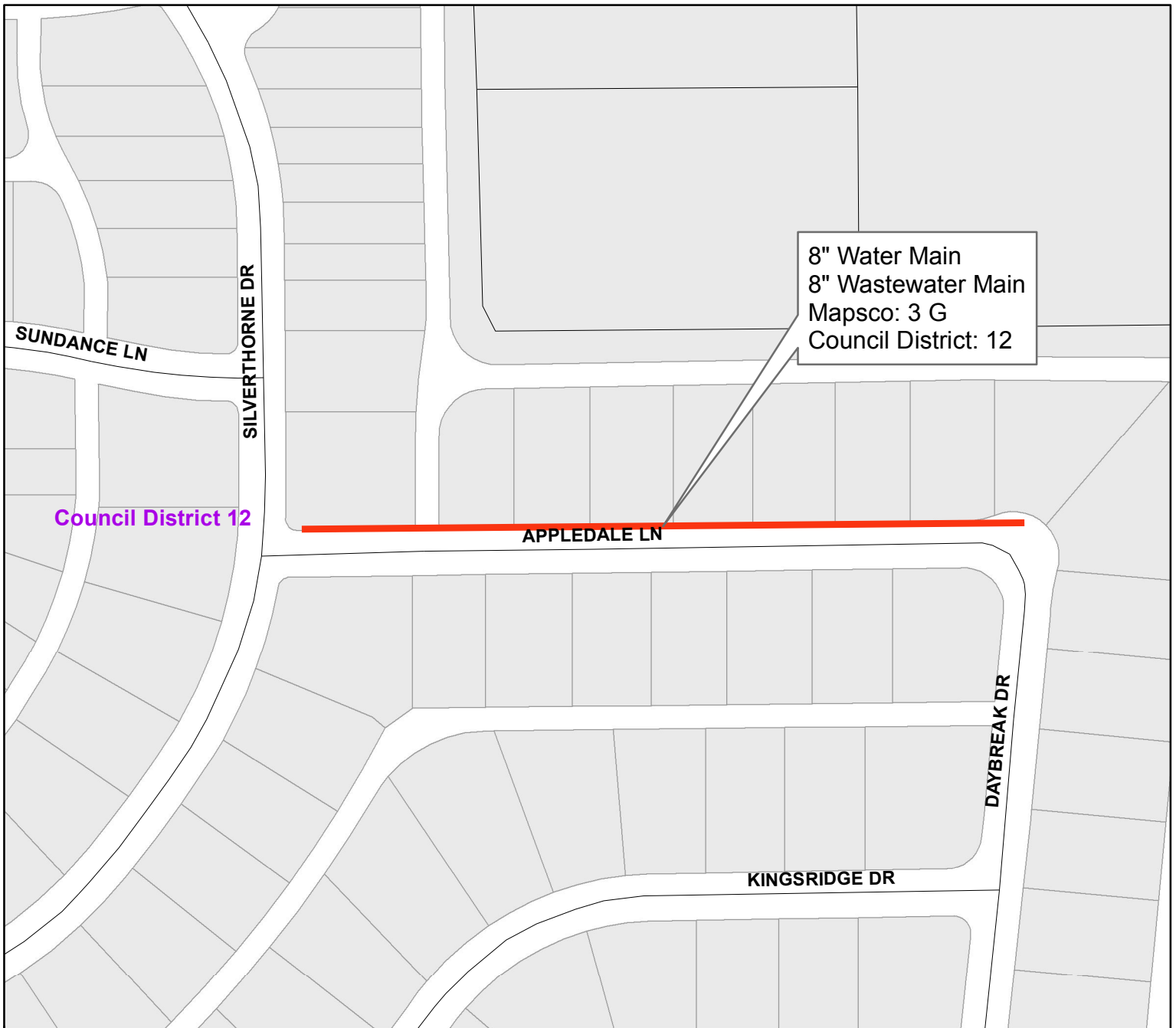
Dallas Water Utilities
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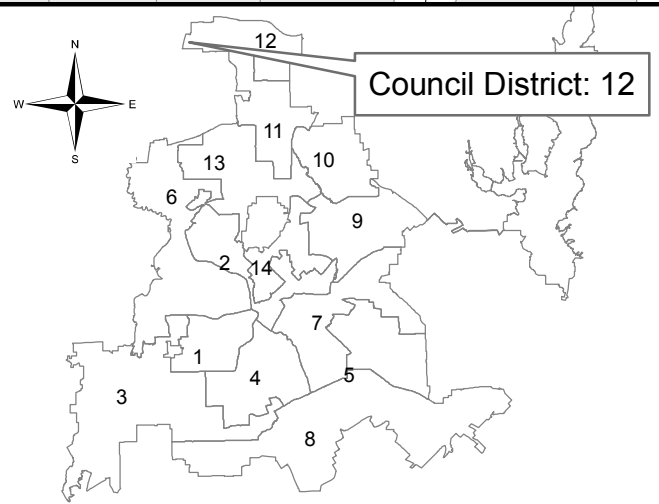
Scottsdale Drive
from Military Parkway north



**Dallas Water Utilities
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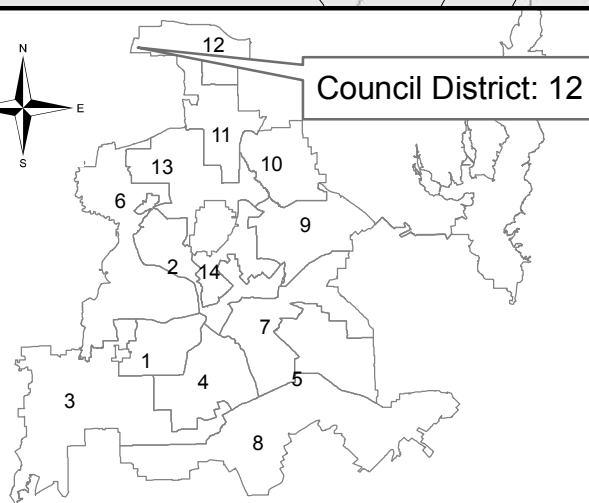
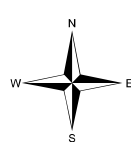
Appledale Lane
from Daybreak Drive to Silverthorne Drive



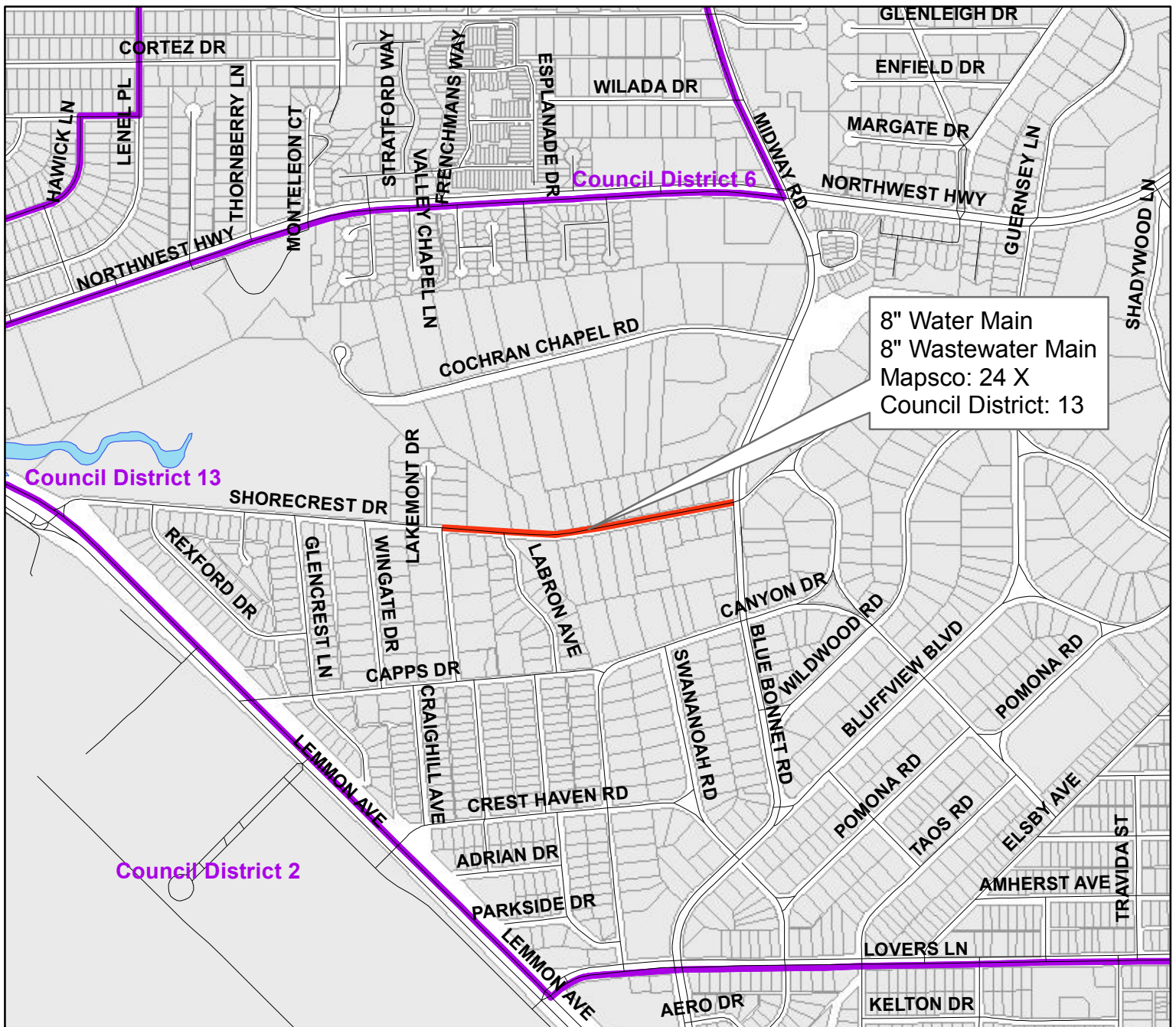
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Water and Wastewater Main Installations
at 12 Locations**



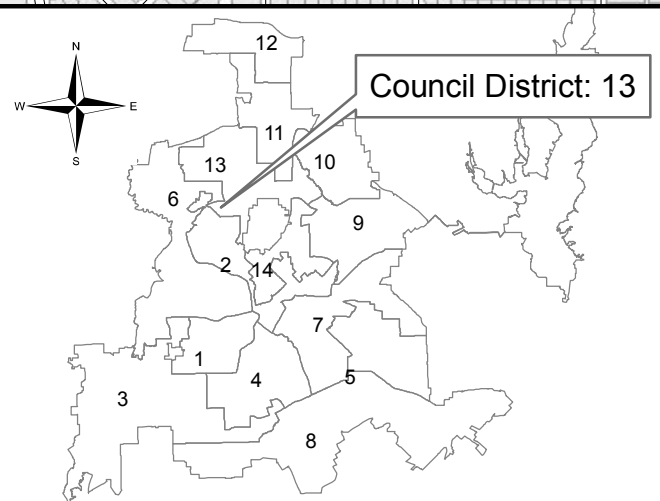
Daybreak Drive
from Appledale Lane to Harbinger Lane



Dallas Water Utilities
Contract No. 15-043/044
Water and Wastewater Main Installations
at 12 Locations



Shorecrest Drive
from Lakemont Drive to Midway Road



**Dallas Water Utilities
Contract No. 15-043/044
Water and Wastewater Main Installations
at 12 Locations**

March 25, 2015

WHEREAS, bids were received on January 8, 2015 for water and wastewater small services installations at various locations, installation of water and wastewater mains at 12 locations, and water and wastewater mainline extensions and emergency mainline installations and relocations at various locations, Contract No. 15-043/044, listed as follows:

<u>BIDDERS</u>	<u>BID AMOUNT</u>
Omega Contracting, Inc.	\$10,981,864.00
John Burns Construction Company of Texas, Inc.	\$12,484,587.00
Atkins Bros. Equipment Co., Inc.	\$15,134,070.00
Ark Contracting Services, LLC	\$15,152,350.00

and,

WHEREAS, the bid submitted by Omega Contracting, Inc., 2518 Chalk Hill Road, Dallas, Texas 75212, in the amount of \$10,981,864.00, is the lowest and best of all bids received.

Now, Therefore,

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

Section 1. That the bid submitted by Omega Contracting, Inc., in the amount of \$10,981,864.00, for doing the work covered by the plans, specifications, and contract documents, Contract No. 15-043/044, be accepted.

Section 2. That the City Manager is hereby authorized to execute a contract with Omega Contracting, Inc. for **(1)** an 18-month master agreement for water and wastewater small services installations at various locations in the amount of \$4,380,637.00; **(2)** a contract for the installation of water and wastewater mains at 12 locations in the amount of \$3,762,971.00; and **(3)** an 18-month master agreement for water and wastewater mainline extensions and emergency mainline installations and relocations at various locations in the amount of \$2,838,256.00, after having approval of the contract documents by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to pay the amount of \$10,981,864.00 from the Water Capital Improvement Fund, Water Construction Fund, Wastewater Capital Improvement Fund, and Wastewater Construction Fund as follows:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
3115	DWU	PW40	4550	715043	CT-DWU715043CP	345379

Omega Contracting, Inc. - (Contract No. 15-043) - \$2,284,173.00

March 25, 2015

<u>FUND</u>	<u>DEPT</u>	<u>BALANCE SHEET ACCOUNT</u>	<u>VENDOR</u>
0102	DWU	0531	345379

Omega Contracting, Inc. - (Contract No. 15-043) - \$2,190,318.50

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
0102	DWU	CW40	3221	715043X	CT-DWU715043EN	345379

Omega Contracting, Inc. - (Contract No. 15-043) - \$1,300,000.00

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
3116	DWU	PS40	4560	715044	CT-DWU715044CP	345379

Omega Contracting, Inc. - (Contract No. 15-044) - \$1,478,798.00

<u>FUND</u>	<u>DEPT</u>	<u>BALANCE SHEET ACCOUNT</u>	<u>VENDOR</u>
0103	DWU	0531	345379

Omega Contracting, Inc. - (Contract No. 15-044) - \$2,190,318.50

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
0103	DWU	CS40	3222	715044X	CT-DWU715044EN	345379

Omega Contracting, Inc. - (Contract No. 15-044) - \$1,538,256.00

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

March 25, 2015

WHEREAS, Dallas Water Utilities plans to construct, maintain, and operate a proposed water pipeline under Union Pacific Railroad Company's railroad tracks and right-of-way in Urban Avenue; and,

WHEREAS, Union Pacific Railroad Company is requesting the City of Dallas to enter into a Pipeline Crossing Agreement to construct, maintain and operate a proposed water pipeline under the railroad tracks and right-of-way in Urban Avenue; and,

WHEREAS, there is no cost consideration to the City of Dallas associated with this agreement.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into an agreement with Union Pacific Railroad Company to construct, maintain, and operate a proposed water pipeline under the railroad tracks and right-of-way in Urban Avenue, after it has been approved as to form by the City Attorney.

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

March 25, 2015

WHEREAS, Dallas Water Utilities plans to construct, maintain, and operate a proposed water pipeline under Union Pacific Railroad Company's railroad tracks and right-of-way north of the alley between Red Bud Drive and Lovett Avenue; and,

WHEREAS, Union Pacific Railroad Company is requesting the City of Dallas to enter into a Pipeline Crossing Agreement to construct, maintain, and operate a proposed water pipeline under the railroad tracks and right-of-way north of the alley between Red Bud Drive and Lovett Avenue; and,

WHEREAS, there is no cost consideration to the City of Dallas associated with this agreement.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into an agreement with Union Pacific Railroad Company to construct, maintain, and operate a proposed water pipeline under the railroad tracks and right-of-way north of the alley between Red Bud Drive and Lovett Avenue, after it has been approved as to form by the City Attorney.

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

KEY FOCUS AREA: E-Gov
AGENDA DATE: March 25, 2015
COUNCIL DISTRICT(S): All
DEPARTMENT: City Secretary
CMO: Rosa A Rios, 670-3738
MAPSCO: N/A

SUBJECT

A resolution authorizing the Mayor to appoint an Ad Hoc City Council Canvassing Committee to review the returns of the May 9, 2015 general election and submit a canvass report to the full City Council on Wednesday, May 20, 2015 - Financing: No cost consideration to the City

BACKGROUND

Chapter IV, Section 9, of the City Charter provides the City Council shall canvass and certify the results of a city election in accordance with the provisions of the Texas Election Code. Section 67.003(b) of the Texas Election Code provides, in part, "For an election held on the uniform election date in May, the local canvass must occur not later than the 11th day after election day and not earlier than the later of: (1) the third day after election day...." For the Saturday, May 9, 2015 general election, the canvass could be made any time between Tuesday, May 12, 2015, and Wednesday, May 20, 2015.

This action authorizes the Mayor to appoint an ad hoc canvassing committee to meet and review the returns of the May 9 general election and submit a canvass report to the full City Council at the regular scheduled meeting on Wednesday, May 20, 2015. The canvass must be held no later than Wednesday, May 20, 2015 in order to meet the deadlines required to swear in the full City Council on Monday, June 22, 2015 (Inauguration Day).

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

March 25, 2015

WHEREAS, the City Council has ordered a general election to be held on Saturday, May 9, 2015; and

WHEREAS, the Texas Election Code provides that the canvass of an election held on a May uniform election date must occur not later than the 11th day after election day and not earlier than the third day after election day.

Now, Therefore,

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

Section 1. That the canvass of the City of Dallas general and special elections held on Saturday, May 9, 2015, be set for not earlier than 9:00 a.m., Wednesday, May 20, 2015.

Section 2. That the Mayor shall appoint five members of the City Council to an ad hoc canvassing committee to meet prior to the time set for the canvass to examine the precinct election returns and prepare a report of the results of the general and special elections for presentation to the full City Council. One of the five ad hoc canvassing committee members shall serve as an alternate member.

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

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: 46K

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Aghdas Eshgh Torki Foroushani and Samadian Family Limited Partnership, of a subsurface easement under approximately 6,471 square feet of land located on South Haskell Avenue at its intersection with Terry Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$9,765 (\$7,765 plus closing costs and title expenses not to exceed \$2,000) – Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition of a subsurface easement located under approximately 6,471 square feet of land from Aghdas Eshgh Torki Foroushani and Samadian Family Limited Partnership. This property is located on South Haskell Avenue at its intersection with Terry Street and will be used for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. The consideration is based upon an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

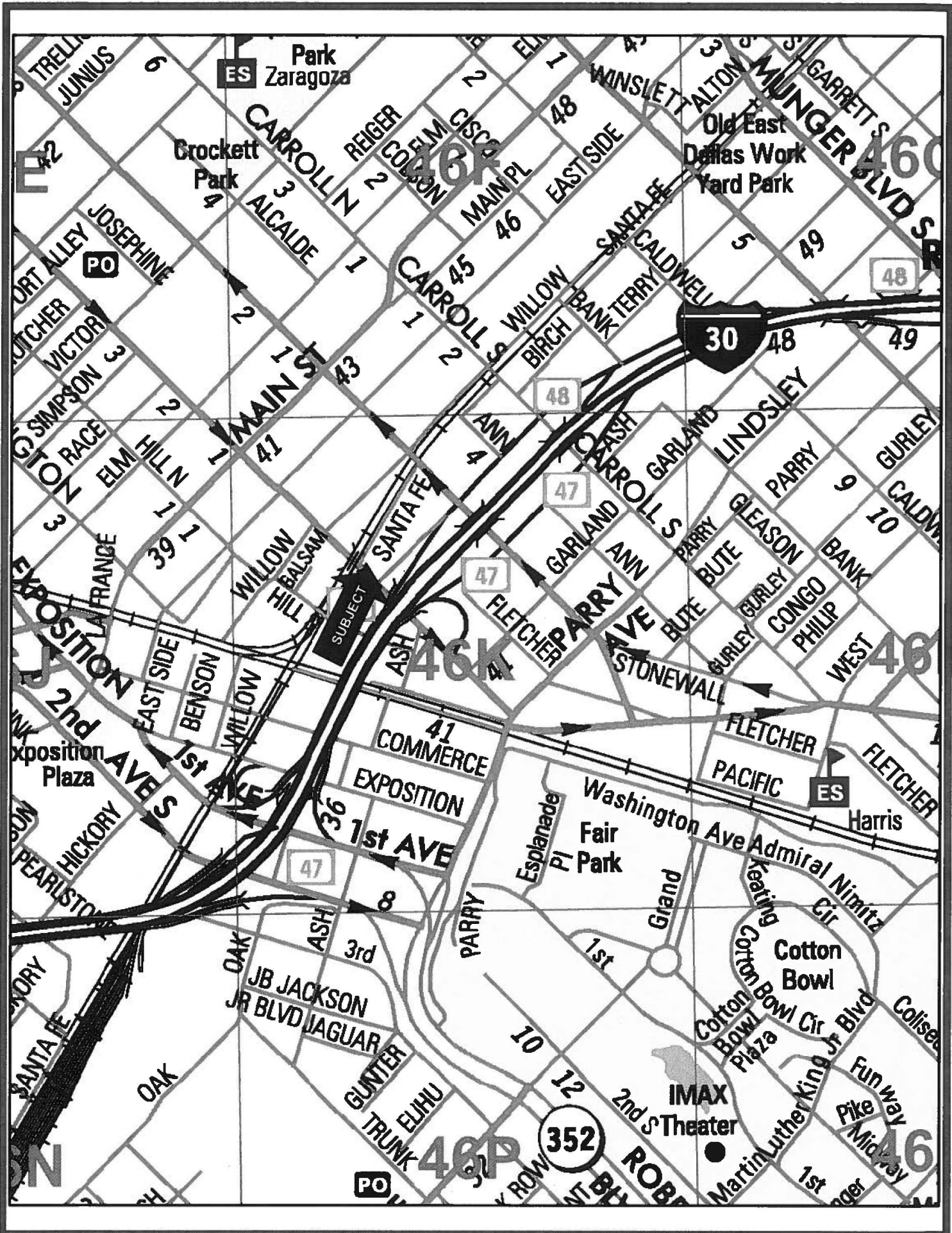
2006 Bond Funds - \$9,765 (\$7,765 plus closing costs and title expenses not to exceed \$2,000)

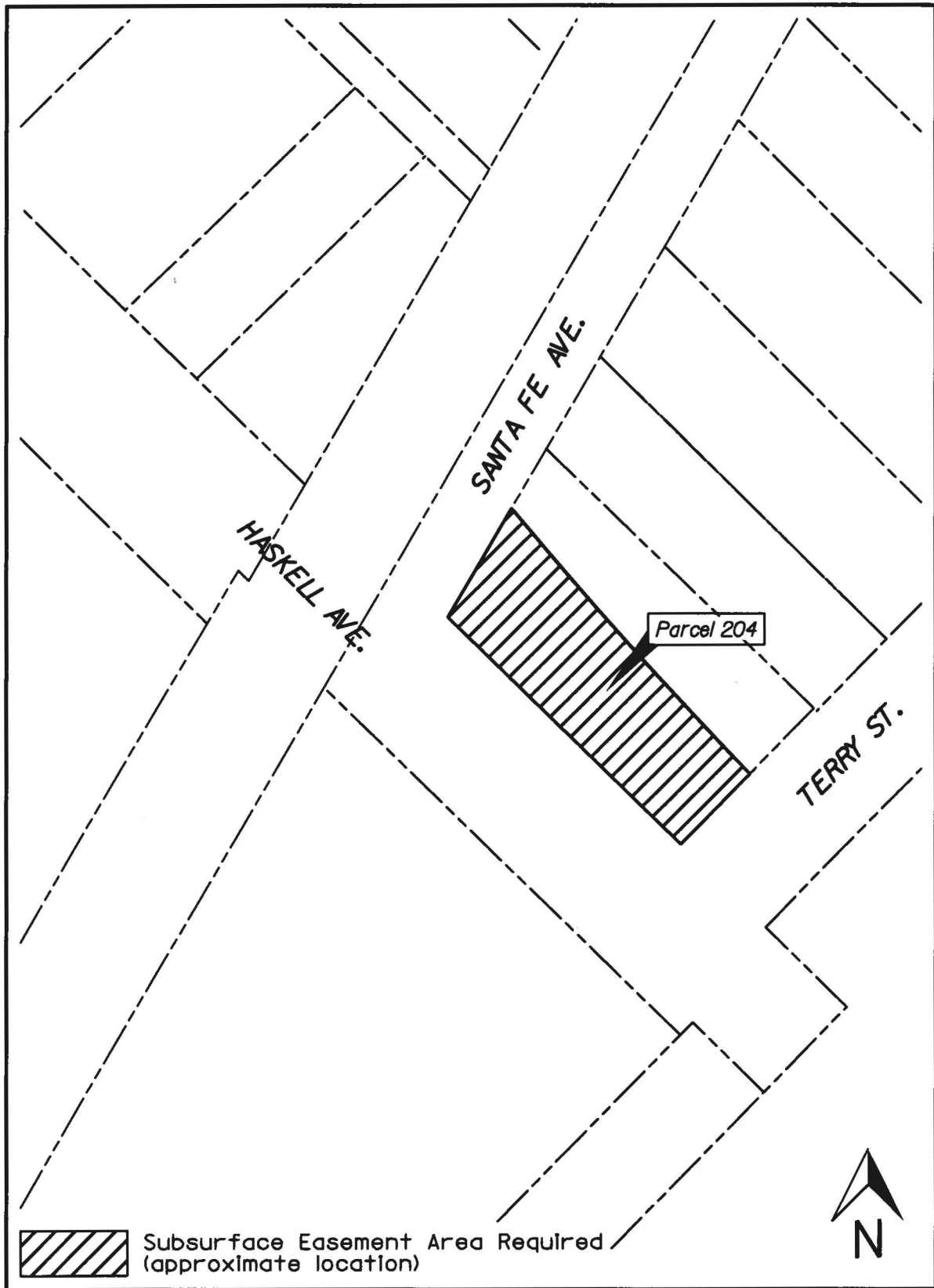
OWNER

Aghdas Eshgh Torki Foroushani
Samadian Family Limited Partnership

MAPS

Attached





March 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 6,471 square feet in area, lying between the subsurface elevations of 193 feet and 367 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for storage and transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Aghdas Eshgh Torki Foroushani and Samadian Family Limited Partnership, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$7,765.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$2,000.00

"AUTHORIZED AMOUNT": \$9,765.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

March 25, 2015

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525F5, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525F6. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay costs as may be assessed by the Special Commissioners or the court. Further, that expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

March 25, 2015

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to deposit the award in the registry of the Court and to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for an amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$2,000.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

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

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY


Assistant City Attorney

**FIELD NOTES DESCRIBING A 0.1486-ACRE (6,471-SQUARE-FOOT)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 204)
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 3/807
PART OF BLOCK 3/807, DR. J. M. BROWDER'S PROVIDENCE ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM SAMADIAN FAMILY LIMITED PARTNERSHIP**

BEING a 0.1486-acre (6,471-square-foot) tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, and being part of City of Dallas Block 3/807 of the Dr. J. M. Browder's Providence Addition, an addition to the City of Dallas, Dallas County, Texas recorded in Volume 150, Page 402 of the Deed Records of Dallas County, Texas and being part of that certain tract of land conveyed to Samadian Family Limited Partnership as evidenced by Special Warranty Deed recorded in Instrument Number 200600195152 of the Official Public Records of Dallas County, Texas, and also being that same tract of land conveyed to Linda Ulvenes as evidenced by Warranty Deed with Vendor's Lien recorded in Volume 99085, Page 2325 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

BEGINNING at an "X" found cut in concrete (controlling monument) at the intersection of the northeast line of Haskell Avenue, a variable width right-of-way, and the northwest line of Terry Street, a 50-foot right-of-way, for the south corner of said Block 3/807 and the south corner of said Samadian Family tract, having coordinates of N=6973423.9752, E=2500740.3143;

THENCE North 45 degrees 34 minutes 27 seconds West along the northeast line of Haskell Avenue a distance of 136.74 feet to a 5/8-inch iron rod found (controlling monument) in the southeast line of Santa Fe Avenue, a 30-foot right-of-way, for the west corner of Block 3/807 and west corner of said Samadian Family tract, having coordinates of N=6973519.6800, E=2500642.6723;

THENCE North 30 degrees 14 minutes 39 seconds East along the southeast line of Santa Fe Avenue and the northwest line of Block 3/807 and northwest line of said Samadian Family tract a distance of 53.03 feet to the beginning of a non-tangent curve to the left, having coordinates of N=6973565.4845, E=2500669.3785 (not monumented);

THENCE departing the southeast line of Santa Fe Avenue, northwest line of Block 3/807, and northwest line of said Samadian Family tract, over and across said Samadian Family tract, along said curve to the left having a central angle of 04 degrees 23 minutes 57 seconds, a radius of 1955.00 feet, an arc length of 150.10 feet, and a chord bearing South 41 degrees 45 minutes 09 seconds East a distance of 150.07 feet to the northwest line of Terry Street, the southeast line of Block 3/807, and the southeast line of said Samadian Family tract, having coordinates of N=6973453.5447, E=2500769.2972 (not monumented);

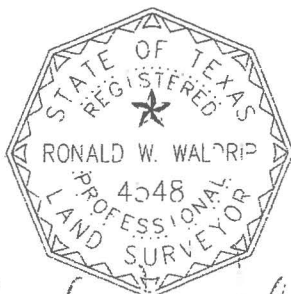
THENCE South 44 degrees 25 minutes 33 seconds West along the northwest line of Terry Street, the southeast line of Block 3/807, and the southeast line of said Samadian Family tract a distance of 41.41 feet to the **POINT OF BEGINNING**;



**FIELD NOTES DESCRIBING A 0.1486-ACRE (6,471-SQUARE-FOOT)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 204)
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 3/807
PART OF BLOCK 3/807, DR. J. M. BROWDER'S PROVIDENCE ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM SAMADIAN FAMILY LIMITED PARTNERSHIP**

CONTAINING within the metes recited 0.1486 acre (6,471 square feet) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.



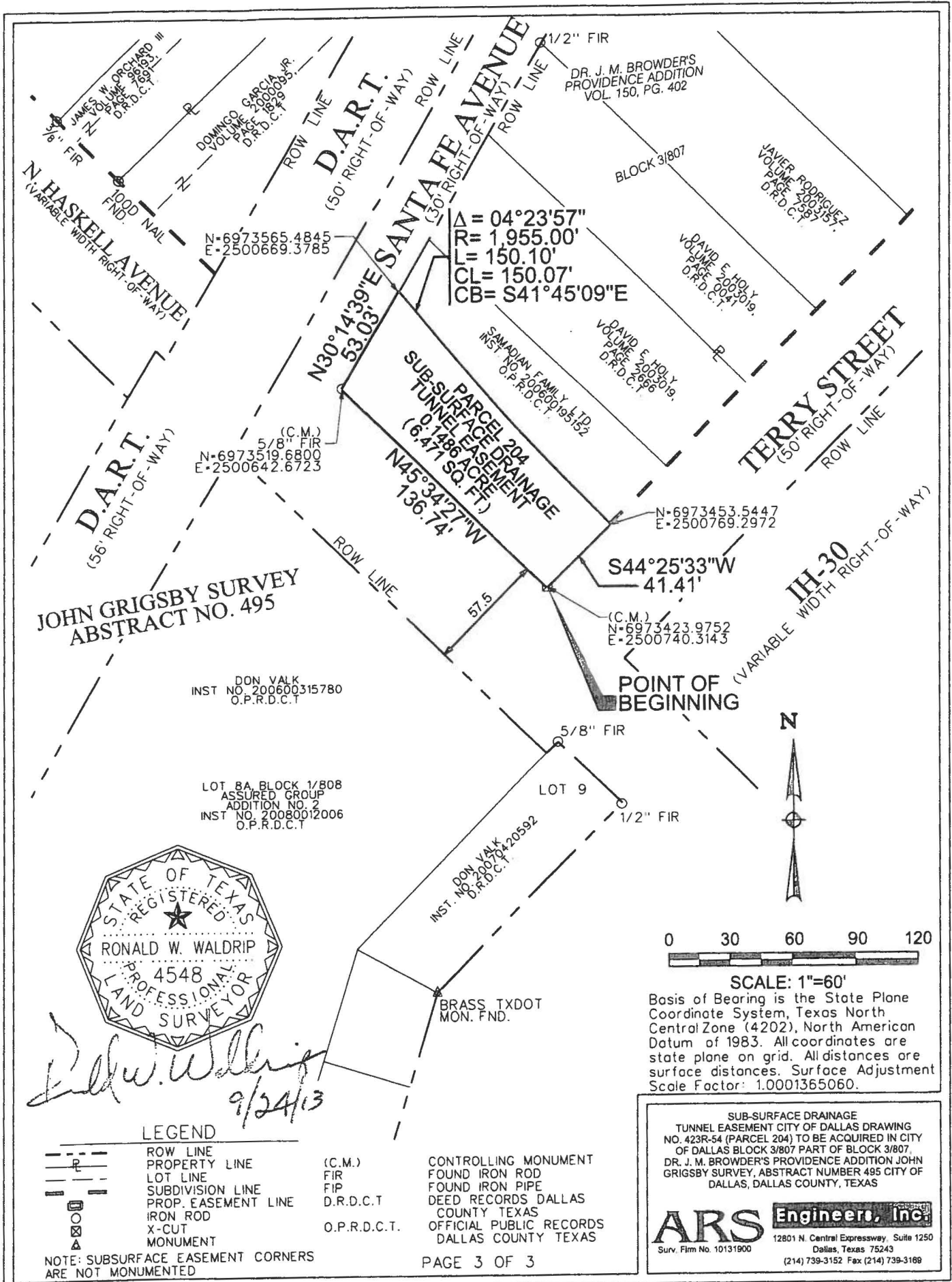
Ronald W. Waltrip 9/24/13

Revised September 24, 2013



FIELD NOTES APPROVED:

John Grigsby 12/1/13



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: March 25, 2015
COUNCIL DISTRICT(S): 2
DEPARTMENT: Trinity Watershed Management
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 46F

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Monica Huerta, of a subsurface easement under approximately 3,202 square feet of land located on Alcalde Street near its intersection with Victor Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$3,772 (\$1,972 plus closing costs and title expenses not to exceed \$1,800) – Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition of a subsurface easement located under approximately 3,202 square feet of land from Monica Huerta. This property is located on Alcalde Street near its intersection with Victor Street and will be used for the Mill Creek/Peaks Branch/ State Thomas Drainage Relief Tunnel Project. The consideration is based upon an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

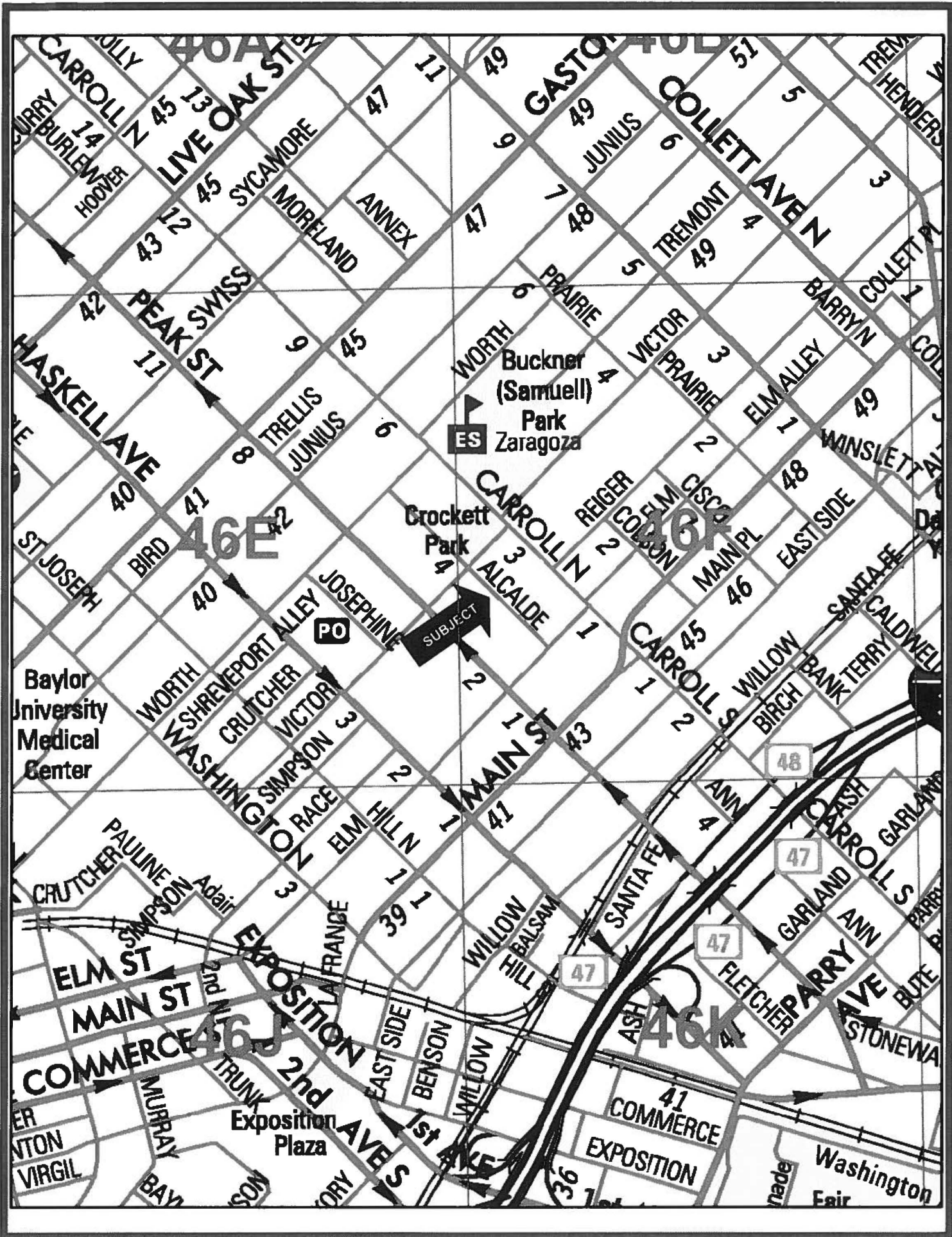
2006 Bond Funds - \$3,772 (\$1,972 plus closing costs and title expenses not to exceed \$1,800)

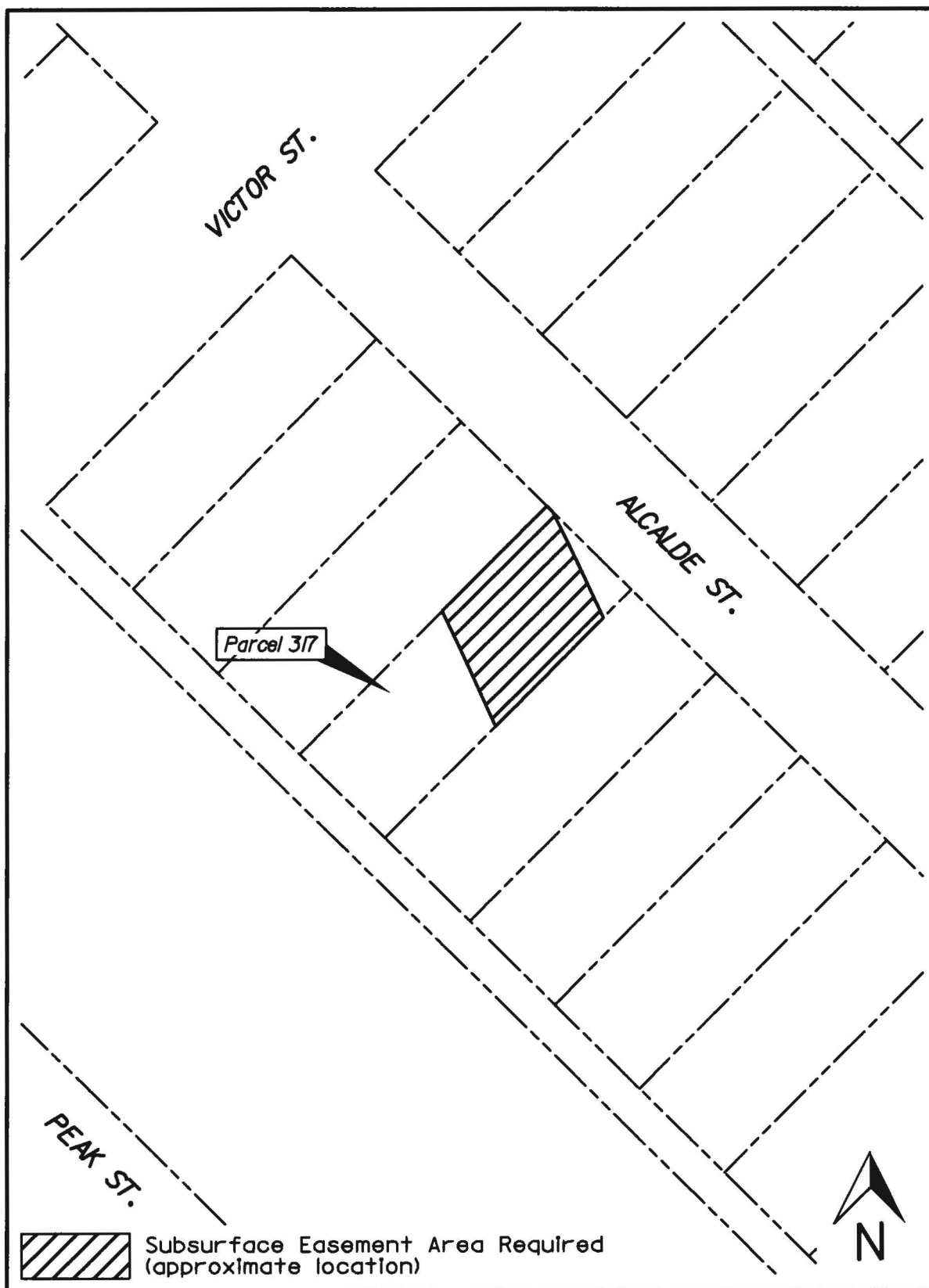
OWNER

Monica Huerta

MAPS

Attached





March 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 3,202 square feet in area, lying between the subsurface elevations of 204 feet and 378 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for storage and transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Monica Huerta, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$1,972.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$1,800.00

"AUTHORIZED AMOUNT": \$3,772.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

March 25, 2015

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525E49, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525E50. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay costs as may be assessed by the Special Commissioners or the court. Further, that expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

March 25, 2015

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to deposit the award in the registry of the Court and to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for an amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$1,800.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

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

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY


Assistant City Attorney

**FIELD NOTES DESCRIBING 0.0735 ACRE (3,202 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 317)
PART OF LOT 14, CITY BLOCK D/802-1/2, QUEEN CITY ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM MONICA HUERTA**

BEING a 0.0735 acre (3,202-square-foot) tract of land situated in the John Grigsby Survey, Abstract Number 495, and being part of Lot 14, Block D (Official City of Dallas Block Number D/802-1/2) of the Queen City Addition, an addition to the City of Dallas recorded in Volume 233, Page 508 of the Map Records of Dallas County, Texas, and being part of that certain tract of land conveyed to Monica Huerta as evidenced by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 200900093445 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

BEGINNING in the southeast line of said Lot 14 and the northwest line of Lot 15, City Block D/802-1/2, for the beginning of a non-tangent curve to the left, having coordinates of N=6975524.8923, E=2499954.6436, (not monumented), from which a 1/2-inch iron rod (controlling monument) found in the northeast line of a 15-foot wide alley for the south corner of said Lot 14 and the west corner of said Lot 15 bears South 44 degrees 42 minutes 53 seconds West a distance of 65.76 feet;

THENCE departing the common southeast line of said Lot 14 and northwest line of said Lot 15, over and across said Lot 14, along said curve to the left, having a central angle of 02 degree 14 minutes 17 seconds, a radius of 1370.00 feet, an arc length of 53.51 feet, and a chord bearing North 24 degrees 35 minutes 07 seconds West a distance of 53.51 feet to the common northwest line of said Lot 14 and southeast line of Lot 13, City Block D/802-1/2, having coordinates of N=6975573.5439, E=2499932.3842 (not monumented);

THENCE North 44 degrees 38 minutes 44 seconds East along the common northwest line of said Lot 14 and the southeast line of said Lot 13 a distance of 62.35 feet to the southwest line of Alcalde Street, a 50-foot right-of-way, and the northeast line of City Block D/802-1/2 for the north corner of said Lot 14 and the east corner of said Lot 13, having coordinates of N=6975617.8977, E=2499976.1924 (not monumented), from which a 1/2-inch capped iron rod stamped "4888" found bears North 44 degrees 38 minutes 44 seconds East a distance of 0.43 feet;

THENCE South 45 degrees 16 minutes 54 seconds East along the common southwest line of Alcalde Street, northeast line of said Lot 14, and northeast line of City Block D/802-1/2 a distance of 3.50 feet to the beginning of a non-tangent curve to the right, having coordinates of N=6975615.4364, E=2499978.6779 (not monumented);

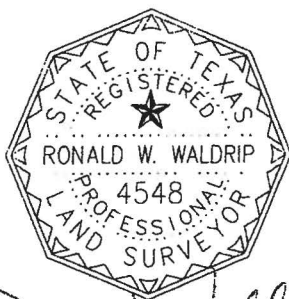
THENCE departing the common southwest line of Alcalde Street, northeast line of said Lot 14, and northeast line of City Block D/802-1/2, over and across said Lot 14, along said curve to the right, having a central angle of 01 degree 59 minutes 12 seconds, a radius of 1430.00 feet, an arc length of 49.59 feet, and a chord bearing South 25 degrees 25 minutes 08 seconds East a distance of 49.58 feet to the common southeast line of said Lot 14 and northwest line of said Lot 15, having coordinates of N=6975570.6598, E=2499999.9576 (not monumented);

FIELD NOTES DESCRIBING 0.0735 ACRE (3,202 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 317)
PART OF LOT 14, CITY BLOCK D/802-1/2, QUEEN CITY ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM MONICA HUERTA

THENCE South 44 degrees 42 minutes 53 seconds West along the common southeast line of said Lot 14 and northwest line of said Lot 15 a distance of 64.41 feet to the **POINT OF BEGINNING**;

CONTAINING within the metes recited 0.0735 acre (3,202 square feet) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.



Ronald W. Waldrup 8/24/15

ALCALDE STREET S45°16'54"E - 3.50'
(50' RIGHT-OF-WAY)

VICTOR STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

QUEEN CITY ADDITION
VOL. 233, PG. 508
M.R.D.C.T.

BLOCK D/802-1/2

MIGUEL H. ALVAREZ
VOL. 2002060, PG. 1580
D.R.D.C.T.

DANIEL RIVAS PROPERTIES
INST. 20070278084
O.P.R.D.C.T.

PARCEL 317
SUB-SURFACE DRAINAGE
TUNNEL EASEMENT
0.0735 ACRE
(3,202 SQ. FT.)

N-6975573.5800
E-2499932.3668

$\Delta = 02^{\circ}14'17"$ (LT)
R = 1,370.00'
L = 53.51'
CL = 53.51'
CB = N24°35'07"W

LOT 13
JOSE A RIOS MEDINA AND
WIFE
VOLUME 200240,
PAGE 403
D.R.D.C.T.

LOT 14
MONICA HUERTA
INST. 200900093445
O.P.R.D.C.T.

Exhibit (A)
 $\Delta = 01^{\circ}$
R = 1,430.00'
L = 49.59'
CL = 49.58'
CB = S25°25'08"E

N-6975570.6598
E-2499999.9576

JESUS A. ESPARZA AND WIFE,
JOSEFINA ESPARZA
VOLUME 79039, PAGE 1784
D.R.D.C.T.

POINT OF BEGINNING

N-6975524.8923
E-2499954.6436

15' ALLEY

DALLAS AREA RAPID TRANSIT
TRACT NO. 2
VOLUME 88047, PAGE 1942
D.R.D.C.T.

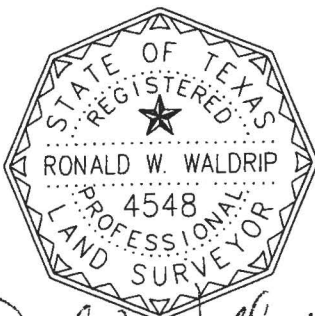
LOT 1A

BLOCK D/802

DART - EAST DALLAS
FACILITY ADDITION
VOLUME 88084, PAGE
1079
M.R.D.C.T.

FIELD NOTES API OVED:

7/2/12



Ronald W. Waldrup
2/29/13

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

PEAK STREET
(60' RIGHT-OF-WAY)

LEGEND
--- ROW LINE
--- PROPERTY LINE
--- LOT LINE
--- SUBDIVISION LINE
--- PROP. EASEMENT LINE
--- IRON ROD
--- X-CUT
--- MONUMENT
NOTE: SUBSURFACE EASEMENT CORNERS
ARE NOT MONUMENTED

(C.M.) CONTROL MONUMENT
FIR FOUND IRON ROD
FIP FOUND IRON PIPE
D.R.D.C.T. DEED RECORDS DALLAS
COUNTY TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS
DALLAS COUNTY TEXAS

PAGE 3 OF 3



SCALE: 1"=40'

Basis of Bearing is the State Plane
Coordinate System, Texas North
Central Zone (4202), North American
Datum of 1983. All coordinates are
state plane on grid. All distances are
surface distances. Surface Adjustment
Scale Factor: 1.0001365060.

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 317)
PART OF LOT 14, CITY BLOCK D/802-1/2,
QUEEN CITY ADDITION,
JOHN GRIGSBY SURVEY ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

ARS Engineers, Inc.
12801 N Central Expressway Suite 1250
Dallas, Texas 75243
Surv. Firm No. 10131900
(214) 739-3152 Fax (214) 739-3169

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: March 25, 2015
COUNCIL DISTRICT(S): 2
DEPARTMENT: Trinity Watershed Management
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 46K

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Pure Ice and Cold Storage Company, of a subsurface easement under approximately 3,105 square feet of land located on South Haskell Avenue at its intersection with Parry Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$4,938 (\$2,938 plus closing costs and title expenses not to exceed \$2,000) – Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition of a subsurface easement located under approximately 3,105 square feet of land from Pure Ice and Cold Storage Company. This property is located on South Haskell Avenue at its intersection with Parry Avenue and will be used for the Mill Creek/Peaks Branch/ State Thomas Drainage Relief Tunnel Project. The consideration is based upon an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2006 Bond Funds - \$4,938 (\$2,938 plus closing costs and title expenses not to exceed \$2,000)

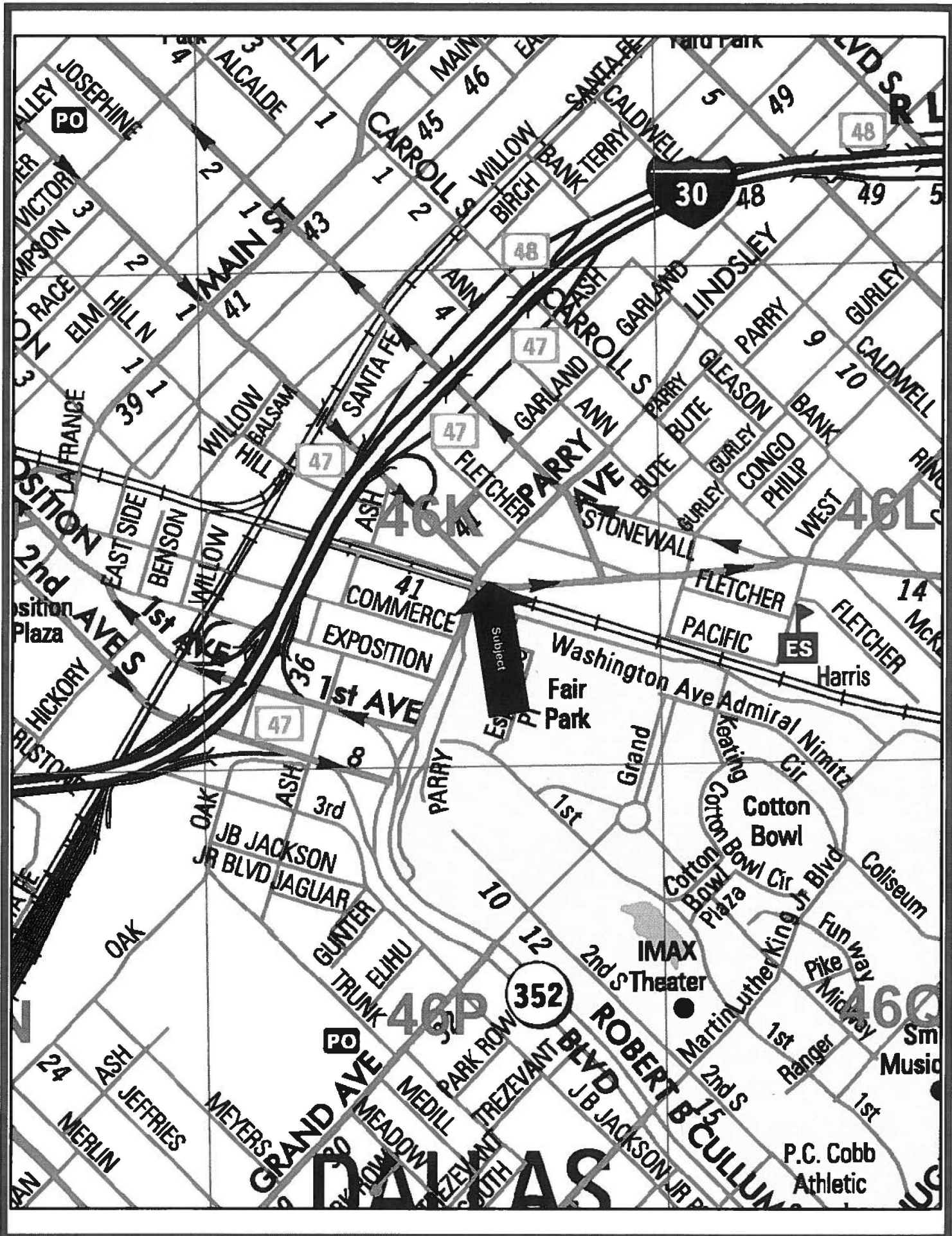
OWNER

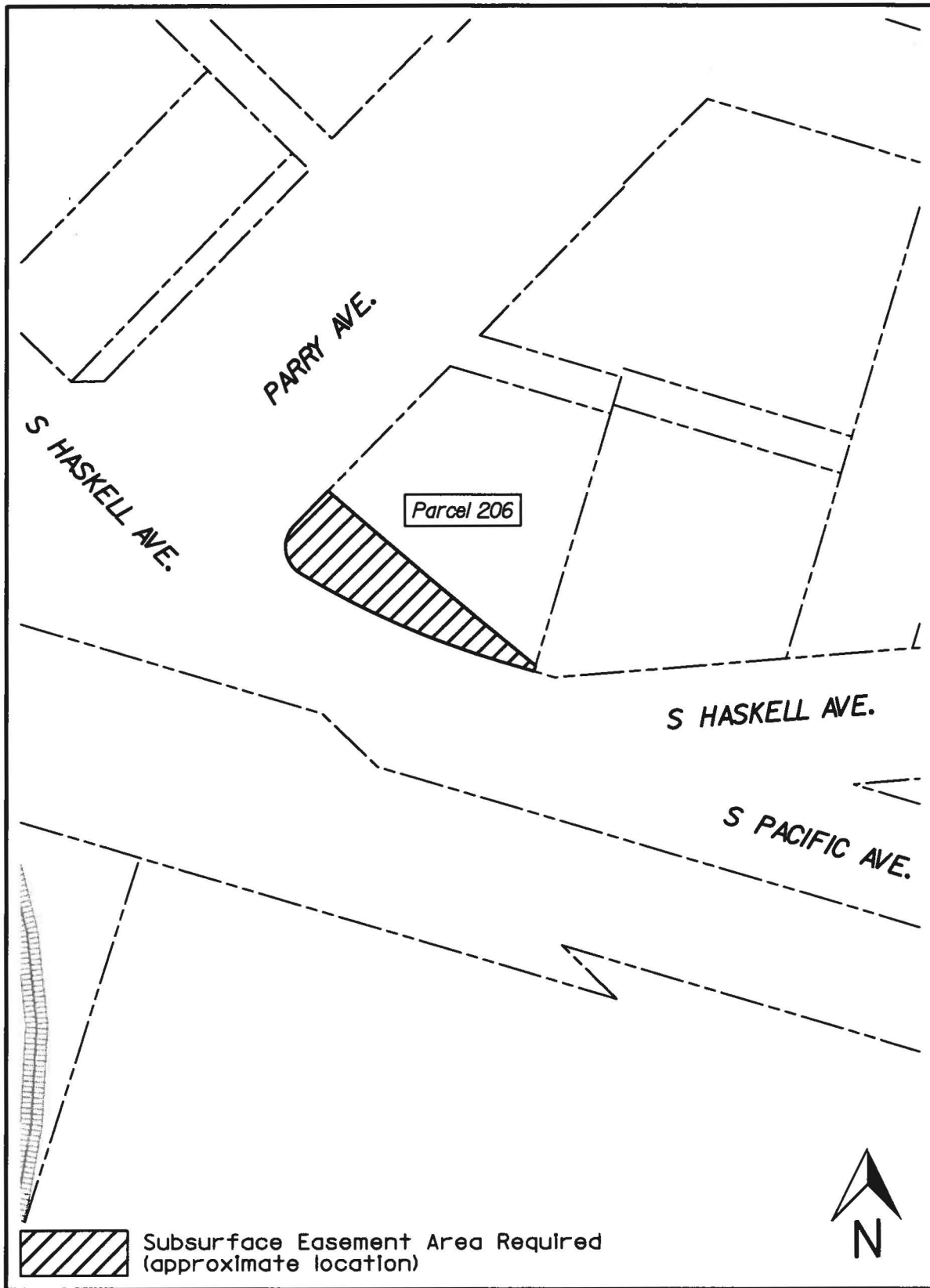
Pure Ice and Cold Storage Company

Sheffield A. Kadane, Jr., President

MAPS

Attached





March 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 3,105 square feet in area, lying between the subsurface elevations of 187 feet and 361 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for storage and transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Pure Ice and Cold Storage Company, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$2,938.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$2,000.00

"AUTHORIZED AMOUNT": \$4,938.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

March 25, 2015

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525F3, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525F4. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay costs as may be assessed by the Special Commissioners or the court. Further, that expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

March 25, 2015

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to deposit the award in the registry of the Court and to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for an amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$2,000.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

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

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY


Assistant City Attorney

**SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 206)
BEING A 3,105 SQ. FT. (0.0713 AC.) PART OF THE
PURE ICE AND COLD STORAGE TRACT,
AND BEING A PART OF THE REMAINDER OF LOTS 9 AND 10,
CITY OF DALLAS BLOCK 25/1266,
DR. J. M. BROWDER'S PROVIDENCE ADDITION,
IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 3,105 square foot (0.0713 acre) tract of land situated in the John Grigsby Survey, Abstract Number 495, in the City of Dallas, Dallas County, Texas, and being part of the remainder of lots 9 and 10, Block 25 (25/1266 Official City of Dallas Block Number) of Dr. J. M. Browder's Providence Addition as shown on map or plat thereof recorded in Volume 150, Page 402, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of that tract of land described in Deed with Vendor's Lien to Pure Ice and Cold Storage Company as recorded in Volume 5593, Page 511, D.R.D.C.T., said 3,105 square foot also being part of the current right-of-way of Haskell Avenue (a variable width right-of-way), and being more particularly described as follows (NOTE: Subsurface easement corners are not monumented; coordinates shown herein are state plane grid coordinate values in U.S. Survey Feet; all distances are surface values):

BEGINNING at the southerly common corner of said Lot 10 and Lot 11, Block 25/1266 of said Providence Addition, and being on the northeast right-of-way line of Haskell Avenue (a variable width right-of-way) having coordinates of N=6,972,504.3879 feet, E=2,501,747.2362 feet, from which a found 1/2-inch iron rod (controlling monument) for the north corner of the southwesterly remainder of Lot 14, Block 25 (25/1266 Official City of Dallas Block Number) of said Dr. J. M. Browder's Providence Addition bears South 70 degrees 25 minutes 31 seconds East, a distance of 142.38 feet, said iron rod being on the intersection of the southwest right-of-way line of said Haskell Avenue and the northeast right-of-way line of Pacific Avenue (a variable width right-of-way), and from said found iron rod a found 3/4 inch iron rod (controlling monument) bears South 73 degrees 26 minutes 42 seconds East, with said northeast right-of-way line of Pacific Avenue, a distance of 867.97 feet for the southerly corner of Lot 10, Block 26 (26/1268 Official City of Dallas Block Number) of said Providence Addition and the intersection of said northeast right-of-way line of Pacific Avenue and the northwest right-of-way line of Gurley Avenue (a 50 foot wide right-of-way);

THENCE North 73 degrees 26 minutes 42 seconds West, with said northeast right-of-way line of Haskell Avenue and with the southwest line of said Lot 10, Block 25/1266, passing at a distance of 14.72 feet the current northeast right-of-way line of Haskell Avenue (a variable width right-of-way) as described in right-of-way easement to the City of Dallas recorded in Volume 141, Page 83, D.R.D.C.T., continuing with said southwest line of said Lot 10, Block 25/1266, over and across the current right-of-way of Haskell Avenue, passing at a distance of 50.00 feet the common southerly corner of said Lot 10 and said Lot 9, continuing over and across said current right-of-way of Haskell Avenue, and with the southwest line of said Lot 9, Block 25/1266, in all, a total distance of 105.84 feet to the southerly southwest corner of said Lot 9, Block 25/1266, in said current right-of-way of Haskell Avenue, having a coordinate of N=6,972,534.6251 feet, E=2,501,645.8847 feet;



FIELD NOTES APPROVED:

DER 10-15-14

**SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 206)
BEING A 3,105 SQ. FT. (0.0713 AC.) PART OF THE
PURE ICE AND COLD STORAGE TRACT,
AND BEING A PART OF THE REMAINDER OF LOTS 9 AND 10,
CITY OF DALLAS BLOCK 25/1266,
DR. J. M. BROWDER'S PROVIDENCE ADDITION,
IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE North 45 degrees 08 minutes 41 seconds West, continuing with the southwest line of said Lot 9, Block 25/1266, over and across said current right-of-way of Haskell Avenue, a distance of 21.24 feet to the westerly southwest corner of said Lot 9, Block 25/1266, being in said current right-of-way of Haskell Avenue, and having a coordinate of N=6,972,549.5227 feet, E=2,501,630.7431 feet;

THENCE North 44 degrees 10 minutes 18 seconds East, with the northwest line of Lot 9, Block 25/1266, over and across said current right-of-way of Haskell Avenue, passing at a distance of 23.04 feet the current northeast right-of-way line of Haskell Avenue as described in said right-of-way easement described in Volume 141, Page 83, continuing with said northwest line of Lot 9, Block 25/1266, and the southeast right-of-way line of Parry Avenue, in all, a total distance of 43.34 feet to the point of curvature of a non-tangent circular curve to the left having a radius of 2,455.00 feet, and whose chord bears South 49 degrees 41 minutes 14 seconds East, a distance of 114.12 feet, said point of curvature having coordinates of N=6,972,580.6036 feet, E=2,501,660.9382 feet;

THENCE Southeasterly, departing said southeast right-of-way line of Parry Avenue and said northwest line of Lot 9, Block 25/1266, along said curve, over and across said Lot 9, at an arc distance of 59.79 feet passing the common line of said Lot 9 and said Lot 10, continuing along said curve, over and across said Lot 10, through a central angle of 02 degrees 39 minutes 49 seconds, a total arc distance of 114.13 feet to the common line of said Lot 10 and said Lot 11, having coordinates of N=6,972,506.7807 feet, E=2,501,747.9475 feet;

THENCE South 16 degrees 33 minutes 18 seconds West, with said common line, a distance of 2.50 feet to the POINT OF BEGINNING AND CONTAINING 3,105 square feet or 0.0713 acres of land, more or less, of which 585 square feet, or 0.0134 acres of land, lies within said right-of-way easement and subject to an easement for street purposes to the City of Dallas by said Volume 141, Page 83, D.R.D.C.T., leaving 2,520 square feet or 0.0579 acres of land, more or less.

BASIS OF BEARING: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, U.S. Survey Feet; Surface Adjustment Scale Factor (SF) = 1.0001365060 (TxDOT Dallas Co. SF).

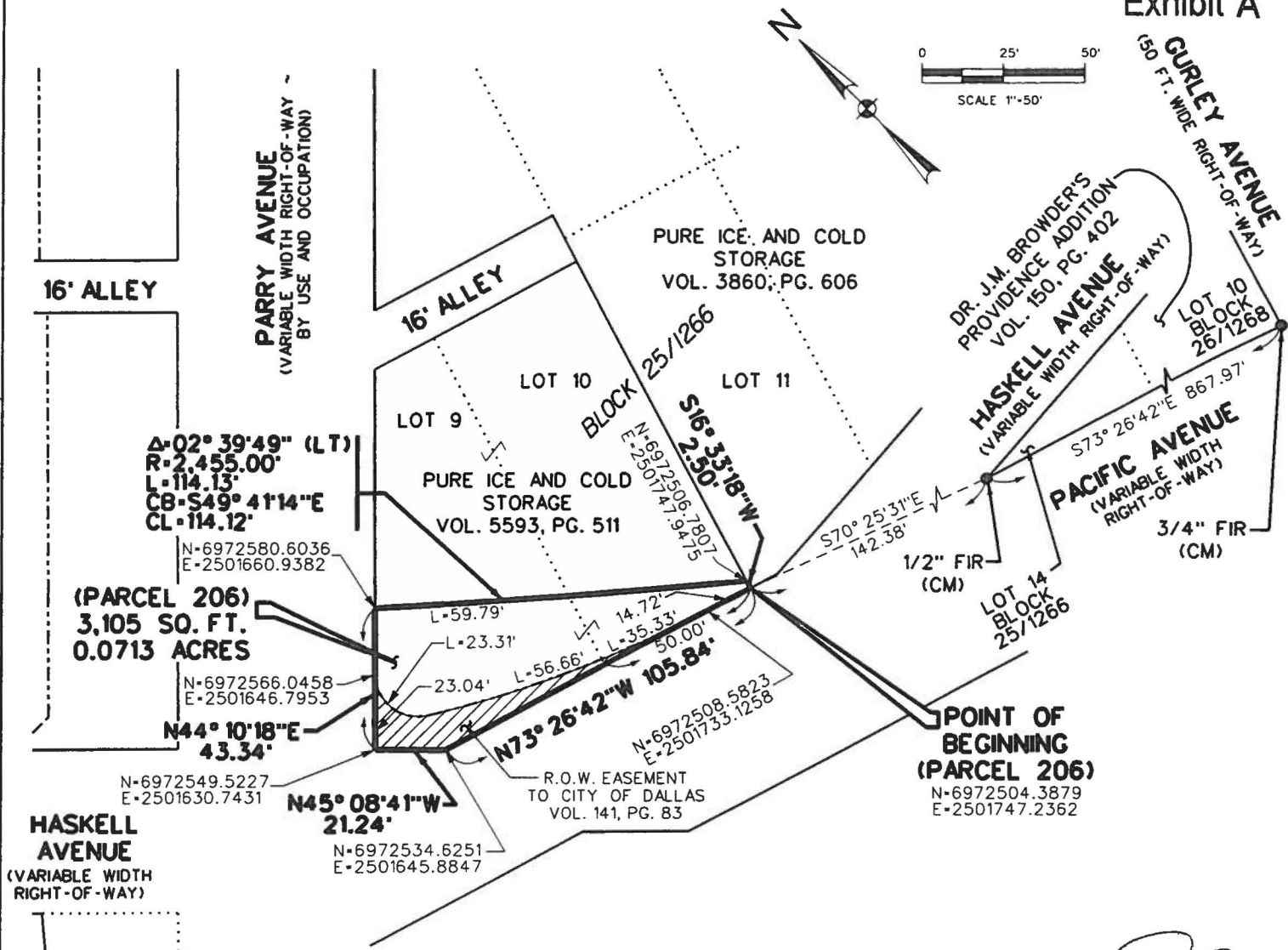


FIELD NOTES APPROVED:

10-15-14

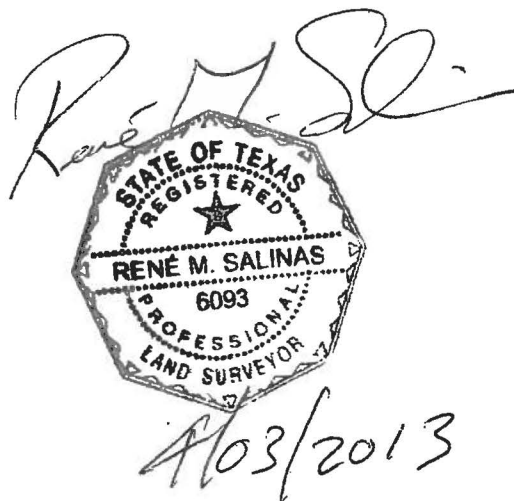
René M. Salinas
STATE OF TEXAS
REGISTERED
★
RENÉ M. SALINAS
6093
PROFESSIONAL
LAND SURVEYOR
4/03/2013

Exhibit A



AREA TABLE

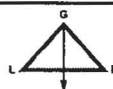
SUBJECT TRACT	3,105 SQ. FT. (0.0713 AC.)
LESS ROW ESMT.	585 SQ. FT. (0.0134 AC.)
REMAINING AREA	2,520 SQ. FT. (0.0579 AC.)



NOTES:

1. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET; SURFACE ADJUSTMENT SCALE FACTOR (SF) = 1.0001365060 (TXDOT DALLAS CO. SF).
2. COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATE VALUES IN U.S. SURVEY FEET
3. ALL DISTANCES ARE SURFACE VALUES.
4. SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.
5. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 206)
BEING A 3,105 SQ. FT. (0.0713 AC.) PART OF THE
PURE ICE AND COLD STORAGE TRACT,
AND BEING A PART OF THE REMAINDER LOTS 9 AND 10,
CITY OF DALLAS BLOCK 25/1266,
DR. J. M. BROWDER'S PROVIDENCE ADDITION,
IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS



Garcia Land Data, Inc.

T 214-987-0149 6210 Campbell Rd., Ste. 110
F 214-987-4026 Dallas, TX 75248-1388

DATE: 10/14/14

PROJ: 5436

PAGE 3 OF 3

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 3

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 61A R

SUBJECT

Kimberly-Clark Global Sales, LLC

- * Authorize a real property tax abatement agreement with Prologis, L.P., a Delaware limited partnership, for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for the development of a new distribution and warehouse facility located on the east side of the 4800 block of Mountain Creek Parkway, north of Merrifield Road in Dallas, Texas in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$17,534; ten-year revenue estimated at \$175,340 (Estimated revenue forgone for the ten-year real property abatement estimated at \$1,578,060)
- * Authorize a Chapter 380 economic development grant agreement with Kimberly-Clark Global Sales, LLC, a Wisconsin limited liability company, associated with the operation of a new distribution and warehouse facility located on the east side of the 4800 block of Mountain Creek Parkway, north of Merrifield Road in Dallas, Texas in accordance with the City's Public/Private Partnership Program - Not to exceed \$350,000 - Financing: Public/Private Partnership Funds

BACKGROUND

For the past several months, city staff has been in discussions with Prologis, L.P. ("Prologis") and Kimberly-Clark Global Sales, LLC ("Kimberly-Clark"), regarding the development of a new approximately 870,000 square foot build-to-suit distribution and warehouse facility on approximately 55.4225 acres within Reinvestment Zone No. 81 on the east side of Mountain Creek Parkway within Mountain Creek Business Park. Prologis, the property owner, will develop and lease the facility to Kimberly-Clark, subject to favorable City Council consideration of the requested development incentives.

BACKGROUND (Continued)

Kimberly-Clark is a leading international consumer product company with 142 years in business. The company employs approximately 42,500 employees working at manufacturing facilities in 37 countries and sells its product brands in 175 countries. The company had in excess of \$21 billion in sales during 2013 and claims that nearly one-quarter of the world's population purchases its products every day. Leading brands include Kleenex, Scott, Huggies, Pull-Ups, Kotex, Poise and Depend. Kimberly-Clark holds the No. 1 or No. 2 brand share in more than 80 countries.

Prologis has committed that approximately \$22 million in real property improvements, including hard and soft costs will be spent to develop the site and construct the facility to accommodate Kimberly-Clark's operational needs. Further, Kimberly-Clark will use a third-party logistics provider to operate the facility and anticipates the employment of at least 99 FTE employees at the facility with an associated payroll of an estimated \$3.5 million annually. Additionally, Kimberly-Clark expects that there may be between 20 to 100 additional temporary workers at the facility each week. Kimberly-Clark has agreed that a minimum of 99 FTEs will be maintained at the site during the incentive period. Anticipated taxable inventory value at the facility is estimated at \$13 million annually.

Prologis and Kimberly-Clark request City Council consideration of the proposed 10-year 90 percent property tax abatement and \$350,000 economic development grant. The proposed tax abatement agreement with Prologis will require substantial completion of the planned \$22 million facility by December 31, 2016. The \$350,000 economic development grant will be payable upon verification of at least 99 FTEs on or before December 31, 2017. Kimberly-Clark will be required to maintain its lease and ensure 99 FTE positions are located on the property annually in order for the property to be eligible for tax abatement each year. A failure to maintain the described jobs will result in the loss of tax abatement for that year. A failure to maintain the jobs for two consecutive years will result in termination of the tax abatement. Additionally, a failure to maintain the required 99 FTE positions on site for a period of five (5) years after disbursement of the economic development grant will result in repayment of half of the economic development grant (\$175,000).

Net fiscal impact from the project after incentives is estimated at \$1,000,988 over 10 years. This proposed project conforms to minimum eligibility criteria for the City's Public/Private Partnership Program Guidelines and Criteria as it has a private investment exceeding \$1 million and creates more than 25 jobs. Staff recommends the proposed incentives be approved.

ESTIMATED SCHEDULE OF THE PROJECT

Begin Construction	June 2015
Complete Construction	December 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

A briefing memo was presented to the Economic Development Committee on March 2, 2015.

FISCAL INFORMATION

\$350,000 – Public/Private Partnership Funds

OWNER

Prologis, L.P.

Reid Dunbar, Senior Vice President - Investment Officer

Kimberly-Clark Global Sales, LLC

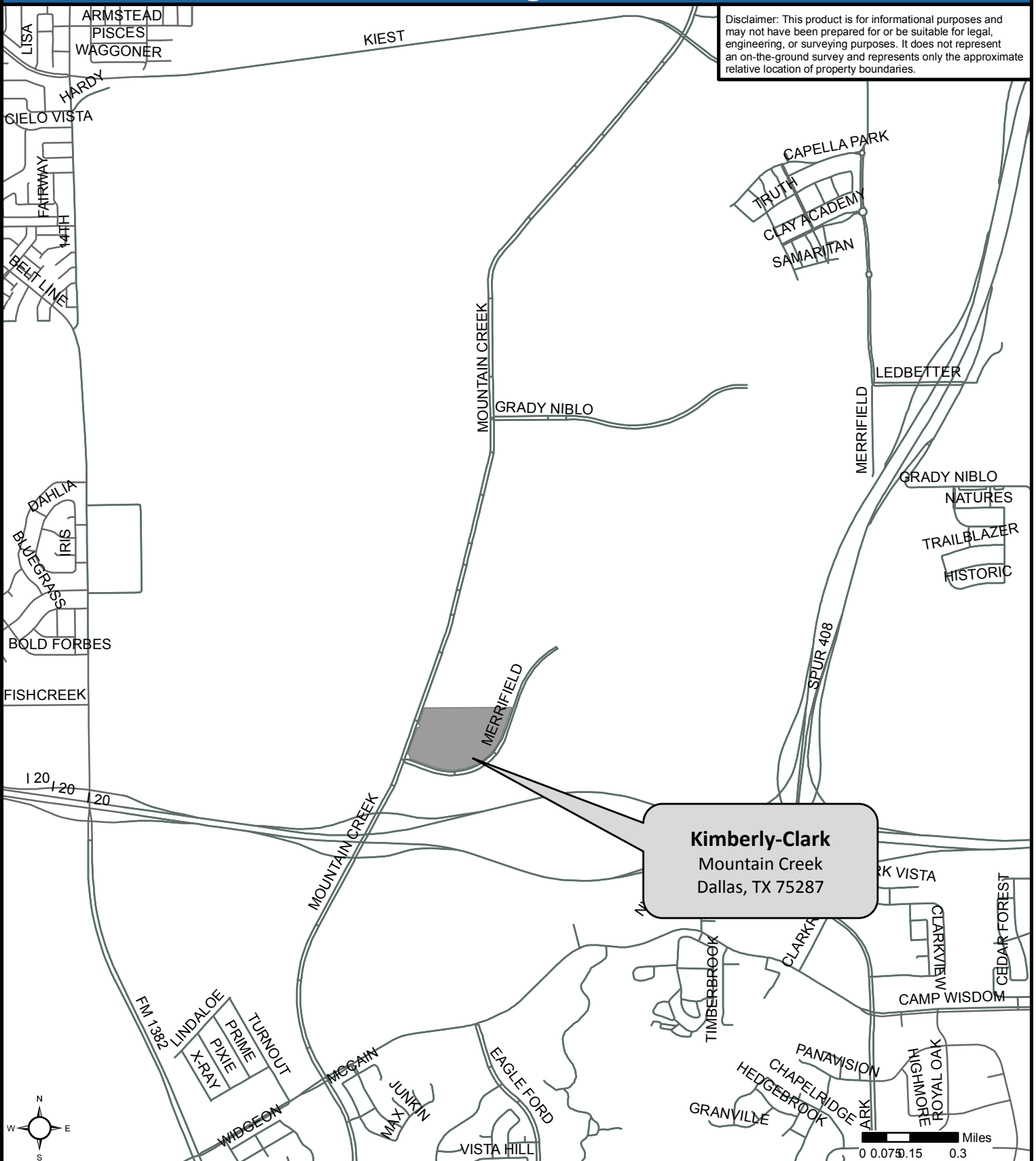
Todd Armstrong, Distribution Director – Consumer, K-C Global Sales

MAP

Attached.

Kimberly-Clark

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



**DALLAS
ECONOMIC
DEVELOPMENT**

Research & Information Division
214.670.1685
dallas-ecodev.org

Research & Information Division
214.670.1685
dallas-ecodev.org

Created MM.DD.YY, Last Updated MM.DD.YY - FileName.ABC

Legend

Site Development

Data Source

March 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, by Resolution No. 14-0993 approved on June 25, 2014, the City Council authorized the continuation of its participation in tax abatements and established, appropriate Public/Private Partnership Program Guidelines and Criteria governing tax abatement agreements to be entered into by the City as required by the Property Redevelopment and Tax Abatement Act, as amended, V.T.C.A. Tax Code, Chapter 312 (the "Act"); and

WHEREAS, on June 12, 2013, the City Council authorized a public hearing concerning the creation of Reinvestment Zone No. 81; and

WHEREAS, on June 26, 2013, the City Council held a public hearing concerning the creation of Reinvestment Zone No. 81; and

WHEREAS, on June 26, 2013, the City Council created Reinvestment Zone No. 81; and

WHEREAS, the City desires to enter into a real property tax abatement agreement with Prologis, LP for added value to real property associated with the development of a new facility for Kimberly-Clark Global Sales, LLC, located within Reinvestment Zone No. 81.

NOW, THEREFORE,

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

Section 1. That the City Manager upon approval as to form by the City Attorney is hereby authorized to execute a 90 percent real property tax abatement agreement with Prologis, LP, a Delaware limited partnership, for the added value of real property improvements for a period not to exceed ten (10) years in accordance with the Act and the City's Public/Private Partnership Guidelines and Criteria.

Section 2. That at least seven (7) days prior to the execution of the tax abatement agreement, notice of the City's intention to enter into the tax abatement agreement shall be delivered to the governing bodies of each other taxing unit that includes in its boundaries the real property that is the subject of this agreement.

Section 3. That the approval and execution of the tax abatement agreement by the City is not conditioned upon approval and execution of any other tax abatement agreement by any other taxing entity.

March 25, 2015

Section 4. That the real property which will be described in the tax abatement agreement is located on the east side of the 4800 block of Mountain Creek Parkway, north of Merrifield Road in Dallas, Texas within Reinvestment Zone No. 81, attached hereto as **Exhibit A (Metes and Bounds)** and depicted on the attached site map as **Exhibit B (Map - the "Property")**.

Section 5. That the tax abatement agreement shall provide, among other provisions, the following:

- (a) The Property subject to tax abatement shall be located entirely within Reinvestment Zone No. 81, City of Dallas, Texas.
- (b) None of the Property subject to tax abatement is owned or leased by a member of the City Council of the City of Dallas or by a member of the City Plan Commission.
- (c) That the development of the Property will conform to all requirements of the City's zoning ordinance, and that the use of the Property is consistent with the general purpose of encouraging development or redevelopment in the reinvestment zone during the period the tax abatement is in effect.
- (d) The City will provide Prologis, LP. a 90 percent abatement of the added value to the real property for a period of ten years for real property improvements on approximately 55.4225 acres within Reinvestment Zone No. 81 as provided in Exhibit A (Metes and Bounds). The tax abatement will commence on or before January 1, 2017.
- (e) That the approximately 870,000 square feet of real property improvements are completed by December 31, 2016 and that a minimum of \$22,000,000 is expended on hard and soft costs associated with land, infrastructure and building improvements. The Director of the Office of Economic Development may, at his sole discretion, extend the completion date for a period up to six months for just cause.
- (f) A description of the kind, number, location and costs of the proposed improvements to the Property will be provided to the Office of Economic Development.
- (g) That access to the Property will be provided to allow for the inspection by City inspectors and officials to ensure that the improvements or repairs are made according to the specification and terms of the tax abatement agreement.

March 25, 2015

Section 5. (Continued)

- (h) A requirement that the owner of the Property certify annually that the owner is in compliance with each applicable term of the agreement.
- (i) That the Dallas City Council may terminate or modify the agreement if the property owner fails to comply with such agreement.
- (j) That the tax abatement agreement shall be personal to Prologis LP and shall only be assignable upon written approval of the assignment by the City's Director of the Office of Economic Development.
- (k) That the tax abatement require Kimberly-Clark and/or its third party logistics provider lease the facility from Prologis, LP and ensure employment of at least 99 full-time equivalent (FTE) positions on or before December 31, 2017 and maintain said employment through the duration of the tax abatement agreement.
- (l) That should the required 99 FTE positions not be maintained on site in any given year, the tax abatement shall not be granted for that year. A failure to maintain a minimum of 99 FTE jobs for two successive years will result in termination of the tax abatement agreement.

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

Exhibit A

TRACT TWO-SOUTH

DESCRIPTION, of a 55.4225 acre tract of land situated in the John J. Blair Survey, Abstract No. 211, and the G. Ludwick Survey, Abstract No. 781, Dallas County, Texas and in City Block 211/6113, Official Numbers of the City of Dallas, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to Prologis, L.P. recorded in Instrument No. 201300220976 of the Official Public Records of Dallas County, Texas; said 55.4225 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the southeast right-of-way line of Mountain Creek Parkway (a variable width right-of-way, 100 feet wide at this point) and a northwest line of said Prologis tract; said point being the northernmost corner of that certain tract of land described as "Parcel IV" in Special Warranty Deed to Mountain Creek Business Park Association, Inc. recorded in Volume 2003009, Page 7341 of the Deed Records of Dallas County, Texas; said point also being North 19 degrees, 32 minutes, 17 seconds East, a distance of 48.00 feet from the north end of a right-of-way corner clip at the intersection of the said southeast line of Mountain Creek Parkway and the northeast right-of-way line of Merrifield Road (a 107-foot wide right-of-way);

THENCE, North 19 degrees, 32 minutes, 17 seconds East, along the said southeast line of Mountain Creek Parkway, a distance of 472.71 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the westernmost corner of that certain tract of land described as "Tract VII" in said Special Warranty Deed to Mountain Creek Business Park Association, Inc. recorded in Volume 2003009, Page 7341 of said Deed Records;

THENCE, South 70 degrees, 27 minutes, 43 seconds East, departing the said southeast line of Mountain Creek Parkway and along the southwest line of said "Tract VII", a distance of 31.50 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the southernmost corner of said "Tract VII";

THENCE, North 19 degrees, 32 minutes, 17 seconds East, along the southeast line of said "Tract VII", a distance of 54.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the easternmost corner of said "Tract VII";

THENCE, North 70 degrees, 27 minutes, 43 seconds West, along the northeast line of said "Tract VII", a distance of 31.50 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the said southeast line of Mountain Creek Parkway; said point being the northernmost corner of said "Tract VII";

THENCE, North 19 degrees, 32 minutes, 17 seconds East, along the said southeast line of Mountain Creek Parkway, a distance of 1,207.34 feet to a point for corner;

THENCE, South 77 degrees, 59 minutes, 41 seconds East, departing the said southeast line of Mountain Creek Parkway, a distance of 1,430.02 feet to a point for corner in the northwest right-of-way line of Merrifield Road (a 107-foot wide right-of-way); said point being in a non-tangent curve to the left;

THENCE, along the said northwest line, the north line and the northeast line of said Merrifield Road, the following four (4) calls:

Exhibit A

In a southwesterly direction, along said curve to the left, having a central angle of 14 degrees, 17 minutes, 08 seconds, a radius of 1,453.50 feet, a chord bearing and distance of South 26 degrees, 40 minutes, 50 seconds West, 361.46 feet, an arc distance of 362.40 feet to a point at the end of said curve;

South 19 degrees, 32 minutes, 16 seconds West, a distance of 725.36 feet to a point at the beginning of a tangent curve to the right;

In a southwesterly direction, along said curve to the right, having a central angle of 90 degrees, 00 minutes, 00 seconds, a radius of 896.50 feet, a chord bearing and distance of South 64 degrees, 32 minutes, 17 seconds West, 1,267.84 feet, an arc distance of 1,408.22 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the end of said curve;

North 70 degrees, 27 minutes, 43 seconds West, a distance of 417.23 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the southernmost corner of said "Parcel IV";

THENCE, North 19 degrees, 32 minutes, 17 seconds East, departing the said northeast line of Merrifield Road and along the southeast line of said "Parcel IV", a distance of 22.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the easternmost corner of said "Parcel IV";

THENCE, North 25 degrees, 27 minutes, 43 seconds West, along the southernmost northeast line of said "Parcel IV", a distance of 52.33 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the northeasterly corner of said "Parcel IV";

THENCE, North 70 degrees, 27 minutes, 43 seconds West, along the northernmost northeast line of said "Parcel IV", a distance of 22.00 feet to the POINT OF BEGINNING;

CONTAINING, 2,414,204 square feet or 55.4225 acres of land, more or less.

Kimberly-Clark

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.

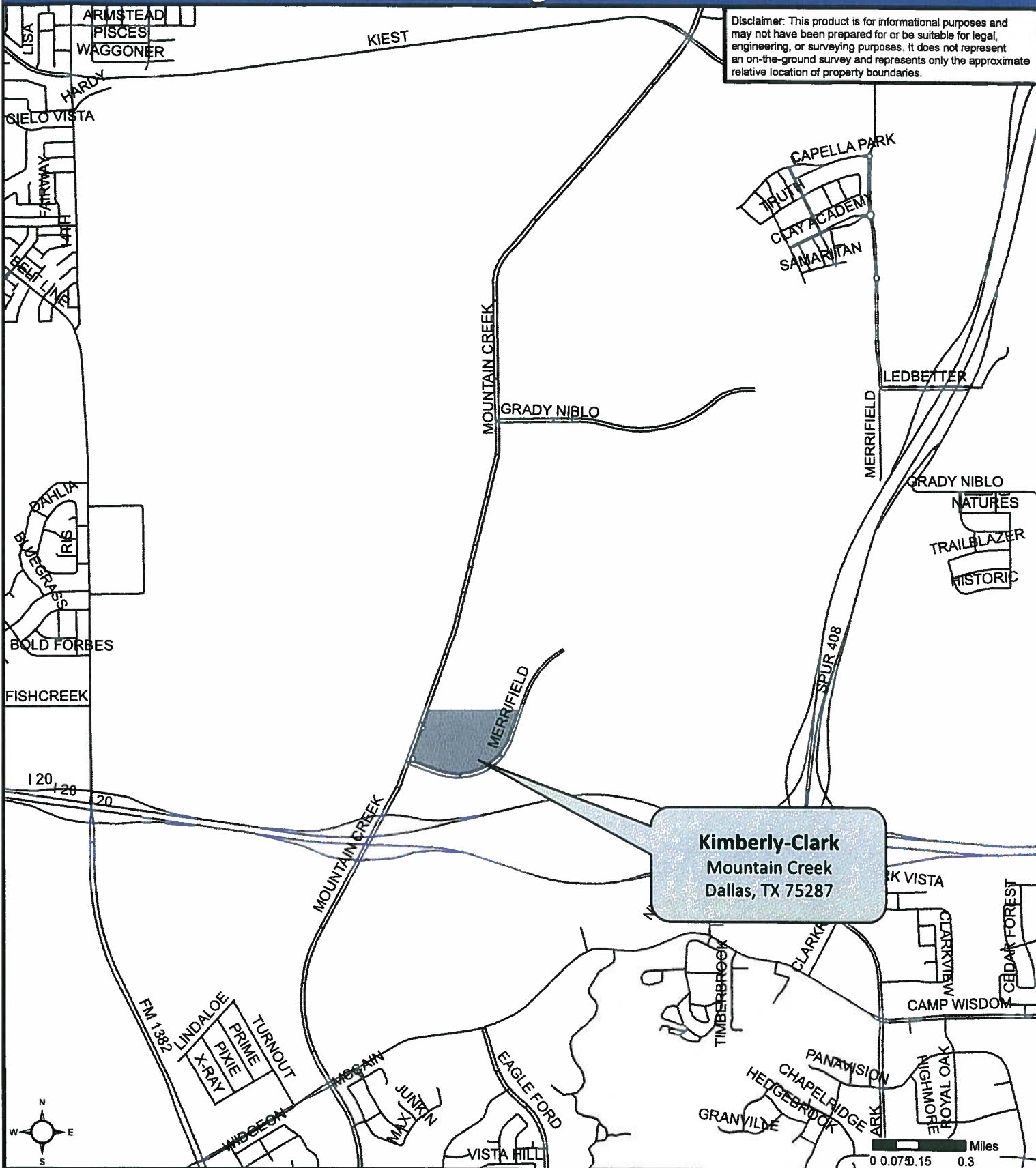


EXHIBIT "B"

March 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, the City Council on June 25, 2014, pursuant to Resolution No. 14-0993: (1) adopted Public/Private Partnership Program - Guidelines and Criteria, which established certain guidelines and criteria for the use of City incentive programs for private development projects; and (2) established programs for making loans and grants of public money to promote local economic development and to stimulate business and commercial activity in the City of Dallas pursuant to the Economic Development Programs provisions under Chapter 380 of the Texas Local Government Code, (the "Act"); and

WHEREAS, on June 25, 2014, pursuant to Resolution No. 14-0993, the City Council elected to continue its participation in economic development grants pursuant to Chapter 380 of the Texas Local Government Code with its adoption of the Public/Private Partnership Program; and

WHEREAS, the City desires to enter into an economic development grant agreement with Kimberly-Clark Global Sales LLC, a Wisconsin limited liability corporation, related to the development and operation of a new approximately 870,000 square foot distribution and warehouse facility located on approximately 55.4225 acres on the east side of the 4800 block of Mountain Creek Parkway, north of Merrifield Road in Dallas, Texas.

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized, upon approval as to form by the City Attorney, to execute a Chapter 380 development grant agreement with Kimberly-Clark Global Sales LLC, a Wisconsin limited liability corporation ("Kimberly-Clark"), related to its lease of a new approximately 870,000 square foot distribution and warehouse facility on property located on the east side of the 4800 block of Mountain Creek Parkway, north of Merrifield Road in Dallas, Texas, attached hereto as **Exhibit A (Metes and Bounds)** and depicted on the attached site map as **Exhibit B (Map - the "Property")**.

Section 2. That the economic development grant agreement shall provide that the approximately 870,000 square foot facility will be substantially completed on or before December 31, 2016 and that a minimum of \$22,000,000 will be expended on hard and soft costs associated with land, infrastructure and building improvements.

Section 3. That the economic development grant agreement shall further provide, among other provisions, the following:

March 25, 2015

Section 3. (Continued)

- A. The Chapter 380 economic development grant shall be payable in one payment of \$350,000 on or before December 31, of 2017 subject to verification that the agreed upon job commitment is fulfilled.
- B. That Kimberly-Clark and/or its third party logistics provider ensure employment of at least 99 FTE positions on the property by December 31, 2017.
- C. Should there be less than the required 99 FTE jobs during a five (5) year period following disbursement of the grant, then \$175,000 shall be repaid to the City's Public/Private Partnership Fund.

Section 4. That the Chief Financial Officer is hereby authorized to encumber and disburse future funds from: Fund 0352, Department ECO, Unit 9992, Object 3016, Activity PPPF, Encumbrance No. ECO9992E320, Vendor No. VC14034 in an amount not to exceed \$350,000.

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.

Exhibit A

TRACT TWO-SOUTH

DESCRIPTION, of a 55.4225 acre tract of land situated in the John J. Blair Survey, Abstract No. 211, and the G. Ludwick Survey, Abstract No. 781, Dallas County, Texas and in City Block 211/6113, Official Numbers of the City of Dallas, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to Prologis, L.P. recorded in Instrument No. 201300220976 of the Official Public Records of Dallas County, Texas; said 55.4225 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the southeast right-of-way line of Mountain Creek Parkway (a variable width right-of-way, 100 feet wide at this point) and a northwest line of said Prologis tract; said point being the northernmost corner of that certain tract of land described as "Parcel IV" in Special Warranty Deed to Mountain Creek Business Park Association, Inc. recorded in Volume 2003009, Page 7341 of the Deed Records of Dallas County, Texas; said point also being North 19 degrees, 32 minutes, 17 seconds East, a distance of 48.00 feet from the north end of a right-of-way corner clip at the intersection of the said southeast line of Mountain Creek Parkway and the northeast right-of-way line of Merrifield Road (a 107-foot wide right-of-way);

THENCE, North 19 degrees, 32 minutes, 17 seconds East, along the said southeast line of Mountain Creek Parkway, a distance of 472.71 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the westernmost corner of that certain tract of land described as "Tract VII" in said Special Warranty Deed to Mountain Creek Business Park Association, Inc. recorded in Volume 2003009, Page 7341 of said Deed Records;

THENCE, South 70 degrees, 27 minutes, 43 seconds East, departing the said southeast line of Mountain Creek Parkway and along the southwest line of said "Tract VII", a distance of 31.50 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the southernmost corner of said "Tract VII";

THENCE, North 19 degrees, 32 minutes, 17 seconds East, along the southeast line of said "Tract VII", a distance of 54.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the easternmost corner of said "Tract VII";

THENCE, North 70 degrees, 27 minutes, 43 seconds West, along the northeast line of said "Tract VII", a distance of 31.50 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the said southeast line of Mountain Creek Parkway; said point being the northernmost corner of said "Tract VII";

THENCE, North 19 degrees, 32 minutes, 17 seconds East, along the said southeast line of Mountain Creek Parkway, a distance of 1,207.34 feet to a point for corner;

THENCE, South 77 degrees, 59 minutes, 41 seconds East, departing the said southeast line of Mountain Creek Parkway, a distance of 1,430.02 feet to a point for corner in the northwest right-of-way line of Merrifield Road (a 107-foot wide right-of-way); said point being in a non-tangent curve to the left;

THENCE, along the said northwest line, the north line and the northeast line of said Merrifield Road, the following four (4) calls:

Exhibit A

In a southwesterly direction, along said curve to the left, having a central angle of 14 degrees, 17 minutes, 08 seconds, a radius of 1,453.50 feet, a chord bearing and distance of South 26 degrees, 40 minutes, 50 seconds West, 361.46 feet, an arc distance of 362.40 feet to a point at the end of said curve;

South 19 degrees, 32 minutes, 16 seconds West, a distance of 725.36 feet to a point at the beginning of a tangent curve to the right;

In a southwesterly direction, along said curve to the right, having a central angle of 90 degrees, 00 minutes, 00 seconds, a radius of 896.50 feet, a chord bearing and distance of South 64 degrees, 32 minutes, 17 seconds West, 1,267.84 feet, an arc distance of 1,408.22 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the end of said curve;

North 70 degrees, 27 minutes, 43 seconds West, a distance of 417.23 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the southernmost corner of said "Parcel IV";

THENCE, North 19 degrees, 32 minutes, 17 seconds East, departing the said northeast line of Merrifield Road and along the southeast line of said "Parcel IV", a distance of 22.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the easternmost corner of said "Parcel IV";

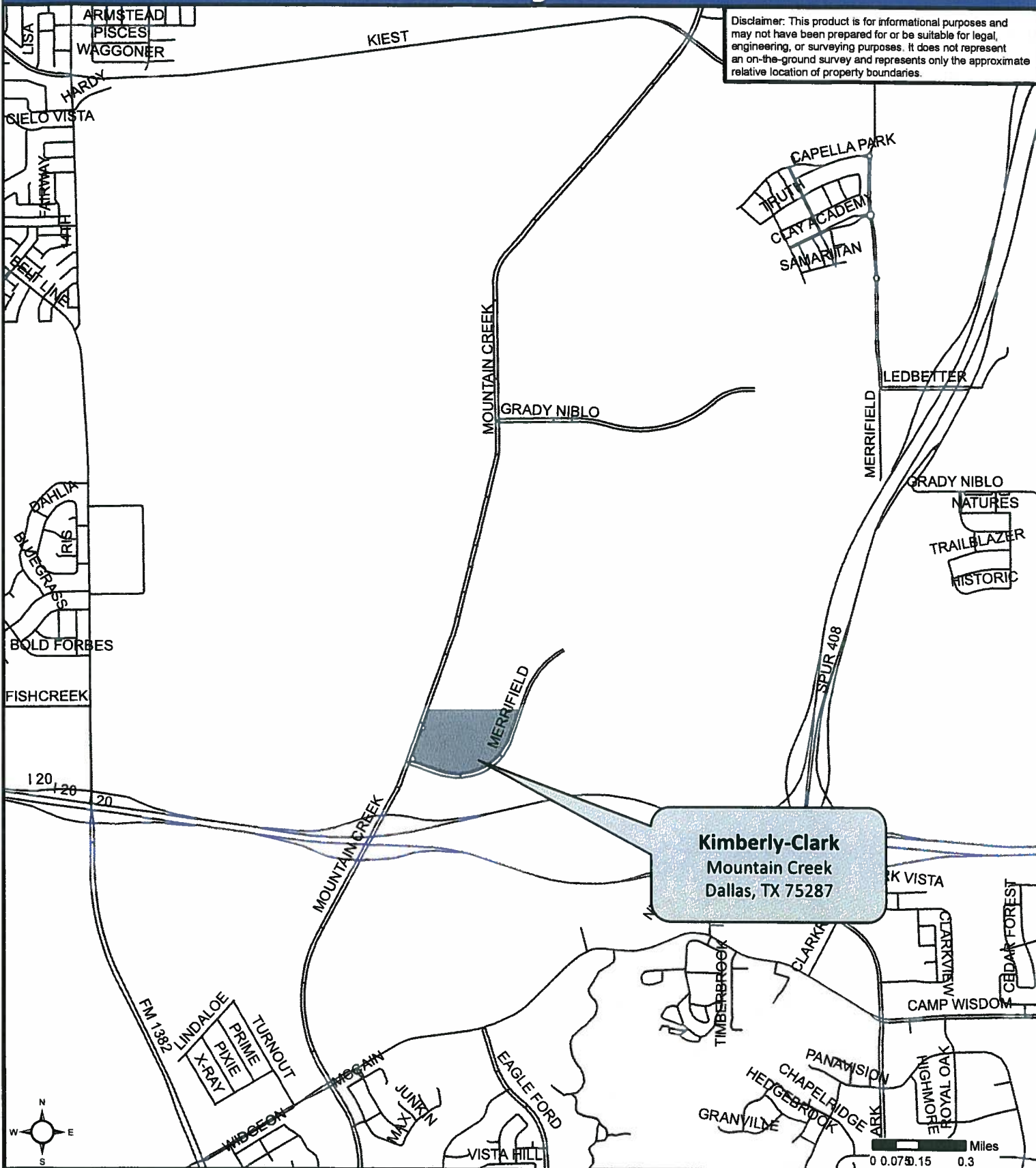
THENCE, North 25 degrees, 27 minutes, 43 seconds West, along the southernmost northeast line of said "Parcel IV", a distance of 52.33 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the northeasterly corner of said "Parcel IV";

THENCE, North 70 degrees, 27 minutes, 43 seconds West, along the northernmost northeast line of said "Parcel IV", a distance of 22.00 feet to the POINT OF BEGINNING;

CONTAINING, 2,414,204 square feet or 55.4225 acres of land, more or less.

Kimberly-Clark

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Legend

 Site Development

Data Source

EXHIBIT "B"

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 L

SUBJECT

Authorize a Chapter 380 economic development grant agreement with Comparex USA, Inc., in an amount up to \$350,000 in consideration of the relocation of the company's operations to 600 North Pearl Street, in Dallas pursuant to the Public/Private Partnership Program - Not exceed to \$350,000 - Financing: Public/Private Partnership Funds

BACKGROUND

For the past several months, city staff has been in discussions with representatives of Comparex USA, Inc., regarding the establishment of a sales and operations center in the Plaza of the Americas. The company has agreed to open a sales and operations center in Downtown Dallas to support a very aggressive high growth business model. Other locations that were considered for the operation were Iselin, NJ, Cupertino, CA and Seattle, WA. Comparex is signing a three year lease at the Plaza of Americas on the 19 floor with very favorable expansion options. Tenant Improvements began in February 2015. Estimated total employees based in Dallas by end of 2016 is 200 with an average compensation (salary and bonus) of \$85,000 per year. Tenant improvements are estimated to total over \$500,000.

Comparex is a global cloud solutions and software licensing firm with over 1,800 team members across 30 countries. The company works with clients to reduce the risk, cost, and complexity of cloud and software licensing. The company is strategically aligned with Microsoft and has received recognition as one of their top partners around the world. Recently Microsoft and Comparex began a partnership to support customers together in the US. Dallas, Texas is the corporate headquarters for Comparex USA.

Comparex USA, Inc., will be eligible for the first installment of the grant (\$175,000) upon executing a lease of at least three years at 600 North Pearl Street, making a minimum investment of \$400,000 in tenant improvements and verification of at least 90 FTE's being located at its new Plaza of the Americas office at 600 North Pearl Street by December 31, 2016.

BACKGROUND (Continued)

The second grant installment (\$175,000) will be payable once the company has reached 180 FTE's. Comparex USA, Inc., will be required to reimburse the City any grant payments made should it not maintain at least 180 in the Central Business District for a period of five years from move in. The Central Business District, for this purpose is defined as bordered by I-35E, I-30, I-45 and Woodall Rodgers Freeway.

The proposed project surpasses minimum Public/Private Partnership Program guidelines and results in an estimated 5-year net fiscal impact of \$494,624. The estimated 10-year net fiscal impact is \$2,239,152.

ESTIMATED SCHEDULE OF PROJECT

Began Tenant Improvements	February 2015
Company moves into new space	April 2015

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 2, 2015, a memo was presented to the Economic Development Committee.

FISCAL INFORMATION

\$350,000 - Public/Private Partnership Funds

OWNER

Comparex USA, Inc.

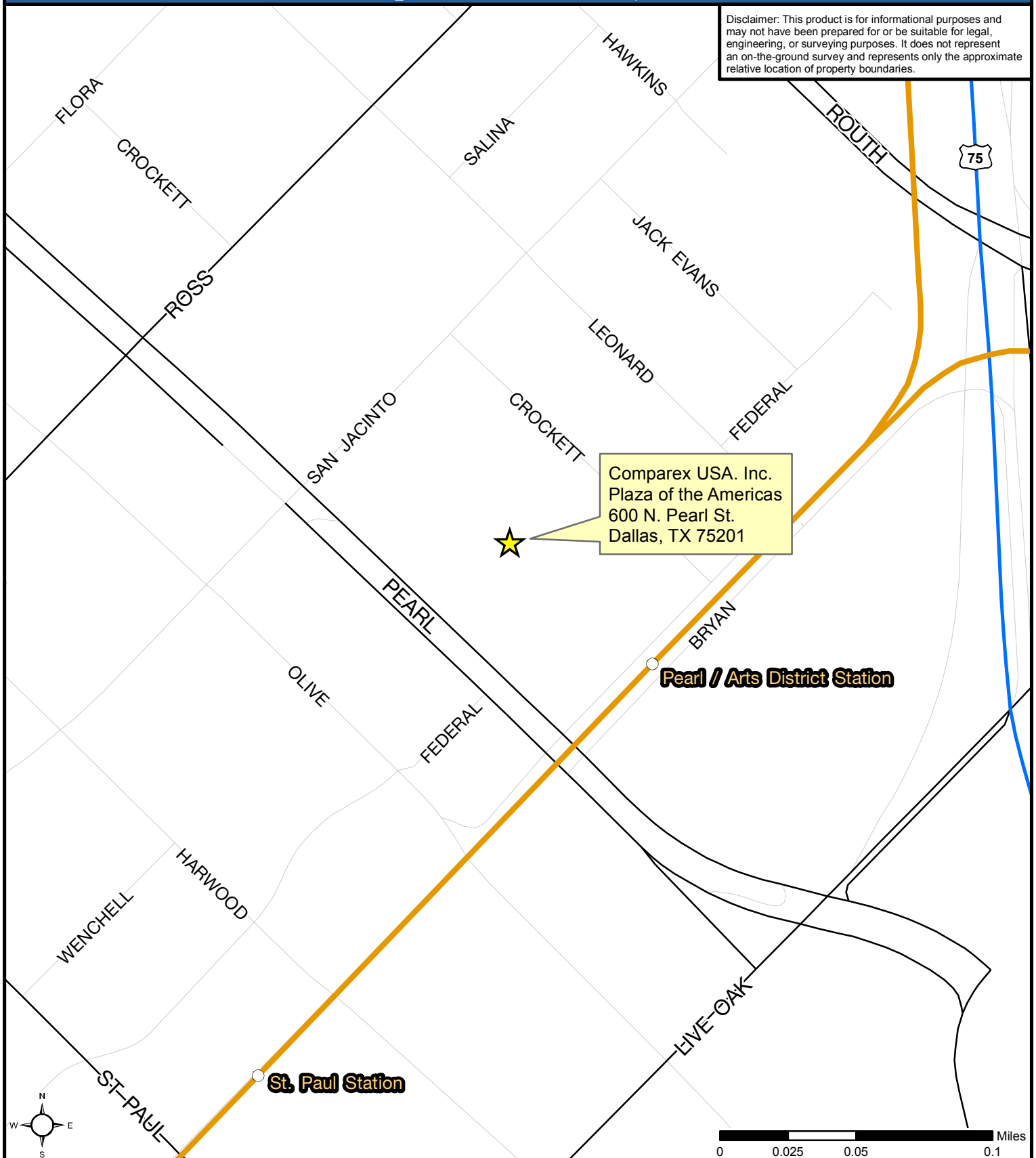
George Barrett, Director of Operations

MAP

Attached.

Comparex USA, Inc.

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.



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Created 2.10.2015 - 15-02-10 Chris O'Brien.TCG

Legend

○ Rail Station

— DART Light Rail

— Freeway

— Arterial

— Local Road

Source: City of Dallas, 2015

March 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, on June 25, 2014 by Resolution No. 14-0993, the City Council elected to continue its participation in tax abatement and the Public/Private Partnership Program Guidelines and Criteria governing tax abatement agreements to be entered by the City as required by the Property Redevelopment and Tax Abatement Act, as amended, V.T.C.A. Tax Code, Chapter 312 (the "Act") by Resolution No. 12-1520 as amended; and

WHEREAS, the City desires to enter into an economic development grant agreement with Comparex USA, Inc., for job creation in Dallas.

NOW, THEREFORE,

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

Section 1. That the City Manager, upon approval as to form by the City Attorney is hereby authorized to execute an economic development grant agreement with Comparex USA, Inc., related to the relocation of the company's operations to 600 North Pearl Street, Dallas.

Section 2. That the economic development grant shall be in an amount not to exceed \$350,000 provided the company meets its obligations under the grant agreement with the City.

Section 3. That the terms of the grant payment shall be as follows:

- (1) The grant will be paid in two installments not to exceed \$175,000 each.
- (2) First installment of \$175,000 shall be payable once Comparex USA, Inc.:
 - Executes a minimum three year lease at 600 N. Pearl Street, Dallas
 - Invests a minimum of \$400,000 in tenant improvements
 - Maintains a minimum of 90 FTE's at the facility by December 31, 2016.
- (3) Second installment of \$175,000 shall be payable once Comparex USA, Inc.:
 - Maintains a minimum of 180 total FTE's on or before December 31, 2017.
- (4) If the company should fail to retain the minimum of 180 FTE's at a Central Business District location for a period of five years (bordered by I-35E, I-30, I-45 and Woodall Rodgers Freeway) after payment of the grant, the grant must be repaid.

March 25, 2015

Section 4. That the Chief Financial Officer is hereby authorized to encumber and disburse future funds from: Fund 0352, Department ECO, Unit 9992, Object 3016, Activity PPPF, Encumbrance No. ECO9992E319, Vendor No. VC13989, in an amount not to exceed \$350,000.

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

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 8

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 76 D

SUBJECT

Authorize a 75 percent business personal property tax abatement agreement for 8 years with Pioneer Frozen Foods, Inc., a Texas corporation in consideration of the acquisition of 4616 Langdon Road for the purpose of establishing a food production facility of approximately 132,000 square feet located on approximately 50 acres within an Enterprise Zone in Dallas pursuant to the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$19,948; eight-year revenue estimated at \$159,584 (Estimated revenue foregone for eight-year real property tax abatement estimated at \$478,740)

BACKGROUND

For the past several months, City staff has been in discussions with Pioneer Frozen Foods, Inc., regarding a potential food production facility to be located at 4616 Langdon Road, the former Dallas Morning News facility. The proposed facility includes approximately 50 acres and approximately 132,000 square feet of finished space. The company plans to expand its manufacturing operations for its Pioneer Brand line of products. Pioneer Frozen Foods plans to invest approximately \$10,000,000 in business personal property and related equipment, invest a minimum of \$100,000 in real property improvements to the site and hire a minimum of 25 new FTE's by December 31, 2016. The company has long term plans for additional growth at the facility.

Founded by Carl Hilmar Guenther, C.H. Guenther & Son, Inc., and the Pioneer®Brand proudly hold the distinction of being the oldest continuously operated, family-owned milling company in the United States. For more than 160 years, and from generation to generation, C.H. Guenther & Son has consistently produced products with superior taste and the most wholesome ingredients. Pioneer Brands include products such as biscuit and baking mixes, gravy mixes, pancake and waffle mixes as well as flour and cornmeal.

BACKGROUND (Continued)

In order to develop this project, Pioneer Frozen Foods, Inc., requests council consideration of a 75 percent business personal property tax abatement for 8-years on the added value of equipment and other business personal property at the facility. The incentive will help offset costs associated with building modifications, relocation and other related costs.

In consideration of the tax abatements proposed, Pioneer Frozen Foods, Inc., will: (1) Invest a minimum of \$100,000 in real property improvements and other related costs such as design, engineering, architects, etc., (2) Invest a minimum of \$10,000,000 in business personal property, (3) Obtain substantial completion by December 31, 2016 and (4) Employ a minimum of 25 FTE's onsite by December 31, 2016.

The forgone revenue associated with the abatement is \$478,740. The ten-year net estimated fiscal impact of this project is \$197,681. Staff recommends the proposed incentives.

ESTIMATED SCHEDULE OF THE PROJECT

Begin Construction	March 2015
Substantial Completion	December 2016

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 2, 2015, a memo was presented to the Economic Development Committee.

FISCAL INFORMATION

No cost consideration to the City

OWNER

Pioneer Frozen Foods, Inc.

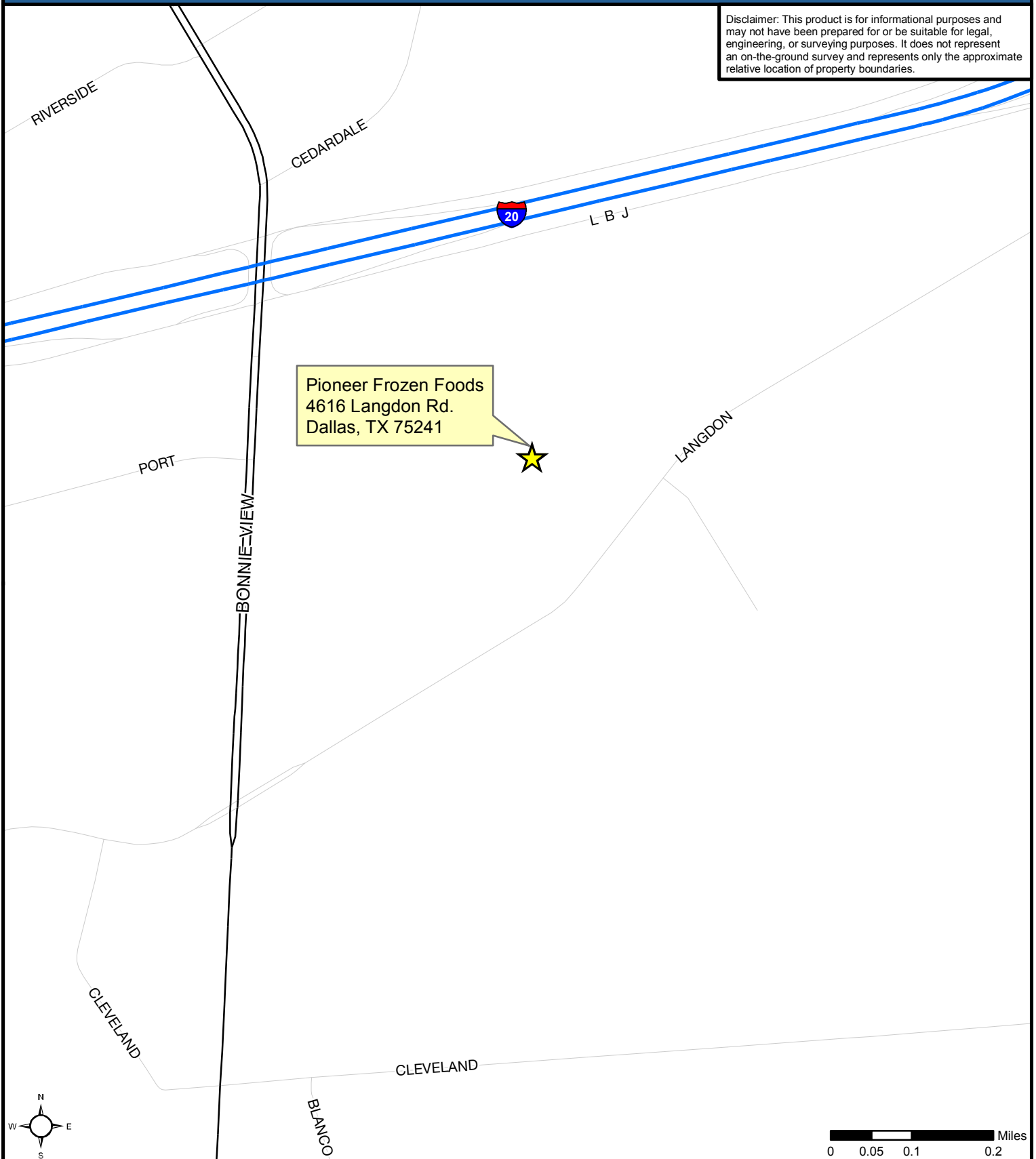
Thomas A. McRae, Senior Vice President, General Counsel

MAP

Attached.

Pioneer Frozen Foods

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Created 2.17.2015 - 15-02-17 Chris O'Brien.TCG

Legend

- Freeway
- Arterial
- Local Road

Source: City of Dallas, 2015

March 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, on June 25, 2014 by Resolution No. 14-0993 as amended, the City Council elected to continue its participation in tax abatement and the Public/Private Partnership Program Guidelines and Criteria governing tax abatement agreements to be entered by the City as required by the Property Redevelopment and Tax Abatement Act, as amended, V.T.C.A. Tax Code, Chapter 312 (the "Act"); and

WHEREAS, the City desires to enter into a business personal property tax abatement agreement with Pioneer Frozen Foods, Inc. for added value to business personal property located at 4616 Langdon Road within an Enterprise Zone.

NOW, THEREFORE,

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

Section 1. That the City Manager upon approval as to form by the City Attorney is hereby authorized to execute a business personal property tax abatement agreement with Pioneer Frozen Foods, Inc. to exempt from taxation a portion of the value of new tangible personal property moved to or located on the real property in accordance with the Act and the City's Public/Private Partnership Guidelines and Criteria.

Section 2. That the approval and execution of the tax abatement agreement by the City is not conditional upon approval and execution of any other tax abatement agreement by any other taxing entity.

Section 3. That the property which will be described in the tax abatement agreement, attached hereto as **Exhibit A (Metes and Bounds)** and depicted on the attached site map as **Exhibit B (Map - the "Property")**, is located within an Enterprise Zone.

March 25, 2015

Section 4. That the tax abatement agreement shall provide, among other provisions, the following:

- (a) The Property subject to tax abatement shall be located entirely within an Enterprise Zone, City of Dallas, Texas.
- (b) None of the Property subject to tax abatement is owned or leased by a member of the City Council of the City of Dallas or by a member of the City Plan Commission.
- (c) That the development of the Property will conform to all requirements of the City's zoning ordinance, and that the use of the Property is consistent with the general purpose of encouraging development or redevelopment in the reinvestment zone during the period the tax abatement is in effect.
- (d) The City will provide Pioneer Frozen Foods, Inc. a 75 percent abatement to exempt from taxation 75 percent of the value of new tangible personal property moved to or located on the real property during the period for abatement for a period of eight years for business personal property located within an Enterprise Zone as provided in **Exhibit A (Metes and Bounds)**. The tax abatement will commence on or before January 1, 2017.
- (e) That the \$10,000,000 in proposed business personal property improvements will be substantially completed by December 31, 2016. The Director of the Office of Economic Development may, at his sole discretion, extend the substantial completion date for a period up to six months for just cause.
- (f) That the \$100,000 in real property improvements will be substantially completed by December 31, 2016.
- (g) That a minimum of 25 FTE's shall be employed at the site by December 31, 2016.
- (h) That a proportionate percentage of the property tax revenue lost as a result of the tax abatement agreement will be recaptured by the City if improvements to real property are not made as provided by the tax abatement agreement.
- (i) A description of the kind, number, location and costs of all proposed improvements to the Property will be provided to the Office of Economic Development.

March 25, 2015

Section 4. (Continued)

- (j) That access to the Property will be provided to allow for the inspection by City inspectors and officials to ensure that the improvements or repairs are made according to the specification and terms of the tax abatement agreement.
- (k) A requirement that the owner of the Property certify annually to the governing body of each taxing unit that the owner is in compliance with each applicable term of the agreement.
- (l) That the Dallas City Council may terminate or modify the agreement if the property owner fails to comply with the agreement.
- (m) That the tax abatement agreement shall be personal to Pioneer Frozen Foods, Inc. and shall only be assignable upon written approval of the assignment by the City's Director of the Office of Economic Development.

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.

Exhibit A

Legal Description

TRACT 1:

Being a 49.85 acre tract of land situated in the William F. Newton Survey, Abstract No. 1084, being all of Lot 1, Block A/8284 by the plat recorded in Instrument No. 20070021329, Official Public Records, Dallas County, Texas and as conveyed by deed to The Dallas Morning News L.P., as recorded in Volume 2005070, Page 04360, Deed Records, Dallas County, Texas. Said 49.85 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod with GAI cap for corner, being the most southeasterly corner of said Lot 1 The Dallas Morning News tract, and the west right-of-way line of the M.K.T. Railroad (a 100 foot R.O.W.);

THENCE South 86 degrees 16 minutes 35 seconds West, following along the south line of said The Dallas Morning News tract, a distance of 1453.15 to a found 1 inch iron pipe at the northwest corner of Tract 20, Block 8281, Volume 2005151, Page 464, Deed Records, Dallas County, Texas, in all a distance of 1523.63 feet to a found 1/2 inch iron rod with GAI cap for corner;

THENCE North 31 degrees 07 minutes 00 seconds West, for a distance of 1530.05 feet to a found 1/2 inch iron rod for corner, said point being in the south right-of-way line of Langdon Road (a 80 foot R.O.W.);

THENCE North 58 degrees 53 minutes 00 seconds East, along said south right-of-way line of Langdon Road, for a distance of 678.50 feet to a found 1/2 inch iron rod for corner, and the beginning of a tangent curve to the left having a radius of 855.85 feet, a central angle of 17 degrees 29 minutes 56 seconds, and a long chord which bears North 50 degrees 08 minutes 02 seconds East, 260.37 feet;

THENCE northeasterly, along said tangent curve to the left and said south right-of-way line, an arc distance of 261.39 feet to a found 5/8 inch iron rod with KHA cap for corner, said point also being the southwest corner of the LBJ Diamond & Emerald Properties Tract, Volume 85155, Page 4735, Deed Records, Dallas County, Texas;

THENCE North 58 degrees 53 minutes 00 seconds East, leaving said south right-of-way line and following along the south line of said LBJ Diamond & Emerald Properties Tract, for a distance of 64.16 feet to a found 1/2 inch iron rod for corner;

THENCE South 31 degrees 07 minutes 00 seconds East, leaving said south line of LBJ Diamond & Emerald Properties Tract, for a distance of 1383.93 feet to a found 1/2 inch iron rod with GAI cap for corner;

THENCE North 86 degrees 16 minutes 35 seconds East, for a distance of 777.27 feet to a found 1/2 inch iron rod with GAI cap for corner, said point being in said west right-of-way line of M.K.T. Railroad;

THENCE South 03 degrees 34 minutes 27 seconds East, along said west right-of-way line of M.K.T. Railroad, for a distance of 120.03 feet to a found 1/2 inch iron rod for corner, and the beginning of a non-tangent curve to the right having a radius of 1859.86 feet, a central angle of 15 degrees 42 minutes 00 seconds, and a long chord which bears South 02 degrees 34 minutes 34 seconds West, 508.04 feet;

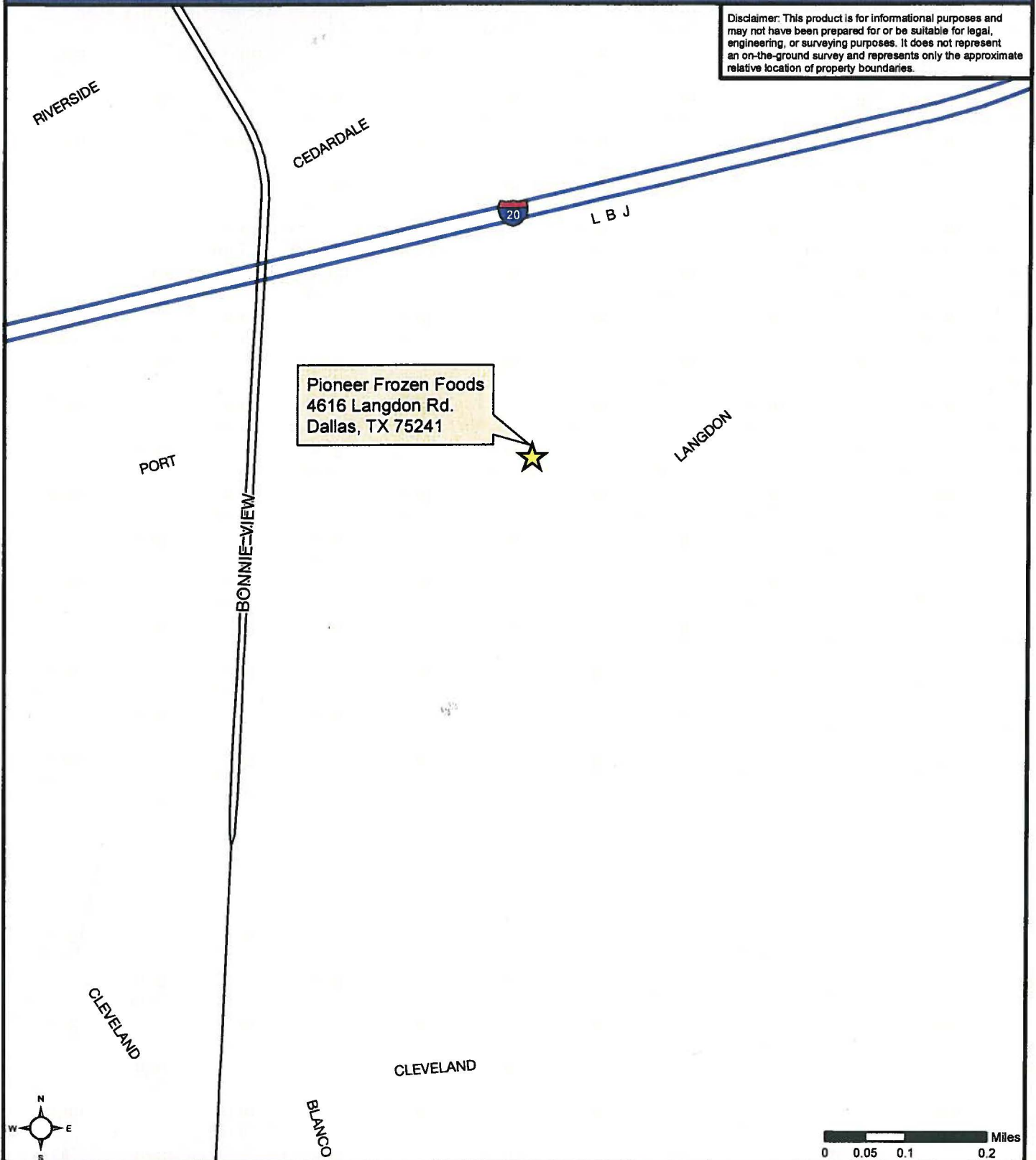
THENCE southwesterly, along said non-tangent curve to the right and said west right-of-way line, an arc distance of 509.63 feet to the POINT OF BEGINNING and CONTAINING 2,171,300 square feet or 49.85 acres of land, more or less.

TRACT 2:

Non-exclusive easement estate created pursuant to the Dallas Morning News-Southport Easement Agreement by and between Southport Properties, L.P., a Texas limited partnership, and the Dallas Morning News, L.P., a Delaware limited partnership filed 04/11/2005, recorded in Volume 2005070, Page 4369, Real Property Records, Dallas County, Texas.

Pioneer Frozen Foods

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



DALLAS
ECONOMIC
DEVELOPMENT

Research & Information Division
214.670.1685
dallas-ecodev.org

Created: 2/17/2015 15:02:57 Chris O'Brien JCG

Legend

- Freeway
- Arterial
- Local Road

Source: City of Dallas, 2015

EXHIBIT B

AGENDA ITEM # 51

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 7

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 56 C

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a new tract within Planned Development District No. 730 on property zoned Subdistrict R-5(A) within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District and Planned Development District No. 730 on the northwest line of Hooper Street, west of Bexar Street

Recommendation of Staff and CPC: Approval, subject to a development plan and conditions

Z145-119(AF)

ACM: Ryan S. Evans**FILE NUMBER:** Z145-119(AF) **DATE FILED:** November 3, 2014**LOCATION:** Northwest line of Hooper Street, west of Bexar Street**COUNCIL DISTRICT:** 7 **MAPSCO:** 56-C**SIZE OF REQUEST:** Approx. 0.40 acres **CENSUS TRACT:** 0039.02

APPLICANT/ OWNER: East Dallas Community Organization**REPRESENTATIVE:** Rick Guerrero, East Dallas Community Organization

REQUEST: An application for a new tract within Planned Development District No. 730 on property zoned Subdistrict R-5(A) within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District and Planned Development District No. 730.

SUMMARY: The applicant is proposing to build eight single family attached units (townhomes) at the intersection of Bexar Street and Hooper Street. The Planned Development calls for the construction of townhomes that will serve as the last phase of a 35 townhome development. The current PDD 595 Subdistrict does not permit the proposed use. Also, a portion of the property is already within PDD 730. Since the property is being developed as part of the same phase consistent with the regulations within PDD 730, the applicant chose to incorporate it as a new tract within PDD 730. The applicant requests to increase the density of dwelling units that would be permitted in PD 730.

CPC RECOMMENDATION: Approval, subject to a development plan and conditions.

STAFF RECOMMENDATION: Approval, subject to a development plan and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

1. *Performance impacts upon surrounding property* – The proposed use is a continuation of the existing uses in the area. Surrounding uses comprise single family homes, vacant lots, and more recently an influx of mixed use buildings and single family attached units (townhomes) along Bexar Street.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will have no additional impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The requested land use change is currently in compliance with the City of Dallas' Community Revitalization Plan (CRP). Created by the Neighborhood Planning and Development Division, the Bexar/Rochester Park CRP establishes a framework of development for the area which calls for a concentration of mixed uses and higher densities in conjunction with a pedestrian orientation along Bexar Street.
4. *Justification for PD Planned Development Zoning district* – Development along Bexar Street is developing consistent with PDD 730. Therefore, it is appropriate to rezone the subject site from a single-family subdistrict to one that permits denser residential uses permitted in PDD 730.

BACKGROUND INFORMATION:

- In 2005, Planned Development District No. 730 was created to redevelop properties along Bexar Street. The initial Planned Development District permitted the construction of a mixed use development (residential, retail and office uses) on both sides of Bexar Street as well as permit the appropriate front, side and rear yard setbacks to accommodate the development.
- In 2006, the City Council recommended approval of an amendment to Planned Development District No. 730, for mixed uses. The amendment specified changes to the conditions that related to the lot coverage, lot size and yard setback requirements.
- In 2009, the City Council approved an expansion of Planned Development District No. 730 that accommodated additional properties that were acquired by the Housing Department to complete the Bexar Street Redevelopment Plan.

Zoning History:

File No.

Request, Disposition, and Date

1 .Z045-200

On June 22, 2005, the City Council approved an application and an ordinance granting a Planned Development District for mixed uses, subject to a conceptual plan and conditions, on property zoned an NC Neighborhood Commercial

Subdistrict, a CCE Community Commercial Enhanced Subdistrict and an R-5(A) Single Family Subdistrict, within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District

2. Z056-312 On December 13, 2006, the City Council recommended approval an amendment to Planned Development District No. 730 for mixed uses, subject to a conceptual plan and conditions.
3. BDA078-149 On November 19, 2008, the Board of Adjustment granted a special exception to the off-street parking regulation of 9 parking spaces at 5203 Bexar Street.
4. Z089-175 On June 24, 2009, the City Council approved an ordinance granting an amendment to Planned Development District No. 730 for mixed uses, subject to a development plan and conditions
5. Z112-257 On June 7, 2012, the City Plan Commission authorized a public hearing to determine the proper zoning on property zoned Planned Development District No. 730, and an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict with deed restrictions both within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District
6. Z112-273 On October 10, 2012, the City Council approved the creation of a new Tract within Planned Development District No. 730 for mixed uses on the southwest corner of Bexar Street and Hooper Street. The purpose of this request was to permit the construction of a police substation.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Hooper Street	Minor Arterial	40'
Bexar Street	Minor Arterial	Variable

Land Use:

	Zoning	Land Use
Site	PD 595, R-5(A)	Vacant Land
Northeast	PD 730	Mixed Use: Retail & Residential
Southeast	PD 730	Townhomes
Southwest	PD 595, Tract 1B	Government, Police Station
Northwest	PD 595, R-5(A)	Vacant Land

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in the Residential Neighborhood building block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. Neighborhood "pocket parks" provide open space for families. Individual lot size, front yard and side yard setbacks, garage orientation and scale of the home vary from neighborhood to neighborhood. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cut through traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

The applicant's request is in compliance with the goals and policies in the *forwardDallas! Comprehensive Plan*.

NEIGHBORHOOD ELEMENT**GOAL 7.1** Promote vibrant and viable neighborhoods

- Policy 7.1.3 Encourage a sense of community and identity
- Policy 7.1.4 Promote clean and safe neighborhoods.

Policy 7.1.5 Provide public infrastructure to support neighborhoods.

Policy 7.1.6 Follow a consistent neighborhood planning framework.

Policy 7.1.5.2 Encourage neighborhood-serving office, retail, or other nonresidential uses to locate primarily on significant roads or at key intersections.

Area Plans:

Over the past decade, South Dallas has seen development spearheaded by the City of Dallas concentrating in a variety of different locations. One major example is the Bexar Street Corridor, where the subject site is located. The city of Dallas has embraced a multi-faceted redevelopment approach for the area that calls for community development, partnerships with major stakeholders, and the streamlining of public investment and city resources. This approach created continuity for future land use by creating a framework for future development that calls for a concentration of mixed uses and higher densities in conjunction with a pedestrian orientation along Bexar Street.

Depicted in the South Dallas Ideal/Rochester Park Neighborhood Investment Program (NIP) Community Revitalization Plan (CRP) is the vision for Bexar Street Corridor which lays the groundwork for future and more detailed planning within what is considered as the Ideal/Rochester Park NIP target area. The CRP lists 10 major goals that are intended to be addressed by the city's efforts. These goals are:

Goal 1: Improve the quality of housing

Goal 2: Improve the quality of public infrastructure and public facilities

Goal 3: Facilitate and promote economic development opportunities for existing residents and businesses

Goal 4: Strengthen linkages between land use and transportation

Goal 5: Improve public safety

Goal 6: Leverage resources for strategic neighborhood investments

Goal 7: Assemble vacant tax delinquent land for redevelopment

Goal 8: Stimulate and attract neighborhood investments

Goal 9: Address neighborhood blight through coordinated code compliance and enforcement

Goal 10: Foster community-wide participation in redevelopment processes

By allowing for this Planned Development District, the project will serve as an economic catalyst for redevelopment that addresses goals 1 through 8 and 10.

STAFF ANALYSIS:

Land Use Compatibility:

The subject site is under 0.5 acres and comprises vacant land running along a portion of Bexar Street and then southwest down Hooper street.

Currently, PD 730 has a set of development standards that allow for cohesiveness along the Bexar Street Corridor, north of CF Hawn Freeway. The development standards are subject to the same conditions applicable in the follow the NC

Neighborhood Commercial Subdistrict within PD 595. Currently out of the four properties included in the proposed subdistrict, three properties are outside of PD 730. The proposed subdistrict will extend the development standards to include the three properties outside.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
R-5(A) Single Family	20'	5' (single Family structures) 10' (all other)	No Maximum	30'	40%	Minimum lot area for residential use is: 5,000 square feet	Single Family Residential
Proposed							
PD 730	15 '	15'	15 dwelling units per acre	30'	40 %	NC Commercial Subdistrict	Residential; Retail/Personal Service Uses

Landscaping: The site will require landscaping and will not comply to Article X of the Dallas Development Code's landscape requirement to have 2 trees in the front yard of a single family residence. The site will be subject to the landscape plan-

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and has determined that the proposed request will not have a negative impact on the surrounding street system.

CPC ACTION – FEBRUARY 19, 2015

Motion: It was moved to recommend **approval** of a new tract within Planned Development District No. 730, subject to a development plan and conditions on property zoned Subdistrict R-5(A) within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District and Planned Development District No. 730 on the northwest line of Hooper Street, west of Bexar Street.

Maker: Bagley
Second: Emmons
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene,
Schultz, Murphy, Ridley, Abtahi

Against: 0
Absent: 1 - Peadon
Vacancy: 0

Notices: Area: 500 Mailed: 135
Replies: For: 8 Against: 0

Speakers: For (Did not speak): Rick Guerrero, 4210 Junius St., Dallas, TX,
75246
Against: None

Partners/Principals/Officers:

EDCO, Board of Directors and Officers

David McQuaid, Chair

Janie Autz, Secretary & Chair of Nominating Committee

Lynn Vogt, Vice-Chair

Wayne Smith, Treasurer, Vice Chair & Chair of Audit Committee

Janie Autz, Member

Jo Blount, Member

Hasani Burton, Member

Leah Byrd, Member

Anna Hill, Member

Joanna Hampton, Member

David McQuaid, Member

Johan Minervini, Member

Wayne Smith, Member

Lynn Vogt, Member

Polly Weidenkopf, Member

Proposed CPC Conditions:

ARTICLE 730.

PD 730.

SEC. 51P-730.101. LEGISLATIVE HISTORY.

PD 730 was established by Ordinance No. 26037, passed by the Dallas City Council on June 22, 2005. (Ord. 26037)

SEC. 51P-730.102. PROPERTY LOCATION AND SIZE.

PD 730 is established on property located on both sides of Bexar Street, between Brigham Lane and C.F. Hawn Freeway, and generally bounded by Macon Street, Stark Avenue, and Hooper Street on the southwest and Macon Street, Stark Avenue, Ghent Street, Hooper Street, and Anderson Street on the east. The size of PD 730 is approximately 7.64 acres. (Ord. Nos. 26037; 27580)

SEC. 51P-730.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) PARKWAY means the portion of a street right-of-way between the projected street curb and the lot line.

(2) PWT DIRECTOR means the director of public works and transportation.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a nonresidential zoning district. (Ord. 26037)

SEC. 51P-730.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 730A: conceptual plan.

(2) Exhibit 730B: Tract 1B development plan.

(3) Exhibit 730C: Tract 1B landscape plan. (Ord. 28818)

(4) Exhibit 730D: Tract 1C development plan

(5) Exhibit 730E: Tract 1C landscape plan (Ord. 28818)

SEC. 51P-730.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 730A). In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls. Tract 1A is shown on the conceptual plan. (Ord. Nos. 26037; 26524; 27580) A conceptual plan is not required for Tract 1C.

SEC. 51P-730.105. DEVELOPMENT PLAN.

(a) Except as provided in this section, a development plan for each phase of development in this district must be approved by the city plan commission before issuance of any building permit to authorize work in this district for that phase.

(b) In Tract 1B, development and use of the Property must comply with the Tract 1B development plan (Exhibit 730B). If there is a conflict between the text of this article and the Tract 1B development plan, the text of this article controls. (Ord. Nos. 26037; 28818)

SEC. 51P-730.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this district are those main uses permitted in the NC Neighborhood Commercial Subdistrict within PD 595, subject to the same conditions applicable in the NC Neighborhood Commercial Subdistrict within PD 595, as set out in Article 595, as amended. For example, a use permitted in the NC Neighborhood Commercial Subdistrict within PD 595 only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the NC Neighborhood Commercial Subdistrict within PD 595 is subject to DIR in this district; etc.

(b) The following additional main uses are permitted in this district:

(1) Residential uses.

- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Single family.

(2) Retail and personal service uses.

- Business school.
- 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.
- Nursery, garden shop, or plant sales.
- Surface parking.
- Temporary retail use.

(3) Utility and public service uses.

- Police station. *[Tract 1B only.]*
 - Utility or government installation other than listed. *[Tract 1B only.]*
- (Ord. Nos. 26037; 28818)

SEC. 51P-730.107. 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. (Ord. 26037)

SEC. 51P-730.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the NC Neighborhood Commercial Subdistrict within PD 595 apply in this district.

(b) Front, side and rear yard.

(1) Except as provided in this subsection, no minimum front, side, or rear yard.

(2) No minimum setback for enclosed parking spaces where automatic garage door openers are installed.

(3) Any structure exceeding 15 feet in height must be set back a minimum of 15 feet where adjacent to a single family district or a single family subdistrict within PD 595 (a "residential district"). If an alley separates a structure from a residential district, the residential district is considered adjacent to the structure. If a street separates a structure from a residential district, the residential district is not considered adjacent to the structure.

(c) Dwelling unit density. Maximum dwelling unit density is 15 units per acre except as provided in this paragraph. In Tract 1C, a maximum of 8 dwelling units are permitted.

(d) Floor area ratio. Maximum floor area ratio is:

(1) 0.7 for retail uses;

(2) 1.0 for residential uses;

(3) 1.5 for office uses; and

(4) 1.5 for all uses combined.

(e) Height.

(1) In general.

(A) Maximum height. Except as provided in this subsection for Tract 1A, maximum structure height is 36 feet, unless further restricted under Subparagraph B.

(B) Residential proximity slope. Except in Tract 1A, if any portion of a structure is over 30 feet in height, that portion may not be located above a 1-to-3 residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(2) Tract 1A.

(A) In Tract 1A, maximum structure height is 50 feet.

(B) The height limitations imposed by district regulations related to a residential proximity slope do not apply in Tract 1A. Uses in Tract 1A shall not impose a height restriction based on a residential proximity slope in another zoning district.

(f) Lot coverage.

(1) Except as provided in this section, maximum lot coverage is 75 percent.

(2) In Tract 1B, maximum lot coverage is 25 percent.

(3) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. Minimum lot size is:

(1) 1,500 square feet for single family structures; and

(2) 6,000 square feet for duplex structures.

(h) Stories. Maximum number of stories above grade is three.

(i) Single family structure spacing. A minimum separation of 15 feet must be provided between each group of 10 single family structures. (Ord. Nos. 26037; 26524; 28818)

SEC. 51P-730.109.

OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Maneuvering of a vehicle is permitted in the public right-of-way when parking or leaving a required parking space.

(b) Retail and personal service uses.

(1) For a restaurant use, one space per 150 square feet of floor area is required.

(2) For all other retail and personal service uses, one space per 200 square feet of floor area is required.

(c) Utility or government installation other than listed. One space per 250 square feet of floor area is required.

(d) On-street parking. On-street parking spaces adjacent to a building site may be credited towards the off-street parking requirements of uses on the building site, even if the parking, backing, or maneuvering must be performed in the public right-of-way. On-street parking spaces must be striped in accordance with standard city specifications for off-street parking spaces.

(1) One head-in parking space may be credited for each nine feet of frontage of the building site. Angled head-in parking must be angled more than 60 degrees but less than 90 degrees to the curb. The closest point of any angled head-in parking space may not be located closer than 10 feet to any perpendicular (90 degree) head-in parking space.

(2) One parallel parking space may be credited for each 22 feet of frontage of the building site.

(e) Parking screening. The owner of off-street parking must provide screening in accordance with Section 51A-4.301(f) to separate the parking from a contiguous residential subdistrict. If an alley separates a parking area from a residential subdistrict, the residential subdistrict is considered contiguous to the parking area. If a street separates a parking area from a residential subdistrict, the residential subdistrict is not considered contiguous to the parking area. Screening may be provided in the public right-of-way subject to license requirements for improvements in the right-of-way. (Ord. Nos. 26037; 28818)

SEC. 51P-730.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 26037)

SEC. 51P-730.111. LANDSCAPING.

(a) Landscape plan.

(1) Except as provided in this subsection, a landscape plan must be submitted with the development plan for each phase of development and approved by the city plan commission before issuance of a building permit.

(A) Landscaping must be provided in accordance with Article X, except that the city plan commission may approve a landscape plan that does not strictly comply with Article X if:

(i) strict compliance with the requirements of Article X will unreasonably burden the use of the Property; and

(ii) the landscaping as shown on the landscaping plan will not adversely affect neighboring property.

(B) In determining whether to approve a landscape plan that does not strictly comply with Article X, the city plan commission shall consider the following factors:

- (i) The extent to which there is residential adjacency.
- (ii) The topography of the site.
- (iii) The extent to which landscaping exists for which no credit is given under Article X.
- (iv) The extent to which other existing or proposed amenities will compensate for the reduction of landscaping.

(2) In Tract 1B, landscaping must be provided as shown on the Tract 1B landscape plan (Exhibit 730C). If there is a conflict between the text of this article and the Tract 1B landscape plan, the text of this article controls.

(b) Parkway landscape license.

(1) The city council hereby grants a revocable, non-exclusive license to the owners, or, with the written consent of the owner, to the tenants ("property owner") of all property in this district for the exclusive purpose of authorizing placement of street trees and related irrigation in the Bexar Street parkway. 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 the Dallas Building Code, or Subsection (c) of this section. This private license does not terminate at the end of any specific time period, however, the city council reserves the right to terminate this private license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession whenever it is its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the PWT director.

(2) A property owner is not required to comply with any street tree requirement to the extent that compliance is made impossible due to the city council's revocation of the license granted under this subsection.

(3) Upon the installation of street trees and related irrigation systems in the public right-of-way, the property owner shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the license granted herein, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an "occurrence" basis and the city shall be named as additional insured. Proof of the insurance required by this subsection shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall provide for 30 days prior written notice to the office of risk management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent it is covered by this liability insurance policy.

(4) Each property owner shall be responsible for maintaining the street trees and related irrigation in good repair and condition, keeping the licensed area safe, and refraining from any act or omission that would cause the licensed area to deteriorate in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the street trees and related irrigation.

(5) The granting of a license for street trees and related amenities under this subsection does not release the property owner for liability in the installation or maintenance of trees, landscaping, and related irrigation in the public right-of-way.

(c) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees or related irrigation in the parkway. An application for a parkway landscape permit must be made to the PWT director 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 PWT director and accompanied by plans or drawings showing the area of the parkway affected and the planting and related irrigation proposed.

(2) Upon receipt of the application and any required fees, the PWT 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 PWT director determines that the construction and planting or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the PWT director shall issue a parkway landscape permit to the property owner; otherwise, the PWT director shall deny the permit.

(3) A property owner is not required to comply with any street tree requirement to the extent that compliance is made impossible due to the PWT director's denial or revocation of a parkway landscape permit.

(4) A parkway landscape permit issued by the PWT 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 permit is inconsistent with or unreasonably impairs the public use of the right-of-way. Upon revocation of the parkway landscape permit by the PWT director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the PWT director.

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or related irrigation in the public right-of-way.

(d) In general. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 26037; 28818)

SEC. 51P-730.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 26037)

SEC. 51P-730.113. ALLEY ACCESS.

Vehicular access is permitted to and from the Property from a residential alley. (Ord. 26037)

SEC. 51P-730.114. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 26037)

SEC. 51P-730.115. COMPLIANCE WITH CONDITIONS.

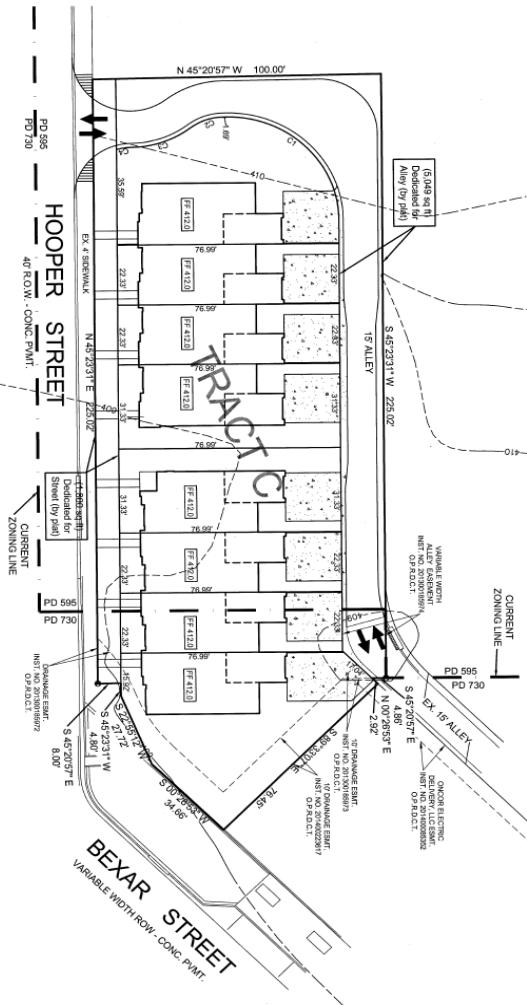
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the PWT director.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 26037)

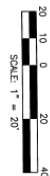
Proposed Development Plan:

LINE	DATA	LENGTH	PERCENT	PERCENT	PERCENT
C1	10'00"00"	10.00'	10.00%	10.00%	10.00%
C2	10'00"00"	10.00'	10.00%	10.00%	10.00%
C3	10'00"00"	10.00'	10.00%	10.00%	10.00%
C4	10'00"00"	10.00'	10.00%	10.00%	10.00%

LEGEND
INGRESS
EX. 2' COUNTER INTERVALS
PROPOSED CONCRETE PAVT.
B.L.
TOP OF SIDEWALK
FF
FINISHED FLOOR



ZONING MAP NO. L-8
IMPERVIOUS AREA:
LOT 31A: 1,485sf
LOT 31B: 1,375sf
LOT 31C: 1,375sf
LOT 31D: 1,375sf
LOT 31E: 1,401sf
LOT 31F: 1,375sf
LOT 31G: 1,375sf
LOT 31H: 1,375sf

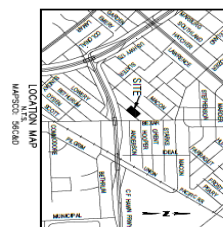
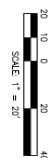
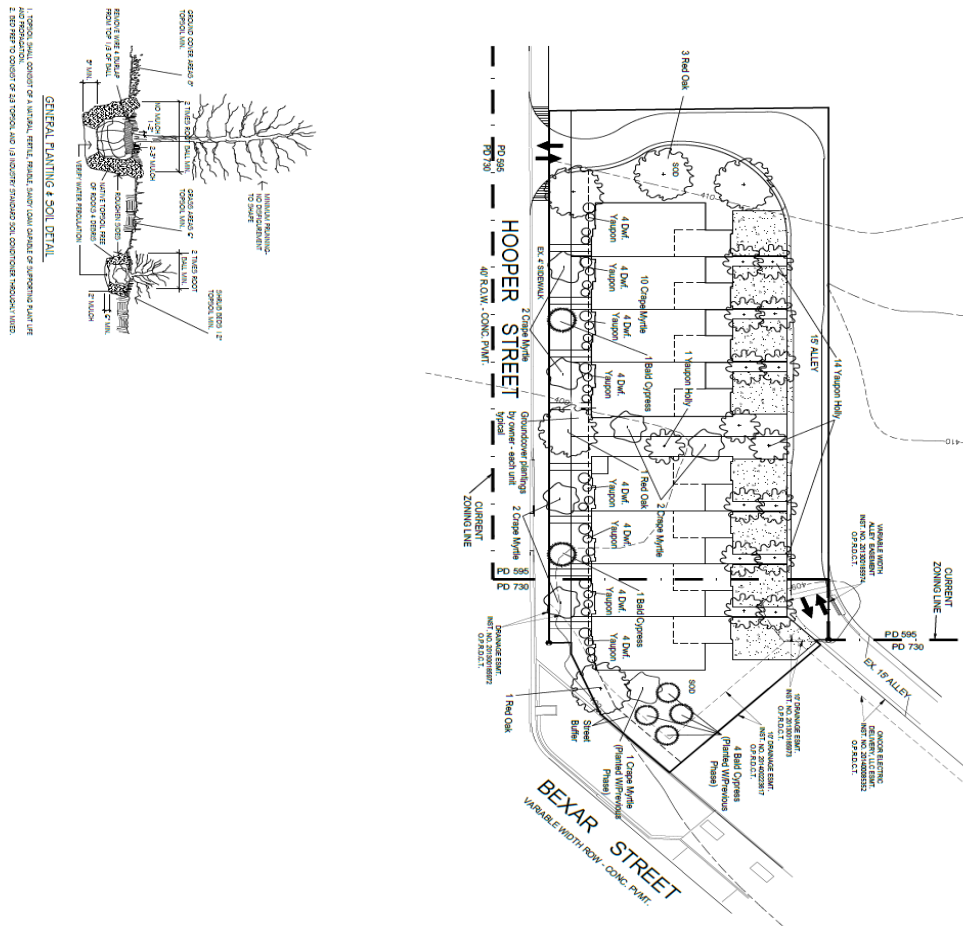


- NOTES:
- 1) TRACT C TO BE APPROVED AS PART OF THE AMENDMENT FOR PD 730
 - 2) REVISED PLANS TO BE APPROVED BY CPC


ADDRESSES INCLUDED
IN DEVELOPMENT:
2445 HOOPER STREET
2447 HOOPER STREET
2451 HOOPER STREET
2453 HOOPER STREET
2455 HOOPER STREET

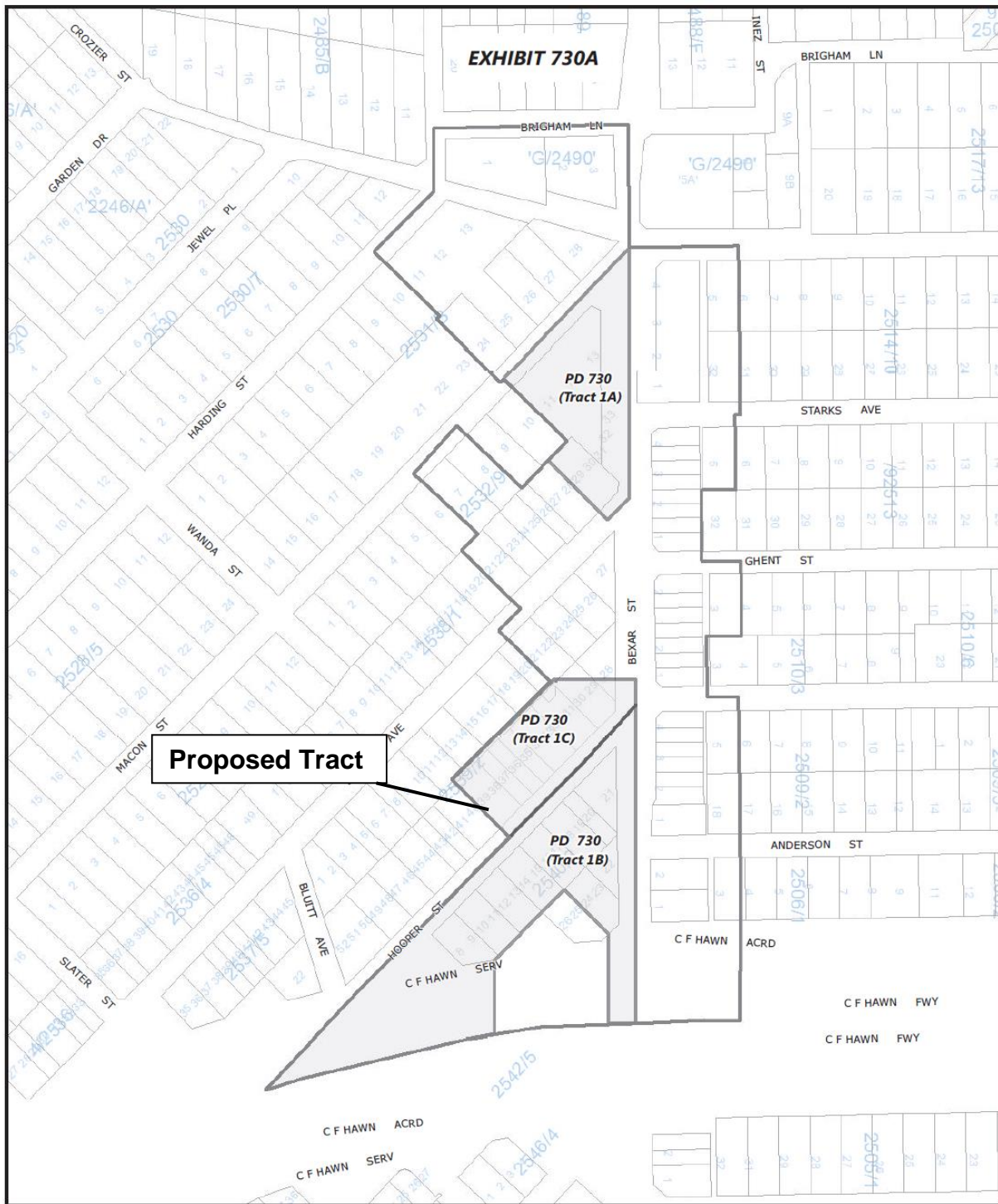
ZONING CASE NO. Z145-119	
DEVELOPMENT PLAN	
BEXAR STREET NORTH TOWNHOMES NO. 5	
Lots 31A-34, Block 22539	
OUT OF THE	
J.M. CROCKETT SURVEY, AREA 353	
ENGINEERING	
DAYTON MCDONALD ENGINEERING, LLC	
(Tex. Reg. No. F-486)	
TEL: 214-373-1180 • FAX: 214-373-6580	
DALLAS, TEXAS 75209	
DESIGNED	DATE
BY	DATE
CHECKED	DATE
APPROVED	DATE
SHEET NO. 1 OF 1	

Proposed Landscape Plan:



SEE ATTACHMENT:
 TREE SHEET 1 OF 2 FOR TREE MITIGATION
 SITE TREES: 18,441/400=
 REQUIRED: 5
 PROVIDED: 22
 STREET TREES:
 REQUIRED: 350/20=6
 PROVIDED: 11
 IRRIGATION WATER:
 A PLANT MATERIAL USED TO COMPLY WITH LANDSCAPE
 REQUIREMENTS WILL BE REPLACED BY HOSE BIB WITHIN 10'

NO.	BY	DATE	DESCRIPTION
LANDSCAPE PLAN			
BEXAR STREET, NORTH TOWNHOMES NO. 5			
Lot# 314-584 Block 2235 OUT OF THE J.M. CROCKETT SURVEY, ASST# 353			
			
THE CITY OF KANSAS CITY, MISSOURI 3519 WILKS STREET DULAS, TEXAS 75001 Tel 714-371-6580 E-MAIL: cityofkansascity-engineering@cityofkansascity.com			
DESIGNED	DRAWN	DATE	PROJECT #
DATE	DATE	DATE	DATE
12/20/14	08/01/15	08/01/15	2 of 2

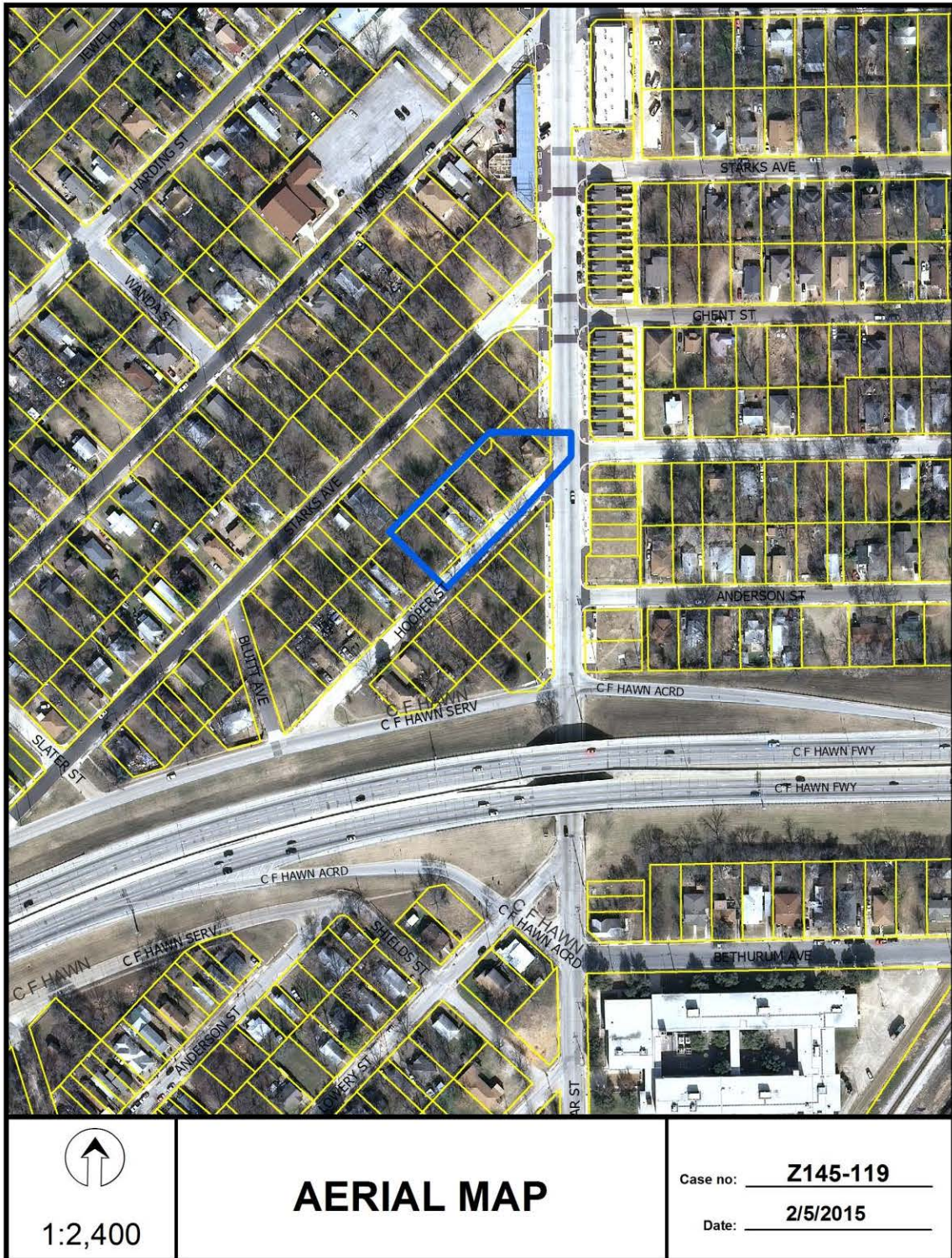


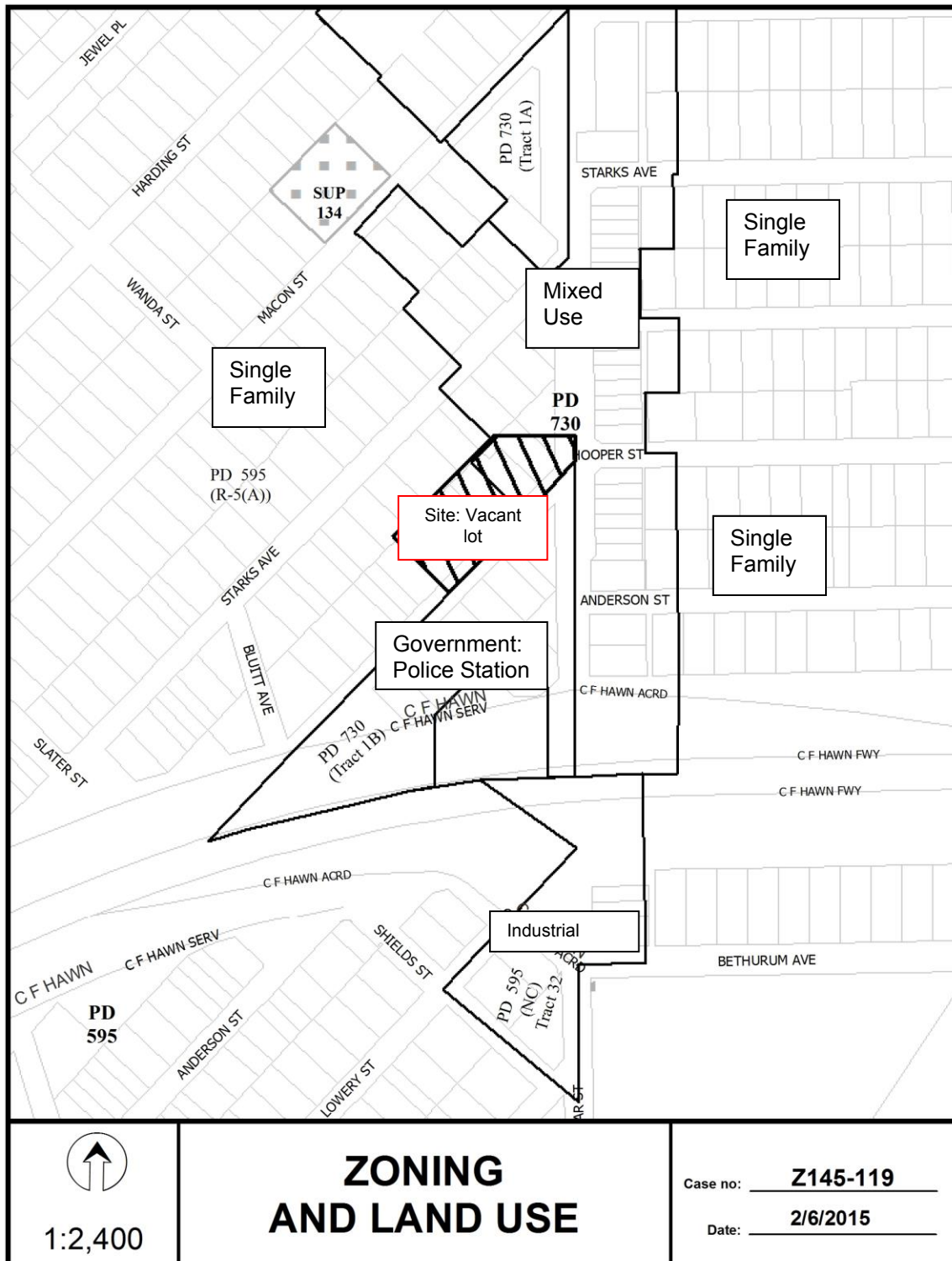
1:2,400

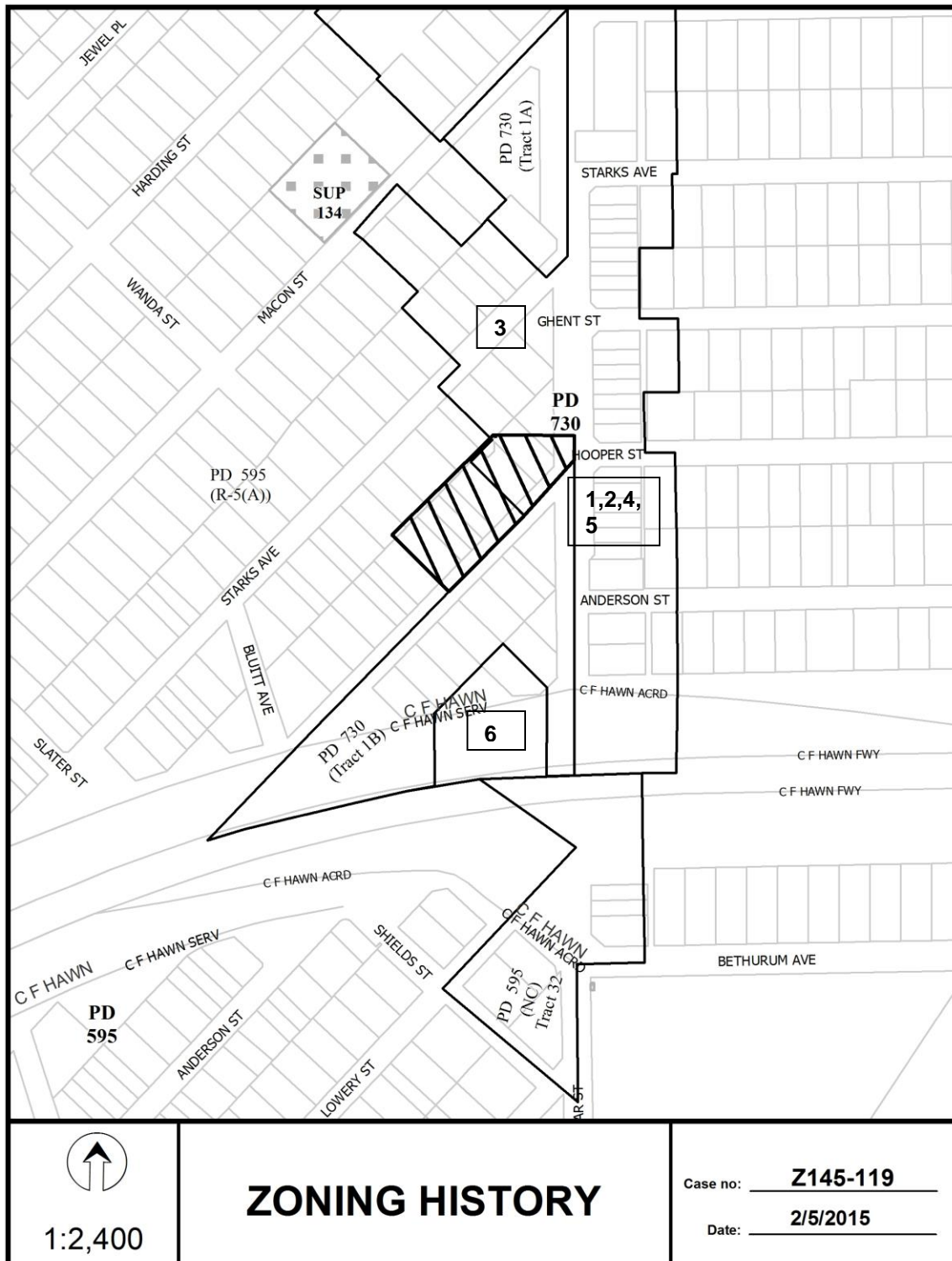
PD 730 TRACT MAP (Contains 3 Tracts)
Tracts 1A, 1B, 1C

Z145-119











02/18/2015

Reply List of Property Owners***Z145-119******135 Property Owners Notified******8 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2420 STARKS AVE	WHITE'S TEMPLE CHURCH
	2	2424 STARKS AVE	WHITE JOE B
	3	2430 STARKS AVE	SMITH ANGELA
O	4	2434 STARKS AVE	EAST DALLAS COMMUNITY ORGANIZATION
O	5	2440 STARKS AVE	EAST DALLAS COMMUNITY
O	6	5329 BEXAR ST	EAST DALLAS COMMUNITY ORG
O	7	5333 BEXAR ST	EAST DALLAS COMMUNITY ORGANIZATION INC
O	8	2445 HOOPER ST	EAST DALLAS COMMUNITY ORGANIZATION
O	9	2439 HOOPER ST	EAST DALLAS COMMUNITY ORGANIZATION
	10	2610 ANDERSON ST	SHIELDS MARK & MARY ROSE
	11	2614 ANDERSON ST	JOHNSON ROBERT E
	12	2618 ANDERSON ST	LONDON EULA
	13	2622 ANDERSON ST	HILL MONA RAYE LIFE EST
	14	2626 ANDERSON ST	WINN LEO EST OF
	15	2600 ANDERSON ST	FIRST PENTECOSTAL CHURCH
	16	2510 HOOPER ST	RAMIREZ DENISE
	17	2518 HOOPER ST	MARTIN RONALD
	18	2522 HOOPER ST	TOPLETZ DALE
	19	2526 HOOPER ST	CUNNINGHAM LUCILLE ET AL
	20	2530 HOOPER ST	DALLAS HOUSING ACQUISITION & DEVELOPMENT CORP
	21	2633 ANDERSON ST	EDWARDS JAMES EST OF
	22	2629 ANDERSON ST	FYLES LONNIE
	23	2623 ANDERSON ST	JOHNSON BILLY
	24	2619 ANDERSON ST	WILLIAMS AARON II
	25	2615 ANDERSON ST	AFFORDABLE REALTY INC
	26	2538 HOOPER ST	WHITLEY LEONARD
	27	2542 HOOPER ST	DEHOYOS JOSE J
	28	2639 ANDERSON ST	JES JOMEL LLC
	29	2509 HOOPER ST	BURTON FREDERICA

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	30	2515 HOOPER ST	DALLAS NEIGHBORHOOD
	31	2523 HOOPER ST	SELMA VENTURES LTD
	32	2527 HOOPER ST	SANDERS DEMETRIA
	33	2531 HOOPER ST	POE EL LER
	34	2510 GHENT ST	CHURCH OF GOD
	35	2514 GHENT ST	GRIMES RONALD ET AL
	36	2518 GHENT ST	WILLIAMS WAYNE P
	37	2526 GHENT ST	DALLAS HOUSING ACQUISITION & DEV CORP
	38	2534 GHENT ST	CARRAWAY JOYCE
	39	2538 GHENT ST	JACKSON SONJA
	40	2539 HOOPER ST	SOTO CRISTINA
	41	2514 STARKS AVE	RAY FLETCHER JR ESTATE OF ET AL
	42	2518 STARKS AVE	JOHNSON GALE J EST OF
	43	2522 STARKS AVE	MIXON JACQUELINE L
	44	2526 STARKS AVE	MIXON LATONDA
	45	2535 GHENT ST	PAGE HANSIE R K
	46	2531 GHENT ST	DANIELS EVELYN
	47	2527 GHENT ST	EVANS BARBARA
	48	2523 GHENT ST	DE LA SANCHIA ANDRES
	49	2519 GHENT ST	MCCOY SEDALIA HARRIS
	50	2515 GHENT ST	ANDERSON MANDY ET AL
	51	5216 BEXAR ST	EPPERSON CYNTHIA EST OF
	52	2519 STARKS AVE	CISNEROS JOSE &
	53	2515 STARKS AVE	LEFALL CALLOWAY JR
	54	2511 STARKS AVE	KAMINSKI HOLDING INC
	55	2327 MACON ST	MCGEE LINDA R
	56	2331 MACON ST	LOPEZ JORGE G &
	57	2335 MACON ST	BROADENAX LUCY

02/18/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	2343 MACON ST	JONES WILLIE MAE
	59	2345 MACON ST	REESE ERIC
	60	2314 MACON ST	MONTGOMERY STEVIE J &
	61	2318 MACON ST	HIGH STEVE
	62	2322 MACON ST	WILLIAMS JENNIE
	63	2326 MACON ST	LUNA TERESA
	64	2330 MACON ST	PERRY SHEREE
	65	2338 MACON ST	PHILLIPS EDWARD EST OF
	66	2340 MACON ST	CHAMPION WILLIE J
	67	2346 MACON ST	MACH TEXAS LLC
	68	2401 MACON ST	ELDRIDGE MARSHA KAYE
	69	2405 MACON ST	BROUSSARD DOROTHY
	70	2411 MACON ST	BROWN ESTELLA
O	71	2404 MACON ST	EAST DALLAS COUMMUNITY ORGANIZATION INC
	72	2410 MACON ST	RUNNELS RUBY
	73	2414 MACON ST	WILSON ROSIE S
	74	2418 MACON ST	HOPKINS MICHAEL G
	75	2420 MACON ST	RAMIREZ FRANCISCO JAVIER
	76	2426 MACON ST	THOMAS IRENE
	77	2430 MACON ST	BUILDERS OF HOPE INC
	78	2434 MACON ST	EVANS MARY NELL
	79	2440 MACON ST	BURLEY ELLA L
	80	2331 STARKS AVE	HOLMES JAKE
	81	2335 STARKS AVE	KELLEY IVORY T & BETTY J
	82	2339 STARKS AVE	RAMIREZ MARIE R
	83	2341 STARKS AVE	CANTY SAMUEL
	84	2347 STARKS AVE	RUIZ DEISY &
	85	5311 BLUITT AVE	TOVAR JUAN R
	86	2328 STARKS AVE	LORDS MISSIONARY BAPTIST
	87	2332 STARKS AVE	SNEED SIDNEY L
	88	2336 STARKS AVE	SNEED JOHNNY E

02/18/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	2334 STARKS AVE	GOINS BOBBIE
	90	2340 STARKS AVE	BALL ROBERT N
	91	2407 STARKS AVE	HARVEY MARGARET FRANCES
	92	2409 STARKS AVE	BAILEY MARIA
	93	2419 STARKS AVE	VASQUEZ DALILA
	94	2425 STARKS AVE	DIRKS GLORIA J PHILLIPS
	95	2431 STARKS AVE	MCLEWIS KATHRYN I
	96	2435 STARKS AVE	NATL COUNCIL OF NEGRO WMN
	97	2441 STARKS AVE	BARBER CYNTHIA ANN SMITH
	98	2403 STARKS AVE	THOMAS RUBY M
	99	2412 STARKS AVE	PHILLIPS LEO M SR
	100	2416 STARKS AVE	PHILLIPS ELBERT &
O	101	2448 STARKS AVE	EAST DALLAS COMMUNITY
	102	2427 HOOPER ST	BISOR ROBERT
	103	2423 HOOPER ST	DANNA RICHARD A
	104	2421 HOOPER ST	MANNING DAVID
	105	2419 HOOPER ST	TAYLOR LILLIE ESTATE
	106	2413 HOOPER ST	WILLIAMS GWENDOLYN
	107	2411 HOOPER ST	WILLIAMS GWENDOLYN LOUISE
	108	2605 LOWERY ST	RUNNELS LUELLEN
	109	5402 BEXAR ST	ROMERO AMANDA C
	110	5404 BEXAR ST	EMBRY RACHEL
	111	5406 BEXAR ST	ROBINSON RITA
	112	5408 BEXAR ST	SMOTHERS RAINA
	113	5410 BEXAR ST	FRANKS ALBERT L III
	114	5412 BEXAR ST	SMITH ASHLEY
	115	5334 BEXAR ST	BURTON HASANI
	116	5332 BEXAR ST	MOTEN GROVER L &
	117	5330 BEXAR ST	SMITH DONALD
	118	5328 BEXAR ST	FADEL NABIL SAMUEL
	119	5326 BEXAR ST	MORRIS JESSIE D

02/18/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	5324 BEXAR ST	BRANCHE GARY A
	121	5322 BEXAR ST	JONES PHYLLIS S
	122	2530 STARKS AVE	KIMBLE QUENDOLYN EVETTE
	123	5316 BEXAR ST	CHAMBLISS MAXINE
	124	5314 BEXAR ST	SHEPPARD AARON
	125	5312 BEXAR ST	TYNDALL ALICIA
	126	5310 BEXAR ST	SHULER SHARAE
	127	5308 BEXAR ST	CLAYBORN MOCHELLE
	128	5306 BEXAR ST	GRIMES CHICO
	129	5304 BEXAR ST	YARRELL LARRY
	130	5302 BEXAR ST	ASKEW JUDY
	131	2427 MACON ST	RHOADES TERRACE BIBLE
	132	2445 STARKS AVE	ECOLOGICAL PROPERTIES LLC
	133	2451 STARKS AVE	ECOLOGICAL COMMUNITY BUILDERS LLC
	134	5210 BEXAR ST	KAMINSKI HOLDING INC &
	135	5203 BEXAR ST	EJIGU HAILU

AGENDA ITEM # 52

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 3

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 63 H

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a D-1 Liquor Control Overlay and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR Regional Retail District with a D Liquor Control Overlay on the southwest corner of West Ledbetter Drive and South Hampton Road

Recommendation of Staff and CPC: Approval of a D-1 Overlay; and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Z145-133(OTH)

FILE NUMBER: Z145-133(OTH)

DATE FILED: December 1, 2014

LOCATION: Southwest corner of West Ledbetter Drive and South Hampton Road

COUNCIL DISTRICT: 3

MAPSCO: 63-H

SIZE OF REQUEST: ± 0.69 acres

CENSUS TRACT: 109.04

APPLICANT/OWNER: LG Hampton SE, LLC

REPRESENTATIVE: Santos Martinez, Masterplan

REQUEST: An application for a D-1 Liquor Control Overlay and 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 an RR Regional Retail District with a D Liquor Control Overlay.

SUMMARY: The applicant proposes to build a structure to operate a motor vehicle fueling station and to sale beer and wine in conjunction with a general merchandise or food store. The property is currently undeveloped.

CPC RECOMMENDATION: Approval of a D-1 Overlay; and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: Approval of a D-1 Overlay; and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less will not impact compatibility with the surrounding land uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The sale alcoholic beverages in conjunction with the proposed general merchandise or food store will not deter or contribute to the welfare of adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The sale of alcoholic beverages is not anticipated to be a detriment. The proposed general merchandise or food store will be required to comply with Chapter 12B (Convenience Store) requirements. The purpose of regulating convenience stores is to protect the health, safety, and welfare 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. In addition, conditions and time periods for the sale of alcohol provide opportunities for continued evaluation of the site.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the proposed development complies with all applicable zoning regulations and standards. No variances or special exceptions are requested.

Surrounding Zoning History:

There have been no zoning changes in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
West Ledbetter Drive	Principal Arterial	100 feet
South Hampton Road	Principal Arterial	100 feet

STAFF ANALYSIS:**Comprehensive Plan:**

The comprehensive plan does not make a specific land use recommendation related to the request; however, the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The property is located in the “Transit Centers or Multi-Modal Corridors” Building Block. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail lines, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Of all the building blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences.

Surrounding Land Uses:

	Zoning	Land Use
Site	RR-D	Undeveloped
North	LO-3, RR, R-7.5(A), SUP No. 892	Retail, and residential uses, private school
East	RR, D	Retail
South	RR, SUP No. 1522, LO-3, IR	OE Charter school, Clinic, offices, auto service center, retail
West	RR, SUP No. 1522	Retail, OE charter school , offices

Land Use Compatibility:

The request site is in close proximity to an open-enrollment charter school located west and southwest of the request site. However, the site meets the 300-foot distance requirement from the lot where the school buildings are located. While an Alcohol Measurement Survey has been submitted, it does not accurately reflect the replatted lot lines. A new survey will be provided at the City Plan Commission briefing. Other surrounding uses are retail, clinic, offices, and auto service center.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
RR Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested renewal and determined that it will not impact the surrounding roadway system.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area. Therefore, the ± 3,029-square-foot convenience store requires 17 parking spaces, which are provided on the proposed site plan. Off-street parking and loading must be provided in accordance with Division 51A-4.200.

Landscaping:

The proposed development will provide landscaping per Article X of the Dallas Development Code.

CPC ACTION – February 5, 2015

Motion: It was moved to recommend **approval** of a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an RR Regional Retail District with a D Liquor Control Overlay on the southwest corner of West Ledbetter Drive and South Hampton Road.

Maker: Rodgers
Second: Emmons
Result: Carried: 11 to 0

For: 11 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Lavallaisaa, Tarpley, Schultz,
Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Culbreath, Bagley, Shellene, Abtahi
Vacancy: 0

Notices: Area: 200 Mailed: 16
Replies: For: 0 Against: 0

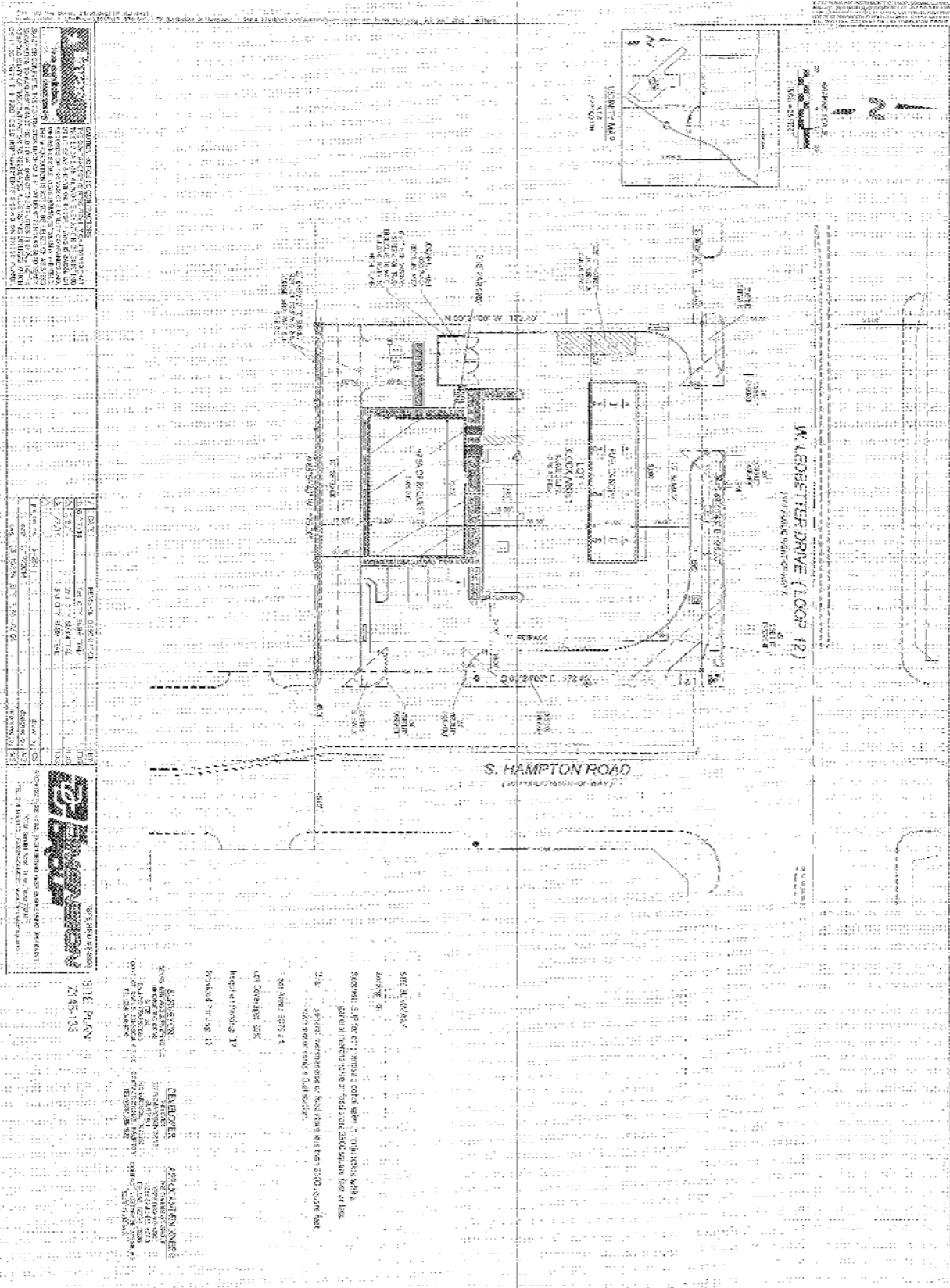
Speakers: For: None
For (Did not speak): Santos Martinez, 900 Jackson St., Dallas,
TX, 75202
Michael Hampton, 1202 Richardson Dr.,
Richardson, TX, 75080

Against: None

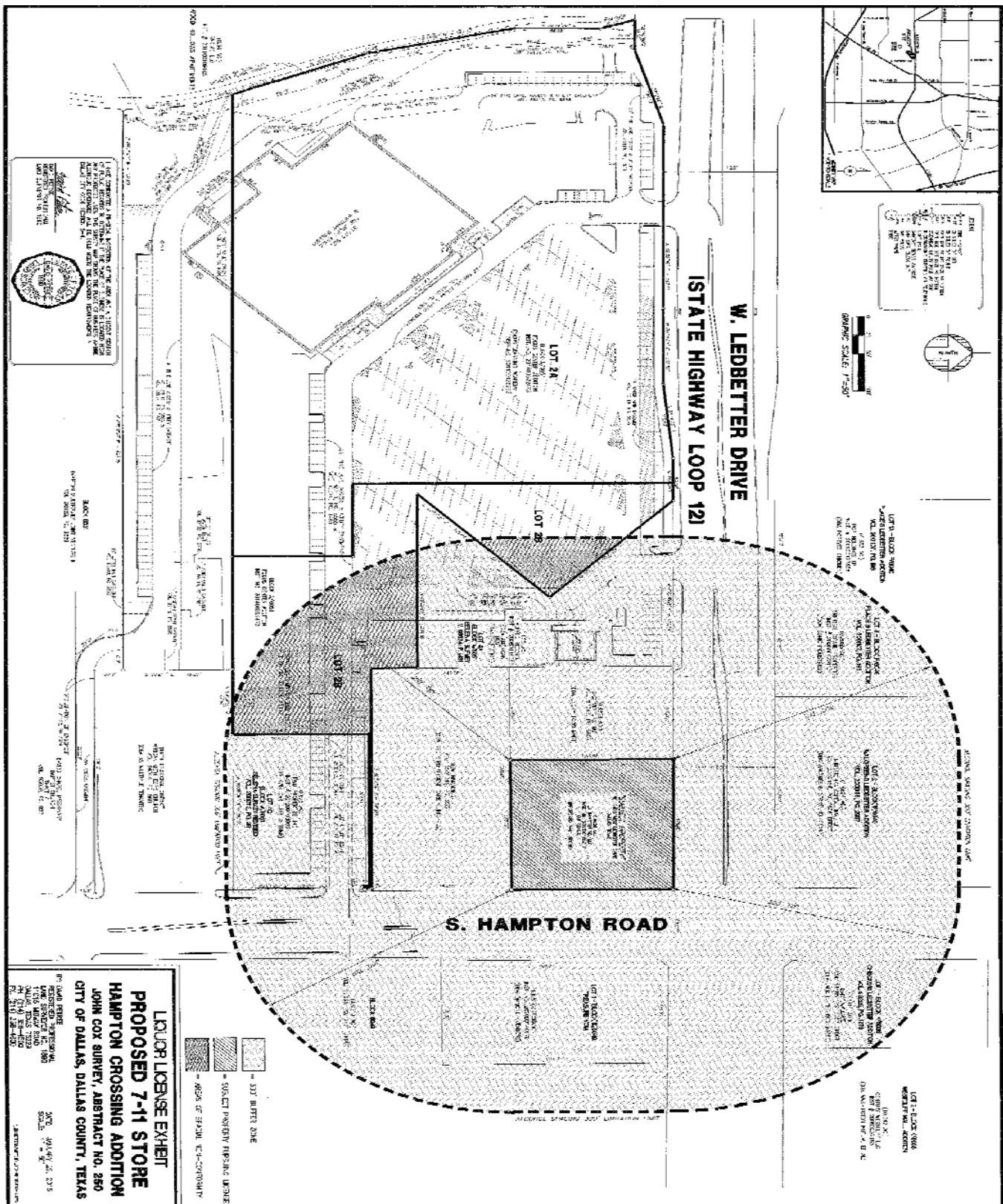
**CPC RECOMMENDED CONDITIONS
Z145-133 (OTH)**

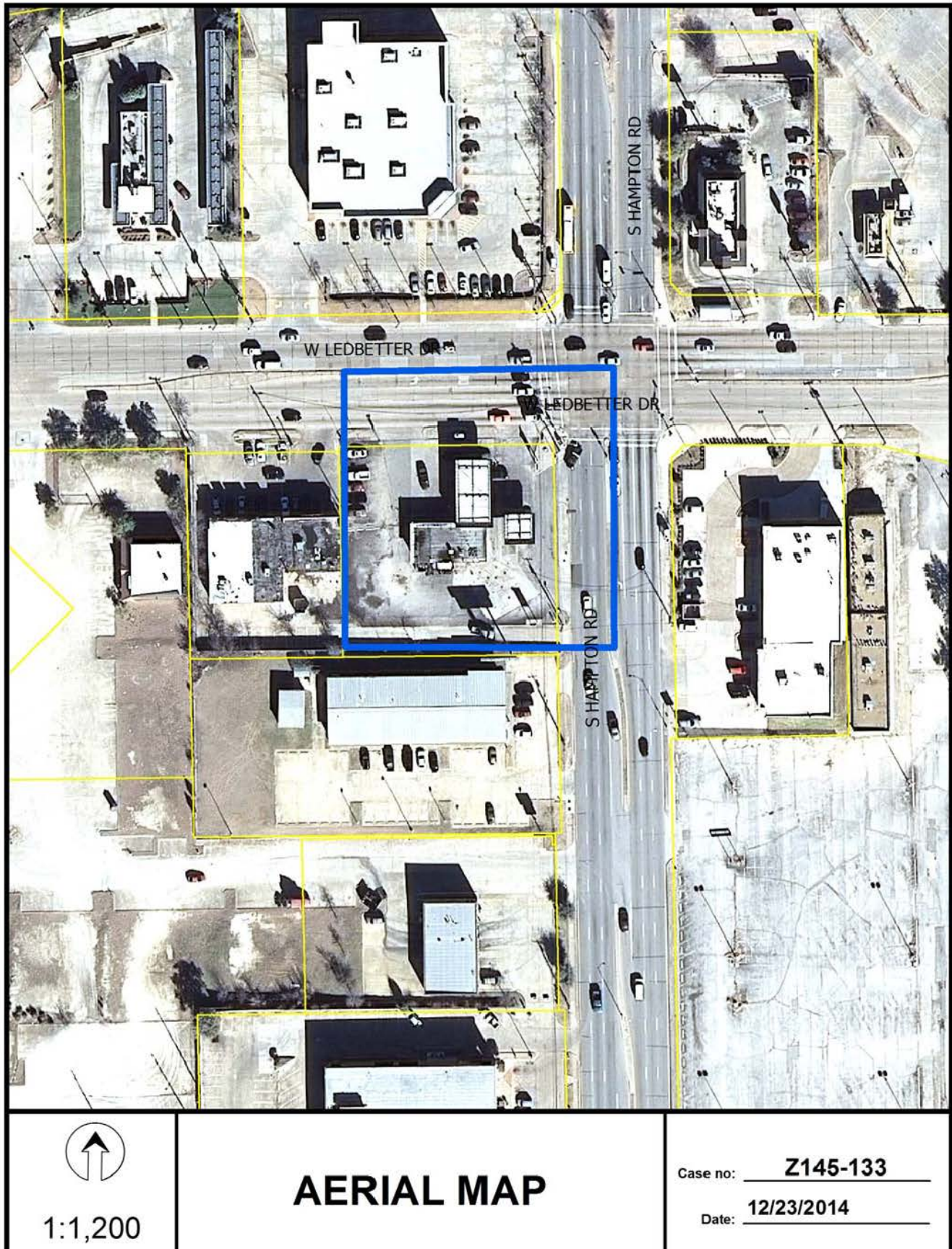
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. FLOOR AREA: The maximum floor area for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less is 3,029.
4. TIME LIMIT: This specific use permit expires on two years from the day of approval 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. 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.)
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.

Proposed Site Plan

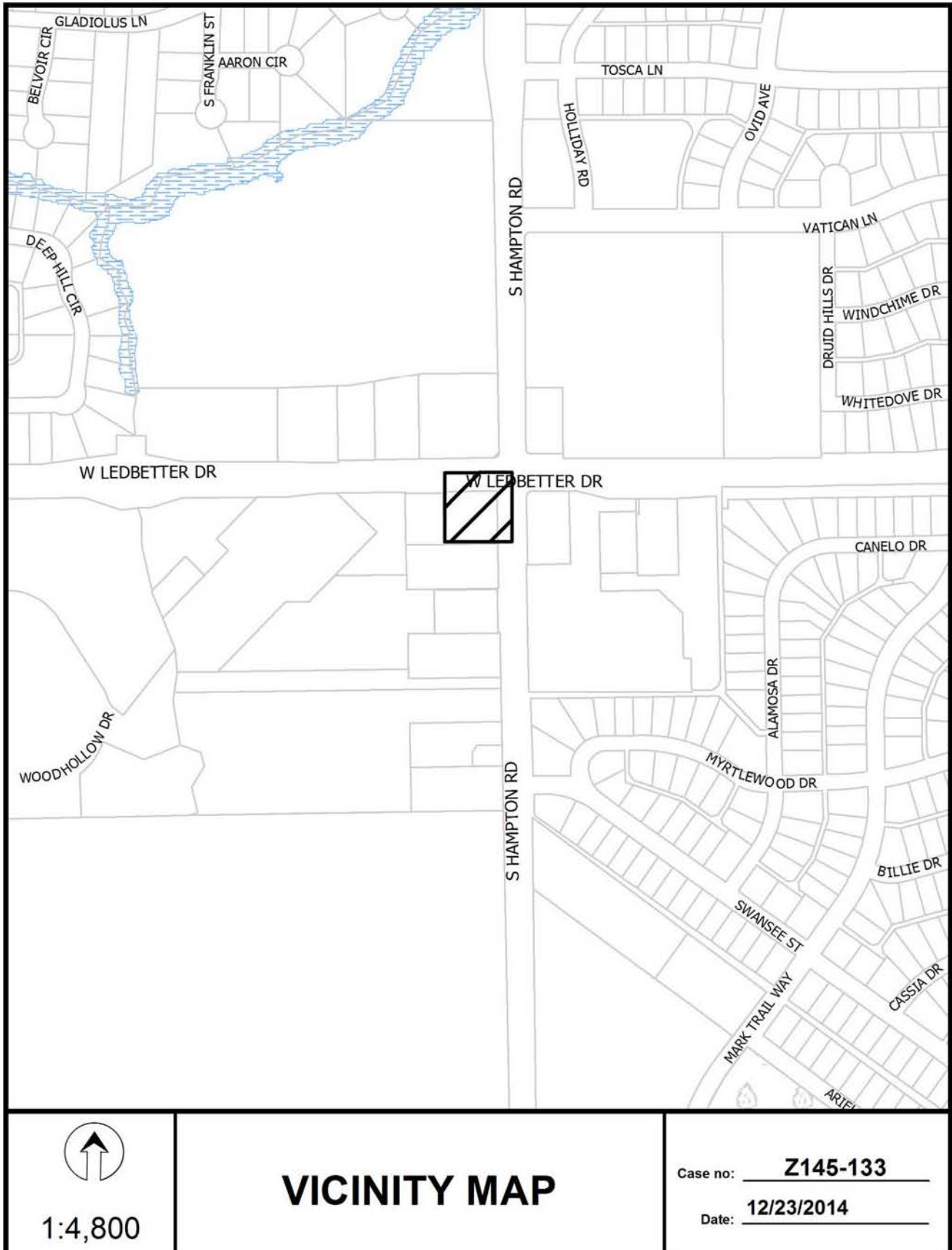


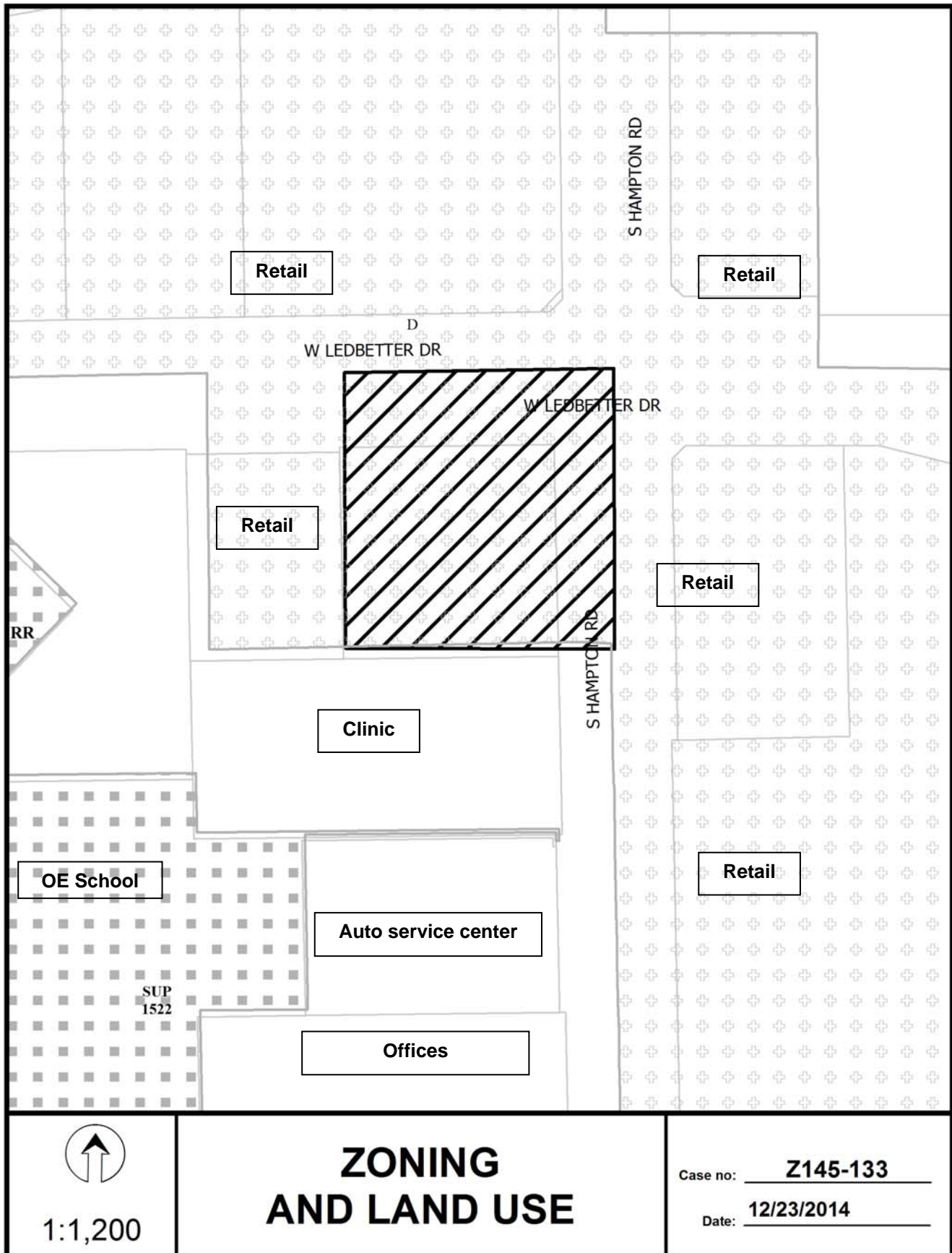
Alcohol Measurement Survey



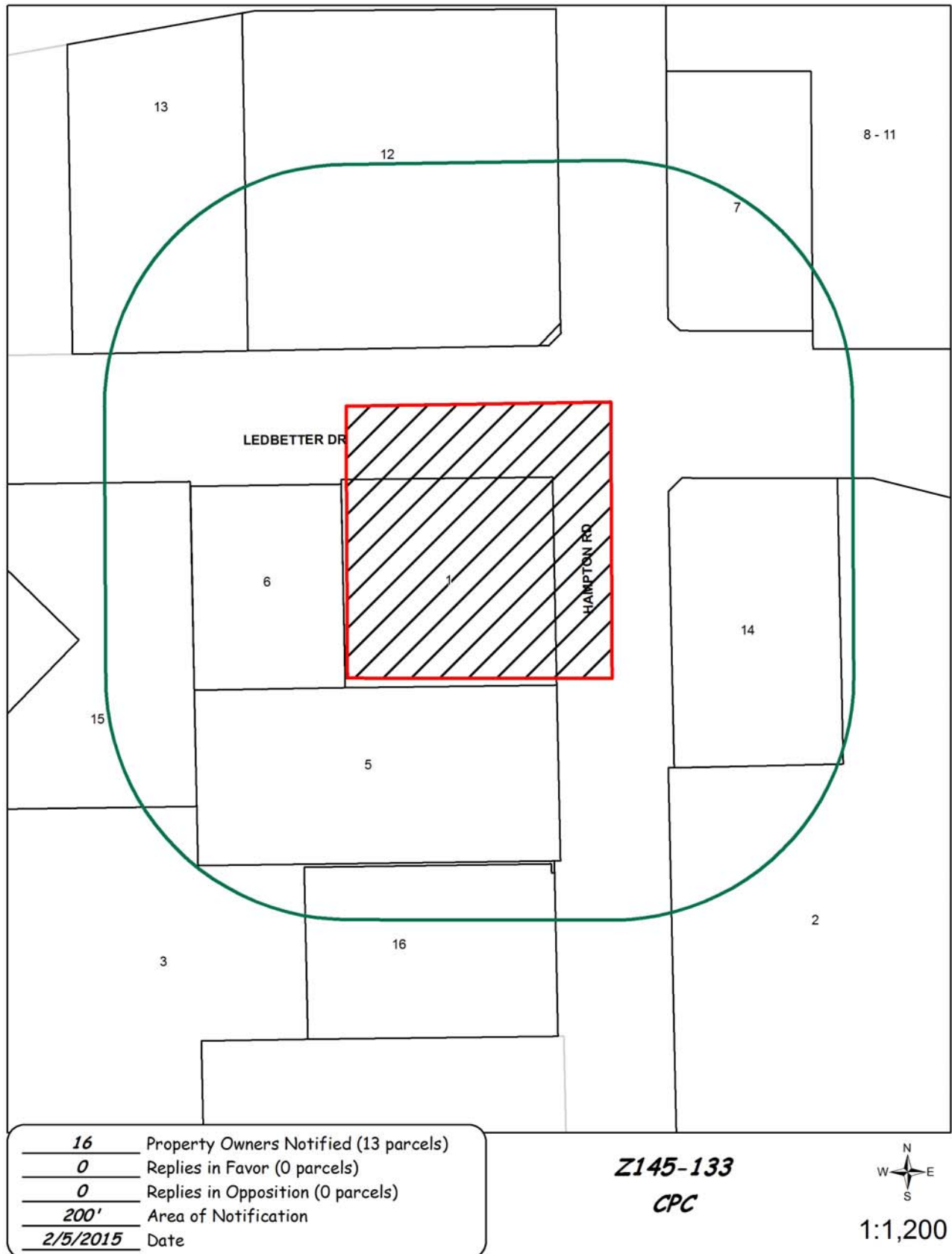


Z145-133(OTH)





CPC RESPONSES



02/04/2015

Reply List of Property Owners***Z145-133******16 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	2400 LEDBETTER DR	LG HAMPTON SE LLC
	2	4444 HAMPTON RD	FIRST NATIONWIDE POSTAL
	3	2524 LEDBETTER DR	FOCUS LEARNING ACADEMY INC
	4	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
	5	4323 HAMPTON RD	BEW FINANCING
	6	2412 LEDBETTER DR	SKC VENTURE INC
	7	2323 LEDBETTER DR	WALLACE MARY GRIFFITH
	8	2225 LEDBETTER DR	CENTURY WESTCLIFF LLC
	9	2311 LEDBETTER DR	BAIG MIKE
	10	2311 LEDBETTER DR	WASHINGTON MUTUAL
	11	2315 LEDBETTER DR	THE GROCERS SUPPLY CO INC
	12	2401 LEDBETTER DR	MINNETONKA CAPITAL INV LP
	13	2429 LEDBETTER DR	SRI REAL ESTATE PROPERTIES
	14	4344 HAMPTON RD	LBLS CORPORATION
	15	2426 LEDBETTER DR	RECORD ALFRED E
	16	4331 HAMPTON RD	F & M PROP INC

AGENDA ITEM # 53

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 1

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 44 Y

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a new Planned Development Subdistrict for a medical clinic or ambulatory surgical center on property zoned Tract 2, Subdistrict 1A of Planned Development District No. 830, the Davis Street Special Purpose District on the east side of North Bishop Avenue, north of Neches Street

Recommendation of Staff and CPC: Approval, subject to conditions

Z145-137(WE)

ACM: Ryan S. Evans**FILE NUMBER:** Z145-137(WE) **DATE FILED:** December 23, 2014**LOCATION:** East side of North Bishop Avenue, north of Neches Street**COUNCIL DISTRICT:** 1 **MAPSCO:** 44-Y**SIZE OF REQUEST:** Approx. 0.3 acres **CENSUS TRACT:** 42.01

APPLICANT / OWNER: Bombay Holdings, LLC**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates**REQUEST:** An application for a new Planned Development Subdistrict for a medical clinic or ambulatory surgical center on property zoned Tract 2, Subdistrict 1A of Planned Development District No. 830, the Davis Street Special Purpose District.**SUMMARY:** The purpose of this request is to use an existing one-story, 3,490-square-foot building for a medical office use without the mixed use project designation. The property was originally used as a medical office since 1969. In 2004, there was a zoning change that created a new Subdistrict (Subdistrict 1A) to permit office uses and remove the MURP Mixed Use Residential Project designation. The property has been vacant since the previous zoning and the applicant is requesting to permit a medical clinic or ambulatory surgical center within the existing building. PDD No. 830 currently has two sites that are designated as Subdistrict 1A, which permits by right, an office use. The new Subdistrict will permit, by right, an office use as well as the medical clinic or ambulatory surgical center.**CPC RECOMMENDATION:** Approval, subject to conditions.**STAFF RECOMMENDATION:** Approval, subject to conditions

GUIDING CRITERIA FOR RECOMMENDATION:

1. *Performance impacts upon surrounding property* – The applicant requests for a medical clinic use, should not negatively impact the surrounding area. Removing the residential component does not negatively impact the surrounding property given the scale and size of the property.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in a Urban Neighborhood Building Block. The request is in compliance with the Comprehensive Plan.

BACKGROUND INFORMATION:

- On August 11, 2010, the City Council approved Planned Development District No. 830, the Davis Street Special Purpose District.
- The building, previously used as a medical office, has been vacant for approximately one year, which has resulted in the loss of its nonconforming status.
- On March 26, 2014, the City Council approved the creation of a new Subdistrict 1A to permit by right an office use and remove the mixed use project designation to the office.

Zoning History: There have been two recent zoning cases requested in the area.

1. Z123-252 On September 11, 2013, the City Council approved the application to create a new subdistrict within Subdistrict 1 (Bishop Avenue) of Planned Development District No. 830, the Davis Street Special Purpose District, on the northwest corner of North Bishop Avenue and West 5th Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Bishop Avenue	Collector	100 ft.	100 ft.
Neches Street	Local	60 ft.	60 ft.

Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

COMPREHENSIVE PLAN:

The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site being in an Urban Neighborhood Residential Building Block. The proposed development is in compliance with the forwardDallas! Comprehensive Plan.

Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns

ECONOMIC ELEMENT

GOAL 2.1 Promote balanced growth

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

URBAN DESIGN ELEMENT

GOAL 5.2 Strengthen community and neighborhood identity

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 Establishing walk-to convenience

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	Subdistrict 1	Vacant office building
North	PDD No. 830	Single Family
South	PDD No. 830	Multifamily
East	PDD No. 830	Single Family
West	PDD No. 830	Single Family

Land Use Compatibility:

Planned Development District No. 830 was approved by City Council on August 11, 2010. In Subdistrict 1 of PDD No. 830, an office use is permitted only as part of a mixed use residential project (MURP). Pursuant to PDD No. 830, a mixed use residential project means “a development that has street-level nonresidential uses with hours of operation that are limited to 7:30 a.m. through 6:30 p.m., Monday through Saturday, and that has residential uses only above street level”. Subdistrict 1A was created in late 2013 for a property that was a vacant office building as well. Subdistrict 1A allowed for an office without a mixed use component and prohibits dumpsters.

The request site is surrounded by single-family residential homes to the north, east, south, and west.

The new Subdistrict that will allow for a medical clinic or ambulatory surgical center should not adversely impact the surrounding area since the previous use was an office. In addition, the site is located along a thoroughfare (Bishop Avenue) and the development standards and regulations within the new Subdistrict will not change, except to allow for the new use to operate on the property.

The performance standards for development will be the same as the previously approved office use. The requirements for Subdistricts 1 and 1A are attached for informational purposes. However, no changes to the requirements for Subdistrict 1A are proposed.

Due to the nature of this portion Bishop Avenue along a thoroughfare and the request site's previous use as an office, staff supports the applicant's request.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 830 Subdistrict 1A	20'- min. 25'-max	10'/10'		38' 3 stories	60%	Proximity Slope Visual Intrusion	Office, church, single family
PDD No. 830 New Subdistrict	20'- min. 25'-max	10'/10'		38' 3 stories	60%	Proximity Slope Visual Intrusion	Office, church, single family, medical clinic or ambulatory surgical center

Landscaping: Landscaping of any development will be in accordance PDD No. 830.

CPC Action – February 5, 2015

Motion: It was moved to recommend **approval** of a new Planned Development Subdistrict for a medical clinic or ambulatory surgical center, subject to conditions on property zoned Tract 2, Subdistrict 1A of Planned Development District No. 830, the Davis Street Special Purpose District on the east side of North Bishop Avenue, north of Neches Street.

Maker: Anglin
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley*, Lavallaisaa, Tarpley,
Shellene, Schultz, Murphy*, Ridley, Abtahi

Against: 0
Absent: 1 - Peadon
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 106
Replies: For: 5 Against: 1

Speakers: For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX,
75226
Against: None

LIST OF OFFICERS
BOMAY HOLDINGS, LLC

- Jeffery B. Robertson, President and sole member

CPC PROPOSED PDD CONDITIONS

ARTICLE 830.

PD 830.

SEC. 51P-830.101. LEGISLATIVE HISTORY.

PD 830 was established by Ordinance No. 27944, passed by the Dallas City Council on August 11, 2010.

SEC. 51P-830.102. PROPERTY LOCATION AND SIZE.

PD 830 is established on property located along the Bishop Avenue Corridor between Colorado Boulevard and Davis Street; property located along the Davis Street Corridor, bounded by Plymouth Road on the west and Zang Boulevard on the east; and excluding property zoned Planned Development District No. 160, Planned Development No. 340, Planned Development No. 87/Historic District 15, Conservation District No. 1, and Conservation District 7. The size of PD 830 is approximately 290.5 acres.

SEC. 51P-830.103. CREATION OF SUBDISTRICTS.

This district is divided into the following subdistricts:

- (1) Subdistricts 1, ~~and~~ 1A and 1B: Bishop Avenue.
- (2) Subdistrict 2: Subdistrict 2 is not created as part of this PD. See Conservation District No. 7 (Bishop/Eighth Street Conservation District) for the use regulations and development standards in that area.
- (3) Subdistrict 3: East Garden District and Subdistrict 3A: Bishop Arts Branch Library.
- (4) Subdistrict 4: Kidd Springs Park.
- (5) Subdistrict 5: Kings Highway Gateway.
- (6) Subdistricts 6 and 6A: Davis Corridor.
- (7) Subdistrict 7: Winnetka Heights Village.
- (8) Subdistricts 8 and 8A: West Garden District.

SEC. 51P-830.104. DEFINITIONS.

Unless otherwise stated, the definitions in Chapter 51A apply to this article. In this district:

- (1) A-FRAME SIGN means a portable detached premise sign that is hinged at the top and is made of durable, rigid materials such as wood, plastic, or metal.
- (2) ANTIQUE SHOP means an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.
- (3) ART GALLERY means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.
- (4) ATTIC STORY means that portion of a building between the top floor and the ceiling above it that is located within a roof structure.
- (5) BED AND BREAKFAST means a lodging use that has no more than five guest rooms; provides accommodations for periods not to exceed five nights; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas.
- (6) BLADE SIGN means a sign that projects perpendicularly from a main building facade and is visible from both sides.
- (7) BODY PIERCING STUDIO means a facility in which body piercing is performed. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.
- (8) BOUTIQUE HOTEL means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry.
- (9) DOOR YARD means the area between the edge of the sidewalk furthest from the street and the front building facade.
- (10) LEGACY BUILDING means a building that fronts on Davis Street or Bishop Avenue and that is listed on Exhibit "830B" or determined to be a legacy building in accordance with Section 51P-830.118.
- (11) MAJOR MODIFICATION means reconstruction, alteration, or renovation of an a single family or duplex structure that exceeds 50 percent of the structure assessed by the Dallas Central Appraisal District or any increase in the floor area of a structure if the expansion is over 50 percent of the floor area of the existing structure.
- (12) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Texas Occupation Code Chapter 455, as amended.

(13) MIXED USE DEVELOPMENT means a development that has both main residential and main nonresidential uses on the same building site.

(14) MIXED USE RESIDENTIAL PROJECT (MURP) means a development that has street-level nonresidential uses with hours of operation that are limited to 7:30 a.m. through 6:30 p.m., Monday through Saturday, and that has residential uses only above street level.

(15) OPEN SPACE means an area that is open to the public for at least eight hours each day, limited to pedestrians, is at least 80 percent open to the sky, a contiguous area of not less than 15 feet in width and 25 feet in length, and where a minimum of 25 percent of the open space area is landscaped with turf, ground cover, shrubs, trees, seasonal plantings, or a combination of these plant materials.

(16) PROJECTING SIGN means an attached sign projecting more than 12 inches from a building at an angle other than parallel to the facade.

(17) REMOTE SURFACE PARKING LOT means a nonstructural passenger-vehicle parking facility where at least 30 percent of its parking spaces are subject to remote parking agreements and where the remaining parking spaces may serve as off-site parking for a valet service that may charge a fee.

(18) RETAIL-RELATED USES means any of the following uses:

- (A) Antique shop.
- (B) Art gallery.
- (C) Dry cleaning or laundry store.
- (D) General merchandise or food store.
- (E) Nursery, garden shop, or plant sales.
- (F) Personal service uses

(19) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(20) TRANSPARENCY means the total area of windows and door openings with glass that is a percentage of the total street-level facade.

SEC. 51P-830.105. INTERPRETATIONS.

(a) Unless otherwise stated, the interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) Section 51A-2.101, "Interpretations," applies to this article.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol **[L]** appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A-4.218, "Limited Uses.")

(3) The symbol **[SUP]** appearing after a listed use means that the use is permitted by specific use permit only. ["SUP" means "specific use permit." For more information regarding specific use permits, see Section 51A-4.219, "Specific Use Permit (SUP)."]

(4) The symbol **[DIR]** appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, "Site Plan Review." ("DIR" means "development impact review." For more information regarding development impact review, see Division 51A-4.800, "Development Impact Review.")

(5) The symbol **[RAR]** appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, "Site Plan Review," a site plan must be submitted and approved in accordance with the requirements of that section. ("RAR" means "residential adjacency review." For more information regarding residential adjacency review, see Division 51A-4.800, "Development Impact Review.")

(e) If there is a conflict, the text of this article controls over any charts, exhibits, graphic displays, or maps.

(f) Subdistricts 1, 1A, 1B, 3, 4, and 8 of this district are considered to be residential zoning districts. Subdistricts 3A, 5, 6, 6A, and 7 are considered to be nonresidential zoning districts.

SEC. 51P-830.106. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 830A: Subdistrict maps.

- (2) Exhibit 830B: Legacy buildings list.
- (3) Exhibit 830C: Mixed use development parking chart.
- (4) Exhibit 830D: Subdistrict 3A building corner marker elevation.

SEC. 51P-830.107. CONCEPTUAL PLAN.

- (a) There is no conceptual plan for this district.
- (b) The Bishop/Davis Land Use and Zoning Study should be consulted for goals, objectives, policy statements, and recommendations for development of this district.

SEC. 51P-830.108. DEVELOPMENT PLAN.

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, development schedule, and landscape plan do not apply. (Ord. 27944)

SEC. 51P-830.109. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICTS 1, ~~[AND]~~ 1A AND 1B: BISHOP AVENUE.

- (a) Uses. The following uses are the only main uses permitted:

- (1) Agricultural uses.
 - Crop production.
- (2) Commercial and business service uses.
 - None permitted.
- (3) Industrial uses.
 - None permitted.
- (4) Institutional and community service uses.
 - Church.
- (5) Lodging uses.
 - None permitted.
- (6) Miscellaneous uses.
 - Temporary construction or sales office.

(7) Office uses.

-- Office. *[Permitted only as part of a MURP in Subdistrict 1. Permitted by right in Subdistrict 1A and 1B.]*

-- Medical clinic or ambulatory surgical center *[Permitted by right in Subdistrict 1B only.]*

(8) Recreation uses.

-- Private recreation center, club, or area. *[SUP]*

-- Public park, playground, or golf course.

(9) Residential uses.

-- Duplex.

-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*

-- Multifamily. *[Permitted in Subdistrict 1 only.]*

-- Retirement housing.

-- Single family.

(10) Retail and personal service uses.

-- Antique shop. *[Permitted only as part of a MURP.]*

-- Art gallery. *[Permitted only as part of a MURP.]*

-- Remote surface parking lot. *[Permitted only on a lot abutting the lot with the use being supplied with the parking under the remote parking agreement.]*

(11) Transportation uses.

-- Transit passenger shelter.

(12) Utility and public service uses.

-- Local utilities.

(13) Wholesale, distribution, and storage uses.

-- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*

-- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

(b) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are not permitted.

(c) Accessory uses.

(1) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory use is permitted by SUP only:

-- Accessory community center (private).

(3) The following accessory uses are not permitted:

-- Accessory helistop.

-- Accessory medical/infectious waste incinerator.

-- Accessory outside display of merchandise.

-- Accessory outside sales.

-- Accessory pathological waste incinerator.

(d) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations in Division 51A-4.400, "Yard, Lot, and Space Regulations." If there is a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard. Except as provided in this paragraph, minimum front yard is 20 feet and maximum front yard is 25 feet. A minimum of 75 percent of the street-facing facade must be located within the area between the minimum and maximum front yard setback. The remaining street-facing facade (25 percent) is not required to comply with the maximum front yard setback.

(2) Side yard.

(A) Except as provided in this paragraph, minimum side yard is 10 feet or 10 percent of the lot width measured at the front yard street frontage, whichever is less.

(B) For lots 50 feet in width or less and adjacent to a detached single family use, minimum side yard is five feet.

(C) No side yard is required between attached single family uses.

(3) Rear yard. Minimum rear yard is 10 feet.

(4) Density. No maximum number of dwelling units.

(5) Floor area ratio. No maximum floor area ratio.

(6) Height.

(A) Except as provided in this paragraph, maximum structure height is 38 feet. For a MURP, maximum structure height is 42 feet.

(B) Any portion of a structure over 30 feet in height may not be located above a residential proximity slope.

(i) The residential proximity slope is a plane projected upward and outward at a one-to-two rise over run from private property outside of the district that is zoned for residential uses with a density of less than 12 dwelling units per acre. An institutional use on a lot of two acres or more does not trigger the residential proximity slope.

(ii) Structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less, provided that the total projections on a building are no more than 20 percent of the building foot print.

(7) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Lot width. Maximum lot width is 150 feet.

(10) Stories. Maximum number of stories above grade is three, plus one attic story.

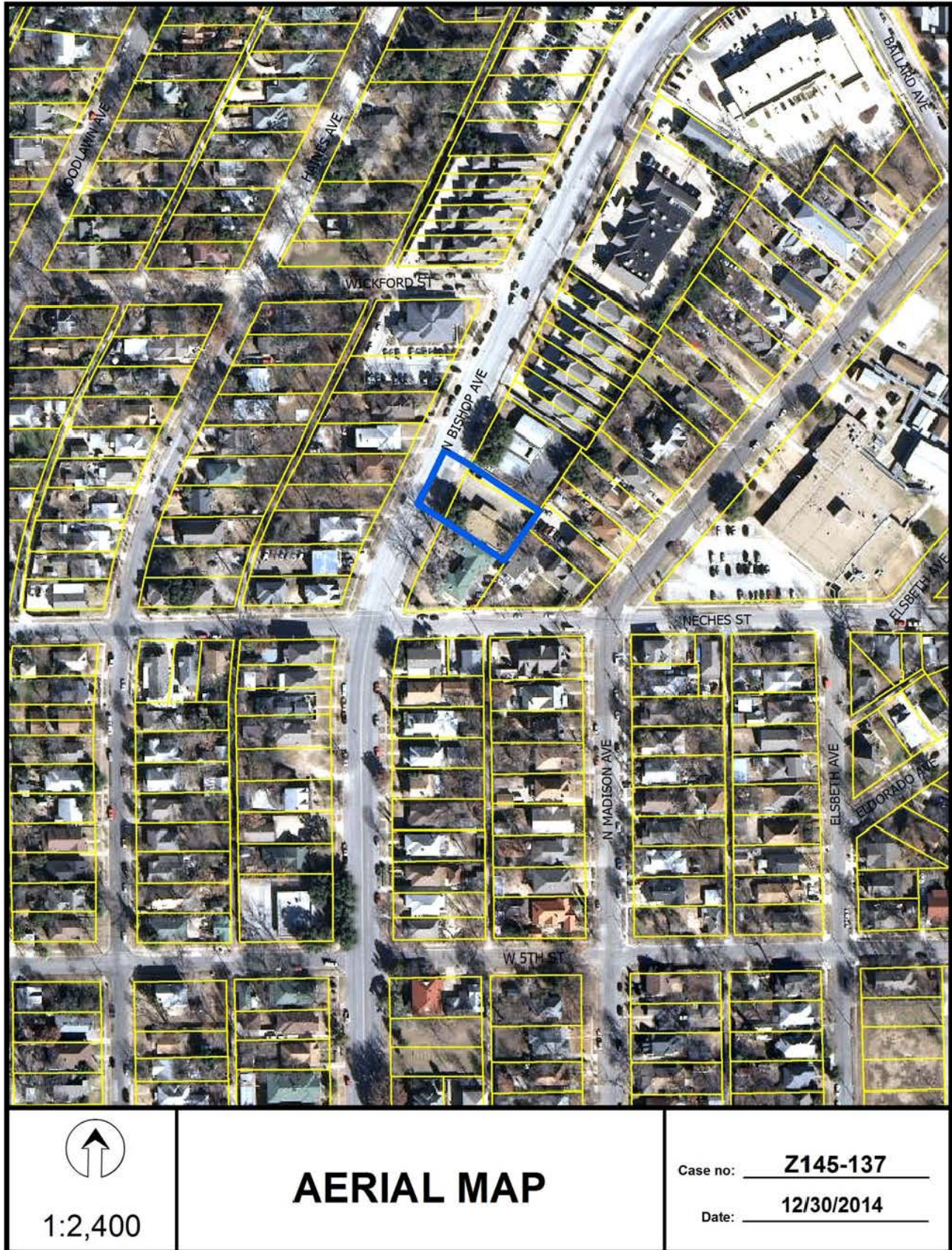
(e) Architectural design standards.

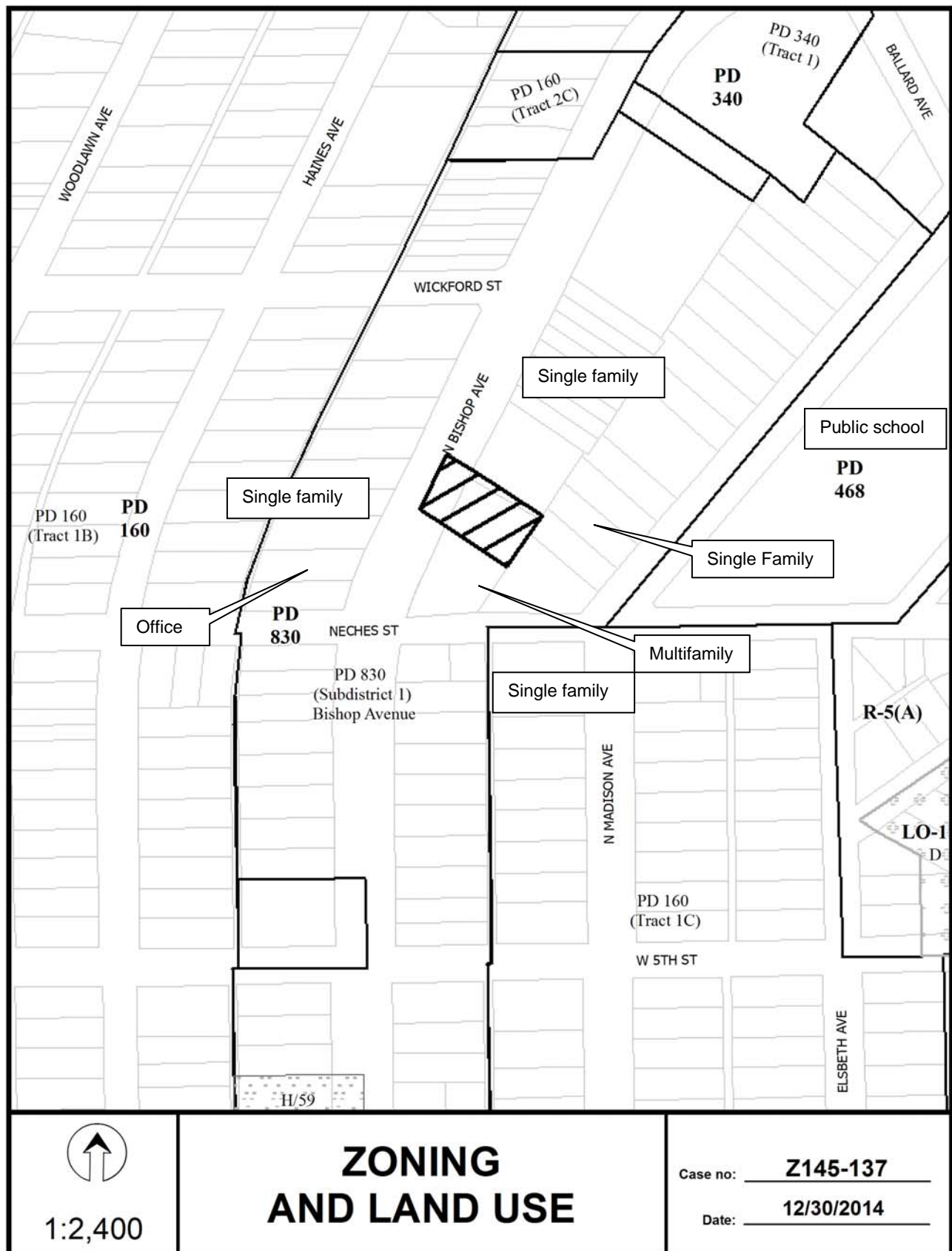
(1) Except as provided in this subsection, see Section 51P-830.122, "Architectural Design Standards."

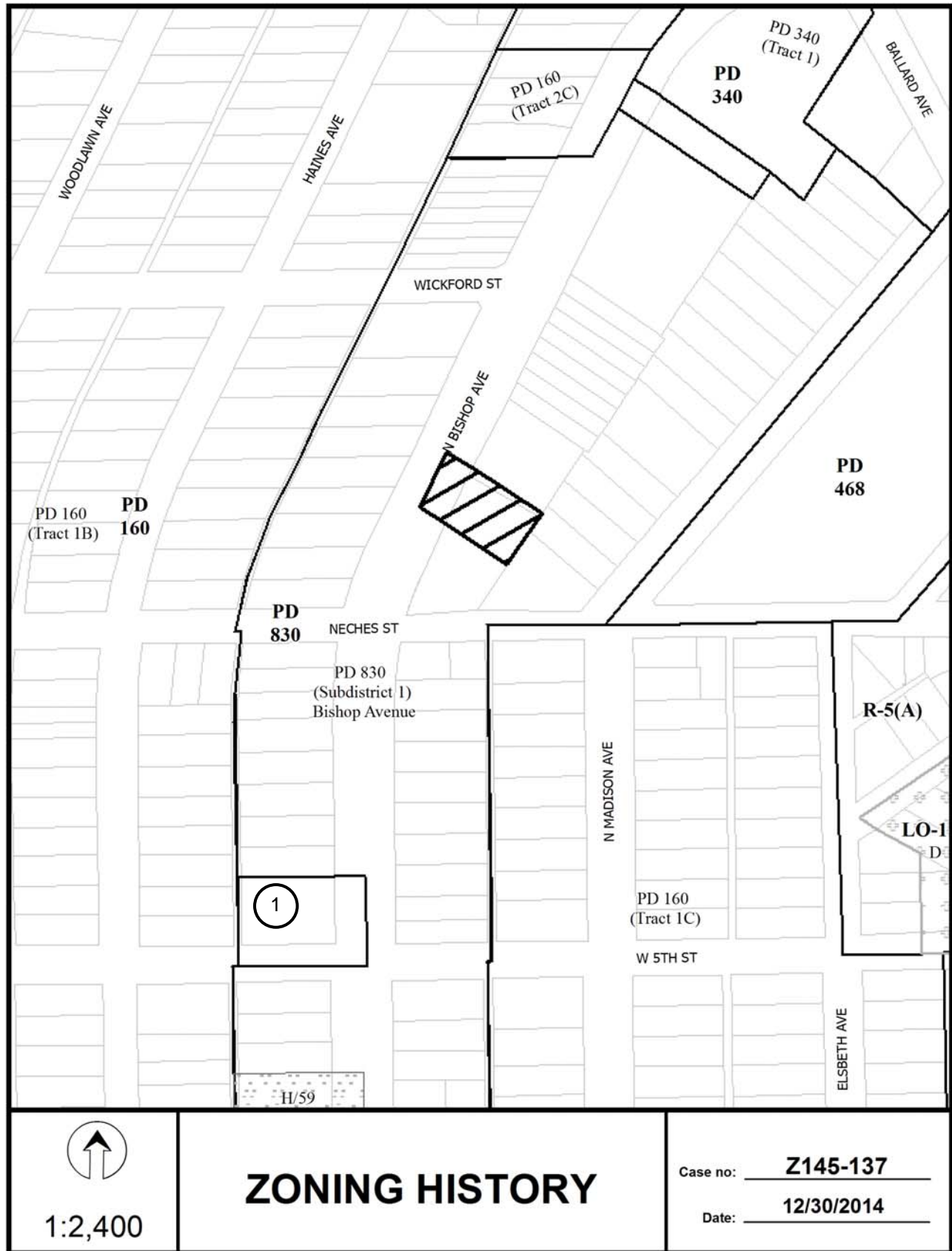
(2) Structures with street facing facades exceeding 50 feet in length must have changes in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and depth of at least eight inches.

(d) Dumpsters. Dumpsters are prohibited in Subdistricts 1A and 1B.









CPC RESPONSES



<u>106</u>	Property Owners Notified (108 parcels)
<u>5</u>	Replies in Favor (5 parcels)
<u>1</u>	Replies in Opposition (1 parcels)
<u>500'</u>	Area of Notification
<u>2/19/2015</u>	Date

Z145-137
CPC



1:2,400

Notification List of Property Owners

Z145-137

106 Property Owners Notified

5 Property Owners in Favor

1 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1114 BISHOP AVE	DEVPROP 1 LLC
	2	1122 BISHOP AVE	WILLIAMS DEBRA C M K
	3	1024 HAINES AVE	SOTO RAFAEL R
	4	1028 HAINES AVE	LEJEUNE PACIA
	5	418 NECHES ST	JUAREZ MANUEL & IRMA
	6	1034 HAINES AVE	JUAREZ DELFINA
	7	416 NECHES ST	BUSTAMANTE FRANCISCO &
	8	1035 BISHOP AVE	PETERSON JAY R
	9	1033 BISHOP AVE	MORRIS JERRETT D &
	10	1021 BISHOP AVE	BISHOP AVENUE PROPERTIES LLC
	11	1029 BISHOP AVE	BREEDING ARNITA L
	12	1023 BISHOP AVE	MULAS GERARDO
	13	1019 BISHOP AVE	RENTERIA ROMUALDO D
	14	1015 BISHOP AVE	KAVONIAN GARY D
	15	1014 BISHOP AVE	SURETHING JOSHUA
	16	1026 BISHOP AVE	HERRERA RAMIRO
	17	1018 BISHOP AVE	VELASQUEZ JOSHUA
	18	1030 BISHOP AVE	MENDOZA JESUS G SR
	19	314 NECHES ST	HERNANDEZ FRANCISCO
	20	1034 BISHOP AVE	LOPEZ REFUJO &
	21	1037 MADISON AVE	CHIBLI EMILIO
	22	1031 MADISON AVE	ROGERS LINDSEY
	23	1029 MADISON AVE	CHIBLI EMILIO & ANA
	24	1015 MADISON AVE	MARTINEZ MAURICIO
O	25	1019 MADISON AVE	SONICK LLC
	26	1013 MADISON AVE	JENNINGS JENNI D

02/18/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1012 MADISON AVE	HERNANDEZ SUZANNE
	28	1016 MADISON AVE	RANGEL JOSE DE LA LUZ
	29	1034 MADISON AVE	TOBAR SALVADOR
O	30	1036 MADISON AVE	JONISO LLC
	31	212 NECHES ST	CORDOSO ERNESTO
	32	1041 ELSBETH ST	OJEDA ISAIAS &
	33	1020 MADISON AVE	VALADEZ BENITA
	34	1037 ELSBETH ST	CARDOSO PRUDENCIO
	35	1024 MADISON AVE	HOPKINS ALAN
	36	1033 ELSBETH ST	DAVILA PEDRO R &
	37	1027 ELSBETH ST	JIMENEZ MARIA
	38	1028 MADISON AVE	DIAZ CARMEN D
	39	1023 ELSBETH ST	ALMAZAN BENITA DEL CARMEN
O	40	425 NECHES ST	GOOD SPACE INC
O	41	425 NECHES ST	GOOD SPACE INC
	42	1122 HAINES AVE	ABUNDIS FORTINO &
	43	1126 HAINES AVE	MONTERO MARTHA E
	44	1130 HAINES AVE	SCHMIDT KIRK F & CAROL A
	45	1136 HAINES AVE	ALBA RICHARD & CARMEN
	46	1138 HAINES AVE	JIMENEZ IGNACIO & ESTELA
	47	1125 BISHOP AVE	SANCHEZ ANGELA FIGUEROA
	48	1121 BISHOP AVE	ELWELL STEVEN J &
	49	1119 BISHOP AVE	PFLANZER PARTNERS LTD
	50	1113 BISHOP AVE	PFLANZER JOSEPH & EVELYN
	51	1105 BISHOP AVE	1105 NORTH BISHOP PARTNERS LLC
	52	1101 BISHOP AVE	VELEZ WALTER
	53	1135 HAINES AVE	JUAREZ CRECENCIO &
	54	1131 HAINES AVE	TUESDAY REAL ESTATE LLC
	55	1127 HAINES AVE	AGUILAR HENRY R
	56	1123 HAINES AVE	TORRES DESIDERIO A &
	57	1119 HAINES AVE	MENDEZ NICOLASA

02/18/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1113 HAINES AVE	MUNOZ JULIA
	59	1111 HAINES AVE	MORENO HECTOR A
	60	1107 HAINES AVE	IBARRA JUAN J & SOCORRO
	61	1211 HAINES AVE	ELLIOTT ANNETTE
	62	1201 HAINES AVE	WILSON PHILLIP L
	63	417 WICKFORD ST	MATYASTIK PAUL J
	64	1208 HAINES AVE	MATYASTIK PAUL J TR
	65	1219 BISHOP AVE	METHODIST HOSPITALS OF DALLAS
	66	1102 BISHOP AVE	ALBA MERCEDES
	67	1147 MADISON AVE	GARY ROLLIN F &
	68	1141 MADISON AVE	OCHOA RENE & DEBORAH
	69	1139 MADISON AVE	ALANIZ MARIA DEL R
	70	1135 MADISON AVE	JC LEASING LLP
	71	1131 MADISON AVE	NAVARRO ADAN &
	72	1125 MADISON AVE	OCHOA RENE A &
X	73	1119 MADISON AVE	LOPEZ PEDRO & BEATRIZ
	74	1115 MADISON AVE	TORRES JUAN M &
	75	1111 MADISON AVE	OCHOA JUAN S & MARTHA C
	76	1107 MADISON AVE	VILLEGAS MARY ISABEL
	77	1101 MADISON AVE	ARELLANO JULIO NAVA &
	78	1110 HAINES AVE	WONG JOHN M &
	79	1114 HAINES AVE	HERNANDEZ ERIC LEOPOLDO
	80	1118 HAINES AVE	YORK AMANDA S &
	81	1129 BISHOP AVE	VENEGAS PPTY LTD
	82	1215 BISHOP AVE	SMITH RODDIE ROBERT
	83	1211 BISHOP AVE	PALCHIK DIANA
	84	1209 BISHOP AVE	BERMAN DOUGLAS M & SUMMER M
	85	1207 BISHOP AVE	PARRISH RESTAURANTS LTD
	86	1205 BISHOP AVE	HATLEY WARREN G & KAREN
	87	1203 BISHOP AVE	EVANS MICHAEL M
	88	1144 MADISON AVE	Dallas ISD

02/18/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	1148 BISHOP AVE	SEMOS ANASTASIA K
	90	1142 BISHOP AVE	GROSS MICHELLE O
	91	1140 BISHOP AVE	CARTER BRUCE ALLEN
	92	1138 BISHOP AVE	CHIANG BOB W & EVANGELINE CHIANG
O	93	1134 BISHOP AVE	BISHOP RAY M & LINDA R
	94	1132 BISHOP AVE	DODSON CHARLES &
	95	1130 BISHOP AVE	MCCOMBS JASON & COREY
	96	1006 BISHOP AVE	FISCAL JULIO
	97	1012 BISHOP AVE	COLLIE NOEMI
	98	1016 BISHOP AVE	TODD PANSY
	99	1023 MADISON AVE	MARTINEZ JESUS
	100	1025 MADISON AVE	MARTINEZ JESUS &
	101	1139 HAINES AVE	MARALYN ANN HAMAKER
	102	1137 HAINES AVE	HAMAKER MARALYN ANN
	103	1135 BISHOP AVE	VENEGAS PPTY LTD
	104	1213 BISHOP AVE	ARCHER PHILLIP D
	105	1144 BISHOP AVE	SCHWAB CHARLES J JR
	106	1150 BISHOP AVE	OAK CLIFF LAND DEV CO

AGENDA ITEM # 54

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: March 25, 2015
COUNCIL DISTRICT(S): 8
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 76 G

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 an R-7.5(A) Single Family District on the northwest corner of Cleveland Road and Bonnie View Road

Recommendation of Staff: Approval for a three-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 three-year period, subject to a site plan and conditions

Z112-316(LHS)

FILE NUMBER: Z112-316(LHS)

DATE FILED: September 5, 2012

LOCATION: Northwest corner of Cleveland Road and Bonnie View Road

COUNCIL DISTRICT: 8

MAPSCO: 76-G

SIZE OF REQUEST: Approx. 2.4 acres

CENSUS TRACT: 167.03

REPRESENTATIVE /

APPLICANT / OWNER: Andre Mitchell

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 applicant proposes to operate a child-care facility on the property. The site is currently developed with two structures and a playground area. The 1,185-foot structure will be for residential use. The 5,912-square-foot structure will be used for the child-care facility, which requires a Specific Use Permit.

CPC RECOMMENDATION: **Approval** for a three-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The proposed use will be compatible with surrounding agricultural and residential uses. The applicant intends to use the site as a business and not a residence.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed child-care facility provides a service to the southernmost area of Dallas.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed request to allow a child-care facility will not be a detriment to the public health, safety, or welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request complies with all applicable zoning regulations and standards. No variances or special exceptions have been requested.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Bonnie View Road	Major Arterial	100 feet
Cleveland Road	Minor Arterial	50 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system for the proposed development.

The expected number of trips generated by the proposed use is 563 trips per day according to the trip rate for a day care use at the proposed floor area. A Traffic Impact Study is only required for proposals that generate more than 1,000 trips per day unless a waiver is issued.

Infrastructure improvements along Bonnie View Road, south of Interstate 20, include water transmission lines, median addition, and upgrading of asphalt road to concrete. The water transmission lines, approximately eight feet in diameter, will carry treated water from east Dallas out of the city to Lancaster, Cedar Hill, and Grand Prairie. The

current two-lane Bonnie View Road is being converted to a four-lane, divided with potential for six-lane divided if capacity requires it in the future. The improvements have a planned completion date of summer 2015.

Parking:

A Specific Use Permit can approve a reduction in the number of parking spaces for a child-care facility. The applicant has requested a reduction in the number of off-street parking spaces. For child-care facilities, 1 parking space per 500 square feet of floor area is required. Based upon the 5,912 square feet to be utilized for the child-care facility, 12 parking spaces would be required. The applicant is requesting to only provide 8 parking spaces. Staff supports this reduction based upon the nature of the use, the layout and traffic circulation on the site, and the number of employees.

Surrounding Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Single family
North	R-7.5(A)	Single family
East	R-7.5(A), LI	Single family, Animal production, Undeveloped
South	A(A)	Undeveloped, single family
West	A(A)	Animal production

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in an Industrial Area.

Industrial Area Building Blocks are important employment centers for Dallas. They occupy large areas of land and are usually situated near significant roads and heavy rail lines. Technological changes in this employment sector and the need to move goods nationwide from a central location have combined to offer a significant number of jobs within these Industrial Areas. Dallas examples include Agile Port, parts of West Dallas along Interstate 30 and the Stemmons industrial area around Irving Boulevard.

Area Plan:

The site is located within the Agile Port Industrial Area Plan. Transportation infrastructure is in place near the Agile Port Industrial Area with I-45 and I-20, two of the state's most traveled truck routes, intersecting within the Agile Port boundaries. These roads are well-equipped to handle or could be easily modified to handle heavy truck

traffic. The four components that impact the flow of truck traffic – pavement conditions, physical features of the roads, quality of rail crossings and traffic features (such as height of underpasses)—all favor efficient operations at the Agile Port.

A critical advantage for the Agile Port area is that more than 2,400 acres of industrial-zoned land is available within the site and another 3,200 acres of vacant land is within a one-mile radius. Much of the land has railroad frontage. While some want this Southern Sector area reserved for residential and commercial uses, doing so would limit the Agile Port Industrial Area's economic benefits to Dallas and the region and would curb the city's ability to accommodate a range of industrial development. Land also needs to be reserved to transition between industrial, commercial and residential uses.

The Agile Port area will be primarily a mix of low- and medium-density industrial buildings, including logistics and warehousing operations. Since these are not places for shopping, living or entertainment, urban design will not play a critical role. These industrial yards and campuses typically have a large amount of surface parking and are reached mostly by car or truck. Supporting services should be available nearby. Because the Agile Port would handle international shipments, some administrative offices will be necessary for customs, legal affairs and other handling requirements.

The applicant's request to operate a child-care facility use is not a primary function of the Agile Port Industrial Area Plan, but does serve as a supporting service for jobs and skilled labor anticipated to increase in the area. The proximity of the request site to these areas makes the request in conformance with the area plan. However, it should be noted that as the surrounding area transitions in the future, this Specific Use Permit may need to be revisited to ensure continued compatibility.

Land Use Compatibility:

The approximately 2.4-acre request site is zoned an R-7.5(A) Single Family District and is currently developed with two structures. The applicant is proposing to operate a child-care facility on the property, which requires a Specific Use Permit under the existing zoning. The surrounding land use to the north is single family; to the east is animal production, single family and undeveloped, to the south is single family and undeveloped, to the west is animal production.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
R-7.5(A) Single Family	25'	5'	N/A	30'	45%	None	
R-7.5(A) Nonresidential structures	25'	10/15'	N/A	30'	25%		Uses other than residential

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request will not trigger any Article X requirements, as no new construction is proposed on the site.

CPC Minutes – February 19, 2015

Z112-316(LHS)

Planner: LaShondra Holmes Stringfellow

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a three-year period, subject to a revised site plan showing 8 parking spaces and removal of the 1185 sq. ft. of floor area and conditions on property zoned an R-7.5(A) Single Family District on the northwest corner of Cleveland Road and Bonnie View Road.

Maker: Lavallaissa
Second: Abtahi
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

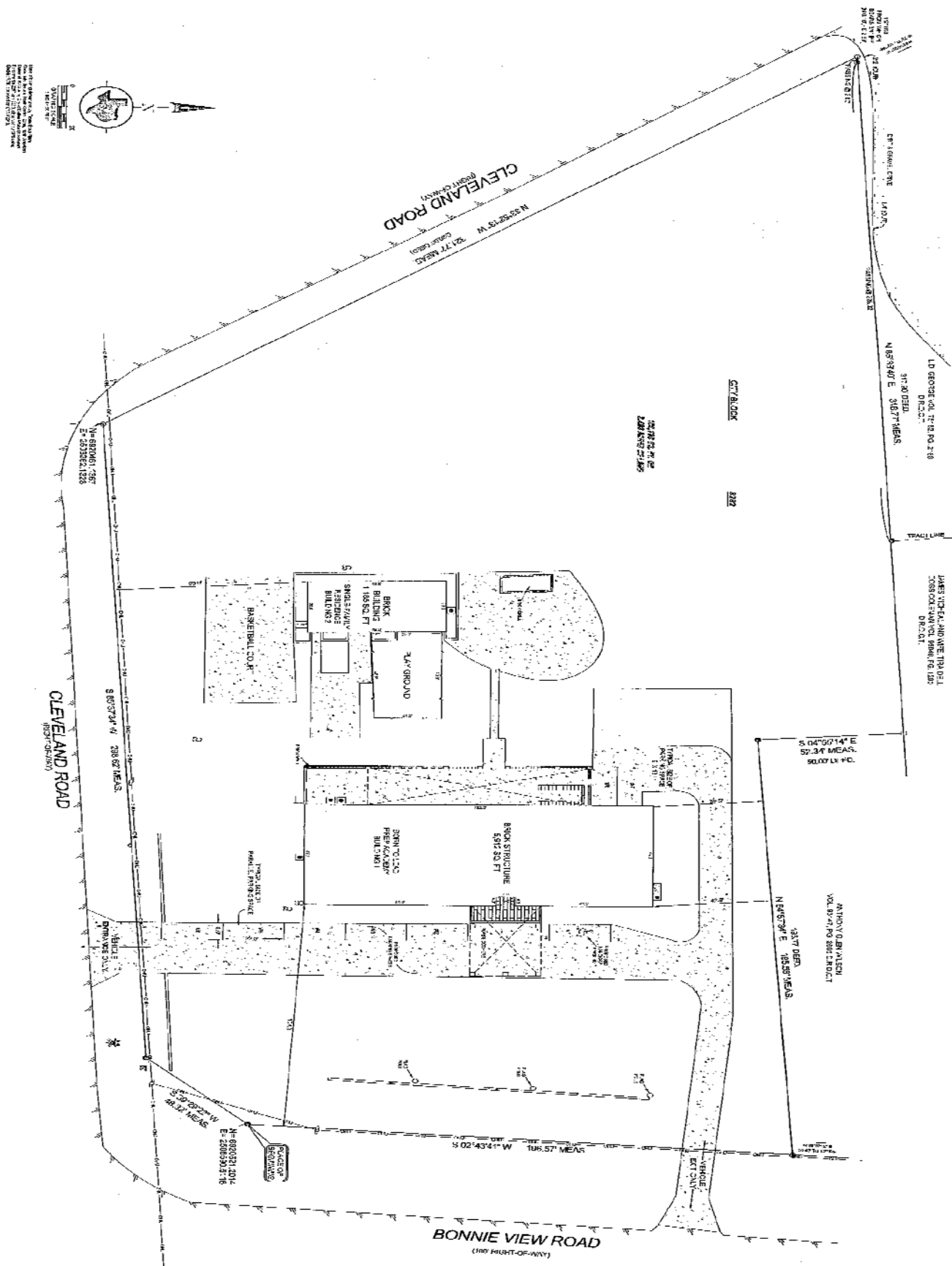
Notices: Area: 300 Mailed: 13
Replies: For: 0 Against: 0

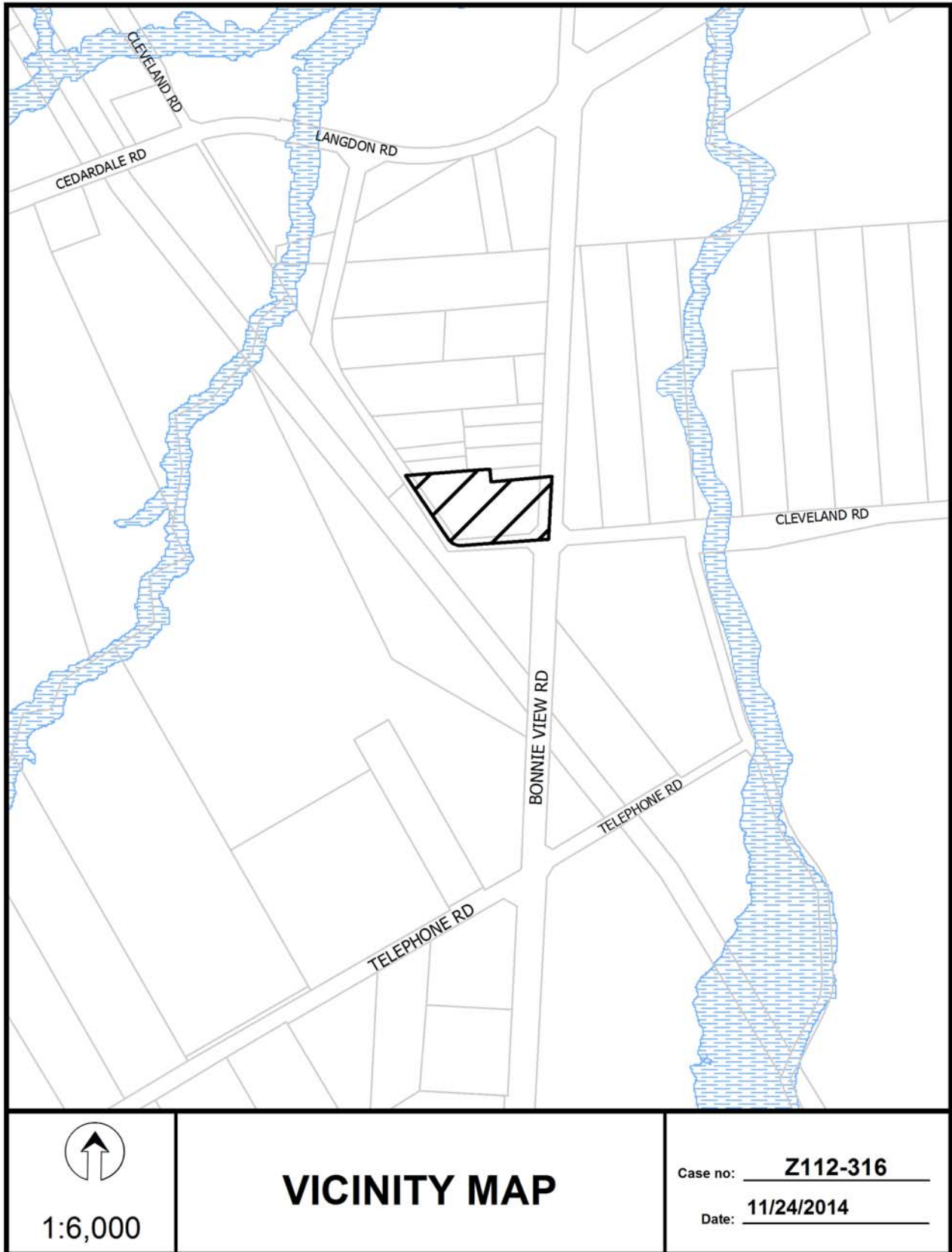
Speakers: For: Yolanda Mitchell, 8831 Bonnie View Rd., Dallas, TX, 75241
Against: None

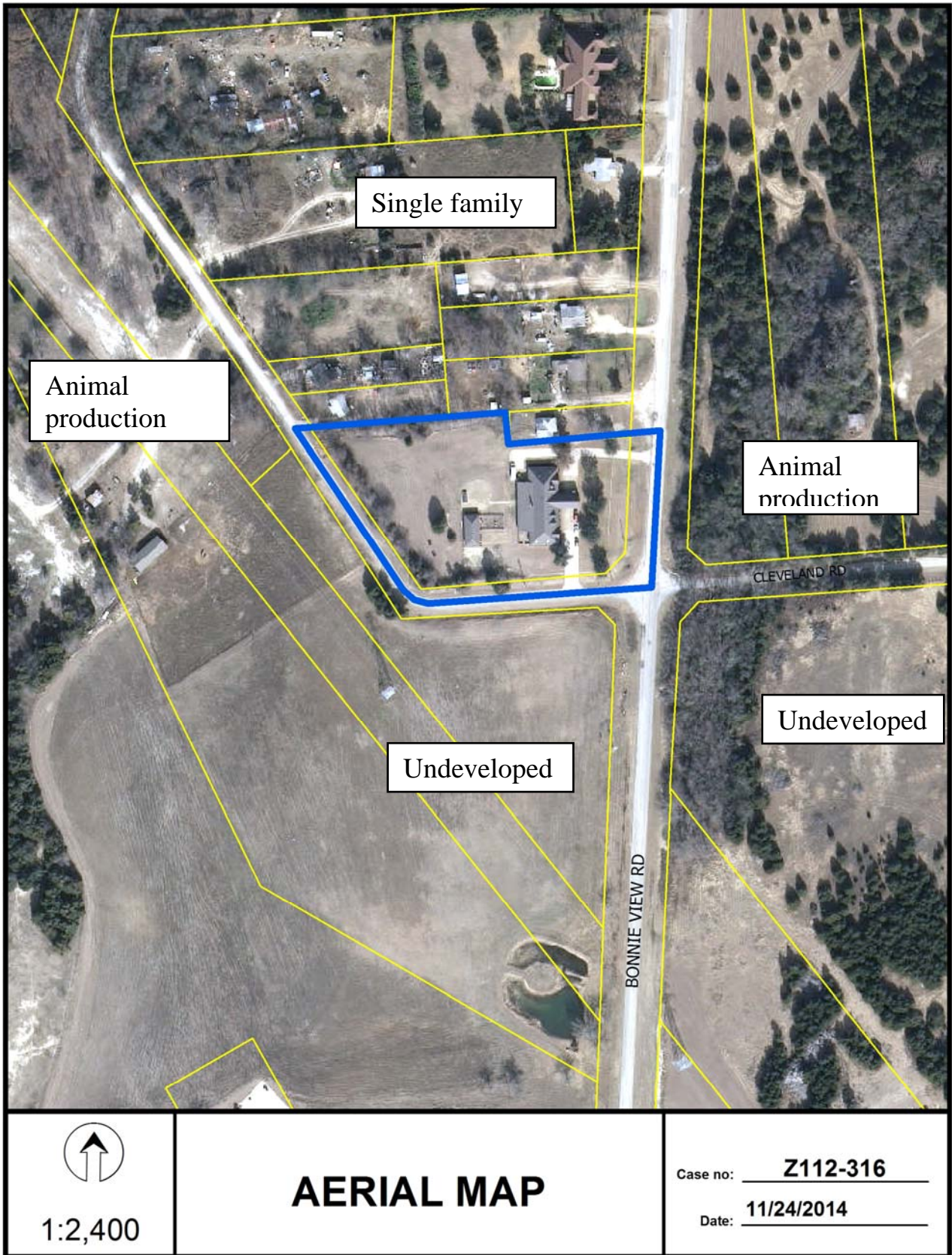
**CPC Recommended Conditions
Z112-316**

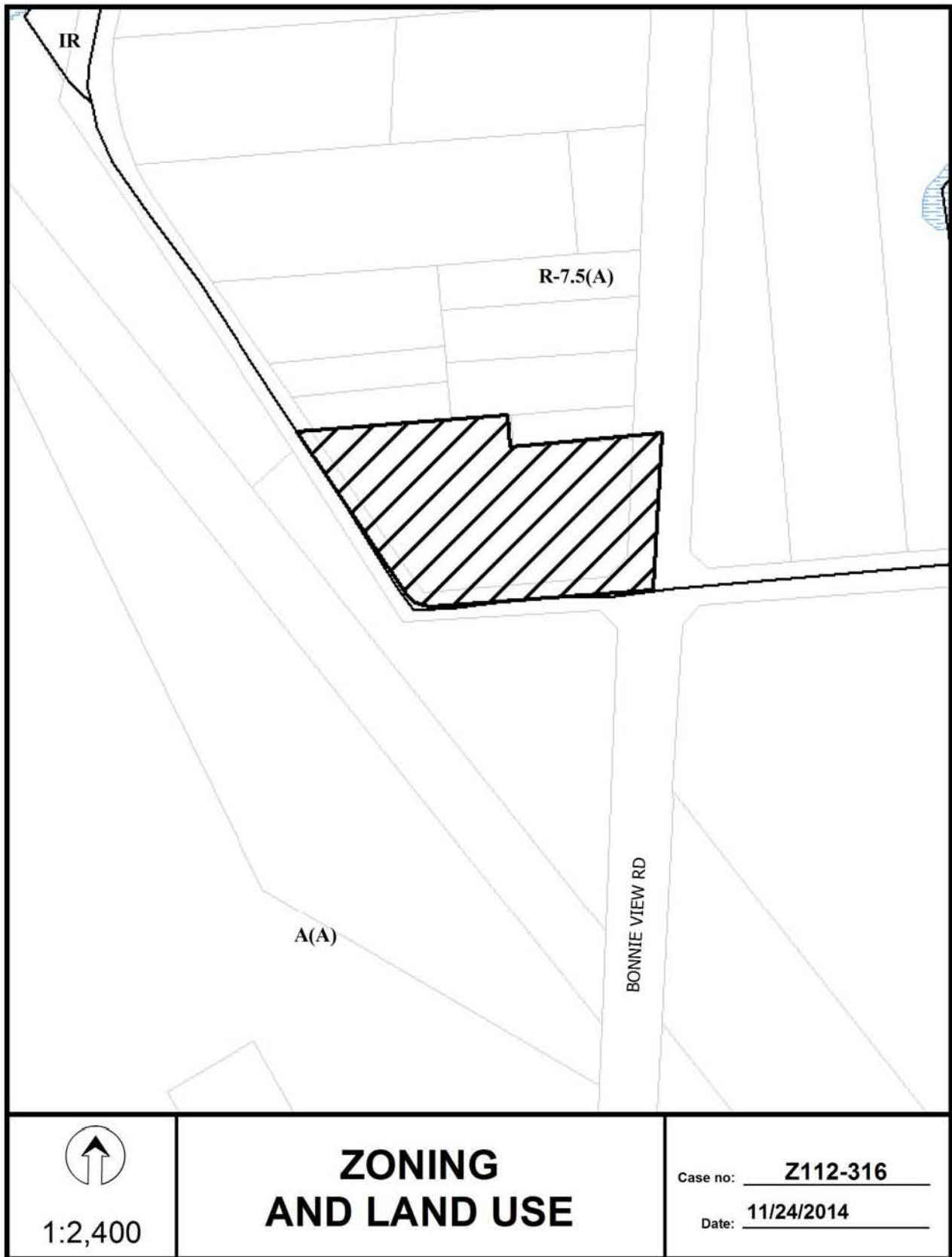
1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit is approved for a three-year period.
4. MAXIMUM FLOOR AREA: The maximum floor area is 5,912 square feet.
5. HOURS OF OPERATION: The hours of operation are limited to the hours between 6:00 a.m. and 6:00 p.m., Monday through Friday.
6. INGRESS AND EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress and egress is permitted.
7. OFF-STREET PARKING: Eight off-street parking spaces must be provided in the location shown on the attached site plan.
8. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan









CPC Response Map



Reply List of Property Owners

Z112-316

13 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	8829	BONNIE VIEW RD	GUEVARA FIDEL
2	8831	BONNIE VIEW RD	MITCHELL ANDRE D &
3	8900	BONNIE VIEW RD	LINICOMN VERNON
4	4200	CLEVELAND RD	SADEGHIAN KHOSROW
5	4101	CLEVELAND RD	ARNOLD RODNEY B
6	8741	BONNIE VIEW RD	MARTINEZ DANIEL ARGUETA &
7	8825	BONNIE VIEW RD	COLEMAN JAMES MICHEAL &
8	8821	BONNIE VIEW RD	SALAZAR SAQUEO & PATRICIA
9	4243	CLEVELAND RD	GEORGE L D
10	4241	CLEVELAND RD	HARDMON ADDYS
11	8817	BONNIE VIEW RD	BREWER STANLEY &
12	4200	CLEVELAND RD	SKIEF CLEMMIE
13	8901	BONNIE VIEW RD	TEXAS UTILITIES ELEC CO

AGENDA ITEM # 55

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 8

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 69 C

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a vehicle display, sales, and service use on property zoned Tract 1, Subdistrict 2 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3 on the southwest corner of C.F. Hawn Freeway and Thelma Street

Recommendation of Staff: Approval for a five-year period, subject to a site/landscape plan and conditions

Recommendation of CPC: Approval for a three-year period, subject to a site/landscape plan and conditions

Z134-188(LHS)

FILE NUMBER: Z134-188(LHS)

DATE FILED: March 3, 2014

LOCATION: Southwest corner of C.F. Hawn Freeway and Thelma Street

COUNCIL DISTRICT: 8

MAPSCO: 69-C

SIZE OF REQUEST: ±0.61 acre

CENSUS TRACT: 117.02

REPRESENTATIVE: Judy and Gary McMeekan

APPLICANT/OWNER: Regio Motors Auto Sales

REQUEST: An application for a Specific Use Permit for a vehicle display, sales, and service use on property zoned Tract 1, Subdistrict 2 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3.

SUMMARY: The applicant proposes to utilize the site, including the existing structure, for vehicle display, sales, and service. Additional floor area is not proposed by this application. The site is developed with a vacant ±1,700-square-foot structure. According to the certificate of occupancy issued on March 14, 2007, it was most recently utilized as a recording studio. When the initial application was submitted, there were no plans to improve the site. Since December, the applicant is proposing improvements by bringing the site up to code with landscaping requirements and paving the vehicle display area. Staff believed this was necessary to help mitigate concerns with residential compatibility and the streetscape. Certain land uses may be acceptable during neighborhood transitions even though they may not fit the long-term vision for the area. Specific use permits are a valuable tool in these instances due to the ability to add conditions and time periods. Consequently, staff's recommendation has changed from denial to approval with a specified time period.

CPC RECOMMENDATION: Approval for a three-year period, subject to a site/landscape plan and conditions.

STAFF RECOMMENDATION: Approval for a five-year period, subject to a site/landscape plan and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not a Specific Use Permit shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities:* The proposed vehicle display, sales, and service use is not typically a compatible use adjacent residential uses. However, a 10-foot landscape buffer with canopy trees and a 6-foot tall wood fence will help mitigate some of the concerns. In addition, the vehicle display area is along the frontage road.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties:* The Engineering Section has reviewed the requested amendment and determined that the surrounding roadway system can accommodate the additional number of trips that could be expected from this use. However, from a land use perspective, the addition of the proposed use could increase traffic on Thelma Street, the residential street from which the request site is accessed.
3. *Not a detriment to the public health, safety, or general welfare:* While perhaps not a detriment, the proposed vehicle display, sales, and service use will not enhance public health, safety, or general welfare. If approved, the vehicle display, sales, and service use must register with the Air Pollution Control Office of the City of Dallas.
4. *Conforms in all other respects to all applicable zoning regulations and standards:* Based on information depicted on the site plan, it complies with all applicable zoning regulations and standards. No variances or special exceptions are requested.

Surrounding Zoning History:

There has been no zoning activity in the vicinity of the request site within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
CF Hawn Freeway	US Highway	Variable
Thelma Street	Local	60 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

Surrounding Land Uses:

	Zoning	Land Use
North	PDD No. 535	Undeveloped
East	PDD No. 535; R-7.5(A)	Auto repair
South	R-7.5(A)	Single family
West	R-7.5(A)	Manufactured home park

STAFF ANALYSIS:**Comprehensive Plan:**

The comprehensive plan does not make a specific land use recommendation related to the request, however the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The Plan identifies the request site as being within a *Commercial Center or Corridor* Building Block. These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

NEIGHBORHOOD ELEMENT

Goal 7.1: PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

Policy 7.1.2: Promote neighborhood-development compatibility.

The proposed use is not considered compatible with the surrounding residential neighborhood.

Land Use Compatibility:

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The above factors were used as guidance for staff's recommendation. Furthermore, while the vehicle display, sales, and service use is plentiful along C.F. Hawn Freeway, many of these businesses appear to have existed prior to the creation of Planned Development District No. 535. The specific use permit requirement in PDD No. 535 allows for consideration of appropriateness on a site-by-site basis.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for the vehicle sales, display, and service use is one space per 500 square feet of floor area. Therefore, the ±1,700-square-foot building and ±4,300-square feet of display area require space 12 spaces, as depicted on the site plan.

Landscaping:

Due to the paving for the vehicle display area, the sidewalk and landscaping requirements in PDD 535 and Article X are triggered and included in the site/landscape plan.

Z134-188(LHS)

CPC Minutes – February 5, 2015

Z134-188(LHS)

Planner: Lashondra Holmes Stringfellow

Motion: It was moved to recommend **approval** of a Specific Use Permit for a vehicle display, sales, and service use for a three-year period, subject to a site/landscape plan and conditions on property zoned Tract 1, Subdistrict 2 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, on the southwest corner of C.F. Hawn Freeway and Thelma Street.

Maker: Lavallaisaa
Second: Emmons
Result: Carried: 11 to 0

For: 11 - Anglin, Emmons, Rodgers, Shidid, Anantasomboon, Lavallaisaa, Tarpley, Schultz, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Culbreath, Bagley, Shellene, Abtahi
Vacancy: 0

Notices: Area: 200 Mailed: 17
Replies: For: 0 Against: 0

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

CPC Recommended Conditions

1. USE: The only use authorized by this specific use permit is a vehicle display, sales, and service use.
2. SITE/LANDSCAPE PLAN: Use and development of the Property must comply with the attached site/landscape plan. Landscaping must comply with the attached site/landscape plan.
3. TIME LIMIT: This specific use permit expires_____ (three years).
4. AIR QUALITY: The vehicle display, sales, and service use must register with the Air Pollution Control Office of the City of Dallas.
5. HOURS OF OPERATION: The vehicle display, sales, and service use may only operate between 9:00 a.m. and 9:00p.m., Monday through Saturday.
6. SIGNS: Signs must comply with Planned Development District No. 535. Except that no flags or pennants are permitted on the Property.
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.

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County, Texas,

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with the

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cond, a radius of
th 60 degrees 58

C.F. Hawn
INNING and

NG AN S.U.P.
(16% INCREASE)
DRIVEWAY

± (min. 2")

TREE

JB

5 SPACES

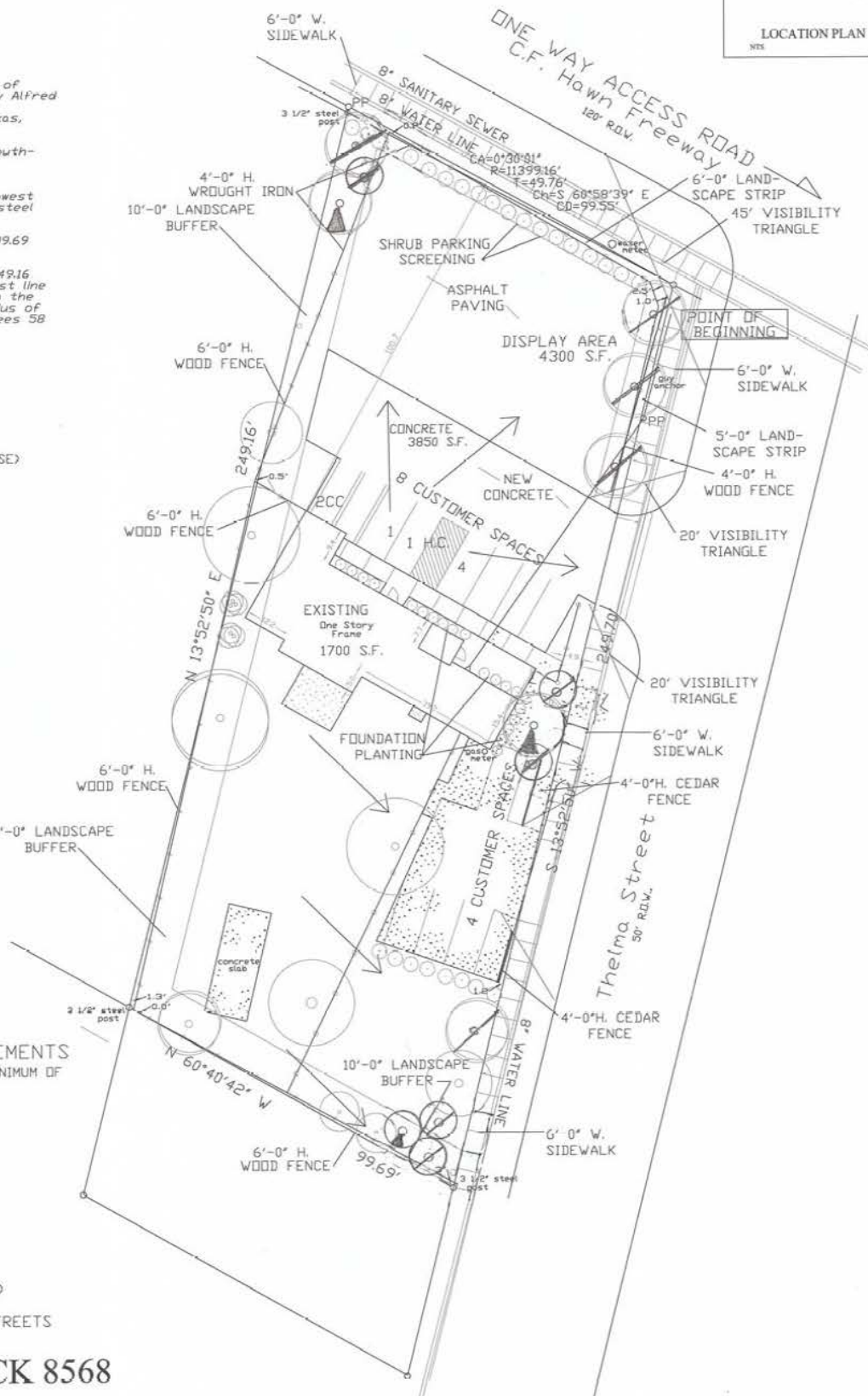
REQUIREMENTS
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IX. HT.

3 STREETS)

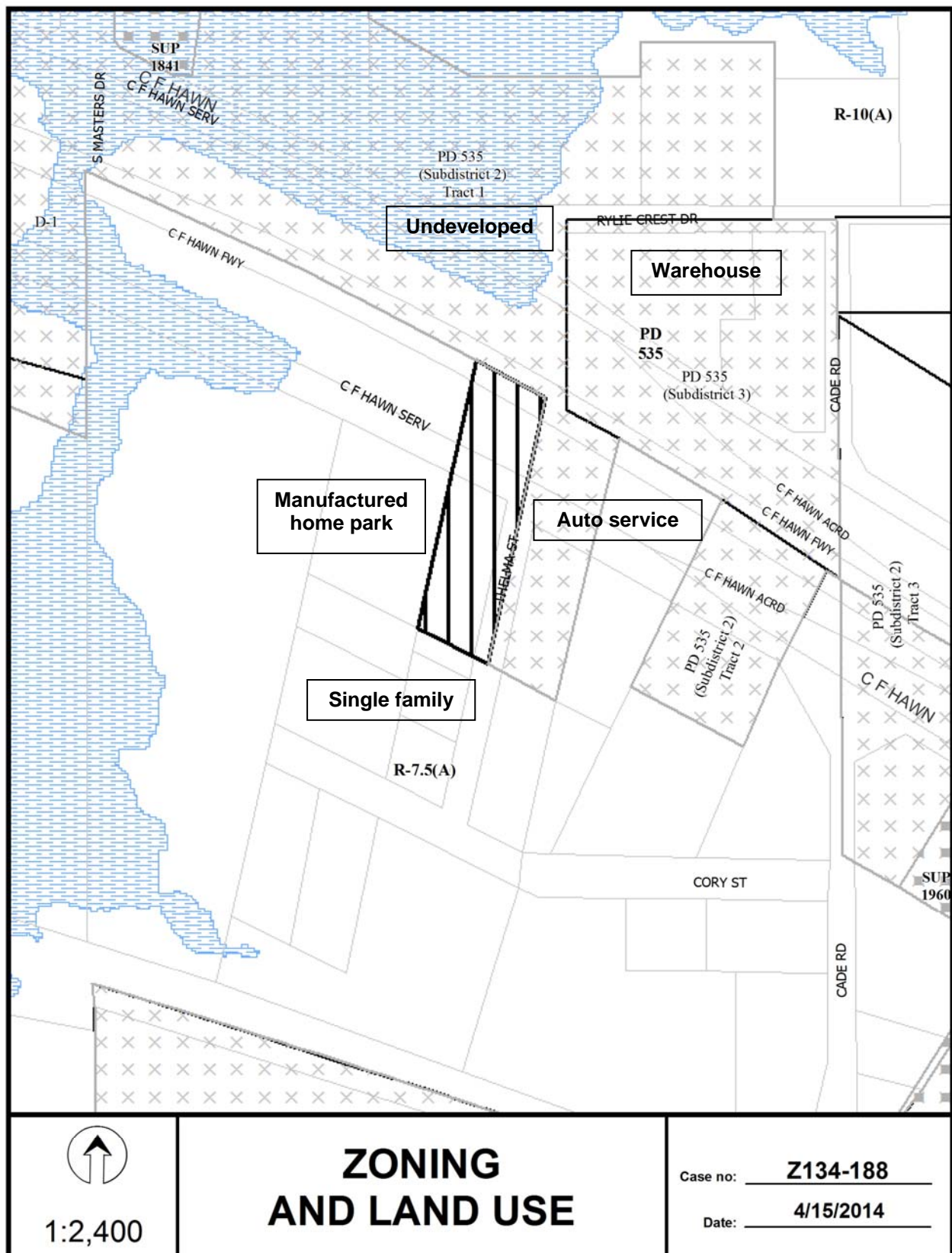
DOPE TO STREETS

BLOCK 8568

UAW/N FREEWAY DALLAS TEXAS







CPC Response Map



02/04/2015

Reply List of Property Owners***Z134-188******17 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	10312	C F HAWN FWY	REGIO MOTORS AUTO SALES LLC
2	10407	CORY ST	WHALEY VONDA
3	928	THELMA ST	LINDAMOOD JOHNNIE A EST OF
4	909	THELMA ST	ALLEN CHARLES B
5	10301	CORY ST	WILLSON GREG V
6	10300	C F HAWN FWY	CORDER PATRICIA Y
7	913	THELMA ST	DIAZ MARCELO
8	917	THELMA ST	WILSON DENIESE L
9	10300	C F HAWN FWY	SHIREY GEORGE L & CAROL E
10	10414	RYLIE CREST DR	CORDER MFG CO
11	10418	C F HAWN FWY	MOJICA CARLOS
12	10420	C F HAWN FWY	CHANDLER BILLY EARL JR &
13	10300	C F HAWN FWY	CORDER PATRICIA Y &
14	10300	C F HAWN FWY	CONCHE MARIE
15	10300	C F HAWN FWY	CORDER PATRICIA
16	10300	C F HAWN FWY	CARERCO ARACELA
17	10300	C F HAWN FWY	PATRICK KATHE

AGENDA ITEM # 56

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 1

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 53 D

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for residential uses on property zoned an R-7.5(A) Single Family District generally on the west line of North Hampton Road, on the east and west sides of North Boulevard Terrace and north of West Davis Street

Recommendation of Staff and CPC: Approval, subject to a conceptual plan, development plan and conditions

Z134-291(CG)

FILE NUMBER: Z134-291(CG)

DATE FILED: July 14, 2014

LOCATION: Generally on the west line of North Hampton Road, on the east and west sides of North Boulevard Terrace, and north of West Davis Street

COUNCIL DISTRICT: 1

MAPSCO: 53-D

SIZE OF REQUEST: ± 3.81 acres

CENSUS TRACT: 68.00

APPLICANT/OWNER: Christian Chernock

REPRESENTATIVE: Tyler Adams

REQUEST: An application for a Planned Development District for residential uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to allow for the construction of attached and detached dwelling units at a maximum of 42 units or 12 units per acre. The request site is currently developed with single family and duplex dwelling units and there are undeveloped parcels adjacent to the flood plain area. The conceptual plan depicts the overall phased development of the subject site and the development plan depicts proposed development of Phase I that would include attached and detached styled residential units.

CPC RECOMMENDATION: Approval, subject to a conceptual plan, development plan and conditions.

STAFF RECOMMENDATION: Approval, subject to a conceptual plan, development plan, and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The request for a Planned Development District to increase the density of single family uses in this location will not have a negative impact on the surrounding area.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request to increase the number of dwelling units will not have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in a Residential Building Block and is in compliance with the Comprehensive Plan.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The R-7.5(A) Single Family district would allow construction of residential units; however, the applicant seeks to offer alternatives to single-family housing with attached and detached units.

Zoning History: There have been no recent zoning change requests in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
N. Hampton Road	Principal Arterial	100 feet

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system. The analysis is based upon the traffic worksheet the applicant provided during application intake.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Vacant lots & undeveloped parcels
North	R-7.5(A)	Undeveloped tracts
South	R-7.5(A), TH-3(A), PDD 450	Single family, townhome, duplexes & a school
East	R-7.5(A), PDD 235	Single family & a golf course
West	R-7.5(A), PDD 801	Single family & multifamily

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a Residential Building Block.

The Residential Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

HOUSING**GOAL 3.1 ENSURE A SUSTAINABLE AND EFFICIENT LONG-RANGE HOUSING SUPPLY**

Policy 3.1.2 Encourage alternatives to single-family housing developments for homeownership.

It is important to encourage residential developments that provide for homeownership while focusing on projects other than traditional single-family homes. New developments should be encouraged to include smaller lot single-family homes, attached single-family townhouses, and condominiums designed for owner occupancy, with attention to quality and appropriate location. The objective is to achieve the following citywide targets for adding a variety of owner-occupied housing types between the Years 2000 and 2030: • 34,000 homes on average lot sizes larger than 5,000 square feet • 23,000 homes on average lot sizes of 5,000 square feet or less • 55,000 fee simple single-family attached (townhouse)homes • 31,000 condominium units.

STAFF ANALYSIS:

Land Use Compatibility: The 3.81 acre site is undeveloped and adjacent to a flood plain area. The land use to the north is undeveloped and lies in the floodplain. To the east is a golf course and single family homes; to the south are townhomes, duplex and single family uses; and immediately to the west are undeveloped tracts that also lie in the floodplain area.

The subject site will be developed in three phases. The PDD will comply with the development standards and regulations for a Multifamily MF-1(A) District.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) - Existing Single Family	20'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%	N/A	Single family
MF-1(A)	15'	15'	Min lot 3,000 sq. ft. 1,000 sq ft – E 1,400 sq. ft – 1 BR 1,800 sq ft – 2 BR +200 sq ft each add BR	36'	60%	Proximity Slope Visual Intrusion	Multifamily, duplex, single family
PDD - Proposed MF-1(A) Residential	25' along Hampton Rd. Varied	Varied	Max. 12 units per acre	30'	60%	Proximity Slope Visual Intrusion	Multifamily, duplex, single family

Landscaping: Landscaping will be in accordance with Article X, as amended.

Parking: The PD conditions require two (2) off-street parking spaces per dwelling unit and two (2) off-street parking spaces for the community clubhouse. The proposed parking will be provided as shown on the attached development plan for Phase I and each subsequent phase will be reviewed as it is developed.

CPC PDD CONDITIONS

"ARTICLE ____.

PD ____.

SEC. 51P-____.101. LEGISLATIVE HISTORY

PD ____ was established by Ordinance No. ____, passed by the Dallas City Council on _____.

SEC. 51P-____.102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located along Hampton Avenue and North Boulevard Terrace. The size of PD ____ is approximately 3.81 acres.

SEC. 51P-____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district.

SEC. 51P-____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____A: Conceptual Plan and Exhibit ____B: Development Plan Phase I.

SEC. 51P-____.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit ____A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P-____.106. DEVELOPMENT PLAN PHASE I.

Development and use of the Property must comply with the development plan (Exhibit ____ B). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-____.107. MAIN USES PERMITTED.

(a) The following uses are the only main uses permitted:

(a) Agricultural uses.

 --Crop production.

(b) Commercial and business service uses.

 None permitted.

(c) Industrial uses.

 None permitted.

(d) Institutional and community service uses.

 None Permitted.

(e) Lodging uses.

 None permitted.

(f) Miscellaneous uses.

 --Temporary construction or sales office.

(g) Office uses.

 None permitted.

(h) Recreation uses.

 --Private recreation center, club, or area.

 --Public park, playground, or golf course.

(i) Residential uses.

 --Duplex.

 --Group residential facility. [See Section 51A-4.209]

 --Handicapped group dwelling unit. [See Section 51A-4.209(3.1).]

 --Multifamily [Limited to ~~five (5)~~ three (3) units per building, and restricted to Phase I as shown on the development plan (B and C).]

 --Single family.

(j) Retail and personal service uses.

None permitted.

(k) Transportation uses.

--Private street or alley.

--Transit passenger shelter.

(l) Utility and public service uses.

--Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]

(m) Wholesale, distribution, and storage uses.

--Recycling drop-off container. [See Section 51A-4.213 (11.2).]

--Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]

SEC. 51P-____.108. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted:

--Accessory helistop.

--Accessory medical/infectious waste incinerator.

--Accessory outside display of merchandise.

--Accessory outside sales.

--Accessory pathological waste incinerator.

--Accessory outside storage.

--Day home.

--Private stables.

--General waste incinerators.

SEC. 51P-____.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is of a conflict between this section and Division 51A-4.400, this section controls.)

In general. Except as provided in this section, the yard, lot, and space regulations for the MF-1(A) Multifamily District apply.

- (a) Front yard. Minimum front yard setback on N. Hampton Road is 25 feet.
- (b) Side and rear yard.
 - (1) Per Development Plan.
- (c) Density. Maximum dwelling unit density is 12 units per acre.
- (d) Floor area ratio. No maximum floor area ratio.
- (e) Height. Maximum structure height is 30 feet.
- (f) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (g) Lot size. No minimum lot size.
- (h) Stories. No maximum number of stories.

SEC. 51P-____.110. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Required Parking:

(1) The development will require two off-street parking spaces per dwelling unit.

(2) The community clubhouse will require two off-street parking spaces restricted for the development's use only.

SEC. 51P-____.110. ARCHITECTURAL PURPOSE STATEMENT.

(a) Applicability. Architectural design standards apply to new construction, additions, and alterations.

(b) Purpose.

(1) The architectural design standards are intended to create a new type of Dallas neighborhood known as a pocket neighborhood. The development should promote a smaller compact scale of living with a diverse housing mix that orients homes toward a common green space or the natural settings of Coombs Creek and Dallas park

land. This neighborhood should exemplify best practices in passive solar orientation, green building, construction waste management, xeriscaping, and on site water management. These homes should be built using timeless, quality materials, such as stucco, brick, iron, wood, and natural or cast stone ~~cedar shakes~~. The development should respect the history and uniqueness of the adjacent community, but adapt to current challenges including more efficient land use, more sustainable building practices, and development that blends with its neighbors and adds to Oak Cliff's sense of place.

(2) These architectural design standards are intended to:

(a) ensure that new development enhances the character and quality of construction of adjacent neighborhoods;

(b) ensure that increased density is done in a way that is respectful and in scale with adjacent land uses;

(c) enhance the character and environment for pedestrians;

(d) promote best practices for environmentally responsible and resource efficiency throughout the buildings lifecycle;

(e) enhance quality of community interaction through site orientation of pocket neighborhood design; and

ensure that all new construction and remodel meet LEED for Home rating system standards.

SEC. 51P-____.112. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

(1) Enhanced Landscape Area. Landscape to be phased into the enhanced landscape area, as defined by the development plan, with bamboo, large shrubs and decorative grass at a minimum of 6 feet in height.

SEC. 51P-____.113. SIGNS.

(a) In general. Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P-____.114. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

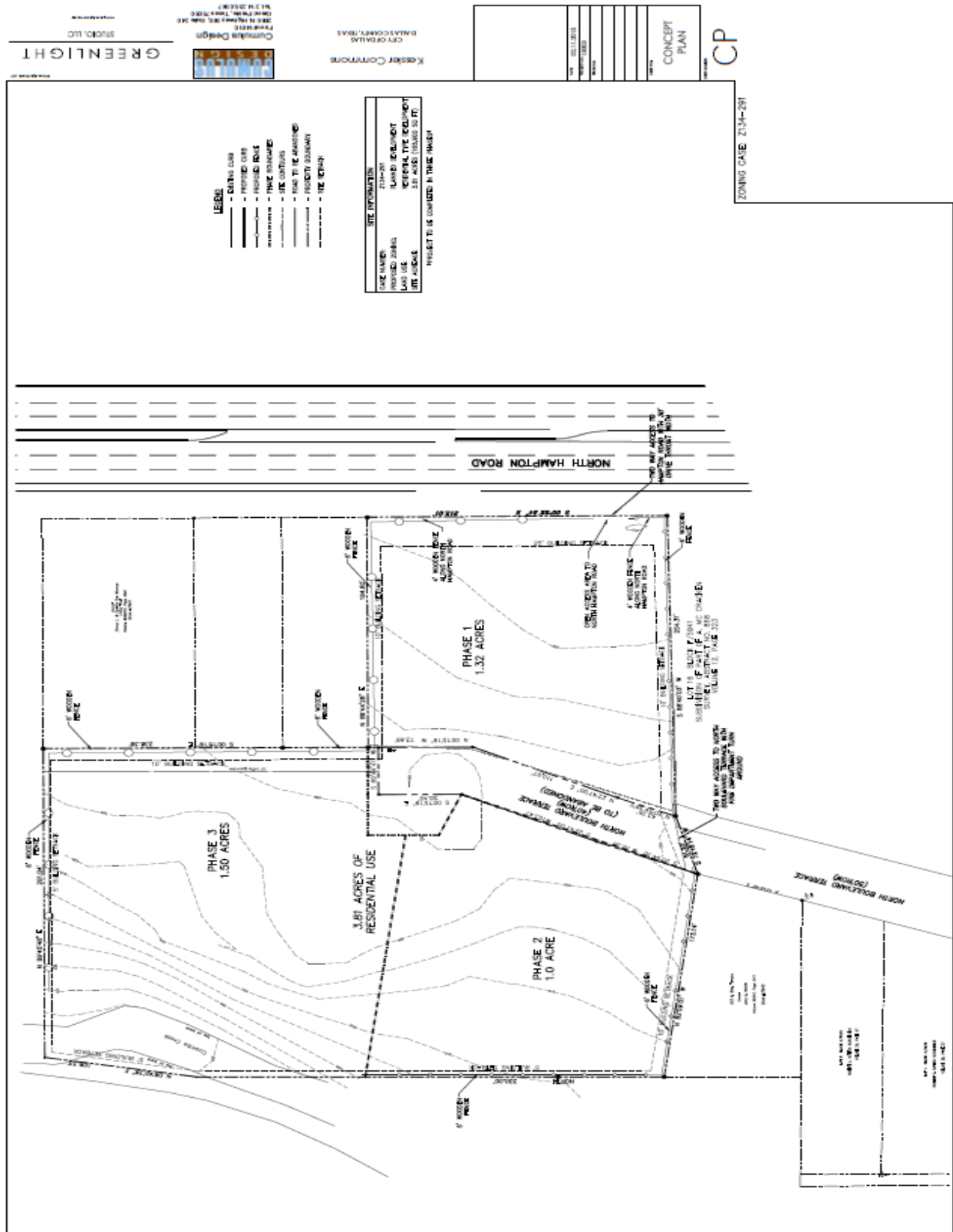
(c) Entrances on Hampton Road shall incorporate 30-foot radius curb cuts on both in and outbound sides.

SEC. 51P-____.115. COMPLIANCE WITH CONDITIONS.

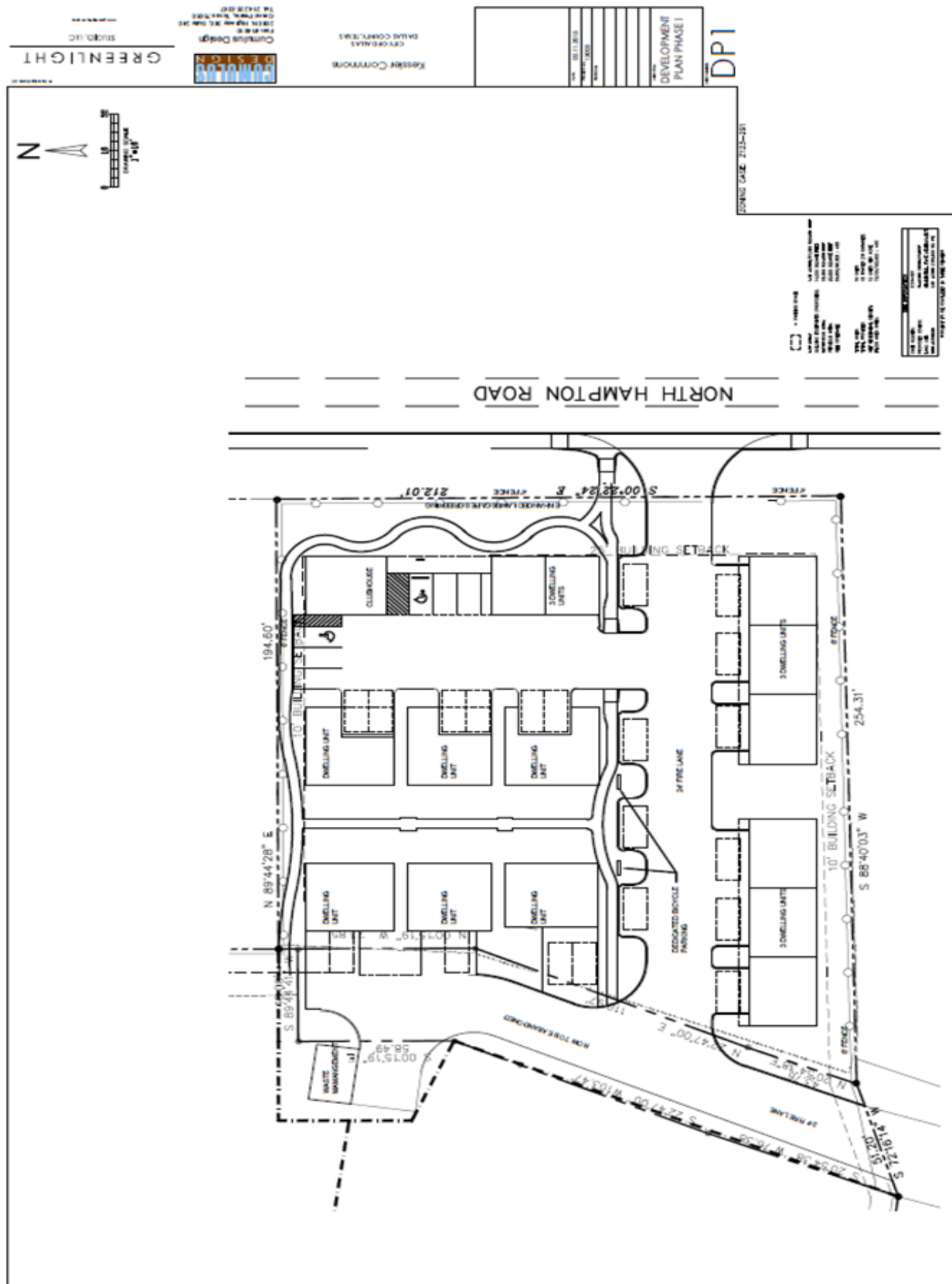
(a) All paved areas; permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

CONCEPTUAL PLAN



DEVELOPMENT PLAN



CPC Minutes

(February 19, 2015)

MOTION: It was moved to recommend **approval** of a Planned Development District for residential uses, subject to a revised conceptual plan, revised development plan and revised conditions to include: 1) multifamily uses limited to 3 units per building and restricted to Phase I (B and C), 2) add outside storage, day-home, general waste incinerator and private stables as non-permitted accessory uses, 3) re-title Architectural Standards provision to Architectural Purpose Statement, 4) delete shake singles and include natural or cast stone to the Architectural Purpose Statement and 5) 25 ft. setback on property zoned an R-7.5(A) Single Family District, generally on the west line of North Hampton Road, on the east and west sides of North Boulevard Terrace and north of West Davis Street.

Maker: Anglin
Second: Culbreath
Result: Carried: 14 to 1

For: 14 - Anglin, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene*, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 1 - Emmons
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 54
Replies: For: 12 Against: 15

Speakers:

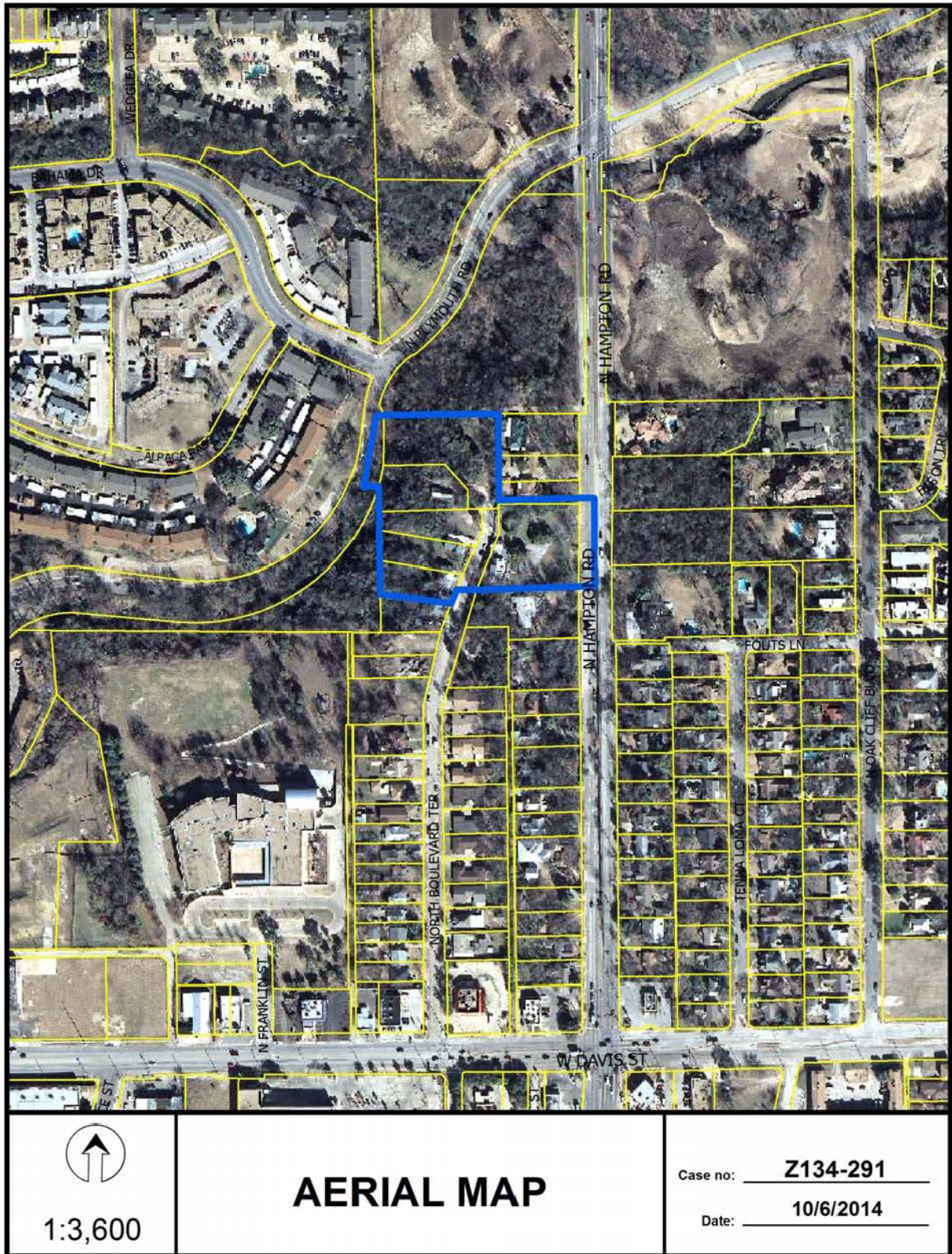
For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Cindy Morman, 827 N. Hampton Rd., Dallas, TX, 75208
Manuel Valencia, 908 N. Edgefield Ave., Dallas, TX, 75208
Jennifer Stolarski, 1619 Kings Hwy., Dallas, TX, 75208
Bob Stimson, 707 Tenna Loma Ct., Dallas, TX, 75208
Jacqueline Chen, 902 N. Edgefield Ave., Dallas, TX, 75208

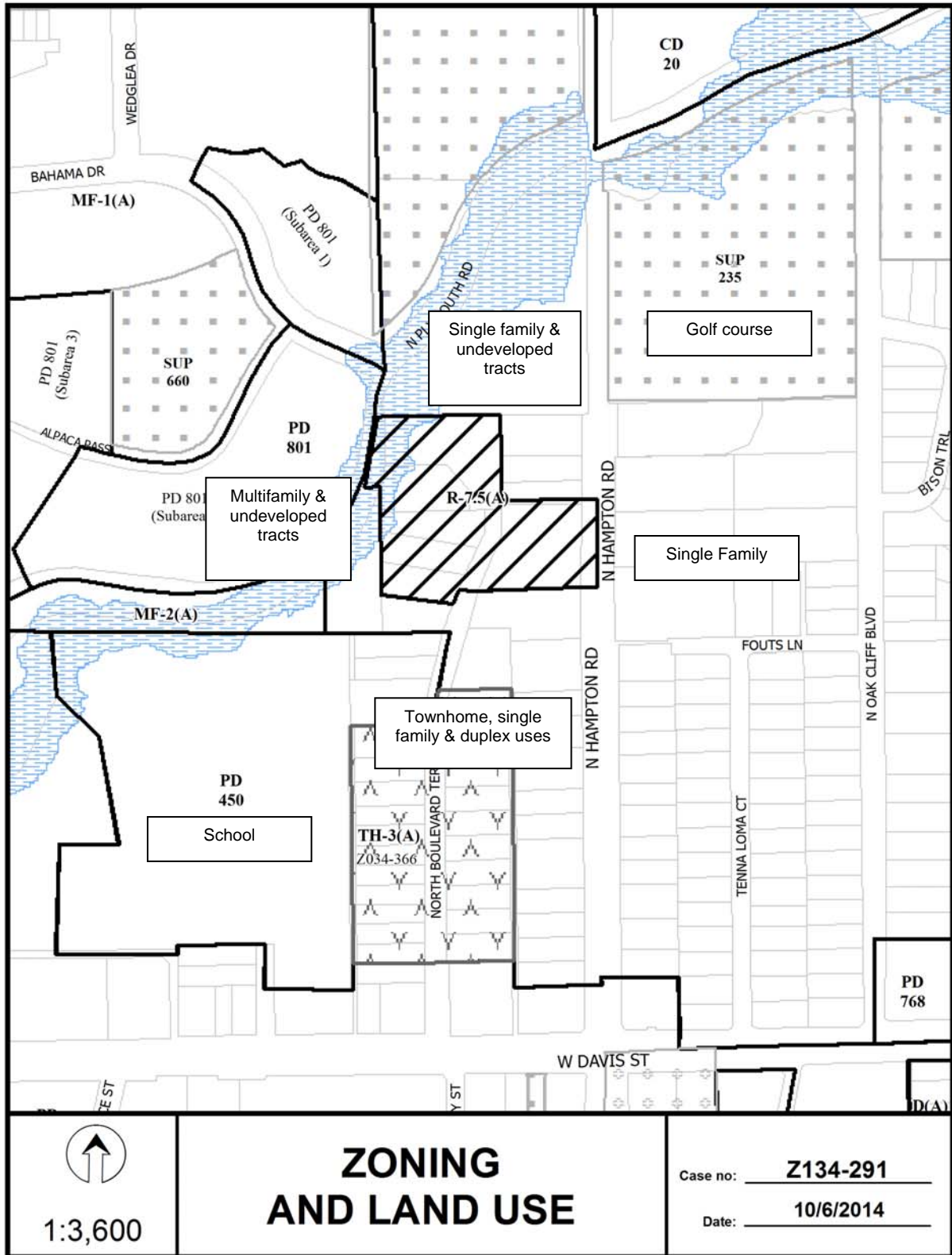
For (Did not speak): Kathy Hewitt, 1410 Yakimo Dr., Dallas, TX, 75208
Tim Herfel, 940 Kessler Pkwy., Dallas, TX, 75208
Katherine Homan, 1629 Handley Dr., Dallas, TX, 75208
John Polk, 1055 N. Windomere Ave., Dallas, TX, 75219

Greg Gannon, 1517 Junior Dr., Dallas, TX, 75208
Julie B. Hardin, 937 N. Windomere Ave., Dallas, TX, 75208
Paul Zubiarte, 1427 Kings Hwy., Dallas, TX, 75208
Amy Cowan, 821 N. Windomere Ave., Dallas, TX, 75208
Sheri Mathis, 2029 W. Colorado Blvd., Dallas, TX, 75208
Cooper Koch, 2126 Kessler Pkwy., Dallas, TX, 75208
Molly Rodriguez, 902 N. Edgefield Ave., Dallas, TX, 75208
Armanda Rodriguez, 902 N. Edgefield Ave., Dallas, TX, 75208
Jon Schwartz, 308 N. Montclair Ave., Dallas, TX, 75208
Chris Faison, 206 N. Clinton Ave., Dallas, TX, 75208
Sonya Hebert, 308 N. Montclair Ave., Dallas, TX, 75208
Ben Magill, 907 N. Winnetka Ave., Dallas, TX, 75208
Kenneth Leckle, 1407 Main St., Dallas, TX, 75202
Luis Olvera, 432 Marshall Dell Ave., Dallas, TX, 75211
Tim Hagen, 702 Tenna Loma Ct., Dallas, TX, 75208

Against: Diann Warnock, 711 N. Hampton Rd., Dallas, TX, 75208
Angela Mobley, 808 N. Hampton Rd., Dallas, TX, 75208
Patricia Reynolds, 10608 Royal Springs Dr., Dallas, TX, 75229
Beth Seal, 906 N. Clinton Ave., Dallas, TX, 75208
Aimee Furness, 1950 W. Colorado Blvd., Dallas, TX, 75208
Joseph Beckham, 808 N. Hampton Rd., Dallas, TX, 75208
Laura Lockwood, 902 Stevens Woods Ct., Dallas, TX, 75208
Mike Bates, 2552 Wedglea Dr., Dallas, TX, 75211
Scott Corkery, 2530 Sunset Ave., Dallas, TX, 75211
Robert Ikel, 820 N. Hampton Rd., Dallas, TX, 75211
Tyler Adams, 100 N. Cottonwood Dr., Richardson, TX, 75080

Against (Did not speak): Kirby Warnock, 711 N. Hampton Rd., Dallas, TX, 75208
Patricia Oppelt, 738 N. Boulevard Terrace, Dallas, TX, 75211
Doris Rankin, 803 N. Boulevard Terrace, Dallas, TX, 75211
Jerry Rankin, 803 N. Boulevard Terrace, Dallas, TX, 75211
William Reynolds, 10608 Royal Springs Dr., Dallas, TX, 75229
Laura Corkery, 2530 Sunset Ave., Dallas, TX, 75211
Daisy Caballero, 739 N. Boulevard Terrace, Dallas, TX, 75211
Jose Castro, 739 N. Boulevard Terrace, Dallas, TX, 75211
Rigoberto Caballero, 743 N. Boulevard Terrace, Dallas, TX, 75211
Mariana Caballero, 624 N. Boulevard Terrace, Dallas, TX, 75211
Nancy Smith, 722 N. Hampton Rd., Dallas, TX, 75208
Frances Cox, 2534 Wedglea Dr., Dallas, TX, 75211
Janis Evans, 405 S. Waverly Dr., Dallas, TX, 75208





CPC RESPONSES



02/18/2015

Reply List of Property Owners***Z134-291******54 Property Owners Notified 12 Property Owners in Favor 15 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	727 BOULEVARD TERRACE	CHERNOCK CHRISTIAN
O	2	815 BOULEVARD TERRACE	CHERNOCK CHRISTIAN
O	3	845 BOULEVARD TERRACE	CHERNOCK CHRISTIAN STEPHEN
X	4	803 BOULEVARD TERRACE	RANKIN JERRY D
	5	821 HAMPTON RD	ESPER CARLOTA C
O	6	807 BOULEVARD TERRACE	CHERNOCK CHRISTIAN
	7	722 TENNA LOMA CT	STRONG CLINTON
	8	726 TENNA LOMA CT	COFFEE BENJAMIN P
	9	728 TENNA LOMA CT	KLEIMAN MICHAEL W
X	10	731 TENNA LOMA CT	TIRK JOE V JR
	11	727 TENNA LOMA CT	LILES KOBEY & TANYA
	12	723 TENNA LOMA CT	SEIBERT EMILY &
	13	715 TENNA LOMA CT	GUAJARDO MATILDE
O	14	711 TENNA LOMA CT	MILLINGTON STEPHEN D
	15	706 HAMPTON RD	DODASOVICH DOUGLAS A &
X	16	714 HAMPTON RD	SAMMONS JAMES P
X	17	718 HAMPTON RD	Taxpayer at
X	18	722 HAMPTON RD	SMITH NANCY K
X	19	726 HAMPTON RD	BELL STEVEN & KAYLEE
X	20	732 HAMPTON RD	IKOVIC KIMBERLY KAE ROBERS
O	21	819 OAK CLIFF BLVD	HASKELL ALLEN W III &
X	22	808 HAMPTON RD	BECKHAM JOSEPH
	23	814 HAMPTON RD	SPURLOCK JAMES W
	24	820 HAMPTON RD	IKEL ROBERT GARTH &
O	25	2315 FOUTS LN	FREDERICK KENT V &
O	26	2321 FOUTS LN	FITZGERALD CHARLES &

02/18/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	705 BOULEVARD TERRACE	MORENO LUZ
	28	717 BOULEVARD TERRACE	COOK LILIA N
	29	709 BOULEVARD TERRACE	KELLEY MORAIMA &
	30	721 BOULEVARD TERRACE	ESCOBEDO MARIA ISABEL
X	31	739 BOULEVARD TERRACE	CABALLERO DAISY
X	32	743 BOULEVARD TERRACE	CABALLERO RIGOBERTO
O	33	827 HAMPTON RD	MORMAN CYNTHIA SUE TR
O	34	825 HAMPTON RD	KIRK BRANDON W TR &
	35	715 HAMPTON RD	ADAMS CATHERINE L
X	36	711 HAMPTON RD	WARNOCK KIRBY F & DIANN P
X	37	723 HAMPTON RD	CARRIZALES GILBERT V &
	38	727 HAMPTON RD	PRADO JOSE LUIS JR
X	40	738 BOULEVARD TERRACE	OPPELT GENE O &
	41	809 HAMPTON RD	ORNELAS MANUEL H
	42	732 BOULEVARD TERRACE	MARTINEZ JOHNNY C &
	43	724 BOULEVARD TERRACE	ANWEILER DAVID WALTER
	44	720 BOULEVARD TERRACE	LOPEZ ALFREDO
	45	716 BOULEVARD TERRACE	LOPEZ MANUEL
	47	800 PLYMOUTH RD	RDDP PARTNERS PLYMOUTH LLC
	48	2403 BAHAMA DR	WAKHHII LTD
	49	811 PLYMOUTH RD	WAK HH PARTNERS
	50	2428 BAHAMA DR	2428 BAHAMA DR LLC
X	51	831 OAK CLIFF BLVD	HICKS JERRY
	53	845 OAK CLIFF BLVD	MACGREGOR ENRIQUE A &
	54	610 FRANKLIN AVE	Dallas ISD
X	A1	737 HAMPTON RD	RUDD JOSEPH L
O	A2	834 HAMPTON RD	BARNER BJORN O
O	A3	710 BOULEVARD TERRACE	SEVERIN HERBERT D III &

AGENDA ITEM # 57

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 A

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-3 Multiple-family Subdistrict uses on property zoned an MF-3 Multiple-family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southwest line of Fairmount Street at the terminus of Enid Street

Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions

Z134-337(WE)

ACM: Ryan S. Evans

FILE NUMBER: Z134-337(WE) **DATE FILED:** September 9, 2014

LOCATION: Southwest line of Fairmount Street at the terminus of Enid Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45-A

SIZE OF REQUEST: Approx. 0.35 acres **CENSUS TRACT:** 5.00

APPLICANT / OWNER: GG Dallas Pearl, LP

REPRESENTATIVES: Barry Knight and Laura Hoffman, Winstead PC

REQUEST: An application for a Planned Development Subdistrict for MF-3 Multiple-family Subdistrict uses on property zoned an MF-3 Multiple-family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of this request is to permit the construction of a 55-unit, 91-500-square-foot multiple family development on site with a height not to exceed 165 feet. The proposed conditions will allow for an additional 10 feet of height various mechanical overruns. The applicant proposes several modifications to the MF-3 Planned Development Subdistrict, which governs the proposed development. These modifications are fourfold: 1) reduce the rear yard setback from 25 feet to 19 feet , 2) increase the floor area ratio from 4:1 to 5.96:1, 3) reduce the street tree requirements on Fairmount Street from 3 trees to 2 trees, and 4) eliminate the additional setback requirements for residential structures over 36 feet in height.

CPC RECOMMENDATION: **Approval**, subject to a development plan, landscape plan and conditions

STAFF RECOMMENDATION: **Approval**, subject to a development plan, landscape plan and conditions

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval the Planned Development Subdistrict based upon:

1. *Performance impacts upon surrounding property* – The proposed Planned Development Subdistrict is not anticipated to have a negative impact on the surrounding areas because of the adjacent uses. A 4-story parking structure is developed to the northwest and the remaining undeveloped land surrounding the site is a flood plain and a city park. The PDS conditions should mitigate any impact the proposed development will have on the adjacent properties.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request for the PDS may not have a negative impact on the street system. The applicant will have to show that the building footprint is away from the channel setback.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in an Urban Mixed Use Building Block and is consistent with the building block and surrounding area.
4. *Justification for PDS Planned Development Subdistrict Zoning as opposed to a straight zoning district* – The applicant's request for a Planned Development Subdistrict is appropriate at this location because the site's buildable area is reduced as a result of a portion of the property being located within a flood plain.

Zoning History: There has not been any zoning change requested in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Fairmount Street	Local	60 ft.	60 ft.
Enid Street	Local	50 ft.	50 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed multiple-family development will not have a negative impact on the surrounding street system.

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in an Urban Mixed Use Building Block.

The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

Surrounding Land Uses:

	Zoning	Land Use
Site	MF-3-D w/in PDD No. 193	Undeveloped
Northeast	PDD No 148, PD No. 82	Multiple-family
Southeast	MF-3-D w/in PDD No. 193	Flood plain, City Park
Northwest	O-2 w/in PDD No. 193	Parking structure
Southwest	MF-3-D w/in PDD No. 193	Flood plain, City Park

Land Use Compatibility:

The request site is currently undeveloped and is adjacent to floodplain. The surrounding land uses consist of several undeveloped tracts of land. The property to the west is developed with a parking structure. North of the request site, across Fairmount Street, is developed with a multiple-family development (PDD No. 148).

The applicant's request to reduce the rear setback from 25 feet to 19 feet on the southern property line and increase the floor-area-ratio from 2:1 to 5.96:1 will allow for a larger building footprint on site to accommodate the proposed multiple-family development. The site's configuration is linear in shape, excluding the portion of the site that is located within the floodplain. PDD 193 requires an additional setback be provided that is equal to one-half the height of that portion of the building that exceeds 36 feet in height, up to a maximum total setback of 50 feet. The development plan shows a stair enclosure on the southwest portion of the site, near the flood plain. The stair enclosure is required to permit emergency egress from the below-grade parking garage. It will provide access from the garage to the ground level. The positioning of the stair enclosure is a function of the below-grade parking stall arrangement. It will be

built of materials of similar quality and texture as those proposed for the proposed development.

In addition, the PDS conditions will allow for the applicant to install several retaining walls in the required yards due to the grading on site. The retaining walls will be required to reconcile any changes in the site topography. The retaining walls are not shown on the development plan because the applicant does not know the exact location of the walls until their engineers perform the necessary site analysis. If the retaining walls are outside of the building footprint shown on the development plan, a minor amendment to the development plan will be required. The retaining walls will not encroach into the floodplain.

The applicant's intent is to create a multiple-family development that achieve buildings efficient in design and use of space while providing view corridors, light, and air to nearby properties. Even though the site has limitations with the size of the lot, the request to reduce the rear yard will create a design that will have a variety of architectural features as opposed to a development that conforms to a square design. In addition, the applicant has agreed to incorporate architectural design standards into the PDS conditions that will feature an open design and incorporate specific building materials that will be used in the construction of the multiple-family development. The proposed multiple-family development will have at least 60 percent of the ground level transparent for the portion of a building between grade and 15 feet.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The applicant's request for a PDS for a multiple-family development meets only objectives 1, 2, 3, 4, 6 and 7. The remaining objective 5 is not applicable because the applicant is not changing the underlying MF-3 zoning. The surrounding area is developed or is proposed to be developed with multiple-family uses. The modifications in the development standards will allow for the applicant to construct the multiple-family development that is consistent with standards in PDS No. 82 as it relates to the front and side yard setbacks. PD No. 148 provides for a larger setback on Fairmount Street, which is 40 feet.

In addition, the proposed development will be constructed with a density that is below PDS No. 82 and PD No. 148. PD No. 148 permits a maximum of 154-units and PDS No. 82 allows for a maximum of 100-units. The maximum structure height in PD No. 148 and PDS No. 82 varies between 80 feet and 285 feet, respectively. In addition, a landscape plan was approved for PD No. 148 and PDS No. 82.

The City's Design Group has reviewed the Urban Design requirements to determine if the proposed regulations will comply with a development that is urban, walkable and conforms with the surrounding developments.

Landscaping: Landscaping the proposed site will be in accordance with the attached landscape plan. The applicant will not be able to meet the street tree requirements to provide 3-trees on Fairmount Street. Due to the proposed design layout to include 2-driveway approaches, the driveway approach for the loading will eliminate one of the three required street trees. The applicant will however, meet all other landscaping requirements in Part 1 of PDD No. 193.

CPC Action (February 19, 2015)

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for MF-3 Multiple-family Subdistrict uses, subject to a development plan, landscape plan and revised conditions on property zoned an MF-3 Multiple-family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southwest line of Fairmount Street at the terminus of Enid Street.

Maker: Ridley
Second: Shidid
Result: Carried: 7 to 3

For: 7 - Anglin, Rodgers, Shidid, Anantasomboon,
Lavallaisaa, Tarpley, Ridley

Against: 3 - Schultz, Peadon, Murphy,
Absent: 4 - Culbreath, Bagley, Shellene, Abtahi
Vacancy: 0
Conflict: 1 - Emmons

Notices: Area: 500 Mailed: 151
Replies: For: 1 Against: 0

Speakers: For: Barry Knight, 2728 N. Harwood St., Dallas, TX, 75201
Christopher Wein, 306 Bedford Rd., Toronto, Canada
Against: None

LIST OF OFFICERS

General Partner: GG Dallas Pearl LLC

- Michael Kirchmair Manager
- Scott Fischer Manager

**CPC PROPOSED PDS
CONDITIONS**

“ARTICLE”

PD

SEC. S-___.101. LEGISLATIVE HISTORY.

PD Subdistrict was established by Ordinance No., passed by the Dallas City Council on _____, 2014.

SEC. S-___.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ____is established on property located on the southwest line of Fairmount Street at Enid Street. The size of PD Subdistrict ____is approximately 0.35 acres.

SEC. S-___.103. PURPOSE.

The multiple-family residential project regulations in this division complement the development pattern in the area and recognize the area's unique identity as a bridge between Oak Lawn and the Turtle Creek Corridor. The objectives of these regulations are as follows:

- (1) To promote the health, safety, welfare, convenience, and enjoyment of the public.
- (2) To achieve buildings more urban in form.
- (3) To promote a pedestrian environment.
- (4) To encourage underground off-street parking.
- (5) To encourage development that complements nearby properties.
- (6) To achieve buildings efficient in design and use of space while providing view corridors, light, and air to nearby properties.
- (7) To achieve buildings that reduce natural resource consumption, enhance occupant comfort and health, lower utility consumption, minimize strain on local infrastructures, and improve quality of life.
- (8) To encourage land uses that minimizes traffic impacts on the Turtle Creek Environmental Corridor.

SEC. S-___.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and in Part I of this article apply to this division. In the event of a conflict, this division controls. In the event of a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD No. 193.

(c) MULTIPLE FAMILY RESIDENTIAL PROJECT means a multiple-family development with a height greater than 36 feet

(d) TRANSPARENCY means the total area of window and door openings filled with glass, expressed as a percentage of the total façade area.

(e) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(f) This subdistrict is considered to be a residential zoning district.

SEC. S-___.105. EXHIBITS.

The following exhibits are incorporated into this division:

(1) Exhibit ___A: . development plan

(2) Exhibit ___B: . landscape plan

SEC. S-___.106. DEVELOPMENT PLAN

(a) For multiple family uses, development and use of the Property must comply with the development plan (Exhibit S-___) before the issuance of any building permit to authorize work on the Property. If there is a conflict between the text of this article and the approved development plan, the text of this section controls.

(b) For a temporary construction or sales office use related to a multiple-family residential project, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. S-___.107. LANDSCAPE PLAN

(a) For multiple family uses, development and use of the Property must comply with the landscape plan (Exhibit S-___) before the issuance of any building

permit to authorize work on the Property. If there is a conflict between the text of this article and the approved landscape plan, the text of this section controls.

SEC. S-__108. MAIN USES PERMITTED.

(a) The only main uses permitted in this district are the same as those uses permitted in the MF-3 Subdistrict, subject to the same conditions applicable in the MF-3 Subdistrict, as set out in the Dallas Development Code, as amended. For example, a use permitted in the MF-3 Subdistrict only by specific use permit (SUP) is permitted in this planned development district only by SUP; a use subject to development impact review (DIR) in the MF-3 Subdistrict is subject to DIR in this planned development district; etc.

SEC. S-__109. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-__110. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. In the event of a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot and space regulations for the MF-3 Multiple Family Subdistrict apply in this subdistrict.

(b) Front yard.

(1) For a multiple-family residential project, the minimum front yard is 10 feet as shown on the development plan.

(2) For a multiple-family residential project, retaining walls are permitted in the side and rear yards.

(c) Rear yard setbacks. Minimum rear yard setback is 19 feet.

(1) Additional setbacks required. Additional setbacks for structures over 36 feet in height are not required.

(d) Density. Maximum number of dwelling units is 55.

(e) Floor Area. Maximum floor area is 91,500 square feet.

(f) Height.

- (1) Maximum structure height is 165 feet.
- (2) For a multiple-family residential project, maximum structure height is 165 feet. The following structures may project up to ten (10) feet above the maximum structure height:

- (A) chimneys;
- (B) clerestories;
- (C) communication towers;
- (D) cooling towers;
- (E) elevator penthouses or bulkheads;
- (F) mechanical equipment rooms;
- (G) plaza or terrace structures;
- (H) pool structures;
- (I) skylights;
- (J) vent stacks; and
- (K) visual screens that surround mechanical equipment.

(g) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

SEC S-___.111. URBAN DESIGN REQUIREMENTS.

- (a) For a multiple-family residential project, the following regulations apply.
- (b) Façade materials. A minimum of two different façade materials must be provided on each building façade. The façade materials must contain some combination of the following primary materials: glass, metal, masonry, stone, simulated stone, or concrete.
- (c) Ground level transparency. Any façade facing Fairmount Street must have a minimum transparency of 60 percent for the portion of a building on the ground level measured between grade and 15 feet. Windows on the ground level must be clear or unpainted, or, if treated, must be transparent or translucent. This provision does not

apply to fences or gates for loading areas, service areas, parking areas, or entrances to underground parking structures.

(d) Balconies. All residential units must contain balconies or outdoor patios.

(e) Screening.

(i) Except for access thereto, trash, storage, loading, and service areas must be screened from public view from Fairmount Street and the adjacent park with a wall, fence, or opaque plantings at least 6 feet in height.

(ii) All mechanical and related equipment located on the rooftop of any building must be screened so as not to be visible from any public right-of-way.

SEC. S-__ .112. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the off-street parking and loading regulations of PD 193 for information regarding off-street parking and loading.

(b) Underground parking. Required off-street parking must be located in an underground parking structure.

SEC. S-__ .113. ENVIRONMENTAL PERFORMANCE STANDARDS.

In general. Except as provided in this section, see Article VI, "Environmental Performance Standards."

SEC. S-__ .114. LANDSCAPING.

(a) In general. Except as provided, landscaping and screening must be provided in accordance with Part I of this article.

(b) For a multiple-family residential project, landscaping must be provided as shown on the landscape plan.

(c) Plant materials must be maintained in a healthy, growing condition.

SEC. S-__ .115. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for non-business zoning districts.

SEC. S-__ .116. ADDITIONAL PROVISIONS.

(a) The entire Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

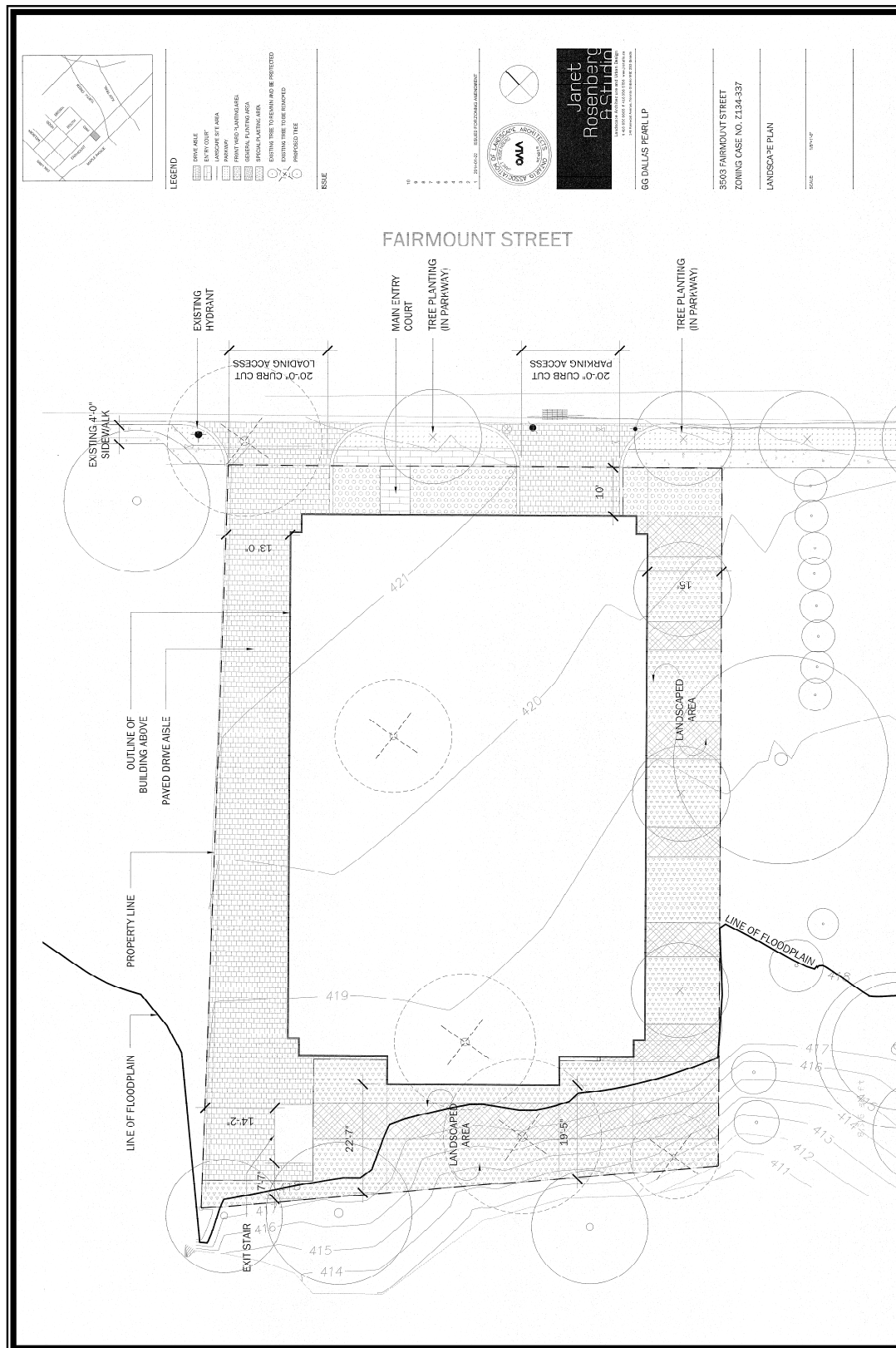
SEC. S-__117. COMPLIANCE WITH CONDITIONS.

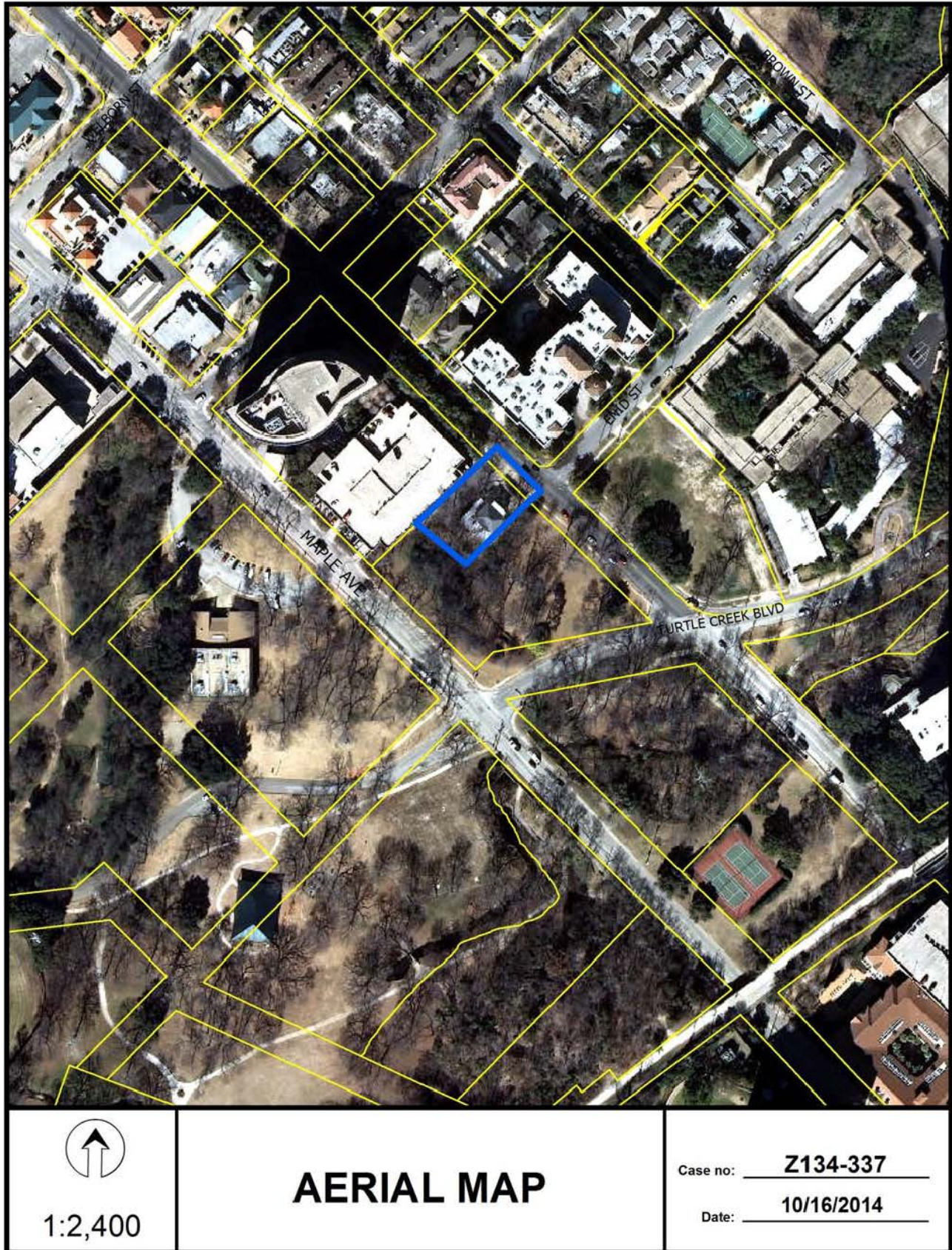
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.

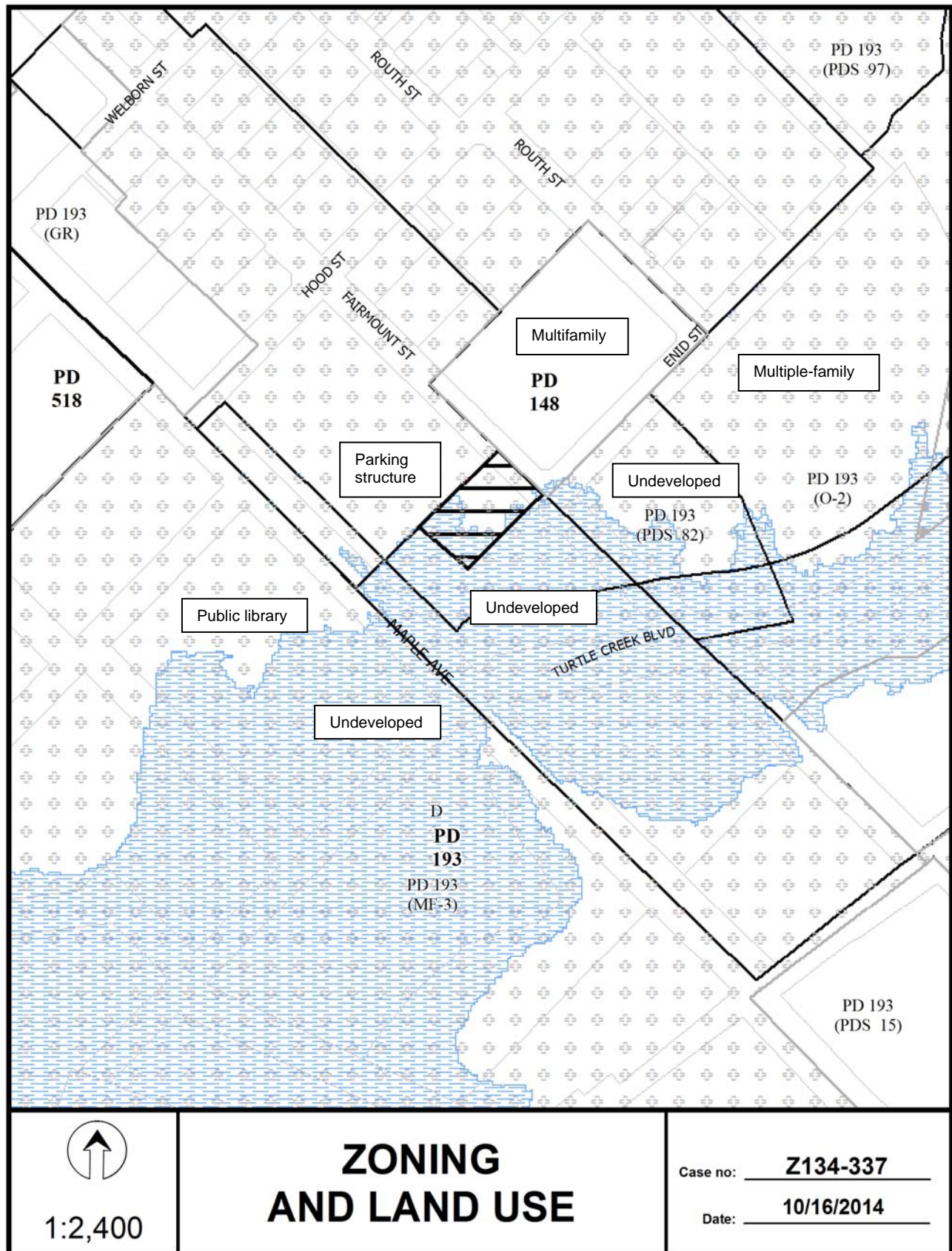
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use in this Subdistrict until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.



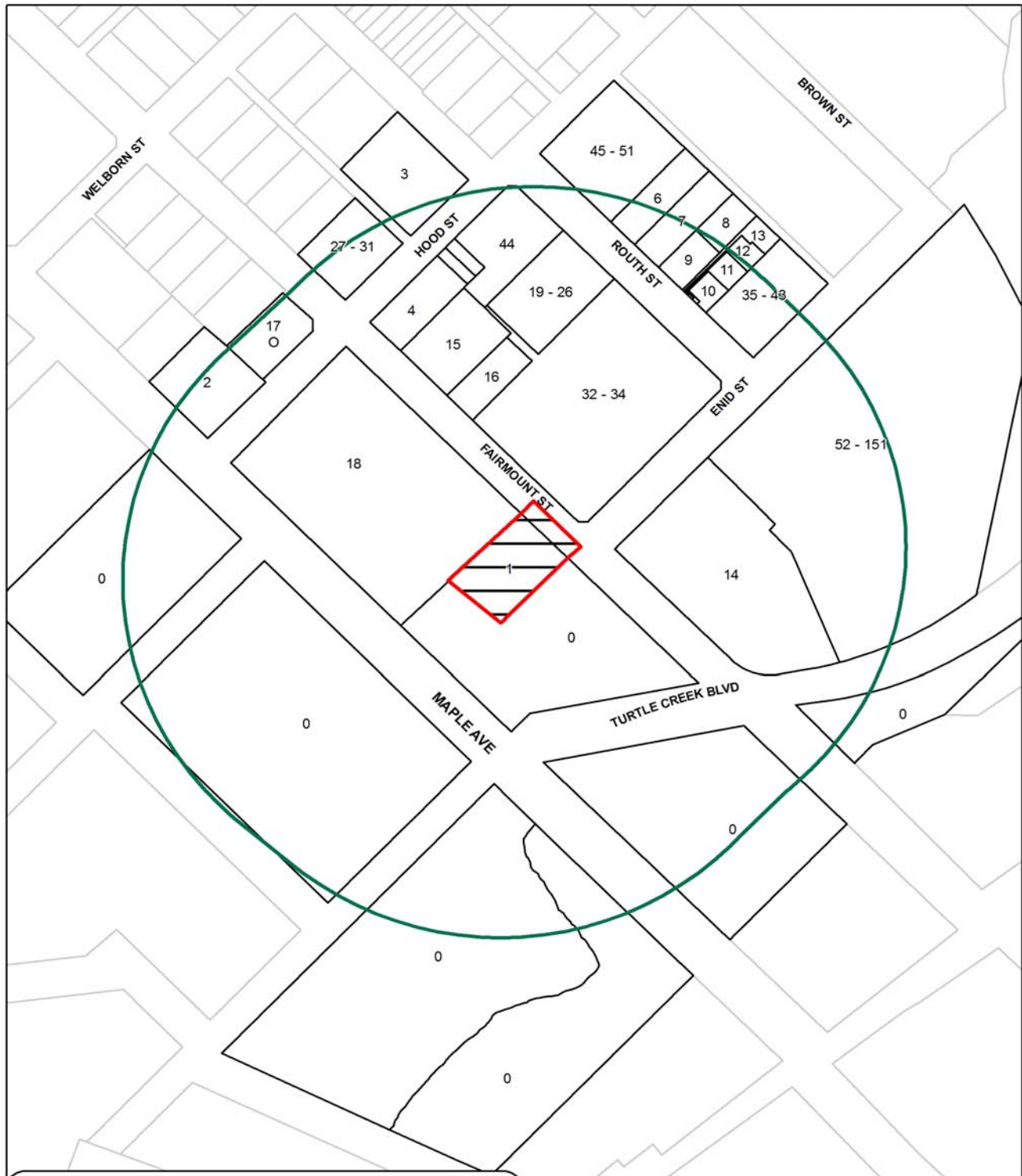
PROPOSED LANDSCAPE PLAN







CPC RESPONSES



<u>151</u>	Property Owners Notified (33 parcels)
<u>1</u>	Replies in Favor (1 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>500'</u>	Area of Notification
<u>2/5/2015</u>	Date

Z134-337
CPC



1:2,400

Notification List of Property Owners

Z134-337

151 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	3503 FAIRMOUNT ST	GG DALLAS PEARL LP
	2	3606 MAPLE AVE	TEXAS SCOTTISH RITE HOSP
	3	3601 ROUTH ST	WEISFELD HERSCHEL A
	4	3534 FAIRMOUNT ST	TEXAS LAND & REALTY LLC
	5	3535 ROUTH ST	TEXAS LAND & REALTY LLC
	6	3520 ROUTH ST	WESTLAKE TRAVIS LTD
	7	3518 ROUTH ST	KOTHARI AJAY
	8	3514 ROUTH ST	BARNES H DOUG
	9	3516 ROUTH ST	PATON PAULA J &
	10	3506 ROUTH ST	ZHAO DI
	11	3508 ROUTH ST	GATES DAVID L
	12	3510 ROUTH ST	SCHIFFMAN LISA A
	13	3512 ROUTH ST	SCHROER BRENDA R
	14	2505 TURTLE CREEK BLVD	GGH DEVELOPMENT LLC
	15	3524 FAIRMOUNT ST	G L F PARTNERS LLP
	16	3520 FAIRMOUNT ST	ROYAL NONESUCH LP
O	17	3607 FAIRMOUNT ST	SIEGEL MARK J
	18	3500 MAPLE AVE	3500 MAPLE DALLAS LP
	19	3525 ROUTH ST	DUFFIE CHARLES F
	20	3525 ROUTH ST	DUFFIE JAMES M
	21	3525 ROUTH ST	BEREN CARLA WIMAN
	22	3525 ROUTH ST	BOAST JASON S
	23	3525 ROUTH ST	ESTLE BETTY J
	24	3525 ROUTH ST	LITTELL CHRISTOPHER B
	25	3525 ROUTH ST	WRIGHT COLTON &
	26	3525 ROUTH ST	FACEMYER DOUGLAS

02/04/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	3606 FAIRMOUNT ST	GOLDMAN WENDY
	28	2507 HOOD ST	CABALLERO ELIZABETH
	29	2503 HOOD ST	FISHMAN EDWARD M & TRACY
	30	2505 HOOD ST	LIU JEAN
	31	2711 HOOD ST	CORNWELL GREGORY CLARK
	32	3500 FAIRMOUNT ST	AERC RIENZI LLC
	33	3500 FAIRMOUNT ST	AERC RIENZI LLC
	34	3500 FAIRMOUNT ST	CROWE ANGELA
	35	3500 ROUTH ST	HARRISON CONNIE
	36	3500 ROUTH ST	WELBORN STREET PARTNERS LLC
	37	3500 ROUTH ST	BILODEAU TONYA M
	38	3500 ROUTH ST	WELLBORN STREET PTNRS
	39	3500 ROUTH ST	MARGOLIS MICHAEL
	40	3500 ROUTH ST	NORRELL STEVE DBA
	41	3500 ROUTH ST	WASHBURN TYLER
	42	3500 ROUTH ST	NORRELL STEPHEN
	43	3500 ROUTH ST	MARTIN ANDREA
	44	3535 ROUTH ST	LAKES OF AUBREY LP
	45	2614 HOOD ST	AHMED RUBANA & MUSTAQUE
	46	2612 HOOD ST	SADACCA STEPHEN
	47	2610 HOOD ST	CALHOUN REBEL
	48	3534 ROUTH ST	AINSWORTH GEORGE M
	49	3532 ROUTH ST	MOORE JAMES K
	50	3530 ROUTH ST	KRAMER PAMELA A
	51	3526 ROUTH ST	JOBE TERRANCE
	52	2525 TURTLE CREEK BLVD	MATHEWS CARLY J
	53	2525 TURTLE CREEK BLVD	DOWNING ASHLEY & MICHAEL
	54	2525 TURTLE CREEK BLVD	RICHARDS GLENITA DENAE
	55	2525 TURTLE CREEK BLVD	LUCAS H KARIN
	56	2525 TURTLE CREEK BLVD	CARTER GARY LEE & DENA LEIGH
	57	2525 TURTLE CREEK BLVD	WAGNER STEPHANIE

02/04/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>	
	58	2525	TURTLE CREEK BLVD	GIBSON LEE B
	59	2525	TURTLE CREEK BLVD	SEARS RICHARD D
	60	2525	TURTLE CREEK BLVD	YK 2525 TURTLE CREEK #319 LLC
	61	2525	TURTLE CREEK BLVD	HUNTLEY ERIC K & JANE A
	62	2525	TURTLE CREEK BLVD	TISDALE CHARLES E
	63	2525	TURTLE CREEK BLVD	ANGLIN DEBORAH
	64	2525	TURTLE CREEK BLVD	ALVARADO PABLO
	65	2525	TURTLE CREEK BLVD	BOWMAN HARRY D
	66	2525	TURTLE CREEK BLVD	ECHOLS DANNY D SR LIFE ESTATE
	67	2525	TURTLE CREEK BLVD	RAMAGE CASSIDY L
	68	2525	TURTLE CREEK BLVD	KEMP DONALD
	69	2525	TURTLE CREEK BLVD	WEAVER WESLEY R
	70	2525	TURTLE CREEK BLVD	KREUZIGER FREDERICK &
	71	2525	TURTLE CREEK BLVD	WATTS B C & JO E
	72	2525	TURTLE CREEK BLVD	BEUSCHEL GLENN
	73	2525	TURTLE CREEK BLVD	BURNS LINDA
	74	2525	TURTLE CREEK BLVD	MCALESTER VIRGINIA
	75	2525	TURTLE CREEK BLVD	CLAUNCH STEPHEN A
	76	2525	TURTLE CREEK BLVD	DELOZIER THOMAS &
	77	2525	TURTLE CREEK BLVD	DONOVAN KATHLEEN T
	78	2525	TURTLE CREEK BLVD	MUSSLER BENJAMIN &
	79	2525	TURTLE CREEK BLVD	RODERICK ROBERT G
	80	2525	TURTLE CREEK BLVD	WELLS GEORGE W JR &
	81	2525	TURTLE CREEK BLVD	GALLIGAN REGINA MARIE
	82	2525	TURTLE CREEK BLVD	SALIBA DANIEL P
	83	2525	TURTLE CREEK BLVD	KATTNER LARRY WAYNE & LINDA JARVIS
	84	2525	TURTLE CREEK BLVD	CRANFILL CHAD
	85	2525	TURTLE CREEK BLVD	HARRIS REALTY LLC
	86	2525	TURTLE CREEK BLVD	ADAMS ROBERT L
	87	2525	TURTLE CREEK BLVD	SPRING KEITH
	88	2525	TURTLE CREEK BLVD	SCHELLINCK FAMILY 1992 TR

02/04/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>	
	89	2525	TURTLE CREEK BLVD	XAVIER LOUISA C
	90	2525	TURTLE CREEK BLVD	MUNROE ANNE C TR
	91	2525	TURTLE CREEK BLVD	FULLER RANDALL H & JANE D
	92	2525	TURTLE CREEK BLVD	RUBIN ALLEN & HARRIET REVOCABLE TR
	93	2525	TURTLE CREEK BLVD	KUN STEVE
	94	2525	TURTLE CREEK BLVD	ANDERSON AMANDA B
	95	2525	TURTLE CREEK BLVD	HARTSELL BRANDON L &
	96	2525	TURTLE CREEK BLVD	GARCIA JESSICA D &
	97	2525	TURTLE CREEK BLVD	SINGH SUKHVINDER
	98	2525	TURTLE CREEK BLVD	GALAMBUSH MARILYN
	99	2525	TURTLE CREEK BLVD	EATON DAVID W
	100	2525	TURTLE CREEK BLVD	CASADY CHRISTINE & FREDERICK BORGERS JR
	101	2525	TURTLE CREEK BLVD	ELLIOTT FRIEDRICH
	102	2525	TURTLE CREEK BLVD	ASHLEY DONNA SUE
	103	2525	TURTLE CREEK BLVD	WALES VICTOR R
	104	2525	TURTLE CREEK BLVD	BEAHAN SARAH G
	105	2525	TURTLE CREEK BLVD	IDZIAK PETER B
	106	2525	TURTLE CREEK BLVD	SWICK DAVID E & PAULA H
	107	2525	TURTLE CREEK BLVD	HUNT C DALE SR & SHIRLEY
	108	2525	TURTLE CREEK BLVD	ISHEE JAMES ALFRED
	109	2525	TURTLE CREEK BLVD	FENNELL PETE & CYNTHIA
	110	2525	TURTLE CREEK BLVD	NELSON RON &
	111	2525	TURTLE CREEK BLVD	JUDGE WALTER E & RUTH
	112	2525	TURTLE CREEK BLVD	CHAVEZ HERMAN &
	113	2525	TURTLE CREEK BLVD	HEJL BRADLEY &
	114	2525	TURTLE CREEK BLVD	MAYOTTE RICHARD V
	115	2525	TURTLE CREEK BLVD	RODERICK ROBERT G
	116	2525	TURTLE CREEK BLVD	FREEMAN WHITNEY
	117	2525	TURTLE CREEK BLVD	PEUGH JIMMY E
	118	2525	TURTLE CREEK BLVD	BURKHARDT KATHRYN C
	119	2525	TURTLE CREEK BLVD	SUSSMAN PRODUCTS CO

02/04/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>	
	120	2525	TURTLE CREEK BLVD	DEITZ SHARON
	121	2525	TURTLE CREEK BLVD	SALCZYNSKI MARIA M & DONALD E
	122	2525	TURTLE CREEK BLVD	SHAH ANGELA KIRAN
	123	2525	TURTLE CREEK BLVD	JAMES WILLIAM AARON
	124	2525	TURTLE CREEK BLVD	SIMONE ALPHONSE F
	125	2525	TURTLE CREEK BLVD	KERR CHRISTINE M
	126	2525	TURTLE CREEK BLVD	WHITLOCK LESLIE
	127	2525	TURTLE CREEK BLVD	WOODHOUSE DOUGLAS H
	128	2525	TURTLE CREEK BLVD	HULL LEROY W & JOYCE B
	129	2525	TURTLE CREEK BLVD	LUCAS H K
	130	2525	TURTLE CREEK BLVD	MOORE DOROTHY SUE
	131	2525	TURTLE CREEK BLVD	TISDALE CHARLES E
	132	2525	TURTLE CREEK BLVD	FETTERICK NICHOLAS J III
	133	2525	TURTLE CREEK BLVD	JONES KATHERINE J
	134	2525	TURTLE CREEK BLVD	CARNES JOHN W
	135	2525	TURTLE CREEK BLVD	DYTECH SOLUTIONS
	136	2525	TURTLE CREEK BLVD	CREE MARY ANNE
	137	2525	TURTLE CREEK BLVD	ANDERSON JUERGEN
	138	2525	TURTLE CREEK BLVD	STEELE JOHN A
	139	2525	TURTLE CREEK BLVD	HUNLEY LAMAR ETAL
	140	2525	TURTLE CREEK BLVD	PORTER STEVE & JEANNE
	141	2525	TURTLE CREEK BLVD	FRANKE BONNY S
	142	2525	TURTLE CREEK BLVD	ROSAS CHRISTOPHER J
	143	2525	TURTLE CREEK BLVD	MICHAELS KAREN J
	144	2525	TURTLE CREEK BLVD	MONTGOMERYGERCKEN LIVING TRUST THE
	145	2525	TURTLE CREEK BLVD	BOSSBACH JERRY &
	146	2525	TURTLE CREEK BLVD	HARTSELL BRANDON L &
	147	2525	TURTLE CREEK BLVD	WELLS GEORGE W
	148	2525	TURTLE CREEK BLVD	JOLLY STEVEN R
	149	2525	TURTLE CREEK BLVD	SCOTT PHILIP & MARILYN
	150	2525	TURTLE CREEK BLVD	SIFFORD ANDY L

Z134-337 (WE)

02/04/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151 2525	TURTLE CREEK BLVD	BURKMAN VANESSA M &

AGENDA ITEM # 58

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 22 N

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2003 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District on the northeast corner of Ryan Road and Luna Road

Recommendation of Staff: Approval for a five-year period, subject to a revised 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 revised site plan and condition

Z145-122(AF)

FILE NUMBER: Z145-122(AF)

DATE FILED: November 10, 2014

LOCATION: Northeast corner of Ryan Road and Luna Road

COUNCIL DISTRICT: 6

MAPSCO: 22-N

SIZE OF REQUEST: Approx. 3.94 acres

CENSUS TRACT: 99.00

REPRESENTATIVE: Isaam Shmaisani

APPLICANT/OWNER: Cowtown Redi Mix, Inc.

REQUEST: An application for an amendment to Specific Use Permit No. 2003 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned IR Industrial Research District.

SUMMARY: The applicant proposes to continue to operate a concrete batch plant and to remove the restrictions on the hours of operation. Currently, the hours of operation are Monday through Friday, 12 am to 7 pm and 12 am to 3 pm on Saturdays. In addition, the applicant proposes to demolish the existing one-story, 3,315-square-foot maintenance shop and replace it with a 4,200-square-foot building. Finally, the applicant requests automatic renewals with this amendment. The SUP is set to expire March 27, 2018 with no automatic renewals.

CPC RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period, subject to a revised site plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The use has not had a negative impact on the surrounding areas. The request site is located within an industrial area surrounded by property that is zoned IR. Within a half-mile radius, there are five industrial uses that include concrete or asphalt crushing, metal salvage facilities, and cement treated facility plants – all with no restrictions on hours of operations. Staff could find no documented concerns regarding limiting the hours of operation. Currently, conditions are in place intended to mitigate any potential negative impacts from dust and noise.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed use of the site does not contribute or promote the welfare of the area.
3. *Not a detriment to the public health, safety, or general welfare* – The use has not been a detriment to the public health, safety, or general welfare. The equipment and materials are in the site's interior. Current SUP conditions require the applicant to sprinkle the property, including any stockpiles, with water or chemicals, as necessary to achieve the maximum control of dust emissions.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The proposed use will comply with all applicable zoning regulations and standards.

Zoning History:

1. Z112-268 On February 13, 2013, City Council approved an application for an IM Industrial Manufacturing District, with deed restrictions volunteered by the applicant, on property zoned an IR Industrial/Research District.
2. Z112-262 On March 27, 2013, the City Council approved a Specific Use Permit No. 2003 for an industrial (outside) use limited to a concrete plant for a five-year time period on property zoned an IR Industrial Research District on the northwest corner of Luna Road and Ryan Road.
3. Z123-210 On May 28, 2014, the City Council approved an application for an IM Industrial Manufacturing District and a Specific Use Permit for a potentially incompatible industrial (outside) use limited to concrete and asphalt crushing on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Luna Road	Principle Arterial	60 ft.
Ryan Road	Local	50 ft.

Parking/Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the use has not negatively impacted the surrounding street system.

STAFF ANALYSIS:**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in an Industrial Area.

Industrial Areas, which offer important employment opportunities, occupy large areas of land and usually are near major roads and heavy rail lines. Evolving technology and the need for freight movement through Dallas to the rest of the country and internationally means this sector can offer good opportunities for jobs. Logistics and warehousing, a growing industry with strong potential for upward mobility of skilled workers, would thrive in such areas. Examples include Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area. These areas include a mix of low- and medium-density industrial buildings and industrial yards and have large surface parking for cars and trucks. Industrial Areas rely on quality road access and may be linked to rail for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited. With the recommended conditions, the use conforms to the Plan.

Area Plans:**Trinity River Corridor Comprehensive Land Use Plan**

The Trinity River Corridor Comprehensive Land Use Plan designates the site within the Elm Form District, described to contain a mix of light industrial, heavy industrial, office, and commercial corridor uses adjacent to a collection of parks, river bottom wetlands, and trails along the Elm Fork of the Trinity River. North of Northwest Highway and west of IH-35, areas are planned for Heavy Industrial and Light Industrial uses.

Land Use Compatibility:

The surrounding land uses are undeveloped to the north and south, a city park to the west, and industrial uses to the northeast, east, and southeast. Conforming to specific environmental and code enforcement standards that dictate the handling of materials ensures minimal impact on the surrounding non-industrial properties.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The request does not appear to have an adverse impact on the surrounding zoning and land uses.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
IR Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Landscaping:

The site will comply with Article X landscaping.

CPC Minutes – February 19, 2015

Z145-122(AF)

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2003 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to revised site plan and staff's recommended conditions on property zoned IR Industrial Research District on the northeast corner of Ryan Road and Luna Road.

Maker: Anantasomboon
Second: Shidid
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Murphy, Ridley, Abtahi

Against: 0
Absent: 1 - Peadon
Vacancy: 0

Notices: Area: 300 Mailed: 8
Replies: For: 0 Against: 0

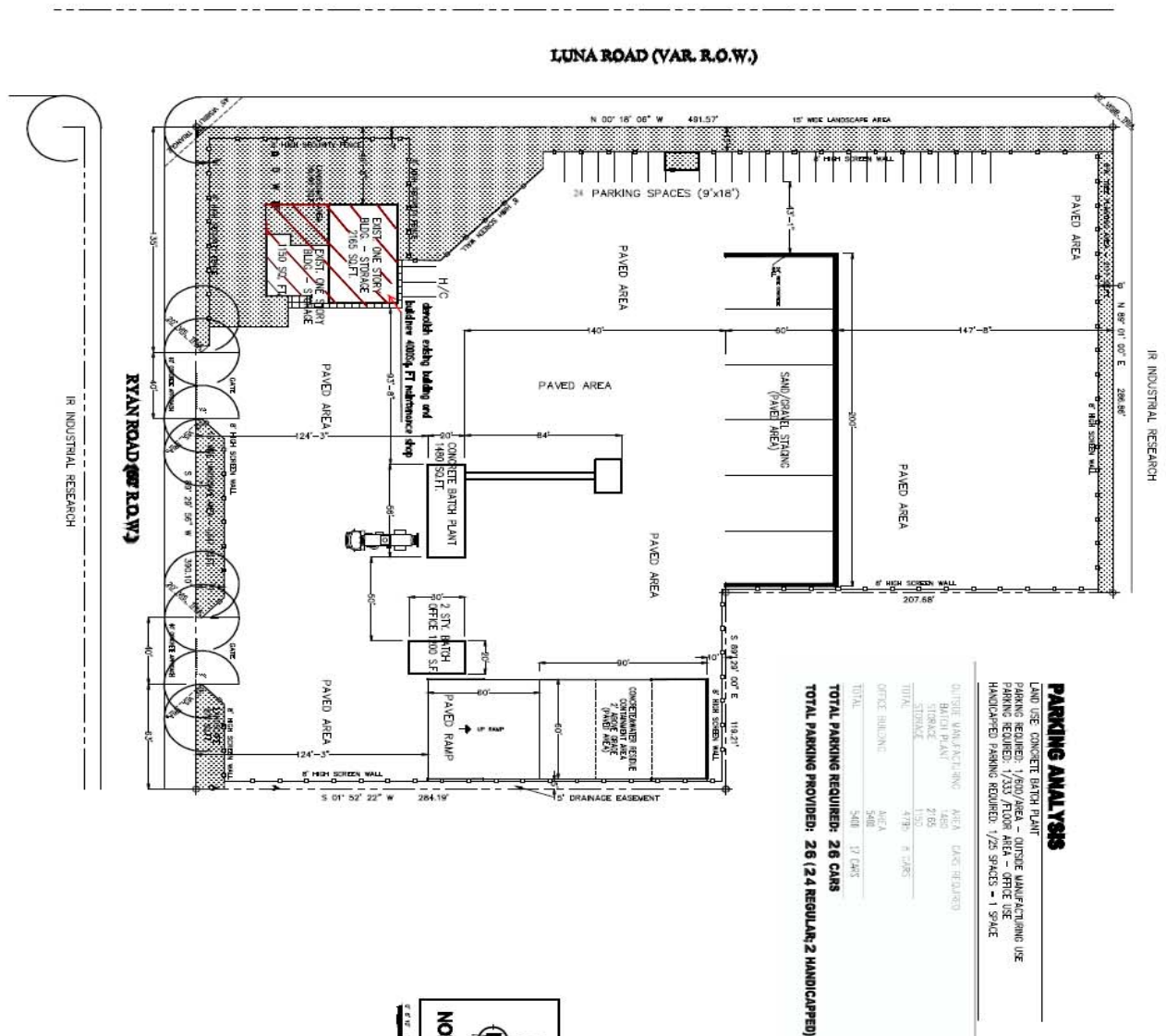
Speakers: For (Did not speak): Sam Shmaisani, 5608
Normandy Dr., Colleyville, TX, 76034
Against: None

PROPOSED CPC CONDITIONS
Z145-122

1. USE: The only use authorized by this specific use permit is an industrial (outside) not potentially incompatible use limited to a concrete batch plant.
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).
3. DUST CONTROL:
 - A. The following conditions must be met on an ongoing basis:
 - i. Trucks must be loaded through a discharge equipped with a water ring or equivalent dust control system that eliminates visible dust emissions.
 - ii. All permanent roads or vehicular maneuvering area inside the plant must be paved, watered, and swept to eliminate visible dust emissions.
 - iii. The area between the sand/aggregate stockpiles and conveyor charge hopper used for vehicle traffic must be paved, watered, and swept as necessary to achieve maximum control of dust emissions. Other areas used for vehicle traffic must be watered as necessary to eliminate visible dust emissions.
 - iv. During operations, all stockpiles must be sprinkled with water or chemicals as necessary to eliminate visible dust emissions.
 - v. The cement storage silos and cement weigh hopper must be vented to a fabric filter to eliminate visible dust emissions.

- vi. During operations, the conveyor charge hopper must have a water spray sufficient to eliminate visible dust emissions or the conveyor charge hopper must be completely enclosed to contain dust.
 - vii. To avoid overloading, a mechanism must be installed on each cement storage silo to warn operators that the silo is full.
 - viii. Spillage of cement must be cleaned up and contained or dampened within 30 minutes so that emissions from wind erosion and/or vehicle traffic are minimized.
- B. Prior to the issuance of a certificate of occupancy, a written ground and dust control plan that reflects existing and proposed infrastructure needed to comply with conditions 4(A)(i) through 4(A)(viii) must be delivered to the director of environmental and health services and the director of development services.
- 4. FLOOR AREA: The maximum floor area is 3,316 square feet in the location shown on the attached site plan.
 - 5. HOURS OF OPERATION: ~~The industrial (outside) not potentially incompatible use limited to a concrete batch plant may only operate between 12:00 a.m. (midnight) and 7:00 p.m., Monday through Friday, and between 12:00 a.m. (midnight) and 3:00 p.m., Saturday.~~
 - 6. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
 - 7. LANDSCAPING: Landscaping must be installed in accordance with Article X.
 - 8. PARKING: A minimum of 14 off-street parking spaces must be provided in the location as shown on the attached site plan. All off-street parking spaces, vehicular maneuvering area, and driveways must be paved.
 - 9. SCREENING: Solid screening must be provided in the height and locations shown on the site plan.
 - 10. STOCKPILE HEIGHT: Maximum stockpile height for materials in the sand/gravel stockpile is ten feet.
 - 11. MAINTENANCE: The Property must be properly maintained in a state of 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.

Z145-122 – REVISED SITE PLAN



VICINITY MAP

DEVELOPMENT DATA

LAND AREA: 169292 SQ. FT.
LOT COVERAGE: 1.95%

LANDSCAPE DATA

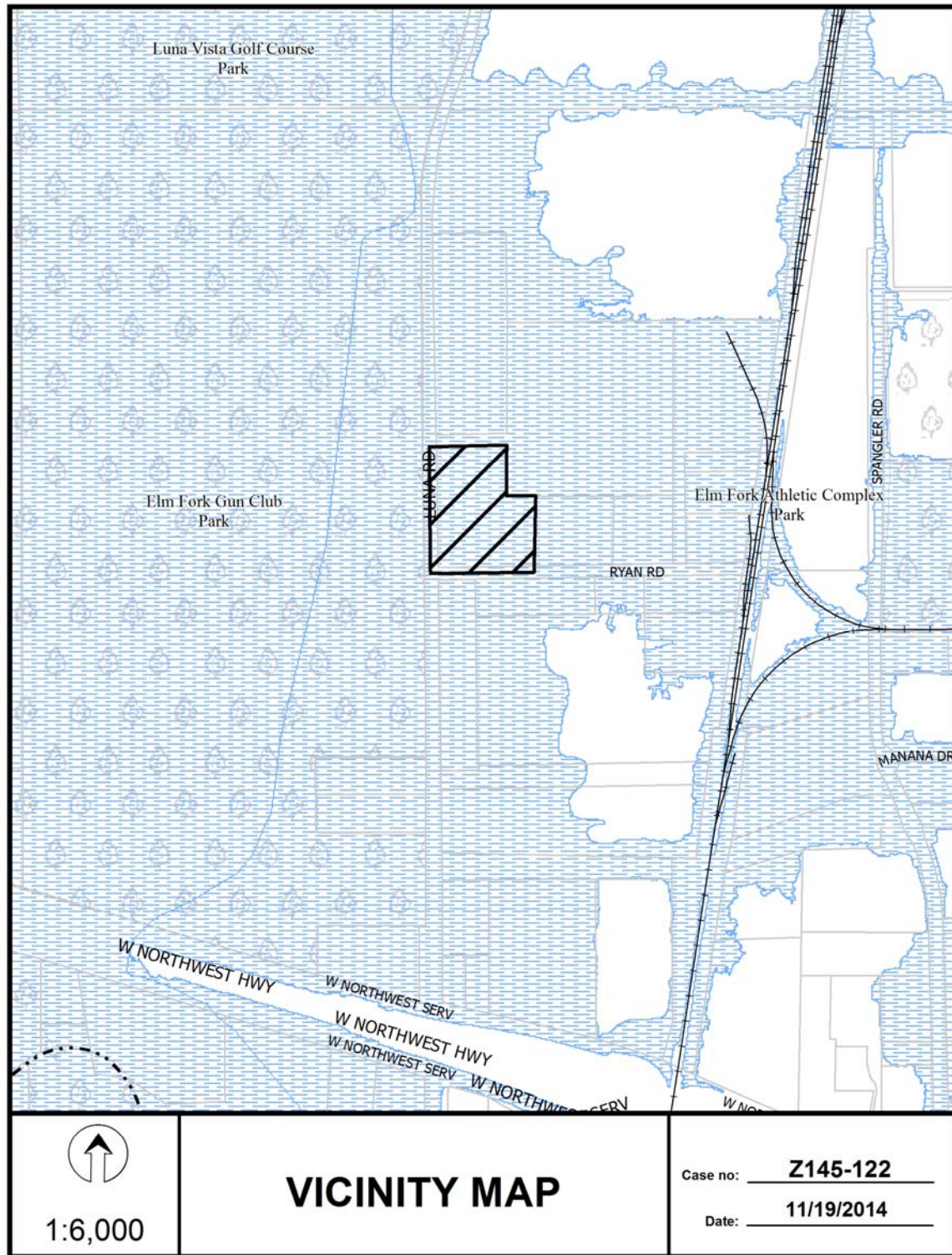
TOTAL LANDSCAPE AREA: 22,820 SQ. FT.
TOTAL LOT TREES: SEE LANDSCAPING PLAN
LANDSCAPE PERMITS FOR THE DEVELOPMENT CODE

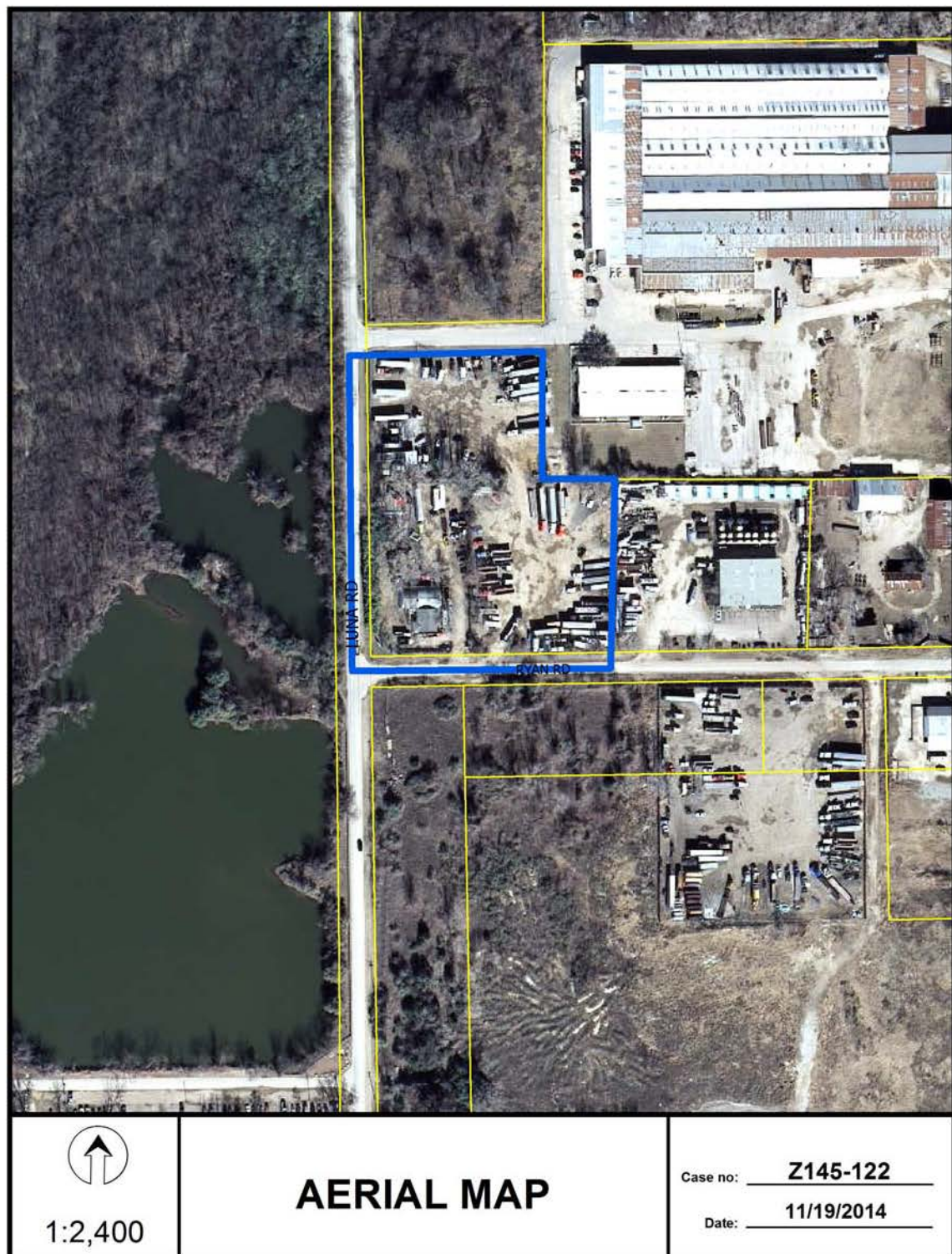
SITE PLAN

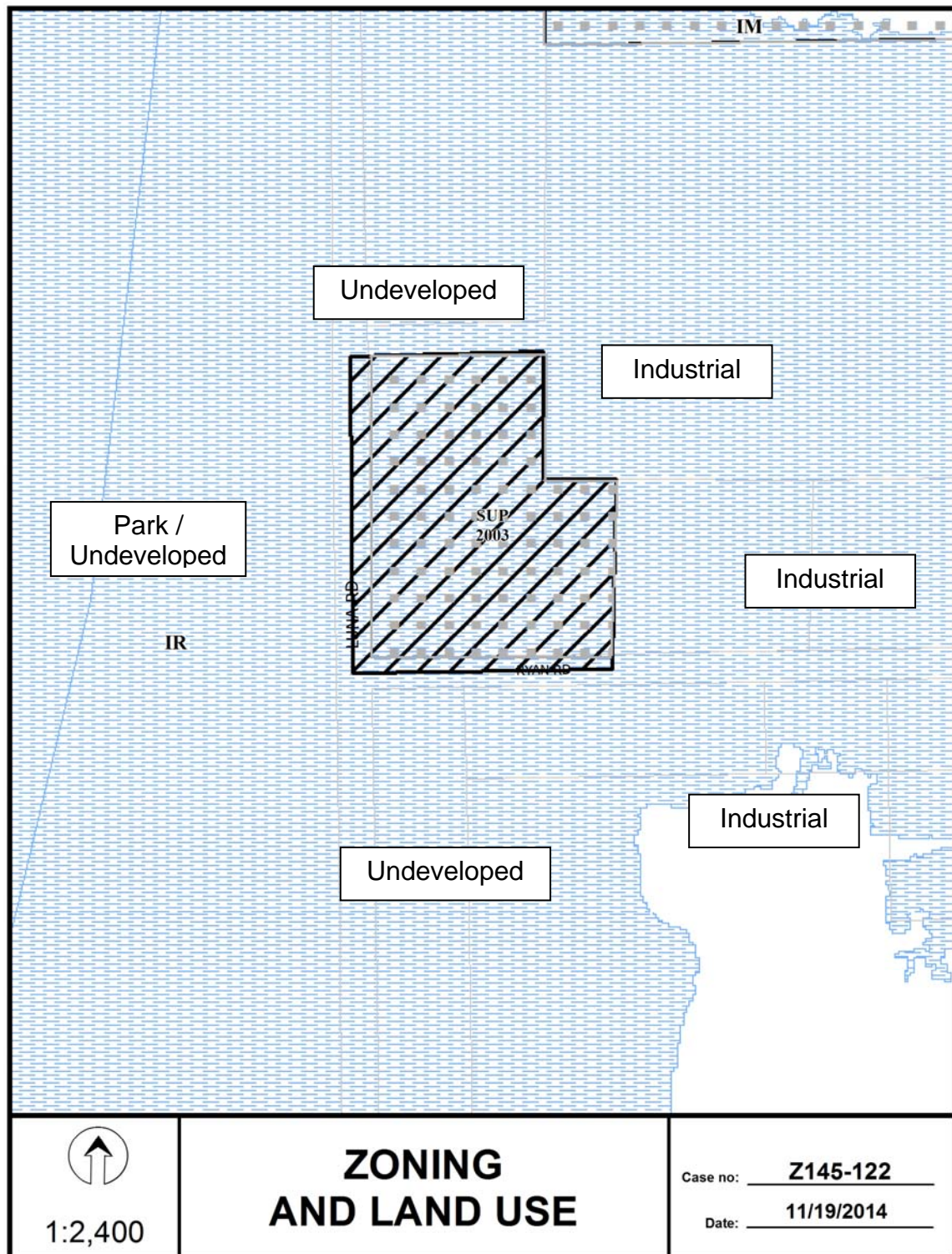
SITE PLAN			
10808 LUNA ROAD			
DESIGN BY:	DRAWN BY:	DATE:	SCALE:
SS	LSA	07-30-13	1" = 30'

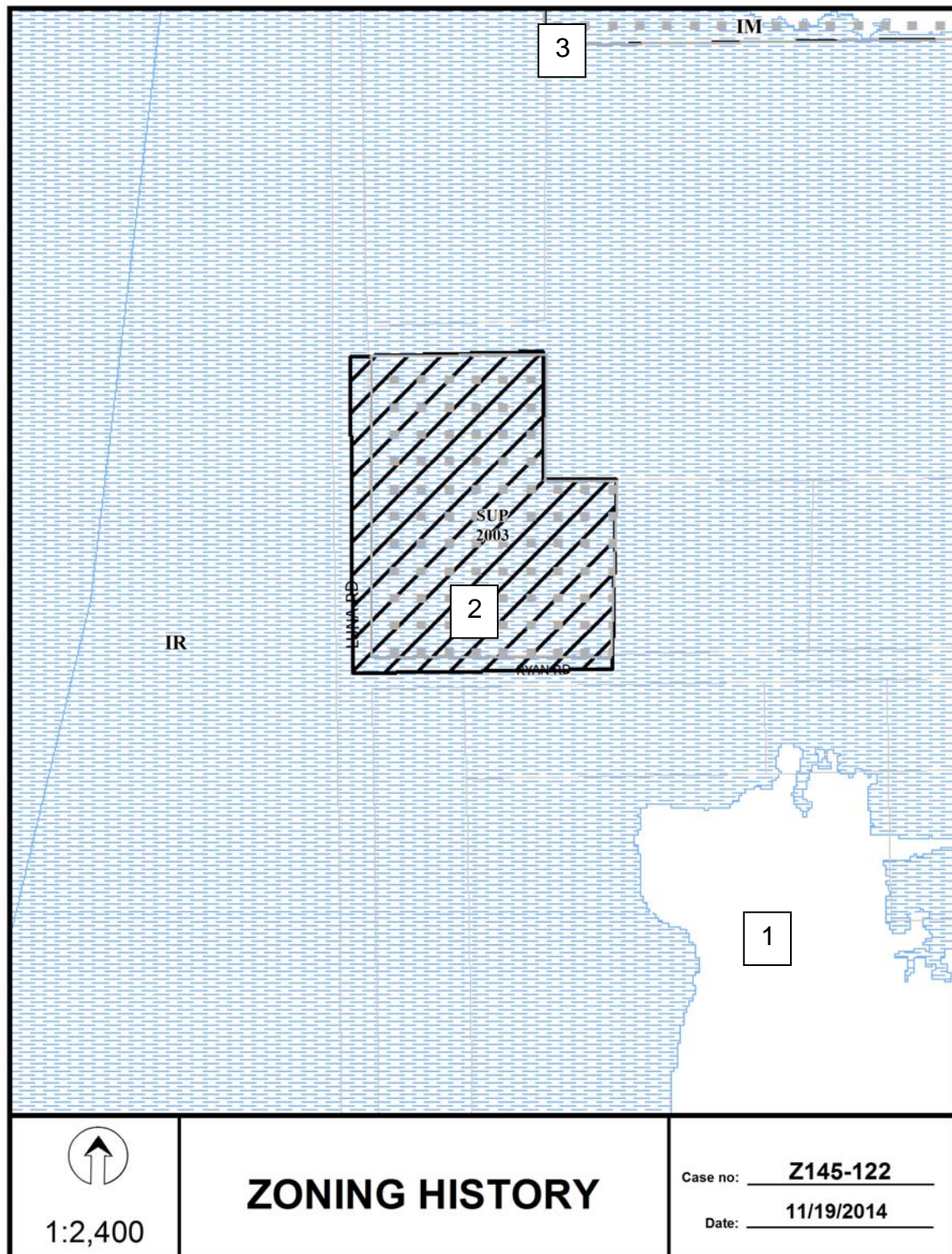
SITE PLAN FOR CONSTRUCTION

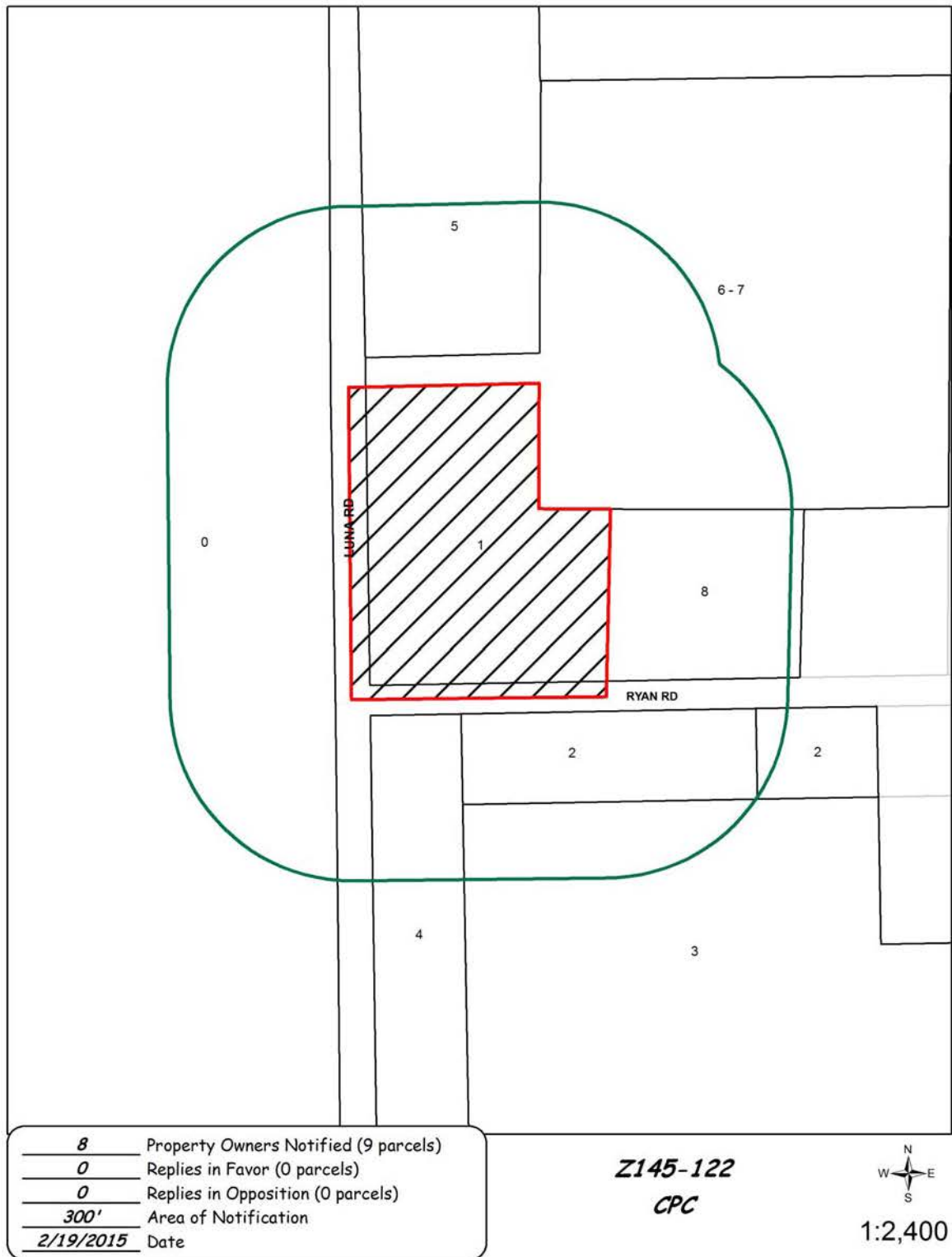
- CONCRETE APPROXIMATES SHALL CORRESPOND TO THE CHALKS CITY SPECIFICATION REQUIREMENTS
- ALL EXISTING TREES NOT SHOWN SHALL BE LOCATED FOR NON-CONSTRUCTION; SEE TREE SURVEY MAP
- PROTECT 1" MIN. TOLER. FROM EXISTING ALL EXISTING TREES TO REMAIN
- SEE RILL DRAINAGE PLAN FOR NEW GRADING ELEVATIONS
- IF NEW EXISTING CONCRETE WALL 9"TS ON 7"6 TERRACING WALLS FOR THE RILL TREAT
- SEE RILL DRAINAGE FORMS FOR TOPOGRAPHICAL DATA
- FINISHES DECIDED BY OTHERS











02/18/2015

Reply List of Property Owners

Z145-122

8 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	10808 LUNA RD	SHMAISANI ISSAM AL
	2	1860 RYAN RD	JCR TEAM LLC
	3	1840 RYAN RD	RUCKER HUGH W &
	4	10750 LUNA RD	RUCKER HUGH W ET AL
	5	10850 LUNA RD	LUNA VANOD B TRUST PART M
	6	10848 LUNA RD	ONEAL METALS LP
	7	10848 LUNA RD	ONEAL STEEL BLDGS CO
	8	1839 RYAN RD	NILCO ENTERPRISES INC

AGENDA ITEM # 59

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 4

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 55 X

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1571 for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned a CR Community Retail District northeast of the intersection of Lancaster Road and Kiest Boulevard

Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to conditions

Recommendation of CPC: Approval for a twenty-year period with eligibility for automatic renewals for additional twenty-year periods, subject to conditions

Z145-125(OTH)

FILE NUMBER: Z145-125(OTH)**DATE FILED:** November 14, 2014**LOCATION:** Northeast of the intersection of Lancaster Road and Kiest Boulevard**COUNCIL DISTRICT:** 4**MAPSCO:** 55-X**SIZE OF REQUEST:** Approx. 17,148 sq. ft.**CENSUS TRACT:** 88.01**APPLICANT:** Jon Dohm, Crown Castle**REPRESENTATIVE:** Vincent Huebinger**OWNER:** Donaldson Properties

REQUEST: An application for the renewal of Specific Use Permit No. 1571 for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned a CR Community Retail District.

SUMMARY: The applicant proposes to continue to use this portion of the property with the existing monopole cellular tower with a height of 90 feet. The request site is approximately 16,000 square feet and is located within a parking lot of a multi-tenant retail development. On January 12, 2005, the City Council approved this Specific Use Permit for a ten-year period with eligibility for automatic renewals for additional ten-year periods. The applicant missed the application filing deadline to be considered for an automatic renewal. Therefore, it has to be considered by the City Plan Commission and City Council.

CPC RECOMMENDATION: **Approval** for a twenty-year period with eligibility for automatic renewals for additional twenty-year periods, subject to conditions.

STAFF RECOMMENDATION: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* –The proposed use has not had a negative impact on the surrounding area.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – Continuing to utilize this portion of the property for a monopole cellular tower will not deter or contribute to the welfare of adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The use of this portion of the property for a monopole cellular tower will not be a detriment to the public health, safety, or general welfare of the area.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the existing use complies with all applicable zoning regulations and standards. No variances or special exceptions are requested.

Zoning History: There has been one recent zoning change in the area within the last five years:

1. **Z123-217** On January 8, 2014, the City Council approved Planned Development District No. 902 for mixed uses on property at the south corner of East Corning Avenue and South Lancaster Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
E. Kiest Boulevard	Local	100 feet
S. Lancaster Road	Local	80 feet

Surrounding Land Uses:

	Zoning	Land Use
Site	CR	monopole tower/tower antenna
North	CR & SUP No. 1774	Retail (SUP for OE Charter School)
East	CS	Retail
South	CS & PD No. 426	Retail (PD Transit Station)
West	CS & PD No. 902	Retail (PD for Retail and Multifamily uses)

STAFF ANALYSIS:**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a hybrid of the Multimodal Corridor Building Block and Transit Center/Multimodal and Residential Neighborhood.

The requested zoning district and proposed use of the property are consistent with Multimodal Corridor Building Block, Transit Center/Multimodal and Residential Neighborhood. The Multi Modal Corridor block is also called Transit Center as it is mainly located around DART light-rail or commuter rail lines. Out of all types of building blocks, these ones incorporate the largest variety of building structures and land uses. Forward Dallas plan offers the development of interactive public plazas and civic uses in these areas. Residential Neighborhoods blocks are the important parts of forward Dallas project. They focus on developing the traditional neighborhood of single-family detached homes that will integrate shops, restaurants, schools, religious centers. Also, parks, trails and roads will be developed to improve the quality of life.

Land Use Compatibility:

Community serving retail uses adjoin the request site on all sides with an open-enrollment charter school also located in the retail development to the northeast.

The existing CR Community Retail zoning allows a tower/antenna for cellular communication to be constructed up to a height of 65 feet by right; however, if the tower/antenna for cellular communication exceeds 65 feet in height, an SUP is required. The existing site plan and conditions will not change.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Parking:

No parking changes are being made with this request.

Landscaping:

No landscape changes are being triggered with this request.

CPC ACTION – February 19, 2015

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1571 for a tower/antenna for cellular communication limited to a monopole cellular tower for a twenty-year period with eligibility for automatic renewals for additional twenty-year periods, subject to conditions on property zoned a CR Community Retail District northeast of the intersection of Lancaster Road and Kiest Boulevard.

Maker: Culbreath
Second: Shellene
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 6

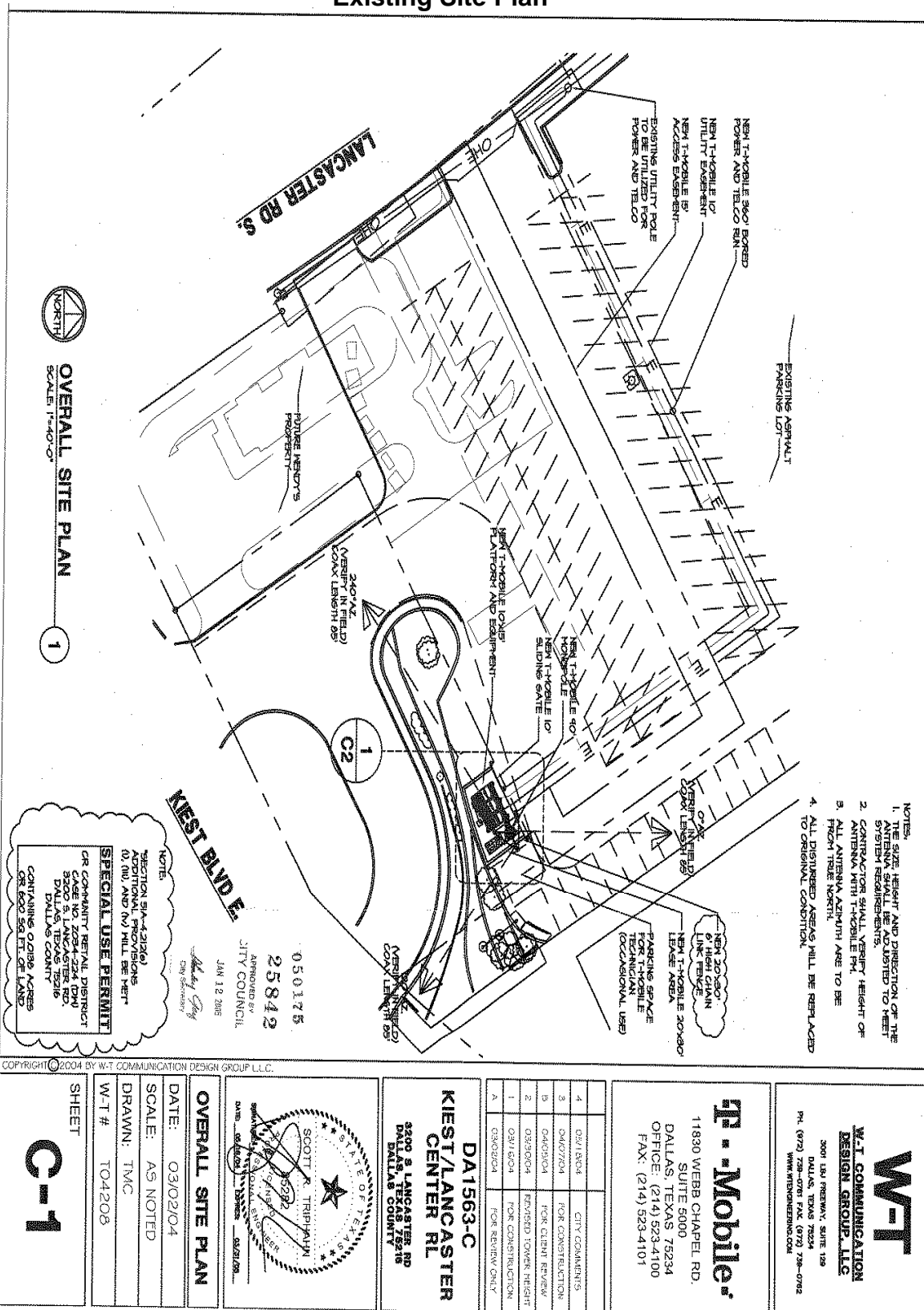
Replies: For: 0 Against: 0

Speakers: None

CPC Recommended Conditions
SUP No. 1571
Z145-125(OTH)

1. USE: The only use authorized by this specific use permit is a tower/antenna for cellular communication limited to a monopole cellular tower.
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 _____ (20 years from date of passage), but is eligible for automatic renewal for additional 20-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. HEIGHT: The monopole cellular tower authorized by this specific use permit may not exceed 90 feet in height.
5. OFF-STREET PARKING: Off-street parking must be provided as shown on the attached site plan, with one space designated for this use.
6. COLLOCATION SHARED USE WITH OTHER CARRIERS: Any tower/antenna support structure at this site authorized by this specific use permit that exceeds 65 feet in height must be constructed to support the antenna arrays for at least two other wireless communications carriers. The tower/antenna support structure must be made available to other wireless communication carriers upon reasonable terms.
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.

Existing Site Plan



List of Partners

Crown Castle:

W. Benjamin Moreland	President and CEO
James D. Young	Chief Operating Officer
Jay A. Brown	Chief Financial Officer and Treasurer
E. Blake Hawk	Executive Vice President and General Counsel
Patrick Slowey	Senior Vice President and Chief Commercial Officer
Phil Kelley	Senior Vice President, Corporate Development and Strategy
Laura Nichol	Senior Vice President, Business Support

Donaldson Properties, Ltd.

Spigel Properties, Inc.	General Partner
Stanley Spigel	Limited Partner
Barbara Spigel	Limited Partner
Stuart Spigel	Limited Partner
Julie Lynn Zimmermann	Limited Partner

Z145-125(OTH)



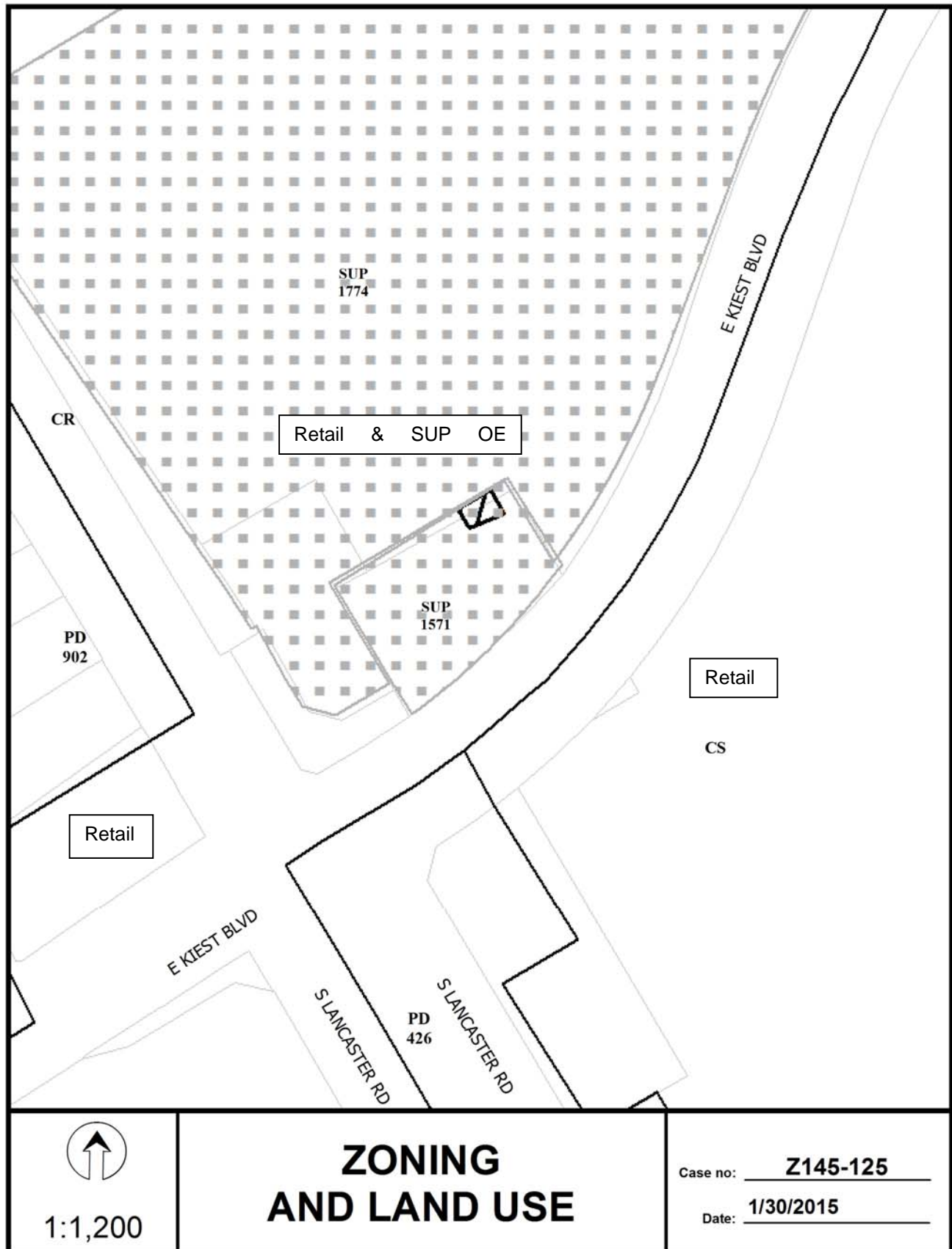


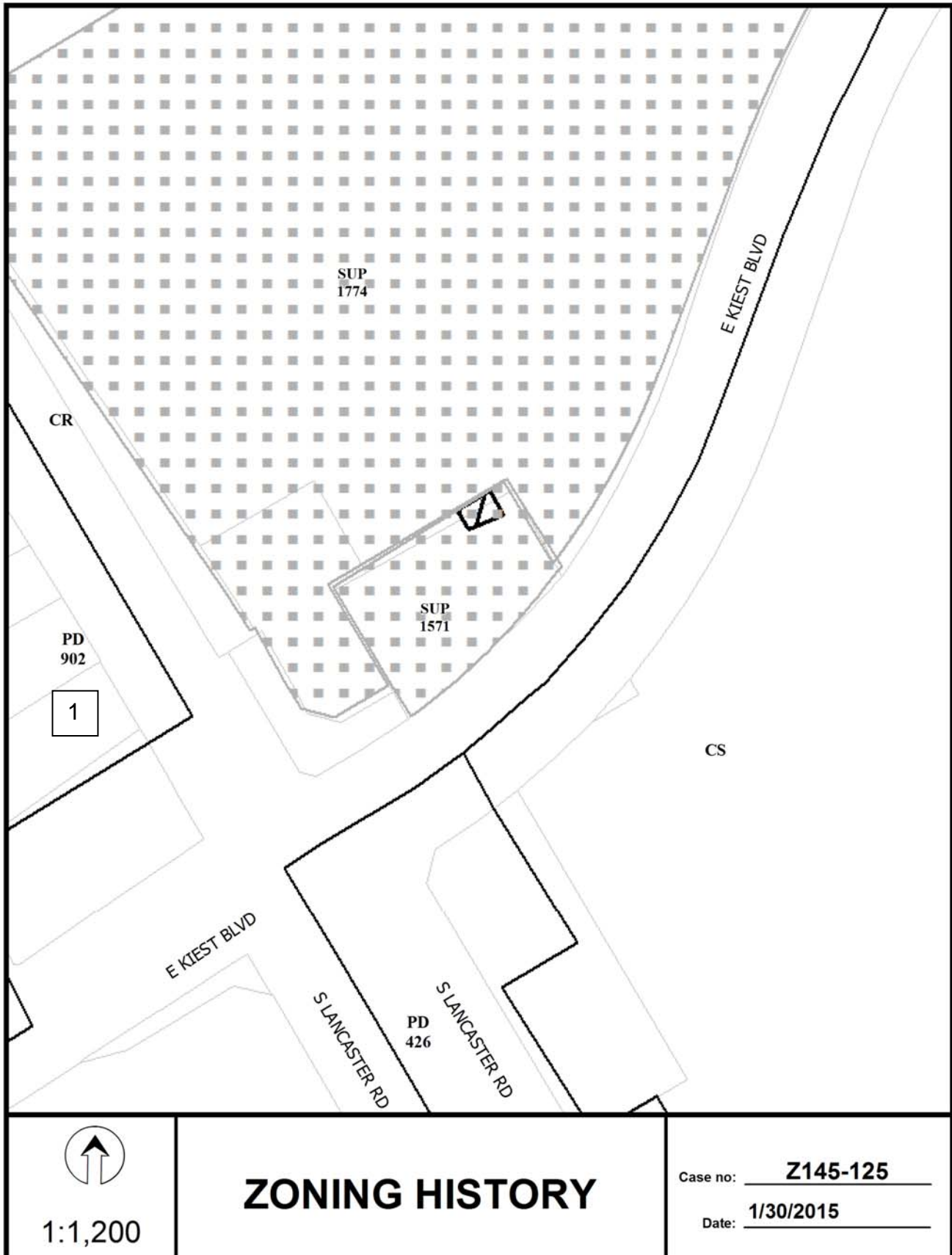
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AERIAL MAP

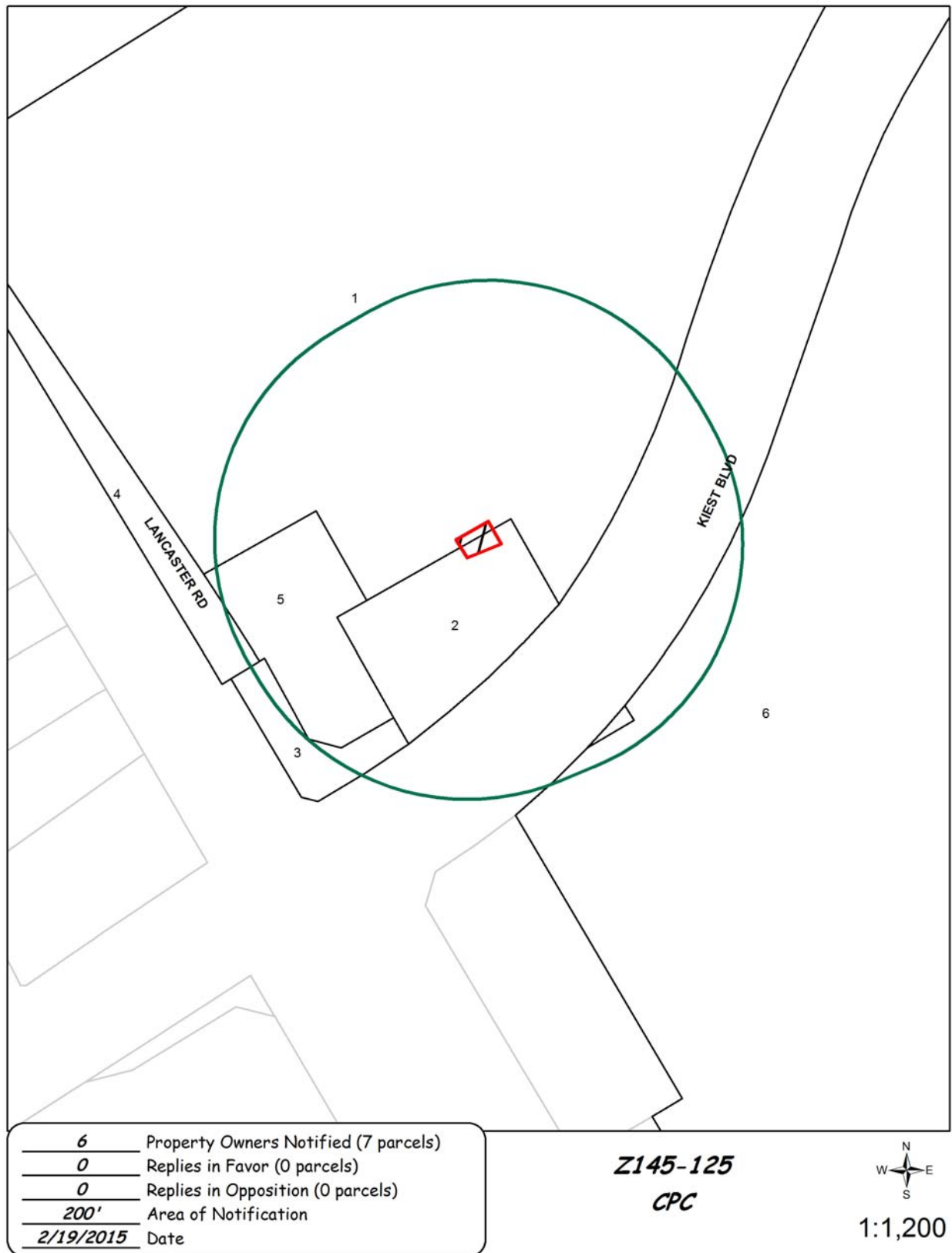
Case no: Z145-125

Date: 1/30/2015





CPC RECOMMENDATION



02/18/2015

Reply List of Property Owners

Z145-125

6 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	3050 LANCASTER RD	DONALDSON PROPERTIES LTD
	2	1515 Kiest Blvd	DENTON ESTA
	3	1507 Kiest Blvd	DART
	4	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
	5	1507 Kiest Blvd	WENDYS INTERNATIONAL, INC
	6	3200 LANCASTER RD	DONALDSON PROPERTIES LTD

AGENDA ITEM # 60

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 7

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 48 G

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay on the north line of Samuell Boulevard, west of South Buckner Boulevard

Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions

Recommendation of CPC: Approval for a two-year period, subject to a site plan and conditions

Z145-130(OTH)

FILE NUMBER: Z145-130(OTH)

DATE FILED: November 26, 2014

LOCATION: North line of Samuell Boulevard, west of South Buckner Boulevard

COUNCIL DISTRICT: 7

MAPSCO: 48-G

SIZE OF REQUEST: ± 11.777 acres

CENSUS TRACT: 122.07

APPLICANT: Sam's Real Estate Business Trust

REPRESENTATIVE: Myron Dornic, Jackson Walker, L.L.P.

OWNER: WM Dallas Portfolio

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to sale beer and wine in conjunction with an existing general merchandise or food store [Sam's Club].

CPC RECOMMENDATION: **Approval** for a two-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The sale of alcoholic beverages in conjunction with the existing general merchandise or food store greater than 100,000 square feet will not impact compatibility with the surrounding land uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The sale alcoholic beverages in conjunction with the existing general merchandise or food store, neither contributes to nor deters the welfare of adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The sale of alcoholic beverages is not anticipated to be a detriment. The existing general merchandise or food store complies with Chapter 12B (Convenience Store) requirements. The purpose of regulating convenience stores is to protect the health, safety, and welfare of the citizens of the City of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. In addition, conditions and time periods for the use provide opportunity for continued evaluation of the site.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, it complies with all applicable zoning regulations and standards. No variances or special exceptions are requested.

Surrounding Zoning History:

1. Z101-267 On October 26, 2011, the City Council approved a Specific Use Permit to allow the sale or service of alcoholic beverages in conjunction with a commercial amusement (inside) on the southwest corner of East R.L. Thornton Freeway and South Buckner Boulevard.
2. Z101-306 On October 10, 2011, the City Council approved a Specific Permit for the sale and service of alcoholic beverages in conjunction with a restaurant with drive-in or drive-through service on the south side of East RL Thornton Freeway, west of Buckner Boulevard.
3. Z112-110 On August 8, 2012, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on

property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northwest corner of Samuell Boulevard and S. Buckner Boulevard.

4. Z112-138 On Wednesday, April 11, 2012, the City Council approved an amendment to Planned Development District No. 605 with a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use greater than 3,500 square feet on the southwest corner Samuell Boulevard & Buckner Boulevard.
5. Z123-278 On September 25, 2013 the City Council approved a Specific Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or greater on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on property located on the south of E.R.L. Thornton Freeway and east of St. Francis Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
South Buckner Boulevard	Principal Arterial	Variable ROW
Samuell Boulevard	Collector	120 feet

Surrounding Land Uses:

	Zoning	Land Use
Site	RR - D	Retail
North	RR - D	Retail uses
East	RR-D, MF-2(A)	City of Mesquite, undeveloped, institutional
South	R-7.5(A) PD No. 605	Undeveloped and Single Family
West	R-R – D & SUP No.2048	Retail

STAFF ANALYSIS:

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request; however, the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building

Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The Plan identifies the request site as being in the Transit Center/Multimodal Corridor Building Block. Transit centers support a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

The applicant’s request conforms to the applicable zoning regulations and standards and is consistent with the intent of the Transit Center/Multimodal Corridor Building Block. The proposed sale of alcoholic beverages in conjunction with the existing general merchandise or food store is not anticipated to negatively impact the adjacent properties. Therefore, staff recommends approval for a two-year period with eligibility for additional five-year periods, subject to a site plan and conditions

Land Use Compatibility:

There site is surrounded by retail uses to the north; undeveloped and warehousing to the east (City of Mesquite); institutional, undeveloped and single family to the south; and retail uses to the west.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the

public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
RR Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 300 square feet of floor area. Therefore, the ±136,638 square-foot store requires 455 parking spaces. The applicant is providing 637 parking spaces as shown in the site plan.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X of the Dallas Development Code.

Police Records

The following is a summary of the incidents occurred from January 30, 2009 to January 30, 2015.

Type of offense	Number of offenses
Auto theft – UUMV	14
Criminal Mischief/Vandalism	13
Found property	10
Fraud	3
Lost property	10
Robbery	11
Theft	78
Traffic motor vehicle	11
Other	15
Total number of offenses	175

CPC ACTION – February 19, 2015

Motion: It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more of a Specific Use Permit for a two-year period, subject to a site plan and conditions on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay on the north line of Samuel Boulevard, west of South Buckner Boulevard.

Maker: Culbreath
Second: Shellene
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

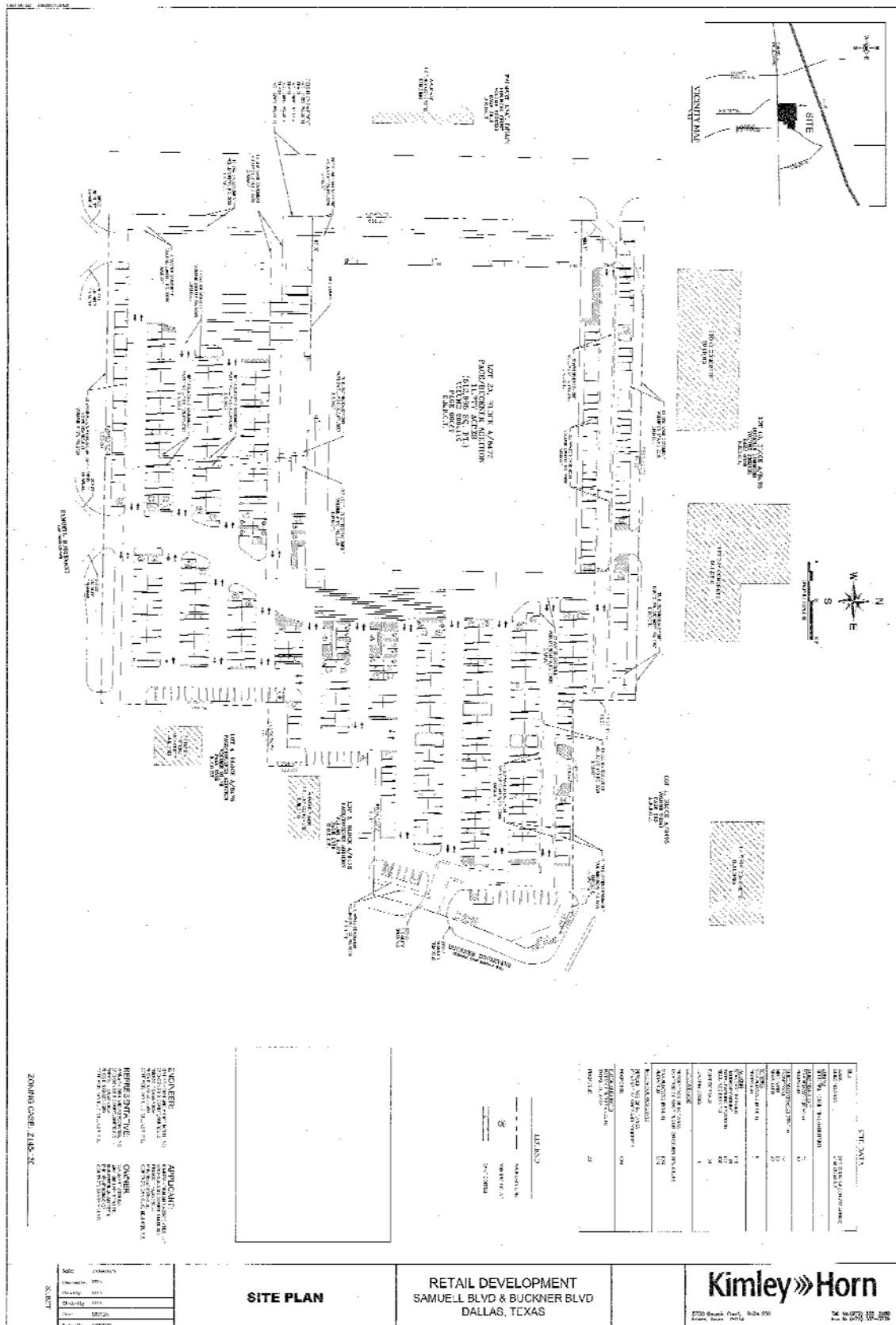
Notices: Area: 400 Mailed: 27
Replies: For: 0 Against: 0

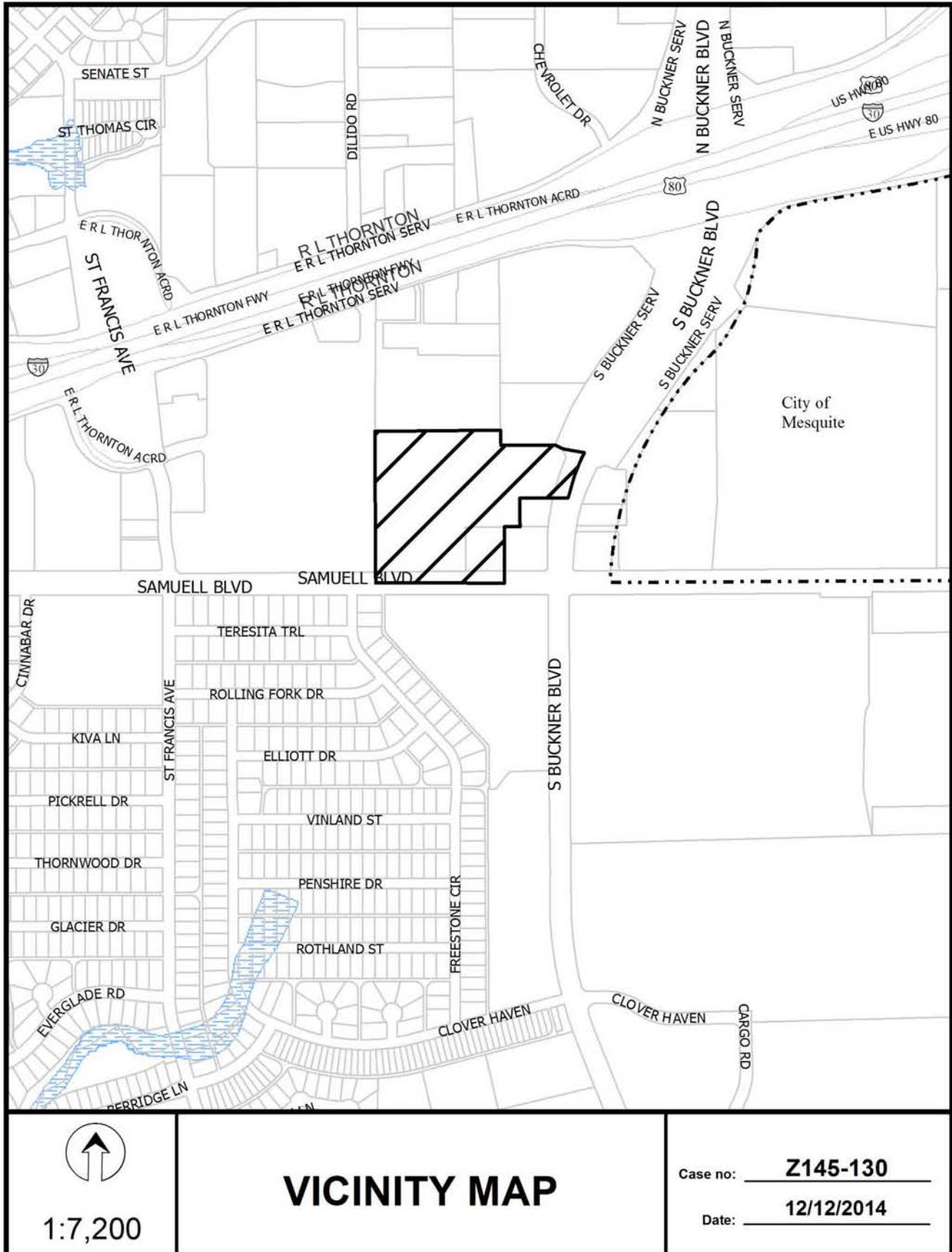
Speakers: None

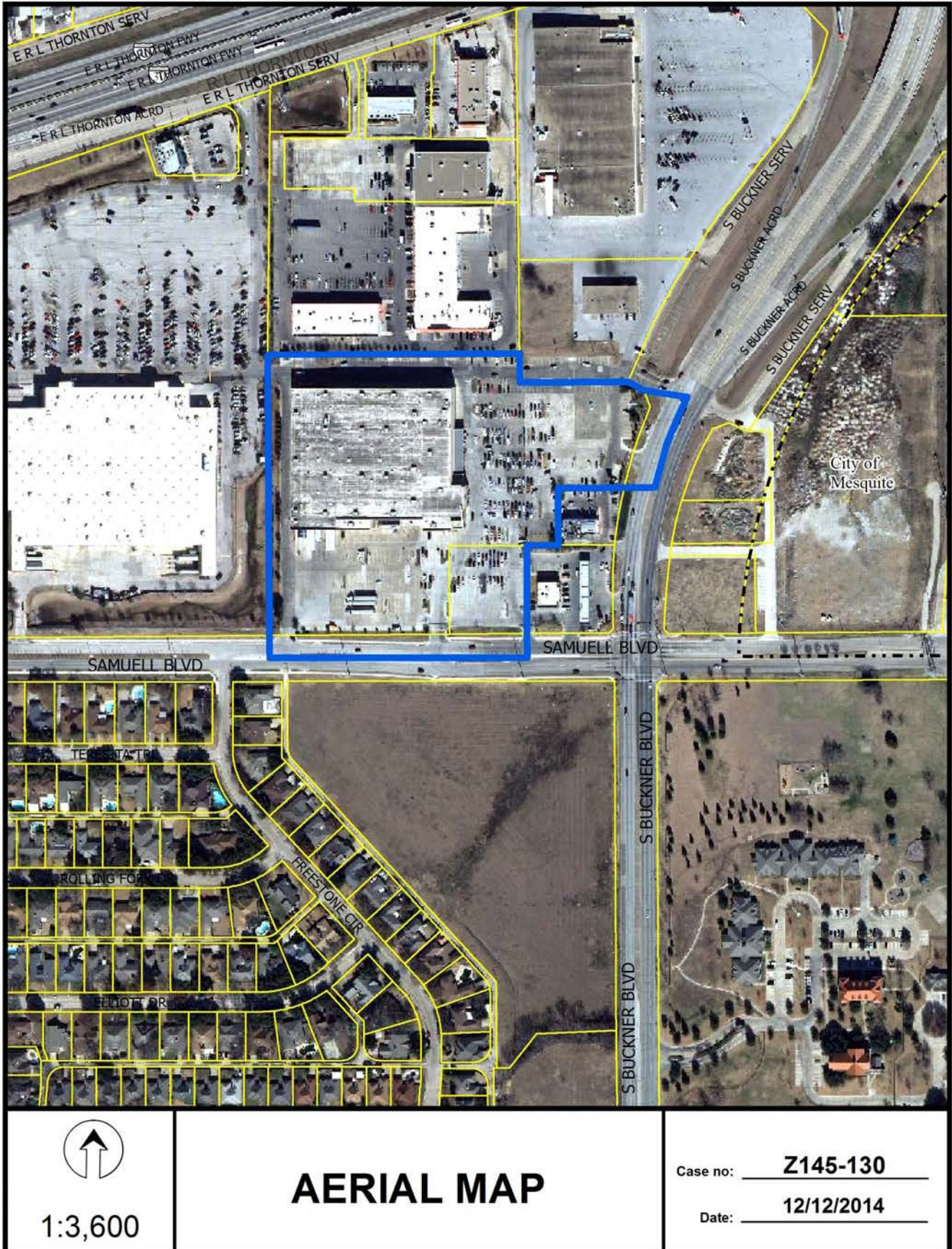
**CPC Recommended Conditions
Z145-130(OTH)**

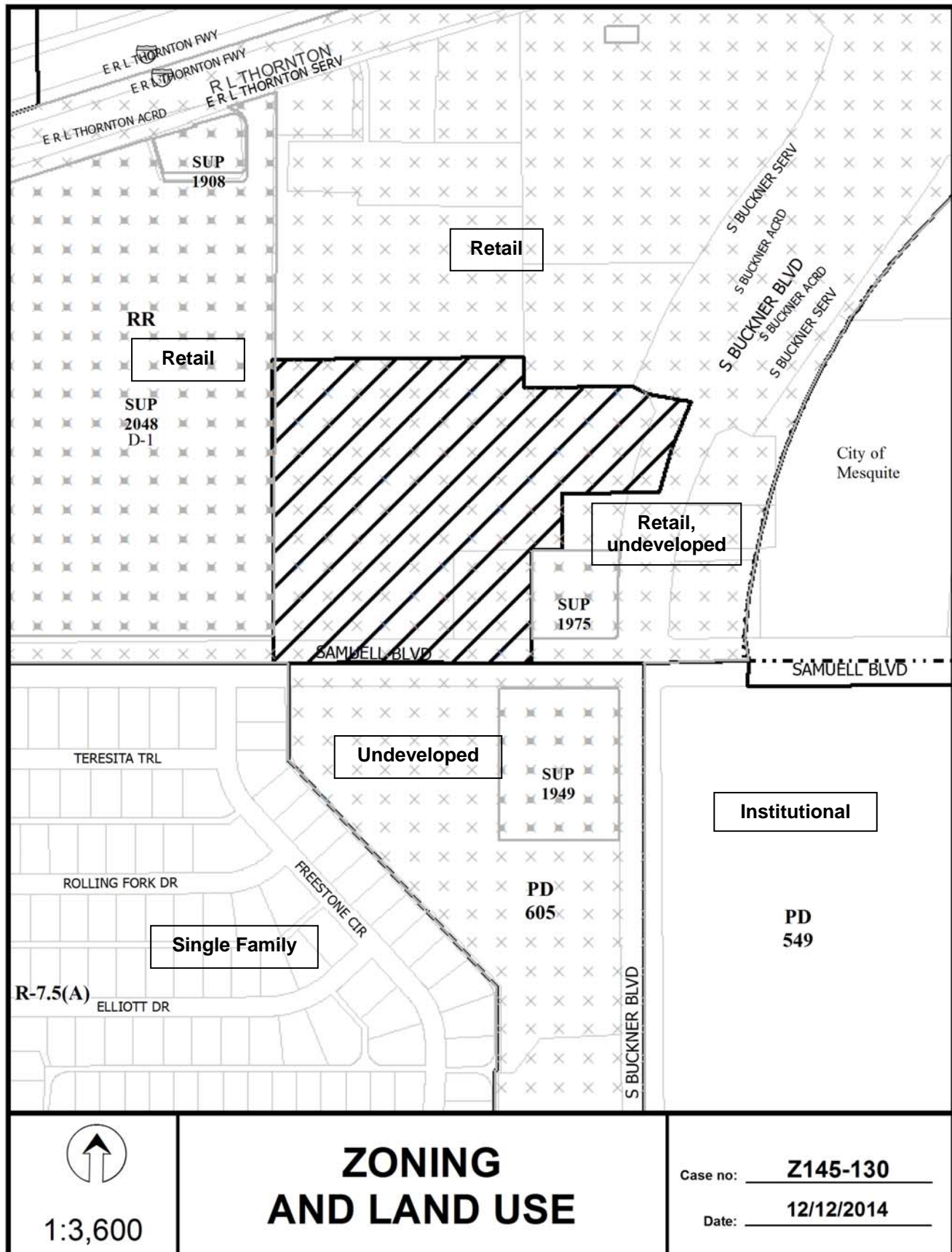
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store use 100,000 square feet or more.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years).
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.

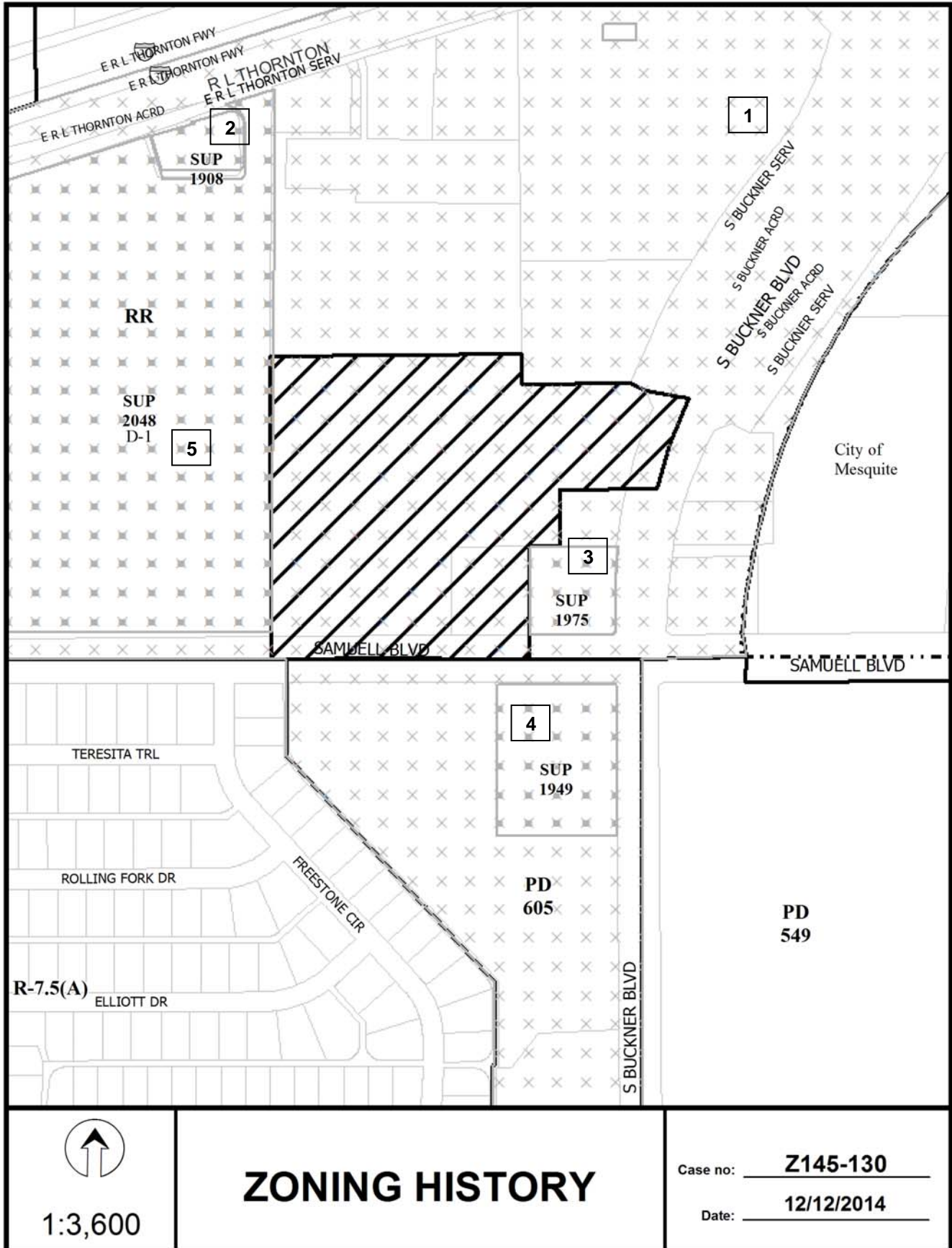
Proposed Site Plan



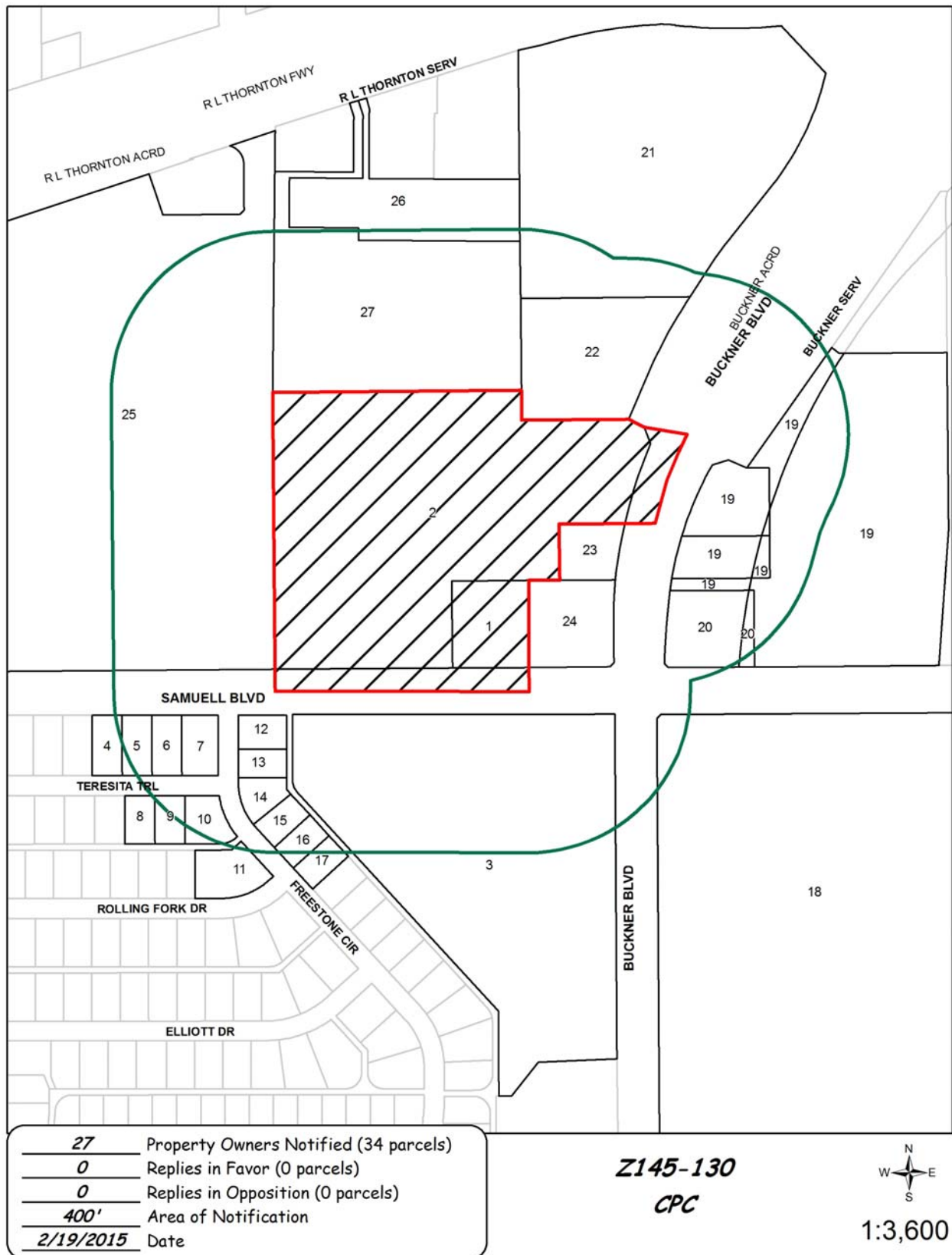








CPC RESPONSES



02/18/2015

Reply List of Property Owners***Z145-130******27 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	5655 BUCKNER BLVD	SAMS REAL EST BUSINESSTR
	2	5555 BUCKNER BLVD	WM DALLAS PORTFOLIO LP
	3	5204 BUCKNER BLVD	RACETRAC PETROLEUM INC
	4	7147 TERESITA TRL	WHITEHEAD KELLY JOE
	5	7153 TERESITA TRL	ADEYOJU EMMANUEL ETUX
	6	7159 TERESITA TRL	MURILLO PABLO JR
	7	7165 TERESITA TRL	MARSHALL LENWOOD &
	8	7154 TERESITA TRL	HILL CE ESTER & EUNICE
	9	7160 TERESITA TRL	TAING AN & PHA
	10	7166 TERESITA TRL	OSBORNE KENNETH L
	11	7177 ROLLING FORK DR	NEWMAN TERENCE T
	12	5430 FREESTONE CIR	MARQUEZ MARTINA
	13	5424 FREESTONE CIR	PERRY ELLEN MARIE
	14	5418 FREESTONE CIR	COMBEST MILTON D EST OF
	15	5412 FREESTONE CIR	RAMOS FE DALIDA
	16	5406 FREESTONE CIR	FLIPITDFW INC
	17	5330 FREESTONE CIR	CARR MARGARET
	18	5202 BUCKNER BLVD	BUCKNER BAPTIST
	19	5361 SAMUELL BLVD	BC RETAIL INVESTMENT LP
	20	5500 BUCKNER BLVD	RESOURCE ONE CREDIT UNION
	21	9334 R L THORNTON FWY	9334 LTD
	22	5665 BUCKNER BLVD	9334 LTD
	23	5525 BUCKNER BLVD	WHATABURGER OF MESQUITE
	24	5501 BUCKNER BLVD	7-ELEVEN INC
	25	9100 R L THORNTON FWY	WAL MART REAL EST BUS TR
	26	9222 R L THORNTON FWY	IACONO ELANA FAMILY LTD

Z145-130(OTH)

02/18/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27 9208	R L THORNTON FWY	BUCKNER JUBILEE INVESTMENTS

AGENDA ITEM # 61

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 1

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 6-K; 6-L; 7-K; 7-L

SUBJECT

An ordinance granting an amendment to, and expansion of, Planned Development District No. 468 and a resolution accepting the termination of deed restrictions Z812-227 (located at the northwest corner of East 8th Street and North Marsalis Avenue), Z834-399 (located at the southwest corner of East 5th Street and North Crawford Street), and Z867-185 (property bounded by East 6th Street, North Beckley Avenue, West Neely Street and North Zang Boulevard) for a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 468, the Oak Cliff Special Purpose District, with deed restrictions on a portion, Specific Use Permit No. 10 for a nursing home, Specific Use Permit No. 1032 for a utility or government installation, Specific Use Permit No. 1623 for a financial institution with a drive-in window, and Specific Use Permit No. 1679 for a financial institution with a drive-in window, H/84 Lake Cliff Historic District, H/71 Betterton House Historic District; Planned Development District No 160 with Specific Use Permit 2079 for a child-care facility; Planned Development District No 340; Planned Development District No 364; Planned Development District No 830; an R-5(A) Single Family District; an R-7.5(A) Single Family District; a TH-2(A) Townhouse District; a CH Clustered Housing District; an MF-2(A) Multifamily District; a CR Community Retail District with deed restrictions; an IR Industrial/Research District; a CS Commercial Service District with deed restrictions; an LO-1 Office District with deed restrictions; an RR Regional Retail District; an MU-1 Mixed-Use District with deed restrictions; an MU-2 Mixed-Use District; and a P(A) Parking District the property is generally bounded by Interstate 30 to the north, the east levee of the Trinity River to the northeast, Interstate 35 to the east, Marsalis Street to the west, Eighth Street and Seventh Street to the south, Zang Boulevard to the west, Davis Street to the south, Elsbeth Street to the west, Neches Street to the south, Madison Street to the west, between blocks BLK M/3363 LOT 1& 2 to the south, between blocks BLK M/3363 TR 23-A and 24 to the south, Bishop Avenue to the west, Colorado Boulevard to the north, both sides of Beckley Avenue to the west including property facing Interstate 30 service road

SUBJECT (Continued)

Recommendation of Staff: Approval of amendments to and expansion of Planned Development District No. 468, subject to a street hierarchy plan and approval of the termination of deed restrictions Z812-227, Z834-399, and Z867-185 with retention of Historic Overlay District No. 84 Lake Cliff, Historic Overlay District No. 71 Betterton House, Specific Use Permit Nos. 10, 1032, 1623, and 1679, and existing deed restrictions Z034-301, Z801-168, Z890-182, Z923-112, Z923-183, Z945-113 and no change of zoning on: 1) a portion of Tract 1C within Planned Development District No. 160 on the east side of Elsbeth Avenue between Neely Street and 5th Street; 2) an R-5(A) Single Family District on the east side of Elsbeth Avenue between 5th Street and Neches Street; 3) a portion of Subdistrict 6 within Planned Development District No. 830 on the northeast corner of Davis Street and Elsbeth Avenue; 4) a CR Community Retail District and an MF-2(A) Multifamily District south of Davis Street between Beckley Avenue and Patton Avenue; and 5) Planned Development District No. 340

Recommendation of CPC: Approval of amendments to and expansion of Planned Development District No. 468, subject to a yard, lot, space chart; a parking chart; and a street hierarchy plan and approval of the termination of deed restrictions Z812-227, Z834-399, and Z867-185 with retention of H/84 Lake Cliff Historic District and H/71 Betterton House Historic District, Specific Use Permit Nos. 10, 1032, 1623, 1679, and deed restrictions Z034-301, Z801-168, Z890-182, Z923-112, Z923-183, Z945-113 and no change of zoning on: 1) a portion of Tract 1C within Planned Development District No. 160 on the east side of Elsbeth Avenue between Neely Street and 5th Street; 2) a portion of Subdistrict 6 within Planned Development District No. 830 on the northeast corner of Davis Street and Elsbeth Avenue; and 3) Planned Development District No. 340

Z067-203(VM)

Note: This item was considered by the City Council at a public hearing on February 25, 2015, and was taken under advisement until March 25, 2015, with the public hearing closed

FILE NUMBER: Z067-203(VM)**DATE INITIATED:** March 15, 2007

LOCATION: Generally bounded by Interstate 30 to the north, the east levee of the Trinity River to the northeast, Interstate 35 to the east, Marsalis Street to the west, Eighth Street and Seventh Street to the south, Zang Boulevard to the west, Davis Street to the south, Elsbeth Street to the west, Neches Street to the south, Madison Street to the west, between blocks BLK M/3363 LOT 1& 2 to the south, between blocks BLK M/3363 TR 23-A and 24 to the south, Bishop Avenue to the west, Colorado Boulevard to the north, both sides of Beckley Avenue to the west including property facing Interstate 30 service road.

COUNCIL DISTRICT: 1**MAPSCO:** 6-K, 6-L, 7-K, 7-L**SIZE OF REQUEST:** ± 850 acres **CENSUS TRACTS:** 20.00, 42.01, 47.44, 48.00

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 468, the Oak Cliff Special Purpose District, with deed restrictions on a portion, Specific Use Permit No. 10 for a nursing home, Specific Use Permit No. 1032 for a utility or government installation, Specific Use Permit No. 1623 for a financial institution with a drive-in window, Specific Use Permit No. 1679 for a financial institution with a drive-in window, H/84 Lake Cliff Historic District, and H/71 Betterton House Historic District; Planned Development District No. 160 with Specific Use Permit No. 2079 for a child-care facility; Planned Development District No. 340; Planned Development District No. 364; Planned Development District No. 830; an R-5(A) Single Family District; an R-7.5(A) Single Family District; a TH-2(A) Townhouse District; a CH Clustered Housing District; an MF-2(A) Multifamily District; a CR Community Retail District with deed restrictions; an IR Industrial Research District; a CS Commercial Service District with deed restriction; an LO-1 Office District with deed restrictions; an RR Regional Retail District; an MU-1 Mixed-Use District with deed restrictions; an MU-2 Mixed-Use District; and a P(A) Parking District. Consideration will be given to appropriate zoning including use, development standards, parking, landscaping, sign, and other appropriate regulations, with retention of the H/84 Lake Cliff Historic District and H/71 Betterton House Historic District, including the termination of deed restrictions Z812-227, Z834-399, and Z867-185.

SUMMARY: A Form-Based Code District is being proposed to foster the creation of a regional mixed use center, with moderate to high density residential and non-residential uses developed in a pedestrian-, bicycle- and transit-friendly format, supported by an enhanced network of streets and open spaces.

CPC RECOMMENDATION: Approval of amendments to and expansion of Planned Development District No. 468, subject to a yard, lot, space chart; a parking chart; and a street hierarchy plan and approval of the termination of deed restrictions Z812-227, Z834-399, and Z867-185 with retention of H/84 Lake Cliff Historic District and H/71 Betterton House Historic District, Specific Use Permit Nos. 10, 1032, 1623, 1679, and deed restrictions Z034-301, Z801-168, Z890-182, Z923-112, Z923-183, Z945-113 and no change of zoning on: 1) a portion of Tract 1C within Planned Development District No. 160 on the east side of Elsbeth Avenue between Neely Street and 5th Street; 2) a portion of Subdistrict 6 within Planned Development District No. 830 on the northeast corner of Davis Street and Elsbeth Avenue; and 3) Planned Development District No. 340

STAFF RECOMMENDATION: Approval of amendments to and expansion of Planned Development District No. 468, subject to a street hierarchy plan and approval of the termination of deed restrictions Z812-227, Z834-399, and Z867-185 with retention of Historic Overlay District No. 84 Lake Cliff, Historic Overlay District No. 71 Betterton House, Specific Use Permit Nos. 10, 1032, 1623, and 1679, and existing deed restrictions Z034-301, Z801-168, Z890-182, Z923-112, Z923-183, Z945-113 and no change of zoning on: 1) a portion of Tract 1C within Planned Development District No. 160 on the east side of Elsbeth Avenue between Neely Street and 5th Street; 2) an R-5(A) Single Family District on the east side of Elsbeth Avenue between 5th Street and Neches Street; 3) a portion of Subdistrict 6 within Planned Development District No. 830 on the northeast corner of Davis Street and Elsbeth Avenue; 4) a CR Community Retail District and an MF-2(A) Multifamily District south of Davis Street between Beckley Avenue and Patton Avenue; and 5) Planned Development District No. 340.

BACKGROUND INFORMATION:

In 2005, as part of the implementation process for the Trinity River Corridor Comprehensive Land Use Plan, the City Plan Commission created an ad hoc committee to work with the community to develop zoning recommendations. The Oak Cliff Gateway Land Use Opportunity Plan (The 2005 Plan) called for continued residential development along the Lancaster and Ewing corridors, with the focus of mixed use development located along the river's edge.

In 2007, City Plan Commission authorized a hearing to evaluate existing zoning regulations with respect to The 2005 Plan to determine what zoning changes were necessary to facilitate the type of development desired. Given that much of the existing zoning in the Oak Cliff Gateway area complied with The 2005 Plan, staff's initial recommendation regarding the zoning change was to only change a small portion of the area evaluated.

In September, October, and November of 2008, the ad hoc committee hosted a series of meetings to discuss this proposed zoning change. Input from that series of meetings revealed a strong community sentiment to revise The 2005 Plan, looked at the entire Oak Cliff Gateway area to place a greater focus on mixed-use development and encourage a more walkable district.

In 2008, the City also established a Neighborhood Investment Program (NIP) target area for the Marsalis corridor which overlaps a portion of the Oak Cliff Gateway. Since the NIP is an effective tool to address a number of the planning issues that the community raised during the community meetings in the fall of 2008, staff from the Trinity River Corridor Project worked with the Housing Department to incorporate the new NIP area into the Oak Cliff Gateway planning process. The result was an expanded study area which included the area within the boundaries of the authorized hearing and the Marsalis NIP area.

In January and February of 2009, community meetings focused on seeking input to clearly define the vision for the neighborhood with the goal of outlining necessary amendments to The 2005 Plan. The outcome of the meetings showed the goals of the community and of Trinity River Corridor Comprehensive Land Use Plan were not consistent for land use and density patterns in the area. At the conclusion of the series of planning meetings in Feb 2009, groups of stakeholders requested that additional areas be included in the plan (Attachment A). After testimony from the April 21, 2009 meeting, the CPC Trinity River Committee recommended including two of the three areas highlighted on Attachment A in the planning study. Stakeholders advocating for the areas' inclusion, felt the existing study area boundaries arbitrarily divided the neighborhood and left a gap between the area and other ongoing planning studies. Testimony given at the CPC Trinity River Committee meeting voiced concerns over adding property into the study area at the end of the process, without detailed input into the plan recommendations for that area. The Trinity River Committee recommended including all of the areas in the study (Attachment B) and directed staff to initiate a process to notify property owners and get community input on the long range vision for the additional area.

On May 27, 2009, City Council authorized an amendment to **forwardDallas!** and the Trinity River Corridor Comprehensive Land Use Plan to incorporate revisions to the Oak Cliff Gateway Land Use Opportunity Plan for the area shown in Attachment B.

The City Plan Commission (CPC) Trinity River Committee continued to host public meetings in July 2009 to gain further public input on plan revisions for the expanded boundaries of the planning study. On September 24, 2009, the Committee made a recommendation to the CPC regarding proposed amendments to The 2005 Plan (Attachment C). The newly proposed plan consists of two components outlining future land use designations and an urban design framework that identifies important corridors in the area and features, such as views and desired access points to the Trinity River Park.

On November 5, 2009, the City Plan Commission recommended approval of the Committee's recommendation with the following changes, as shown in Attachment C:

- Revise the future land use designations to include:
 - A larger area of high-density mixed use along I-30 west of Beckley and along the eastern portion of Greenbriar Lane;
 - Neighborhood Infill for properties along Ballard at the northwest corner of Ballard and Madison, as well as along the eastern side of the block between Madison and El Dorado;
 - Limiting the future land use designation to only office and townhouse uses for property near the southwest corner of Zang and Beckley; and
 - Remove the western block face of Zang south of Fifth Street from the plan.

In 2010-2012, a Steering Committee was formed, appointed by previous Council members, and prepared a draft zoning ordinance for the area.

On August 8, 2013, the CPC expanded the area of the authorized hearing to include four areas, as shown in attachment D. On September 12, 2013, City Plan Commission expanded the area within the authorized hearing to clarify the inclusion of a small area southwest of the intersection of Colorado and Zang, as shown in attachment E.

Staff used the Steering Committee draft ordinance and The 2005 Plan as a base for the initial proposed amendments. Through a community meeting held on February 4, 2014 at Hitt Auditorium, and numerous special interest and neighborhood meetings, staff revised the proposed ordinance and zoning map.

On September 30, 2014, CPC held a work session to hear from local stakeholder groups regarding the proposed amendments. CPC incorporated many of the recommendations from local stakeholders into the approved CPC ordinance.

At the October 23, 2014 City Plan Commission meeting, the Commissioners asked to have a list of proposed recommendations from Commissioner Anglin be submitted prior to

a motion being made on November 20, 2014. The proposed recommendations were sent to the City Plan Commission, the public, and posted on the City webpage.

On January 8, 2015 CPC approved the termination of three deed restrictions within the boundaries of the Oak Cliff Gateway which are in conflict with the development types and uses allowed by the proposed zoning on that property. Removal of the three deed restrictions DR Z812-227, DR Z834-399, and DR Z867-185 would allow for future development and improvement to the property in accordance with the proposed zoning. The existing regulations for DR Z812-227 located at the northwest corner of East 8th Street and North Marsalis Avenue, requires a six foot screening fence on the north and west boundaries, which conflicts with WMU-5-SH Walkable Urban Mixed Use-5 District with Shopfront Overlay regulations that require shopfront building face along the west side of the property, and would not allow for the 6 foot screening wall required by the deed restrictions. DR Z834-399, located at the southwest corner of East 5th Street and North Crawford Street, limit uses to MF-2 Multiple Family District uses and art studio. The proposed form based zoning is an RTN Residential Transition district would limit uses to single family, civic, and open space uses. DR Z867-185, property bounded by East 6th Street, North Beckley Avenue, West Neely Street and North Zang Boulevard, limit uses and yard, lot, space regulations to NO(A) Neighborhood Office District and limited drug store. The proposed form based zoning of an WMU-5 Walkable Mixed Use-5 District would not allow Neighborhood Office District uses and would be in conflict with yard, lot, space regulations.

Zoning History:

The principal zoning cases over the past five-year period are summarized below:

#	CASE #	DATE	DISPOSITION
1	Z134-135	12/23/2013	SUP for Child Care Facility
2	Z123-372	11/7/2013	Create new Subdistrict A-4 to permit "alcohol beverage manufacturing" and "microbrewery, microdistillery or winery"
3	Z123-306	8/29/2013	Create new Subdistrict A-3 to permit multifamily housing
4	Z123-101	11/13/2012	Create new Subdistrict A-2
5	Z101-280	7/27/2011	Zoning change from MU-1 Mixed-use District to RR Regional Retail District
6	Z101-233	12/15/2011	SUP for new alcohol sales
7	Z090-183	5/11/2010	SUP for government installation other than listed
8	BDA123-037	5/21/2013	Variance to side yard setback (approved)
9	BDA112-104	9/19/2012	Variance to front yard setback (approved)
10	BDA101-126	11/15/2011	Special exception for landscape (approved) and parking variance (denied).

Thoroughfares/Streets:

Thoroughfare / Street	Limits	Type	Current Cross Section	Current Thoroughfare Plan Designation
Beckley Avenue	IH-30 to Zang	Minor Arterial	6-lanes divided	M-6D(A)
	Zang to IH-35E			S-4-U
Zang Boulevard	Houston Viaduct to Clarendon	Minor Arterial	6-lanes divided	M-6-D(A)
Colorado Boulevard	Zang to IH-35E	Community Collector	4-lanes undivided	S-4-U
	Bishop to Zang			S-4-D
	Sylvan to Bishop			M-4-U
Jefferson Boulevard	Colorado to Jefferson Viaduct	Minor Arterial	5-lanes divided	S-4-U
	Fleming to Colorado			SPCL 5D 90' ROW
	Zang to Fleming			Existing
Marsalis Avenue	Jefferson / Houston Viaduct to Jefferson	Minor Arterial/ Community Collector	4-lanes undivided	S-4-U
	Jefferson to IH-35E			S-4-U
Davis Street/ 8 th Street	8 th Street: Patton to IH-35E	Minor Arterial	4-lanes undivided	S-4-U
	Davis: Hampton to Patton			Study (Not Defined)

STAFF ANALYSIS:**Comprehensive Plan:**

This zoning request is consistent with the ***forwardDallas!*** Comprehensive Plan adopted June 2006. The Comprehensive Plan's ***Vision Illustration*** depicts the request area as within Walkable Urban Mixed-Use, Walkable Urban Residential, and Residential Transition.

This proposal is consistent with the goals and policies of the Comprehensive Plan. Specifically:

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

GOAL 1.3 Provide equitable opportunities for Dallas residents.

GOAL 1.4 Coordinate planning activities to balance transportation, land use, infrastructure and the environment.

ECONOMIC ELEMENT

GOAL 2.1 Promote balanced growth.

GOAL 2.2 Engage in strategic economic development.

GOAL 2.5 Foster a city of great neighborhoods.

TRANSPORTATION ELEMENT

GOAL 4.1 Provide a fundamental land use/ transportation linkage.

URBAN DESIGN ELEMENT

GOAL 5.1 Promote a sense of place, safety and walkability.

GOAL 5.2 Strengthen community and neighborhood identity.

GOAL 5.3 Establishing walk-to convenience.

ENVIRONMENTAL ELEMENT

GOAL 6.5 Provide access to parks, open spaces and recreational opportunities.

NEIGHBORHOOD ELEMENT

GOAL 7.1 Promote vibrant and viable neighborhoods.

Land Use Compatibility:

The Oak Cliff Gateway is predominately single-family and low density multifamily dwelling units, with an historic district in the center of the study area. The western boundary of the study area shares a boundary with Methodist Hospital. The internal streets within the study area support mostly single and multifamily living units. The Jefferson, Davis, Marsalis (southern portion), and Zang (northern portion) corridors support commercial and retail uses.

The Oak Cliff Gateway Area is located at the confluence of two major transportation corridors, Interstate 30 and Interstate 35, and abuts the Trinity River corridor. The study area supports a stable residential community that is showing growth and infill of commercial and retail development, as well as, higher density multifamily dwelling units.

The Oak Cliff Gateway Area is envisioned as a regional town center of Southwest Dallas, characterized by an economically vibrant and environmentally sustainable mix of moderate to high density residential and non-residential land uses, supported by an enhanced system of streets and open spaces. The goals of this special purpose district are as follows:

- 1) Encourage development that creates a diverse mix of compatible land uses designed to support a pedestrian, bicycle and transit friendly environment, reduce the dominance of visible parking, and reduce environmental impacts.

- 2) Create a network of well-maintained, publicly-accessible open spaces with a range of sizes and functions, designed to enhance the quality of life for the growing resident population and workforce.
- 3) Create a network of connected streets and pathways designed to enhance the multi-modal accessibility while reducing automobile-dependence through improvements that support pedestrian, bicycle, and transit circulation.

Key Zoning Features and Changes

Existing Zoning

According to the Oak Cliff Gateway Area Plan, much of the existing zoning supports a mix of both residential and non-residential uses, but does limit long-term, higher-density mixed-use development goals of the area. While the Historic residential district, multifamily dwellings, and schools are stable, properties along the major transportation corridors have portions undeveloped or declining.

There is a variety of traditional zoning, Planned Developments, Deed Restrictions, and SUPs throughout the study area.

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-5(A) Residential	20'	5' for SF, 10' for accessory	no max	30' No max stories	45% residential , 25% non-residential		Residential, low density
R-7.5 (A) Residential	25'	5' for SF, 10' for accessory	no max	30' No max stories	45% residential , 25% non-residential		Residential, low density
MF-2(A) Multifamily	15'	0' for SF, 5' for duplex, 10' for other	no max	36' No max stories	60% residential , 50% non residential		Medium density residential
TH-2(A) Townhouse	No min	0' for SF, 5' for duplex, 10' for other	9 units / AC	36' No max stories	60% residential , 25% non-residential		Medium density residential
CH Clustered Housing	15' when facing street, none for other	10' for all districts except TH	18 units / AC	36' No max stories	60%	Residential Proximity Slope	High-density residential
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Residential Proximity Slope Visual Intrusion	Retail & personal service, office
IR Industrial/ research	15'	30' when adjacent to residential ; 0' in	no max	200'	80%	Residential Proximity Slope	Research development, light industrial, office, commercial

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
		other cases					
CS Commercial Service	15' when adj to expressway or freeway; 0' all others	Abutting: Residential district - 20', all other - 0'	N/A	45' 3 stories	80%	Residential Proximity Slope	Commercial and business
LO-1 Limited Office	15" w/ additional 10' if over 45' in height	20' when adjacent to residential; 0' in other cases; additional 1' for every 2' in height over 45' up to 30' setback	no max	70' 5 stories	80%	Residential Proximity Slope U-form setback	Neighborhood office, limited uses
RR Regional Retail	15" w/ additional 10' if over 45' in height	20' when adjacent to residential; 0' in other cases	no max	70' 5 stories	80%	Residential Proximity Slope U-form setback	Regional retail, personal services, office uses
MU-1 Mixed use-1	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	90' 7 stories 120' 9 stories with retail	80%	Residential Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
MU-2 Mixed use-2	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Residential Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
P(A) Parking							Surface parking

The following chart summarizes the existing five planned development districts within the proposed rezoning:

PD #	Permitted uses	F.A.R.	Height	Other
PD 160 – Tract 1C	Recreation, institutional, single family, utility	No max	30'	
PD 160 – Tract 2B	Recreation, single family, multifamily, institutional, utility	No max	30'	Nonresidential hours: 6:30am-10pm
PD 340 – Tract 1	Uses limited to: dry cleaning, financial with & w/o window, general merchandise, medical clinic. MF, office, personal services, restaurant with & w/o drive through	51A requirements by use	45'	Development plan, restricted hours, no outside loud speakers except for drive-in/drive-through
PD 340 – Tract 2	Limited to convalescent/nursing home/hospice/related uses; hotel or motel; medical clinic; office; retail	51A requirements by use	36'	Development plan
PD 364 – Tract 1	Dairy, Dairy vehicle parking, outside storage (w/ screening), outside storage (w/o screening)-limited; warehouse; MU-3 allowed uses	51A requirements by use	270'	Development plan, landscape restrictions; signs – business zoning
PD 364 – Tract 2	Dairy, Dairy vehicle parking, outside storage (w/ screening), outside storage (w/o screening)-limited; warehouse; MU-3 allowed uses	51A requirements by use	135'	Development plan, landscape restrictions; signs – non-business zoning
PD 364 – Tract 3	Dairy vehicle parking, surface parking	51A requirements by use	0'	Development plan, landscape restrictions; signs – non-business zoning
PD 468 - Sub A	Industrial	3:1	110' (W of Plowman) 270' (E of Plowman)	
PD 468 – Sub A1	Residential	3:1	50'	
PD 468 – Sub A2	Residential, high density	No max	78'	Urban design guidelines; conceptual plan
PD 468 – Sub B	Commercial zoning	1.5:1	South of Colorado - 54', north of Colorado - 95'	Urban design guidelines for properties facing Jefferson between Trinity River and 8 th ; development plan
PD 468 – Sub C	Residential, low density	No max	36'	
PD 468 – Sub C1	Commercial services	No max	36'	

PD 468 – Sub D & D2	Mixed-use	1.6, except office - 3.0; Tract 1 - 30000 sf non residential & 300,000 sf residential; Tract 3 - 10500 must be within setbacks	east of Plowman - 270', west of Plowman 135'	Urban design guidelines; development plan
PD 468 – Sub D1	Residential, high density	1.6, except office - 3.0; Tract 1 - 30000 sf non residential & 400,000 sf residential, must be within setbacks; Tract 3 - 10500 must be within setbacks	Tract 1 - 156' Tract 2 - 153' Tract 3 - 35'	Development Tract 1 & 3, conceptual Tract 2; Live/work allowed; urban design guidelines; streetscape
PD 468 – Sub E	Hospital District - Limited variety	1.5:1	115'	Urban design guidelines
PD 830 – Sub 6	Mixed-use	No max	75'	

Proposed Zoning

Proposed subdistricts

CPC proposed Planned Development District is comprised of eight subdistricts that will use the Walkable Urban Mixed Use (WMU), Walkable Residential (WR), and Residential Transition (RTN) districts described in Article XIII, 'Form Districts'. There will be a variety of residential and commercial/retail densities allowed, with higher densities being permitted the LBJ corridor, Trinity River Corridor, and medium densities along Zang, Colorado, and Beckley. The subdistricts will allow for adequate transitioning of densities while also providing for open space.

Single family use is allowed in all form-based districts, but single family structures are only allowed in the RTN district, making 115 single family structures non-conforming with the proposed zoning changes.

Lake Cliff Historic District

CPC recommends changing the Lake Cliff Residential and Founders Park area (subdistricts C & D) to RTN, WR-3, and WMU-5 districts. Staff proposes no change for the Lake Cliff Residential and Founders Park area (subdistricts C & D), to prevent conflicts with the historic overlay. The current base zoning for the area, PD No. 468, subdistricts C & D, restricts uses to some community service and residential. The historic overlay only allows for new construction in the rear of the property, and all renovation must compliment existing structures.

Building Types / Uses and Heights

In general, all properties in the proposed zoning area will receive an increase in development rights, relative to uses and heights. The Article XIII form based zoning districts allowed in each subdistrict specify the types of building form and uses allowed. CPC recommendation approved a revised chart for development type / uses that reduces street frontage percentage to 50%, and removed minimum building height. The chart below summarizes staff recommendation for development type / uses and heights in the proposed subdistricts.

Designation	Development Type / Use	Stories Min/Max	Max Height *
RTN	Townhouse, Manor House, Single-family House, Civic Building, Open Space-lot	1 / 2.5	35
WR-3	Apartment, Townhouse Stacked, Townhouse, Manor House, Civic Building, Open Space-lot	1 / 3.5	50
WMU-3	Mixed Use Single-Story Shopfront, General Commercial, Apartment, Townhouse Stacked, Townhouse, Manor House, Civic Building, Open Space-lot	1 / 3.5	50
WMU-5	Mixed Use, General Commercial, Apartment, Townhouse Stacked, Townhouse, Manor House, Civic Building, Open Space-lot	1 / 5	80
WMU-8	Mixed Use, General Commercial, Apartment, Townhouse Stacked, Townhouse, Civic Building, Open Space-lot	2 / 8	125
WMU-12	Mixed Use, General Commercial, Apartment, Townhouse Stacked, Townhouse, Civic Building, Open Space-lot	2 / 12	180'
WMU-20	Mixed Use, General Commercial, Apartment, Townhouse Stacked, Townhouse, Civic Building, Open Space-lot	4/20	300'

Parking standards

CPC recommends a modified parking chart for household living, office, retail, and lodging uses. Staff recommendation for parking in all subdistricts represents a reduction from existing parking requirements. The parking standards for each subdistrict are found in Article XIII and are consistent with the Urban Land Institute (ULI) parking standards. Article XIII provides parking reductions for proximity to transit, multiple or shared uses, and other reductions. On-street parking can also be counted toward required parking.

CPC recommendation allows parking to be moved up to 10 feet from primary street. Staff recommendation requires surface parking to be located to the rear of buildings on primary streets or behind enhanced landscaping on other frontages.

Open Space

Open Space requirements in the planned development district are those of Article XIII Form Districts

Landscaping

Landscaping requirements in the planned development district are those of Article XIII Form Districts

Signs

Sign requirements are those of Article XIII Form Districts. Generally, the Article XIII districts limit non-attached signs to monument signs (pole signs are prohibited) and limit

ground story attached signs to 10 percent of the total area of the ground story façade, and upper story signs to 5 percent of the total area of the ground story facade.

Nonconformity

Existing uses and structures within the Oak Cliff Gateway District that do not comply with the provisions of the proposed zoning, if adopted, would be classified as nonconforming. This nonconformity can be either for a use, or for a structure. Use nonconformity is created when an existing use is no longer allowed in new zoning. Structural nonconformity is created when a building or structure no longer complies with the new zoning site standards.

Nonconforming Structures

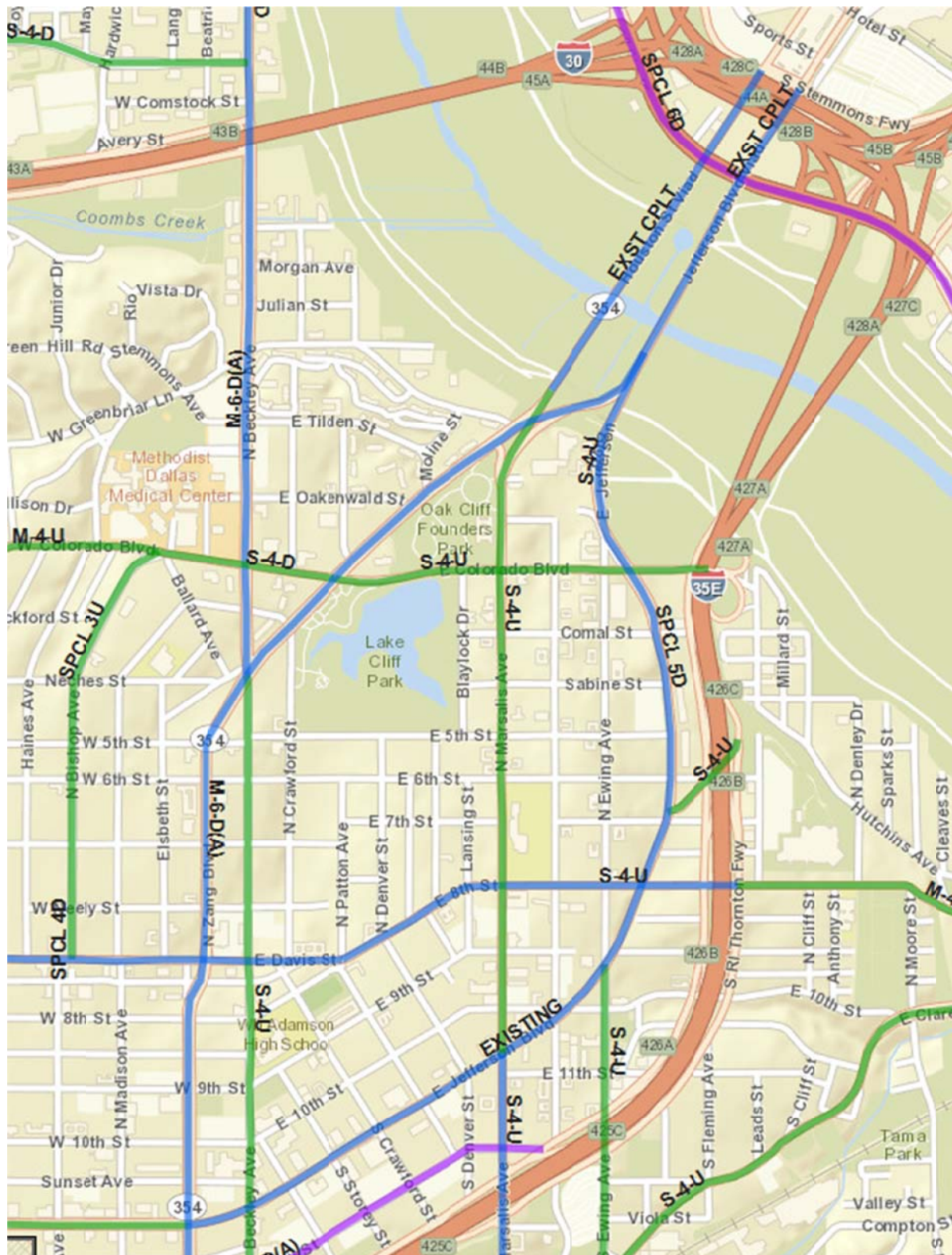
Buildings that no longer comply with current zoning regulations due to a change in those regulations are structurally nonconforming. A nonconforming structure may be repaired, remodeled, and rebuilt if destroyed by an act of nature such as a fire or storm. In the proposed planned development district most, if not all, structures will become structurally nonconforming. Most structures will be made non-conforming as to set back, entrance, and façade transparency requirements.

Nonconforming Uses

Generally, uses becoming nonconforming can remain in operation until such time as they relinquish their nonconforming rights. For example, businesses becoming nonconforming can remain in operation, remodel, rebuild on their existing footprint, and even add to their site if that addition does not increase the level of non-conformity. The chart below shows the number of businesses becoming nonconforming within Staff's and CPC's proposed planned development district. It is important to note that only 6 businesses with a current CO will become nonconforming.

Use	Number becoming nonconforming
Industrial (inside) not potentially incompatible	1
Foster Home	1
General merchandise 3500 or less	2
Personal services	1
Warehouse	1

Current Thoroughfare Plan



**CPC Minutes Action:
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9. Z067-203(VM)

Planner: Valerie Miller

Motion I: It was moved to recommend **approval** of Subsection (4) regarding required parking exemption for covered outdoor dining with the following modified wording: "(4) Parking for restaurant outdoor dining patios. A restaurant's covered outdoor dining area is not included in the calculations of its required parking for an area up to 25% of the indoor floor area of the restaurant. The combined area of a restaurant's parking-exempted covered and uncovered outdoor dining area may not exceed 50% of the indoor dining area of the restaurant. Outdoor dining area in excess of these maximums must be parked in accordance with Article XIII."

Maker: Anglin
Second: Abtahi
Result: Carried: 13 to 2

For: 13 - Anglin, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Peadon, Murphy, Ridley, Abtahi

Against: 2 - Emmons, Schultz
Absent: 0
Vacancy: 0

Motion II: It was moved to recommend **approval** of **(5) Legacy Parking Reductions** with the following modified wording: "(B) For office uses within a legacy building, required off-street parking may be reduced by up to 50 percent. Add a new subparagraph (C) worded as follows: "(C) For **retail uses** within a legacy building, required off-street parking may be reduced by up to **35** percent, except that for **restaurants uses** the reduction shall be limited to **25** percent."

Maker: Anglin
Second: Abtahi
Result: Carried: 13 to 0

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For: 13 - Anglin, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Ridley, Abtahi

Against: 2 - Emmons, Murphy
Absent: 0
Vacancy: 0

Motion III: It was moved to recommend **approval** of the insertion of new paragraph **(8) Packed Parking** Off-street packed parking may satisfy no more than 50% of the required off-street parking for any use.

Maker: Anglin
Second: Emmons
Result: Failed: 7 to 8

For: 7 - Anglin, Emmons, Anantasomboon, Bagley,
Lavallaisaa, Schultz, Peadon

Against: 8 - Rodgers, Culbreath, Shidid, Tarpley, Shellene,
Murphy, Ridley, Abtahi
Absent: 0
Vacancy: 0

Motion IV: It was moved to recommend **approval** of the insertion of a new paragraph **(9) Adopting and incorporating by reference:** Steering Committee charts entitled **“Required Parking in WR and WMU Districts”** and **“Development Types”**.

Maker: Anglin
Second: Abtahi
Result: Carried: 11 to 4

For: 11 - Anglin, Rodgers, Culbreath, Shidid,
Anantasomboon, Lavallaisaa, Tarpley,
Shellene, Peadon, Ridley, Abtahi

Against: 4 - Emmons, Bagley, Schultz, Murphy
Absent: 0
Vacancy: 0

Motion V: It was moved to recommend **approval** of accepting Steering Committee recommendation regarding **Fences and Walls** allowing a 4-foot height.

Maker: Anglin
Second: Culbreath
Result: Carried: 8 to 7

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For: 8 - Anglin, Rodgers, Culbreath, Anantasomboon,
Lavallaisaa, Tarpley, Shellene, Murphy

Against: 7 - Emmons, Shidid, Bagley, Schultz, Peadon,
Ridley, Abtahi

Absent: 0

Vacancy: 0

Motion VI: It was moved to recommend **approval** of the insertion of a new paragraph (h)(3) worded as follows: "**Original nonconforming uses:** Original nonconforming uses are defined as those single family and duplex residential and office uses made nonconforming by the passage of this article. Original nonconforming uses do not include residential or office uses made nonconforming by future amendments to this article. Otherwise applicable ordinances specifying the procedures for establishing compliance dates for nonconforming uses do not apply to original nonconforming uses within the subdistricts defined in this article (the Oak Cliff Gateway). The Board of Adjustment shall not provide a compliance date for such original nonconforming uses or the structures they occupy."

Maker: Anglin

Second: Abtahi

Result: Carried: 14 to 1

For: 14 - Anglin, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 1 - Emmons

Absent: 0

Vacancy: 0

Motion VII: It was moved to recommend **approval** of (i)(1) worded as follows: "No minimum height is required for structures less than 15,000 sq. ft." and to revise the chart accordingly.

Maker: Anglin

Second: Abtahi

Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

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Against: 0
Absent: 0
Vacancy: 0

Motion VIII: It was moved to recommend **approval** of the Steering Committee recommendation of Subparagraph (i), as modified; and recommend **denial** of the Steering Committee recommendations for both Subparagraph (i)(2) regarding indirect lighting and (i)(3) regarding sign illumination.

Maker: Anglin
Second: Abtahi
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Motion IX: It was moved to recommend **approval** of the rewording of subsection (1)(5) as follows: "For single-family structures located south of Colorado, east of Beckley and west of Marsalis, (apply to RTN zoning within said boundary) accessory dwelling units are permitted in the rear 50 percent of the lot, and single family garages are not required to have vehicular access from an alley."

Maker: Anglin
Second: Abtahi
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

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Motion X: It was moved to recommend **approval** of the Steering Committee recommended language for **East Kessler Overlay**, and add the following provisions: 6) Uses prohibited in East Kessler Overlay; restaurant use, drive-through use, car wash, gas station, indoor recreation hall, animal care facility, commercial parking lot, bar-tavern-lounge, tattoo or body piercing studio, massage parlor, taxidermist, 7) no off-street parking reductions of any kind for any use within this overlay, contrary provisions in this article notwithstanding, 8) No outside speakers of any kind. No roof top decks accessible for public access, 9) Special provisions for lots adjacent to Handley: Uses are limited to multifamily, duplex, single family, office and medical office (and any mixed use comprising two or more of those listed uses); structures height is limited to 30 feet; lot coverage is limited to no more than 80%; front yard minimum setback is 15 feet; side and rear yard minimum setback is 5 feet where adjacent to single family residence; detached signs are prohibited; attached premises signs are limited to no more than 4 square feet in area and 10) Prohibit LED lighting.

Maker: Anglin
Second: Abtahi
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Motion XI: It was moved to recommend **approval** of the Medical District Overlay Part (e)(2) **Activating** uses: Reword the first sentence as follows: "Along Beckley and Colorado, the only uses permitted on the street level, **in combination with a parking structure**, are the following **activating** uses:" and strike second sentence.

Maker: Anglin
Second: Abtahi
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy*, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

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*out of the room, shown voting in favor

Motion XII: It was moved to recommend **approval** of Part (e)(1), after "Pedestrian sky bridge (SUP, See section 51A-4.217(b)(12))"...add: **"No traffic impact analysis is required."**

Maker: Anglin
Second: Shellene
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Motion XIII: It was moved to recommend **approval** of Part (f)(1) front Yard. Add the following provisions: **"There is no maximum front yard requirement on service streets. A pedestrian sky bridge may be located above a front yard."**

Maker: Anglin
Second: Ridley
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Motion XIV: It was moved to recommend **approval** of adding a new subsection below subsection (i): **"(j) A façade containing spandrel glass is not to be considered a blank wall."**

Maker: Anglin
Second: Shellene
Result: Failed: 7 to 8

For: 7 - Anglin, Rodgers, Culbreath, Anantasomboon, Lavallaisaa, Shellene, Abtahi

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Against: 8 - Emmons, Shidid, Bagley, Tarpley, Schultz,
Peadon, Murphy, Ridley
Absent: 0
Vacancy: 0

Motion XV: It was moved to recommend **approval** of General Provisions, Sec. 51P-468.110. Transitional Uses, with the following provisions inserted as the third and fourth sentence in subpart (b): "Transitional uses are intended to allow underutilized or vacant properties to have value between the date this article becomes effective and the time that full implementation of these zoning changes become practical and feasible with strict compliance. Accordingly, the allowed "Transitional Uses" (as provided in Sec. 51A-13.306(e)) may be newly permitted, after the effective date of this article, on such properties for a stated period of time even though they would not be strictly in compliance with zoning standards and provisions generally in effect for that property at the time of the permitting."

Maker: Anglin
Second: Shellene
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Motion XVI: It was moved to recommend **approval** of Part (b) **Tower Separation**, staff recommendation of **100-foot separation** between towers in all applicable subdistricts, but specify that the separation is required only for those portions of a tower higher than **75 feet** above grade.

Maker: Anglin
Second: Shellene
Result: Failed: 7 to 8

For: 7 - Anglin, Rodgers, Culbreath, Lavallaisaa,
Tarpley, Shellene, Abtahi

Against: 8 - Emmons, Shidid, Anantasomboon, Bagley,
Schultz, Peadon, Murphy, Ridley
Absent: 0
Vacancy: 0

Motion XVII: It was moved to recommend **approval** of staff recommendation of 100-foot separation between towers.

Maker: Ridley
Second: Shidid
Result: Carried: 14 to 1

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 1 - Culbreath
Absent: 0
Vacancy: 0

Motion XVIII: It was moved to recommend **approval** of Parts (c)(2): Strike subparts(A) and (B) and replace them with the following (applicable to all subdistricts adjacent to the Trinity): (A) The longest dimension of a floor plate for a tower greater than 75 feet in height must be oriented to be perpendicular to the nearest Trinity River axis, with a permitted variation of up to 10 degrees from that axis. (B) Variations in the building shape and architectural façade are permitted but the primary mass of the building tower must be as compact as possible to maintain the perpendicular tower orientation as described above.

Maker: Anglin
Second: Abtahi
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon*, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Motion XIX: It was moved to recommend **approval** of the Cienda Partners' SUBDISTRICT "J" ZONING TERMS, except: (1) For "Alternate Energy Plant" use term "Accessory Energy Generation", (2) Make tower separation and orientation standards that are applicable for other subdistricts in this article also applicable to Subdistrict "J".

Maker: Anglin
Second: Shellene

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Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0

Absent: 0

Vacancy: 0

Map Motion I: It was moved to recommend **approval** of East Kessler Overlay northern boundary stop at the property line of Lone Star Donuts.

Maker: Anglin

Second: Rodgers

Result: Carried: 12 to 3

For: 12 - Anglin, Rodgers, Culbreath, Shidid,
Anantasomboon, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Abtahi

Against: 3 - Emmons, Bagley, Ridley

Absent: 0

Vacancy: 0

Map Motion II: It was moved to recommend **approval** of WMU-8 everything east of Beckley, above the East Kessler Overlay.

Maker: Anglin

Second: Rodgers

Result: Carried: 15 to 0

For: 15 - Anglin, Emmons*, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley*,
Abtahi

Against: 0

Absent: 0

Vacancy: 0

*out of the room, shown voting in favor

City Plan Commission
November 20, 2014

Map Motion III: It was moved to recommend **approval** of WMU-8 north of Greenbriar (Subdistrict G) and WMU-20 along the Trinity levee (Subdistrict I) on the revised Gateway zoning map, dated November 2014.

Maker: Anglin
Second: Rodgers
Result: Carried: 11 to 4

For: 11 - Anglin, Rodgers, Culbreath, Shidid, Bagley,
Lavallaisaa, Tarpley, Shellene, Murphy, Ridley,
Abtahi

Against: 4 - Emmons, Anantasomboon, Schultz, Peadon
Absent: 0
Vacancy: 0

Map Motion IV: It was moved to recommend **approval** of WMU-3 for the small corner lot (Grey lot), across from the hospital, south of Colorado.

Maker: Anglin
Second: Rodgers
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Map Motion V: It was moved to recommend **approval** of RTN in the area.

Maker: Anglin
Second: Rodgers
Result: Carried: 11 to 4

For: 11 - Anglin, Rodgers, Culbreath, Shidid, Bagley,
Lavallaisaa, Tarpley, Shellene, Schultz,
Murphy, Abtahi

Against: 4 - Emmons, Anantasomboon, Peadon, Ridley
Absent: 0
Vacancy: 0

City Plan Commission
November 20, 2014

Map Motion VI: It was moved to recommend **approval** of the revised Oak Cliff Gateway Zoning map.

Maker: Anglin
Second: Rodgers
Result: Carried: 14 to 1

For: 14 - Anglin, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 1 - Emmons
Absent: 0
Vacancy: 0

Motion XX: It was moved to recommend **approval** of the revised draft Oak Cliff Gateway ordinance with the following modifications 1) In "EXHIBITS" subsection, insert an additional exhibit proposed by **Cienda Partners: Exhibit 468I: (i) WMU-20 Subdistrict map; (ii) High-rise floor plate proportion and diagram; (iii) Mixed use development parking chart; (iv) Master parking plan and floor area supplement; (v) Site plan development table.**", 2) Delete (e) "**DARYING**" as allowed use and 3) Subsection (3) Remote parking: Accepting Steering Committee boxed item recommendation with the following modifications: 1) In (A) change 1000 feet to 500 feet, 2) In (B) the introductory phrase is reworded as follows: "**(B) The building official shall extend the walking distance for remote parking to as much as 1,000 feet for up to 50% of the parking spaces required for the main use, unless the extension would...**", 3) incorporate rest of Sec.51A-13-404(g) but make paragraph (g)(3) conform to 1000-foot distance and 4) Add item (C) "**For a main use located within the Gateway area, no remote parking may be located outside the Gateway area.**".

Maker: Anglin
Second: Abtahi
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200
Replies: For: 90

Mailed: 1187
Against: 69

City Plan Commission
November 20, 2014

Speakers: For (Did not speak): Adam Gates, 606 N. Marsalis Ave., Dallas, TX, 75208
Against (Did not speak): Pam Conley, 901 N. Madison Ave., Dallas, TX, 75208
Randall Richins, 825 Elsbeth St., Dallas, TX, 75208
Anne Campbell, 710 Haines Ave., Dallas, TX, 75208
Carolyn Armour, 919 Haines Ave., Dallas, TX, 75208
John Barr, 203 E. Colorado Blvd., Dallas, TX, 75203

CPC Action:
January 8, 2014

Motion: It was moved to recommend **approval** for the termination of deed restrictions DR Z812-227 (located at the northwest corner of East 8th Street and North Marsalis Avenue), DR Z834-399 (located at the southwest corner of East 5th Street and North Crawford Street), and DR Z867-185 (bounded by East 6th Street, North Beckley Avenue, West Neely Street and North Zang Boulevard).

Maker: Ridley
Second: Abtahi
Result: Carried: 15 to 0
For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon,
Bagley, Lavallaisaa, Abtahi, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley
Against: 0
Absent: 0
Vacancy: 0
Notices: Area: 200 Mailed: 133
Speakers: For: None
Against: Bill Whitlock

CPC Recommendation Conditions

An ordinance amending Article 468, "PD 468," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending the regulations of Article 468; providing a new subdistrict map; providing a street hierarchy plan; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; and

WHEREAS, the city council finds that it is in the public interest to amend Article 468 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Article 468, "PD 468," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"ARTICLE 468.

PD 468.

Oak Cliff Gateway Special Purpose District

SEC. 51P-468.101. LEGISLATIVE HISTORY.

PD 468 was established by Ordinance No. 23057, passed by the Dallas City Council on March 12, 1997. Ordinance No. 23057 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23057 was amended by Ordinance No. 23868, passed by the Dallas City Council on April 28, 1999, and Ordinance No. 25866, passed by the Dallas City Council on January 26, 2005.

SEC. 51P-468.102. PROPERTY LOCATION AND SIZE.

PD 468 is established on property generally bounded by Interstate 30, the Levee on the east side of the Trinity River, Interstate 35E (South R.L. Thornton Freeway), Jefferson Boulevard, Eighth Street, a line midway between Beckley Avenue and Crawford Street, Neches Street, Bishop Avenue, Colorado Boulevard, and Beckley Avenue. The size of PD 468 is approximately 853.55 ~~[608.86]~~ acres.

SEC. 51P-468.103. PURPOSE.

This article provides standards specifically tailored to meet the needs of the Oak Cliff Gateway area of the city, which is hereby designated as an area of historical, cultural, and architectural importance and significance to the citizens of the city. The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the following:

- (1) Accommodate the existing mix of uses in the area.
- (2) Protect the internal and adjacent stable residential neighborhoods.
- (3) Preserve and enhance the historical, cultural, and architectural significance of the area.
- (4) Strengthen the neighborhood identity.
- (5) Create a more desirable pedestrian environment.
- (6) Periodically revisit proper zoning on the Property.

SEC. 51P-468.104. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions in Chapter 51A apply to this article.
- (b) Unless the context clearly indicates otherwise, in this article:

(1) ACCESSORY DWELLING UNIT means a residential structure accessory to a single family or duplex use located in the rear 50 percent of a lot.

(2) ACCESSORY ENERGY GENERATION means equipment used to generate power from alternative energy sources using solar panels, turbines, and other power-creating means that have the ability to return some or all of the newly created power to the energy grid.

(3) ANTIQUÉ SHOP means an establishment for the retail sale of articles such as glass, china, furniture, or items and decorations that have value and significance as a result of age, design, or sentiment.

(4) AQUARIUM means an establishment where aquatic animals and plants are kept and exhibited.

(5) AREA REGULATING PLAN means a planning document that sets forth policies and programs regulating development in a local area.

(6) ART GALLERY means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.

(7) ~~ARTISAN AND SPECIALTY GOODS SHOP means a small scale business that manufactures artisan goods or specialty goods for sale on- or off-premise. This use does not include other uses that are specifically listed in Section 51A-4.200.~~

(8) ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking and for sale of the products to the general public.

(9) ~~BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.~~

(10) BULB-OUT means location where the sidewalk edge is extended from the prevailing curb line into the roadway at sidewalk grade, effectively increasing pedestrian space.

(11) CUSTOM VEHICLE SHOP means a facility for the restoration, fabrication, modification, display, and sale of customized or modified automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, or trailers.

Staff recommendation

(12) DAIRYING means a facility primarily for the processing and delivery of milk and milk products.

CPC recommendation

Remove DAIRYING use.

(13) ENTERTAINMENT COMPLEX means a public, multi-use sports, entertainment, and convention facility where people view and participate in events and performances, including theatrical, musical, and dramatic performances; professional or amateur sporting events; and meetings and assemblages.

(14) GOURMET MARKETPLACE means a facility that offers prepared meals, catered meals, and retail grocery items that may include the sale of alcoholic beverages for consumption on-premise or off-premise and which may also allow customers in motor vehicles to pick-up food for off-premise consumption. The display area for the sale of alcoholic beverages may not exceed 40 percent of the floor area for this use.

(15) IDENTIFICATION SIGN means an attached premise sign that identifies the name or logo of the district, business, or tenant.

(16) LEGACY BUILDING means a building constructed before 1957 that has:

(A) all original street-facing facades remaining;

(B) a primary street-facing facade located within 15 feet of a right-of-way line;

(C) a main entrance that faces Colorado Boulevard, Zang, Beckley, Marsalis, Jefferson, Eighth Street, or Ballard;

(D) window and door openings that total at least 20 percent of the street-facing facades; and

(E) off-street parking located 100 percent outside of the required front yard.

- (17) LINER DEVELOPMENT means a development specifically designed to mask a parking structure from a frontage on a public street or public space.
- (18) LIVE/WORK UNIT means an interior space that combines a single occupancy residential [and nonresidential] use and an office or retail or personal service use. A live/work unit is considered a nonresidential use.
- (19) ~~LUMINOUS REFLECTANCE means the ratio of the amount of total light that is reflected outward by a material to the amount of total light falling on the material.~~
- (20) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by the Texas Occupation Code 455, as amended.
- (21) MEWS means the public or private right-of-way for pedestrians and/or vehicles within a block that provides access to the building, serves as a small street, and may provide access to vehicle parking.
- (22) MIXED USE DEVELOPMENT means a development containing a mix of any two categories of main uses listed in this subdistrict on a building site.
- (23) MOBILE FOOD ESTABLISHMENT means a container or vehicle-mounted food establishment that is designed to be readily moveable and from which food is distributed, sold, or served to an ultimate consumer. The term includes mobile food preparation vehicles and pushcarts.
- (24) NEW CONSTRUCTION means an application for a building permit to expand floor area, excluding uncovered porches and uncovered patios, if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, or over 75 percent for residential projects.
- (25) PROJECT ANNOUNCEMENT SIGN means an attached premise sign constructed of rigid material, mesh or fabric surface, or a projection of a light image onto a wall face that announces a project, tenant, or activity in the district.
- (26) STREETSCAPE means the area between the buildings and edge of the vehicular or parking lanes. The principal streetscape components are curbs, sidewalks, street trees, tree planters, bicycle racks, litter containers, benches, and street lights. Treatments may also include paving materials, street/pedestrian wayfinding signs, parking meters, public art, water features, bollards and other elements.
- (27) ~~TATTOO OR BODY PIERCING STUDIO means an establishment in which tattooing is performed, or body piercing for the purpose of wearing jewelry in the pierced body part (for any body part other than earlobes) is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.]~~
- (c) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (d) The following rules apply in interpreting the use regulations in this article:
- (1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(3) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800.)

(4) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(e) Unless the context clearly indicates otherwise, for purposes of interpreting Chapter 51A, the subdistricts are considered to be residential or nonresidential as indicated:

- (1) Subdistrict A – RTN [~~Beckley Industrial Area I~~]: [~~non~~]residential.
- (2) Subdistrict B [~~A-1~~] – WR-3 [~~Beckley Residential Area~~]: residential.
- (3) Subdistrict C [~~A-2~~] – WMU-3 Mixed-Use [~~Greenbriar Residential Area~~]: nonresidential.
- (4) Subdistrict D [~~A-3~~] – WMU-5 Mixed-Use [~~Trinity Townhome Multifamily Residential Area~~]: nonresidential.
- (5) Subdistrict E [~~A-4~~] – WMU-8 Mixed-Use [~~Beckley Industrial Area II~~]: nonresidential.
- (6) Subdistrict F [~~B~~] – WMU-12 Mixed-Use [~~Oak Farms Commercial Area~~]: nonresidential.
- (7) Subdistrict G [~~C~~] – WMU-20 Mixed-Use [~~Lake Cliff Residential Area~~]: nonresidential.

(8) Subdistrict H ~~[C-1]~~ – WMU-20 Mixed-Use ~~[Lake Cliff Neighborhood Service Area]~~: nonresidential.

~~[(9) Subdistrict] – Founders Park Mixed Area]: nonresidential.~~

~~(10) Subdistrict D-1, Tracts 1 and 3 – Founders Park Retail: nonresidential; Tract 2 – Founders Park Residential]: nonresidential.~~

~~(11) Subdistrict D-2 – Founders Park Mixed Area 2: nonresidential.~~

~~(12) Subdistrict E – Hospital Area: nonresidential.]~~

SEC. 51P-468.104.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 468A: Subdistrict map.
- (2) Exhibit 468B: Yard, Lot, Space Chart. ~~[Tract 1 and 3 conceptual plan/tract 2 development plan.]~~
- (3) Exhibit 468C: Street Hierarchy Plan. ~~[Subdistrict A-1 development plan.]~~
- (4) Exhibit 468D: Parking Chart. ~~[Subdistrict A-2 conceptual plan.~~
- (5) ~~Exhibit 468E: Subdistrict A-3 development plan.]~~

SEC. 51P-468.105. CREATION OF SUBDISTRICTS.

(a) This district is known as the Oak Cliff Gateway Special Purpose District, and is divided into the following 8 ~~[42]~~ subdistricts, as described in Exhibit A of Ordinance No. 23057, as amended, and as shown on the map labelled Exhibit 468A:

- (1) Subdistrict A – RTN ~~[Beckley Industrial Area-I]~~.
- (2) Subdistrict B ~~[A-1]~~ – WR-3 ~~[Beckley Residential Area]~~.
- (3) Subdistrict C ~~[A-2]~~ – WMU-3 Mixed-Use ~~[Greenbriar Residential Area]~~.
- (4) Subdistrict D ~~[A-3]~~ – WMU-5 Mixed-Use ~~[Trinity Townhome Multifamily Residential Area]~~.
- (5) Subdistrict E ~~[A-4]~~ – WMU-8 Mixed-Use ~~[Beckley Industrial Area-II]~~.
- (6) Subdistrict F ~~[B]~~ – WMU-12 Mixed-Use ~~[Oak Farms Commercial Area]~~.

- (7) Subdistrict G [~~G~~] – WMU-20 Mixed-Use [~~Lake Cliff Residential Area~~].
 - (8) Subdistrict H [~~G-1~~] – WMU-20 Mixed-Use. [~~Lake Cliff Neighborhood~~
Service Area.
 - (9) Subdistrict ~~D~~ – ~~Founders Park Mixed Area~~.
 - (10) Subdistrict ~~D-1~~, ~~Tracts 1 and 3~~ – ~~Founders Park Retail:~~
~~nonresidential; Tract 2~~ – ~~Founders Park Residential~~.
 - (11) Subdistrict ~~D-2~~ – ~~Founders Park Mixed Area 2: nonresidential~~.
 - (12) Subdistrict ~~E~~ – ~~Hospital Area: nonresidential~~.]
- (b) If there is [~~In the event of~~] a conflict between Exhibit A of Ordinance No. 23057, as amended, and Exhibit 468A, Exhibit A, as amended, controls.
- (c) Use regulations and development standards for each subdistrict are set out below.

SEC. 51P-468.106. SUBDISTRICTS A, B, C, D, E, F, and G [GENERAL DEVELOPMENT STANDARDS].

(a) General provisions. Except as provided in this subsection, Division 51A-13.100, "General provisions," applies.

(1) Nonconforming structures. See Section 51A-4.704 and Section 51A-13.102(S) for details on nonconforming structures. Section 51A-13.102(S) provides that 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 building placement, building height, building facade, garage placement, open space, or landscaping regulations. In this district, a major renovation is what causes a structure to become more nonconforming. For purposes of this section, MAJOR RENOVATION means a building permit or series of building permits for the reconstruction, alteration, or modification of an original building that increases the floor area that existed on [date of passage] by 50 percent or more.

(A) Additional square footage totals less than or equal to 50 percent permitted square footage. Floor area, building height, and any new construction must be developed according to the height regulations defined by each development type. The additional floor area, building height, and new construction is not required to fill the entire height regulations, but must be contained wholly within the area.

(B) Additional square footage totals 51 percent or more permitted square footage. Site must come into complete compliance with Article XIII regulations.

(b) District regulations. Except as otherwise provided in this subsection, Division 51A-13.300, "District Regulations," applies.

(1) In general.

(A) Subdistrict A. Except as provided in this section, Subdistrict A must comply with the RTN regulations and development standards in Article XIII of Chapter 51A.

(B) Subdistrict B. Except as provided in this section, Subdistrict B must comply with the WR-3 regulations and development standards in Article XIII of Chapter 51A.

(C) Subdistrict C. Except as provided in this section, the Subdistrict C must comply with the WMU-3 regulations and development standards in Article XIII of Chapter 51A.

(D) Subdistrict D. Except as provided in this section, Subdistrict A must comply with the WMU-5 regulations and development standards in Article XIII of Chapter 51A.

(E) Subdistrict E. Except as provided in this section, Subdistrict A must comply with the WMU-8 regulations and development standards in Article XIII of Chapter 51A.

(F) Subdistrict F. Except as provided in this section, Subdistrict A must comply with the WMU-12 regulations and development standards in Article XIII of Chapter 51A.

(7) Subdistrict G. Except as provided in this section, Subdistrict A must comply with the WMU-20 regulations and development standards in Article XIII of Chapter 51A.

(8) Development types. The "Development Types By District" chart in Section 51A-13.402(a)(1) is replaced by Exhibit 468, "Required Parking in WMU and WR Districts."

(2) Detention center, jail, or prison. Detention center, jail, or prison is prohibited as a main use.

(3) Height.

(A) No minimum height is required for structures less than 15,000 square feet in floor area.

(B) The following accessory structures may exceed the subdistrict height limits of this section provided they do not exceed the maximum subdistrict height by more than 12 feet:

(A) Amateur communications tower.

(B) Cooling tower.

(C) Clerestory.

(D) Chimney and vent stack.

(E) Elevator penthouse or bulkhead.

(F) Flagpoles.

(G) Mechanical equipment room.

(H) Ornamental cupola or dome.

(I) Parapet wall, limited to a height of four feet.

(J) Stairway access to roof.

(K) Roof top deck.

(L) Skylights.

(M) Spires and belfries.

(N) Solar panels.

(O) Tank designed to hold liquids.

(P) Visual screens surrounding roof-mounted mechanical equipment.

(Q) Wind turbines and other integrated renewable energy systems.

(4) Residential proximity slope. Residential proximity slope applies in these subdistricts.

(5) Accessory dwelling units. For lots zoned Subdistrict A and located south of Colorado Boulevard, east of Beckley Avenue, and west of Marsalis Avenue, accessory dwelling units are permitted in the rear 50 percent of a single-family lot. Single family garages are not required to have vehicular access from an alley.

Staff Recommendation

(1) Fences and walls. In a door yard, a fence may not exceed three feet in height above grade. In all other required yards, no fence or wall may exceed six feet in height.

CPC Recommendation

(2) Fences and walls. In a door yard, a fence may not exceed four feet in height above grade. In all other required yards, no fence or wall may exceed six feet in height.

(c) Parking regulations. Except as otherwise provided in this subsection, Division 51A-13.400, "Parking Regulations," applies.

CPC Recommendation

(1) In general. The "Required Parking in WMU and WR Districts" chart in Section 51A-13.402(a)(2) is replaced by Exhibit 468, "Required Parking in WMU and WR Districts."

(2) Delta credits. In Subdistricts B, C, D, E, F, and G, if a parking reduction is granted, delta credits may not be used to meet the remaining parking requirement, and all rights to future delta credits are relinquished. This provision does not apply to properties that are granted a legacy building parking reduction.

(3) Remote parking.

(A) Remote parking, as reference in Section 51A-404(g), must be located within a walking distance of 500 feet from the use served by the remote parking unless an extension of walking distance is approved by the building official.

(B) The building official shall extend the walking distance for remote parking to no more than 1,000 feet for up to 50 percent of the required parking spaces for a use unless the extension would

remote parking:

(i) significantly discourage patrons of the use from using the

(ii) unreasonable endanger the safety of persons or property; or

(iii) not otherwise be in the public interest.

(C) A license is required to authorize an extension of walking distance beyond 1,000 feet. The building official must require that either a shuttle or an attendant be provided by the applicant as a condition to approval of an extension of the walking distance for remote parking beyond 1,000 feet.

Staff Recommendation

No parking reduction for outdoor dining.

CPC recommendation

(4) Parking for restaurant outdoor covered patios. For bar and restaurant uses, outdoor covered patio area is not included in parking requirement calculations for up to 25 percent of the size of the indoor floor area. The combined area of a restaurant's parking-exempts covered and uncovered outdoor dining area may not exceed 50 percent of the indoor dining area of the restaurant. Any portion of the outdoor dining patio area in excess of these maximums

must be parked in accordance with Exhibit

(5) Legacy building parking reduction. If the director determines that a structure is a legacy building as defined in Section 51P-468.104, the director may grant the following off-street parking reductions:

Staff Recommendation

(A) For residential and office uses within a legacy building, required off-street parking may be reduced by up to 25 percent.

CPC Recommendation

(B) For residential uses within a legacy building, required off-street parking may be reduced by up to 25 percent.

(C) For office uses within a legacy building, required off-street parking may be reduced by up to 50 percent.

(D) For retail uses other than restaurant uses within a legacy building, required off-street parking may be reduced by up to 35 percent.

(E) For restaurant uses within a legacy building, required off-street parking may be reduced by up to 25 percent.

Bicycle parking. Consult Division 51A-4.330 for bicycle parking regulations.

(6) Mechanized parking. Consult Division 51A-4.340 for mechanized parking regulations.

(d) Minor streets and streetscapes. Except as otherwise provided in this subsection, Division 51A-13.500, "Minor Streets and Streetscapes," applies. Block lengths and perimeters required in Section 51A-13.502(a) may be broken up with ungated private streets.

(e) Site development regulations. Except as otherwise provided in this subsection, Division 51A-13.600, "Site Development Regulations," applies.

(f) Administration. Except as otherwise provided in this subsection, Division 51A-13.700, "Administration," applies.

~~[(a) Except as provided in this section, the provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to the PD pre-application conference, site plan procedure, site analysis, conceptual plan, development plan, development schedule, and amendments to the development plan do not apply to this district.~~

~~(b) In Subdistrict A-1, development and use of the Property must comply with the Subdistrict A-1 development plan (Exhibit 468C). If there is a conflict between the text of this article and the Subdistrict A-1 development plan, the text of this article controls.~~

~~(c) In Subdistrict A-1, for development and use of the Property as shown in the Subdistrict A-1 development plan, a preliminary plat is not required to be submitted at the same time that the development plan is submitted. For any other development or use of the Property that deviates from the Subdistrict A-1 development plan, a preliminary plat must be submitted with the development plan.~~

~~(d) In Subdistrict A-2, development and use of the Property must comply with the Subdistrict A-2 conceptual plan (Exhibit 468D). If there is a conflict between the text of this article and the Subdistrict A-2 conceptual plan, the text of this article controls. A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this subdistrict.~~

~~(e) In Subdistrict A-3, development and use of the Property must comply with the Subdistrict A-3 development plan (Exhibit 468E). If there is a conflict between the text of this article and the Subdistrict A-3 development plan, the text of this article controls.~~

~~(f) For Tract 1 in Subdistrict D-1, a development plan that complies with the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan and this article must be approved by the city plan commission prior to the issuance of a building permit to authorize work in Tract 1. If there is a conflict between the text of this article and the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan, the text of this article controls.~~

~~(g) For Tract 2 in Subdistrict D-1, development and use of the Property must comply with the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan (Exhibit 468B). If there is a conflict between the text of this article and the development plan, the text of this article controls.~~

~~(h) For Tract 3 in Subdistrict D-1, a development plan that complies with the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan and this article must be approved by the city plan commission prior to the issuance of a building permit to authorize work in Tract 3. If there is a conflict between the text of this article and the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan, the text of this article controls.~~

~~(i) The provisions of Section 51A-4.702(h) and (i) apply to Subdistrict D-1.]~~

Staff Recommendation

Subdistrict H to be WMU-20

CPC Recommendation

SEC. 51P-468.107. SUBDISTRICT H. [SUBDISTRICTS A AND A-4-
BECKLEY INDUSTRIAL AREAS.

(a) Site plan.

(1) A conceptual plan is not required for this Subdistrict.

(2) A site plan must accompany any application for a building permit that provides for new floor area within the district.

(3) Each site plan must comply with the requirements for a development plan listed in Section 51A-4.702(e)(1) and (e)(2), and must include:

(A) a tabulation box consisting of the proposed floor area, number of dwelling units, structure height, lot coverage, and number of required and provided off-street parking associated with the building permit;

(B) existing floor area or number of dwelling units, if applicable;

(C) existing floor area for the district; and

(D) cumulative floor area for the district.

(4) An example of the format for the requirements of Subsection (a)(3) may be found on the site plan development table (Exhibit 468).

(b) Creation of a building site.

(1) In general. In addition to Subsection (b), the provisions of Section 51A-4.601 apply.

(2) Combined building site. A building site may be established by agreement between two adjacent lots or building sites if:

(A) the area of the combined building site may not exceed one acre;

(B) only one combined building site may be created per block (for purposes of this section, block is an area surrounded on all sides by a street, alley, or railroad right-of-way);

(C) the proposed work is an addition to an existing structure for which a building permit was authorized for development of the existing structure;

(D) the proposed work does not increase the floor area of the existing structure by more than 50 percent; and

(E) the proposed work is for a ground level addition of no greater than one story.

(c) Main uses permitted.

(1) Agricultural uses.

-- Crop production [Limited to community gardens.]

(2) Commercial and business service uses.

-- Catering service.

-- Custom business services.

-- Medical or scientific laboratory.

-- Technical school.

(3) Industrial uses.

-- Alcoholic beverage manufacturing.

-- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

(4) Institutional and community service uses.

-- Adult day care facility.

-- Child-care facility.

-- Church.

-- College, university, or seminary.

-- Community service center.

-- Convent or monastery.

-- Halfway house. [SUP]

-- Hospital. [RAR]

-- Library, art gallery, or museum.

- Public school. [SUP]
- Open-enrollment charter school. [SUP]
- Private school. [SUP]

(5) Lodging uses.

- Extended stay hotel or motel [SUP. Limited to internal entry guest rooms only. Interior courtyard-entry guest rooms are permitted. Guest rooms with direct access to the street or parking area are prohibited.]
- Hotel or motel. [RAR]
- Lodging or boarding house. [SUP]

(6) Miscellaneous uses.

- Carnival or circus (temporary). [By special authorization of the building official.]
- Live/work unit.
- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. [SUP]
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential uses.

- College dormitory, fraternity, or sorority house. [SUP]
- Duplex.
- Group residential facility. [SUP required if the spacing component of Section 51A-4.209(b)(3) is not met. Permitted in this district subject to the same requirements as if located in an MU-3 Mixed Use District.]
- Handicapped group dwelling unit. [SUP required if the spacing component of Section 51A-4.209(b)(3.1) is not met. Permitted in this district subject to the same requirements as if located in an MU-3 Mixed Use District.]
- Multifamily.

- Retirement housing.
- Single family.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. [By right for a microbrewery, microdistillery, or winery with a maximum of 10,000 square feet of floor area. By right for all other uses with a maximum floor area of 6,000 square feet. Otherwise by SUP.]
- Ambulance service. [RAR]
- Animal shelter or clinic without outside runs. [RAR]
- Animal shelter or clinic with outside runs. [SUP]
- Antique shop.
- Aquarium.
- Art gallery. [May include outside display.]
- Art or craft production facility. [May include outside display.]
- Auto service center. [SUP]
- Business school.
- Car wash. [Tunnel-type only.]
- Commercial amusement (inside). [See Section 51A-4.210(b)(7). Except as otherwise provided, permitted in this district subject to the same requirements as if located in an MU-3 Mixed Use District. Class E dance halls, as defined in Chapter 14 of the Dallas City Code, are not permitted. Billiard hall by SUP only. Bingo parlor by SUP only.]
- Commercial amusement (outside). [SUP]
- Commercial parking lot or garage. [SUP required for commercial parking lot.]
- Convenience store with drive-through. [SUP]
- Custom vehicle shop.
- Dry cleaning or laundry store.
- Entertainment complex. [Allowed by right up to 500 seats; otherwise by SUP only.]
- Furniture store.
- General merchandise or food store 3,500 square feet or less. [May include outside display.]
- General merchandise or food store greater than 3,500 square feet.
- Gourmet marketplace.
- Home improvement center, lumber, brick, or building materials sales yard. [By SUP only if greater than 10,000 square feet; otherwise by right.]
- Household equipment and appliance repair.
- Liquor store.
- Massage establishment. [SUP]
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. [SUP]
- Mobile food establishment.
- Nursery, garden shop, or plant sales.
- Outside sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.

- Restaurant with drive-in or drive-through service. [SUP]
- Swap or buy shop. [SUP]
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. [SUP]

(11) Transportation uses.

- Heliport. [SUP]
- Helistop. [SUP]
- Private street or alley. [SUP]
- Railroad passenger station.
- Transit passenger shelter.
- Transit passenger station or transfer center.

(12) Utility and public service uses.

- Alternative energy plant. [SUP]
- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [SUP]
- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

- Auto auction. [SUP]
- Contractor's maintenance yard. [SUP]
- Mini-warehouse. [SUP]
- Office showroom/warehouse.
- Recycling drop-off container. [SUP required if the requirements of Section 51A- 4.213(11.2)(E) are not satisfied.]
- Trade center.
- Warehouse. [SUP]

(d) Accessory uses.

(1) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, see Section 51A-4.217.

(2) The following accessory uses are permitted as accessory uses only to an office use or mixed use development:

- Alternative energy plant.
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [SUP]
- Heliport. [SUP]

-- Helistop. [SUP]

(e) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(1) Front yard.

(A) Primary Streets: Minimum 5 feet, maximum 15 feet.

(B) Side streets: Minimum 5 feet, no maximum.

(C) Service streets: No required setback.

(2) Side yard.

(A) Abutting single family subdistricts: Minimum 15 feet.

(B) Abutting all other districts: No required setback.

(C) Abutting alleys: Minimum 5 feet.

(3) Rear yard.

(A) Abutting single family subdistricts: Minimum 15 feet.

(B) Abutting all other districts: Minimum 5 feet.

(C) Abutting alleys: Minimum 5 feet.

(4) Projections. Belt courses, cornices, window sills, bay windows, awnings, arcades, fireplace chimneys, unenclosed balconies, enclosed and unenclosed porches and patios,

unenclosed stairs, unenclosed ingress-egress ladders, unenclosed mechanical access ladders, stoops, and other architectural features may project up to six feet into a required front, side, or rear yard.

(5) ~~Density. No maximum or minimum density.~~

(6) Height.

(A) Maximum structure height is 300 feet. Maximum number of stories is 20.

(B) Minimum ground story height is 15 feet. Maximum ground story height is 30 feet.

(C) Minimum upper story height is 10 feet. Maximum upper story height is 15 feet.

(C) Except as provided in this paragraph, if any portion of a structure is over 26 feet in height, that portion of a structure may not be located above a residential proximity slope.

(D) The following structures may project a maximum of eight feet above the residential proximity slope provided they do not exceed 25 percent of the roof area:

(i) elevator penthouse or bulkhead.

(ii) mechanical equipment room.

(iii) cooling tower.

(iv) tank designed to hold liquids.

(v) ornamental cupola or dome.

(vi) skylights.

(vii) clerestory.

(viii) visual screens that surround roof mounted mechanical equipment.

(ix) chimney and vent stacks.

(7) Lot coverage. Maximum lot coverage is 100 percent.

(8) Lot size. No minimum lot size. Minimum lot width is 16 feet.

(9) Required street frontage. Minimum required street frontage along primary streets is 50 percent.

(8) Maximum blank wall area. Maximum contiguous blank wall area along primary streets is 30 feet. No maximum contiguous blank wall area along side streets or service streets.

(g) Open space regulations. This subdistrict must comply with the open space regulations for the WMU-20 District in Article XIII.

(h) Off-street parking and loading.

(1) In general.

(A) Except as provided in this subsection, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(B) Except for residential uses, required off-street parking may be located anywhere in the subdistrict, even another building site or lot, without regard to distance. The minimum front yard setback for surface parking lots is ten feet. If the required off-street parking is not provided in the subdistrict, a parking agreement in accordance with Division 51A-4.320 is required.

(2) Off-street parking ratios. Off-street parking must be provided at the following ratios:

(A) Alternative energy plant. The parking requirement must be set by SUP conditions.

- (B) Antique shop. One space per 600 square feet of floor area.
- (C) Aquarium. One space per 600 square feet of floor area.
- (D) Art gallery. One space per 600 square feet of floor area.
- (E) Art or craft production facility. One space per 1,000 square feet of floor area. (6) Custom vehicle shop. One space per 500 square feet of floor area and outdoor area, exclusive of parking area.
- (F) Entertainment complex. One space for each four seats.
- (G) Gourmet marketplace. One space per 220 square feet of floor area.
- (H) Live/work unit. One space per live/work unit. If the nonresidential component of this use exceeds 1,000 square feet of floor area, off-street parking must be provided as if the nonresidential component is a main use.
- (I) Massage establishment. One space per 200 square feet of floor area.

(J) Mobile food establishment. No required parking. A mobile food establishment may not occupy a required parking space for another main use.

(3) Outdoor dining areas. For restaurant uses, the area of any covered or uncovered outdoor dining (not to exceed 50 percent of the indoor dining area) is exempt from the calculation of required parking spaces.

(4) On-street parking.

(A) Except as provided in this subsection, any on-street parking spaces may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space.

(i) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8/24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(B) All on-street parking must be approved as to design and construction by the director of public works and transportation. On-street parking must be striped in accordance with standard city specifications.

(5) Master parking plan and floor area plan.

(A) Purpose. Because required off-street parking may be provided in remote locations on the Property without a parking agreement, the master parking plan and floor area plan supplement (Exhibit 468I) calculates the amount of required off-street parking, identifies available off-street parking, and ensures that each use within the district meets the off-street parking requirements.

(B) Master parking plan and floor area plan supplement.

(i) To maintain adequate required off-street parking, a master parking plan and floor area plan supplement must be submitted to and approved by the building official when:

(aa) a site plan is submitted;

(bb) required off-street parking spaces are relocated; or

(cc) required off-street parking spaces are added or removed.

(ii) A master parking plan and floor area plan supplement must include:

(aa) the number of existing required off-street parking spaces;

(bb) the number and location of required off-street parking spaces added, removed, or relocated;

(cc) the number and location of all parking spaces; and

(dd) a revised master parking plan and floor area plan that shows:

(1) changes to a site plan; and

(2) other changes to the master parking plan and floor area plan since the last update, including changes to floor area and revisions to streets, alleys, or private drives.

(iii) The building official shall maintain a copy of each approved master parking plan and floor area supplement.

(iv) The Property owner must deliver a copy of each approved master parking plan and floor area plan supplement to the director within five days after the building official's approval of each supplement.

(6) Public transit parking reduction.

(A) The off-street parking requirement for all uses except restaurant uses and alcoholic beverage establishment uses may be reduced by 10 percent if the use is within 1,200 feet, measured as a pedestrian would walk, from a DART light rail station at which DART light rail service is available with train headways at least every 20 minutes during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday through Friday), or a DART bus stop or trolley stop at which DART bus service

or trolley service is available with bus or trolley headways at least every 20 minutes during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday through Friday).

(B) The off-street parking requirement for an office use may be reduced by three percent if the office use is within 1,200 feet, measured as a pedestrian would walk, from a DART commuter rail station at which DART commuter rail service is available or a DART bus stop or trolley stop where DART bus service or trolley service is available, during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday through Friday).

(C) The total public transit parking reduction for an office use may not exceed 10 percent.

(7) Mixed use development parking reduction.

(A) In general.

(i) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development parking chart

(Exhibit 468).

(ii) This reduction may be used in combination with other parking reductions, except that the requirement for a mixed use development may not be reduced by more than 30 percent.

(B) Calculation of adjusted off-street parking requirement.
The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(i) The parking requirements for each of the uses in the mixed use development must be ascertained.

(ii) The parking demand for each use is determined for each of the six times of day shown in the mixed use development parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the mixed use development parking chart, the percentage assigned to that use is 100 percent for all six times of day unless other factors can be demonstrated by a parking study and approved by the building official.

(iii) The “time of day” columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these six sums is the adjusted off-street parking requirement for the development.

(iv) If one or more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the mixed use

development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.

(8) Fees for required parking. Fees may be charged for required parking if the required parking is located within a parking structure.

(9) Below-grade parking structures. Below-grade parking structures may extend to the lot line and across lot lines within this district.

(10) Special exception. The board of adjustment may grant a special exception to reduce the number of required off-street parking spaces required in accordance with Section 51A-4.311.

(i) Site design requirements.

(1) Screening of surface parking from the street. All surface parking must be screened from the street by using one or more of the following three methods to separately or collectively attain a minimum height of three and one-half feet above the parking surface:

(A) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of park and recreation. The berm may not have a slope that exceeds one foot of height for each three feet of width.

(B) Solid wood or masonry fence or wall.

(C) Hedge-like evergreen plant materials recommended for local area use by the director of park and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(2) Screening of surface parking from single-family or duplex adjacency. One or more of the three screening methods listed in Subsection (b) must be used to provide screening to separate a surface parking area from an adjacent single family or duplex zoned property. The screening must separately or collectively attain a minimum height of six feet above the parking surface.

(3) Off-street loading and garbage storage area screening.

(A) Off-street loading spaces and garbage storage areas for all uses except single family and duplex uses must be screened from:

(i) a public street that is adjacent to the lot; and

(ii) property in a single family or duplex zoned district that is adjacent to or directly across an alley from the lot.

(B) Screening required by this paragraph must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space or garbage storage area.

(C) Required screening must be constructed of:

(i) for off-street loading spaces, any of the materials described in Subsection (b) to separately or collectively attain the minimum height of six feet above the parking surface; and

(ii) for garbage storage areas, a solid wood or masonry fence wall.
or

(D) Access through required screening may be provided only by a solid gate that equals the height of the screening. The gate must remain closed at all times except when in actual use.

(4) Above-grade off-street parking in general.

(A) Parking is permitted on any level of a building. Except for the portions of an above-grade parking structure facing a mews or an alley, parking structures must comply with the following:

(i) parking levels must be screened through use of vegetation, metal panels, or other architectural elements to obscure sloping ramps from view; or

(ii) parking levels must be concealed in a structure with facade building materials similar in appearance to the main structure's facade; and

(B) Liner development must be provided along the street level of the garage, only when fronting on a primary street, in accordance with the table of development standards (Exhibit 468).

(5) Highly reflective glass. Highly reflective glass may not be used as an exterior building material for more than 25 percent of a facade on any building or structure. For purposes of this subsection, HIGHLY REFLECTIVE GLASS means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(6) Block standards.

(A) Block layouts must generally conform as shown on the area regulating plan. Additional streets not shown on the regulating plan are allowed if they are needed to meet minimum block standards or create blocks with a block perimeter of less than 1,600 feet. Additional streets must be developed in accordance with one of the street sections identified in the streetscape standards.

(B) Block standards apply during the platting process if the existing parcel of land or block is greater than the block perimeters described in this section.

(C) Except as provided in this paragraph, block perimeters may not exceed 1,600 linear feet as measured along the inner edges of each street right-of-way, private street, mews, or designated fire lane which is accompanied by a pedestrian sidewalk on at least one side and available at all times to the general public. The block may be broken by a civic building or open space lot provided the lot containing the civic building or open space is at least 50 feet wide and provides perpetual pedestrian access through the block. Block perimeters may exceed 1,600 feet up to a maximum perimeter of 2,400 feet, if one or more of the following conditions apply:

(i) The block has at least one block face on a street considered a minor street. not

(ii) The block has a mid-block mews constructed in accordance with this article that connects to another street.

(iii) The block has a pedestrian passage available at all times to the public. The pedestrian passage must comply with the following conditions:

(aa) The pedestrian passage has a continuous delineated path that is a minimum of 10-feet wide;

(bb) The pedestrian passage contains lighting at an interval to ensure a minimum illumination on the surface of the path of no less than one-half footcandle; and

(cc) The passage may be partially covered by a structure only if the following conditions are met:

(I) the total covered portion of each pedestrian passage is not longer than 70 feet;

(II) the portions of the facade of the structure are treated architecturally the same as the adjoining building through the use of materials, colors and architectural style;

(III) the portion of the structure covering the pedestrian passage has a minimum setback of 15 feet (the portion of the passage within the setback must comply with the mews cross section as shown in the streetscape standards);

(IV) the portion of the pedestrian passage under the structure has a minimum clearance of 14 feet and contains a clearly demarcated continuous pedestrian passageway; and

(V) the area between the covered portion of the pedestrian path and the street is treated architecturally like a courtyard through changes in ground surface materials, colors, or textures.

(7) Street standards. Streets and mews must comply with cross-sections in the streetscape standards.

(A) Bulb-outs. Bulb-outs are required at all intersections, except where parking is used as a lane of traffic during peak hours.

(B) Crosswalks. Crosswalks must be delineated through the use of contrasting pavement, texture, material, or color.

(C) Building access. Building access must be provided as shown in the table of development standards. Maximum entrance spacing is 150 feet.

(8) Sidewalk standards for new construction.

(A) In general.

(i) Sidewalks complying with the standards of this subsection must be provided for all new construction.

(ii) If a sidewalk is located in a front yard, a sidewalk easement must be dedicated to the city to assure its availability to the public for pedestrian use.

(B) Location.

(i) For all new construction, sidewalks must be located along the entire length of the street frontage.

(ii) Except for existing buildings that do not have room between the building and the street, sidewalks must be located as show in the streetscape standards. Sidewalks may be located farther from the projected street curb to the extent necessary to preserve existing trees or structures or to comply with landscaping requirements.

(C) Width.

(i) Sidewalks must comply with the streetscape standards.

(ii) For any required sidewalks not illustrated in the street standards, sidewalks must have a minimum width of four feet, unobstructed by any structures or landscaping except tree grates, utility poles, and service boxes.

(9) Screening of outdoor storage areas. Except for retail and personal service uses, all outdoor storage areas must be screened by an eight-foot-high solid screening fence, vegetative materials consisting of evergreen plant materials, or other alternative deemed appropriate by the building official.

(i) Landscaping.

(1) In general. Except as provided in this subsection, landscaping must be provided in accordance with Article X.

(A) All street trees must meet the requirements of Section 51A-10.125(b)(4).

(B) All site trees must be a minimum of two inches in caliper at time of planting and may not be located closer than four feet to any paved surface (measured from the center of the tree trunk).

(C) All site tree in-ground planting areas must be a minimum of 100 square feet for a large tree and 50 square feet for a small tree. Planters for large or small trees must be a minimum of 25 square feet.

(D) Site trees must be large tree species listed in Section 51A-10.134.

(E) Small tree species may be substituted at a rate of two small trees per required large tree.

(F) Existing healthy site trees may be used to satisfy the site tree requirements of this section in accordance with Section 51A-10.125(b)(3)(B). Whether a site tree is healthy is a determination made by the building official.

(G) One site tree must be provided for every 4,000 square feet of lot area, or portion thereof, or a minimum of four site trees must be provided, whichever is greater.

(H) Site trees must be evenly distributed throughout the development.

(I) Required landscaping may be provided aboveground when configured as on-site open space in accordance with Section 51A-13.303, "Open Space."

(2) Surface parking landscaping.

(A) Parking spaces in a surface parking lot may not be more than 100 feet from a large canopy tree planted in a median or island.

(B) Each tree must have a caliper of at least two inches and may not be planted closer than two feet to the paved portion of the parking lot.

(C) A median or island in a surface parking lot must be a minimum of 25 square feet in area.

(3) Shared Access Developments.

(A) One site tree must be provided for every 4,000 square feet, or portion thereof, within the shared access development, or a minimum of one site tree must be provided for each individual dwelling unit in the shared access development, whichever is greater.

(B) Site trees must be evenly distributed throughout the shared development.
access

(k) Signs.

(1) Except as otherwise provided, signs must comply the provisions for business zoning districts in Article VII.

(2) The following additional attached premise signs are permitted:

(A) Identifications signs.

(i) An SUP is required. In addition to the provisions of Section 51A-4.219 in determining whether or not to grant a specific use permit, the following factors must be considered:

(aa) Effect on view corridors into and out of the Property.

(bb) Effect on views to and from area parks and landmarks, including the Trinity River Park.

(cc) Effect on public open space and parks.

(dd) Effect on residential uses within the Property.

(ii) A maximum of two are allowed.

(iii) May project 50 feet above the roof.

	(iv)	<u>Maximum effective area is 5,000 square feet.</u>
	(v)	<u>May contain a changeable message.</u>
	(B)	<u>Project announcement signs.</u>
	(i)	<u>A maximum of ten are allowed.</u>
	(ii)	<u>Maximum effective area is 1,500 square feet.</u>
	(iii)	<u>May contain a changeable message.</u>
	(iv)	<u>May be displayed no more than 90 days before the project or activity in the subdistrict commences or the tenant moves in.</u>
	(v)	<u>Must be removed no more than 90 days after the project or activity in the subdistrict is completed or the tenant moves in.</u>
(3)		<u>The use of neon is permitted.</u>
(4)		<u>No sign may project beyond the street curb line.</u>
(5)		<u>Signs may be illuminated by an independent external light source (such as an external floodlight).</u>

~~[(a) Main uses permitted.~~

~~(1) Commercial and business service uses.~~

- ~~-- Building repair and maintenance shop.~~
- ~~-- Catering service.~~
- ~~-- Commercial cleaning or laundry plant.~~
- ~~-- Custom business services.~~
- ~~-- Custom woodworking, furniture construction or repair.~~
- ~~-- Electronics service center.~~
- ~~-- Job or lithographic printing.~~
- ~~-- Medical or scientific laboratory.~~
- ~~-- Technical school.~~
- ~~-- Tool or equipment rental.~~

~~(2) Industrial uses.~~

- ~~-- Alcoholic beverage manufacturing. [Subdistrict A-4 only.] [RAR]~~
- ~~-- Industrial (inside) not potentially incompatible.~~
- ~~-- Industrial (inside) light manufacturing.~~

- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

~~(3) Institutional and community service uses.~~

- Child care facility.
- Church.
- Public or private school.

~~(4) Lodging uses.~~

- Hotel or motel. *[SUP required if less than 80 rooms.]*

~~(5) Miscellaneous uses.~~

- Temporary construction or sales office.

~~(6) Office uses.~~

- Financial institution without drive-in window.
- Financial institution with drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

~~(7) Recreation uses.~~

- Public park, playground, or golf course.

~~(8) Residential uses. The following residential uses are permitted only as a use category within a mixed use project:~~

- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Single family.
- Retirement housing.

~~To qualify as a mixed use project, a development must contain residential uses and one or more of the other use categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:~~

<u>Use Category</u>	<u>Percentage of Total Floor Area</u>
---------------------	---------------------------------------

Lodging	10 percent
Office	15 percent
Residential	10 percent
Retail and personal service	5 percent

~~(9) — Retail and personal service uses.~~

- ~~-- Ambulance service.~~
- ~~-- Auto service center.~~
- ~~-- Car wash. [Tunnel unit type only.]~~
- ~~-- Commercial amusement (outside). [SUP]~~
- ~~-- Dry cleaning or laundry store.~~
- ~~-- Furniture store.~~
- ~~-- General merchandise or food store 3,500 square feet or less.~~
- ~~-- General merchandise or food store greater than 3,500 square feet.~~
- ~~-- Home improvement center, lumber, brick, or building materials sales yard.~~
- ~~-- Household equipment and appliance repair. [No outside storage permitted.]~~
- ~~-- Microbrewery, microdistillery, or winery. [Subdistrict A-4 only.] [RAR]~~
- ~~-- Mortuary, funeral home, or commercial wedding chapel.~~
- ~~-- Motor vehicle fueling station.~~
- ~~-- Nursery, garden shop, or plant sales.~~
- ~~-- Personal service uses.~~
- ~~-- Restaurant without drive-in or drive-through service.~~
- ~~-- Restaurant with drive-in or drive-through service.~~
- ~~-- Theater.~~

~~(10) — Transportation uses.~~

- ~~-- Transit passenger shelter.~~

~~(11) — Utility and public service uses.~~

- ~~-- Electrical substation.~~
- ~~-- Local utilities.~~
- ~~-- Police or fire station.~~
- ~~-- Post office.~~
- ~~-- Tower/antenna for cellular communication.~~
- ~~-- Utility or government installation other than listed. [SUP]~~

~~(12) — Wholesale, distribution, and storage uses.~~

- ~~-- Contractor's maintenance yard.~~
- ~~-- Mini-warehouse.~~
- ~~-- Office showroom/warehouse.~~
- ~~-- Warehouse.~~

~~(b) — Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to~~

~~their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.~~

~~(c) — Yard, lot, and space regulations.~~

~~(1) — Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistricts A and A-4 except as provided in the urban design guidelines for properties fronting on specific streets.~~

~~(2) — In general. The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. If there is a conflict between this subsection and Division 51A-4.400, this subsection controls.~~

~~(3) — Front yard. Minimum front yard is 15 feet.~~

~~(4) — Side and rear yard. No minimum side or rear yard.~~

~~(5) — Density. No maximum density.~~

~~(6) — Floor area ratio. Maximum floor area ratio is 3:1.~~

~~(7) — Height. Maximum structure height to the east of Plowman Avenue is 270 feet. Maximum structure height to the west of Plowman Avenue is 110 feet.~~

~~(8) — Lot coverage. Maximum lot coverage is 80 percent.~~

~~(9) — Lot size. No minimum lot size.~~

~~(10) — Stories. Maximum number of stories to the east of Plowman Avenue is 20. Maximum number of stories to the west of Plowman Avenue is eight.~~

~~(d) — Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.~~

~~(e) — Environmental performance standards. See Article VI.~~

~~(f) — Landscaping.~~

~~(1) — All landscaping must be provided in accordance with Article X.~~

~~(2) Plant material must be maintained in a healthy, growing condition.~~

~~(g) Signs. Signs must comply with the provisions for business zoning districts in Article VII.~~

~~(h) Additional provisions.~~

~~(1) Properties must be maintained in a state of good repair and appearance. neat~~

~~(2) Development and use of the properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.~~

~~(i) Urban design guidelines for properties fronting on Beckley Avenue, East Colorado Boulevard, Jefferson Boulevard, and Greenbriar Lane.~~

~~(1) Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities; preserve the historic character of Old Oak Cliff; and enhance the safety factors for heavily traveled major thoroughfares.~~

~~(2) CPTED review. Compliance with Crime Prevention Through Environmental Design (CPTED) review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.~~

~~(3) Front yard. Minimum front yard is 15 feet. Maximum front yard is 30 feet.~~

~~(4) Lighting. Exterior lighting of the front yard and parking areas must be directed away from adjoining properties.~~

~~(5) Parking lots.~~

~~(A) Screening methods. All off-street surface parking lots, excluding driveways used for ingress or egress must be screened from the street by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:~~

~~(i) Brick, stone, or concrete masonry; stucco; concrete; or wood wall or fence.~~

~~(ii) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each two feet of width.~~

~~(iii) — Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.~~

~~(B) — Measuring the height of screening. The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A-4.602(c). Any screening placed in a visibility triangle must be two and one-half feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.~~

~~(6) — Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the building. The luminous reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The luminous reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.~~

~~(7) — Screening of outside storage. Outside storage must be screened as provided by Section 51A-4.602(b).~~

~~(8) — Street trees. In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the property.~~

~~(j) — Urban design guidelines for properties fronting on Julian Street, Spann Street, Oregon Street, Dealey Street, and Morgan Street.~~

~~(1) — Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities, and to preserve the historic character of Old Oak Cliff.~~

~~(2) — CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.~~

~~(3) — Lighting. Exterior lighting of the front yard and parking areas must be directed away from adjoining properties.~~

~~(4) — Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the~~

~~building. The luminous reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The luminous reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.~~

~~(5) Screening of outdoor storage. Outside storage must be screened as provided by Section 51A-4.602(b).~~

~~(6) Sidewalks. Buildings must be set back at least six feet from the required sidewalk.~~

~~(7) Street trees. In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the property.]~~

Staff Recommendation

Zoning to be WR-3

CPC Recommendation

SEC. 51P-468.108[7.4]. EAST KESSLER OVERLAY. [SUBDISTRICT A-4 BECKLEY RESIDENTIAL AREA.]

- (a) Applicability. The provisions in this section apply only in the East Kessler overlay as identified in Exhibit .
- (b) Height. Maximum structure height is 35 feet.
- (c) Stories. Maximum number of stories is 2.5.
- (d) Parking reductions. Parking reductions allowed in this district are not allowed in the East Kessler Overlay.
- (e) Remote parking. Remote parking is prohibited. No use in the East Kessler Overlay may use remote parking for required parking, whether the remote parking lot is within the overlay or outside of it. No use outside of the overlay may use a remote parking lot within the overlay for required parking.
- (f) Rooftop decks. Rooftop decks accessible to the public are prohibited.
- (g) Outdoor speakers. Outdoor speakers are prohibited.
- (h) Detached signs. Detached signs are prohibited along Handley Drive and Greenbriar Lane.
- (i) Backlit signs. Backlit signs are prohibited.
- (j) Special provisions for lots adjacent to Handley.
- (1) The following main uses are the only main uses allowed:

- Single family.
- Duplex.
- Multifamily.
- Office.
- Medical office.

- feet.
- (2) Minimum front yard setback is 15 feet.
 - (3) When adjacent to a single family use, minimum side and rear setback is 5
 - (4) Maximum structure height is 30 feet.
 - (5) Maximum lot coverage is 80 percent.
 - (vi) Detached signs are prohibited.
 - (6) LED lights are prohibited.
 - (7) Maximum effective area for attached premise signs is four square feet.

[(a) Main uses permitted.]

(1) Residential uses.

- Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(3.1) is not met.]
- Multifamily.
- Residential hotel.
- Single family.

(2) Transportation uses.

- Transit passenger shelter.

(3) Utility and public service uses.

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed. [SUP]

~~(b) — 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) — Yard, lot, and space regulations.~~

~~(1) — Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistrict A-1.~~

~~(2) — In general. The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this subsection controls.)~~

~~(3) — Front yard. Minimum front yard is 15 feet.~~

~~(4) — Side and rear yard. No minimum side or rear yard.~~

~~(5) — Density. Maximum number of dwelling units is 23.~~

~~(6) — Floor area ratio. Maximum floor area ratio is 3:1.~~

~~(7) — Height. Maximum structure height is 50 feet.~~

~~(8) — Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.~~

~~(9) — Lot size. No minimum lot size.~~

~~(10) — Stories. No maximum number of stories.~~

~~(d) — Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.~~

~~(e) — Environmental performance standards. See Article VI.~~

~~(f) — Landscaping.~~

~~(1) — For a shared access development, landscaping must be provided in accordance with all provisions set forth in this paragraph.~~

~~(A) — Treatment as a single lot. For purposes of landscape regulations, a shared access development is treated as a single lot.~~

~~(B) — Landscape site area designation. A minimum of 20 percent of the shared access development must be designated as landscape site area. Permeable pavement for motor vehicles does not count as a part of the landscape site area.~~

~~(C) — Trees.~~

~~(i) — Site trees. One tree must be provided for every 4,000 square feet within the shared access development. A minimum of 50 percent of these site trees must be planted within the rear 50 percent of the shared access development. Every site tree must have a planting area of at least 25 square feet. The trunk of any site tree must be located more than two and one-half feet from any pavement.~~

~~(ii) — Street trees. All street trees must be large canopy trees. One large canopy tree must be provided for every 25 feet of frontage, with a minimum of two trees required. These trees must be located within the public right-of-way.~~

~~(2) — For all other uses, landscaping must be provided in accordance with Article X.~~

~~(3) — All plant materials must be maintained in a healthy, growing condition.~~

~~(g) — Signs. Signs must comply with the provisions for non-business zoning districts in Article VII.~~

~~(h) — Additional provisions.~~

~~(1) — Property in this subdistrict must be properly maintained in a state of good repair and neat appearance.~~

~~(2) — Development and use of property in this subdistrict must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.]~~

SEC. 51P-468.109[7.2]. MEDICAL USE OVERLAY. SUBDISTRICT A-2—
GREENBRIAR RESIDENTIAL AREA.

(a) Applicability. The provisions in this section apply only in the medical use overlay as identified in Exhibit only when occupied by a medical use as defined in Section 51A-13.306(d)(4).

(b) Purpose. The medical use overlay is intended to provide flexibility to meet the unique requirements of medical uses including accessibility, building infrastructure, and structure design standards.

(c) Conflict. If there is a conflict between the text of this section and the text of other sections in this article, this section controls. If there is a conflict between the text of this section and Chapter 51A, the text of this section controls.

(d) Street hierarchy plan. The medical use overlay must comply with the street hierarchy plan (Exhibit 468C). Amendments to the hierarchy plan must follow the procedures for the minor amendment process in Section 51A-4.702(h)(2).

(e) Main uses permitted.

(1) In general. The following uses are the only main uses permitted:

- Commercial parking lot.
- Medical uses as defined in Section 51A-13.306(d)(4).
- Pedestrian sky bridge. *[SUP. See Section 51A-4.217(b)(12). Traffic impact analysis is not required.]*

(2) Active uses. Along Beckley Avenue and Colorado Boulevard, the only uses permitted on street-level and as part of a parking structure are active uses.

(f) Yard, lot, and space regulations.

(1) Front yard. Along secondary streets, maximum front yard is 30 feet. Along service streets, no maximum front yard. Pedestrian skybridges may be located in a required front yard.

(2) Side yard. Maximum side yard is 50 feet.

(3) Parking setback. Along non-primary streets, minimum setback for surface parking is 10 feet.

(4) Structure height. Except along Beckley Avenue and Colorado Boulevard, no minimum structure height. Along Colorado and Beckley, structure height must comply with WMU-20 regulations in Article XIII.

(5) Story height. No maximum or minimum story height.

(6) Block length. Maximum block lengths required by Article XIII may be measured from intervening fire lanes, driveways, pedestrian or bicycle passages, or alleys that serve to divide blockfaces.

(g) Off-street parking regulations.

(1) In general. Except as otherwise provided in this subsection, consult the parking regulations in Section 51A-13.402 for the specific off-street parking and loading requirements for medical uses.

(A) Hospital. One off-street parking space per bed is required.

(D) Pedestrian sky bridge. None required.

(2) Parking fees. Medical uses may charge a fee for required off-street parking.

(h) Facade transparency.

(1) Along Beckley Avenue and Colorado Boulevard, minimum facade transparency at street-level is 30 percent. Minimum facade transparency above street-level is 20 percent.

(i) Single story shopfront development. Single story shopfront development is allowed for medical uses in buildings that do not front Beckley Avenue or Colorado Boulevard.

(a) ~~—— Main uses permitted.~~

(1) ~~—— In general. Except for transit passenger shelter and local utilities, nonresidential uses must be part of a live/work unit and located in buildable area 2 as shown on the Subdistrict A-2 conceptual plan.~~

(2) ~~—— Commercial and business service uses.~~

- ~~-- Artisan and specialty goods shop.~~
- ~~-- Art or craft production facility.~~
- ~~-- Catering service.~~
- ~~-- Live/work unit.~~

(3) ~~—— Industrial uses.~~

- ~~-- Industrial (inside) for light manufacturing. [Limited to 1,000 square feet. Street level only.]~~

(4) ~~—— Office uses.~~

- ~~-- Office.~~

(5) ~~—— Residential uses.~~

- ~~-- Multifamily.~~

(6) ~~—— Retail and personal service uses.~~

- ~~-- Art gallery.~~

- ~~General merchandise or food store 3,500 square feet or less.~~
- ~~Personal service uses.~~
- ~~Restaurant without drive-in or drive-through service.~~

~~(7) — Transportation uses.~~

- ~~Transit passenger shelter.~~

~~(8) — Utility and public service uses.~~

- ~~Local utilities.~~

~~(b) — Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.~~

~~(c) — Yard, lot, and space regulations.~~

~~(1) — In general. The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.~~

~~(2) — Front yard.~~

~~(A) — Minimum front yard.~~

~~(i) Greenbriar Lane. Minimum front yard is five feet.~~

~~(ii) Dealey Avenue. No front yard is required.~~

~~(B) — Buildable area 1.~~

~~(i) A minimum of 65 percent of the easement frontage must have a building facade located within 0 and 15 feet of the wastewater easement.~~

~~(ii) The required setback from the wastewater easement is measured from the northernmost line of the easement shown on the Subdistrict A-2 conceptual plan.~~

~~(iii) A permit must be issued for a building in buildable area 2 that meets the minimum frontage requirement in Subparagraph (C) before the issuance of a permit to construct a building in buildable area 1.~~

~~(C) — Buildable area 2.~~

(i) ~~Maximum front yard is 15 feet.~~

(ii) ~~A minimum of 65 percent of the lot frontage must have a building facade located between the minimum and maximum front yard.~~

(3) ~~Side and rear yard. No minimum side or rear yard.~~

(4) ~~Density. Minimum density is 55 dwelling units per acre. No maximum dwelling unit density.~~

(5) ~~Floor area ratio. No maximum floor area ratio.~~

(6) ~~Height. Maximum structure height is 78 feet.~~

(7) ~~Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.~~

(8) ~~Lot size. No minimum lot size.~~

(9) ~~Stories. Minimum number of stories above grade is two. Maximum number of stories above grade is five.~~

(d) ~~Off-street parking and loading.~~

(1) ~~In general. Except as provided in this subsection, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.~~

(2) ~~Multifamily.~~

(A) ~~On-street parking reduction. Any on-street parking spaces may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space.~~

(i) ~~An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement for a mixed-use project.~~

(ii) ~~An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.~~

~~(B) — Bicycle parking. One bicycle parking space per 10 dwelling units is required. A minimum of 25 percent of the required bicycle parking spaces must be unassigned and available for guest parking. The remaining required bicycle parking spaces must be secure and located within an enclosed structure.~~

~~(C) — Street car parking reduction. If a street car stop is located within a walking distance of 1,500 feet, the off-street parking requirement is 1.1 spaces per dwelling unit.~~

~~(3) — Live/work units. Live/work units must comply with the parking requirements for multifamily uses. The nonresidential portion of a live/work unit does not require additional parking or loading above the minimum requirement for a multifamily use; however, the minimum parking requirement in Division 51A-4.200 or this section must be available and unassigned and must be located on site or within the adjacent public right-of-way.~~

~~(4) — Artisan and specialty goods shop or art or craft production facility. One space per 500 square feet of floor area is required.~~

~~(5) — Art gallery. One space per 200 square feet of floor area is required.~~

~~(e) — Environmental performance standards. See Article VI.~~

~~(f) — Landscaping.~~

~~(1) — Landscaping must be provided in accordance with Article X.~~

~~(2) — Plant material must be maintained in a healthy, growing condition.~~

~~(g) — Landscaping in the parkway.~~

~~(1) — Private license granted.~~

~~(i) — The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this subdistrict for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the city.~~

~~(ii) — An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.~~

~~(iii) — Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.~~

~~(iv) — Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.~~

~~(2) — Parkway landscape permit.~~

~~(i) — It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.~~

~~(ii) — Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.~~

~~(iii) — A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the building official's denial of a parkway landscape permit.~~

~~(iv) — A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a parkway landscape permit.~~

~~(v) — The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.~~

~~(h) — Signs.~~

~~(1) — Signs must comply with the provisions for non-business zoning districts in Article VII.~~

~~(2) — For the purpose of projecting signs, a live/work unit is considered a nonresidential premise. Projecting signs are limited to a maximum of 10 square feet of effective area.~~

~~(i) — Urban design guidelines.~~

~~(1) — Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities; preserve the historic character of Old Oak Cliff; and enhance the safety factors for heavily traveled major thoroughfares. For the purpose of these urban design guidelines, a live/work unit is considered a dwelling unit.~~

~~(2) — Street-facing ground-floor dwelling units.~~

~~(A) A minimum of 80 percent of the street-facing, ground-floor dwelling units must have individual entries that access the street and must have an improved path connecting to the sidewalk.~~

~~(B) Individual entries may be gated and private yards or patios may be fenced if the fencing is a minimum 70 percent open, such as wrought iron.~~

~~(C) A minimum of 60 percent of the street-facing, ground-floor dwelling units must have an individual entrance or patio within six to 30 inches above the finished sidewalk grade.~~

~~(D) Construction of stoops or porches at each street-facing, ground-floor dwelling unit is encouraged.~~

~~(E) For a live/work unit, the second floor shall be the maximum height allowed above the finished floor without the requirement of a mid-stair landing.~~

~~(F) The street-facing facade of a live/work unit must provide the following fenestration for the portions of the ground floor that has floor area. If an enclosed parking area within a live/work unit is converted to floor area, the entire street-facing facade of the ground level must comply with the following fenestration requirements.~~

~~(i) Windows and doors must contain clear and unpainted or similarly treated glass that provides a transparent surface (spandrel glass or back-painted glass is prohibited).~~

~~(ii) Windows and doors are required at a minimum of 50 percent of the street-fronting, street-level facade.~~

~~(iii) Windows must be located a maximum of three feet above the base of the structure.~~

~~(iv) Windows must be at least 10 feet in height.~~

~~(3) Architectural elements.~~

~~(A) Maximum permitted luminous reflectance of glass used as an exterior building material above the first two stories of the building may not exceed 27 percent.~~

~~(B) To break up long walls, building articulation of a minimum depth of one foot is required for every 50 feet of length of a street-facing facade.~~

~~(C) A minimum of two different facade materials or colors is required on each street-facing facade.~~

~~(D) Special architectural elements, such as architecturally prominent public entrances, a canopy or awning, or an attached tower or turret, are required at building public entry points. A minimum of two elements are required for buildable area 1 and a minimum of one element is required for buildable area 2.~~

~~(4) Parking structures. Parking structure facades must be concealed with a facade that is similar in materials, architecture, and appearance to the facade of the main structure or the adjacent structure, except that breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations. Openings in the exterior parking structure facade may not exceed 60 percent of the total parking structure facade area. Solid screening that is a minimum of 42 inches in height from the floor level within the parking structure is required to screen vehicles and vehicle headlights. Other openings must be~~

~~screened with architectural grill work or other visual screening materials that provide ventilation.
Cable guard strands must not be visible from the exterior of the parking structure.~~

~~(5) — Pedestrian amenities.~~

~~(A) A minimum of two benches and two trash receptacles are required along each street frontage.~~

~~(B) Pedestrian scale lighting must be provided at an average of one lighting fixture per 75 feet of street frontage. Lighting fixtures may be attached or detached.~~

~~(C) A minimum sidewalk width of eight feet must be provided with a minimum unobstructed width of five feet. Trees and tree grates are sidewalk obstructions.~~

~~(D) Pedestrian crossings at driveways must be distinguished by a change in surface materials such as pavers or patterned concrete. Pedestrian crossings may not be distinguished by paint alone.~~

~~(6) — Open space. A minimum of eight percent of the lot area must be provided as open space. Open space may be provided at or below grade or above ground through the use of an outside roof deck, rooftop garden, pool area, or similar type of outside common area. Open space cannot be parked on or driven upon.~~

~~(7) — CPTED review. Compliance with Crime Prevention Through Environmental Design (CPTED) review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.~~

~~(8) — Street trees.~~

~~(A) In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line or within the parkway at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the Property.~~

~~(B) The following small trees may be provided to comply with this requirement in areas where a conflict exists due to above or below ground utilities:~~

~~(i) — Crepe Myrtle (*Lagerstroemia indica*)~~

~~(ii) — Redbud (*Cercis canadensis*)~~

~~(iii) — Desert Willow (*Chilopsis linearis*)~~

~~(iv) — Yaupon Holly (*Ilex vomitoria*)~~

~~(v) Mexican Plum (Prunus mexicana)~~

~~(9) Paving. Architecturally enhanced paving is encouraged adjacent to Greenbriar Lane and for parking areas visible from an improved public street.~~

~~(j) Additional provisions.~~

~~(1) A live/work unit may:~~

~~(A) only have customers on the premises between 7:00 a.m. and 9:00 p.m., Monday through Sunday;~~

~~(B) only have material deliveries and pick-ups twice per week or less;~~

~~(C) not allow work-related activities to occur outside;~~

~~(D) not have outdoor displays; and~~

~~(E) not generate loud and raucous noise that renders enjoyment of life or property uncomfortable or interferes with public peace and comfort.~~

~~(2) A stucco system used as a facade material must have a minimum of a half inch. thickness~~

~~(3) Property in this subdistrict must be properly maintained in a state of good repair and neat appearance.~~

~~(4) Development and use of the Property in this subdistrict must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.~~

SEC. 51P-468.110[7.3].

TRANSITIONAL USES. [SUBDISTRICT A-3—
TRINITY TOWNHOME MULTIFAMILY RESIDENTIAL
AREA.

(a) Application. This section applies only to Subdistricts B, C, D, E, F, and G.

(b) Purpose. When a form district is initiated, it may not be possible to develop and completely transition the entire area at the inception. Transitional uses are intended to provide an opportunity for owners in a form district to make appropriate use of their property during the interim period as the district develops. Transitional uses are intended to allow underutilized or vacant properties to have value between the effective date of this article and the time that full implementation of the zoning changes become practical and feasible with strict compliance. No transitional use is allowed without a specific use permit which must contain a specific duration

and, which may, if necessary provide regulations in this section to ensure compatibility of the use with surrounding properties.

(c) Specific use permit.

(1) The uses listed in Subsection (d) are permitted as transitional uses subject to a specific use permit.

(2) A specific use permit approved for a transitional use must contain a specified duration, which may not exceed years. A specific use permit for a transitional use is not subject to automatic renewal. No off-street parking reductions are permitted.

(3) A specific use permit approved for a transitional use may modify the following regulations of this article if the city council determines that no adverse impact on surrounding properties will result:

(A) Section 51A-13.302, "Height."

(B) Section 51A-13.304, "Development Types."

(C) Section 51A-13.305, "Building Elements."

(4) A specific use permit for a transitional use does not create nonconforming rights in the use, structure, or any modifications of the regulations of this article. Upon expiration of the specific use permit, immediate compliance with all regulations of this article is required.

(5) No expiration for a specific use permit may occur while an application for renewal of the specific use permit is pending before the city plan commission or city council. If an application is pending at the end of the current time limit stated in the specific use permit ordinance, the time limit shall be extended as a matter of law:

(A) until the day following the next succeeding official agenda meeting of the city council after the council makes a final decision to deny the application; or

(B) if the city council votes to create a new time limit, until the effective date of the amending ordinance establishing the new time limit.

(d) List of transitional uses.

(1) All uses permitted under Section 51A-13.306, regardless of the subdistrict in which the use is located.

(2) Crop production.

(3) Building repair and maintenance shop.

(4) Catering service, large scale.

(5) Electronics service center.

(6) Tool or equipment rental.

(7) Lumber, brick, or building materials sales yard.

(8) Recycling collection center.

(9) Outdoor recreation, including, but not limited to, country club with private membership, private recreation center, club, or area (outside), public golf course, and commercial amusement (outside).

(10) Nursery or plant sales on an open lot.

(a) ~~——~~ Main uses permitted. The following are the only main uses permitted:

- ~~Local utilities.~~
- ~~Multifamily.~~

(b) ~~——~~ Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(c) ~~——~~ Yard, lot, and space regulations.

(1) ~~——~~ In general. The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this subsection and Division 51A-4.400, this subsection controls.

(2) ~~——~~ Front yard.

(A) ~~——~~ Dealey Avenue. Along Dealey Avenue, minimum front yard is five feet.

(B) ~~——~~ Greenbriar Lane.

(i) ~~——~~ Except as provided in this subparagraph, along Greenbriar Lane and south of the sanitary sewer easement shown on the development plan,

- (aa) minimum front yard is 5 feet; and
- (bb) maximum front yard is 15 feet.

~~(ii) For dwelling units along Greenbriar Lane and south of the sanitary sewer easement shown on the development plan, stoops and stairs may encroach up to five feet into the minimum front yard setback.~~

~~(iii) A portion of the front facade equal to at least 25 percent of the length of the Property along Greenbriar Lane, including pedestrian and vehicular ingress and egress points, must be located within the area between the minimum and maximum front yard setback. The remainder of the front facade must comply only with the minimum front yard setback.~~

~~(C) Urban form. Urban form setbacks are not required.~~

~~(3) Side and rear yard. No minimum side or rear yard.~~

~~(4) Density. Minimum density is 60 dwelling units. No maximum density.~~

~~(5) Floor area ratio. No maximum floor area ratio.~~

~~(6) Height.~~

~~(A) Except as provided in this paragraph, maximum height is 75 feet.~~

~~(B) In the area shown on the development plan, maximum height is 38 feet.~~

~~(7) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.~~

~~(8) Lot size. No minimum lot size.~~

~~(9) Stories. Maximum number of stories is five.~~

~~(d) Off-street parking and loading.~~

~~(1) Except as provided in this subsection, consult the use regulations in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.~~

~~(2) Tandem parking is permitted in garages attached to individual dwelling units.~~

~~(3) For a multifamily use, a minimum of 1.50 off-street parking spaces per dwelling unit must be provided. For visitor parking, an additional minimum of 0.25 off-street~~

~~parking spaces per dwelling unit must be provided. Required visitor parking must be available and unassigned.~~

~~(4) On-street parking spaces adjacent to the multifamily use may be counted toward the off-street visitor parking requirements.~~

~~(e) Environmental performance standards. See Article VI.~~

~~(f) Landscaping.~~

~~(1) Landscaping must be provided in accordance with Article X.~~

~~(2) Plant materials must be maintained in a healthy, growing condition.~~

~~(g) Signs. Signs must comply with the provisions for non-business zoning districts in Article VII.~~

~~(h) Urban design guidelines.~~

~~(1) In general.~~

~~(A) The purpose of these urban design guidelines is to:~~

~~(i) enhance the pedestrian environment by increasing safety measures and providing amenities;~~

~~(ii) preserve the historic character of Old Oak Cliff; and~~

~~(iii) enhance the safety factors for heavily traveled major thoroughfares.~~

~~(B) For purposes of the urban design guidelines, internal driveways are considered streets.~~

~~(C) The urban design guidelines do not apply to the existing dwelling units constructed before January 1, 2013 and shown on the development plan.~~

~~(2) Street facing facades.~~

~~(A) Except as provided in this paragraph, a minimum of 80 percent of the street-facing street-level dwelling units must have an:~~

~~(i) individual entry with access to the street; and~~

~~(ii) improved path that connects to a sidewalk.~~

~~(B) — Along Greenbriar Lane and south of the sanitary sewer easement shown on the development plan, 100 percent of the street-facing street-level dwelling units must have an:~~

~~(i) — individual entry with access to the street; and~~

~~(ii) — improved path that connects to a sidewalk.~~

~~(C) — Along Greenbriar Lane and south of the sanitary sewer easement shown on the development plan, at least 30 percent of the area of street-facing street-level dwelling unit facades, including windows and doors, must be transparent.~~

~~(3) — Architectural elements.~~

~~(A) — To break up long walls, building articulation of a minimum depth of one foot is required for every 50 feet of length of a street-facing facade.~~

~~(B) — A minimum of two different facade materials or colors is required on each street-facing facade.~~

~~(4) — Off-street parking structures.~~

~~(A) — Except as provided in this paragraph, parking structures must be concealed with a facade that is similar in materials, architecture, and appearance to the facade of the main structure, except that breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations.~~

~~(B) — Openings in the exterior parking structure facade may not exceed 60 percent of the total parking structure facade area.~~

~~(C) — Solid screening of a minimum of 42 inches in height from the floor level within the parking structure to screen vehicles and vehicle headlights.~~

~~(D) — Other openings must be screened with architectural grill work or other visual screening materials that provide ventilation and minimize glare and noise.~~

~~(E) — The off-street parking structure requirements do not apply to garages attached to individual dwelling units.~~

~~(5) — Pedestrian amenities along Greenbriar Lane.~~

~~(A) — Pedestrian scale lighting must be provided at an average of one lighting fixture per 75 feet of Greenbriar Lane street frontage, including ingress and egress points.~~

~~(B) — A minimum sidewalk width of eight feet must be provided with a minimum unobstructed width of five feet. Trees and tree grates are considered sidewalk obstructions. Internal sidewalks along the driveways must be a minimum width of three feet.~~

~~(C) — Pedestrian crossings at driveways that connect to Greenbriar Lane must be distinguished by a change in surface materials, such as pavers or patterned concrete. Pedestrian crossings may not be distinguished by paint alone.~~

~~(6) — CPTED review. Compliance with Crime Prevention Through Environmental Design (CPTED) review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.~~

~~(7) — Fencing. The following fencing requirements apply when the seventh dwelling unit is completed on the Property:~~

~~(A) — All fencing existing on November 12, 2013 must be removed, except the fencing for existing dwelling units constructed before January 1, 2013 and shown on the development plan.~~

~~(B) — Except as provided in this paragraph, fencing for street-facing dwelling units may not exceed four feet in height.~~

~~(C) — Side yard perimeter fencing may not exceed nine feet in height.~~

~~(D) — Vehicular security gates may not exceed six feet in height and must be located at least 15 feet from the street right-of-way as shown on the development plan.~~

~~(E) — Fencing in the area between a street-facing facade and the street that is not part of an individual dwelling unit's private yard or patio must have one pedestrian gate for every 150 feet of fencing length.~~

~~(F) — Fencing and gates for individual dwelling unit entries, private yards, and patios must be a minimum of 70 percent open.~~

~~(i) — Additional provisions.~~

~~(1) — To ensure compliance with the standards of this article, before the issuance of a building permit to construct a building north of the sanitary sewer easement shown on the development plan, a building permit must be issued for a building that meets the facade location requirements in Section 51P-107.3(c)(2).~~

~~(2) — Dumpsters are not permitted.~~

~~(3) — The Property must be properly maintained in a state of good repair and neat appearance.~~

~~(4) Development and use of property in this subdistrict must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.]~~

SEC. 51P-468.111[08].

HIGH-RISE TOWER CONFIGURATION AND
ORIENTATION REQUIREMENTS. [SUBDISTRICT B-
OAK FARMS COMMERCIAL AREA.]

(a) Applicability. This section applies only to building sites in Subdistricts G and H that are adjacent to the Trinity River levee.

(b) Tower separation. A minimum tower separation of 100 feet is required.

(c) Tower floor proportion. To prevent a wall effect along the Trinity River, any portion of a building greater than 75 feet in height must comply with the following:

(1) For a tower with an average floor plate of 12,500 square feet or less, tower dimension or orientation restrictions are not required.

(2) Towers with an average floor plate greater than 12,500 square feet must comply with the following:

(A) The longest floorplate dimension for a tower greater than 75 in height must be oriented to be perpendicular to the nearest Trinity River axis. The perpendicular tower orientation is permitted a variation up to 10 degrees from perpendicular axis.

(B) Variations in the building shape and architectural façade are permitted, but the primary mass of the building tower must be as compact as possible to maintain

the perpendicular tower orientation as shown in Exhibit

(C) Floor plate dimensions may not exceed 130 feet in width and 300 feet in length.

(3) Towers may not have floor plates greater than 30,000 square feet.

[(a) Main uses permitted.

(1) Commercial and business service uses.

- ~~Building repair and maintenance shop.~~
- ~~Catering service.~~
- ~~Commercial cleaning or laundry plant.~~
- ~~Custom business services.~~
- ~~Custom woodworking, furniture construction or repair.~~
- ~~Electronics service center.~~

- ~~Job or lithographic printing.~~
- ~~Medical or scientific laboratory.~~
- ~~Technical school.~~
- ~~Tool or equipment rental. [No outside display or storage.]~~

(2) ~~Industrial uses.~~

- ~~Temporary concrete or asphalt batching plant. [By special authorization of the building official.]~~

(3) ~~Institutional and community service uses.~~

- ~~Child care facility.~~
- ~~Church.~~
- ~~Convalescent and nursing homes, hospice care, and related institutions. [SUP]~~
- ~~Public or private school.~~
- ~~Library, art gallery, or museum.~~

(4) ~~Lodging uses.~~

- ~~Hotel or motel. [SUP required if less than 80 rooms.]~~

(5) ~~Miscellaneous uses.~~

- ~~Temporary construction or sales office.~~

(6) ~~Office uses.~~

- ~~Financial institution without drive-in window.~~
- ~~Financial institution with drive-in window.~~
- ~~Medical clinic or ambulatory surgical center.~~
- ~~Office.~~

(7) ~~Recreation uses.~~

- ~~Private recreation center, club, or area.~~
- ~~Public park, playground, or golf course.~~

(8) ~~Residential uses.~~

- ~~Duplex.~~
- ~~Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(3.1) is not met.]~~
- ~~Multifamily.~~
- ~~Single family.~~
- ~~Retirement housing.~~
- ~~The residential uses listed above are also permitted as a use category within a mixed use project. To qualify as a mixed use project, a development must contain residential uses and one or more of the other use categories, and the combined floor~~

areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

<u>Use Category</u>	<u>Percentage of Total Floor Area</u>
—Lodging	10 percent
—Office	15 percent
—Residential	10 percent
—Retail and personal	
—service	5 percent

~~(9) — Retail and personal service uses.~~

- ~~-- Ambulance service.~~
- ~~-- Animal shelter or clinic without outside run.~~
- ~~-- Auto service center.~~
- ~~-- Car wash. [Tunnel unit type only.]~~
- ~~-- Commercial amusement (outside). [SUP]~~
- ~~-- Dry cleaning or laundry store.~~
- ~~-- Furniture store.~~
- ~~-- General merchandise or food store 3,500 square feet or less.~~
- ~~-- General merchandise or food store greater than 3,500 square feet.~~
- ~~-- Home improvement center, lumber, brick, or building materials sales yard.~~
- ~~-- Household equipment and appliance repair.~~
- ~~-- Mortuary, funeral home, or commercial wedding chapel.~~
- ~~-- Motor vehicle fueling station.~~
- ~~-- Nursery, garden shop, or plant sales.~~
- ~~-- Personal service uses.~~
- ~~-- Restaurant without drive-in or drive-through service.~~
- ~~-- Restaurant with drive-in or drive-through service.~~
- ~~-- Temporary retail store.~~
- ~~-- Theater.~~
- ~~-- Vehicle display, sales, and service.~~

~~(10) — Transportation uses.~~

- ~~-- Transit passenger shelter.~~

~~(11) — Utility and public service uses.~~

- ~~Electrical substation.~~
- ~~Local utilities.~~
- ~~Police or fire station.~~
- ~~Post office.~~
- ~~Tower/antenna for cellular communication.~~
- ~~Utility or government installation other than listed. [SUP]~~

~~(b) — Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.~~

~~(c) — Yard, lot, and space regulations.~~

~~(1) — Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistrict B except as provided in the urban design guidelines for properties fronting on specific streets.~~

~~(2) — In general. The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.~~

~~(3) — Front yard. Minimum front yard is 15 feet.~~

~~(4) — Side and rear yard. No minimum side or rear yard.~~

~~(5) — Density. No maximum density.~~

~~(6) — Floor area. Maximum floor area ratio is 1.5:1.~~

~~(7) — Height. Maximum structure height to the south of Colorado Boulevard is 54 feet. Maximum structure height to the north of Colorado Boulevard is 95 feet.~~

~~(8) — Lot coverage. Maximum lot coverage is 80 percent.~~

~~(9) — Lot size. No minimum lot size.~~

~~(10) — Stories. Maximum number of stories above grade to the south of Colorado Boulevard is four. Maximum number of stories above grade to the north of Colorado Boulevard is seven.~~

~~(d) — Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.~~

~~(e) — Environmental performance standards. See Article VI.~~

~~(f) — Landscaping.~~

~~(1) — All landscaping must be provided in accordance with Article X.~~

~~(2) — Plant material must be maintained in a healthy, growing condition.~~

~~(g) — Signs. Signs must comply with the provisions for business zoning districts contained in Article VII.~~

~~(h) — Additional provisions.~~

~~(1) — Properties must be maintained in a state of good repair and appearance. neat~~

~~(2) — Development and use of the properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.~~

~~(i) — Urban design guidelines for properties fronting on Jefferson Boulevard from the Trinity River to Eighth Street; Lancaster Boulevard north of Colorado Boulevard; and Marsalis Street north of Colorado Boulevard.~~

~~(1) — Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities; preserve the historic character of Old Oak Cliff; and enhance the safety factors for heavily traveled major thoroughfares.~~

~~(2) — CPTED review. Compliance with CPTED review is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.~~

~~(3) — Front yard. Minimum front yard is 15 feet. Maximum front yard is 30 feet.~~

~~(4) — Lighting. Exterior lighting of the front yard and parking areas must be directed away from adjoining properties.~~

~~(5) — Parking lots.~~

~~(A) — Screening methods. All off-street surface parking lots, excluding driveways used for ingress or egress, must be screened from the street by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:~~

~~(i) — Brick, stone, or concrete masonry; stucco; concrete; or wood wall or fence.~~

~~(ii) — Earthen berm planted with turf grass or ground cover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each two feet of width.~~

~~(iii) — Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.~~

~~(B) — Measuring the height of screening. The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A-4.602(c). Any screening placed in a visibility triangle must be two and one-half feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.~~

~~(6) — Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the building. The luminous reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The luminous reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.~~

~~(7) — Street trees. In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the property.~~

Staff Recommendation

Do not remove SUBDISTRICT C LAKE CLIFF RESIDENTIAL AREA to prevent conflict with Lake Cliff Historic Overlay.

~~SEC. 51P-468.10].~~

~~[SUBDISTRICT C - LAKE CLIFF RESIDENTIAL AREA.]~~

~~[(a) Main uses permitted.~~

~~(1) — Institutional and community service uses.~~

- ~~-- Child care facility.~~
- ~~-- Church.~~
- ~~-- Convalescent and nursing homes, hospice care, and related institutions~~
- ~~-- Public or private school.~~

~~(2) — Recreation uses.~~

- ~~-- Public park, playground, or golf course.~~

~~(3) Residential uses.~~

- ~~-- Duplex.~~
- ~~-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*~~
- ~~-- Multifamily.~~
- ~~-- Single family.~~
- ~~-- West of Marsalis Avenue, single family is the only permitted residential use on the following lots:~~
 - ~~(i) — Lots that were vacant on March 12, 1997.~~
 - ~~(ii) — Lots on which structures are removed, demolished, or destroyed by the intentional act of the owner or his agent.~~
- ~~-- West of Marsalis Avenue, the number of dwelling units on a lot may not be increased. If the number of dwelling units on a lot is reduced, the lot is thereafter limited to the lesser number of dwelling units.~~

~~(4) Transportation uses.~~

- ~~-- Transit passenger shelter.~~

~~(5) — Utility and public service uses.~~

- ~~-- Local utilities.~~

~~(b) — Accessory uses.~~

~~As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.~~

~~(c) — Yard, lot, and space regulations.~~

~~(1) Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistrict C.~~

~~(2) — In general. The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.~~

~~(3) — Front yard. Minimum front yard is 15 feet, except that west of Marsalis Avenue, minimum front yard for the R-7.5(A) Single Family District applies.~~

~~(4) — Side and rear yard. No minimum side or rear yard.~~

~~(5) — Density. Maximum dwelling unit density is 30 units per acre.~~

~~(6) — Floor area ratio. No maximum floor area ratio.~~

~~(7) — Height. Maximum structure height is 36 feet.~~

~~(8) — Lot coverage. Maximum lot coverage is 45 percent.~~

~~(9) — Lot size. No minimum lot size.~~

~~(10) — Stories. No maximum number of stories.~~

~~(d) — Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.~~

~~(e) — Environmental performance standards. See Article VI.~~

~~(f) — Landscaping.~~

~~(1) — All landscaping must be provided in accordance with Article X.~~

~~(2) — Plant material must be maintained in a healthy, growing condition.~~

~~(g) — Signs. Signs must comply with the provisions for business zoning districts contained in Article VII.~~

~~(h) — CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.~~

~~(i) — Additional provisions.~~

~~(1) — Properties must be maintained in a state of good repair and appearance. neat~~

~~(2) — Development and use of the properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.]~~

SEC. 51P-468.110. [SUBDISTRICT C-1 - LAKE CLIFF NEIGHBORHOOD
SERVICE AREA.]

~~[(a) Main uses permitted. The uses permitted in this district are those uses permitted in the NS(A) Neighborhood Service District, subject to the same conditions applicable in the NS(A) Neighborhood Service District, as set out in the Dallas Development Code. For example, a use permitted in the NS(A) Neighborhood Service District only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the NS(A) Neighborhood Service District is subject to DIR in this subdistrict; etc.~~

~~(b) Yard, lot, and space regulations.~~

~~(1) Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistrict C-1.~~

~~(2) In general. The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.~~

~~(3) Front yard. Minimum front yard is 15 feet.~~

~~(4) Side and rear yard. No minimum side or rear yard.~~

~~(5) Density. Maximum dwelling unit density is 30 units per acre.~~

~~(6) Floor area ratio. No maximum floor area ratio.~~

~~(7) Height. Maximum structure height is 36 feet.~~

~~(8) Lot coverage. Maximum lot coverage is 45 percent.~~

~~(9) Lot size. No minimum lot size.~~

~~(10) Stories. No maximum number of stories.~~

~~(c) Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.~~

~~(d) Environmental performance standards. See Article VI.~~

~~(e) Landscaping.~~

~~(1) All landscaping must be provided in accordance with Article X.~~

~~(2) Plant material must be maintained in a healthy, growing condition.~~

~~(f) Signs. Signs must comply with the provisions for business zoning districts contained in Article VII.~~

~~(g) CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.~~

~~(h) Additional provisions.~~

~~(1) Properties must be maintained in a state of good repair and appearance. neat~~

~~(2) Development and use of the properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.~~

SEC. 51P-468.111. ~~SUBDISTRICTS D AND D-2 - FOUNDERS PARK MIXED AREA AND FOUNDERS PARK MIXED AREA 2.~~

~~(a) Main uses permitted.~~

~~(1) Commercial and business service uses.~~

- ~~-- Catering service.~~
- ~~-- Custom business services.~~
- ~~-- Electronics service center.~~
- ~~-- Medical or scientific laboratory. [SUP]~~
- ~~-- Tool or equipment rental. [No outside display or storage.]~~

~~(2) Industrial uses.~~

- ~~-- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]~~

~~(3) Institutional and community service uses.~~

- ~~-- Adult day care facility.~~
- ~~-- Child care facility.~~
- ~~-- Church.~~
- ~~-- College, university, or seminary.~~
- ~~-- Convalescent and nursing homes, hospice care, and related institutions. [SUP]~~
- ~~-- Hospital. [SUP]~~
- ~~-- Library, art gallery, or museum.~~
- ~~-- Public or private school.~~

~~(4) Lodging uses.~~

-- ~~Hotel or motel. [SUP required if less than 80 rooms.]~~

(5) ~~Miscellaneous uses.~~

-- ~~Temporary construction or sales office.~~

(6) ~~Office uses.~~

-- ~~Financial institution without drive-in window.~~
 -- ~~Financial institution with drive-in window. [SUP]~~
 -- ~~Medical clinic or ambulatory surgical center.~~
 -- ~~Office.~~

(7) ~~Recreation uses.~~

-- ~~Private recreation center, club, or area.~~
 -- ~~Public park, playground, or golf course.~~

(8) ~~Residential uses.~~

-- ~~College dormitory, fraternity or sorority house.~~
 -- ~~Duplex.~~
 -- ~~Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(3.1) is not met.]~~
 -- ~~Multifamily.~~
 -- ~~Single family.~~
 -- ~~Retirement housing.~~
 -- ~~Single family and duplex uses are also permitted as a use category within a mixed use project. To qualify as a mixed use project, a development must contain single family or duplex residential uses and one or more of the other use categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:~~

<u>Use Category</u>	<u>Percentage of Total Floor Area</u>
—Lodging	—10 percent
—Office	—15 percent
—Residential	—10 percent
—Retail and personal service	—5 percent

(9) ~~Retail and personal service uses.~~

- ~~Auto service center.~~
- ~~Commercial parking lot or garage.~~
- ~~Dry cleaning or laundry store.~~
- ~~Furniture store.~~
- ~~General merchandise or food store 3,500 square feet or less.~~
- ~~General merchandise or food store greater than 3,500 square feet.~~
- ~~Mortuary, funeral home, or commercial wedding chapel.~~
- ~~Motor vehicle fueling station.~~
- ~~Nursery, garden shop, or plant sales. [SUP]~~
- ~~Personal service uses.~~
- ~~Restaurant without drive-in or drive-through service.~~
- ~~Restaurant with drive-in or drive-through service. [SUP]~~
- ~~Temporary retail use.~~
- ~~Theater.~~

~~(10) — Transportation uses.~~

- ~~Helistop. [SUP]~~
- ~~Transit passenger shelter.~~

~~(11) — Utility and public service uses.~~

- ~~Electrical substation.~~
- ~~Local utilities.~~
- ~~Police or fire station.~~
- ~~Post office.~~
- ~~Tower/antenna for cellular communication.~~
- ~~Utility or government installation other than listed. [SUP]~~

~~(b) — Yard, lot, and space regulations.~~

~~(1) — Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistricts D and D-2 except as provided in the urban design guidelines for all nonresidential uses.~~

~~(2) — In general. The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.~~

~~(3) — Front yard. For Subdistrict D and for nonresidential uses in Subdistrict D-2, minimum front yard is 25 feet, and maximum front yard is 30 feet. For residential uses in Subdistrict D-2, minimum front yard is 15 feet.~~

~~(4) — Side and rear yard. Minimum side yard is 10 feet. Minimum rear yard is 10 feet.~~

~~(5) — Density. Maximum dwelling unit density is 50 units per acre provided, however, that if the dwelling unit density is 35 units per acre or more, development impact review pursuant to Section 51A-4.800, with review and approval by the director pursuant to Section 51A-4.803(e), is required. Appeals from decisions on development impact review will be made pursuant to Section 51A-4.803(i).~~

~~(6) — Floor area ratio. Maximum floor area ratio is 1.6:1, except that maximum floor area ratio for office uses is 3.0:1.~~

~~(7) — Height. Maximum structure height to the east of Plowman Avenue is 270 feet. Maximum structure height to the west of Plowman Avenue is 135 feet.~~

~~(8) — Lot coverage. Maximum lot coverage is 80 percent.~~

~~(9) — Lot size. No minimum lot size.~~

~~(10) — Stories. Maximum number of stories to the east of Plowman Avenue is 20. Maximum number of stories to the west of Plowman Avenue is 10.~~

~~(c) — Off-street parking and loading.~~

~~(1) — In general. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.~~

~~(2) — Screening. All off-street surface parking lots, excluding driveways used for ingress or egress, must be screened from the street by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface.~~

~~(A) — Brick, stone, or concrete masonry; stucco; concrete; or wood wall or fence.~~

~~(B) — Earthen berm planted with turf grass or ground cover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each two feet of width.~~

~~(C) — Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative~~

~~planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.~~

~~(3) — Measuring the height of screening. The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A-4.602(c). Any screening placed in a visibility triangle must be two and one-half feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.~~

~~(d) — Environmental performance standards. See Article VI.~~

~~(e) — Landscaping.~~

~~(1) — All landscaping must be provided in accordance with Article X.~~

~~(2) — Plant material must be maintained in a healthy, growing condition.~~

~~(f) — Signs. Signs must comply with the provisions for business zoning districts contained in Article VII.~~

~~(g) — Urban design guidelines for all nonresidential uses.~~

~~(1) — Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities and to preserve the historic character of Old Oak Cliff.~~

~~(2) — Lighting. Exterior lighting of the front yard and parking areas must be directed away from adjoining properties.~~

~~(3) — Street trees. In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the property.~~

~~(4) — CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.~~

~~(5) — Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the building. The luminous reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The luminous reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.~~

~~(h) — Additional provisions.~~

~~(1) Properties must be maintained in a state of good repair and appearance. neat~~

~~(2) Development and use of the properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.]~~

Staff Recommendation

Do not remove SUBDISTRICT D FOUNDERS PARK MIXED AREA to prevent conflict with Lake Cliff Historic Overlay.

~~SEC. 51P-468.112. SUBDISTRICT D-1 - FOUNDERS PARK RETAIL (TRACTS 1 AND 3) AND FOUNDERS PARK RESIDENTIAL (TRACT 2).~~

~~(a) Main uses permitted.~~

~~(1) Commercial and business service uses.~~

- ~~-- Catering service.~~
- ~~-- Custom business services.~~
- ~~-- Electronics service center.~~
- ~~-- Medical or scientific laboratory. [SUP]~~

~~(2) Institutional and community service uses.~~

- ~~-- Adult day care facility. [SUP]~~
- ~~-- Child care facility. [SUP]~~
- ~~-- Church.~~
- ~~-- College, university, or seminary.~~
- ~~-- Community service center.~~
- ~~-- Convalescent and nursing homes, hospice care, and related institutions. [By right in Tract 1; otherwise, by SUP]~~
- ~~-- Hospital. [SUP]~~
- ~~-- Library, art gallery, or museum.~~
- ~~-- Public or private school.~~

~~(3) Lodging uses.~~

- ~~-- Hotel or motel. [SUP]~~

~~(4) Miscellaneous uses.~~

- ~~-- Temporary construction or sales office.~~

~~(5) Office uses.~~

- ~~-- Financial institution without drive-in window.~~
- ~~-- Financial institution with drive-in window. [SUP]~~

- Medical clinic or ambulatory surgical center.
- Office.

(6) ~~Recreation uses.~~

- Private and public recreation center, club, or area.
- Public park, playground, or golf course.

(7) ~~Residential uses.~~

- College dormitory, fraternity or sorority house.
- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
 - Multifamily.
 - Retirement housing.
 - Single family.
- Single family and duplex residential uses are also permitted as a use category within a mixed use project. To qualify as a mixed use project, a development must contain single family or duplex residential uses and one or more of the other use categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

<u>Use Category</u>	<u>Percentage of Total Floor Area</u>
Lodging	10 percent
Office	15 percent
Residential	10 percent
Retail and personal service	5 percent

(8) ~~Retail and personal service uses.~~

- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. *[Maximum of eight pumps.]*
- Nursery, garden shop, or plant sales. *[SUP]*
- Personal service uses. *[Bail bond office, and tattoo or body piercing studio uses are prohibited.]*
- Restaurant without drive-in or drive-through service.

- ~~Restaurant with drive-in or drive-through service. [By right in Tract 1; otherwise, by SUP.]~~
- ~~Temporary retail use.~~
- ~~Theater.~~

~~(9) — Transportation uses.~~

- ~~Holistop. [SUP]~~
- ~~Transit passenger shelter.~~

~~(10) — Utility and public service uses.~~

- ~~Electrical substation.~~
- ~~Local utilities.~~
- ~~Police or fire station.~~
- ~~Post office.~~
- ~~Radio, television, or microwave tower. [By right as an accessory use when located on a tract serving a main use; otherwise, by SUP.]~~
- ~~Tower/antenna for cellular communication. [SUP]~~
- ~~Utility or government installation other than listed. [SUP]~~

~~(b) — 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) — Yard, lot, and space regulations. The following yard, lot, and space regulations apply to all properties within Subdistrict D[-1], except as provided in the urban design guidelines for all nonresidential uses. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.~~

~~(1) — Front yard.~~

~~(A) Minimum front yard is as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.~~

~~(B) For Tract 2, fences, carports, and security gates may be located in a required front yard.~~

~~(2) — Side and rear yard. Minimum side and rear yard is as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.~~

~~(3) — Density.~~

(A) ~~Except as provided below, maximum dwelling unit density is 50 units per acre, provided, however that if the dwelling unit density is 35 units per acre or more, development impact review pursuant to Section 51A-4.803(e) is required. Appeals from decisions on development impact review will be made pursuant to Section 51A-4.803(i).~~

(B) ~~For Tract 1, maximum number of dwelling units is 400. A development impact review under Section 51A-4.803(e) is not required.~~

(C) ~~For Tract 2, maximum number of dwelling units is 57 and dwelling units must be located as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.~~

(4) ~~— Floor area.~~

(A) ~~Except as provided below, maximum floor area ratio is 1.6, except that maximum floor area ratio for office uses is 3.0.~~

(B) ~~For Tract 1, maximum floor area is 30,000 square feet for nonresidential uses and 400,000 square feet for residential uses. The floor area must be located within the building setbacks as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.~~

(C) ~~For Tract 3, maximum floor area is 10,500 square feet and the floor area must be located within the building setbacks as shown on the Tract 1 and 3]Conceptual Plan/Tract 2 Development Plan.~~

(5) ~~— Height.~~

(A) ~~For Tract 1, maximum structure height is 35 [156] feet as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.~~

(B) ~~For Tract 2, maximum structure is 153 feet as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.~~

(C) ~~For Tract 3, maximum structure height is 35 feet as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.~~

(6) ~~— Lot coverage.~~

(A) ~~For Tract 1, maximum lot coverage is 80 percent [except as provided in this subparagraph, maximum lot coverage is 80 percent. Aboveground parking structures do not count toward lot coverage if at least 50 percent of their off-street parking spaces are dedicated to residential uses and at least 60 percent the roof surface is a landscape area as defined in Article X. Any portion of a building that is above 75 feet in height, measured along the west boundary of Tract 1 (Plowman right-of-way) may not have a floor plate greater than 60 percent of the lot.]~~

(B) For Tract 2, maximum lot coverage is 32 percent.

(C) For Tract 3, maximum lot coverage is 80 percent.

~~(7) — Lot size. No minimum lot size.~~

~~(8) — Stories.~~

(A) For Tract 1, maximum number of stories is 15.

(B) For Tract 2, maximum number of stories is 12.

(C) For Tract 3, maximum number of stories is two.

~~(d) — Off-street parking and loading.~~

~~(1) — Except as provided below, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.~~

~~(A) For any permitted nonresidential use developed on Tract 1, no more than one head-in parking space may be credited for each nine feet of frontage along Plowman Avenue, with no more than 21 head-in parking spaces being provided as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan. The head-in or parallel parking on Plowman Avenue or Oakenwald Street as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan is not required.~~

~~(B) The property owner must stripe the head-in parking spaces in accordance with city striping standards up to a distance of eight feet from the curb.~~

~~(C) The following off-street parking requirements apply for an accessory community center (private) use on Tract 1: A minimum of one space per 500 square feet of floor area.~~

~~(D) The following off-street parking requirements apply for a multifamily use on Tract 1: A minimum of one and one-half spaces are required for each dwelling unit.~~

~~(E) The following off-street parking requirements apply for a multifamily use on Tract 2:~~

~~(i) — A minimum of one and one-half spaces are required for each dwelling unit in the building.~~

~~(ii) — In addition, a minimum of three visitor spaces must be provided in the location shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.~~

~~(F) Aboveground parking structures located on Tract 1 must be constructed of materials similar to the materials used for any main structure located on Tract 1.~~

~~(2) All off-street surface parking lots, excluding driveways used for ingress or egress, must be screened from the street by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:~~

~~(A) Brick, stone, or concrete masonry; stucco; concrete; or wood wall or fence.~~

~~(B) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each two feet of width.~~

~~(C) Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.~~

~~(D) The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A-4.602(c). Any screening placed in a visibility triangle must be two and one-half feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.~~

~~(e) Environmental performance standards. See Article VI.~~

~~(f) Landscaping.~~

~~(1) For Tracts 1 and 2, landscaping must be provided and located as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan landscaping must be provided in accordance with Article X prior to the issuance of a certificate of occupancy.~~

~~(2) For Tract 3, in addition to the street trees located as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan, landscaping must be provided in accordance with Article X.~~

~~(3) Plant material must be maintained in a healthy, growing condition.~~

~~(g) Landscaping in the parkway. In this section, parkway means the portion of a street right-of-way between the projected street curb and the lot line of the Property.~~

~~(1) — Private license granted.~~

~~(A) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants ("property owner") of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with the Dallas Building Code, or Paragraph (2) of this section. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.~~

~~(B) A property owner is not required to comply with any landscaping requirement if compliance is made impossible due to the director's revocation of a landscape permit or the revocation of the license granted herein affecting landscaping.~~

~~(C) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the property owner shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the license granted herein, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent same are covered by this liability insurance policy.~~

~~(D) Each property owner shall be responsible for maintaining the landscaping and related amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping and related amenities. The granting of a license for landscaping and related amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.~~

~~(2) — Parkway landscape permit.~~

~~(A) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.~~

~~(B) 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 or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise, the director shall deny the permit.~~

~~(C) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit.~~

~~(D) 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 permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's revocation of a parkway landscape permit.~~

~~(E) The issuance of a parkway landscape permit under this paragraph does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the public right-of-way.~~

~~(h) — Signs.~~

~~(1) — Except as provided below, signs must comply with the provisions for business zoning districts contained in Article VII.~~

~~(2) — A maximum of three monument signs are permitted at the locations shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.~~

~~(i) — Urban design guidelines for all nonresidential uses.~~

~~(1) — Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities; and to preserve the historic character of Old Oak Cliff.~~

~~(2) — Lighting. Exterior lighting of the front yard and parking areas must be directed away from adjoining properties.~~

~~(3) — Street trees. In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the property.~~

~~(4) — CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.~~

~~(5) — Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the building. The luminous reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The luminous reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.~~

~~(j) — Additional provisions.~~

~~(1) — Properties must be maintained in a state of good repair and appearance: neat~~

~~(2) — Development and use of properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.~~

~~SEC. 51P-468.113.~~

~~SUBDISTRICT E — HOSPITAL AREA.~~

~~[(a) Main uses permitted.~~

~~(1) — Commercial and business service uses.~~

- ~~-- Catering service.~~
- ~~-- Custom business services.~~
- ~~-- Medical or scientific laboratory.~~
- ~~-- Technical school.~~

~~(2) — Institutional and community service uses.~~

- ~~-- Child care facility.~~
- ~~-- Church.~~
- ~~-- Convalescent and nursing homes, hospice care, and related institutions.~~
- ~~-- Public or private school.~~

~~(3) — Lodging uses.~~

- ~~-- Hotel or motel. *[SUP required if less than 80 rooms.]*~~

~~(4) — Miscellaneous uses.~~

- ~~-- Temporary construction or sales office.~~

~~(5) — Office uses.~~

- ~~-- Medical clinic or ambulatory surgical center.~~
- ~~-- Office.~~

~~(6) — Recreation uses.~~

- ~~-- Public park, playground, or golf course.~~

~~(7) — Residential uses.~~

- ~~-- Duplex.~~
- ~~-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*~~
- ~~-- Multifamily. *[SUP required if the density is greater than 30 dwelling units per acre.]*~~
- ~~-- Single family.~~

~~(8) — Retail and personal service uses.~~

- ~~-- Ambulance service.~~
- ~~-- Dry cleaning or laundry store.~~
- ~~-- General merchandise or food store 3,500 square feet or less.~~
- ~~-- Motor vehicle fueling station.~~
- ~~-- Personal service uses.~~
- ~~-- Restaurant without drive-in or drive-through service.~~
- ~~-- Restaurant with drive-in or drive-through service.~~
- ~~-- Surface parking.~~

~~(9) — Transportation uses.~~

- ~~-- Helistop. *[SUP]*~~
- ~~-- Transit passenger shelter.~~

~~(10) — Utility and public service uses.~~

- ~~-- Electrical substation.~~
- ~~-- Local utilities.~~

- ~~Police or fire station.~~
- ~~Post office.~~
- ~~Tower/antenna for cellular communication.~~
- ~~Utility or government installation other than listed. [SUP]~~

~~(b) — Yard, lot, and space regulations.~~

~~(1) — Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistrict E except as provided in the urban design guidelines for properties fronting on specific streets.~~

~~(2) — In general. The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.~~

~~(3) — Front yard. Minimum front yard is 15 feet.~~

~~(4) — Side and rear yard. Minimum side yard is 20 feet.~~

~~(5) — Density. Maximum dwelling unit density is 30 units per acre.~~

~~(6) — Floor area ratio. Maximum floor area ratio is 1.5:1.~~

~~(7) — Height. Maximum structure height is 115 feet.~~

~~(8) — Lot coverage. Maximum lot coverage is 80 percent.~~

~~(9) — Lot size. No maximum lot size.~~

~~(10) — Stories. Maximum number of stories is nine.~~

~~(c) — Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.~~

~~(d) — Environmental performance standards. See Article VI.~~

~~(e) — Landscaping.~~

~~(1) — All landscaping must be provided in accordance with Article X.~~

~~(2) — Plant material must be maintained in a healthy, growing condition.~~

~~(f) — Signs. Signs must comply with the provisions for business zoning districts contained in Article VII.~~

~~(g) — Additional provisions.~~

~~(1) Properties must be maintained in a state of good repair and appearance. neat~~

~~(2) Development and use of the properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.~~

~~(h) Urban design guidelines for properties fronting on Colorado Boulevard across from Methodist Medical Center Complex.~~

~~(1) Canopy trees. Front yards and side yards must contain canopy trees.~~

~~(2) CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.~~

~~(3) Parking lots.~~

~~(A) Screening methods. All off-street surface parking lots, excluding driveways used for ingress or egress, must be screened from the street by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:~~

~~(i) Brick, stone, or concrete masonry; stucco; concrete; or wood wall or fence.~~

~~(ii) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each two feet of width.~~

~~(iii) Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.~~

~~(B) Measuring the height of screening. The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A-4.602(c). Any screening placed in a visibility triangle must be two and one-half feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.]~~

SEC. 51P-468.112~~[4]~~. ADDITIONAL PROVISIONS [PAVING].

(a) Subject to engineering approval, permeable pavement is allowed for surface parking lots, provided that individual parking spaces are clearly marked in accordance with city standards.

(b) The Property must be properly maintained in a state of good repair and neat appearance.

(c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

~~[All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.]~~

SEC. 51P-468.113~~[5]~~. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or certificate of occupancy to authorize the operation of [for] a use, [in this PD] until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city."

CPC Recommendation for Yard, Lot, Space Chart

Steering Committee - Proposed Changes
Sec. 51A-13.304. Development Types.

Division 51A-13.300. District Regulations.

	Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Manor House	Single-family House	Civic Building	Open Space Lot
	Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O
LOT										
Area per unit or building (min sf)	none	none	none	none	1,200	1,200	depends on # of units	3,000 3,500	3,000	2,000
Area per building (max sf)	none	none	none	none	none	none	20,000	2,500	none	none
Width (min ft)	none	none	none	none	16	16	50	30-45	30	20
Width (max ft)	none	none	none	none	none	none	100	70-45	none	none
Lot coverage (max)	100%	80%	80%	80%	80%	80%	60%	60%	60%	5%
FRONT SETBACK AREA										
Primary street (min/max ft)	5/15	5/15	5/15	5/15	5/15	5/15	15/none	15/none	20/none	10/none
Side street (min/max ft)	5/15none	5/15none	5/15none	5/15none	5/15none	5/15none	10/none	10/none	10/none	10/none
Service street (min/max ft)	none	none	none	none	none	none	none	none	none	10/none
REQUIRED STREET FRONTAGE										
Primary street (min/max ft)	50-90%	50-90%	50-90%	50-90%	70%	70%	none	none	none	none
Side street (min/max ft)	none	none	none	none	none	none	none	none	none	none
Service street (min/max ft)	none	none	none	none	none	none	none	none	none	none
PARKING SETBACK (applies to surface parking only)										
From primary street (min ft)	10-30	10-30	10-30	10-30	30	30	none	none	20	none
From side street (min ft)	5	5	5	5	5	5	none	none	5	none
From service street (min ft)	5	5	5	5	5	5	none	none	5	none
Abutting single-family district (min ft)	10	10	10	10	10	10	none	none	10	none
Abutting multifamily, nonresidential district, alley (min ft)	5	5	5	5	5	5	none	none	5	none
SIDE SETBACK										
Abutting single-family district (min ft)	15	15	15	15	10	10	10	5	10	10
Abutting multifamily, nonresidential district (min ft)	0 or 5	0 or 5	0 or 5	0 or 5	0 or 5	0 or 5	5	5	10	10
Abutting alley (min ft)	5	5	5	5	5	5	5	5	10	10
REAR SETBACK										
Abutting single-family district (min ft)	15	15	15	15	24	24	15	15	10	10
Abutting multifamily, nonresidential district (min ft)	5	5	5	5	24	24	15	15	10	10
Abutting alley (ft)	5	5	5	5	3/20+	3/20+	3/20+	3/20+	10	10
Abutting service street (ft)	10	10	10	10	3/20+	3/20+	none	none	10	10
HEIGHT										
* Building height (min stories) no minimum heights	District dependent	1	District dependent	District dependent	2	District dependent	2	1	District dependent	none
Building height (max stories/ft)	District dependent	1 / 30	District dependent	District dependent	3 1/2 / 50	District dependent	2 1/2 / 35	2 1/2 / 35	District dependent	35
STORY HEIGHT										
Ground story (min/max ft)	15/30	15/30	11/22-30	10/15	10/15	10/15	10/15	10/15	none	none
Upper story (min/max ft)	10/15	none	10/42	10/15	10/15	10/15	10/15	10/15	none	none
GROUND STORY TRANSPARENCY										
Primary street facade (min)	30-50%	50%	30%	30%	30%	30%	20%	20%	none	none
Side street facade (min)	25%	25%	25%	25%	25%	25%	20%	20%	none	none
Service street facade (min)	none	none	none	none	none	none	none	none	none	none
UPPER STORY TRANSPARENCY										
Primary street facade (min)	20%	none	20%	20%	20%	20%	20%	20%	none	none
Side street facade (min)	20%	none	20%	20%	20%	20%	20%	20%	none	none
Service street facade (min)	none	none	none	none	none	none	none	none	none	none
ENTRANCE										
Primary street entrance	required	required	required	required	required	required	required	required	none	none
Entrance spacing (max linear ft)	100	100	none	none	none	none	none	none	none	none
Side street entrance	allowed	allowed	allowed	allowed	allowed	allowed	allowed	allowed	none	none
Service street entrance	allowed	allowed	allowed	allowed	allowed	allowed	allowed	allowed	none	none
BLANK WALL AREA										
Primary street (max linear ft)	20	20	50	30	30	30	30	30	none	none
Side street (max linear ft)	none	none	none	none	none	none	none	none	none	none
Service street (max linear ft)	none	none	none	none	none	none	none	none	none	none

* CPC Recommendation. No minimum height if less than 15,000 square feet.

CPC Recommendation for Parking Chart

Required Parking in **WUR and WMU** Districts

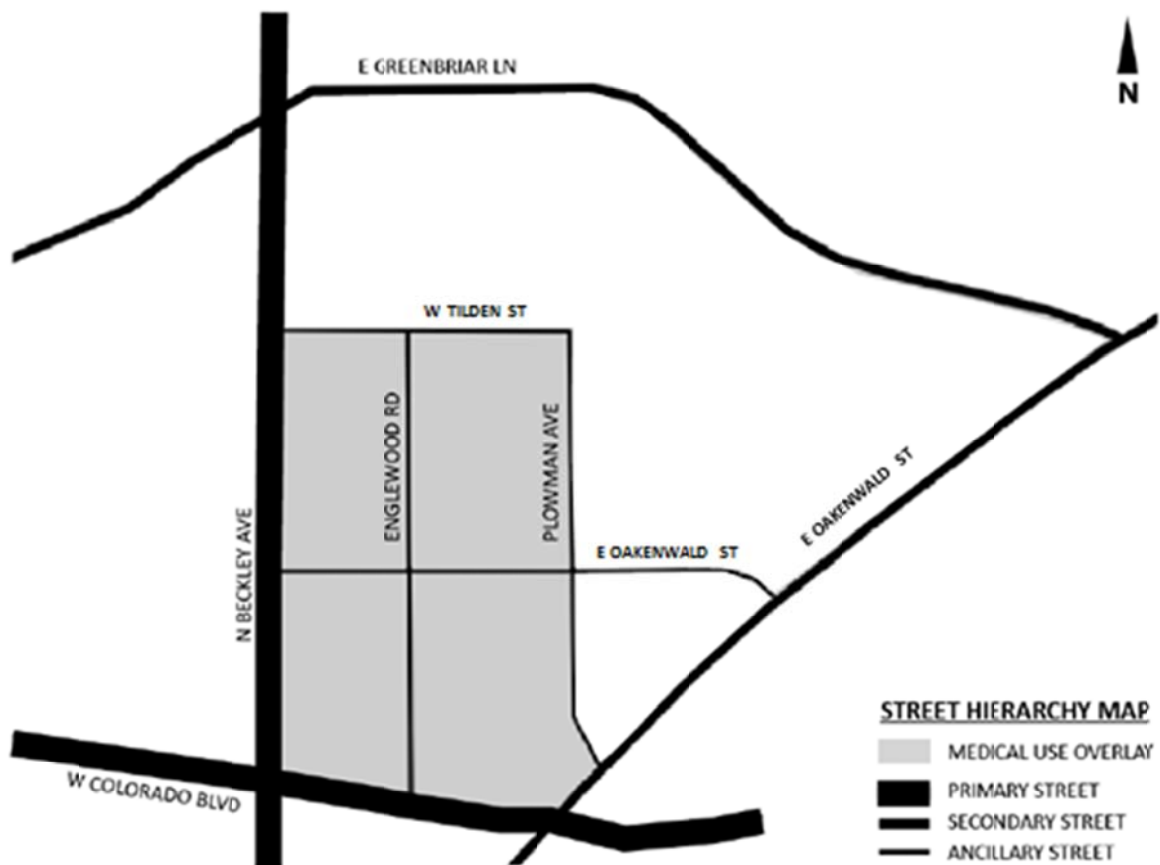
	Use Category	Number of Spaces Required
Residential	Household Living	2.00 per single family living unit 1.00 per one-bedroom or smaller multifamily living unit 2.00 per two-bedroom or larger multifamily living unit 0.70 per retirement housing living unit
	Group Living	0.25 spaces per bed PLUS 1 per 200 SF office, minimum 4 spaces
Civic	Community Service Day Care Educational	1 per 200 SF 1 per 500 SF 1.50 spaces per elementary classroom 3.50 spaces per junior high or middle classroom 9.50 spaces per senior high classroom 1 per 4 seats in any other classroom
	Government Service Park/Open Space Place of Worship Social Service Utilities	1 per 200 SF None 1.00 per 4 fixed seats or per 8-foot length of bench or pew, OR 1 per 28.00 SF floor area without seating See Group Living Building official to apply similar use
Office	Medical	1 per 200 SF
	Office except as follows: Art Studio, Gallery Financial Services, Bank Call Center	1 per 366 SF 1 per 500 SF 1 per 300 SF 1 per 167 SF
Retail	Restaurants, Bar, Private Club	1 per 125 SF
	Retail Sales Indoor Recreation except: Health Club or Spa Movie Theater Performing Arts Theater Personal Service	1 per 250 SF 1 per 250 SF 1 per 143 SF 1 for each 4 seats 0.40 per seat 1 per 250 SF
Lodging	Overnight Lodging	1 per guest room

Staff Recommendation

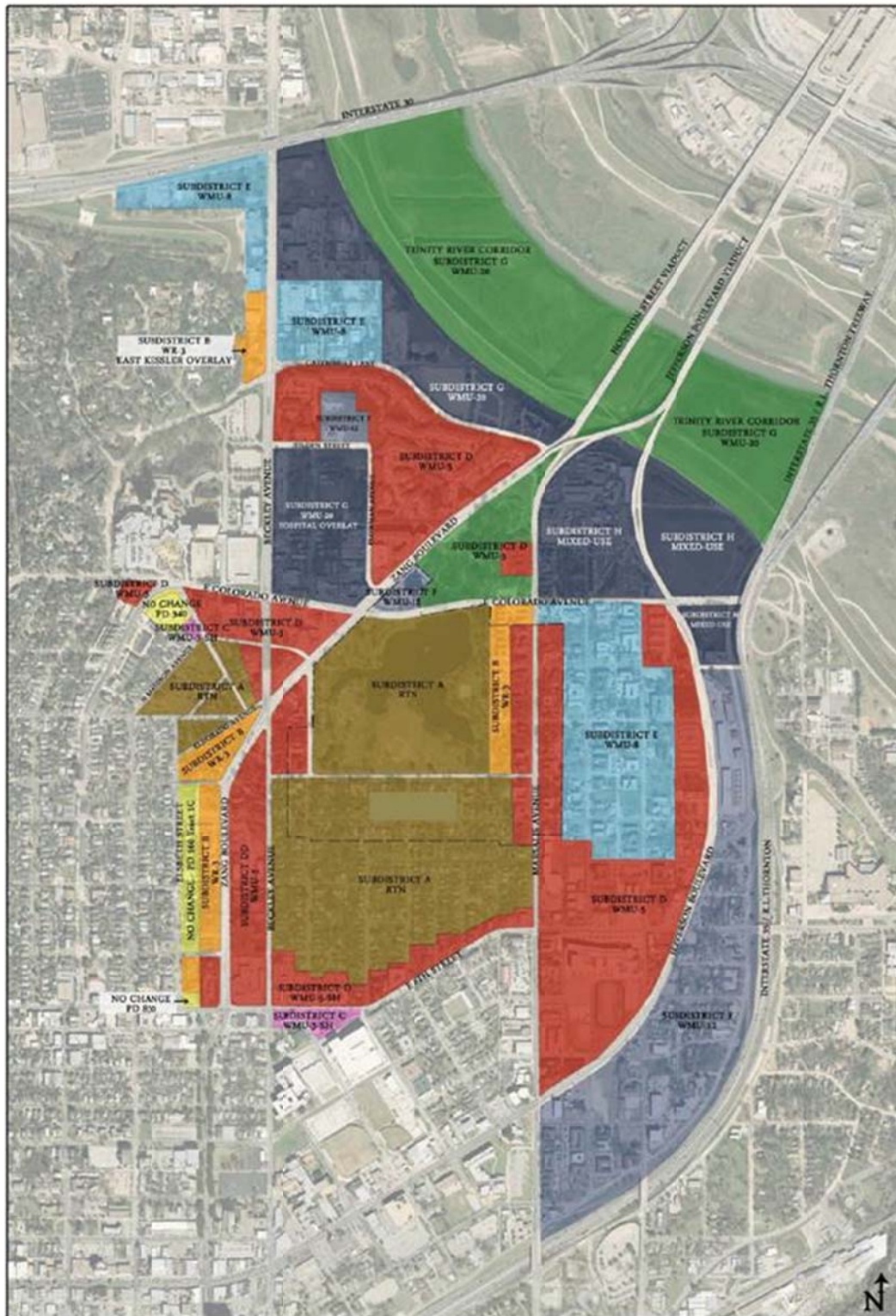
Article XIII Yard, Lot, Space Chart and Parking Ratio Chart.

CPC Recommendation Exhibit 468C: Street Hierarchy Plan Hospital Overlay

PROPOSED GATEWAY ZONING
MEDICAL USE OVERLAY



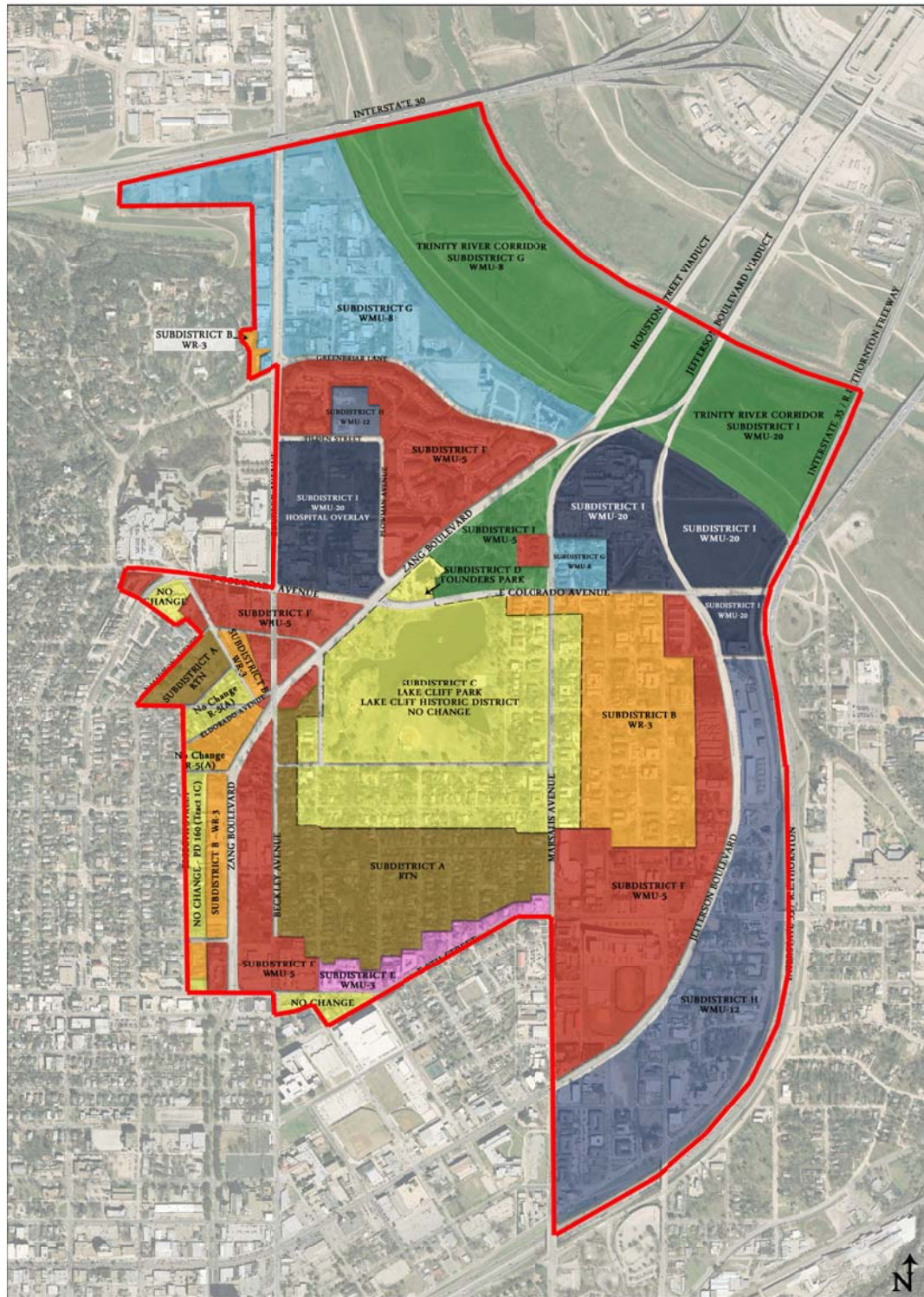
CPC Recommendation Subarea Map



OAK CLIFF GATEWAY
CPC PROPOSED ZONING MAP

JANUARY 2015

Staff Recommended Subarea Map



OAK CLIFF GATEWAY PROPOSED ZONING MAP

SEPTEMBER 2014

Existing Deed Restrictions to be TERMINATED

Z812-227

17505

822886

*L1-17505
BOK 76/3057-1*

DEED RECORD

DEED RESTRICTIONS

A

4462

0

7.00 DEED
2 09/07/82

THE STATE OF TEXAS

I

I

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

I

That the undersigned, Ruben Leal, Sr. and wife, Elvira Leal, are the owners of the following described property situated in Dallas County, Texas, being a particular a tract of land out of the E. Brown Survey, Abstract No. 1211, and being part of Lot 1 and part of Lot 2, City Block 76/3057, of the original town of Oak Cliff, City of Dallas, Dallas County, Texas, and being more particularly described as follows:

Beginning at a point 109.6 feet North of the intersection of the West line of Marsalis Avenue and the North line of Eighth Street; Thence West a distance of 140.0 feet to a point for corner; Thence North a distance of 50.0 feet to a point for corner; Thence East a distance of 140.0 feet to a point for corner; Thence South a distance of 50.0 feet to the Point of Beginning, and containing approximately 7000 square feet of land.

That the undersigned, Ruben Leal, Sr. and wife, Elvira Leal, does hereby impress all of the property described herein with the following deed restrictions, to-wit:

(1) Owner shall construct and maintain a six (6) foot high solid screen fence on the Northern and Western boundaries of the property described herein.

(2) Use of the property described herein shall be restricted to surface parking and loading and unloading materials and products and all other uses permitted by Multiple Family-3 District as defined in the Dallas Development Code.

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

Z067-203(VM)

Existing Deed Restrictions to be TERMINATED
Z834-399

850194

RECEIVED
Deed Restriction Format

Adopted by City Plan Commission March 11, 1976
85 FEB 8 AM 42

Deed Restrictions
DALLAS, TEXAS

3416

7.00 DEE
9 2 01/21/8

THE STATE OF TEXAS)
COUNTY OF DALLAS)

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Dane Nelson, is the owner of the following described property situated in Dallas County, Texas, being in particular a tract of land out of the E. Robinson Survey, Abstract No. 1211, City Block 2/3433, City of Dallas County, Texas, and being that same tract of land conveyed to Dane Nelson by William Mahomes by deed dated September 28, 1984, and recored in Volume 1, Page 442, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

Being Lot 10, 11 and 12, Block 2/3433 of Cliff Park Addition, an Addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 1, Page 442, Map Records of Dallas County, Texas.

That the undersigned Dane Nelson, does hereby impress all of the following described property with the following deed restrictions, to-wit:

1. Use of this property is limited to those uses allowed in a Multiple Family-2 Zoning District, a Photography Studio and an Handcrafted Art Work Studio as those uses are defined in the Dallas Development Code, as amended.
2. Use of the property for an Handcrafted Art Work Studio or a Photography Studio is contingent on the existence and maintenance of the existing structure as shown on the attached site plan labeled "Exhibit A". Should the existing structure be destroyed or demolished then the property shall be limited to those uses allowed in a Multiple Family-2 Zoning District unless the original structure is restored to the condition it was in at the time the damage occurred and otherwise meets all Dallas City Code requirements.
3. All signs shall comply with the requirements for non-business zoning districts as those requirements apply to single family or duplex residential premises, as defined in Section 51-7.400, "Sign Regulations" of the Dallas Development Code, as amended.

85014 3726

834-399/6504-5

850194

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

The restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the property is concerned.

These restrictions insure to the benefit of the City of Dallas, and the undersigned owner hereof does hereby grant to the City of Dallas the right to prosecute, at law and in equity, against the person violating or attempting to violate such restrictions, either to prevent him from so doing and to correct such violation and for further remedy, the City of Dallas may withhold the Certificate of Occupancy necessary for the lawful use of the property until such restrictions described herein are fully complied with.

These restrictions are hereby declared covenants running with the land and shall be fully binding upon all persons acquiring property within the above described tract, and any person by acceptance of title to any of the above described property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

EXECUTED this the 8th day of November, 1984.

THE STATE OF TEXAS)
COUNTY OF DALLAS)

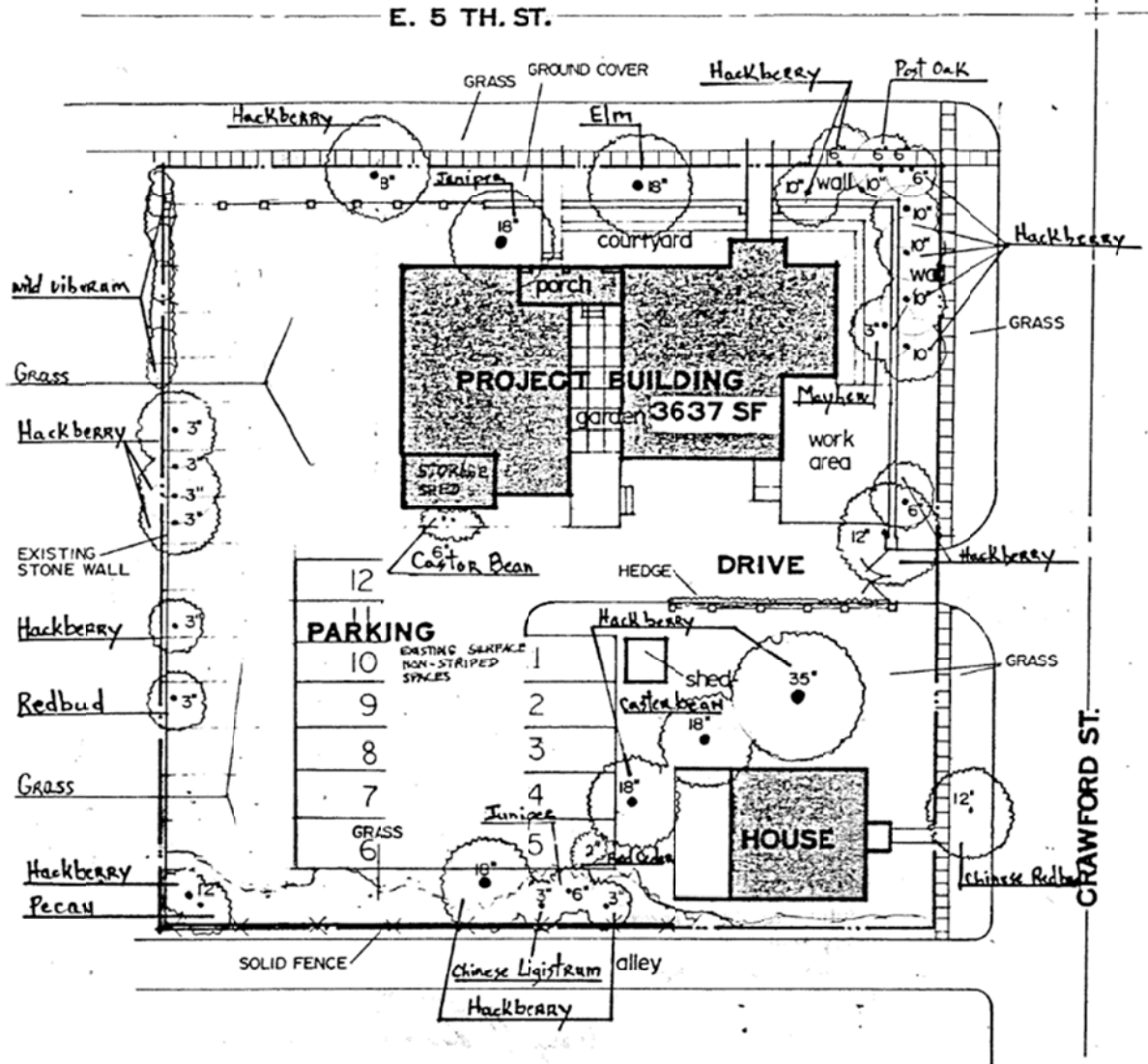
Dame Nelson
Approved as to form:
AN LESLIE MANCY, City Clerk
By [Signature]
Assistant City Attorney

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 8 day of November, 1984.

[Signature]
NOTARY PUBLIC in and for
DALLAS COUNTY, TEXAS

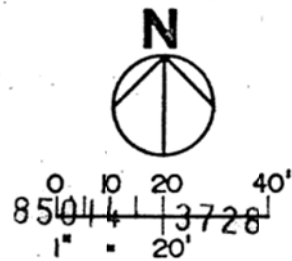
850194



PROJECT BUILDING AREA 3637 SF

SITE PLAN

EXHIBIT A



Existing Deed Restrictions to be TERMINATED

Z867-185

872517

DEED RESTRICTIONS

RECEIVED

1988 JUN -9 AM 10:11

THE STATE OF TEXAS X
 X
 COUNTY OF DALLAS X

KNOW ALL MEN BY THESE PRESENTS:

CITY SECRETARY
DALLAS, TEXAS

0282

2

11.00 DEED
1 05/17/88

That the undersigned, Carroll W. Browning and Ward J. Mahowald, are the owners of the following described property situated in Dallas County, Texas, being in particular the north 60 feet of Lot 3, all of Lot 4, all of Lot 5, the south 50 feet of Lot 6 and all of Lot 7 in City Block F/3372 in the City of Dallas, Dallas County, Texas, which property was conveyed to Carroll W. Browning by Norval A. Dickey and wife Bernice M. Dickey on February 3, 1967; by James Belmare, Jr. on January 23, 1967; by James W. Campbell on November 30, 1967; by Mamie H. Nash on February 21, 1968, and by Freda Purtell Gregory on October 10, 1967, and is recorded in the Deed Records of Dallas County, Texas, in Volume 67031, page 0913; Volume 67020, page 1331; Volume 72176, page 2589; Volume 68042, page 1167 and Volume 67226, page 1003; respectively and was subject to the conveyance of a 9.38 percent interest to Ward J. Mahowald by Carroll W. Browning on September 23, 1982, which interest is recorded in Volume 82203, page 0631 of the Deed Records of Dallas County, Texas.

That the undersigned, Carroll W. Browning and Ward J. Mahowald, do hereby impress all of the above described property with the following deed restrictions, to-wit:

Uses on this property are limited to those uses permitted in the Neighborhood Office [NO(A)] district and drug store (as a limited use) as those uses are defined in the Dallas Development code - Chapter 51-A.

All development on this property must conform to the Yard, Lot and Space Regulations for the NO(A) district.

00000 0000

Z867-185/1014-S

872517

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein.

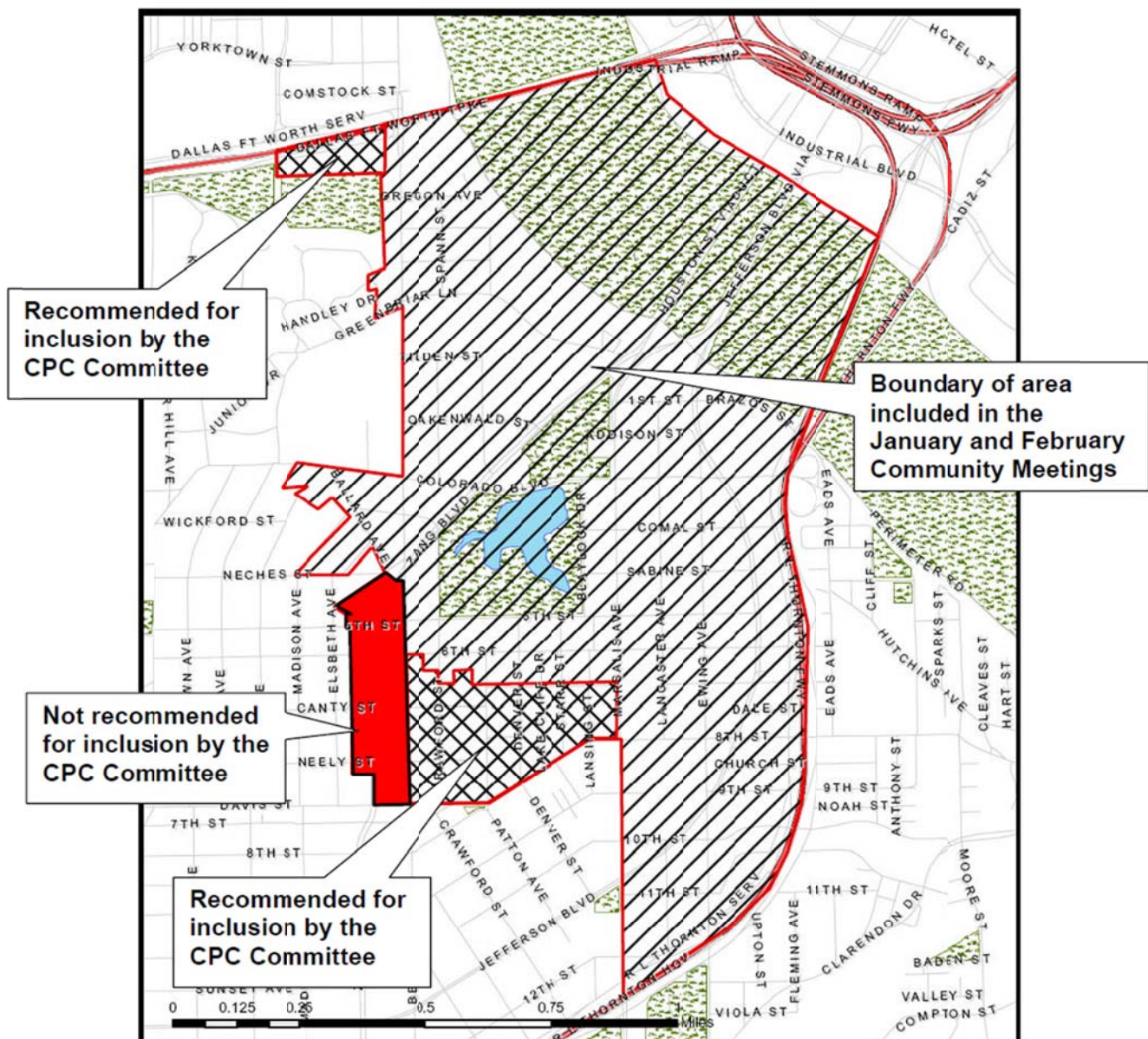
These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

The restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the property is concerned.

These restrictions inure to the benefit of the City of Dallas, and the undersigned owner hereof does hereby grant to the City of Dallas the right to prosecute, at law and in equity, against the person violating or attempting to violate such restrictions, either to prevent him from so doing or to correct such violation and for further remedy, the City of Dallas may withhold the Certificate of Occupancy necessary for the lawful use of the property until such restrictions described herein are fully complied with.

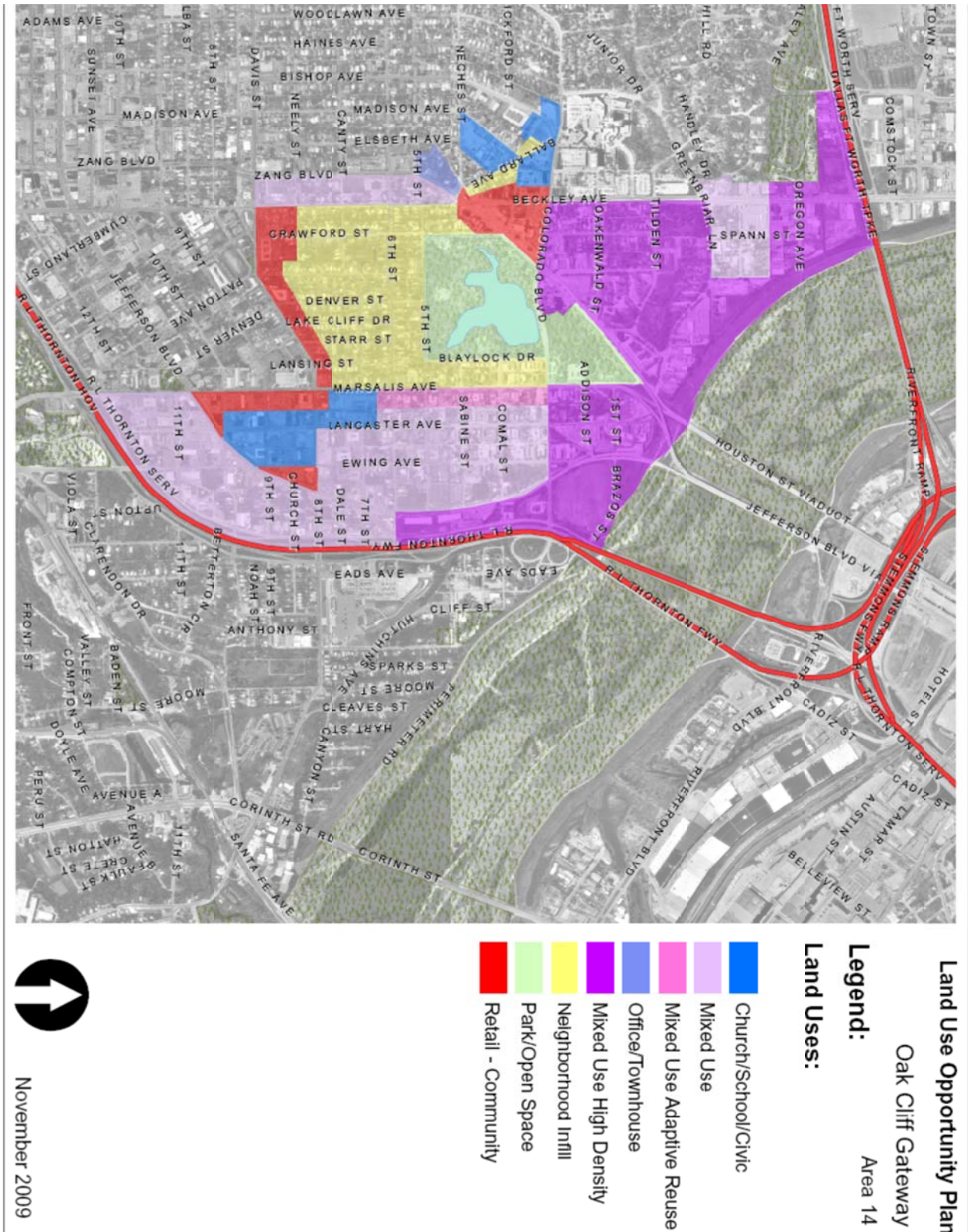
88096 2089

Attachment A: City Plan Commission Committee Recommendations for the Oak Cliff Gateway Plan Amendment Area

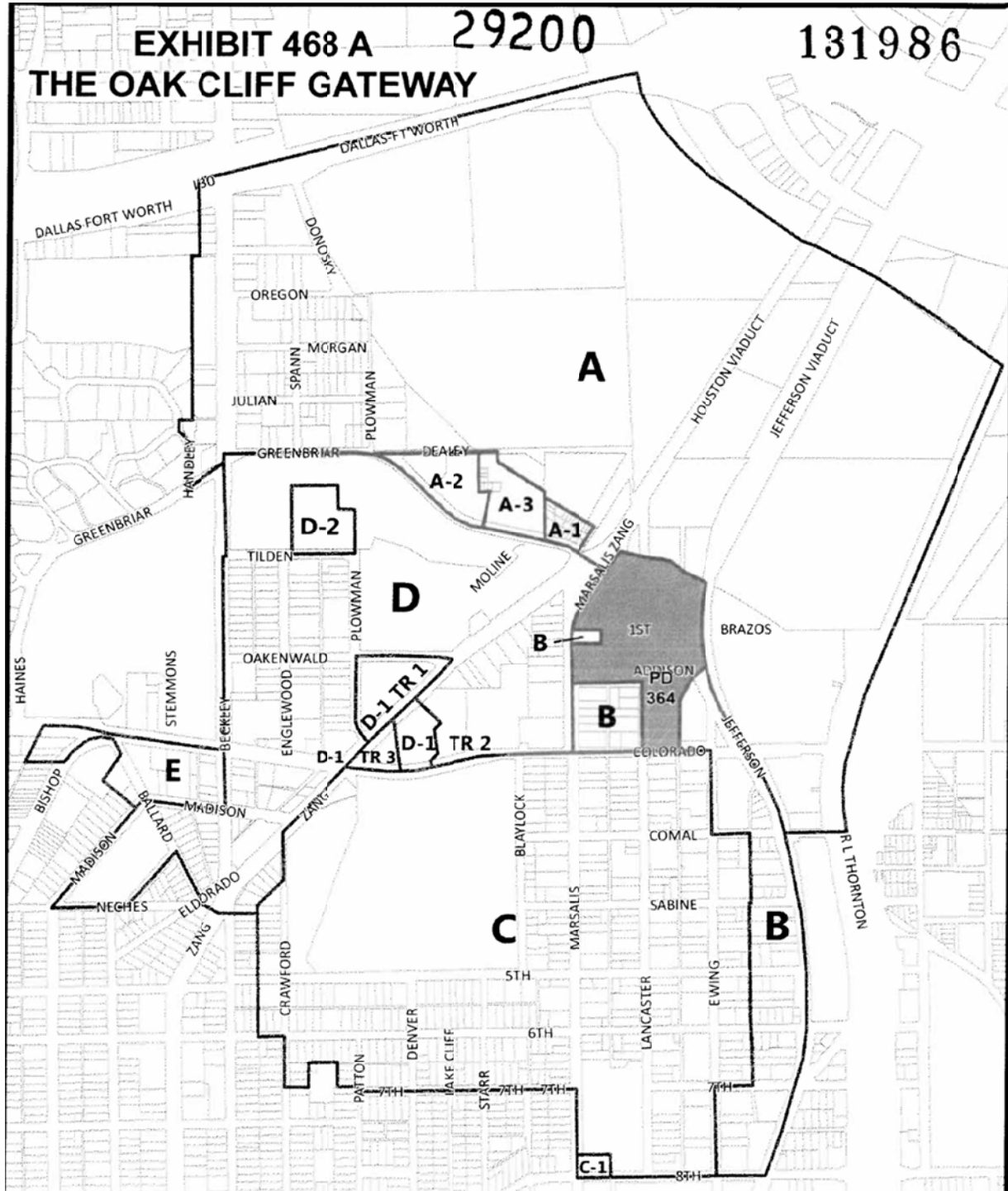




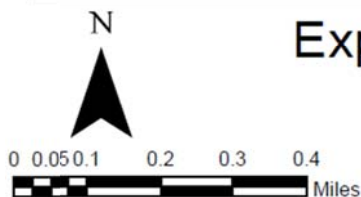
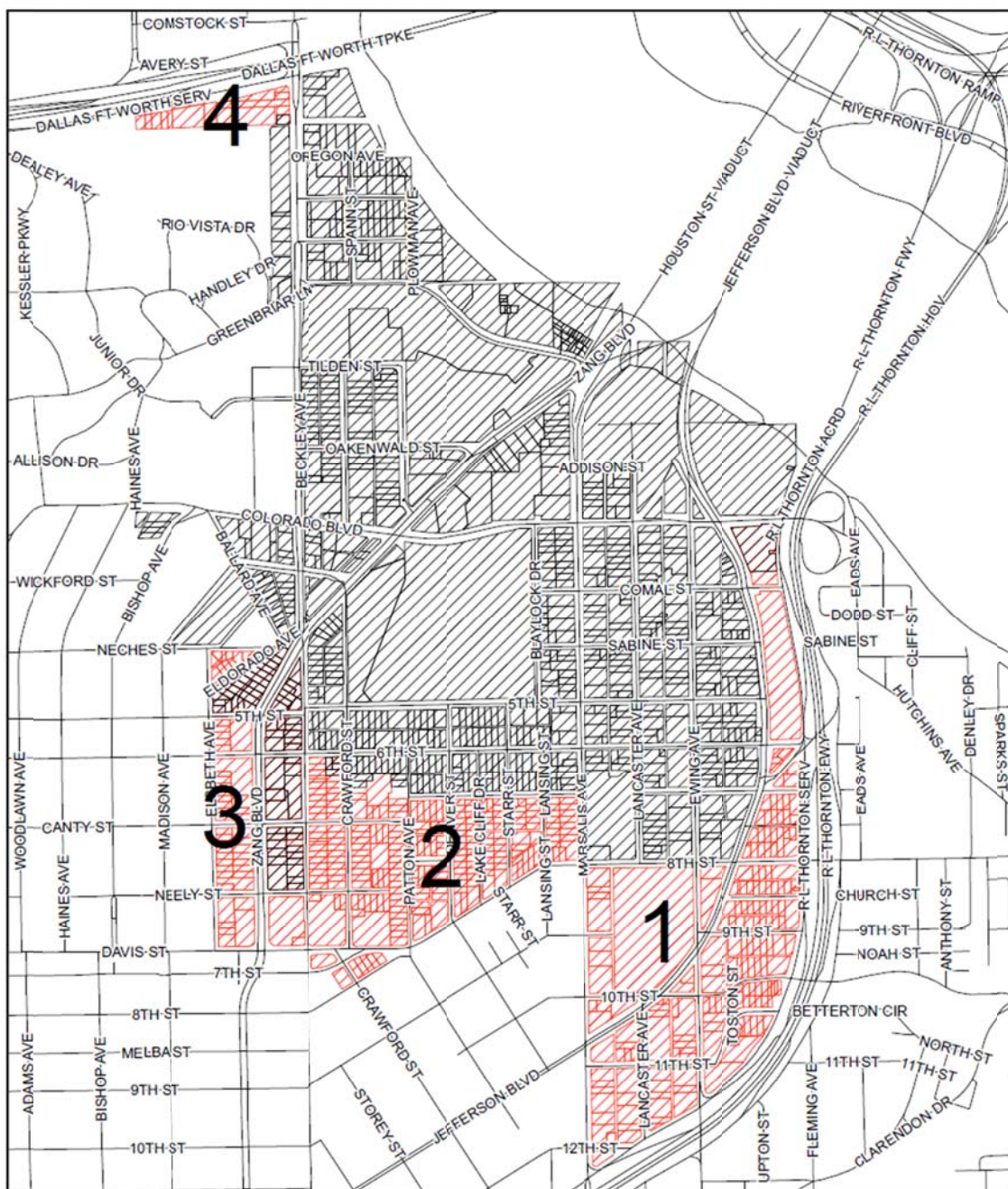
Attachment C: Oak Cliff Gateway Study Area



Attachment D: Oak Cliff Gateway Study Area

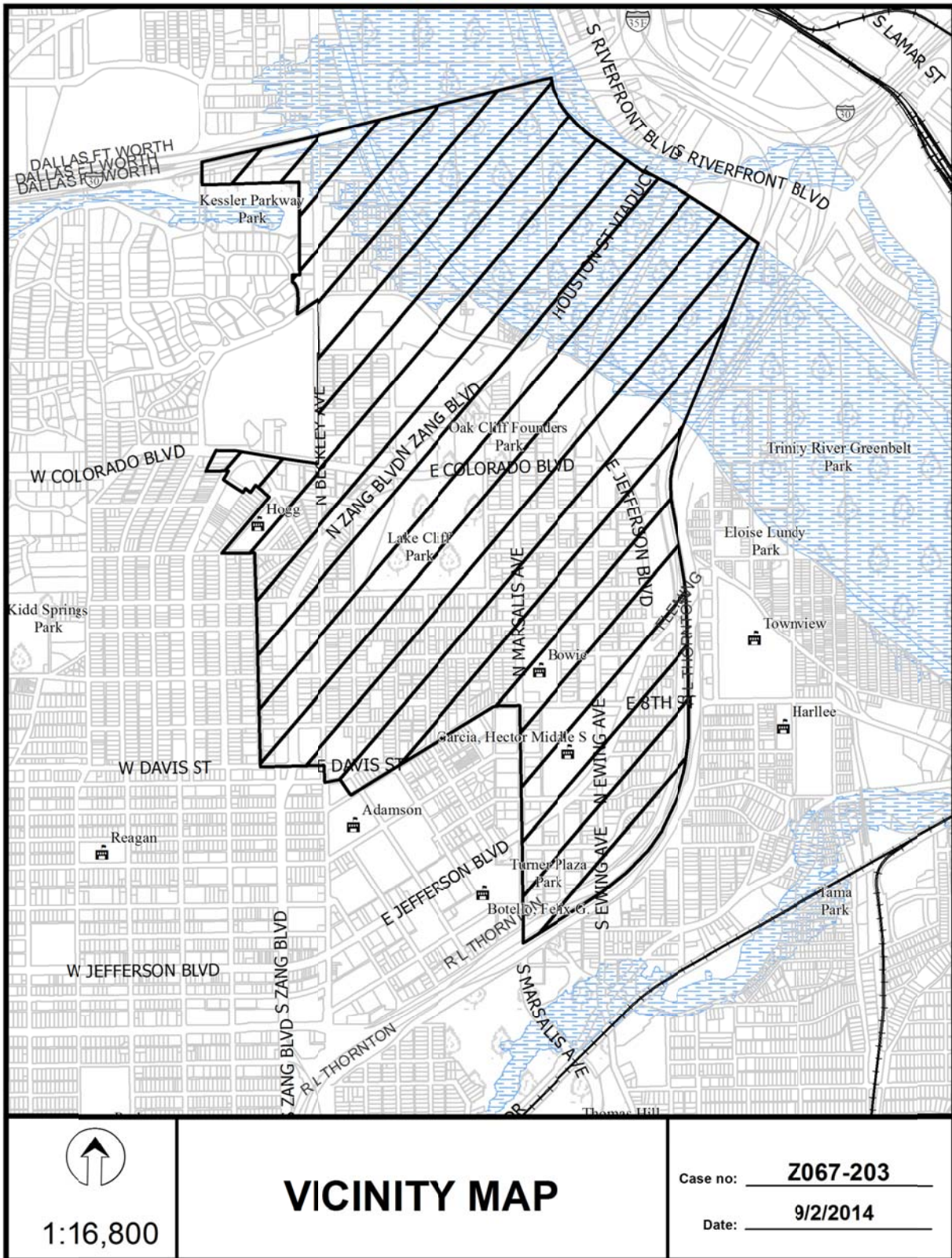


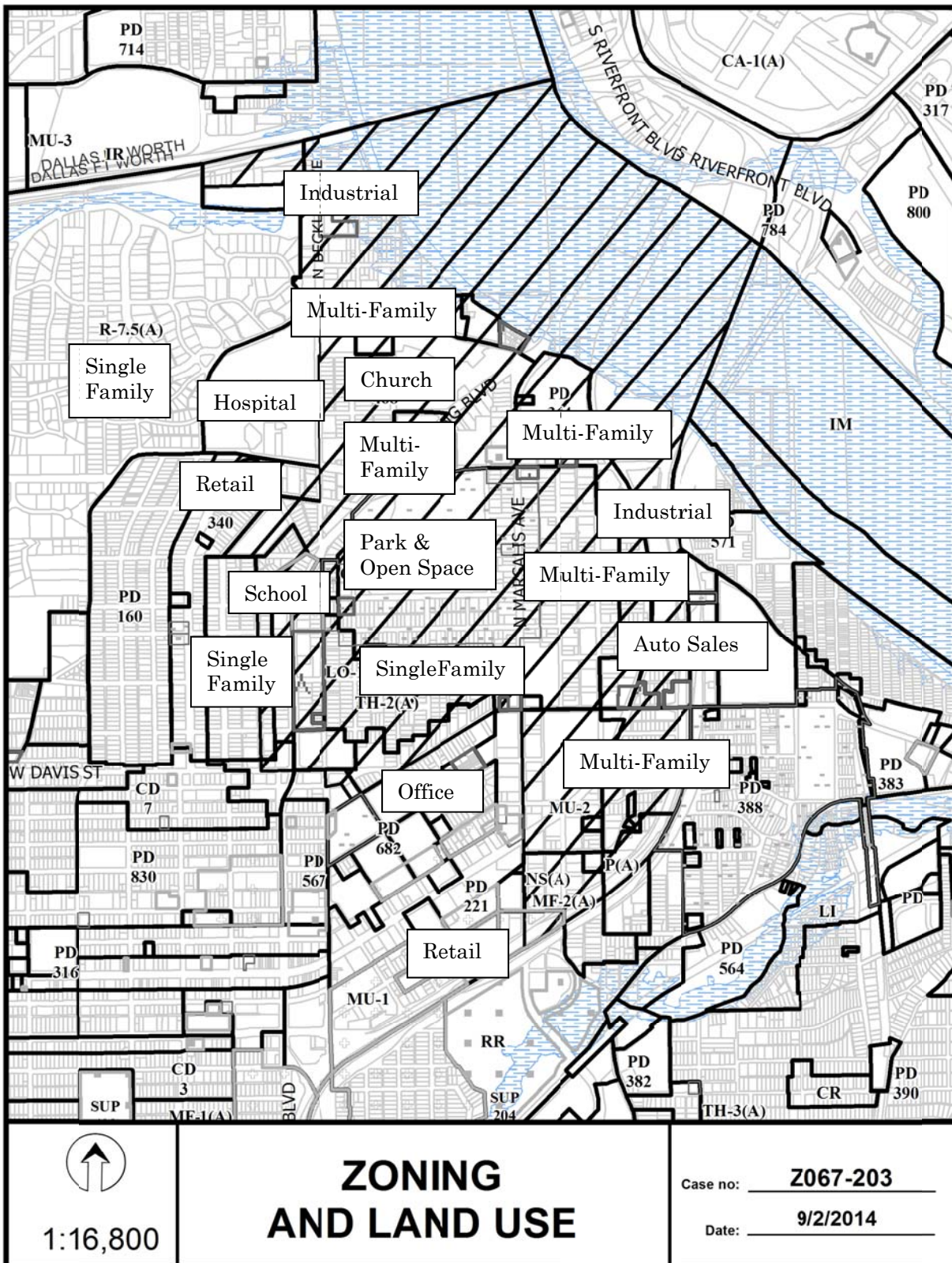
Attachment E: Oak Cliff Gateway Expanded Study Area

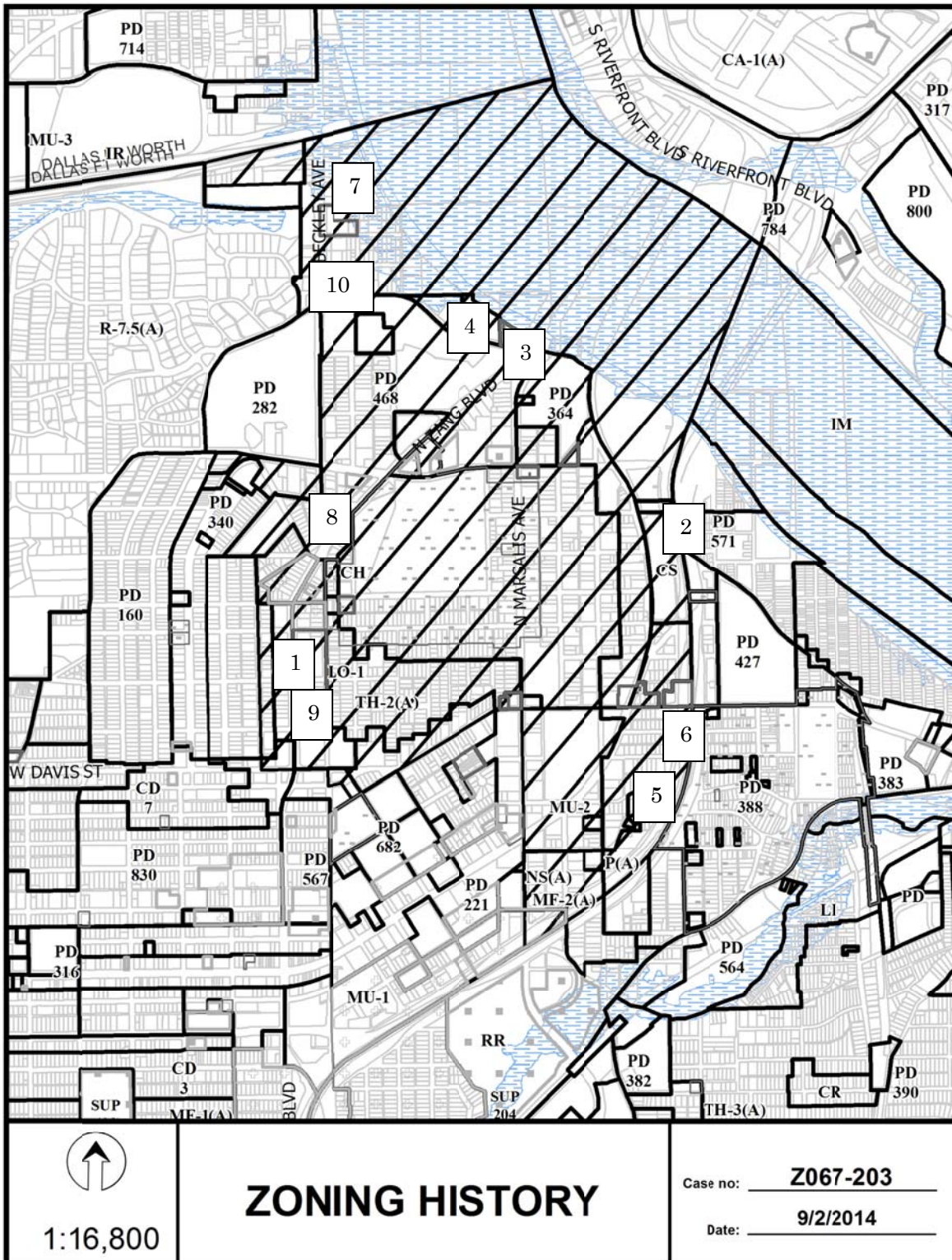


Expansion of Oak Cliff Gateway Authorized Hearing

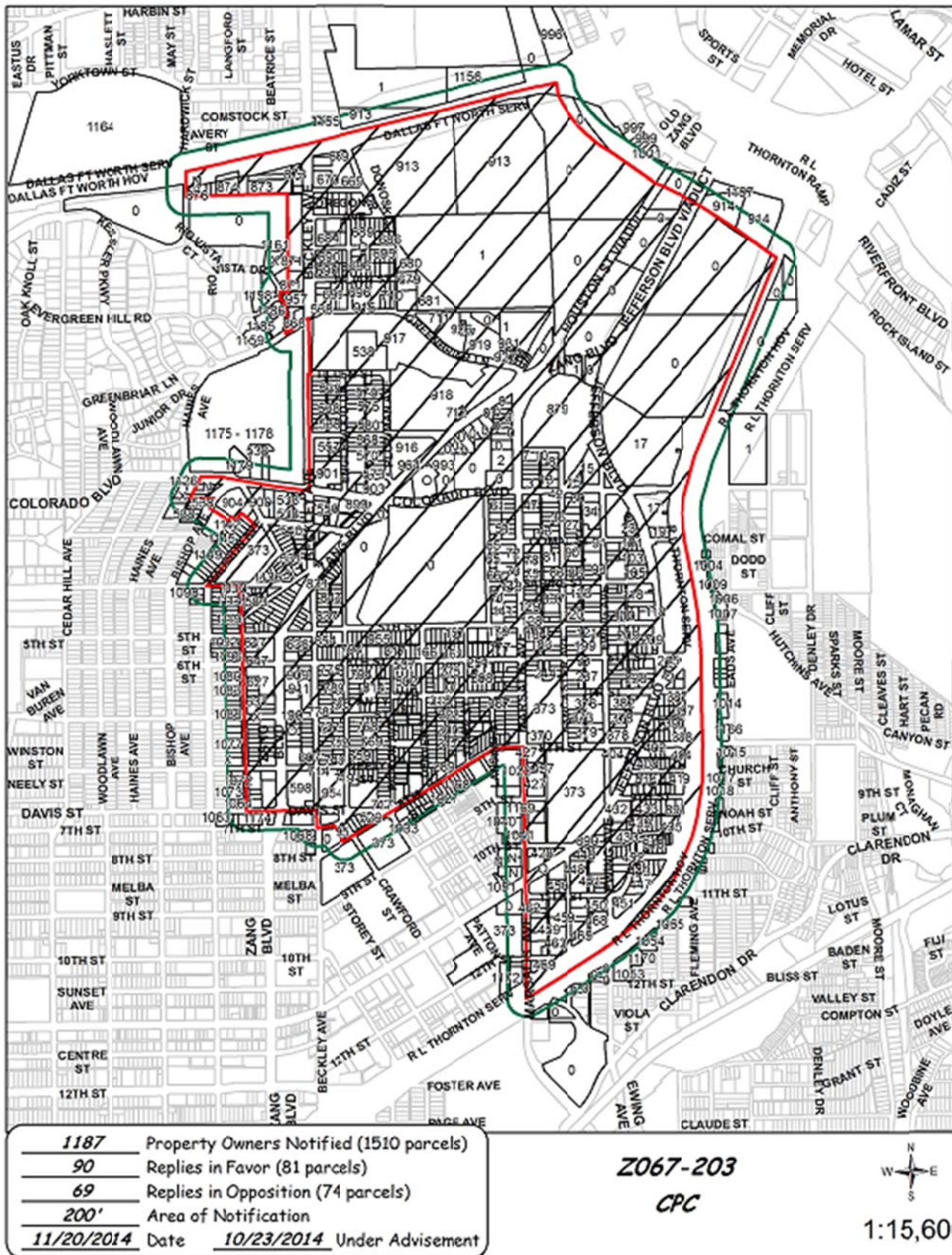
Date: September 12, 2013







CPC RESPONSES



11/19/2014

Reply List of Property Owners***Z067-203***

***1187 Property Owners Notified
69 Property Owners Opposed***

90 Property Owners in Favor

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1 1100	LANCASTER AVE	CITY & COUNTY LEVEE
	2 929	MARSALIS AVE	SEGURA PATRICIA A
	3 900	MARSALIS AVE	RISING TIDE LTD PS
	4 908	MARSALIS AVE	BAKER ALBERT L JR &
	5 914	MARSALIS AVE	MALONE TONY L
	6 922	MARSALIS AVE	CARTER CRAIG HARLAN &
	7 926	MARSALIS AVE	WIDMER LEE ANN
	8 917	LANCASTER AVE	WEISFED HERSCHEL A
	9 925	LANCASTER AVE	WEISFELD HERSHCEL A
	10 618	ADDISON ST	WEISFELD HERSCHEL ALAN
	11 913	LANCASTER AVE	SMITH ROBERT
	12 911	LANCASTER AVE	PRESTON DIGBY M &
	13 619	COLORADO BLVD	DILBECK AUDRY & DELLA MARLENE
	14 901	LANCASTER AVE	MCKNIGHT MARY L
	15 701	COLORADO BLVD	SOUTHERN FOODS GROUP LP
	16 904	EWING AVE	DOMINGUEZ INVESTMENTS LTD
	17 909	COLORADO BLVD	BELTLINE TRINITY GATEWAY
O	18 100	R L THORNTON FWY	GRTP LTD
	19 1400	JEFFERSON BLVD	FIRST GLENDORA PARTNERS LTD
	20 1421	JEFFERSON BLVD	TRINITY BASIN PREPARATORY
	21 1413	JEFFERSON BLVD	HOOD WARREN W
	22 1417	JEFFERSON BLVD	TRINITY BASIN PREPARATORY
	23 1411	JEFFERSON BLVD	ALLEGHENY DALLAS INV
	24 1401	JEFFERSON BLVD	GARCIA CATALINA E
	25 800	LANCASTER AVE	FAIM ECONOMIC DEVELOPMENT CORP
	26 804	LANCASTER AVE	804 N LANCASTER AVENUE LLC

11/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27 810	LANCASTER AVE	AMG/TPRF II GENEVA SUBSIDIARY 3
	28 816	LANCASTER AVE	HERNANDEZ JESSE R
	29 822	LANCASTER AVE	CHANG HENRY
	30 830	LANCASTER AVE	WOOD MICHELE
	31 836	LANCASTER AVE	PRESTON DIGBY &
	32 833	EWING AVE	CAMSTAM LP
	33 825	EWING AVE	PARK HIL PROPERTY LLC
	34 819	EWING AVE	MUSIYKO KONSTANTIN
	35 824	MARSALIS AVE	MAYS GREGORY T &
	36 817	LANCASTER AVE	HALL PATRICIA A
	37 812	MARSALIS AVE	ROBINSON RONALD R
	38 800	MARSALIS AVE	DRAKEMONT JOINT VENTURE
X	39 821	LANCASTER AVE	SUPPORTIVE HOUSING INC
X	40 834	MARSALIS AVE	HILLCREST HOUSE
	41 609	COMAL ST	WIGGINS MARTIN &
	42 837	LANCASTER AVE	MOHAMAD SHAHID
	43 801	LANCASTER AVE	PETERS RICHARD D
	44 808	MARSALIS AVE	FLORES MARIA D
	45 808	MARSALIS AVE	FLORES MARIA D
	46 815	LANCASTER AVE	HALL PATRICIA
	47 830	MARSALIS AVE	HAUPERS ERIC
	48 809	LANCASTER AVE	SCOTTSDALE TE PROPERTIES LLC
	49 801	MARSALIS AVE	SALA LARRY J
	50 807	MARSALIS AVE	MARTINEK MARK
	51 811	MARSALIS AVE	JAMISON MARIANNE &
	52 817	MARSALIS AVE	WATERS ROBERT L
	53 819	MARSALIS AVE	TRI-DESERT INVESTMENTS INC
	54 820	BLAYLOCK DR	RATLIFF STEVEN
	55 816	BLAYLOCK DR	HEMBRY LISA
	56 825	MARSALIS AVE	B J TRUCKING &
O	57 829	MARSALIS AVE	REYNA KARON DEA BROW &

11/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58 835	MARSALIS AVE	WEISFELD HERSCHEL
	59 839	MARSALIS AVE	WEISFELD HERSCHEL A
	60 834	BLAYLOCK DR	HHRC D LLC
	61 832	BLAYLOCK DR	DELATORRE ALEJANDRO &
	62 808	BLAYLOCK DR	RIVERA GROUP
	63 800	BLAYLOCK DR	RIVERA GROUP LLC
	64 705	MARSALIS AVE	RADKE JONATHAN WILLIAM &
	65 716	BLAYLOCK DR	HEYLAND EDWARD A
	66 704	BLAYLOCK DR	HERNANDEZ MENDY L
	67 708	BLAYLOCK DR	THOMAS BRIAN M
	68 714	BLAYLOCK DR	DAVIS ORVILL G &
	69 507	SABINE ST	ARAMBULA INOCENCIO &
	70 707	MARSALIS AVE	WOOD MICHELE S
	71 715	MARSALIS AVE	RAVKIND WILLIAM M
	72 723	MARSALIS AVE	LSM 723 MARSALIS LP
	73 731	LANCASTER AVE	GARZON JACQUELINE L
	74 727	LANCASTER AVE	GARZON JACQUELINE
	75 704	MARSALIS AVE	ESPINOZA MARIA ELENA
	76 700	MARSALIS AVE	SIMS TROY A & SHAKEELA BROOK
	77 708	MARSALIS AVE	WOOD SHAUN D &
	78 714	MARSALIS AVE	LOPEZ DAVID
	79 718	MARSALIS AVE	CASTILLO GERRARDO G
	80 722	MARSALIS AVE	EL PATO JOINT VENTURE
	81 715	LANCASTER AVE	707 715 LANCASTER LLC
	82 707	LANCASTER AVE	707 715 LANCASTER LLC
	83 701	LANCASTER AVE	CHAVARRIA CRUZ T
	84 700	LANCASTER AVE	CRYSTAL PICON
	85 713	SABINE ST	GARCIA ZENOVIO JR
	86 707	SABINE ST	VERGARA ROBERTO
	87 706	LANCASTER AVE	FATINO FERNANDO
	88 708	LANCASTER AVE	PATINO FERNANDO

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89 712	LANCASTER AVE	CARBALLO FRANCISCO J
	90 720	LANCASTER AVE	SUPPORTIVE HOUSING INC
	91 731	EWING AVE	SUPPORTIVE HOUSING INC
	92 1	EWING AVE	ENSERCH CORP
	93 709	EWING AVE	RODRIGUEZ RAUL & CECILIA
	94 719	SABINE ST	TRIPLE VVV LLC
	95 707	EWING AVE	SALA GARRY W
	96 706	EWING AVE	AMG TPRF II GENEVA SUBSID 4 LP
	97 812	COMAL ST	TEAMES JUDY KAY
	98 716	EWING AVE	CARSON JANICE P
	99 720	EWING AVE	SALA LARRY J
	100 724	EWING AVE	LEE YUNG JA
	101 824	COMAL ST	MCCORMICK BONNIE C
	102 820	COMAL ST	OLIVER JOHN M
	103 1305	JEFFERSON BLVD	ADIA PARTNERSHIP LLC
	104 1323	JEFFERSON BLVD	SRSR INC
	105 823	SABINE ST	AVERY CHARLES E
	106 817	SABINE ST	VARGAS FEDERICO &
	107 825	SABINE ST	COX PPTIES
	108 829	SABINE ST	MONTOYA JOSE GUADALUPE &
	109 604	EWING AVE	REYNOLDS ROBERT
	110 600	EWING AVE	OBREGON BERTHA G
	111 610	EWING AVE	VALERO JESSE III & DIANE
	112 620	EWING AVE	ARGUINZONI GILBERT &
	113 618	EWING AVE	RENDON MARY B
	114 812	SABINE ST	MURILLO ERIKA
	115 624	EWING AVE	ARMENDARIZ MARTIN G &
	116 808	SABINE ST	MORIEL BENITO & EDITH
	117 628	EWING AVE	MARQUEZ ENRIQUE
	118 816	SABINE ST	DALLAS AREA RAPID TRANSIT
X	119 1215	JEFFERSON BLVD	DALLAS AREA RAPID TRANSIT

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120 602	LANCASTER AVE	SALDIVAR FAMILY LTD PS
	121 612	LANCASTER AVE	AMG/ TPRF II GENEVA SUBSIDIARY I LP
O	122 618	LANCASTER AVE	BRIGGEMAN SUSAN
	123 624	LANCASTER AVE	AURORA APT LLC
	124 625	EWING AVE	VEASLEY JAMES
	125 619	EWING AVE	DALLAS HOUSING ACQUISITION & DEVELOPMENT CORP
	126 609	EWING AVE	DALLAS HOUSING ACQUISITION & DEV CORP
O	127 613	EWING AVE	RODRIGUEZ NORA
	128 600	MARSALIS AVE	P & V INC
	129 606	MARSALIS AVE	AMG/TPRF II GENEVA SUBSIDIARY 2 LP
	130 622	MARSALIS AVE	ELAM EDNA EST OF
	131 626	MARSALIS AVE	KENNEDY LISA
	132 630	MARSALIS AVE	MARTINEZ PEDRO JOE &
	133 614	SABINE ST	HAYNES DELBERT K &
	134 616	SABINE ST	RAMOS GILBERTO VASQUEZ
	135 627	LANCASTER AVE	DSILVA JOHN
	136 623	LANCASTER AVE	REALESTATE R US INC
	137 623	LANCASTER AVE	MECCA APRIL INC
	138 609	LANCASTER AVE	AMG/TPRF II GENEVA SUBSIDIARY 2 LP
	139 609	LANCASTER AVE	BATTS DOUGLAS R
	140 619	5TH ST	FISHER BRANDY
	141 612	BLAYLOCK DR	SANDBERG LEIF A
	142 616	BLAYLOCK DR	DIETERT DALE M &
X	143 622	BLAYLOCK DR	SMITH BOB W & LINDA J
X	144 606	BLAYLOCK DR	GORDON EVA M & LESLIE W HALL
	145 611	MARSALIS AVE	OLIVER JOHN
	146 601	MARSALIS AVE	RISING TIDE LTD PS
	147 615	MARSALIS AVE	AMINI RAMIN
	148 629	MARSALIS AVE	JASSO JUANA HERMELINDA &
	149 626	BLAYLOCK DR	LOPEZ DAVID A
	150 625	MARSALIS AVE	SIXTOS ROCIO

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151 630	BLAYLOCK DR	GARCIA MARIA ELBA
	152 506	SABINE ST	SEFCIK MRS ROBERT
	153 400	5TH ST	PRATT EMRON E & ANNIE H
	154 406	5TH ST	PRICE JOHN WILEY
X	155 410	5TH ST	PENA ALFREDO & ASHLEY C
	156 414	5TH ST	RODRIGUEZ SANJUANITA EST OF
	157 418	5TH ST	CAMACHO JUAN
	158 430	5TH ST	REYES JESUS
O	159 431	6TH ST	THORNTON JENNIFER
	160 427	6TH ST	ZANUDIO MELISSA YANEZ &
	161 425	6TH ST	RAMOS JOHN C & CONNIE F
	162 423	6TH ST	VIERA JOAQUIN
	163 419	6TH ST	DAVILA JUAN M LIFE ESTATE
	164 415	6TH ST	TORRES LUIS ARMANDO
	165 411	6TH ST	FLORES ROSE
	166 401	6TH ST	WEYS CHILDRENS TRUST
	167 500	5TH ST	DUBOVE FERNANDO
O	168 510	5TH ST	PRICE JOHN W
	169 520	5TH ST	BARNARD BEVERLY A
	170 521	6TH ST	CENTENO MERCEDES
	171 519	6TH ST	DELASANCHA ANDRES
	172 515	6TH ST	GOMEZ GRACIELA
	173 511	6TH ST	BIRNBAUM ENTERPRISES LLC
	174 507	6TH ST	CRUZ LEONARDO &
	175 503	6TH ST	GARCIA MARIA ELENA
	176 501	MARSALIS AVE	STONERIDGE JOINT VENTURE
	177 531	6TH ST	GUDELMAN DEBORAH L
	178 515	MARSALIS AVE	OAK RIDGE JOINT VENTURE
	179 528	5TH ST	JOHNSON CHRISTINA
	180 523	MARSALIS AVE	CRUZ MARTHA E
	181 500	MARSALIS AVE	SANDOVAL HERMINIA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182 611	6TH ST	CARBALLO OLIVIA
	183 504	MARSALIS AVE	MARSALIS FAMILY TRUST
	184 514	MARSALIS AVE	YOCOM GALE
	185 612	5TH ST	CHILDS HAROLD K
	186 602	5TH ST	RAMIREZ GERMAN A & IRMA
	187 517	LANCASTER AVE	ALKEBULAN CHRISTIE E
	188 618	5TH ST	SOWELLS EDDY
	189 523	LANCASTER AVE	TORRES LORENZA
O	190 511	LANCASTER AVE	FAZ ISMAEL
	191 501	LANCASTER AVE	KAVANAUGH CECIL L
	192 507	LANCASTER AVE	KARIKAL GEORGE J
O	193 711	6TH ST	FLORES JOSE LUIS &
O	194 506	LANCASTER AVE	WILLIAMS GREGORY A
X	195 500	LANCASTER AVE	SEGOVIANO JUAN M &
	196 512	LANCASTER AVE	HICKORY CREEK RETAIL LP
	197 520	LANCASTER AVE	ALCANTARA JULIA
	198 518	LANCASTER AVE	ARRONA LUCIO &
O	199 501	EWING AVE	JA CONSTRUCTION SERVICES
	200 1101	JEFFERSON BLVD	MARCER INVESTMENTS LLC
	201 500	EWING AVE	AGUINAGA GLORIANA GUADALUPE
	202 500	EWING AVE	PEDROZA SALVADOR
	203 508	EWING AVE	PEDROZA SALVADOR ET AL
	204 512	EWING AVE	GRANOFF ALVIN ROY
X	205 518	EWING AVE	HUNTER WILLIAM
	206 812	5TH ST	EDDIN ALDARAGMI SALAH
	207 826	5TH ST	GAMBER MONTY
	208 820	5TH ST	MAY JOSE FRANCISCO
	209 1113	JEFFERSON BLVD	MARCER INV LLC
	210 817	6TH ST	JDJM CAPTIAL INVESTMENT LLC
	211 831	6TH ST	MARCER INVESTMENTS LLC TR
	212 821	6TH ST	LIRA MANUEL &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213 911	7TH ST	NOVA INVESTMENTS
X	214 400	FLEMING PL	MEAZELL M GEAN
O	215 1010	JEFFERSON BLVD	SWILLING JOHN T
	216 317	R L THORNTON FWY	NOVA INVESTMENT
	217 402	EWING AVE	SALINAS LEOBARDO &
	218 406	EWING AVE	SALINAS ANTONIO
	219 817	7TH ST	RODRIGUEZ ROBERTO &
	220 408	EWING AVE	SALINAS ANTONIO &
	221 414	EWING AVE	SALINAS OLGA &
	222 814	6TH ST	JDJM CAPITAL INVESTMENTS LLC
	223 420	EWING AVE	GONZALEZ JESUS S
	224 418	EWING AVE	ESTRELLA JUAN M
	225 816	6TH ST	BARTOLO VICTOR &
	226 820	6TH ST	VILLARREAL MONICO
	227 1021	JEFFERSON BLVD	CHRISTIAN CHAPEL
	228 1013	JEFFERSON BLVD	KARLEN GEORGE FRANK
	229 828	6TH ST	HERNANDEZ JAIME & MARIA E
	230 1001	JEFFERSON BLVD	KARLE GEORGE FRANK
	231 800	7TH ST	KARLEN AUTO CO INC
	232 400	LANCASTER AVE	DOMINO LAUREN M
	233 711	7TH ST	MASTERS HARVEST INC THE
	234 412	LANCASTER AVE	DALLAS CITY HOMES INC
X	235 704	6TH ST	418-422 LANCASTER LLC
X	236 418	LANCASTER AVE	418-422 LANCASTER LLC
	237 405	EWING AVE	PAULSON INGRID E &
	238 412	MARSALIS AVE	CHERBONAY AT MARSALIS
X	239 418	MARSALIS AVE	REFUGIO RIZO VASQUEZ
	240 422	MARSALIS AVE	LIME HOLDINGS LLC
	241 612	6TH ST	RAMIREZ AGRIPINA
	242 417	LANCASTER AVE	PAREDES CATALINA LEIJA EST OF
	243 616	6TH ST	LACIO ROBERT &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244 413	LANCASTER AVE	FLORES BILLY MOISES
	245 501	7TH ST	RODRIQUEZ ERNESTO V &
	246 505	7TH ST	NUNEZ ARTURO
	247 500	6TH ST	GARZA ROBERT & BRENDA
	248 506	6TH ST	CRUZ LUIS GERARDO
	249 509	7TH ST	LOPEZ JOSE G & ESTER
	250 511	LANSING ST	C & C RESIDENTIAL PROPERTIES INC
	251 510	6TH ST	MOXLEY CECELIA K
O	252 516	6TH ST	WILLIAMS SAMUEL L &
	253 532	6TH ST	PORTAL 7 LLC
	254 419	MARSALIS AVE	ARRELLANO MARIA LUCILA
	255 528	6TH ST	NANEZ BENITO M &
X	256 524	6TH ST	CASTILLO JUAN S & MARIA E
X	257 415	MARSALIS AVE	ALONSO JUAN ANTONIO &
	258 411	MARSALIS AVE	SALAZAR JOE A
X	259 516	LANSING ST	CASTILLO JUAN &
X	260 514	LANSING ST	CASTILLO JUAN &
	261 407	MARSALIS AVE	OLIVO ALBERTO &
	262 401	MARSALIS AVE	PERALTA PASCUALA J
	263 525	7TH ST	LEAL RUBEN JR & MARTA
	264 521	7TH ST	ALEJANDRO ANGELICA &
	265 531	7TH ST	GALVAN JOSE G & MARY JANE
	266 506	DENVER ST	FLORES BILLY MOISES
	267 409	7TH ST	CHAVEZ LORA A
	268 510	DENVER ST	HERNANDEZ J PASCUAL &
O	269 502	DENVER ST	FLORES JOSE &
X	270 404	6TH ST	MCELROY JOSEPH III &
	271 512	DENVER ST	WISTERIA HILLS 4 LLC
X	272 408	6TH ST	WISTERIA HILLS 11 LLC
	273 412	6TH ST	GARZA ROBERT P & BRENDA A
	274 415	7TH ST	AGUILLON JOSE L &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	275 510	LAKE CLIFF DR	HENDERSON MARLAND M
	276 421	7TH ST	GALVAN LORENZA
	277 425	7TH ST	ESTRADA NORBERTO &
X	278 420	6TH ST	WISTERIA HILLS 10 LLC
	279 422	6TH ST	CARRION BENJAMIN III &
	280 432	6TH ST	GOMEZ EDUARDO & OLGA E
	281 428	6TH ST	MOLINA BENITO
	282 433	7TH ST	HERNANDEZ VERONICA
	283 429	7TH ST	SALINAS CANDELARIO
X	284 333	STARR ST	SIERRA JOSE AMPARO
X	285 401	8TH ST	MACIAS EDGAR ALEXANDER
X	286 407	8TH ST	MACIAS EDGAR A
	287 313	LAKE CLIFF DR	PANIAGUA MARTIN
	288 327	STARR ST	CEJA OCTAVIANO
	289 413	8TH ST	MUNOZ JULITA PADILLA
	290 324	DENVER ST	GASPAR PASTOR A
	291 314	DENVER ST	JASSO MARIA CLARA &
	292 340	LAKE CLIFF DR	GOMEZ ALMA
X	293 317	LAKE CLIFF DR	LEAL FEDERICO M
	294 321	LAKE CLIFF DR	PEREZ PAUL & FIDELFA
	295 326	DENVER ST	SILVAS MARIA L
	296 316	DENVER ST	AVALOS SANTIAGO LOPEZ &
	297 328	DENVER ST	AVALOS SANTIAGO L
	298 329	LAKE CLIFF DR	ORTIZ ERLINDA ESTATE OF
	299 325	LAKE CLIFF DR	MAGNA RAUL
	300 336	LAKE CLIFF DR	RODRIGUEZ CAROLYN EST OF
	301 330	DENVER ST	ORTA J G
	302 402	DENVER ST	FLORES RUBEN G
	303 403	LAKE CLIFF DR	SANCHEZ FELIBERTO
	304 407	LAKE CLIFF DR	HERNANDEZ IRMA ROJAS
	305 400	DENVER ST	ORTA JOSE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	306 412	DENVER ST	RECINOS SANTOS & IMELDA
	307 415	LAKE CLIFF DR	AMADOR MARIA DE LOURDES
	308 411	LAKE CLIFF DR	MENDOZA MERCEDES
	309 421	LAKE CLIFF DR	TREVINO MARIA ESTELLA
	310 424	DENVER ST	MEDINA MARIA LIF EST
	311 422	DENVER ST	MEDRANO DANIEL &
	312 419	LAKE CLIFF DR	DIOSDADO ERMELINDA & JUAN
	313 430	DENVER ST	ALCARAZ BASILIO
	314 434	DENVER ST	MCCORKLE LELA
	315 435	LAKE CLIFF DR	BARRERAS ALFREDO & ESTELA
	316 426	DENVER ST	PEREZ RODOLFO M
	317 429	LAKE CLIFF DR	ANGUIANO JOE T & HELEN R
	318 431	LAKE CLIFF DR	BARRERA ALFREDO & BARRERA
	319 410	LAKE CLIFF DR	CORONA JOSE & JULIA
	320 406	LAKE CLIFF DR	GOMEZ BRIGGET CHAVEZ
	321 416	7TH ST	PRADO FELIPA DEJESUS
	322 408	LAKE CLIFF DR	GARCIA PETE
	323 420	7TH ST	PINONES MARY
	324 419	STARR ST	RODRIQUEZ HERLINDA
	325 403	STARR ST	CHAVEZ LORA A
	326 405	STARR ST	MARQUEZ FELIX &
	327 409	STARR ST	ROMERO JOSE ASCENCION &
	328 326	LAKE CLIFF DR	JIMENZ ENRIQUE ROBERTO
	329 321	STARR ST	THOMPSON ALVA
	330 319	STARR ST	BRYANT ELIZABETH
	331 314	LAKE CLIFF DR	JUDKINS DAVID PAUL SR &
	332 318	LAKE CLIFF DR	SANCHEZ RUBI &
	333 431	8TH ST	FLORES ARMANDO
	334 315	STARR ST	MARTINEZ RAMON
	335 317	STARR ST	MORALES JORGE D &
	336 501	8TH ST	FRANCO TINA M

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	337 312	STARR ST	RILEY CHRISTINE
	338 509	8TH ST	GOMEZ RUTH
	339 505	8TH ST	GOMEZ JUAN &
	340 316	STARR ST	DIAZ CRISPIN & ROSA M
	341 308	STARR ST	BALDERAS MARTIN R
	342 513	8TH ST	DORSEY MRS M E
	343 517	8TH ST	SALINAS ELIDA
	344 521	8TH ST	ALVAREZ JORGE
	345 410	STARR ST	ESQUIVEL RAFAEL
	346 508	7TH ST	RECIO JESUS & GRACIELA
	347 500	7TH ST	PARRA ROLANDO
	348 415	LANSING ST	ROSS DON L &
	349 411	LANSING ST	OLGUIN JAIME O
	350 407	LANSING ST	BARAJAS ADELAIDA
	351 403	LANSING ST	NARVAEZ JUAN MANUEL
	352 317	LANSING ST	VEGA JUAN
	353 525	8TH ST	LEAL ELVIRA TRUSTEE FOR
	354 525	8TH ST	LEAL FAMILY PARTNERSHIP
	355 529	8TH ST	DALLAS TORTILLAS INC
	356 310	LANSING ST	LEAL RUBEN R
	357 315	MARSALIS AVE	LEAL FAMILY PARTNERSHIP
	358 316	LANSING ST	MEDINA MIGUEL & SACORRO
	359 400	LANSING ST	DURAN FELIPE
	360 317	MARSALIS AVE	SALINAS ELIDA ETAL
	361 323	MARSALIS AVE	MORENO CESAREO & MARIA
X	362 339	MARSALIS AVE	MARTINEZ MARGARET &
	363 335	MARSALIS AVE	KNOX WILLIAM T
O	364 331	MARSALIS AVE	LEIJAALVARADO LIDIA
	365 327	MARSALIS AVE	TENIENTE LEONELA
	366 418	LANSING ST	FLORES BILL
	367 414	LANSING ST	HERRERA BENJAMIN N &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	368 408	LANRING ST	RAMIREZ MARIE E
	369 406	LANRING ST	ACEVEDO EVANGELINA G
	370 306	MARSALIS AVE	SOUTHLAND CORP 12292
	371 302	LANCASTER AVE	FERNANDEZ GUSTAVO
	372 312	LANCASTER AVE	GARCIA ZENOBIO JR
	373 324	LANCASTER AVE	Dallas ISD
	374 326	LANCASTER AVE	HERNANDEZ DAVID E
	375 336	LANCASTER AVE	J&M 401K LLC
	376 722	7TH ST	MARCER INVESTMENTS
	377 321	EWING AVE	AYZ GROUP INC
	378 315	EWING AVE	MAHER PROPERTIES TWO
	379 301	EWING AVE	TGFB PROPERTIES INC
	380 314	EWING AVE	MAZZMANIA LP
	381 326	EWING AVE	BANDA RAUL & EPIFANIA
	382 330	EWING AVE	WOOD CORA ANN
	383 945	JEFFERSON BLVD	KARLEN AUTO COMP INC
X	384 921	8TH ST	PATEL RAJNIKANT L
	385 910	JEFFERSON BLVD	MORRISON JAY II
	386 909	8TH ST	MARTINEZ FERNANDO
	387 920	7TH ST	MCLAIN JESSE C &
	388 924	DALE ST	MARTINEZ RAUL & LETICIA
	389 911	8TH ST	ABDOLLAHIDEMENEH MORTAZA
	390 920	DALE ST	LACKEY HARRY T JR &
O	391 912	DALE ST	ABDOLLANIDEMENEH MORTAZA
	392 908	DALE ST	QUEME EASTER MARISELVA
	393 904	DALE ST	MORRISON JAY R
O	394 913	DALE ST	LOUETTAS PLACE LLC
O	395 917	DALE ST	LOUETTA S PLACE LLC
	396 921	DALE ST	MCLAIN MARGARET A
	397 925	DALE ST	MCCRARY HOLDINGS I LLC
	398 914	7TH ST	MCLAIN JESSE C &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	399 908	7TH ST	GALINDO SERVANDO
	400 904	7TH ST	KARLEN GEORGE F
	401 842	JEFFERSON BLVD	MAGHAIDA BLANCA A &
	402 912	8TH ST	MARTINEZ ELSA C
	403 920	8TH ST	RATH MARY L
	404 930	8TH ST	RIOS PROPERTIES LLC
	405 935	CHURCH ST	MORA GUADALUPE
	406 939	CHURCH ST	MORA & ASSOCIATES
	407 927	CHURCH ST	DD MCDONALD
	408 915	CHURCH ST	BRAVO ALFREDO & BERTHA
	409 911	CHURCH ST	CEDILLO MARIA
	410 905	CHURCH ST	VILLEGAS VENANCIO
	411 901	CHURCH ST	VILLEGAS VENANCIO
	412 904	CHURCH ST	MARTINEZ LUIS H & ELIA
	413 906	CHURCH ST	MARTINEZ LUIS H & ELIA
	414 908	CHURCH ST	GRIMES D W
	415 912	CHURCH ST	GRIMES DAVID & RHONDA
	416 926	CHURCH ST	CALIXTO ARACELY
	417 920	CHURCH ST	MACIAS JUAN I & PATRICIA
	418 930	CHURCH ST	MASTERS KETAN & KUSUM
	419 465	R L THORNTON FWY	MASTERS KETAN & KUSUM
	420 909	9TH ST	GALARZA JOSE
	421 911	9TH ST	GALARZA MARTHA
	422 901	9TH ST	MARQUEZ EFRAIN
	423 905	9TH ST	CERVANTES DAVID & BLANCA
	424 817	9TH ST	LOPEZ SIMON C
	425 811	9TH ST	KING SHAUNTAI H
	426 815	9TH ST	GUSTAVO QUEME LUES
	427 200	MARSALIS AVE	REEVES GEORGE M ET AL
O	428 124	MARSALIS AVE	BALLAS VICTOR
	429 134	MARSALIS AVE	VILLAFRANCO JOSE B &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	430 102	EWING AVE	LONGORIA LOUIS A
	431 108	EWING AVE	PUENTE DANIEL JAMES
	432 806	9TH ST	LONGORIA LOUIS A
	433 810	9TH ST	EMMETT SAM
	434 822	9TH ST	EMMETT JOSEPHINE
	435 525	R L THORNTON FWY	CHUNG TAI Y & SOON E
	436 837	10TH ST	MONZURES ERASMO
	437 835	10TH ST	LOVE DELLA CARTER
	438 825	10TH ST	HERNANDEZ ISAAC
	439 821	10TH ST	LEWIS DWIGHT E
	440 817	10TH ST	DAL CO RACING PIDGEON
	441 824	BETTERTON CIR	LES TAYLOR PONTIAC INC
	442 828	BETTERTON CIR	MYRICK HORACE C JR &
	443 820	BETTERTON CIR	ROBINSON PATRICIA A &
	444 816	BETTERTON CIR	WRIGHT FLOYD
	445 900	BETTERTON CIR	TAYLOR LES PONTIAC
	446 830	BETTERTON CIR	MYRICK HORACE JR &
	447 902	BETTERTON CIR	TAYLOR LES PONTIAC INC
	448 128	LANCASTER AVE	TAYLOR PONTIAC INC
	449 108	LANCASTER AVE	LES TAYLOR PONTIAC INC
	450 702	10TH ST	GOODE BARBARA ANN
	451 129	EWING AVE	TAYLOR LES PONTIAC INC
	452 133	EWING AVE	TAYLOR LES PONTIAC INC
	453 719	11TH ST	TAYLOR PONTIAC INC
X	454 129	LANCASTER AVE	TORRES MIGUEL A
	455 133	LANCASTER AVE	GOODE BARBARA ANN
	456 133	LANCASTER AVE	TAYLOR PONTIAC
	457 617	11TH ST	TAYLOR BARBARA ANN
	458 246	MARSALIS AVE	FOUNTAIN VILLA JV
	459 220	MARSALIS AVE	SECKER BETTY 1
	460 206	MARSALIS AVE	RUBIO REYNA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	461 212	MARSALIS AVE	BUENO MARIA AUDELIA
	462 202	MARSALIS AVE	VIRGINIA JV
	463 237	LANCASTER AVE	JOSEPH GEORGE K
	464 600	R L THORNTON FWY DALLAS CITY OF ETAL	
	465 232	LANCASTER AVE	AZTEC APT
O	466 208	LANCASTER AVE	RISPOLI ANTHONY M
	467 213	EWING AVE	LAFUENTE LUPE
	468 223	EWING AVE	MONARCH HOSPITALITY INC
	469 300	MARSALIS AVE	Z B EAGLE PARTNERS LTD
	470 311	8TH ST	GONZALEZ JOSE E & EMMA
	471 321	8TH ST	JMTT&Z LLC
	472 330	PATTON AVE	TORRES EFRAIN &
	473 334	PATTON AVE	MENDOZA IRENE
	474 311	DENVER ST	ZAMORA JONNY
	475 313	DENVER ST	YOUNG JUSTIN
	476 338	PATTON AVE	REYES ISIDRO G &
	477 300	STEINMAN AVE	DELGADO JUAN & MARIA
	478 304	STEINMAN AVE	SILVA RUBEN
O	479 308	STEINMAN AVE	CANDIDO ENCARNACION
	480 321	DENVER ST	LOPEZ RODOLFO &
	481 333	DENVER ST	LOPEZ SERGIO A
	482 319	DENVER ST	GARCIA HECTOR & MARIA
	483 303	STEINMAN AVE	GOMEZ EDUARDO & OLGA
	484 410	PATTON AVE	ANGEL ISIDRO &
	485 305	STEINMAN AVE	DELGADILLO EDUARDA EST OF
	486 307	STEINMAN AVE	GARCIA RAFAEL R
	487 313	STEINMAN AVE	GARCIA RAFAEL RAMIREZ
	488 407	DENVER ST	SOLORZANO ZEFERINO
	489 411	DENVER ST	CARBAJAL VELIA
	490 405	DENVER ST	DELEON SEVERO
	491 414	PATTON AVE	SILVA JOSE L

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	492 424	PATTON AVE	MACHADO MARCO A &
O	493 415	DENVER ST	ARAIZA JUAN J & ROSA M
	494 425	DENVER ST	SILVA YOLANDA
	495 302	7TH ST	MENDOZA JUANA SILVA &
	496 310	7TH ST	LARA ALFONSO S LIFE EST &
	497 314	7TH ST	SALAS ARMANDO & MARIA
	498 316	7TH ST	CAPISTRAN ADRIANA
	499 320	7TH ST	LOPEZ ROGER II ET AL
	500 303	7TH ST	VELAZQUEZ MARIA M
	501 307	7TH ST	HERNANDEZ FRANCISCO &
	502 311	7TH ST	NINO LUIS &
O	503 315	7TH ST	MENDOZA JUANA
	504 317	7TH ST	BARRERA LAEL
	505 302	6TH ST	RAMOS OSCAR LIF EST
	506 306	6TH ST	AGUILAR FERMIN
	507 310	6TH ST	FLOYD WILLIAM R LIFE ESTATE
	508 320	6TH ST	CHAVEZ SULEMA CARDENAS &
	509 324	6TH ST	GONZALEZ MIGUEL &
	510 800	10TH ST	MATTHEWS WILLIAM ANDREW
	511 116	EWING AVE	TAYLOR LES PONTIAC INC
	512 811	BETTERTON CIR	TAYLOR LES PONITAC INC
	513 814	10TH ST	JOHNSON GLENN ETAL
	514 824	10TH ST	GONZALEZ TERESA
	515 831	BETTERTON CIR	MARQUEZ EFRAIN
	516 830	10TH ST	GONZALEZ MARIA
	517 845	BETTERTON CIR	IGBOKWE OBI E
	518 904	10TH ST	CRANFORD EVIES O &
	519 903	BETTERTON CIR	WEATHERALL T W
	520 907	BETTERTON CIR	TAYLOR LES PONTIAC
	521 908	10TH ST	ROGERS BILLY JOE
	522 916	10TH ST	HERREROS MARY HELEN

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	523 916	10TH ST	CASTELAN ALEX
	524 912	10TH ST	WADE DORA
	525 201	8TH ST	GOMEZ JOHN M &
	526 207	8TH ST	GOMEZ JOHN MARTIN
	527 215	8TH ST	RUIZ RAMON & BERTHA A
	528 211	8TH ST	TORRES RICARDO & MARIA
	529 217	8TH ST	GOMEZ MICHAEL J
X	530 1201	ELDORADO AVE	WISTERIA HILLS I LLC
X	531 1106	BALLARD AVE	MONTGOMERY AUDREY LEE ANN
X	532 1112	BALLARD AVE	ANNIS BETTY JEAN SHORES LIFE ESTATE
	533 1116	BALLARD AVE	GRIFFIN CLINT
	534 1118	BALLARD AVE	BECKLEY PROPERTIES LTD
X	535 1124	BALLARD AVE	WALDEN PAUL &
	536 1126	BALLARD AVE	COLECIO JUAN ANTONIO &
X	537 1132	BALLARD AVE	MCFADDEN SHARON A &
	538 1136	BALLARD AVE	METHODIST HOSPITALS OF DALLAS
	539 1212	MADISON AVE	MOJICA MARIA
	540 1129	BECKLEY AVE	GREENHOUSE CLYDE
	541 1127	BECKLEY AVE	CHOUDRY YASIN
	542 1115	BECKLEY AVE	BECKLEY PPTIES LTD
X	543 1101	BECKLEY AVE	BECKLEY PPTIES LTD
X	544 1300	MADISON AVE	122S HAMPTON LLC
	545 1304	MADISON AVE	CASTILLO SIMON III
	546 222	COLORADO BLVD	TEXAS WAGGONER CORPORATION &
	547 1211	ZANG BLVD	PECAN DELUXE CANDY CO
	548 1317	MADISON AVE	NEWMAN WILLIAM E JR
	549 1202	BECKLEY AVE	TRITON BECKLEY LLC
	550 1309	MADISON AVE	MARTINEZ BROS INV
	551 1218	BECKLEY AVE	MARTINEZ BRO INV
	552 1211	BECKLEY AVE	BECKLEY PLACE PARTNERS LP
	553 1221	BECKLEY AVE	DEJONG VLADI &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	554 200	COLORADO BLVD	KECHEJIAN TRUST
O	555 1322	BECKLEY AVE	JONES VICKI D
O	556 116	OAKENWALD ST	BARR JOHN H TRUSTEE
	557 1339	ENGLEWOOD DR	KESSLER WOMERNS GROUP LLC
O	558 1333	ENGLEWOOD DR	BARR MARY CHRISTIAN TRUST
O	559 1329	ENGLEWOOD DR	BARR BURT JR
O	560 1325	ENGLEWOOD DR	BARR JOHN H
	561 1307	ENGLEWOOD DR	AMIRGHOLIZADEH KARIM
	562 123	COLORADO BLVD	AMIR KARIM
O	563 211	COLORADO BLVD	BARR MARY CHRISTIAN TRUST
O	564 203	COLORADO BLVD	MARY CHRISTIAN BARR TRUST
O	565 1334	ENGLEWOOD DR	BARR JOHN ETAL
O	566 1336	ENGLEWOOD DR	BARR JOHN HOLMAN II TR
O	567 1338	ENGLEWOOD DR	BARR JOHN HOLMAN II TR
	568 1345	PLOWMAN AVE	COLLIE LUIS R
	569 1341	PLOWMAN AVE	GENA WEST LLC
	570 1339	PLOWMAN AVE	S&N PARTNERS
	571 1327	PLOWMAN AVE	SANCHEZ DINO &
	572 1323	PLOWMAN AVE	RKCBJF LLC
	573 1321	PLOWMAN AVE	WASHBURNE RAY TRUSTEE
	574 1402	ENGLEWOOD DR	DEAN PATRICK J
	575 1406	ENGLEWOOD DR	METHODIST HOSPITALS OF DALLAS
	576 1426	ENGLEWOOD DR	BUCKOVAN ROBERT SCOTT
X	577 1430	ENGLEWOOD DR	BUCKOVAN COPE CYNTHIA JEAN
	578 1438	ENGLEWOOD DR	DIAZ MARY G
	579 1431	PLOWMAN AVE	METHODIST HOSPITALS OF DALLAS
	580 1405	PLOWMAN AVE	MORTENSEN VIBEKE M
	581 1403	ENGLEWOOD DR	METHODIST HOSPITALS OF DALLAS
	582 1047	ELDORADO AVE	MORENO MARIO
	583 1031	ELDORADO AVE	MONTANI MARIA CLAUDIA
	584 1027	ELDORADO AVE	ARMSTRONG DAVID

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	585 1019	ELDORADO AVE	BEHRMANN SUSAN
X	586 1032	ELSBETH ST	GRANADOS ANDRES &
X	587 1035	ELDORADO AVE	MENDOZA JUAN
	588 124	NECHES ST	MONRIAL JOSE F &
	590 1037	ELDORADO AVE	ALARDIN PEDRO G
O	591 130	NECHES ST	RICO JOSE LUNA &
	592 1218	BISHOP AVE	AXXIS ENTERPRISES
	593 1171	MADISON AVE	KECHEJIAN TRUST
	594 600	ELSBETH ST	ALIGN LP
	595 610	ELSBETH ST	FLORES JUAN &
O	596 630	ELSBETH ST	BALLAS VICTOR & VA CAPITAL LLC
O	597 635	ZANG PL	BISHOP 1910 PARTNERS LTD
	598 612	ZANG BLVD	DALLAS COUNTY SCHOOL
	599 601	BECKLEY AVE	DALLAS COUNTY SCHOOL TRUS
	600 718	ZANG BLVD	DALLAS COUNTY SCHOOLS
	601 737	BECKLEY AVE	BUSTAMANTE ANTONIO &
	602 735	BECKLEY AVE	HODGES RAMONA G
	603 727	BECKLEY AVE	LOPEZ ISRAEL
	604 733	BECKLEY AVE	LOPEZ ISRAEL
O	605 719	BECKLEY AVE	TONGRA LP
	606 723	BECKLEY AVE	YBARRA MARY MAGDALENA
	607 707	BECKLEY AVE	GOMEZ RAY
	608 700	ELSBETH ST	FUENTES VIRGINIA PEREZ
	609 708	ELSBETH ST	SIROOSIAN RAMIN
	610 712	ELSBETH ST	3M 707 ZANG LLC
	611 716	ELSBETH ST	LEE MARIE E
	612 720	ELSBETH ST	AFA DEVELOPMENT LLC
	613 732	ELSBETH ST	PENA JESUS H &
	614 726	ELSBETH ST	GUEL ELIZABETH
	615 734	ELSBETH ST	CASTILLO GERARDO
	616 736	ELSBETH ST	WHITEAKER BETTYE M

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	617 733	ZANG BLVD	PENA JESUS H & IRMA
	618 727	ZANG BLVD	CHERNOCK CHRISTIAN
	619 723	ZANG BLVD	GOMEZ CELIA O
	620 719	ZANG BLVD	GALICIA GUILLERMO
	621 715	ZANG BLVD	3M 707 ZANG LLC
	622 707	ZANG BLVD	HERSH KAPLAN RAY
	623 707	ZANG BLVD	HERSH BERNARD J ETAL
	624 810	ELSBETH ST	COUCH KEDRIC
	625 814	ELSBETH ST	LOPEZ BENITO JR
X	626 818	ELSBETH ST	ELAINE S GORENSTEIN
	627 820	ELSBETH ST	TOVAR MARTIN
	628 828	ELSBETH ST	TUCKER MICHAEL BRITT &
	629 835	ZANG BLVD	GEMSK LLC
	630 813	ZANG BLVD	MINOR TIMOTHY &
X	631 801	ZANG BLVD	BECKLEY PROPERTIES LTD
	632 807	ZANG PL	MINOR TIMOTHY
	633 839	BECKLEY AVE	VINES DAN
	634 900	ZANG BLVD	READ JOHN H II &
	635 908	ZANG BLVD	SALAZAR JOSE
	636 1118	ELSBETH ST	SALDIVAR FAMILY I LIMITED PARTNERSHIP
	637 912	ZANG BLVD	NEFFENDORF SHANNON
	638 917	BECKLEY AVE	SALDIVAR FAMILY I LTD PS
	639 909	BECKLEY AVE	BREETE LLC
	640 907	BECKLEY AVE	DELGADILLO JOSE LUIS
	641 903	BECKLEY AVE	TORRES LUIS & MARIA G
O	642 1006	ZANG BLVD	GARCIA MAGDALENA &
	643 1018	ZANG BLVD	KAEMERLE HAROLD JR &
	644 1030	ZANG BLVD	CHONG JOHN
X	645 1010	ZANG BLVD	KAEMERLE HAROLD JR ET AL
	646 1003	BECKLEY AVE	KAEMERLE HAROLD JR & C A E C TRUST &
	647 900	ELSBETH ST	GRACE PRESBYTERY INC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	648 918	ELSBETH ST	WHISENANT LAUREL K
	649 901	ZANG BLVD	GRACE PRESBYTERY INC
	650 1039	ZANG BLVD	MALLEY JOSEPH H & MARY L
	651 1045	ZANG BLVD	MALLEY JOSEPH H &
	652 1019	ZANG BLVD	DALAL KARIM & RAYAN DALAL
	653 1020	ELDORADO AVE	MENDOZA OSCAR
	654 1007	ZANG BLVD	ESTES NOLAN TRUSTEE &
	655 1006	ELSBETH ST	CROW ELISABETH A
O	656 1011	ZANG BLVD	MATA MARIA &
	657 1033	ZANG BLVD	VICTOR BALLAS & VA CAPITAL
	658 1015	ZANG BLVD	AVERITE CHRISTOPHER J
X	659 1024	ELDORADO AVE	CORTEZ NATIVIDAD
X	660 1000	ELSBETH ST	HERRERA RUBEN D
	661 143	5TH ST	ALATORRE DANIEL &
	662 1035	ZANG BLVD	VICTOR BALLAS & VA CAPITAL
	663 147	5TH ST	GALVAN ALFREDO GONZALEZ &
	664 1003	ZANG BLVD	FISCAL GABRIEL AND MARIA DE LA LUZ FISCAL
	665 1022	ELDORADO AVE	BARRIENTOS EMILIO A &
	666 1016	ELDORADO AVE	CALZADA ANTONIO
	667 1010	ELSBETH ST	DREILING COURTNEY
	668 139	5TH ST	AMADOR JUAN
	669 414	R L THORNTON FWY	County of Dallas
	670 2008	BECKLEY AVE	DEALEY LTD
O	671 1916	BECKLEY AVE	REID JON ROY
O	672 119	OREGON AVE	TRINITY FLOOR CO INC
O	673 1902	BECKLEY AVE	TRINITY FLOOR COMPANY
O	674 1902	BECKLEY AVE	SUNDOWN ASSOCIATES
O	675 129	OREGON AVE	GVIRTZ JOE H
O	676 211	OREGON AVE	TRINITY HARDWOOD DISTRIBUTORS INC
O	677 123	OREGON AVE	123 E OREGON JV
O	678 125	OREGON AVE	123 E OREGON JV

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	679 301	GREENBRIAR LN	BANKS BRYAN F
	680 1720	PLOWMAN AVE	HOLLEMAN BILLIE C
	681 317	DEALEY ST	TEXAS UTILITIES ELEC CO
O	682 126	OREGON AVE	OREGON AVE PROPERTIES LLC
O	683 110	OREGON AVE	REID BUILDING COMPANY
	684 101	MORGAN AVE	NEW MT GILEAD BAPTIST CH
	685 1805	SPANN ST	STEARNS KENNETH & NAOMI R
	686 1813	PLOWMAN AVE	MCKEMIE M JEAN
	687 218	OREGON AVE	IRA PLUS SOUTHWEST LLC
	688 214	OREGON AVE	WANG GLOBALNET
O	689 1802	SPANN ST	SUNDOWN PROPERTIES LLC
	690 1710	BECKLEY AVE	DALLAS COUNTY SCHOOLS
	691 123	JULIAN ST	HOLLEMAN CONST CO
	692 127	JULIAN ST	HOLLEMAN CONSTRUCTION
	693 1707	SPANN ST	TOBIAS MANUEL S
	694 234	MORGAN AVE	PEREZ GUILLERMO &
	695 230	MORGAN AVE	CHOI MI HYUN
	696 208	MORGAN AVE	STEARNS KENNETH L
	697 213	JULIAN ST	CORONADO PIOQUINTO &
	698 221	JULIAN ST	CORONADO PIOQINTO &
	699 132	JULIAN ST	DARYL RICHARDSON GOURMET CATERING INC
	700 1616	BECKLEY AVE	STEWARD MICHAEL
	701 1620	BECKLEY AVE	STEWARD MICHAEL LEE
	702 115	GREENBRIAR LN	MIMS JACK A &
	703 123	GREENBRIAR LN	RICHARDSON DARYL GOURMET CATERING INC
	704 1619	PLOWMAN AVE	STEARNS NAOMI RUTH
	705 214	JULIAN ST	LOCHRIDGE JOHN O JR
	706 210	JULIAN ST	PITMAN LAURIE TRUSTEE
	707 200	JULIAN ST	RICHARDSON GERALD R
	708 227	GREENBRIAR LN	AMERICAN WAY INC
	709 231	GREENBRIAR LN	HUNT ROBERT W

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	710 235	GREENBRIAR LN	HUNT ROBERT
	711 323	GREENBRIAR LN	ATA APARTMENTS LTD
	712 1407	ZANG BLVD	THE RANKIN CORPORATION
	713 202	NEELY ST	VALDEZ YOLANDA E
	714 632	BECKLEY AVE	PEREZ MAXIMO JR & PETRA
	715 204	NEELY ST	GUERRERO TERESA
	716 116	NEELY ST	PRADO MINERVA
	717 303	PATTON AVE	CUADROS APOLONIO
	718 309	PATTON AVE	QUINTERO MARIA
	719 120	NEELY ST	AGUIRRE ANDRES &
	720 311	PATTON AVE	NARRO LORENZO A & ROSA M
	721 317	PATTON AVE	MONDRAGON ROGELIO
	722 321	PATTON AVE	NARRO CAMERINA V
	723 325	PATTON AVE	ALONSO RUBEN & MARIA DEL
	724 329	PATTON AVE	ZUNIGA JUAN
	725 205	DAVIS ST	CFS 1 LTD
	726 333	PATTON AVE	MATA FRAYNOE & EVELIA
	727 335	PATTON AVE	TAMAYO MARIA REYNA
	728 620	CRAWFORD ST	DOMINGUEZ MARIA G &
	729 710	BECKLEY AVE	MARTINEZ SILVERIO SR
	730 716	BECKLEY AVE	CALDERON JORGE A
	731 732	BECKLEY AVE	MONTOYA BLANCA E L
	732 714	BECKLEY AVE	YBARRA MAGDALENA
	733 736	BECKLEY AVE	FIRA MARIA DEL CARMEN
	734 702	BECKLEY AVE	MARTINEZ BENJAMIN
	735 720	BECKLEY AVE	ORTIZ JESUS & MARIA
	736 728	BECKLEY AVE	RAMIREZ BENJAMIN &
	737 730	BECKLEY AVE	DIODATI MONICA CHIARA
	738 341	PATTON AVE	JASSO CESILIA
	739 343	PATTON AVE	GONZALEZ VICENTE R &
	740 345	PATTON AVE	DIAZ MARCELINO

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	741 347	PATTON AVE	REYES RICARDO
	742 401	PATTON AVE	HERNANDEZ TEODORO ETAL
	743 405	PATTON AVE	PEREZ RICARDO M & PETRA
	744 411	PATTON AVE	GIL JO JESUS G & SILVIA
	745 413	PATTON AVE	PUENTE JANET &
	746 417	PATTON AVE	SALINAS ELIDA &
	747 421	PATTON AVE	WALTER MORTGAGE CO LLC
	748 701	CRAWFORD ST	ARECHAR FRANCISCO &
	749 707	CRAWFORD ST	GARCIA JORGE & LIDIA
	750 711	CRAWFORD ST	JASSO JUANA H &
	751 715	CRAWFORD ST	CHAVEZ ROMEO
	752 719	CRAWFORD ST	LOPEZ JUAN C
	753 723	CRAWFORD ST	TORRES OLGA M
	754 727	CRAWFORD ST	TORRES JOSE G EST OF
	755 731	CRAWFORD ST	GOEN ERIK D
	756 735	CRAWFORD ST	DIAZ MARIA TERESA
	757 739	CRAWFORD ST	DIAZ ELENO NINO &
	758 700	CRAWFORD ST	CENDEJAS VICENTE A
	759 706	CRAWFORD ST	ROJAS HUMBERTO CARLOS &
	760 710	CRAWFORD ST	MUNIZ MIGUEL & MARIA D C
	761 714	CRAWFORD ST	JUAREZ MARIO
	762 718	CRAWFORD ST	VALVERDE PABLO
	763 722	CRAWFORD ST	JUAREZ MARIO & EDILIA A
	764 728	CRAWFORD ST	FLORES MAURILIO &
	765 730	CRAWFORD ST	ORTIZ JESUS &
X	766 734	CRAWFORD ST	HERNANDEZ PEDRO & FELIPA
	767 738	CRAWFORD ST	CARRIZALES EDWARD
	768 212	CANTY ST	IBARRA MANUEL GONZALEZ &
	769 211	NEELY ST	ABONZA SUSANO &
	770 218	CANTY ST	HERRERA HUMBERTO
	771 220	CANTY ST	RAMIREZ FELIPE &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	772 215	NEELY ST	GONZALEZ JUAN & MARIBEL
	773 219	NEELY ST	MAGDALENO RAMIRO & MARIA
	774 223	NEELY ST	LOPEZ ENRIQUE P &
	775 838	BECKLEY AVE	WILSON ZAMORA INVESTMENTS
	776 818	BECKLEY AVE	SAMUEL DEXTER
	777 812	BECKLEY AVE	TORRES MARTIN
	778 800	BECKLEY AVE	SOLORZANO JUAN E &
	779 808	BECKLEY AVE	SAUCEDO NICOLAS & MARIA
	780 832	BECKLEY AVE	BAEZA LORENA
	781 828	BECKLEY AVE	TONGRA LP
	782 820	BECKLEY AVE	GARCIA RAFAEL QUEVEDO &
	783 824	BECKLEY AVE	CHRISTENSEN JANELLE M
	784 826	BECKLEY AVE	BOBO LINDA
	785 804	BECKLEY AVE	TIDEY CRAIG
	786 809	CRAWFORD ST	MENDEZ MANUEL
	787 811	CRAWFORD ST	ESTRADA FEDERICO &
	788 817	CRAWFORD ST	AKHAVIZADEH CYRUS
	789 823	CRAWFORD ST	MOONEY RICHARD LEE
	790 825	CRAWFORD ST	ROMIG RANDALL ROBERT
	791 829	CRAWFORD ST	GENA NORTH LLC
	792 112	6TH ST	RAMOS TONY M &
	793 835	CRAWFORD ST	ADAME MARIA
	794 124	6TH ST	GENA NORTH LLC
	795 230	6TH ST	TORRES PABLO &
	796 228	6TH ST	CASTRO PEDRO & LINA
	797 226	6TH ST	LUEVANO MATTHEW A
	798 222	6TH ST	CYMMION TERRINGTON G
	799 216	6TH ST	SANCHEZ JUAN JOSE
	800 824	CRAWFORD ST	VASQUEZ MARIA Z CADENA
	801 820	CRAWFORD ST	COUCH KEDRIC &
	802 816	CRAWFORD ST	JONES ELIZABETH M

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	803 812	CRAWFORD ST	COUCH KEDRIC & PAT COUCH
	804 800	CRAWFORD ST	CHUPA JAMES EDWARD &
	805 213	CANTY ST	MILLER GENE BELL
	806 215	CANTY ST	ALVARADO JUAN &
	807 427	PATTON AVE	BELMONTE JOSE O &
	808 431	PATTON AVE	TORRES JOSE JAIME & TORRES SILVIA
	809 435	PATTON AVE	TORRES BONIFACIO & AURORA
	810 439	PATTON AVE	ORTIZ MOSES &
	811 511	PATTON AVE	TOVAR VALENTIN
	812 503	PATTON AVE	FRANCO RAMON JR
	813 507	PATTON AVE	VILLEGAS SYLVESTRE
	814 213	CANTY ST	MILLER GENE BELL
	815 313	6TH ST	VARELA CRUZ LIFE ESTATE
	816 303	6TH ST	VARELA CRUZ LIFE EST
	817 305	6TH ST	VANIAN MARY TRUSTEE
X	818 320	5TH ST	CLAXTON JAMES D
	819 323	6TH ST	RODRIGUEZ MARY
	820 302	5TH ST	MAY SHARON K
X	821 307	6TH ST	WISTERIA HILLS 9 LLC
	822 222	5TH ST	LEON ROBERT
	823 306	5TH ST	GARRISON JEFFERY &
	824 310	5TH ST	CASTRO JOHN J
	825 316	5TH ST	PETERSON JAY
	826 1122	ZANG BLVD	FORD KAYCE L & NEAL P &
	827 1118	ZANG BLVD	SPILLERS ALLEN & DONNA
	828 1112	ZANG BLVD	ELEVEN12 PROPERTIES LLC
	829 1106	ZANG BLVD	DALLAS PROPERTY TRUST
	830 1104	ZANG BLVD	WALIA & SONS REAL ESTATE INC
	831 1032	BECKLEY AVE	PARKER LEON
	832 1028	BECKLEY AVE	WHATLEY KATRINA L &
	833 1026	BECKLEY AVE	HALL PATRICIA A

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	834 1022	BECKLEY AVE	SCHULTZ MEREDITH
	835 1018	BECKLEY AVE	GRANADO RALPH & DEBRA
	836 1014	BECKLEY AVE	GONZALEZ MARIA &
	837 1006	BECKLEY AVE	COFER WILLIE R
X	838 1002	BECKLEY AVE	WISTERIA HILLS 5 LLC
X	839 1010	BECKLEY AVE	SPERLING MERCEDES &
	840 1001	CRAWFORD ST	STOFOROPOULOS EUTHYMOS
	841 1159	MADISON AVE	FOUNTAIN VILLA INC
	842 1019	CRAWFORD ST	GONZALEZ MACARIO &
	843 1023	CRAWFORD ST	RAMIREZ MIGUEL & EVANGELI
	844 1027	CRAWFORD ST	EQUITY GATEWAY LLC
O	845 1103	CRAWFORD ST	SCHROEDER MARTIN C &
	846 1109	CRAWFORD ST	SCHROEDER MARTIN C &
	847 123	6TH ST	GUFFEY TYLER H
	848 119	6TH ST	VICTOR PPTIES LLC
	849 115	6TH ST	SEGOVIA RAFAEL
	850 107	6TH ST	GUAJARDO LEO II
	851 111	6TH ST	GASPER PASTOR & MARIA
	852 103	6TH ST	BAEZA IGNACIO & MARIA
	853 102	5TH ST	PARR DAVID ROBERT
	854 106	5TH ST	MURPHY CHRISTOPHER W
X	855 108	5TH ST	WISTERIA HILLS 6 LLC
	856 122	5TH ST	WHITLOCK NEILL DAVIDSON
	857 218	5TH ST	LLOYD JOSHUA
	858 214	5TH ST	ARELLANO MARTHA
	859 210	5TH ST	DANTZLER HAL S
	860 204	5TH ST	LUGO ELPIDIO &
	861 202	5TH ST	SHEETS CLAY C III
	862 205	6TH ST	SAVALA SANTOS R EST OF
X	863 209	6TH ST	WISTERIA HILLS 8 LLC
	864 215	6TH ST	FARELY INVESTMENTS LP

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	865 223	6TH ST	HOPKINS JOYCE
	866 233	6TH ST	BERLIN APRIL
	867 237	6TH ST	ZWERN ARTHUR
	868 1605	BECKLEY AVE	AUSBROOKE
	869 1620	HANDLEY DR	KAVANAGH PETER
	870 115	GREENBRIAR LN	OUELLETTE JARRETT
	871 1717	BECKLEY AVE	BG BROOKVIEW PARTNERS LTD
	872 1909	BECKLEY AVE	BURDINE INDUSTRIES INC
	873 2001	BECKLEY AVE	LONE STAR CONSOLIDATED
	874 202	TURNPIKE AVE	TERRY ROY HICKS
	875 244	TURNPIKE AVE	AGUIRRE ALBERT T
	876 240	TURNPIKE AVE	RICE ROBERT RAY
	877 234	TURNPIKE AVE	MAGEORS & RICE PHOTO
	878 228	TURNPIKE AVE	MASSEY DAVID
	879 1016	LANCASTER AVE	SOUTHERN FOODS GROUP LP
	880 517	7TH ST	CARBAJAL JOSE J & LETICIA
	881 407	STARR ST	VALENZUELA ROSA
X	882 320	STARR ST	CASTILLO PABLO
	883 400	STARR ST	NIETO RODOLFO ESTATE OF
	884 406	STARR ST	PINEDA FRANCISCO
	885 309	MARSALIS AVE	LEAL ELVIRA TRUSTEE OF
	886 457	R L THORNTON FWY	PRESCOTT INTERESTS BILLBOARDS LTD
	887 457	R L THORNTON FWY	MORA GUADALUPE
	888 923	CHURCH ST	YANGTZE RIVER REALTY LLC
	889 108	MARSALIS AVE	MALCHI JOHN E & CONNIE S
	890 101	EWING AVE	LOPEZ ISRAEL
	891 545	R L THORNTON FWY	ELLIOTT DUPREE & EARLENE
	892 906	BETTERTON CIR	PERRY CO THE
	893 115	EWING AVE	SHELTER MINISTRIES OF
X	894 620	JEFFERSON BLVD	TORRES MIGUEL A
	895 610	JEFFERSON BLVD	TNS INVESTMENTS LTD

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	896 324	PATTON AVE	GUTIERREZ VICTOR
	897 150	DAVIS ST	GARNER BRIAN S
	898 1133	ZANG BLVD	ZANG/MADISON PARTNERS LP
	899 126	COLORADO BLVD	ADVANTAGED ASSET ACQUISITIONS I LLC
	900 214	COLORADO BLVD	KECHIJIAN TRUST
	901 1306	BECKLEY AVE	CTA ASSOCIATES LP
	902 1330	BECKLEY AVE	KESSLER WOMENS GROUP LLC
	903 225	COLORADO BLVD	SOUTHLAND CORP
	904 1222	BISHOP AVE	BISHOP COLORADO RETAIL PLAZA
	905 612	ELSBETH ST	BRIONES MARIA & ADOLFO
	906 235	DAVIS ST	SRI REAL ESTATE PROPERTIES
	907 810	ZANG BLVD	AHA GROUP LP
X	908 820	ZANG BLVD	NORTH ZANG DEV LTD
	909 830	ZANG BLVD	JT REALTY INC
	910 835	BECKLEY AVE	BECKLEY PROFESSIONALS INC
	911 815	BECKLEY AVE	SHERRY IRWIN H & DALIA D TRUST NO 1
	912 1026	ZANG BLVD	MILLER DONALD W. & DONNA
	913 99	IH 30	DALLAS CITY & COUNTY
	914 801	RIVERFRONT BLVD	INDUSTRIAL GOLD RUSH LTD
	915 209	GREENBRIAR LN	LOCHRIDGE J O
	916 1335	ZANG BLVD	ZANG TRIANGLE LLC
	917 1520	BECKLEY AVE	KESSLER PEAK LTD PS
	918 1401	ZANG BLVD	FOUNDERS PEAK LTD PS
	919 381	GREENBRIAR LN	SOUTHWEST CATTLEMEN S CORPORATION
	920 381	GREENBRIAR LN	DATLA UMA &
	921 381	GREENBRIAR LN	AGRAWAL SURESH C
	922 381	GREENBRIAR LN	GITOMER JASA JAY
	923 381	GREENBRIAR LN	GREGORY JOSEPH R &
	924 381	GREENBRIAR LN	CHITWOOD JENNIFER N
	925 381	GREENBRIAR LN	TAYLOR KEITH
	926 381	GREENBRIAR LN	GRAFF TROY JAMES

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	927 401	TRINITY RIVER CIR	HAWKES ELLIOTT W &
X	928 409	TRINITY RIVER CIR	MASHBURN JAY H &
	929 413	TRINITY RIVER CIR	RAINES DON JR & ELIZABETH
	930 415	TRINITY RIVER CIR	ROBINSON JOE A &
	931 419	TRINITY RIVER CIR	PETERSEN ERIKA A
	932 423	TRINITY RIVER CIR	BUTTS BROTHERS PROPERTIES LLC
	933 425	TRINITY RIVER CIR	KOSTECKI NICOLE L
	934 427	TRINITY RIVER CIR	MORENO LORENZO
	935 429	TRINITY RIVER CIR	DIFRONZO RALPH
	936 431	TRINITY RIVER CIR	CHEUNG BRIAN D
	937 433	TRINITY RIVER CIR	CONOVALOFF TANYA JO &
	938 435	TRINITY RIVER CIR	KAZANAS DEAN S &
	939 437	TRINITY RIVER CIR	BRAKEY BUD ARVIN JR
	940 441	TRINITY RIVER CIR	WGMA LAKESIDE LP
	941 445	TRINITY RIVER CIR	MEYER PHILIPP W &
	942 432	TRINITY RIVER CIR	Taxpayer at
O	943 446	TRINITY RIVER CIR	JACKSON STEVEN FRANCIS &
	944 443	GREENBRIAR LN	PHAM DANH
	945 439	GREENBRIAR LN	WATKINS MICHAEL &
	946 402	TRINITY RIVER CIR	BLANCHARD AIMEE NOELLE
	947 406	TRINITY RIVER CIR	WALLACE LESLEIGH
	948 426	TRINITY RIVER CIR	VOSS BENJAMIN
	949 408	TRINITY RIVER CIR	BROWN MANDISA P
	950 208	NEELY ST	BAUTISTA MANUEL
	951 212	NEELEY ST	RUIZ VERONICA Y
	952 216	NEELEY ST	RUIZ VERONICA YOUNG
	953 220	NEELY ST	MENDOZA MARIA ROSA
	954 111	DAVIS ST	DALLAS COUNTY SCHOOL
	955 230	5TH ST	WHITE JOHN D & LAMONA L
O	956 1300	ZANG BLVD	GRAND BANK OF TEXAS
	957 1619	BECKLEY AVE	AUSBROOKE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	958 200	TURNPIKE AVE	TERRY ROY H
	959 11111	PLOWMAN AVE	OAK CLIFF GATEWAY-DALLAS TIF 930
	960 711	BECKLEY AVE	BECKLEY LLC
	961 711	BECKLEY AVE	ROBINSON DARIN A
	962 824	BLAYLOCK DR	KZ2
	963 824	BLAYLOCK DR	RILEY HANNAH KATE
O	964 329	COLORADO BLVD	ARROW CREEK LLC
O	965 329	COLORADO BLVD	BALLAS VICTOR
O	966 329	COLORADO BLVD	BALLAS VICTOR
O	967 329	COLORADO BLVD	DJA REAL ESTATE LLC
O	968 329	COLORADO BLVD	ROCKWELL JOHN J
O	969 329	COLORADO BLVD	VA CAPITAL LLC &
O	970 329	COLORADO BLVD	HUBBARD DAVID
O	971 329	COLORADO BLVD	NUTTER CASSINDRA C &
O	972 329	COLORADO BLVD	GONDA JOHN C III & MARY M
O	973 329	COLORADO BLVD	AUGUSTINE ROGER B
O	974 329	COLORADO BLVD	WATERS LISA WHITEHEAD
O	975 329	COLORADO BLVD	SHOTZMAN DARREL S
O	976 329	COLORADO BLVD	STOUT TIMOTHY JAMES
O	977 329	COLORADO BLVD	LEPESKA ALLYN &
O	978 329	COLORADO BLVD	PUGH JETHRO JR
O	979 329	COLORADO BLVD	ROLONG NELSON A
O	980 329	COLORADO BLVD	WILLER ERIC
O	981 329	COLORADO BLVD	CASTLOO STANLEY LEE
O	982 329	COLORADO BLVD	LEPESKA ALLYN & ELLEN FITZSIMMONS
O	983 329	COLORADO BLVD	LCT CONDO ASSN INC
O	984 329	COLORADO BLVD	SEXTON RANDALL C
O	985 329	COLORADO BLVD	HENDON MARK D
O	986 329	COLORADO BLVD	GROSSMAN LEO M & GEORGIA A
O	987 329	COLORADO BLVD	NYANZI SUSAN A
O	988 329	COLORADO BLVD	CORNETTE MARVIN F

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	989 329	COLORADO BLVD	DAVIS JOHN M JR
O	990 329	COLORADO BLVD	BREN AARON &
O	991 329	COLORADO BLVD	LCT CONDOMINIUM ASSN INC
O	992 329	COLORADO BLVD	DAVIS LEVI & LORETTA
O	993 329	COLORADO BLVD	GONZALEZ CARLOS
	994 312	PATTON AVE	BUILDERS OF HOPE CDC
	995 312	PATTON AVE	AVILA JENNY CARRILLO
	996 417	ROCK ISLAND ST	CITY & COUNTY LEVEE
	997 525	RIVERFRONT BLVD	LITTLE L W
	998 527	RIVERFRONT BLVD	LITTLE MRS L W
	999 531	RIVERFRONT BLVD	CHARALAMBOPOULOS FAY
	1000 535	RIVERFRONT BLVD	PRESCOTT INTERESTS LTD
	1001 543	RIVERFRONT BLVD	MITCHELL YARA L
	1002 1019	DODD ST	HOLMAN ETHEL
O	1003 1015	SABINE ST	GOLDEN GATE ADULT REHABILITATION MINISTRY INC THE
	1004 1016	DODD ST	MARTINEZ MARIO
	1005 1012	DODD ST	PROCTOR JOHN & PROCTOR CHRISTINE
	1006 1008	HUTCHINS AVE	DALLAS TRANSIT SYSTEM
	1007 1030	RED OAK ST	DAL TEX DEVELOPERS
	1008 1018	SABINE ST	DUBON JOSE A G
	1009 1020	SABINE ST	DAVIS LUCY
	1010 523	EADS AVE	BAZAN CARLOS D
	1011 330	R L THORNTON FWY	KIRBYS KREATIVE LEARNING
	1012 409	EADS AVE	KUNOFSKY MORRIS &
	1013 413	EADS AVE	WISNER TWAMEEKA
	1014 1008	7TH ST	DALLAS COUNTY PUBLIC
	1015 1010	8TH ST	GONZALEZ GERARD S
	1016 1023	CHURCH ST	SLIDER L G JR ETAL &
	1017 1024	CHURCH ST	COKELEY MAURICE
	1018 1023	9TH ST	GUTEN DONALD ESTATE
	1019 230	STARR ST	PYLON HOMES COMPANY

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1020 510	8TH ST	PONDEROSA 8TH LLC
	1021 520	8TH ST	BLESSED SACRAMENT PARISH
	1022 201	MARSALIS AVE	ROMAN CATH DIOCESE DALLAS
	1023 220	DENVER ST	MONROY MARINA FLORES &
	1024 406	8TH ST	HOME AGAIN INC
	1025 400	8TH ST	MENDEZ JOSE &
X	1026 404	8TH ST	GARCIA MARGARITA
	1027 216	DENVER ST	FLORES DAMIANA J &
	1028 412	8TH ST	ORTEGA ELENA
	1029 408	8TH ST	ORTEGA ELENA
	1030 430	8TH ST	GOMEZ MARCOS MARIA
X	1031 426	8TH ST	MUNOZ CATALINA PADILLA
	1032 221	STARR ST	CARRANZA JESUS G & MARIA
	1033 220	PATTON AVE	ROSALES MARGARITA &
	1034 312	8TH ST	MARTINEZ GABRIEL V
	1035 320	8TH ST	320 E 8TH ST LAND TRUST
	1036 316	8TH ST	GOMEZ MARIA EST OF
	1037 217	DENVER ST	CISNEROS SOCORRO LOPEZ
	1038 328	8TH ST	GARCIA CLYDE D & MARIE
	1039 324	8TH ST	GARCIA MARIA
	1040 111	MARSALIS AVE	MACIAS ROBERTO &
	1041 101	MARSALIS AVE	CAHUA ROSA E
	1042 1022	9TH ST	MANNING BROS BARNETT LTD
	1043 1020	9TH ST	MANNING BROTHERS BARNETT LTD INC
	1044 1021	10TH ST	COMMON GROUND COMM ECO
	1045 514	R L THORNTON FWY GRANT CURTIS SR	
	1046 508	R L THORNTON FWY PATRICK REALTY CORP	
O	1047 510	R L THORNTON FWY GOLDEN GATE BAPTIST CHURC	
	1048 1008	BETTERTON CIR	BELL LEOLA
	1049 208	FLEMING AVE	MARQUEZ FROILAN
	1050 210	FLEMING AVE	LIRA ISMAEL & ROSARIO

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1051 535	JEFFERSON BLVD	VAZQUEZ HOLDINGS GROUP LP
X	1052 105	MARSALIS AVE	MACIAS JESUS & IRMA
	1053 632	R L THORNTON FWY ARCHLAND PROPERTY II LP	
	1054 628	R L THORNTON FWY MIDBELT PROPERTIES LP	
	1055 320	UPTON ST	MCDONALD BETTY S
	1056 301	MARSALIS AVE	ROBERTOS LAVADERIA LLC
	1057 309	MARSALIS AVE	ALLAN REBECA
	1058 400	MARSALIS AVE	TEXAS STATE OF
	1059 1015	BETTERTON CIR	WOODERT ROBERT
	1060 138	DAVIS ST	ROY L SMITH INC
O	1061 510	ZANG BLVD	BANJO VENTURES LTD
	1062 108	DAVIS ST	LA ESTRELLA DE CUELLAR INC
	1063 238	DAVIS ST	VICTOR PROPERTIES LLC
	1064 228	DAVIS ST	WEST DAVIS INVESTMENTS LLC
	1065 218	DAVIS ST	ENGLISH FAMILY LTD PS
	1066 105	8TH ST	WILSON ED
	1067 421	BECKLEY AVE	MGC CONSULTING INC
	1068 114	7TH ST	RUIZ MANUEL SNS
	1069 629	ELSBETH ST	EVERLAST CONSTRUCTION LLC
	1070 212	NEELY ST	1122 HOLDINGS LLC
	1071 627	ELSBETH ST	ACQUISTO MICHAEL F
	1072 621	ELSBETH ST	MENA JUAN BARRERA
	1073 615	ELSBETH ST	MATRIX PARTNERS LP
X	1074 210	CANTY ST	MACIAS JESUS & IRMA V
	1075 727	ELSBETH ST	MARTINEZ JOSE SANTOS &
	1076 719	ELSBETH ST	ACQUISTO AMY F
	1078 709	ELSBETH ST	CANALES ROBERTO M &
O	1079 701	ELSBETH ST	KAEMERLE HAROLD K
	1080 833	ELSBETH ST	TAYLOR EVELYN S LIVING TRUST &
	1081 839	ELSBETH ST	PRINCE MICHAEL
X	1082 825	ELSBETH ST	RICHINS RANDALL K

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1083 819	ELSBETH ST	MARTIN JEREMY &
	1084 815	ELSBETH ST	ROPPOLO MATTHEW J
	1085 813	ELSBETH ST	CERVANTES CECILIA H
	1086 809	ELSBETH ST	A & E HOUSING LLC
	1087 805	ELSBETH ST	MARTINEZ AGUSTIN
	1088 801	ELSBETH ST	CLIMER NICHOLAS I &
	1090 908	MADISON AVE	HENSON JESSICA
	1091 912	MADISON AVE	BELTRAN MARY A
	1092 918	MADISON AVE	MOTA CONSUELO
	1093 917	ELSBETH ST	BROWN CYNTHIA R
	1094 913	ELSBETH ST	TORRES EDGAR ALFREDO
	1095 909	ELSBETH ST	PEREZ VICENTE
	1096 907	ELSBETH ST	HERNANDEZ BELEN I
	1097 901	ELSBETH ST	MATA RENE R
	1098 314	NECHES ST	HERNANDEZ FRANCISCO
	1099 1037	MADISON AVE	CHIBLI EMILIO
	1100 1031	MADISON AVE	ROGERS LINDSEY
	1101 1029	MADISON AVE	CHIBLI EMILIO & ANA
	1102 1002	MADISON AVE	MONROY AMANDO
	1103 1006	MADISON AVE	MARTINEZ JOSE JUAN &
	1104 1010	MADISON AVE	ESCALANTE JOSE JESUS &
	1105 1012	MADISON AVE	GRAHAM STEPHEN &
	1106 1016	MADISON AVE	RANGEL JOSE DE LA LUZ
	1107 1034	MADISON AVE	TOBAR SALVADOR
O	1108 1036	MADISON AVE	JONISO LLC
	1109 212	NECHES ST	CORDOSO ERNESTO
	1110 1041	ELSBETH ST	OJEDA ISAIAS &
	1111 1020	MADISON AVE	VALADEZ BENITA
	1112 1037	ELSBETH ST	CARDOSO PRUDENCIO
	1113 1024	MADISON AVE	HOPKINS ALAN
	1114 1033	ELSBETH ST	DAVILA PEDRO R &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1115 1027	ELSBETH ST	JIMENEZ MARIA
X	1116 1021	ELSBETH ST	DAVILA JOSE R
	1117 1028	MADISON AVE	DIAZ CARMEN D
	1118 1023	ELSBETH ST	ALMAZAN BENITA DEL CARMEN
	1119 1013	ELSBETH ST	TIJERINA JOSE M & SILVIA DELGADO
	1120 1011	ELSBETH ST	SALDIVAR RAUL
X	1121 1007	ELSBETH ST	MENDOZA JUANA NAOMI
	1122 1003	ELSBETH ST	LIMON PAULA
	1123 1212	HAINES AVE	MATYASTIK PAUL J
	1124 400	COLORADO BLVD	GARCIA LIBRADA
	1125 330	COLORADO BLVD	HUGHES WENDY L
X	1126 328	COLORADO BLVD	ANDROSOV TATIANA
X	1127 1123	BALLARD AVE	WALDEN LAWRENCE PAUL &
	1128 1119	BALLARD AVE	CASTILLO GONZALO
X	1129 1115	BALLARD AVE	WORSHAM JAMES B &
X	1130 1111	BALLARD AVE	WISTERIA HILLS 2 LLC
X	1131 1105	BALLARD AVE	WISTERIA HILLS 14 LLC
	1132 1103	BALLARD AVE	FOLEY MARRION RAY
	1133 1114	ELSBETH ST	MENDOZA JUAN H
	1134 111	NECHES ST	BURGESS CARMELEITA C
	1135 121	NECHES ST	CARDENAS ARIK B & AMELIA J
	1136 1110	ELSBETH ST	SANDOVAL RODRIGO & MARIA
	1137 1104	ELSBETH ST	NEYRA FERNANDO
	1138 1102	BISHOP AVE	ALBA MERCEDES
	1139 1114	BISHOP AVE	BYERS DR JEROME L
	1140 1122	BISHOP AVE	WILLIAMS DEBRA C M K
	1141 1167	MADISON AVE	DELEON SERGIO & OLGA A
	1142 1155	MADISON AVE	LOMAS HOMAR C &
	1143 1151	MADISON AVE	RIVERA ELOINA R
	1144 1147	MADISON AVE	GARY ROLLIN F &
	1145 1141	MADISON AVE	OCHOA RENE & DEBORAH

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1146 1139	MADISON AVE	ALANIZ MARIA DEL R
	1147 1135	MADISON AVE	JC LEASING LLP
	1148 1131	MADISON AVE	NAVARRO ADAN &
	1149 1125	MADISON AVE	OCHOA RENE A &
	1150 1119	MADISON AVE	LOPEZ PEDRO & BEATRIZ
	1151 1115	MADISON AVE	TORRES JUAN M &
	1152 1111	MADISON AVE	OCHOA JUAN S & MARTHA C
	1153 1107	MADISON AVE	VILLEGAS MARY ISABEL
	1154 1101	MADISON AVE	ARELLANO JULIO NAVA &
	1155 2120	BECKLEY AVE	PRESCOTT INTERESTS L C
	1156 100	IH 30	TEXAS STATE OF
	1157 130	JEFFERSON BLVD	DALLAS COUNTY FLOOD
	1158 1640	HANDLEY DR	MALLINSON LUKE W &
	1159 141	GREENBRIAR DR	SCOTT KACEY & JAKE B
O	1160 1611	RIO VISTA DR	CHERNOCK CHRISTIAN S
X	1161 1616	RIO VISTA DR	DANIEL LYNSEY
	1162 1612	RIO VISTA DR	TRAYLOR GARY L &
	1163 1606	RIO VISTA DR	ALEXANDER BRIAN & BICK SARAH
	1164 2121	HARDWICK ST	U S POSTAL SERVICE
	1165 320	R L THORNTON FWY SKYVIEW DEVELOPMENT LLC	
	1166 424	R L THORNTON FWY VICTRON STORES LP	
	1167 418	8TH ST	WINN ELISE LIFE ESTATE EST OF
	1168 422	8TH ST	ROCHA ANTONIO
	1169 542	9TH ST	HARRIS CLAYTON SCHULZ INC
	1170 630	R L THORNTON FWY POP HOLDINGS LP	
	1171 602	R L THORNTON FWY ATLAS FINANCIAL SERVICE	
	1172 721	R L THORNTON FWY TRIBOX REAL ESTATE LLC	
	1173 204	DAVIS ST	204 WD LTD
	1174 202	DAVIS ST	AJEDL LLC
	1175 1441	BECKLEY AVE	METHODIST HOSPITALS OF DALLAS
	1176 1441	BECKLEY AVE	PAVILION PROPERTIES

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1177 1401	STEMMONS AVE	PAVILLION PROP
	1178 1441	BECKLEY AVE	METHODIST HOSPITALS OF DALLAS
	1179 1441	BECKLEY AVE	METHODIST HOSPITALS OF DALLAS
	1180 1215	BISHOP AVE	SMITH RODDIE ROBERT
	1181 1213	BISHOP AVE	ARCHER PHILLIP D
	1182 1211	BISHOP AVE	PALCHIK DIANA
	1183 1163	MADISON AVE	ARELLANO JULIO &
	1184 1150	BISHOP AVE	OAK CLIFF LAND DEV CO
	1185 1639	HANDLEY DR	HOMAN CHRISTOPHER A &
	1186 1629	HANDLEY DR	HOMAN KATHERINE LIFE ESTATE
X	1187 133	GREENBRIAR LN	JOHNSTON JOHN & PATRICIA
X	A1 126	NECHES ST	DSRE CONSULTING LLC
X	A2 904	MADISON AVE	FLORES RAMON
X	A3 713	ELSBETH ST	FLORES DORA

AGENDA ITEM # 62

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: March 25, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 44 K

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1763 for a community service center on property zoned an R-5(A) Single Family District on the southeast corner of Gallagher Street and Winnetka Avenue

Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions

Z134-245(DJ)

Note: This item was considered by the City Council at public hearings on August 27, 2014 and December 10, 2014, and was taken under advisement until March 25, 2015, with the public hearing open

FILE NUMBER: Z134-245(DJ)

DATE FILED: April 25, 2014

LOCATION: Southeast corner of Gallagher Street and Winnetka Avenue

COUNCIL DISTRICT: 6

MAPSCO: 44-K

SIZE OF REQUEST: ±0.512 acres

CENSUS TRACT: 101.02

APPLICANT/OWNER: Vickery Meadow Learning Center

REPRESENTATIVE: Robert Baldwin, Baldwin Associates

REQUEST: An application for the renewal of Specific Use Permit No. 1763 for a community service center on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of this request is to allow the owner/applicant to continue to utilize the existing ±4,977 square foot structure for a community service center [Vickery Meadow Learning Center].

CPC RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – Staff supports the application because the proposed use is compatible with surrounding uses. This request is located at the intersection of Winnetka Avenue and Gallagher Street, so vehicular movement through the residential area will be minimized. Although not shown on the zoning history map, City Council approved another community service center approximately 700 feet south of the site, at the intersection of Winnetka Avenue and McBroom Street (SUP No. 1456). The proximity of Benito Juarez Park, also south along Winnetka Avenue, further enhances the compatibility of a community service center within this residential area.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – Community service centers in residential districts are allowed with Specific Use Permits. According to Chapter 51A of the Dallas Development Code, a community service center is defined as follows: “a multi-functional facility where a combination of social, recreational, welfare, health, habilitation, or rehabilitation services are provided to the public.” The applicant provides literacy courses, social skills training and after-school programs to this neighborhood, as well as surrounding ones.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed renewal is consistent with those uses normally found in close proximity to residential uses.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – On May 18, 2009, the Board of Adjustment granted a variance to remedy/address two existing off-street parking spaces located in the required front yards. The attached site plan reflects this action. After the SUP was approved, the applicant removed eight spaces to allow for the addition of a playground area. The applicant has since agreed to remove the playground area and add the eight parking spaces to bring the site back into compliance.

BACKGROUND INFORMATION:

- The ±0.512-acre request site is developed with a ±4,977 square-foot building, previously a church. The applicant intends to continue to utilize the structure as a community service center.
- A community service center is allowed in a residential district with an SUP. The area of request is located within an R-5(A) Single Family District.

- On June 24, 2009, the City Council approved Specific Use Permit No. 1763 for a community service center for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions. The applicant is applying for a standard renewal and not an automatic renewal because they failed to file an application after the 180th but before the 120th day before the expiration of Specific Use Permit No. 1763.
- The request site is surrounded by single family residential uses to the north, south, east, and west. Benito Juarez Park is also south of the site and serves this residential area.

Zoning History:

There have been no recent zoning requests in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Gallagher Street	Local	50 feet
Winnetka Avenue	Local	50 feet

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Land Use:

	Zoning	Land Use
Site	R-5(A)	Community Service Center
North	R-5(A)	Single-Family Residential
East	R-5(A)	Single-Family Residential
South	R-5(A)	Single-Family Residential, Park
West	R-5(A)	Single-Family Residential

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a Residential Neighborhood.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. The proposed use is consistent with the Comprehensive Plan.

STAFF ANALYSIS:

Land Use Compatibility:

Currently, the ±0.512-acre request site is developed with a ±4,977 square-foot structure. The applicant intends to continue using the structure as a community service center.

The request site is surrounded to the north, south, east, and west by single family residential uses. Additionally, Benito Juarez Park is located south of the site, along Winnetka Avenue.

The tutoring services and after-school programs will be provided primarily within the existing building. Outside activities are restricted to specific hours of operation, per the existing conditions, due to the proximity to surrounding single family uses, the closest of those abuts the site on the east.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant's request complies with the general provisions for consideration of a Specific Use Permit. Therefore, staff recommends the renewal of the Specific Use Permit.

Parking:

Pursuant to §51A-4.204, a community service center requires one space per 200 square feet of floor area. Based on documentation provided by the applicant, 24 spaces are required on the building site. The applicant is providing 25. Two of the spaces are in the required front yards, but the Board of Adjustment granted a variance, thereby bringing these spaces into compliance. This action is reflected in the attached site plan.

Landscaping:

Landscaping of any development will be in accordance with Article X, as amended. However, the applicant's request will not trigger any Article X requirements, as no new construction is proposed on the site.

Z134-245(DJ)

CPC Action: May 22, 2014:

Z134-245(DJ)

Planner: Danielle Jimenez

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1763 for a community service center for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned an R-5(A) Single Family District on the southeast corner of Gallagher Street and Winnetka Avenue.

Maker: Schultz
Second: Murphy
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0

Absent: 2 - Rodgers, Shellene

Vacancy: 0

Notices: Area: 200 Mailed: 40

Replies: For: 0 Against: 0

Speakers: None

List of Partners/Principals/Officers

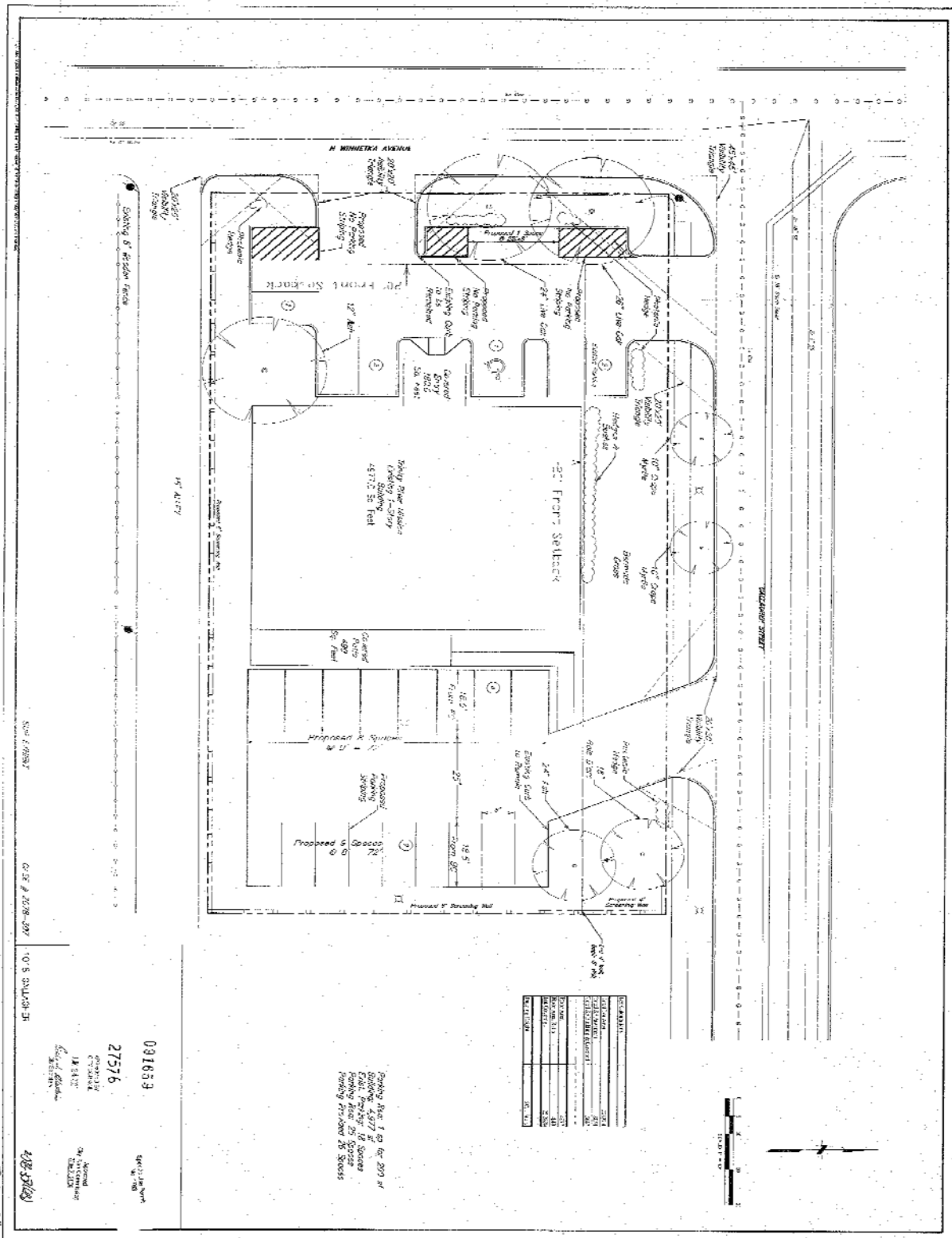
Vickery Meadow Learning Center Board of Directors:

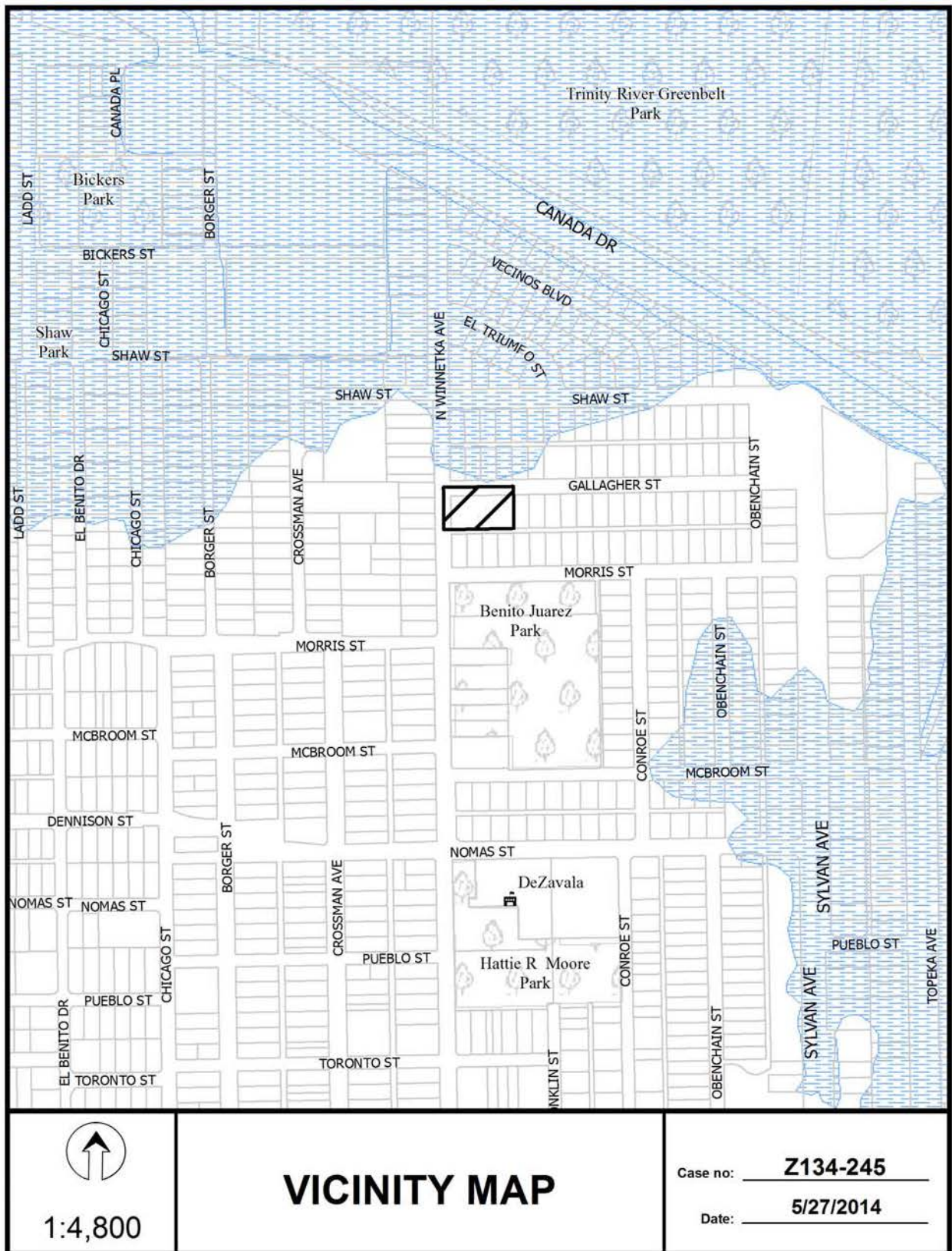
Gayle G. Johansen, President
Camille Owens, Vice President
Sarah Papert, Executive Director
Kevin Jackson, Treasurer
Cory Sutker, Secretary

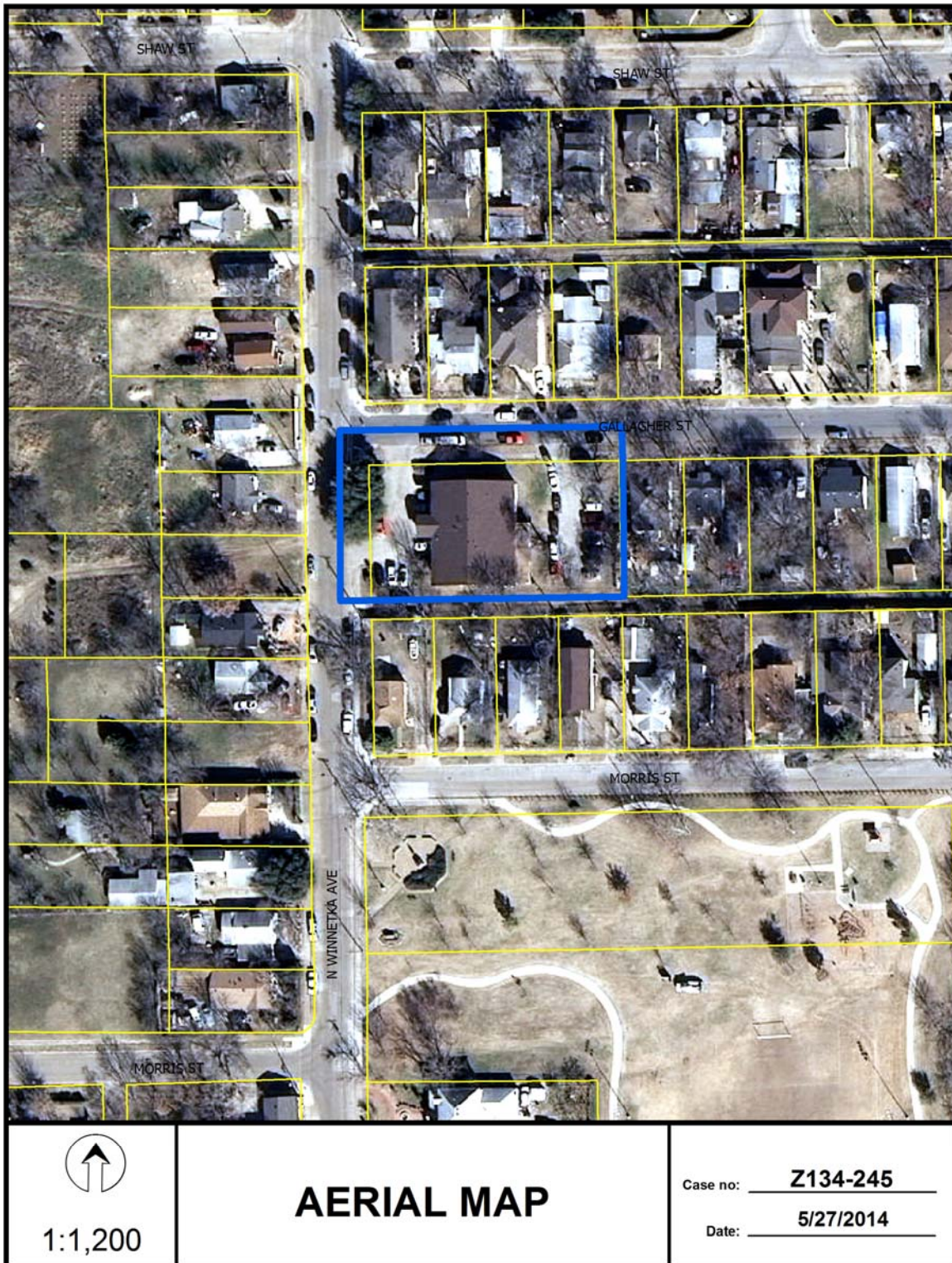
**Z134-245
Existing Conditions**

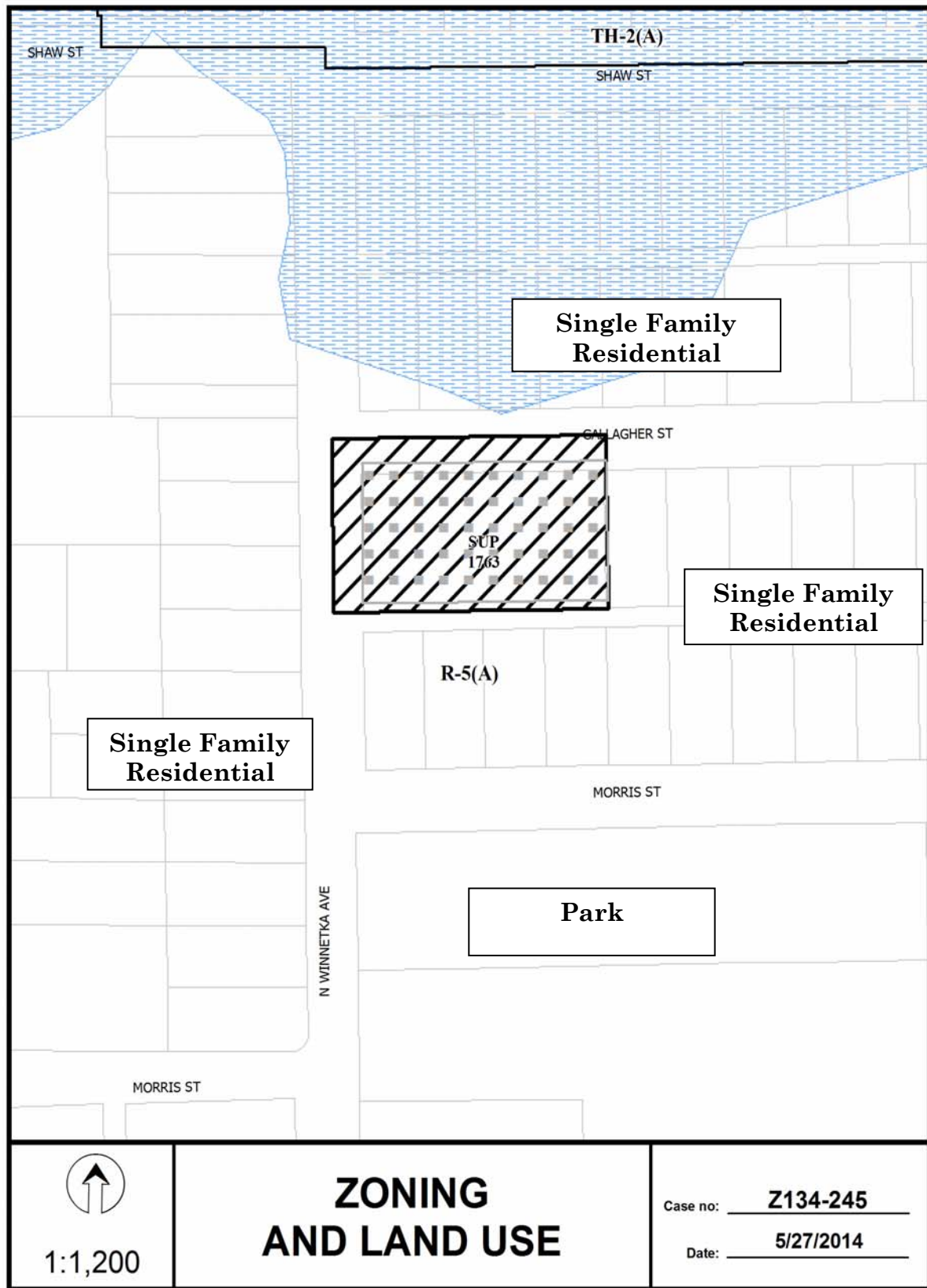
1. USE: The only use authorized by this specific use permit is a community service center.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five-years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan. Plant materials must be maintained in a healthy, growing condition.
5. FLOOR AREA: The maximum floor area for the community service center is 4,977 square feet in the location shown on the attached site plan.
6. HOURS OF OPERATION: The community service center may only operate between 9:00 a.m. and 2:00 p.m., Monday through Friday, and from August 1st through May 31st between 6:00 p.m. and 9:00 p.m., Tuesday and Thursday.
7. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
8. PARKING: Off-street parking spaces must be located as shown on the attached site plan.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENT: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

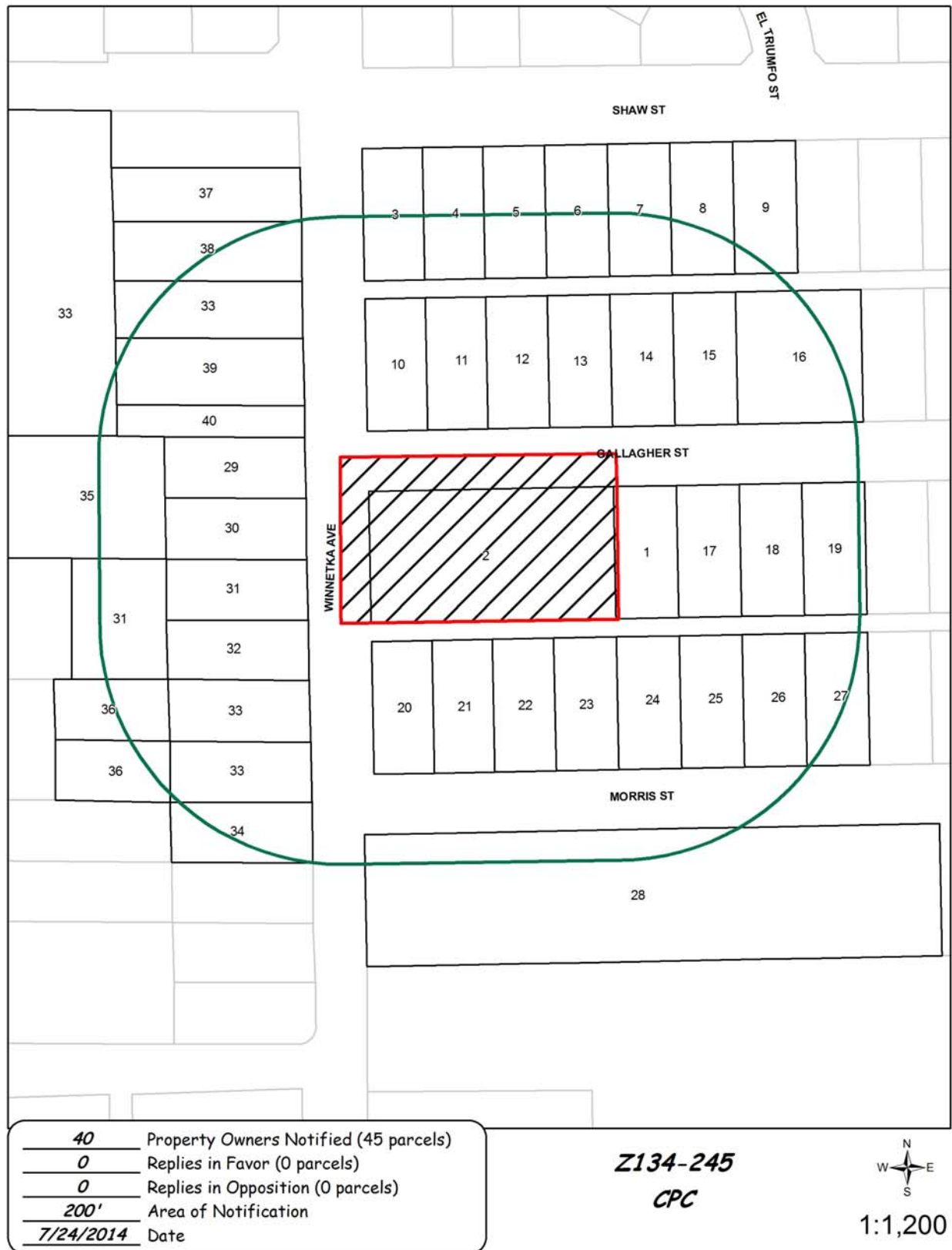
Existing Site Plan











08/13/2014

Reply List of Property Owners***Z134-245******40 Property Owners Notified
Owners Opposed******0 Property Owners in Favor******0 Property***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1006	GALLAGHER ST	RUSSELL W A EST
2	1018	GALLAGHER ST	VICKERY MEADOW LEARNING CENTER
3	1022	SHAW ST	TORRES ODILON &
4	1018	SHAW ST	SALAZAR MAXIMINO &
5	1014	SHAW ST	LEIJA ANGELITA
6	1010	SHAW ST	ARREDONDO MARIA O &
7	1006	SHAW ST	LEOS ALVENIO & ELENA
8	1002	SHAW ST	CASTILLO PETE &
9	926	SHAW ST	MARTINEZ MARINO CERDA
10	1023	GALLAGHER ST	MARTINEZ DIONICIO
11	1019	GALLAGHER ST	LUGO RACHEL FLORES ET AL
12	1015	GALLAGHER ST	TORRES MARIA CONSUELO
13	1011	GALLAGHER ST	SHERIN FREIDA M &
14	1007	GALLAGHER ST	ELIZONDO AMY
15	1003	GALLAGHER ST	CASANOVA PAMELA
16	927	GALLAGHER ST	SALAZAR JUAN &
17	1002	GALLAGHER ST	REYES TERESA
18	926	GALLAGHER ST	SIMMONS DOYLE L
19	922	GALLAGHER ST	CRUZ ABAD &
20	1023	MORRIS ST	MARTINEZ JUANA
21	1019	MORRIS ST	TIPTON TOM L JR
22	1015	MORRIS ST	DANIEL FRANCISCO C &
23	1011	MORRIS ST	FLORES HECTOR D & EDITH F
24	1007	MORRIS ST	FLORES HECTOR
25	1003	MORRIS ST	LOVATO BERTHA
26	923	MORRIS ST	HEREDIO ISIDRO CRUZ &

08/13/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	919	MORRIS ST	MARISCAL FRANCISCO
28	1020	MORRIS ST	Dallas ISD
29	3439	WINNETKA AVE	MATA JOSE ANTONIO &
30	3435	WINNETKA AVE	IPINA AGUSTIN
31	3431	WINNETKA AVE	SLATE LARRY GENE ET AL
32	3427	WINNETKA AVE	GLORIA LUIS ETAL
33	3423	WINNETKA AVE	HMK LTD
34	3415	WINNETKA AVE	VEGA ALBERTO C
35	3438	CROSSMAN AVE	CABALLERO FELIX
36	3411	WINNETKA AVE	TOSCANO JUAN
37	3457	WINNETKA AVE	GAMEZ SEFERINA
38	3453	WINNETKA AVE	SANCHEZ UBALDO &
39	3443	WINNETKA AVE	VILLATORO SANTOS E
40	3441	WINNETKA AVE	MATA JOSE A & MA M

AGENDA ITEM # 63

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 E

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development Subdistrict No. 16 for O-2 Office Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south corner of McKinnon Street and Wolf Street

Recommendation of Staff and CPC: Approval, subject to conditions

Z134-314(WE)

Note: This item was considered by the City Council at a public hearing on February 25, 2015, and was taken under advisement until March 25, 2015, with the public hearing open

ACM: Ryan S. Evans**FILE NUMBER:** Z134-314(WE) **DATE FILED:** August 13, 2014**LOCATION:** McKinnon Street and Wolf Street, south corner**COUNCIL DISTRICT:** 2 **MAPSCO:** 45-E**SIZE OF REQUEST:** Approx. 0.9968 acres **CENSUS TRACT:** 19.00

APPLICANT / OWNER: International Center Development XVIII, LLC**REPRESENTATIVE:** Ben Cortez and Melody Paradise, Harwood International**REQUEST:** An application for an amendment to Planned Development Subdistrict No. 16 for O-2 Office Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District.**SUMMARY:** The purpose of this request is to amend certain provisions in the PDS conditions to permit a restaurant use on the street level (currently, the restaurant uses are only allowed to serve tenants within the proposed office building). In addition, the applicant is requesting to amend the associated attached premise signs. The PDS conditions currently restrict attached premise signs to the existing "Frost Bank" emblem signs, which exceed the size permitted by business sign regulations. The proposed amendments would not only continue to permit these signs, but also allow other attached premise signs based upon Article VII, Sign Regulations.**CPC RECOMMENDATION:** Approval, subject to conditions.**STAFF RECOMMENDATION:** Approval, subject to conditions.

BACKGROUND INFORMATION:

Staff recommendation for approval is based upon:

1. *Performance impacts upon surrounding property* – The two changes to the Planned Development Subdistrict will not have a negative impact upon the surrounding property. The changes will allow pedestrian access to the restaurant uses from the street level instead of limiting the restaurant uses to only the tenant within the proposed development. In addition, all signage that complies with the attached premise signs regulations will be permitted on and below the 3rd floor of the office development. Currently, the applicant is limited to only the attached premise signs at or between certain floors on the office development that were approved by the City Council in 2013.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will have no additional impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in Downtown Building Block and is in compliance with the Comprehensive Plan.

BACKGROUND INFORMATION:

- In November 1996, the City Council approved this Planned Development Subdistrict.
- In February 2013, the City Council approved an amendment to, and an expansion of this subdistrict that will allow for the development of a 174,000-square-foot office development. The office development will be developed on a seven-story parking structure and will have several ground floor retail uses.
- In September 2013, the City Plan Commission approved a minor amendment for a development plan and landscape plan for this subdistrict.
- In June 2014, the City Plan Commission approved a waiver of the two-year-waiting period. The approval permitted the applicant to proceed with submitting an application for this subject request.

Zoning History: There has been one recent zoning change requested in the area.

1. Z134-274 On October 8, 2014, the City Council approved a LC Light Commercial Subdistrict within Planned Development District No. 193, a D-1 Liquor Control Overlay and Specific Use Permit No. 2108 for the sale of alcoholic beverages in conjunction with a restaurant

without drive-through service on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and a D Liquor Control Overlay on the south corner of McKinnon Street and Ivan Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
McKinnon Street aka Dallas North Tollway		Variable right-away width	Variable right-away width
Wolf Street	Local Street	40 ft.	40 ft.
N. Harwood Street	Local Street	60 ft.	60 ft.

Land Use:

	Zoning w/in PDD No. 193	Land Use
Site	PDS No. 16, O-2	Bank, Single Family
Northeast	PDS No. 52, O-2	Residential, Office
Southeast	O-2	Office
Northwest	PDS No. 83	Undeveloped
Southwest	PDS No. 58	Hotel, Office, Television station

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that support the applicant's request for an Office development. The request site is located on the outer edge of the Downtown Building Blocks.

The Downtown is a centrally located hub that provides high intensity, concentrated regional job and commercial activity supported by high-density housing. A Downtown includes pedestrian-oriented and mixed-use development and offers multiple transportation options. Ground floors of tall buildings feature shops with many windows for visual interest and safety while the streetscape incorporates trees for shade, wide sidewalks and easy-to-use signs for finding points of interest. Civic and open spaces provide an inviting atmosphere for pedestrians as well as a diversity of uses, generating activity throughout the day and evening.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

URBAN DESIGN

Goal 5.1 Promote a sense of place, safety and workability

Policy 5.1.2 Define urban character in Downtown and urban cores

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

The applicant's request for an amendment to PDS No. 16 meets objectives 1, 2, 3, 4 and 7. The remaining objectives 5 and 6 do not apply to the proposed development. The proposed development is being constructed within the existing development rights and standards within PDS No. 16. Residential uses are not being proposed within this development and as a result, objectives 5 and 6 are not applicable. The proposed changes to the existing PDS should encourage a more walkable, pedestrian environment.

Land Use Compatibility:

The request site is currently being developed with a 174,000-square-foot office building that will have several restaurant uses and a bank or savings and loan office with drive through service. The land uses that are adjacent to the request site consist of an undeveloped tract of land to the northwest (PDS No. 82), a residential development (PDS No. 52) to the northeast, which is across McKinnon Street, an office use to the southeast and a hotel use to the southwest, across North Harwood Street. Currently, the underlying PDS zoning is for an O-2 Subdistrict which permits a flexibility of land uses but limits certain uses to the street level. The amendment to Planned Development Subdistrict No. 16 will permit restaurants by right to have public access from the street level.

In addition, the sign regulations permitted attached premise signs where approved and are shown on an Exhibit. The applicant is requesting additional attached premise signs on 3-facades.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDS No. 16 -existing O-2 Office uses	Per plan	Per plan	4:1 FAR	270'	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

Landscaping: Landscaping must be provided as shown on the attached landscape plan.

CPC Action (January 22, 2015)

Z134-314(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of an amendment to Planned Development Subdistrict No. 16 for O-2 Office Subdistrict uses, subject to revised conditions to include: 1) Maximum effective area on the north and south facades are 205 sq. ft., 2) Maximum effective area on the west facade is 50 sq. ft., 3) Add following language: "On the north and south facades, the luminance of a sign shall not directly project at an angle greater than 150 degrees measured from the location of the facade of the building at which the sign is placed.", and 4) Add the following language: "Before the issuance of a sign permit for attached premise sign(s), an exhibit showing the angle of luminance of a sign shall be provided to the Building Official" within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south corner of McKinnon Street and Wolf Street.

Maker: Emmons
Second: Abtahi
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 310
Replies: For: 12 Against: 0

Speakers: For: Melody Paradise, 2501 N. Harwood St., Dallas, TX 75201
Ed Stead, 2900 McKinnon St., Dallas, TX, 75201
Matt Wilson, 3201 Manor Way, Dallas, TX, 75235
For (Did not speak): Steve Harris, 2900 McKinnon St., Dallas, TX, 75201
Against: None

<p>LIST OF OFFICERS International Center Development XVIII, LLC</p>
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- J. Gabriel-Mueller CEO/President
- David O. Roehm Executive Vice President
- Jeri Hunter Treasurer

<p>PROPOSED PLANNED DEVELOPMENT SUBDISTRICT CONDITIONS</p>

SEC.S-16.101. LEGISLATIVE HISTORY.

PD Subdistrict 16 was established by Ordinance No. 22954, passed by the Dallas City Council on November 13, 1996. Ordinance No. 22954 amended Ordinance No. 21859, PD 193 9the Oak Lawn Special Purpose District), as amended, and Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended.

SEC.S-16.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 16 is established on property generally located on the east corner of Harwood Street and Wolf Street. The size of PD Subdistrict 16 is approximately .9968 acres.

SEC.S-16.102.1. PURPOSE STATEMENT

The standards for this division complement the development pattern in the area and recognize the area's unique identity as a gateway to downtown and a bridge between downtown and Oak Lawn. The objectives of these standards are as follows:

- (1) To promote the health, safety, welfare, convenience, and enjoyment of the public.
- (2) To achieve buildings more in urban form.
- (3) To promote a pedestrian environment and provide public open space.
- (4) To encourage development that complements nearby properties.
- (5) To achieve buildings efficient in design and use of space while providing adequate view corridors, light, and air to nearby properties.
- (6) To achieve buildings that reduce natural resources consumption, enhance occupant comfort and health, lower utility consumption, minimize strain on local infrastructures, and improve quality of life.
- (7) To promote new sign construction and existing sign alterations that:
 - (A) enhance, preserve, and develop the unique character of the district;

- (B) insure compatibility with the areas architectural character;
- (C) do not obstruct significant architectural features; and
- (D) promote the safety of pedestrians and motorists.

SEC. S-16.103 DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and in Part 1 of this article apply. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part 1 of this article, Part 1 of this article controls.

(b) In this division:

(1) CANOPY means a permanent, non-fabric architectural element projecting from the façade of a building.

(2) SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, referenced to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a nonresidential zoning district.

SEC. S-16.103.1 EXHIBITS.

The following exhibits are incorporated into this division:

- (1) Exhibit S-16A: development plan.
- (2) Exhibit S-16B: landscape plan.
- (3) Exhibit S-16C: logo sign elevations.

SEC. S-16.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit S-16A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-16.105. MAIN USES PERMITTED.

(a) Except as provided in this subsection, the only main uses permitted in this subdistrict are those main uses permitted in the O-2 Office Subdistrict, subject to the same conditions applicable in the O-2 Office Subdistrict, as set out in Part I of this article. For example, a use permitted in the O-2 Office Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the O-2 Office Subdistrict is subject to DIR in this subdistrict; etc.

(b) The following additional main uses are ~~is~~-permitted by right:

- Bank or savings and loan office with drive-through service.
- Restaurant without drive-through service

SEC. S-16.106. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Part I of this article.

SEC.S-16.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the O-2 Office Subdistrict apply.

(b) Front yard.

(1) Minimum front yards are:

(A) 20 feet along McKinnon Street;

(B) No front yard is required along Wolf Street or Harwood Street.

(2) The following items are permitted in a front yard in the locations shown on the development plan:

- (A) Water features.
 - (B) A monument sign.
 - (C) Bike racks.
 - (D) Trellises. *[May not exceed 10 feet in height on McKinnon Street.]*
 - (E) Landscape feature (solid panels).
- (c) Side and rear yard. No minimum side or rear yard is required.
 - (d) Floor area.
 - (1) Maximum floor area is 174,000 square feet.
 - (2) Additional street level uses listed in Section 51P-193.110(c)(2) may not have a floor area greater than 3,000 square feet each.
 - (e) Height. Maximum structure height is 300 feet.
 - (f) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

SEC. S-16.108. OFF-STREET PARKING AND LOADING.

Consult Part 1 of this article for the specific off-street parking and loading requirements for each use.

SEC. S-16.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-16.110. PARKING STRUCTURES.

- (a) Parking structures must be underground or have a façade that is similar in appearance to the face of the main structure.
- (b) A minimum of 12 percent of the aboveground parking structure façade area, including openings, must have the same materials as are used on the first 24 feet of the main structure.
- (c) Openings in an aboveground parking structure façade may not exceed 52 percent of the total aboveground parking structure façade area.

SEC. S-16.111. LANDSCAPING.

(a) Landscape plan. Except as provided in this section, landscaping must be provided as shown on the landscape plan (Exhibit S-16B).

(b) Surface parking screening. Surface parking must be screened in accordance with the off-street parking and screening requirements in Section 51P-193.126(b)(3)(A)(iii).

(c) Maintenance. Plant materials must be maintained in a healthy, growing condition.

SEC. S-16.112. SIGNS.

(a) In general. Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) Attached premise signs. The following are the only attached premise signs permitted on and between the [9th] 7th and 13th floor and at or above the 20th floor in this subdistrict:

(1) On the north main structure facade, one logo sign may be located at or above the 20th floor, as shown on the logo sign elevations (Exhibit S-16C), and may not exceed 24 feet in height. The logo sign may be illuminated.

(2) On the south main structure facade, one logo sign may be located at or above the 20th floor, as shown on the logo sign elevations, and may not exceed 24 feet in height. The logo sign may be illuminated.

(3) On the west main structure facade, one logo sign may be located between the 9th floor and 13th floor, as shown on the logo sign elevations, and may not exceed 45 feet in height. The logo sign may only be illuminated with LED light embedded glazing.

(4) On each of the north, south, and west garage screen structure facades, one tenant sign may be located between the 7th and 9th floors. These tenant signs may be illuminated.

(1) Maximum effective area.

(a) The maximum effective area on the North and South facades are 200 square feet.

(b) The maximum effective area on the West facade are 60 square feet.

(c) Except as provided below in this section, attached premise signs are permitted on or below the 3rd floor and must comply with the provisions for the business zoning districts in Article VII.

(1)[(4)] On the east main structure facade, one logo sign may be located on a canopy, as shown on the logo sign elevations.

d) Illuminated signage is prohibited on the east structure façade.

(e) No illuminated sign shall have a luminance greater than 200 foot lamberts.

(f) No illuminated sign nor any illuminated element of any sign may turn on or off more than 2 times per day.

(g) No sign nor any part of any sign may move or rotate.

(h) On the north and south façades, the luminance of a sign shall not directly project at an angle greater than 150 degrees measured from the location on the façade of the building at which the sign is placed.

(1) Before the issuance of a sign permit for attached premise sign(s), an exhibit showing the angle of luminance of a sign shall be provided to the Building Official.

SEC. S-16.113. ADDITIONAL PROVISIONS.

(a) In general.

(1) The Property must be properly maintained in a state of good repair and neat appearance.

(2) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(3) Development and use of the Property must comply with Part I of this article.

(b) Visibility triangles. The visibility triangles must be provided as shown on the development plan.

(c) Traffic improvements. Before the issuance of a certificate of occupancy on this Property, the following must occur:

(1) Two-and-one half feet of right-of-way must be dedicated along the Property boundary on Wolf Street.

(2) 36 feet of street pavement, measured back-of-curb to back-of-curb, must be provided on Wolf Street from McKinnon Street to Harwood Street.

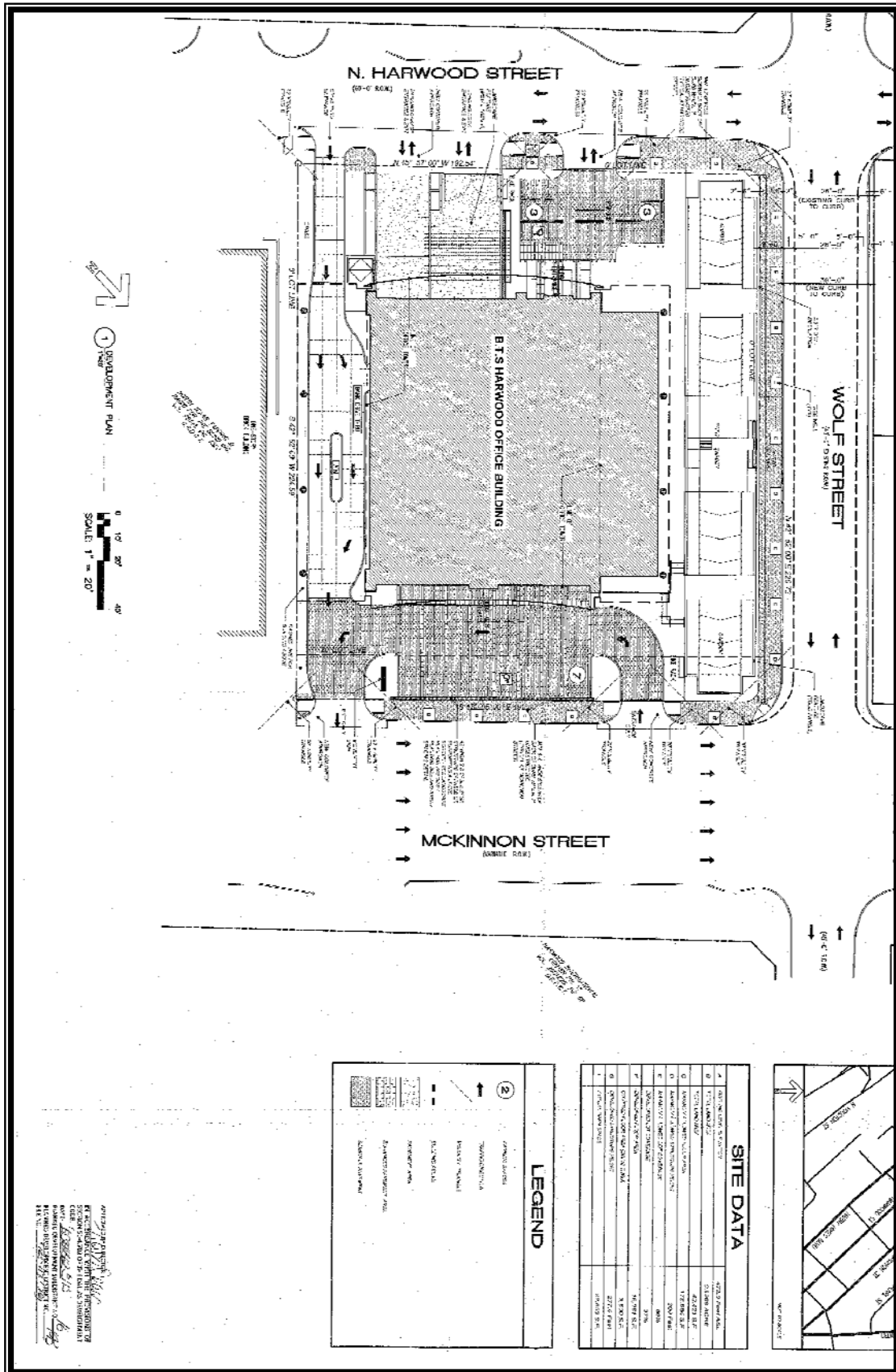
(3) Traffic signal upgrades for a left turn lane and pavement widening must be installed on Wolfe Street.

SEC. 2-16.114. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

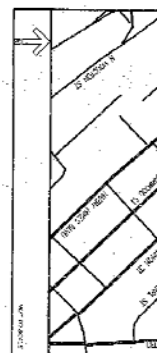
(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

APPROVED DEVELOPMENT PLAN
Minor amendment approved - Sept. 5, 2013

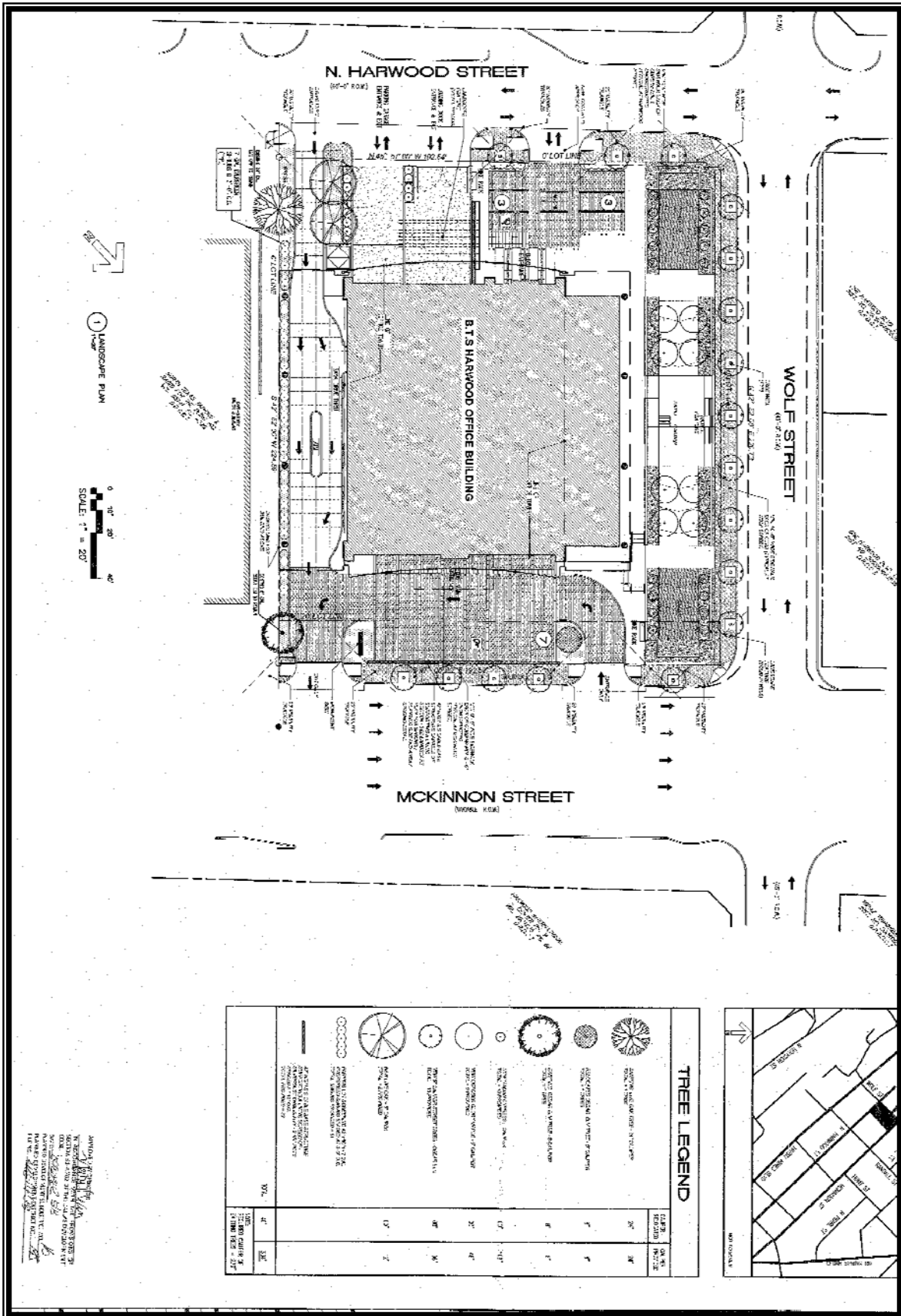


LEGEND	
(1)	EXISTING BUILDING
(2)	PROPOSED BUILDING
(3)	PROPOSED PARKING
(4)	PROPOSED LANDSCAPING
(5)	PROPOSED DRIVEWAY
(6)	PROPOSED SIDEWALK
(7)	PROPOSED STREET LIGHT
(8)	PROPOSED SIGN
(9)	PROPOSED FENCE
(10)	PROPOSED UTILITY
(11)	PROPOSED EROSION CONTROL
(12)	PROPOSED DRAINAGE
(13)	PROPOSED RETENTION WALL
(14)	PROPOSED GROUND COVER
(15)	PROPOSED TREE
(16)	PROPOSED SHRUB
(17)	PROPOSED FLORAL
(18)	PROPOSED MULCH
(19)	PROPOSED SOIL
(20)	PROPOSED ROCK
(21)	PROPOSED SAND
(22)	PROPOSED GRAVEL
(23)	PROPOSED ASPHALT
(24)	PROPOSED CONCRETE
(25)	PROPOSED BRICK
(26)	PROPOSED STONE
(27)	PROPOSED TILE
(28)	PROPOSED GLASS
(29)	PROPOSED METAL
(30)	PROPOSED WOOD
(31)	PROPOSED PLASTIC
(32)	PROPOSED RUBBER
(33)	PROPOSED LEATHER
(34)	PROPOSED CLOTH
(35)	PROPOSED PAPER
(36)	PROPOSED GLASS
(37)	PROPOSED METAL
(38)	PROPOSED WOOD
(39)	PROPOSED PLASTIC
(40)	PROPOSED RUBBER
(41)	PROPOSED LEATHER
(42)	PROPOSED CLOTH
(43)	PROPOSED PAPER
(44)	PROPOSED GLASS
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(46)	PROPOSED WOOD
(47)	PROPOSED PLASTIC
(48)	PROPOSED RUBBER
(49)	PROPOSED LEATHER
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(52)	PROPOSED GLASS
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(55)	PROPOSED PLASTIC
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(57)	PROPOSED LEATHER
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(94)	PROPOSED WOOD
(95)	PROPOSED PLASTIC
(96)	PROPOSED RUBBER
(97)	PROPOSED LEATHER
(98)	PROPOSED CLOTH
(99)	PROPOSED PAPER
(100)	PROPOSED GLASS

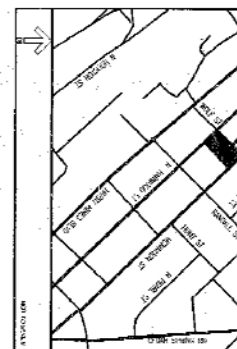
SITE DATA	
1	EXISTING BUILDING
2	PROPOSED BUILDING
3	PROPOSED PARKING
4	PROPOSED LANDSCAPING
5	PROPOSED DRIVEWAY
6	PROPOSED SIDEWALK
7	PROPOSED STREET LIGHT
8	PROPOSED SIGN
9	PROPOSED FENCE
10	PROPOSED UTILITY
11	PROPOSED EROSION CONTROL
12	PROPOSED DRAINAGE
13	PROPOSED RETENTION WALL
14	PROPOSED GROUND COVER
15	PROPOSED TREE
16	PROPOSED SHRUB
17	PROPOSED FLORAL
18	PROPOSED MULCH
19	PROPOSED SOIL
20	PROPOSED ROCK
21	PROPOSED SAND
22	PROPOSED GRAVEL
23	PROPOSED ASPHALT
24	PROPOSED CONCRETE
25	PROPOSED BRICK
26	PROPOSED STONE
27	PROPOSED TILE
28	PROPOSED GLASS
29	PROPOSED METAL
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31	PROPOSED PLASTIC
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33	PROPOSED LEATHER
34	PROPOSED CLOTH
35	PROPOSED PAPER
36	PROPOSED GLASS
37	PROPOSED METAL
38	PROPOSED WOOD
39	PROPOSED PLASTIC
40	PROPOSED RUBBER
41	PROPOSED LEATHER
42	PROPOSED CLOTH
43	PROPOSED PAPER
44	PROPOSED GLASS
45	PROPOSED METAL
46	PROPOSED WOOD
47	PROPOSED PLASTIC
48	PROPOSED RUBBER
49	PROPOSED LEATHER
50	PROPOSED CLOTH
51	PROPOSED PAPER
52	PROPOSED GLASS
53	PROPOSED METAL
54	PROPOSED WOOD
55	PROPOSED PLASTIC
56	PROPOSED RUBBER
57	PROPOSED LEATHER
58	PROPOSED CLOTH
59	PROPOSED PAPER
60	PROPOSED GLASS



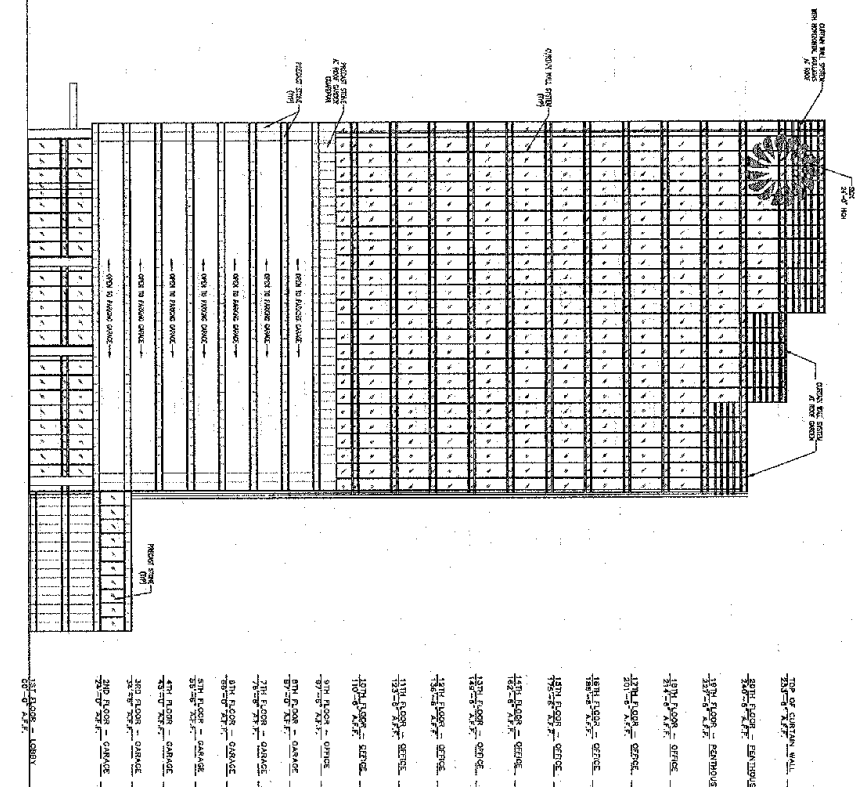
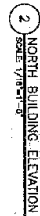
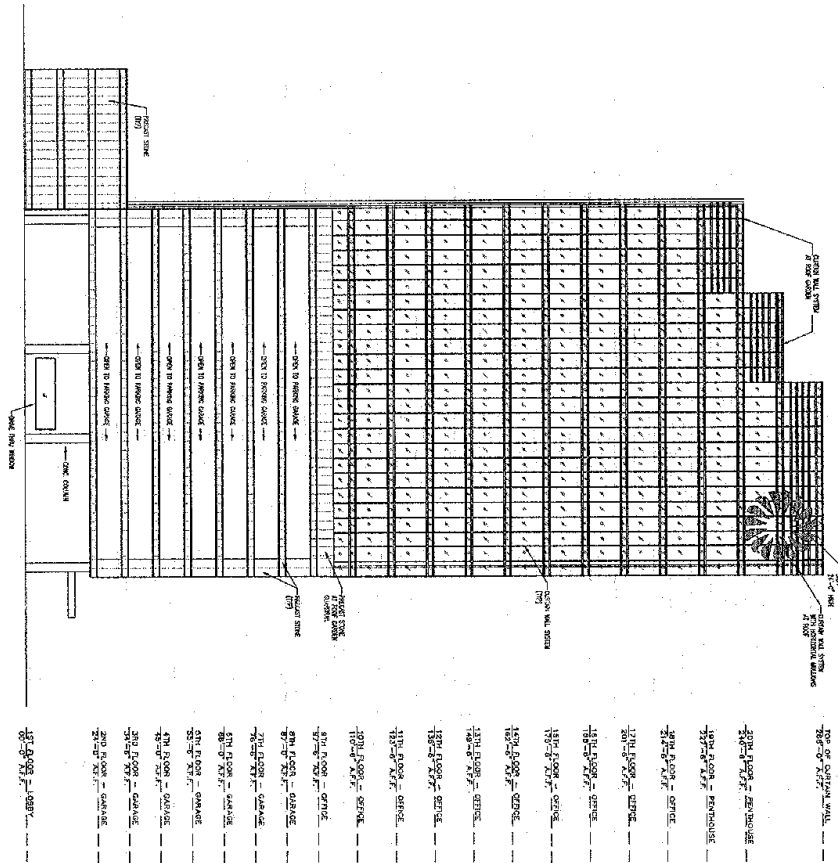
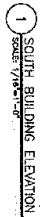
APPROVED LANDSCAPE PLAN Minor amendment approved - Sept. 5, 2013



TREE LEGEND	
	1. 12" DBH
	2. 18" DBH
	3. 24" DBH
	4. 30" DBH
	5. 36" DBH
	6. 42" DBH
	7. 48" DBH
	8. 54" DBH
	9. 60" DBH
	10. 66" DBH
	11. 72" DBH
	12. 78" DBH
	13. 84" DBH
	14. 90" DBH
	15. 96" DBH
	16. 102" DBH
	17. 108" DBH
	18. 114" DBH
	19. 120" DBH
	20. 126" DBH
	21. 132" DBH
	22. 138" DBH
	23. 144" DBH
	24. 150" DBH
	25. 156" DBH
	26. 162" DBH
	27. 168" DBH
	28. 174" DBH
	29. 180" DBH
	30. 186" DBH
	31. 192" DBH
	32. 198" DBH
	33. 204" DBH
	34. 210" DBH
	35. 216" DBH
	36. 222" DBH
	37. 228" DBH
	38. 234" DBH
	39. 240" DBH
	40. 246" DBH
	41. 252" DBH
	42. 258" DBH
	43. 264" DBH
	44. 270" DBH
	45. 276" DBH
	46. 282" DBH
	47. 288" DBH
	48. 294" DBH
	49. 300" DBH
	50. 306" DBH
	51. 312" DBH
	52. 318" DBH
	53. 324" DBH
	54. 330" DBH
	55. 336" DBH
	56. 342" DBH
	57. 348" DBH
	58. 354" DBH
	59. 360" DBH
	60. 366" DBH
	61. 372" DBH
	62. 378" DBH
	63. 384" DBH
	64. 390" DBH
	65. 396" DBH
	66. 402" DBH
	67. 408" DBH
	68. 414" DBH
	69. 420" DBH
	70. 426" DBH
	71. 432" DBH
	72. 438" DBH
	73. 444" DBH
	74. 450" DBH
	75. 456" DBH
	76. 462" DBH
	77. 468" DBH
	78. 474" DBH
	79. 480" DBH
	80. 486" DBH
	81. 492" DBH
	82. 498" DBH
	83. 504" DBH
	84. 510" DBH
	85. 516" DBH
	86. 522" DBH
	87. 528" DBH
	88. 534" DBH
	89. 540" DBH
	90. 546" DBH
	91. 552" DBH
	92. 558" DBH
	93. 564" DBH
	94. 570" DBH
	95. 576" DBH
	96. 582" DBH
	97. 588" DBH
	98. 594" DBH
	99. 600" DBH
	100. 606" DBH

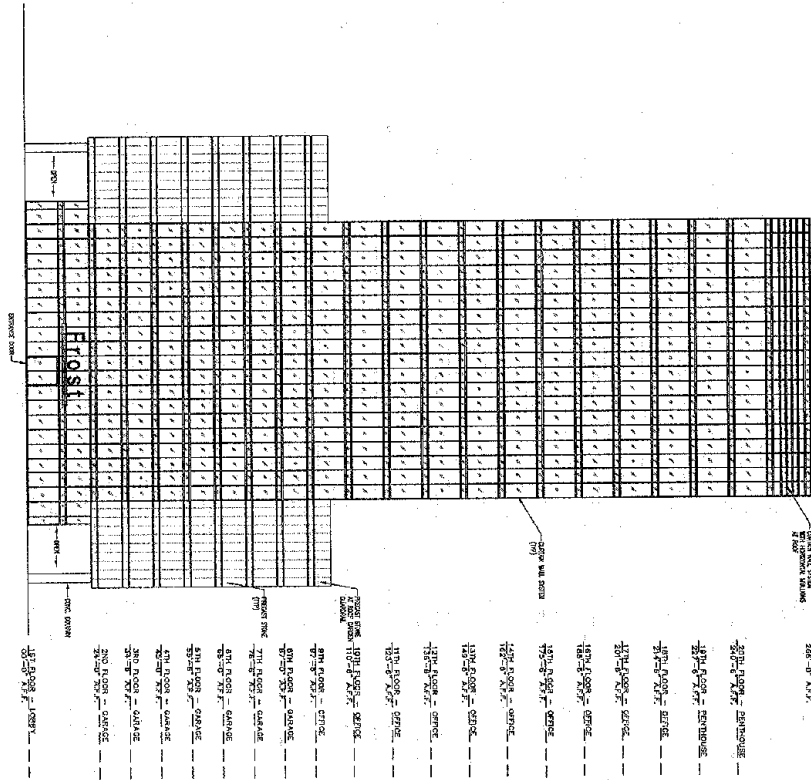


APPROVED NORTH/SOUTH ELEVATIONS

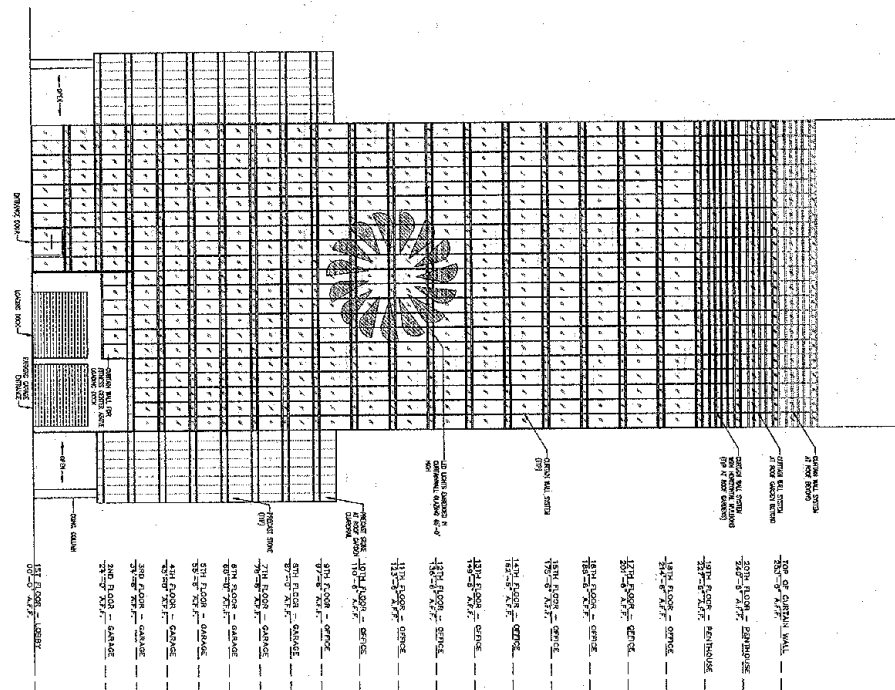


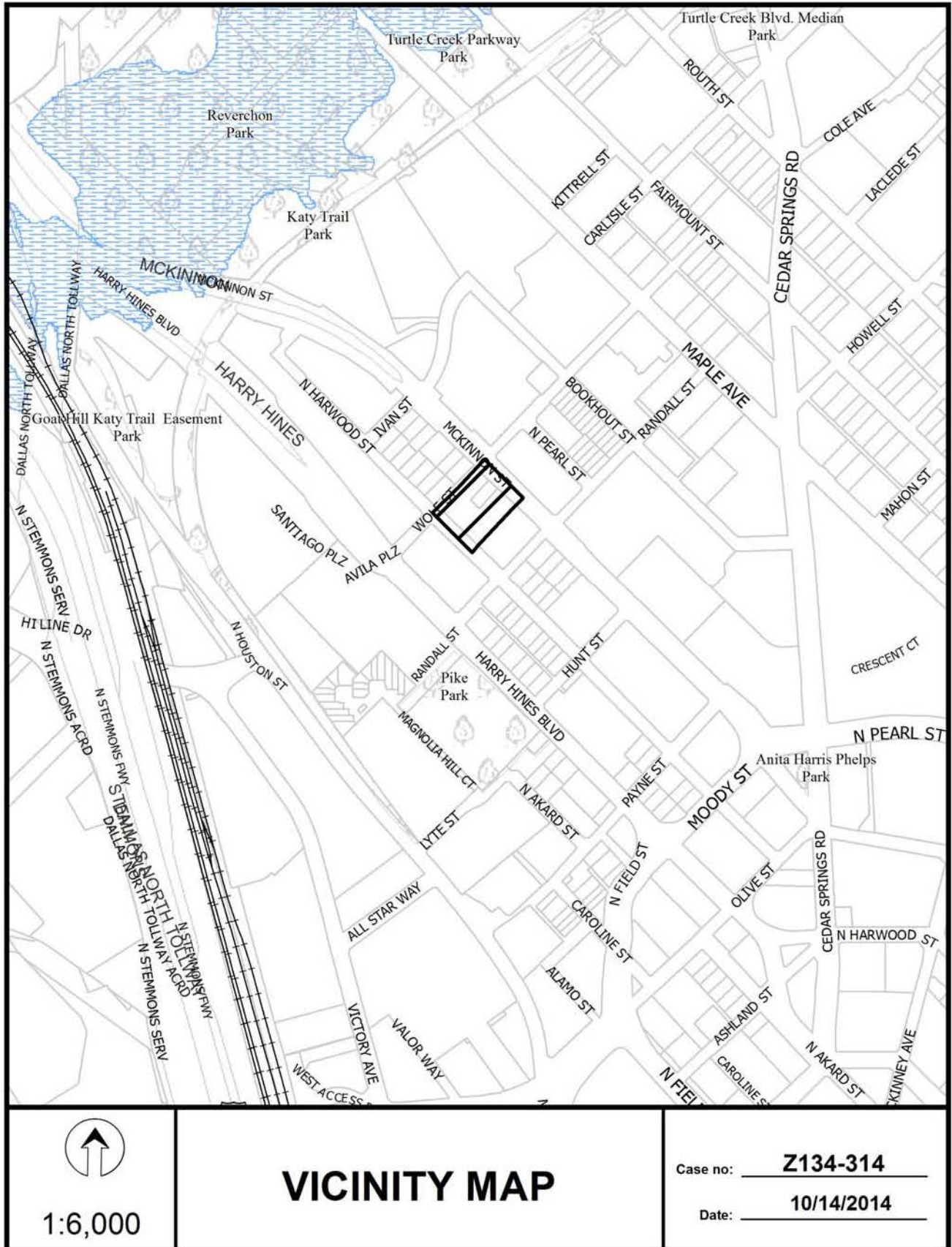
APPROVED EAST/WEST ELEVATIONS

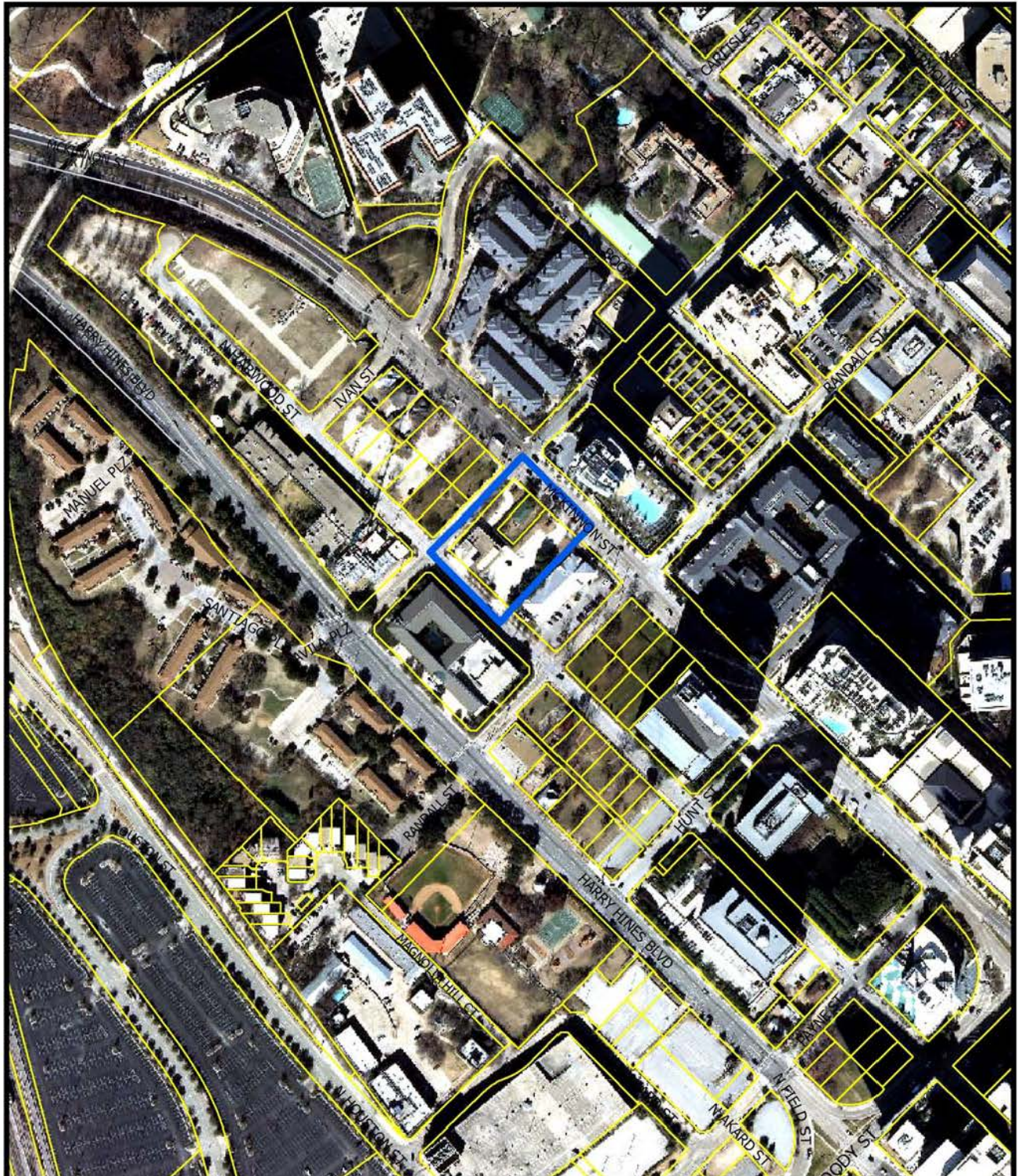
1 EAST BUILDING ELEVATION
SCALE 1/8"=1'-0"



2 WEST BUILDING ELEVATION
SCALE 1/8"=1'-0"





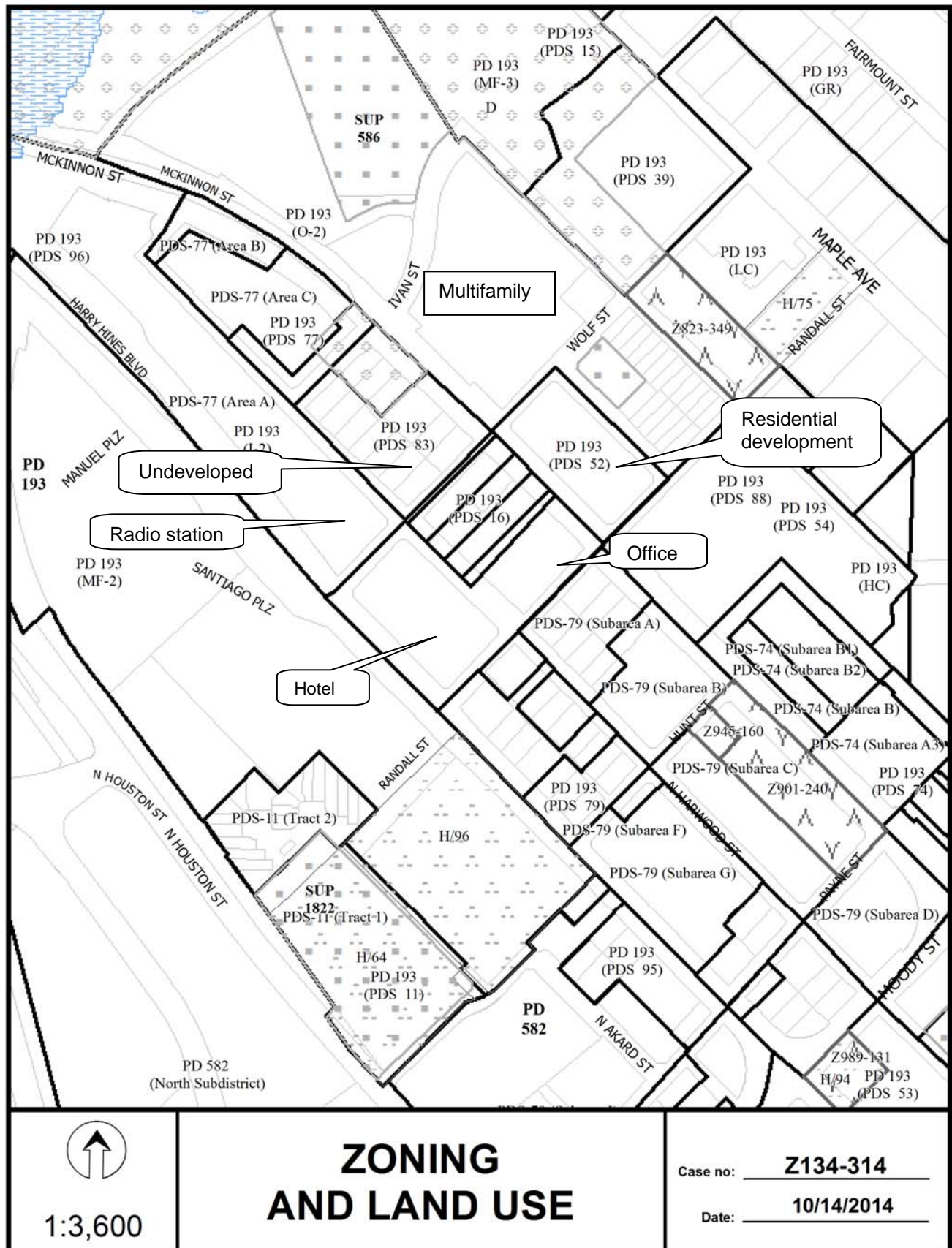


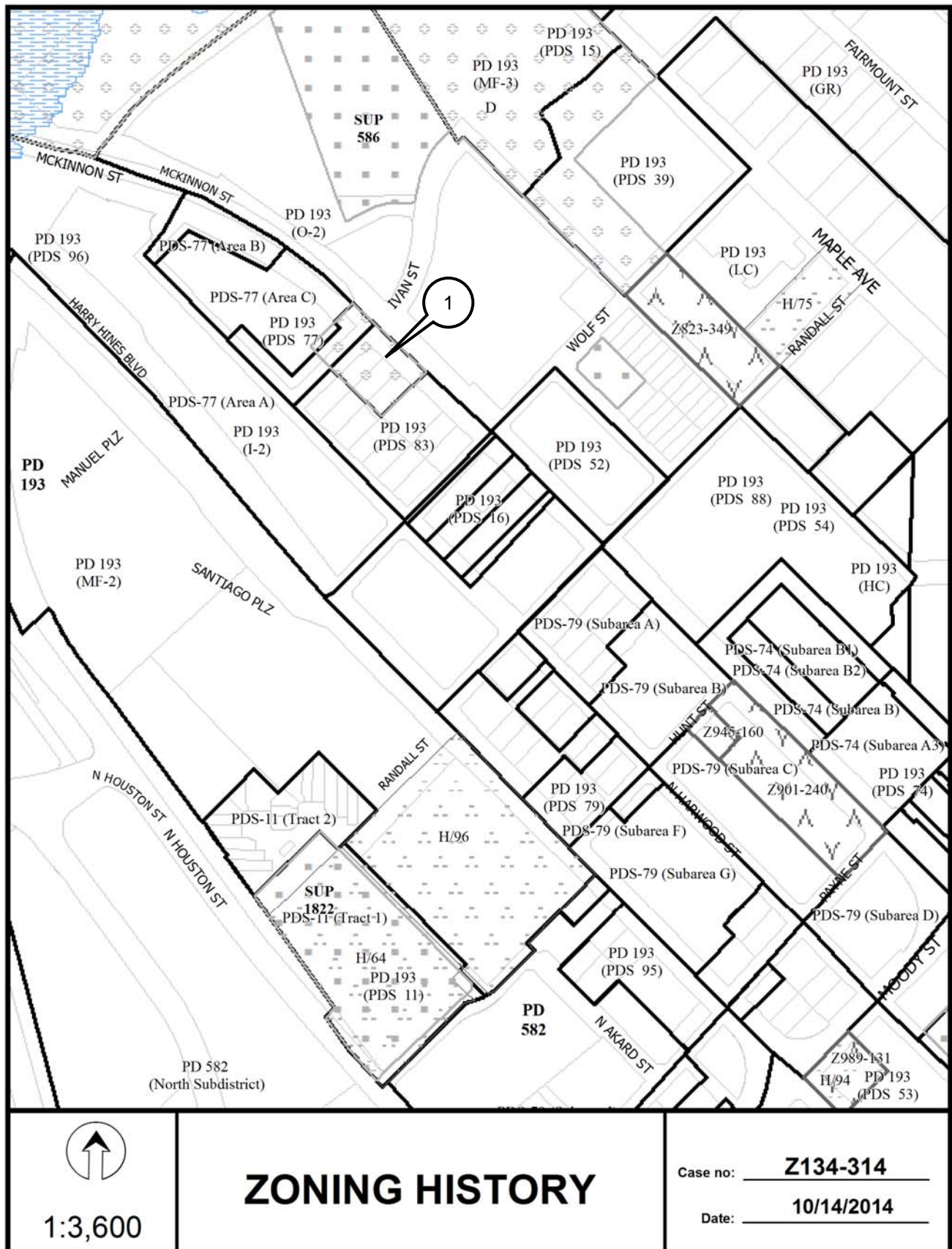
1:3,600

AERIAL MAP

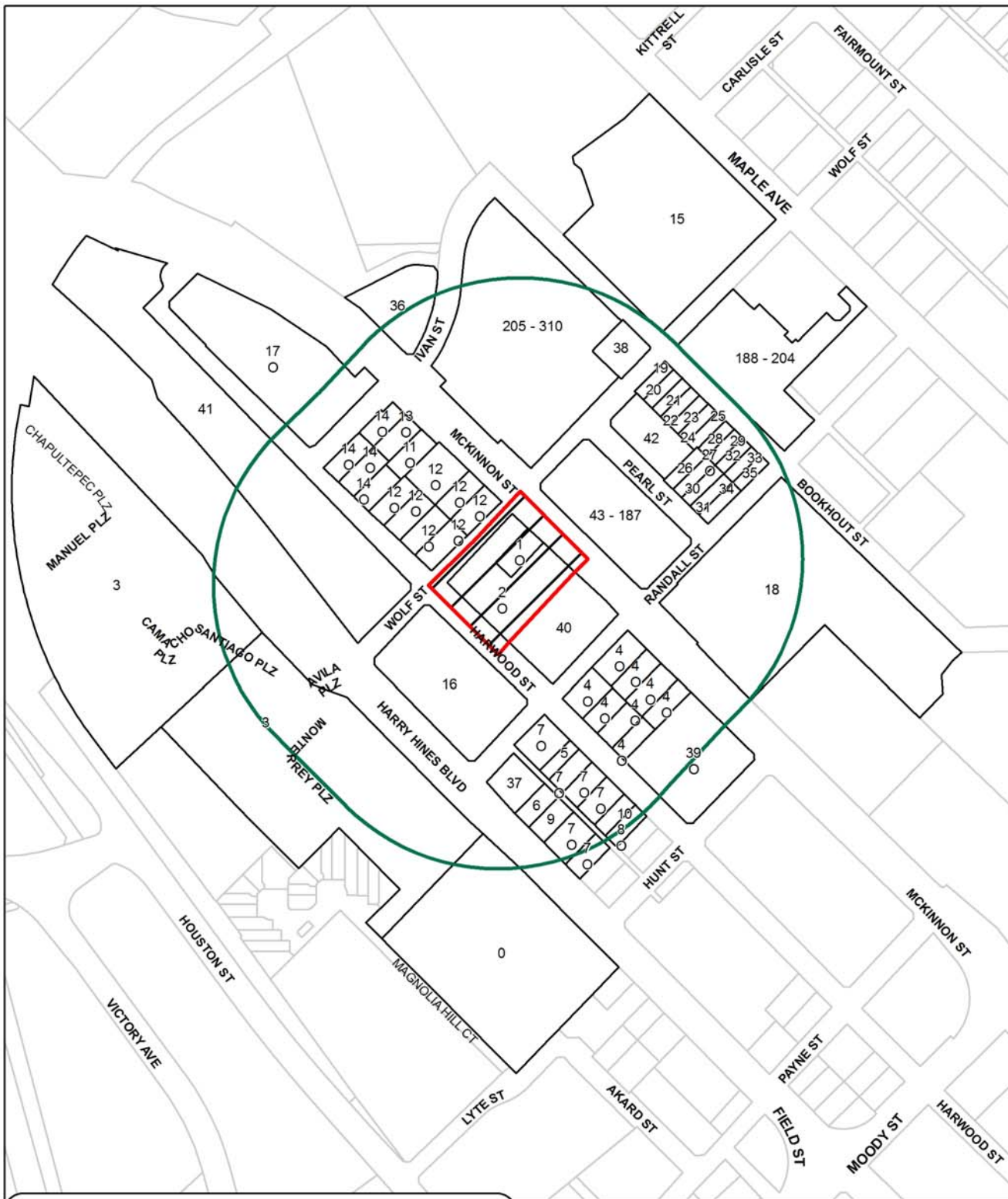
Case no: **Z134-314**

Date: **10/14/2014**





CPC RESPONSES

310 Property Owners Notified (68 parcels)12 Replies in Favor (33 parcels)0 Replies in Opposition (0 parcels)500' Area of Notification1/22/2015 Date 1/8/2015 Under Advisement**Z134-314****CPC**

1:3,600

Notification List of Property Owners

Z134-314

310 Property Owners Notified 12 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	2921 MCKINNON ST	INTERNATIONAL CENTER DEVELOPMENT
O	2	2950 HARWOOD ST	INTERNATIONAL CENTER DEVELOPMENT
	3	2901 HARRY HINES BLVD	DALLAS HOUSING AUTHORITY
O	4	2819 MCKINNON ST	HARWOOD INTERNATIONAL CENTER V LP
	5	2821 HARWOOD ST	SANCHEZ TRINIDAD ESTATE
	6	2818 HARRY HINES BLVD	AVALOS SAMUEL R III ET AL
O	7	2825 HARWOOD ST	HPO INC
O	8	2807 HARWOOD ST	HPO INC
	9	2814 HARRY HINES BLVD	VILLASANA CHARLES
	10	2809 HARWOOD ST	GLAZER JUDY B
O	11	3015 MCKINNON ST	ONE HARWOOD BLVD LTD
O	12	3009 MCKINNON ST	ONE HARWOOD BLVD LTD
O	13	3019 MCKINNON ST	ONE HARWOOD BOULEVARD LTD
O	14	3023 MCKINNON ST	ONE HARWOOD BOULEVARD LTD
	15	3001 MAPLE AVE	KENSINGTON MAPLE LLC
	16	2914 HARRY HINES BLVD	RLJ III SF DALLAS UT LP
O	17	3130 HARWOOD ST	BLEU CIEL TOWER DEVELOPMENT LTD
	18	2820 MCKINNON ST	WINDSOR AT TRIANON LP
	19	2925 BOOKHOUT ST	MCCUTCHIN TRACY L
	20	2923 BOOKHOUT ST	GROGAN WILLIAM &
	21	2921 BOOKHOUT ST	SANTINI NOEL O
	22	2919 BOOKHOUT ST	CORRIGAN DEWITT BENTSEN
	23	2917 BOOKHOUT ST	LEVIEUX JANE STUART
	24	2915 BOOKHOUT ST	MORGAN T S
	25	2911 BOOKHOUT ST	CLARK MARK C
	26	2912 PEARL ST	CLARK JON

01/21/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	27	2910 PEARL ST	JOHNSON MARGARET
	28	2909 BOOKHOUT ST	MCNULTY DIANE S
	29	2907 BOOKHOUT ST	GATTMAN CHRISTOPHER JONATHAN
	30	2908 PEARL ST	SHERRY STEVEN D
	31	2906 PEARL ST	MILES BRANDON
	32	2905 BOOKHOUT ST	SASO DAN &
	33	2903 BOOKHOUT ST	BALDWIN LAURA C
	34	2902 PEARL ST	ONEAL J SCOTT & CAROL
	35	2901 BOOKHOUT ST	HOANG DANE
	36	1902 IVAN ST	HINES REIT 3100 MCKINNON
	37	2830 HARRY HINES BLVD	VILLASANA CHARLES
	38	3001 BOOKHOUT ST	LANGFORD JAMES E
	39	2828 HARWOOD ST	INTERNATIONAL CENTER
	40	2007 RANDALL ST	NORTH TEXAS TAPING &
	41	3000 HARRY HINES BLVD	NORTH TEXAS PUBLIC
	42	2920 PEARL ST	HARTNETT PROPERTIES CO
	43	2900 MCKINNON ST	KARCHMER DON A
	44	2900 MCKINNON ST	INTERNATIONAL CENTER DEV
	45	2900 MCKINNON ST	LACY DOMINIC N
	46	2900 MCKINNON ST	DEPA MARYLINE
	47	2900 MCKINNON ST	BURDORF BRIAN
	48	2900 MCKINNON ST	FARREN SUZANN D
	49	2900 MCKINNON ST	JOHNSON LONNIE
	50	2900 MCKINNON ST	UNIT 308 MCKINNON LLC
	51	2900 MCKINNON ST	KARCHMER DON A REVOCABLE TRUST THE
	52	2900 MCKINNON ST	AKINA RENEE A TR &
	53	2900 MCKINNON ST	OXFORD ENTERPRISES INC
	54	2900 MCKINNON ST	TERRY SHAWN D
	55	2900 MCKINNON ST	FITZGERALD STEPHEN R & LOUISE A LIFE EST
	56	2900 MCKINNON ST	POP LIFE LLC
	57	2900 MCKINNON ST	LICHTENSTEIN DAVID G

01/21/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	2900 MCKINNON ST	SALINAS RICARDO &
	59	2900 MCKINNON ST	HAYWARD GORDON H
	60	2900 MCKINNON ST	RAOOFI PARHAM
	61	2900 MCKINNON ST	MALLOY HELEN
	62	2900 MCKINNON ST	UNIT 508 MCKINNON LLC
	63	2900 MCKINNON ST	AM ESTATE LLC
	64	2900 MCKINNON ST	FILIPOVIC JIRI
	65	2900 MCKINNON ST	HARPER LEONA MARIE
	66	2900 MCKINNON ST	CRAWFORD ALLISON MAE
	67	2900 MCKINNON ST	GOSS TIM K
	68	2900 MCKINNON ST	WARREN MARK T
	69	2900 MCKINNON ST	AZURE 608 TRUST
	70	2900 MCKINNON ST	BORRELLI JOSEPH JR & CINDY ANNE
	71	2900 MCKINNON ST	SHAH BIPIN C
	72	2900 MCKINNON ST	FRANKEL JEFFREY S
	73	2900 MCKINNON ST	MARTIN BRYAN R
	74	2900 MCKINNON ST	FRANCOIS SERGE P
	75	2900 MCKINNON ST	DEWAN MASHRUR M & AFREEN M
	76	2900 MCKINNON ST	DENNIS DAVID & JANIE
	77	2900 MCKINNON ST	KECK MARK C
	78	2900 MCKINNON ST	RATHOD VEERAL K
	79	2900 MCKINNON ST	LE MENER FAMILY TR THE
	80	2900 MCKINNON ST	SNB LIMITED PARTNERSHIP
	81	2900 MCKINNON ST	CARBONNEAU KRISTINA A
	82	2900 MCKINNON ST	LANDAVERDE CARMEN E
	83	2900 MCKINNON ST	ABRAMOV BORIS &
	84	2900 MCKINNON ST	HILL CHARLES W & JANA L
	85	2900 MCKINNON ST	BORNO MOUNIR Y &
	86	2900 MCKINNON ST	BLUME WENDY L
	87	2900 MCKINNON ST	ALKEMY GROUP LTD THE
	88	2900 MCKINNON ST	ABEL ELIZABETH

01/21/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	2900 MCKINNON ST	MEDAVARAPU BALAKRISHNA &
	90	2900 MCKINNON ST	SHEEHAN DANIEL
	91	2900 MCKINNON ST	CHAN MINSANG
	92	2900 MCKINNON ST	WYNN RALPH T
	93	2900 MCKINNON ST	MAULTSBY VANCE K JR & BETH M
	94	2900 MCKINNON ST	MUHL BRANDEN BOWEN
	95	2900 MCKINNON ST	GILBERT LOREEN TRUST THE
	96	2900 MCKINNON ST	EVOL REAL ESTATE OF TEXAS LLC
	97	2900 MCKINNON ST	SKINNER MICHAEL A &
	98	2900 MCKINNON ST	VUILLEMOT WILLIAM G &
	99	2900 MCKINNON ST	HOOPER ROBERT SCOTT
	100	2900 MCKINNON ST	TIGGES GARY
	101	2900 MCKINNON ST	SANDLIN MARK R
	102	2900 MCKINNON ST	GUTIERREZ JAVIER
	103	2900 MCKINNON ST	SPEER M L
	104	2900 MCKINNON ST	STONE CHRISTOPHER & SUSAN
	105	2900 MCKINNON ST	MECHANIC DONALD A
	106	2900 MCKINNON ST	DUWAJI IYAD
	107	2900 MCKINNON ST	MOLLOY HELEN
	108	2900 MCKINNON ST	STANLEY CLIFFORD V & SHELBY OHAIR
	109	2900 MCKINNON ST	POINDEXTER ALONZO J &
	110	2900 MCKINNON ST	MCDONALD LAUREN A
	111	2900 MCKINNON ST	GROSSBERG MARK P
	112	2900 MCKINNON ST	TISEO LOUIE
	113	2900 MCKINNON ST	KELLY JOSEPH J
	114	2900 MCKINNON ST	LELAND JANET SWARTZ
	115	2900 MCKINNON ST	ARMSTRONG CAPPY RAY &
	116	2900 MCKINNON ST	CUTLER WILLIAM P
	117	2900 MCKINNON ST	GALLMANN WILLIAM H III & JOELLYN A
	118	2900 MCKINNON ST	DREWS R ERIC & BARBARA B
	119	2900 MCKINNON ST	SAVAGE ROBERT W & SUSAN L

01/21/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	2900 MCKINNON ST	NIR ADI & SHERYL
	121	2900 MCKINNON ST	HAKERT JAMES DAMIAN &
	122	2900 MCKINNON ST	MARTTER RICHARD P &
	123	2900 MCKINNON ST	MAULDIN JOHN F
	124	2900 MCKINNON ST	ELLEN MARTIN M &
	125	2900 MCKINNON ST	BABB KENNETH R
	126	2900 MCKINNON ST	SHAH BIPIN & MRUNALINI
	127	2900 MCKINNON ST	SCHUBERT JOEL S
	128	2900 MCKINNON ST	NILTA PROPERTY HOLDINGS LP
	129	2900 MCKINNON ST	BRAYMAN JONATHAN L
	130	2900 MCKINNON ST	GLADDEN JEFFREY R
	131	2900 MCKINNON ST	MJC VENTURES LP
	132	2900 MCKINNON ST	ROEHM DAVID O
	133	2900 MCKINNON ST	LUGANO TICINO HOLDINGS LLC
	134	2900 MCKINNON ST	RAMSEY JULIE
	135	2900 MCKINNON ST	LAM GUY KWOKHUNG &
	136	2900 MCKINNON ST	CHOQUETTE ANGELA V
	137	2900 MCKINNON ST	VICIOSO BELINDA &
	138	2900 MCKINNON ST	DALLAS HIGHRISE LLC
	139	2900 MCKINNON ST	STEWART PATRICK M &
	140	2900 MCKINNON ST	JENKINS MARK E
	141	2900 MCKINNON ST	DEVINE MARTIN J & JOANNE M
	142	2900 MCKINNON ST	MONSOUR FAMILY LP
	143	2900 MCKINNON ST	ANCHONDO ELSA ESTHER CARRILLO
	144	2900 MCKINNON ST	UPTOWN DREAMS LLC
	145	2900 MCKINNON ST	GAUTIER ELISE M
	146	2900 MCKINNON ST	MACATEE WILLIAM F JR
	147	2900 MCKINNON ST	FARRANT MALCOLM A
	148	2900 MCKINNON ST	TICE DAVID W
	149	2900 MCKINNON ST	GRIFFITH WILLIAM F
	150	2900 MCKINNON ST	KHOSHNOUDI FAMILY TRUST

01/21/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	2900 MCKINNON ST	BRINGAS RICARDO MARTIN
	152	2900 MCKINNON ST	FLORIN COMPANY LTD
	153	2900 MCKINNON ST	MOOLJI ALY
	154	2900 MCKINNON ST	YU KUN WON & JAE EUN
	155	2900 MCKINNON ST	RICHARDSON MICHAEL D
	156	2900 MCKINNON ST	MAGUIRE MICHAEL F & COLLEEN J
	157	2900 MCKINNON ST	MAGUIRE MICHAEL F & COLLEEN J
	158	2900 MCKINNON ST	HARRIS CYNTHIA H &
	159	2900 MCKINNON ST	BROWN IRWIN J
	160	2900 MCKINNON ST	FUSCO EDWARD JR &
	161	2900 MCKINNON ST	JEAN JACQUES HOLDING INC
	162	2900 MCKINNON ST	KAVANAGH MARK
	163	2900 MCKINNON ST	WESTPARK CAPITAL MGT LLC
	164	2900 MCKINNON ST	RIBELIN GLENDA A
	165	2900 MCKINNON ST	HENRIETTA EDWARD B TR &
	166	2900 MCKINNON ST	LYNCH PETER H
	167	2900 MCKINNON ST	HASTINGS EXCHANGE LLC
	168	2900 MCKINNON ST	KUTNER MICHAEL B &
	169	2900 MCKINNON ST	COULTER PETER S & JAMIE S COULTER
	170	2900 MCKINNON ST	MCMORRAN MICHAEL &
	171	2900 MCKINNON ST	VALK DON
	172	2900 MCKINNON ST	ISSA IMRAN A
	173	2900 MCKINNON ST	BACHMAN MARVIN A & YVONNE
	174	2900 MCKINNON ST	SLUGOCKI MAREK &
	175	2900 MCKINNON ST	MCALLISTER STEVEN K
	176	2900 MCKINNON ST	LUTER JASON S
	177	2900 MCKINNON ST	ALBERT MARK & SARA MELNICK
	178	2900 MCKINNON ST	MUELLERBARBIER J GABRIEL
	179	2900 MCKINNON ST	FIJOLEK RICHARD M
	180	2900 MCKINNON ST	CHEN YI FEN
	181	2900 MCKINNON ST	GUTIERREZ JAVIER G

01/21/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	2900 MCKINNON ST	2802/2902 PARTNERS LP
	183	2900 MCKINNON ST	HUNT LAURA
	184	2900 MCKINNON ST	LACERTE PHILLIP R
	185	2900 MCKINNON ST	TROTTER JAMES F
	186	2900 MCKINNON ST	BRADY GREGORY A
	187	2900 MCKINNON ST	TWENTYONE LLC
	188	2919 MAPLE AVE	CRESCENT ESTATES CUSTOM HOMES LP
	189	2919 MAPLE AVE	CRESENT ESTATES CUSTOM HOMES LP
	190	2919 MAPLE AVE	MAPLE WOLF STONELEIGH LLC
	191	2919 MAPLE AVE	CRESCENT ESTATES
	192	2919 MAPLE AVE	ELLENBOGEN PAUL H &
	193	2919 MAPLE AVE	CRESCENT ESTATES CUSTOM HOMES LP
	194	2919 MAPLE AVE	COLE THOMAS B
	195	2919 MAPLE AVE	CRESCENT ESTATES CUSTOM HOMES LP
	196	2919 MAPLE AVE	CRESCENT ESTATE CUTOME HOMES LP
	197	2919 MAPLE AVE	CRESCENT ESTATE CUSTOM HOMES LP
	198	2919 MAPLE AVE	MAPLE WOLF STONELEIGH LLC
	199	2919 MAPLE AVE	REDFIELD VANCE & SUSAN
	200	2919 MAPLE AVE	EAST JOHN WAYNE
	201	2919 MAPLE AVE	ETTER TODD F
	202	2919 MAPLE AVE	MASSAD GENE F & BARBARA J
	203	2919 MAPLE AVE	GREER CHARLES SCOTT & LINDA L
	204	2919 MAPLE AVE	MONTGOMERY WILLIAM A &
	205	2201 WOLF ST	BAUER SARAH J
	206	2201 WOLF ST	BENAVIDES OSCAR JR
	207	2201 WOLF ST	SOHN TED
	208	2201 WOLF ST	MEADE KRISTYN L
	209	2201 WOLF ST	KUBAN KATHERINE
	210	2201 WOLF ST	HARPER HOLLY
	211	2201 WOLF ST	FLEMING JEFFREY H
	212	2201 WOLF ST	LUBBOCK NATIONAL BANK

01/21/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	2201 WOLF ST	DRIVER DANIEL RICHARD II
	214	2201 WOLF ST	LUBBOCK NATIONAL BANK CF BENNY VALEK SELF
	215	2201 WOLF ST	FREEMAN JAMES M
	216	2201 WOLF ST	CLARKE NICHOLAS S
	217	2201 WOLF ST	ADKINS MICHELLE M
	218	2201 WOLF ST	KEELER DOCTOR
	219	2201 WOLF ST	MUNDO TILE LTD
	220	2201 WOLF ST	SALAZAR MONICA
	221	2201 WOLF ST	HOFKER BEATRIX
	222	2201 WOLF ST	LUU MYDA
	223	2201 WOLF ST	TRORB INC
	224	2201 WOLF ST	NEWMAN PHILIP
	225	2201 WOLF ST	SINGH PARDIP
	226	2201 WOLF ST	LEEDS JESSICA BONNIE
	227	2201 WOLF ST	MARTINEZ DEE
	228	2201 WOLF ST	LE BETSY
	229	2201 WOLF ST	BARANSI RAMZI
	230	2201 WOLF ST	SOHN TED S
	231	2201 WOLF ST	BIDA DAN F
	232	2201 WOLF ST	SULLIVAN PATRICK E
	233	2201 WOLF ST	NEMATI MEHDI & SHANIN
	234	2201 WOLF ST	BOND DANA
	235	2201 WOLF ST	BUNN IAN
	236	2201 WOLF ST	LANGFORD MATTHEW D
	237	2201 WOLF ST	LUBBOCK NATIONAL BANK CUSTODIAN FOR
	238	2201 WOLF ST	MANCENIDO PATRICK
	239	2201 WOLF ST	RAJAGOPALAN SRIDHARAN &
	240	2201 WOLF ST	SHAPOURI AZIZOLLAH
	241	2201 WOLF ST	WEIAND JAMES J & LAURA M
	242	2201 WOLF ST	BREKKE CORTNEE E
	243	2201 WOLF ST	SCHONERT BECKY

01/21/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244	2201 WOLF ST	MOOLAMALLA PUJA
	245	2201 WOLF ST	DIEBOLT DOUG J & KATIE L
	246	2201 WOLF ST	DIXON DENNIE W & LOANN P
	247	2201 WOLF ST	KARIMI AKHTAR
	248	2201 WOLF ST	RILEY ASHLEY NICOLE
	249	2201 WOLF ST	DIAZ SAMUEL
	250	2201 WOLF ST	LOZOFF RONALD L
	251	2201 WOLF ST	KALLIPALLI BHUPALA R & USHA R GANGA
	252	2201 WOLF ST	PUPKO INVESTORS LLC
	253	2201 WOLF ST	URIOSTE JOSE RAFAEL
	254	2201 WOLF ST	NAQUIN JOSHUA P & SANJA PISAC NAQUIN
	255	2201 WOLF ST	MEYER NATALIE
	256	2201 WOLF ST	GANT LESLIE
	257	2201 WOLF ST	STANDERFER JOSH T
	258	2201 WOLF ST	PATTERSON MELISSA
	259	2201 WOLF ST	KEARNAGHAN KRISTEN
	260	2201 WOLF ST	VICK JEFFREY B
	261	2201 WOLF ST	CHINN CAROLYN JEANETTE
	262	2201 WOLF ST	KELLERVILLE LLC
	263	2201 WOLF ST	TROB INC
	264	2201 WOLF ST	BURNS REVOCABLE TRUST
	265	2201 WOLF ST	HOFFMANN DONNA
	266	2201 WOLF ST	KELLER ZACHARY
	267	2201 WOLF ST	HILL JEAN
	268	2201 WOLF ST	PINCKNEY JAMES S II
	269	2201 WOLF ST	ZEB REALTY LLC
	270	2201 WOLF ST	MOORE KELLY ANNE
	271	2201 WOLF ST	BRILL BRIAN ERIC & KELLY MOORE
	272	2201 WOLF ST	TAYLOR CHRISTOPHER
	273	2201 WOLF ST	RODRIGUEZ ELISA
	274	2201 WOLF ST	GANT GREG & HONOR

01/21/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	275	2201 WOLF ST	SHAUL JOSH
	276	2201 WOLF ST	HENSLEY CHRISTOPHER T &
	277	2201 WOLF ST	LUBBOCK NATIONAL BANK CUSTODIAN FOR
	278	2201 WOLF ST	KJT GROUP
	279	2201 WOLF ST	HANKINS PAUL G &
	280	2201 WOLF ST	NEMATI MEHDI & SHAHIN
	281	2201 WOLF ST	LEE JAMES HENRY III &
	282	2201 WOLF ST	ALLIANT PROPERTIES LLC SERIES F
	283	2201 WOLF ST	SMITH MELODY
	284	2201 WOLF ST	KAKHNOVETS ALEX
	285	2201 WOLF ST	LITTLE BRADLEY C & LAURA L
	286	2201 WOLF ST	NOWICKI MILOSZ
	287	2201 WOLF ST	WARSHAUER JEREMY TAKASHI
	288	2201 WOLF ST	WILSON SKYE
	289	2201 WOLF ST	PENSCO TRUST CO
	290	2201 WOLF ST	LUBBOCK NATIONAL BANK
	291	2201 WOLF ST	SAM JANAY M
	292	2201 WOLF ST	WURTELE JOSEPH H JR &
	293	2201 WOLF ST	AKINTOLA OMOLOLA E &
	294	2201 WOLF ST	ADDO TAYO A
	295	2201 WOLF ST	FOURMENT CHRISTOPHER L
	296	2201 WOLF ST	KORB RONALD DEAN & NICKI
	297	2201 WOLF ST	BEADLING ASHLEY M &
	298	2201 WOLF ST	RAMEY ISABEL ZAINA
	299	2201 WOLF ST	MA YOU J
	300	2201 WOLF ST	REEVES GEORGE WP
	301	2201 WOLF ST	WELLS FARGO BANK N A
	302	2201 WOLF ST	KOH PATRICK & SHANNON
	303	2201 WOLF ST	MEHTA SATISH & HEMLATA
	304	2201 WOLF ST	KEITH KRISTY
	305	2201 WOLF ST	SRINIVASAN JAYANTH

Z134-314(WE)

01/21/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	306	2201 WOLF ST	CULLUM PAMELA G
	307	2201 WOLF ST	ROY DAVE A
	308	2201 WOLF ST	OSBURN KEVIN A
	309	2201 WOLF ST	KOUZBARI MAHMOOD
	310	2201 WOLF ST	OUZTS SUSAN &

AGENDA ITEM # 64

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 3

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 61B U

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-1(A) Multifamily District uses on property zoned a TH-1(A) Townhouse District and a CR Community Retail District with deed restrictions along the south line of Clarkwood Drive, the east line of Clark Springs Drive, and north of West Camp Wisdom Road

Recommendation of Staff and CPC: Approval, subject to a development plan and conditions

Z134-116(CG)

ACM: Ryan S. Evans**FILE NUMBER:** Z134-116(CG)**DATE FILED:** October 22, 2013**LOCATION:** South line of Clarkwood Drive, the east line of Clark Springs Drive, and north of West Camp Wisdom Road**COUNCIL DISTRICT:** 3**MAPSCO:** 61B-U**SIZE OF REQUEST:** ± 25.68 acres**CENSUS TRACT:** 165.21

APPLICANT/ OWNER: Rodney Holloman**REPRESENTATIVE:** Jay Childs**REQUEST:** An application for a Planned Development District for MF-1(A) Multifamily District uses on property zoned a TH-1(A) Townhouse District and a CR Community Retail District with deed restrictions.**SUMMARY:** The applicant proposes to construct four-plex residential units on a 25.68-acre tract of land.**CPC RECOMMENDATION:** Approval, subject to a development plan and conditions.**STAFF RECOMMENDATION:** Approval, subject to a development plan and conditions.**DESIGNATED ZONING CASE**

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The request for a Planned Development District to increase the density of single family uses in this location will not have a negative impact on the surrounding area.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request to increase the number of dwelling units will not have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in a Residential Building Block and is in compliance with the Comprehensive Plan.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The TH-1(A) Multifamily district would allow construction of multifamily units; however, the topography presents challenges to develop within the constraints for that district.

BACKGROUND INFORMATION:

- The request site is currently undeveloped. The applicant proposes to construct four-plex dwelling units to address the growing need for alternative style housing for those that seek diversity of housing types as renters and owners per the comprehensive plan.
- The proposed multifamily housing would be consistent with the character of the area that is comprised of single and multifamily housing stock.
- The applicant is requesting a Planned Development District to construct four-plex dwelling units at a density of 7.79 units per acre.

Zoning History: There has been no zoning change request in the area within recent history relevant to this case.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW/Proposed
W. Camp Wisdom Rd.	Principal Arterial	120'
Clarkwood Road	PA	120'

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system. The analysis is based upon the traffic worksheet the applicant provided during the application submittal.

Surrounding Land Uses:

	Zoning	Land Use
Site	TH-1(A), CR w/ deed restrictions	Undeveloped
North		Vacant tracts, I-20
South		Vacant tracts and the city limit boundary of Duncanville
East		undeveloped tracts buffered by an escarpment area
West		Vacant parcels, residential and multifamily

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a Residential Neighborhood Building Block.

The Residential Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

LAND USE

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

The city has a lower-than-average homeownership rate. Demographics reveal that almost 40 percent of Dallas families will never be able to purchase a home. Nevertheless, residents want more opportunities for homeownership in Dallas and a higher quality and diversity of housing types for both renters and owners.

Policy 1.3.1 Create housing opportunities throughout Dallas. The City must ensure affordable, quality rental housing and investments in multifamily housing. Using creative financing options will help create higher standards of living for all Dallas residents.

STAFF ANALYSIS:

Land Use Compatibility: The ±25.68 acres site consists of undeveloped tracts of land zoned TH-1(A) Townhouse and CR Community Retail District with deed restrictions. Planned Development District No. 599 abuts the proposed district and is mainly comprised of single family and multifamily uses (consistent with R-7.5(A) and MF-1(A) standards).

Interstate-20 (no freeway access) and undeveloped parcels lie to the north. Land use to the east is residential and buffered from the subject site by a heavy vegetated escarpment area. To the south are vacant tracts and retail uses that lie within the city limit boundary of Duncanville. West of the site is developed with residential and multifamily uses and vacant tracts of land. The proposed multifamily development would complement adjacent residential land use-types and should not adversely impact the area.

The applicant intends to develop the ±25.68-acre site with fifty (50) four-plex buildings. Proposed are 80 two-bedroom dwelling units and 120 one-bedroom units, for a total of 200 multifamily dwelling units, not to exceed one story, or a maximum structure height of 38 feet.

Staff recommendation is for approval of the request for a Planned Development District for multifamily uses, subject to a development plan and conditions.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
EXISTING							
TH-1(A) - Townhouse	0'	0'	6 Dwelling Units/ Acre	36'	60%	Min. Lot: 2,000 sq ft	Single family
CR - Community Retail w/ deed restriction	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
Comparison Purposes: MF-1(A)	15'	15'	Min lot 3,000 sq ft 1,000 sq ft – E 1,400 sq ft – 1 BR 1,800 sq ft – 2 BR +200 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
PROPOSED							
MF-1(A)	15'	5'	7.79 units / acre (200 DUs)	38'	75%	Proximity Slope	Multifamily

Landscaping: Landscaping of any development will be in accordance with Article X, as amended.

On December 9, 2014, an escarpment plan was approved by the City's Engineering Division to proceed with replat of the subject site. The applicant will proceed to the next step to plat the property for full engineering plan review for development in accordance with the Dallas Development Code based on PDD conditions and deed restrictions, tree

protection plan, paving and drainage plans. An area has been designated as an Open Area/Conservation Easement/Tree Preservation Zone (to be platted and dedicated with development of the site) to satisfy the requirements for tree mitigation.

Parking: The applicant will provide a total of 359 parking spaces of which 330 are required parking spaces.

Proposed CPC Conditions

“ARTICLE _____.

PD _____.

SEC. 51 P-_____.101. LEGISLATIVE HISTORY.

PD_____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. 51 P-_____.102. PROPERTY LOCATION AND SIZE.

PD_____ was established on property located at the northeast corner of Camp Wisdom Road and Clark Road. The size of PD_____ is approximately 25.68 acres.

SEC. 51 P-_____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions or sections in this article are to articles, divisions or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district.

SEC. 51 P-_____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____A: development plan.

SEC. 51 P-_____.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ____). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51 P-_____.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the MF-1(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-1(A) Multifamily 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 MF-1(A) Multifamily District is subject to DIR in this district; etc.

SEC. 51 P-____.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific uses, however, due to their unique nature, are subject to

additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted:

- Accessory outside display of merchandise
- Accessory outside sales

SEC. 51 P-____.108. YARD, LOT AND SPACE REGULATIONS.

(Note: The yard, lot and space regulations in this section must be read together with the lot, yard and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.

(a) Front yard. Minimum front yard is 15 feet.

- (1) Cantilevered roof eaves, stoops and stairs that do not exceed 8 feet in width and four feet in height may project up to five feet into the required front yard.
- (2) Retaining walls with a maximum height of 10 feet may project up to five feet into the required front yard.
- (3) Fences with a maximum height of eight feet may project up to five feet into the required front yard.
- (4) Railings for stairs, stoops, porches, sidewalks and patios with a maximum height of 42 inches may project up to five feet into the required front yard.

(b) Side and rear yard. Minimum side yard is five feet. Minimum rear yard is five feet.

(c) Density. Maximum dwelling unit density is 7.79 units per acre. Maximum number of dwelling units is 200.

(d) Floor area ratio. No maximum floor area ratio.

(e) Height.

- (i) Maximum structure height is 38 feet.

- (ii) The following structures may project a maximum of 12 feet above the maximum structure height:

- (1) Ornamental cupola or dome.
- (2) Skylights.
- (3) Chimney and vent stacks.

(f) Lot coverage. Maximum lot coverage is 75 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. Maximum number of stories above grade is one.

SEC. 51 P-____.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For an accessory community center (private), one space per 1,000 square feet of floor area is required.

SEC. 51 P-____.110. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X and the additional provisions in this section.

(b) Maintenance. Plant materials must be maintained in a healthy, growing condition.

(c) Conservation areas. Conservation areas in the locations shown on the approved development plan may be used to satisfy the requirements for tree mitigation. Protected trees located in a conservation area within a 100-year flood plain may be counted towards mitigation at a ratio of one inch of replacement tree for every two inches of conserved protected trees. Protected trees located in a conservation area not located in a 100-year flood plain may be counted towards mitigation at a ratio of one inch of replacement tree for every one inch of conserved protected trees.

SEC. 51 P-____.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51 P-____.112. ADDITIONAL PROVISIONS.

(a) Any fence located in the required front yard must be of a tubular steel type.

(b) The property must be properly maintained in a state of good repair and neat appearance.

(c) Development and use of the Property must comply with all Federal and State laws and regulations, and with all ordinances, rules and regulations of the City of Dallas.

SEC. 51 P-____.113. COMPLIANCE WITH CONDITIONS.

(a) All paved area, permanent drives, streets and drainage structures, if any, must be constructed in accordance with the standard city specifications and completed to the satisfaction of the director of public works and transportation.

The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes and all other ordinances, rules and regulations of the City of Dallas.

CPC Minutes – February 19, 2015

Motion: It was moved to recommend **approval** of a Planned Development District for MF-1(A) Multifamily District uses, subject to a revised development plan and revised conditions to include: 1) limit height to one-story construction and 2) show on the revised development plan 13 acres dedicated to Conservation area on property zoned a TH-1(A) Townhouse District and a CR Community Retail District with deed restrictions along the south line of Clarkwood Drive, the east line of Clark Springs Drive, and north of West Camp Wisdom Road.

Maker: Rodgers
Second: Ridley
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Murphy, Ridley, Abtahi

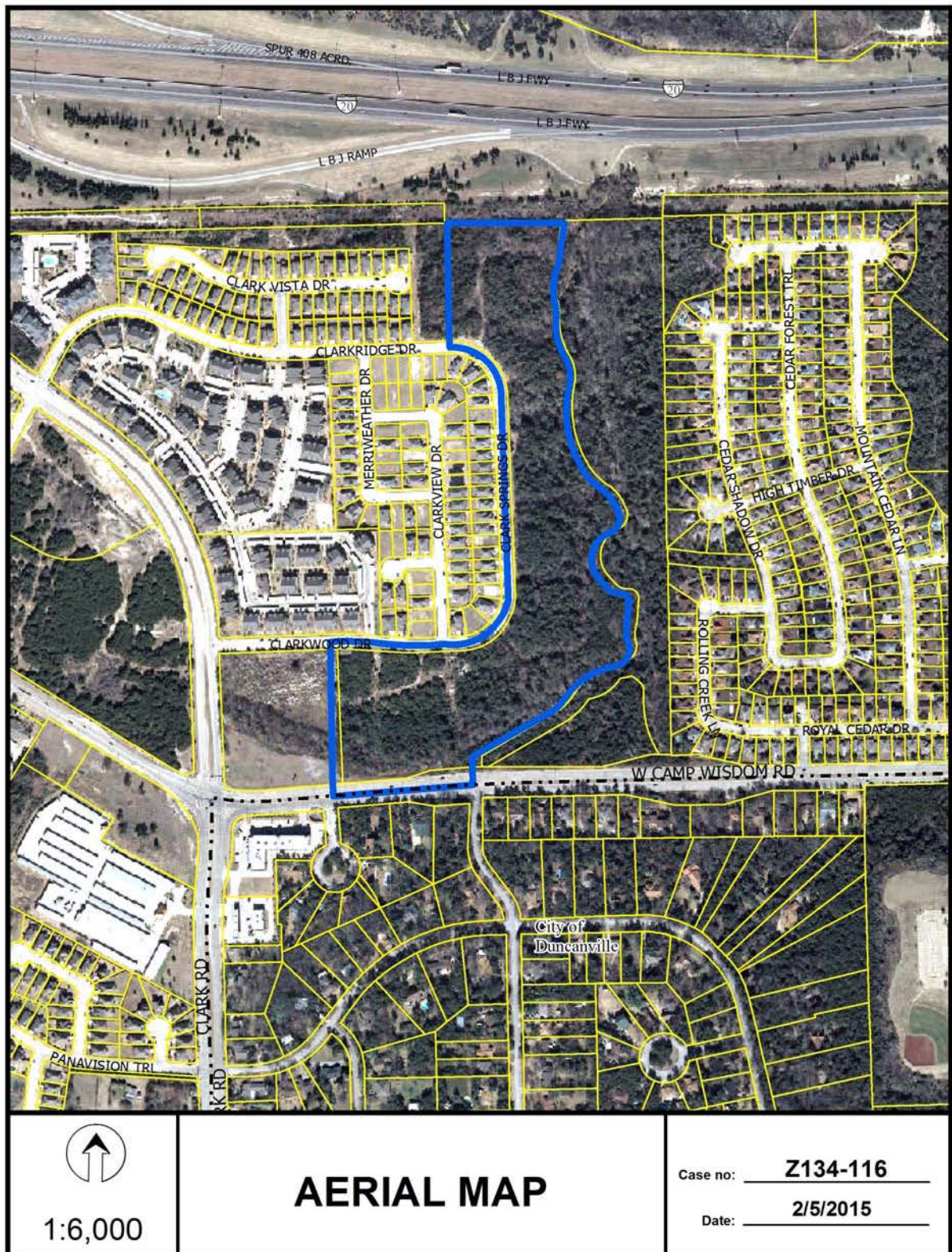
Against: 0
Absent: 1 - Peadon
Vacancy: 0

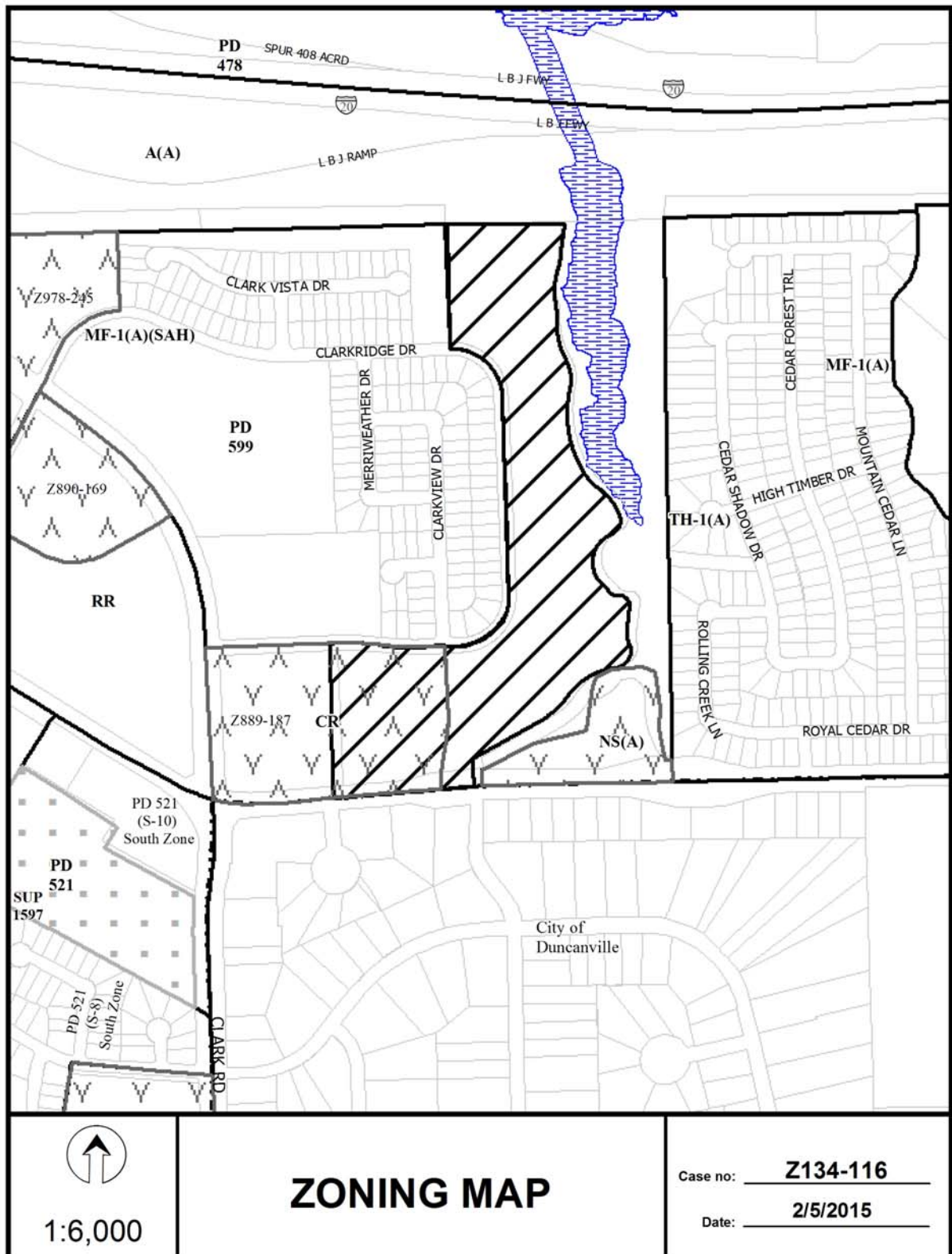
Notices: Area: 500 Mailed: 182
Replies: For: 1 Against: 13

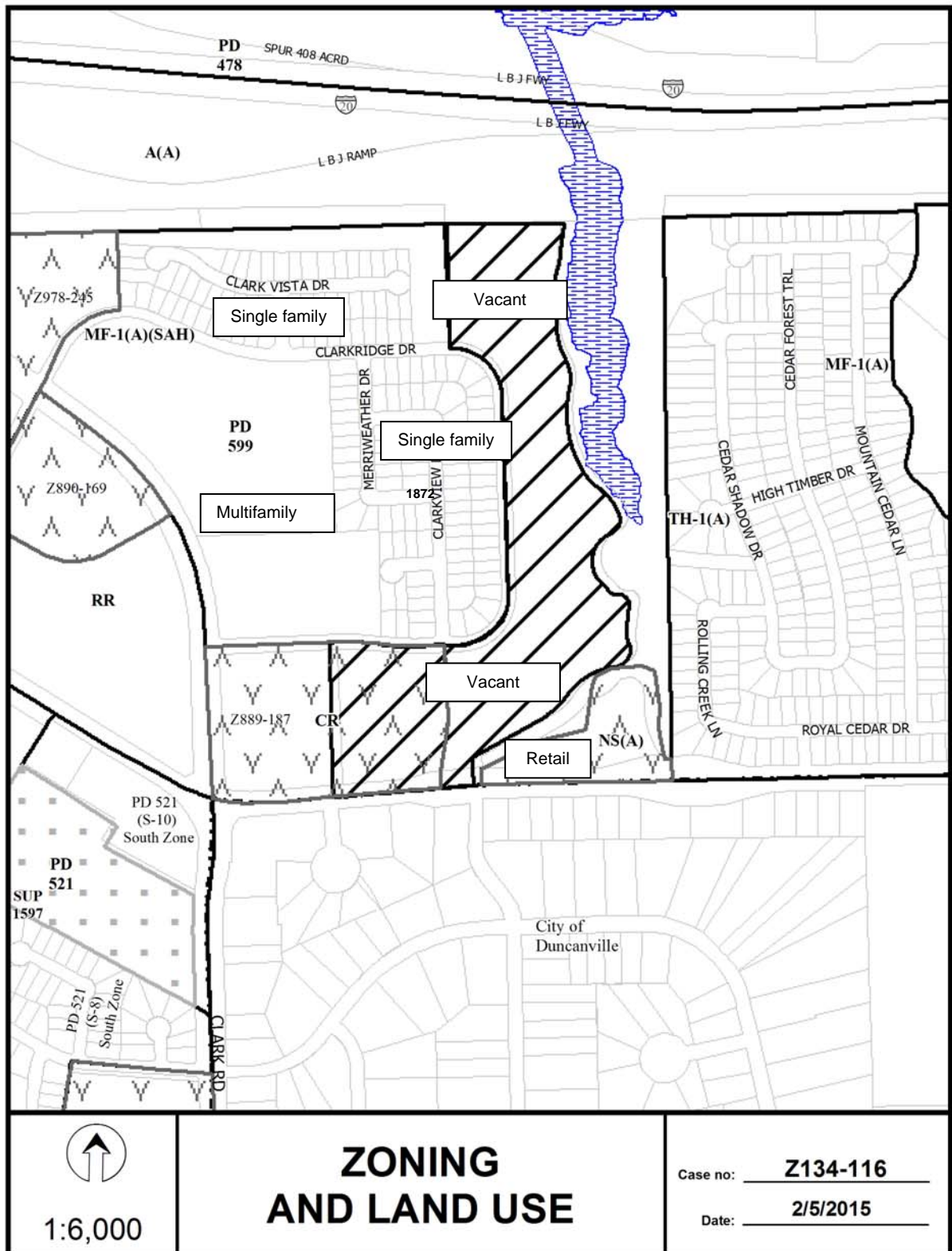
Speakers:

For: Rodney Holloman, 1130 N. Westmoreland, DeSoto, TX, 75115
Against: Rick Barrick, 6515 High Timber Dr., Dallas, TX, 75236

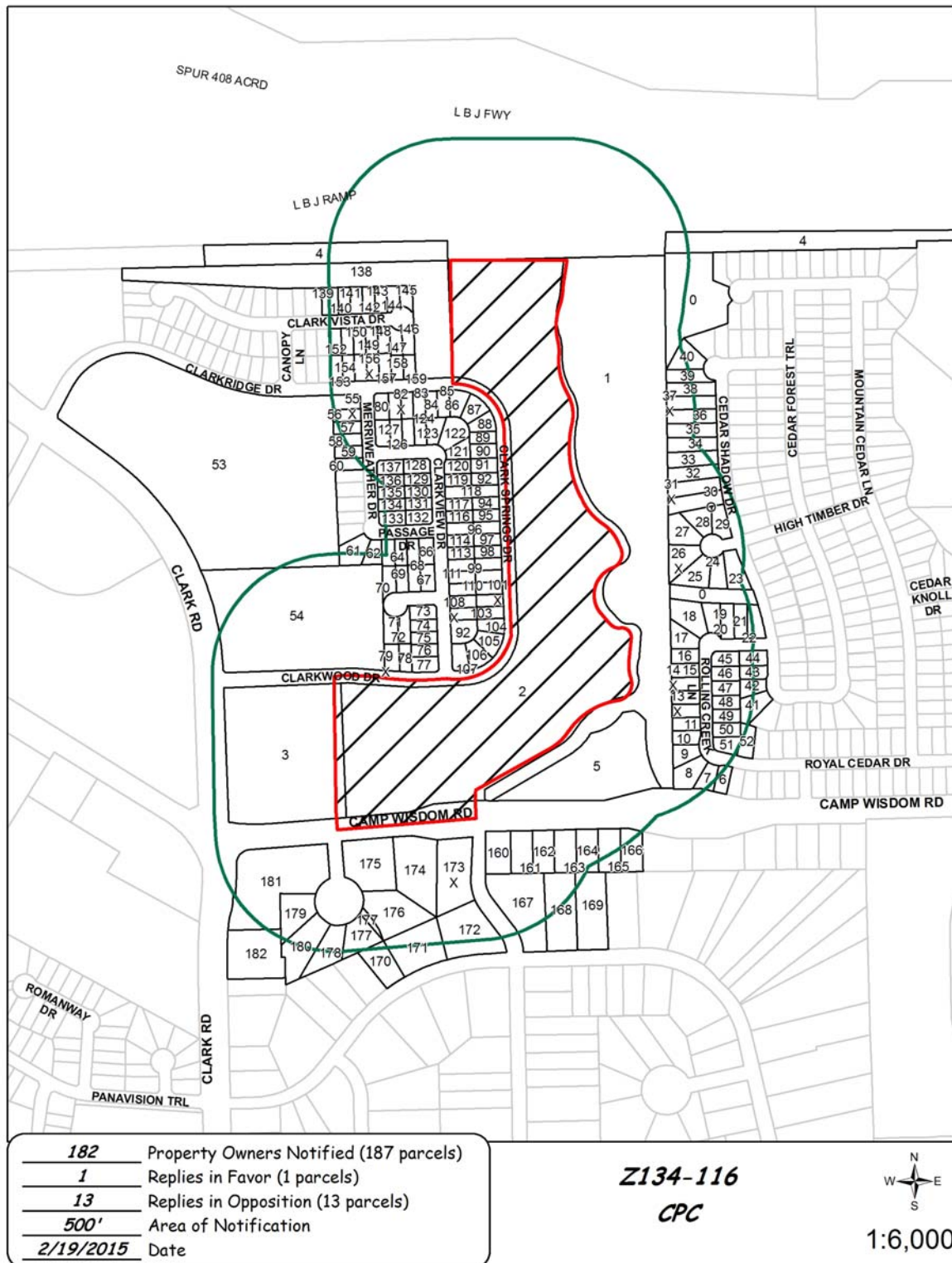








CPC RESPONSES



02/18/2015

Reply List of Property Owners***Z134-116******182 Property Owners Notified******1 Property Owners in Favor******13 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	40810 LBJ FWY	LUCAS LARRY W CO
	2	40800 LBJ FWY	BAUER GERALD J & HEIDI A
	3	1431 CAMP WISDOM RD	TEXAZ PERCEPTIONS PTNR
	4	40900 LBJ FWY	TEXAS UTILITIES ELEC CO
	5	6000 CAMP WISDOM RD	BAUER GERALD J & HEIDI A
	6	6524 ROYAL CEDAR DR	RODRIGUEZ JUAN CARLOS
	7	6528 ROYAL CEDAR DR	HAYES KAREN L
	8	6935 ROLLING CREEK LN	GONZALEZ VICKY
	9	6931 ROLLING CREEK LN	BOWMAN WILLIAM D
	10	6927 ROLLING CREEK LN	MILLER BILLY D
	11	6923 ROLLING CREEK LN	HARRIS JAMES C &
X	12	6919 ROLLING CREEK LN	SANCHEZ INOCENCIA C
X	13	6915 ROLLING CREEK LN	ESCOBAR FRANCIS V
X	14	6911 ROLLING CREEK LN	HALL SHIQUITA
	15	6907 ROLLING CREEK LN	MILAM MICHAEL
	16	6903 ROLLING CREEK LN	MAREK SHELLEY J
	17	6823 ROLLING CREEK LN	IBARRA NOEL
	18	6819 ROLLING CREEK LN	SHUMATE COLIN R & RANDEE
	19	6815 ROLLING CREEK LN	COWAN RENTALS LLC
	20	6811 ROLLING CREEK LN	GREER DANNY E & LINDA
	21	6807 ROLLING CREEK LN	BARRAZA VICTOR H
	22	6803 ROLLING CREEK LN	GLOWACZ FRANK J II &
	23	6504 HIGH TIMBER DR	VASQUEZ LEONTE & JUANITA
	24	6508 HIGH TIMBER DR	FERGUSON CHARLES E &
	25	6512 HIGH TIMBER DR	VELAZQUEZ GILDARDO & ELISA
X	26	6516 HIGH TIMBER DR	NOVOA MARIA G

02/18/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	6515 HIGH TIMBER DR	BARRICK RICHARD H JR &
	28	6509 HIGH TIMBER DR	HOWARD ANGELINE J
	29	6503 HIGH TIMBER DR	CONTRERAS ANITA
O	30	6735 CEDAR SHADOW DR	MASCARDO DOMINADOR A JR &
X	31	6731 CEDAR SHADOW DR	GRIFFIN MARGARET A
	32	6727 CEDAR SHADOW DR	TAI PHAI &
	33	6723 CEDAR SHADOW DR	RICHARDSON CHERYL
	34	6719 CEDAR SHADOW DR	BERNAL ROLANDO &
	35	6715 CEDAR SHADOW DR	GROFF RANDALL K
	36	6711 CEDAR SHADOW DR	PEREZ VICENTE &
X	37	6707 CEDAR SHADOW DR	BRIDGES BEN GERALD JR &
	38	6703 CEDAR SHADOW DR	JENNINGS PEGGY &
	39	6631 CEDAR SHADOW DR	MCCLELLAND LAKEITRIA D
	40	6627 CEDAR SHADOW DR	MENDOZAMALDONADO MARLON J
	41	6847 CEDAR SHADOW DR	REAGOR SHAMEKQWA DENISE
	42	6843 CEDAR SHADOW DR	BROKAW MICHAEL J
	43	6839 CEDAR SHADOW DR	CANALES JAVIER & CHERRY J
	44	6835 CEDAR SHADOW DR	ST JOHN LAWRENCE D
	45	6904 ROLLING CREEK LN	CONWRIGHT CRAIG & CYNTHIA
	46	6908 ROLLING CREEK LN	SONNIER KAREN ANN EWRIN
	47	6912 ROLLING CREEK LN	BUCKALOO ROBERT J
	48	6916 ROLLING CREEK LN	KNIGHT BONITA L
	49	6920 ROLLING CREEK LN	BROWN GARY A & VICKEY L
	50	6924 ROLLING CREEK LN	SMITH RONDAL B &
	51	6928 ROLLING CREEK LN	DIOSDADO ROSA
	52	6519 ROYAL CEDAR DR	PEREZ JOSE L
	53	6968 CLARKRIDGE DR	RIDGE PARC DEV CORP
	54	6855 CLARKWOOD DR	DALLAS HOUSING AUTHORITY
X	55	8203 MERRIWEATHER DR	MARTIN JEROME
	56	8207 MERRIWEATHER DR	TUDMAN SAMUEL
	57	8211 MERRIWEATHER DR	HALL SHONDA

02/18/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	8215 MERRIWEATHER DR	FREEMAN LATRECE N
	59	8219 MERRIWEATHER DR	REED ELMER K & LINDA T
	60	8223 MERRIWEATHER DR	HAWTHORNE TITUS E &
	61	8247 MERRIWEATHER DR	GERALD BEVERLY ANN
	62	6820 PASSAGE DR	JACKSON PATRICE
	63	6816 PASSAGE DR	JENKINS TAMEKA NICHOLE
	64	6812 PASSAGE DR	LUCAS MARTHA JEAN
	65	6808 PASSAGE DR	JACKSON ROLSHELL
	66	6804 PASSAGE DR	FUENTES IRMA
	67	6803 CLARKTOWN CT	WILLS BENJAMIN & SARA
	68	6807 CLARKTOWN CT	SANCHEZ ENRIQUE JR
	69	6811 CLARKTOWN CT	MURATA LYNLEE MARIA
	70	6815 CLARKTOWN CT	DORSEY MONICA D
	71	6816 CLARKTOWN CT	FORD ROSZENA &
	72	6812 CLARKTOWN CT	FEARS MELISSA ANNETTE
	73	8277 CLARKVIEW DR	HOWARDLANDRUM LAWNITA DAWNYELL
	74	8281 CLARKVIEW DR	WATTS TANISHA L
	75	8285 CLARKVIEW DR	MURANDA JOCONIA &
	76	8289 CLARKVIEW DR	FALKQUAY CECILIA T
	77	8293 CLARKVIEW DR	NGUYEN LANCE
	78	6719 CLARKWOOD DR	BROOKS CHERYL JEAN
X	79	6723 CLARKWOOD DR	WILLIAMS MARTHA
	80	6828 CLARK RIDGE DR	WALKER JANICE
	81	6824 CLARK RIDGE DR	AMELA CAROLE AGITO & CHRISTIAN LOMOTO
X	82	6820 CLARK RIDGE DR	ANDREWS SHAUNAE N
	83	6816 CLARK RIDGE DR	FERNANDEZ MARIA D
	84	6812 CLARK RIDGE DR	BRISTER DENISE
	85	6808 CLARK RIDGE DR	SCOTT LOUIS M
	86	6802 CLARK RIDGE DR	ELIZONDO ALEX & ANGELES DE JESUS
	87	8203 CLARK SPRINGS DR	HOENDERKAMP MICHAEL &
	88	8207 CLARK SPRINGS DR	TROTTER JAN & CLYDE

02/18/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	8211 CLARK SPRINGS DR	MAULL JAMIE CHARLENE
	90	8215 CLARK SPRINGS DR	JOHNSON GAY & LARRY
	91	8219 CLARK SPRINGS DR	ROQUEMORE ERICKA M
	92	8223 CLARK SPRINGS DR	LINDSEY ANTHONY W & LUCRETIA A
	93	8227 CLARK SPRINGS DR	KING EVADA C
	94	8231 CLARK SPRINGS DR	TAYLOR ARGUADIA CASHAL
	95	8235 CLARK SPRINGS DR	ADELEKE ADEWALE T
	96	8239 CLARK SPRINGS DR	LOVELACE SHANTER S
	97	8243 CLARK SPRINGS DR	SPEED ZORANA
	98	8247 CLARK SPRINGS DR	BOLDEN SHARON M
	99	8251 CLARK SPRINGS DR	WILSON ALLAN
	100	8255 CLARK SPRINGS DR	REGALADO PHILLIP A & AMANDA M
X	101	8259 CLARK SPRINGS DR	WILLIAMS PORTIA
	102	8263 CLARK SPRINGS DR	CONTRERAS EDGAR
	103	8267 CLARK SPRINGS DR	WASHINGTON ELLA &
	104	8271 CLARK SPRINGS DR	HARDY DEBRA JOYCE & DARREN DEWAYNE
	105	8275 CLARK SPRINGS DR	SANDERS BRANDON L &
	106	6703 CLARKWOOD DR	YANCEY DARIAN
	107	6707 CLARKWOOD DR	MABRY BETTY J
X	108	8278 CLARKVIEW DR	JONES L OREAL HELAINE &
	109	8274 CLARKVIEW DR	TOBUN ADEMOLA &
	110	8270 CLARKVIEW DR	ALVAREZ HUGO
	111	8266 CLARKVIEW DR	RUSHDAN VALERIE D
	112	8262 CLARKVIEW DR	FUNES JOSE ALEXANDER
	113	8258 CLARKVIEW DR	MCCOY SHIREDA R
	114	8254 CLARKVIEW DR	SISTRUNK TERRELL B
	115	8250 CLARKVIEW DR	ANDERSON LEDORA W
	116	8246 CLARKVIEW DR	SIMS DANA ELIZABETH
	117	8242 CLARKVIEW DR	THAMES LAMONICA
	118	8238 CLARKVIEW DR	KING DEMARCO RASHAD & VIRGINIA ANN
	119	8234 CLARKVIEW DR	SIMPSON SURENA D

02/18/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	8230 CLARKVIEW DR	MCGRIFF EVETTA L
	121	8226 CLARKVIEW DR	RUSSELL WILLIAM
	122	8222 CLARKVIEW DR	THOMAS KATIE N
	123	8218 CLARKVIEW DR	RAMEY COLLIS J &
	124	8214 CLARKVIEW DR	RICHARDS JESSICA N
	125	8210 CLARKVIEW DR	LEWIS TERRI L
	126	8206 CLARKVIEW DR	RODRIGUEZ RIVERA ARVIN M
	127	8202 CLARKVIEW DR	YEPIZ CYNTHIA A
	128	8229 CLARKVIEW DR	BROWN JAURICE L SR & CYNTHIA D BROWN
	129	8233 CLARKVIEW DR	MARTINEZ ARACELI
	130	8237 CLARKVIEW DR	HUFF LA VYTRICE D
	131	8241 CLARKVIEW DR	FRANKS CHRISTOPHER N & DESTINI L
	132	8245 CLARKVIEW DR	CRITTENDEN RUTHA
	133	8242 MERRIWEATHER DR	ANDERSON DEBRA N
	134	8238 MERRIWEATHER DR	LOPEZ KIMBERLY
	135	8234 MERRIWEATHER DR	STEPHENS AJ
	136	8230 MERRIWEATHER DR	AMH 2014 1 BORROWER LLC
	137	8226 MERRIWEATHER DR	FULLER NAKIA A
	138	6800 CLARKRIDGE DR	WILDWOOD DEV CO 1 LTD
	139	6827 CLARK VISTA DR	RANDLE CLINTON D &
	140	6823 CLARK VISTA DR	CARR MARCUS
	141	6819 CLARK VISTA DR	FISCHER CAROLYN
	142	6815 CLARK VISTA DR	HURD KETTI ROCHELL
	143	6811 CLARK VISTA DR	OVALLE VIRIDIANA
	144	6807 CLARK VISTA DR	JOHNSON KEISHA T
	145	6803 CLARK VISTA DR	GARCIA JOSE O
	146	6802 CLARK VISTA DR	DAVALOS JUAN
	147	6806 CLARK VISTA DR	ZH PROPERTY LLC
	148	6810 CLARK VISTA DR	RH OF TEXAS LTD PS
	149	6814 CLARK VISTA DR	FIRSTLEY TYISHA T
	150	6818 CLARK VISTA DR	BUNTING TAMMY L

02/18/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	6822 CLARK VISTA DR	COLCLOUGH LAMEKA
	152	6826 CLARK VISTA DR	DECK STEVE
	153	6849 CLARKRIDGE DR	WILLIAMS TERRY &
	154	6845 CLARKRIDGE DR	LIVELY DAMON
	155	6841 CLARKRIDGE DR	SMITH LATONYA F &
X	156	6837 CLARKRIDGE DR	BALLARD CHARLENE &
	157	6833 CLARKRIDGE DR	TAYLOR SAMANTHA E
	158	6829 CLARKRIDGE DR	CHAVARRIA LETICIA S
	159	6825 CLARKRIDGE DR	JONES DWAINIA L
	160	1226 CAMP WISDOM RD	BURSON GERALD D
	161	1222 CAMP WISDOM RD	EVANS TONY & VIRGINIA R
	162	1218 CAMP WISDOM RD	EDWARDS MATTIE
	163	1214 CAMP WISDOM RD	ROBINSONWHITE MABLE LEE
	164	1210 CAMP WISDOM RD	WOOTEN LE ROY JR &
	165	1206 CAMP WISDOM RD	DRISCOLL THOMAS B &
	166	1202 CAMP WISDOM RD	ANDERSON JOHN L & JOY G
	167	702 ROYAL OAK DR	LATHAM JOHN H
	168	638 CASA GRANDE PL	MASK RUSSELL L & PENNY C
	169	634 CASA GRANDE PL	JOHNSON VERNON EMANUEL
	170	710 CASA GRANDE CIR	MEYER ANDRE
	171	708 CASA GRANDE CIR	MACLEAN RICHARD S & LORI
	172	702 CASA GRANDE CIR	MARTINEZ ANGELICA &
X	173	1302 CAMP WISDOM RD	THOMAS MYRTLE A
	174	1306 CAMP WISDOM RD	THOMAS MYRTLE ANN
	175	714 KEYWE PL	GAONA RICARDO
	176	706 KEYWE PL	FERNANDEZ JOSE R &
	177	702 KEYWE PL	PERRY TIMOTHY L & ANNE G
	178	703 KEYWE PL	WALKER LEON & ROSE
	179	711 KEYWE PL	MCCALLUM ELAINE
	180	707 KEYWE PL	JOHANSEN MARK C
	181	700 CLARK RD	MAKANCLARK LTD &
	182	626 CLARK RD	RSK GROUP INC

AGENDA ITEM # 65

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 C

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 183 for certain MU-3 Mixed Use District uses on the east line of North Central Expressway, south of Haskell Avenue

Recommendation of Staff and CPC: Approval, subject to a revised development plan and conditions

Z134-323(RB)

FILE NUMBER: Z134-323(RB)

DATE FILED: August 28, 2014

LOCATION: East line of North Central Expressway, south of Haskell Avenue

COUNCIL DISTRICT: 14

MAPSCO: 45-C

SIZE OF REQUEST: Approx. 8.68 Acres

CENSUS TRACT: 16

APPLICANT/OWNER: Uptown Cityplace, LLC

REPRESENTATIVE: Suzan Kedron

REQUEST: An application for an amendment to Planned Development District No. 183 for certain MU-3 Mixed Use District uses.

SUMMARY: The applicant is proposing to revise certain development standards (remove number of permitted stories, allow for new structures on the north and south sides of the main tower), revise off-street parking provisions, and establish a new permitted use (executive storage).

CPC RECOMMENDATION: Approval, subject to a revised development plan and conditions.

STAFF RECOMMENDATION: Approval, subject to a revised development plan and conditions.

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval subject to revised conditions based upon:

1. *Performance impacts upon surrounding property* – The proposed amendments will not significantly alter permitted uses on the property; thus, will remain consistent in scale with the high-density, mixed use environment of recent development projects in the immediate area.
2. *Traffic impact* – Trip generations will be consistent with existing demands of adjacent projects with no impact on the surrounding street system, while providing for close proximity to mass transit options.
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.

Zoning History:

File No.	Request, Disposition, and Date
1. Z112-265	On May 22, 2013, the City Council approved a PDD for MU-3 District Uses, and approved a new subdistrict within PDD No. 305.
2. Z112-150	On May 23, 2012, the City Council approved an amendment to Tract I of Planned Development District No. 375 for mixed uses.
3. Z101-319	On December 14, 2012, the City Council approved a WMU-8 Walkable Urban Mixed Use District.
4. Z089-135	On October 14, 2009, the City Council approved the creation of two tracts within Planned Development District No. 183 for MU-3 Mixed Use District uses.
5. Z134-162	On October 23, 2014, the CPC recommended approval of a Planned Development District for MU-3 District Uses. The applicant elected not to proceed to a City Council public hearing.
6. Z145-164	On March 5, 2015, the CPC recommended approval of an amendment to the conditions for the D-3 Subdistrict within PDD No. 305. Pending a City Council public hearing.

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
North Central Expressway	Freeway; Variable Width ROW
Haskell Avenue	Principal Arterial; 150' and 160' ROW
Weldon Street	Local; 50' ROW

Traffic: The Engineering Section of the Department of Sustainable Development and Construction reviewed the requested amendment and determined it will not negatively impact the surrounding street system.

STAFF ANALYSIS:

Comprehensive Plan: The site is located in an area considered an Urban Neighborhood. Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Land Use Compatibility:

On February 6, 1985, the City Council approved the creation of PDD No. 183 for MU-3 Mixed Use District Uses. Two amendments have been adopted by City Council (November 11, 1992 and October 14, 2009). The site is developed with an office tower, expansive landscaping and an adjacent parcel, across Weldon Street at its terminus with the northbound service road of North Central Expressway which is improved with a utility structure that serves the development.

The applicant is proposing revisions to capture the following: 1) a 'restrictive' mini-warehouse use (executive storage); 2) revise off-street parking provisions; and, 3) remove the maximum number of stories for Tract 1.

Surrounding land use consists of a mix of uses, with an emphasis of high density residential (multifamily) served by area retail/restaurant/entertainment uses all within close proximity to DART's Cityplace/Uptown station and the McKinney Avenue Transit Authority's (M Line) Cityplace Station (access to both via underground connection below the existing office tower. It should be noted the M Line possesses 15 minute headways during peak hours to facilitate crosstown options within the trolley's service area. Consideration of high density developments are generally encouraged and supported when located with one-quarter mile of mass transit options with compressed headways during peak hours, those times normally utilized as tenants/employees commute to and from home to their professional destinations. Additionally, local bus routes have designated stops along the site's two main frontages.

Parking: As a matter of history, the creation of the 24.51 acre (at the time) PDD required parking at one space for each 500 square feet, with a minimum of 8,009 spaces; 4,603 spaces on the west side of North Central Expressway and 3,406 spaces on the east side of the freeway, all of which to be provided below grade. This initial parking requirement was part of a collaborative effort between the property owner and city, with consideration of various required updates to the initial parking study, along with expectation of certain infrastructure improvements and remedies for addressing future parking needs. It should be noted that anticipation of a DART station would serve the immediate area, with convenient access from both sides of North Central Expressway.

At this time, the applicant has requested a reduction of required off-street parking (from 3,406 to 3,000 spaces) as well as its location. As this PDD was somewhat visionary in the anticipated build out, measures were in place to address future needs. As certain language was removed from the PDD through prior amendments (i.e., one space/500 sf of floor area), a sensitivity remains to reducing the required parking, and to a certain degree, allowing for some of the required parking to be relocated (from underground to

surface and/or parking structure). On a parallel line, staff has recommended and the applicant has agreed to address the design of any above grade parking structures to: 1) provide for a façade that is consistent in visual appeal as the main structure, and 2) ensure headlights are contained within the parking structure (see attached amending conditions).

With regard to the component of required parking (3,406 spaces), the applicant has provided staff current occupancy levels within the office tower (Tract 2): 937,900 square feet occupied and 412,100 square feet vacant. As this tract caps floor area (1,371,477 sf), Tract 1 has no overall cap (only limited by lot coverage and structure height as well as a maximum of 100,000 sf of retail uses).

At this point, staff has prepared a recommendation to ensure the anticipated number of underground spaces (3,406) are ultimately provided as the site continues to exercise its development rights.

Landscaping: The site is heavily landscaped and is in compliance with the attached landscape plans, which only address the perimeter of the site along with defined open space requirements, currently provided on the Tract 2 portion of the site. No revisions are being requested at this time; however staff is recommending the deletion of the granting of a private license for landscape purposes. As has been the policy of the department, this revision does not prohibit granting of requested licensing, however it does permit the building official documentation of such improvements being located in the public right-of-way, which is critical for monitoring and compliance purposes.

Development Plan: Prior to the final CPC public hearing, the applicant worked to provide a development plan for the Tract 1 portion of the property (currently a conceptual tract). As the applicant possesses a couple of visions for the tract, staff suggested that the two development scenarios be captured with either being an option at the time the property owner pursues the improvements. As such, the attached were recommended for approval by CPC. Lastly, it should be noted the Tract 1 conceptual plan/Tract 2 development plan will be rescinded.

CPC ACTION – February 19, 2015

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 183 for certain MU-3 Mixed Use District Uses, subject to a revised development plan and staff's revised conditions to include: 1) Revise Section 51P-183.106, as follows: "DEVELOPMENT PLAN., Use and development of the Property must comply with either of the following: (a) Tract 1/Tract 2 development plan A., (b) Tract 1/Tract 2 development plan B. If there is conflict between the text of this article and the development plan, the text of this article controls", 2) Delete extended stay hotel or motel as a permitted use, 3) Delete drive-in or drive-through restaurant use and add to the list of prohibited uses, 4) Change required parking spaces from 3200 to 3000, 5) Add a new subsection to include the number of compact spaces in required parking studies, 6) Require all at-grade and above-grade, required, replacement parking spaces must be full sized (minimum 8 feet wide by 22 feet long), and 7) Restore license for landscaping on property on the east line of North Central Expressway, south of North Haskell Avenue.

Maker: Ridley
Second: Murphy
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 22
Replies: For: 2 Against: 1

Speakers: For: Robert Ratelle, 2711 N. Haskell Ave., Dallas, TX, 75204
Suzan Kedron, 901 Main St., Dallas, TX, 75202
Against: None

Z134-323(RB)

Applicant/Owner
Officers

Darryl Parmenter
Andrew Weiss
Stephen Bronner
John Davidson
Michael Loftis
Christopher McGrew
Jeffrey Granoff

CPC RECOMMENDED AMENDING CONDITIONS

ARTICLE 183.

PD 183.

SEC. 51P-183.101. LEGISLATIVE HISTORY.

PD 183 was established by Ordinance No. 18578, passed by the Dallas City Council on February 6, 1985. Ordinance No. 18578 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 18578 was amended by Ordinance No. 21478, passed by the Dallas City Council on November 11, 1992. (Ord. Nos. 10962; 18578; 21478; 24826; 27703)

SEC. 51P-183.102. PROPERTY LOCATION AND SIZE.

PD 183 is established on property generally located on the east side of North Central Expressway, south of Haskell Avenue. The size of PD 183 is approximately 12.6008 acres. (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.103. CREATION OF TRACTS

This district is divided into Tracts 1 and 2 as shown on the Tract 1 conceptual plan/Tract 2 development plan (Exhibit 183A). (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) **COOLING TOWER** means an open-topped structure in which a heat removal devise is used to transfer, process, and release into the atmosphere heat from the mechanical equipment used to run a building.

(2) **DATA CENTER** means a facility for storing, managing, processing, converting, warehousing, or disseminating data or information and includes the equipment that supports the data center, including computers, servers, and other data storage devises.

(3) **EXECUTIVE STORAGE** means a climate controlled storage area for the inside storage of goods or wares with access to the storage area limited to an internal corridor or from within a main structure located on the Property.

(3 4) **HEALTH CLUB** means a facility operated to promote physical fitness and where manipulated massage or exercises are practiced on the human body with or without the use of mechanical, therapeutic, or bathing devises.

(4 ~~5~~) MECHANICAL PLANT means a facility that houses the mechanical equipment necessary to support and maintain a building, including HVAC, plumbing, lighting, and other similar equipment.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or section in Chapter 51A.

(c) This district is considered to be a nonresidential zoning district. (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.105. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 183A Sheet 1: Tract 1 ~~conceptual plan~~/Tract 2 development plan A.

(2) Exhibit 183 A Sheet 2: Tract 1/Tract 2 development plan B.

(2 ~~3~~) Exhibit 183B: Tract 2 landscape plan.

(3 ~~4~~) Exhibit 183C: Existing streetscape tree plan. (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.106. ~~CONCEPTUAL PLAN AND DEVELOPMENT PLAN.~~

~~(a) In general. Development and use of the Property must comply with the Tract 1 conceptual plan/Tract 2 development plan. If there is a conflict between the text of this article and the Tract 1 conceptual plan/Tract 2 development plan, the text of this article controls.~~

~~(b) Tract 1. The Tract 1 portion of the Tract 1 conceptual plan/Tract 2 development plan is the conceptual plan for Tract 1. A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in Tract 1. Tract 1 may be developed in phases. If there is a conflict between the text of this article and an approved development plan, the text of this article controls.~~

~~(c) Tract 2. The Tract 2 portion of the Tract 1 conceptual plan/Tract 2 development plan is the development plan for Tract 2. (Ord. Nos. 21478; 24826; 27703)~~

a) Use and development of the Property must comply with either of the following: the

1) Tract 1/Tract 2 development plan A.

2) Tract 1/Tract 2 development plan B.

b) If there is conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-183.107. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in this district; etc.

(b) The following additional main uses are permitted by right:

- Cooling tower.
- Data center.
- Executive storage.
- Financial institution with drive-in window.
- Health club.
- Mechanical plant.
- Radio, television, or microwave tower.
- ~~Restaurant with drive-in or drive-through service.~~
- Restaurant without drive-in or drive-through service.
- Transit passenger shelter.
- Transit passenger station or transfer center.

(c) The following main uses are prohibited:

- Auto service center.
- Car wash.
- Cemetery or mausoleum.
- College dormitory, fraternity, or sorority house.
- Crop production.
- Duplex.
- Extended stay hotel or motel.
- Foster home.
- Gas drilling and production.
- General merchandise food store 100,000 square feet or more.
- Halfway house.
- Heliport.
- Helistop.
- Labor hall.
- Medical/infectious waste incinerator.
- Mortuary, funeral home, or commercial wedding chapel.
- Open-enrollment charter school or private school.
- Overnight general purpose shelter.
- Public school other than open-enrollment charter school.

- Recycling buy-back center.
- Recycling collection center.
- Recycling drop-off container.
- Recycling drop-off for special occasion collection. (Ord. Nos. 21478; 24826; 27703)
- Restaurant without drive-in or drive-through service.

SEC. 51P-183.108. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory use is not permitted:

- Accessory medical/infectious waste incinerator. (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

- (a) Front yard. No minimum front yard is required.
- (b) Side and rear yard. No minimum side or rear yard is required.
- (c) Density. No maximum dwelling unit density.
- (d) Floor area.
 - (1) Tract 1.
 - (A) Except as provided in this paragraph, no maximum floor area.
 - (B) For retail uses, maximum floor area is 100,000 square feet.
 - (2) Tract 2.
 - (A) Except as provided in this paragraph, maximum floor area is 1,371,477 square feet, excluding mechanical plant and cooling tower uses.
 - (B) For retail uses, maximum floor area is 60,000 square feet.
 - (C) For a health club use, maximum floor area is 50,000 square feet.
- (e) Height.

(1) Tract 1. Maximum structure height is 175 feet.

(2) Tract 2 ~~(A)~~ Maximum structure height is 556 feet, except that habitable space is not permitted above 546 feet in height.

~~(B) Any additions to the tower that exists on October 14, 2009 must have the same facade materials as the existing tower.~~

(f) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories.

(1) Tract 1. ~~M~~ No maximum number of stories. ~~above grade is 10.~~

(2) Tract 2. Maximum number of stories above grade is 42. (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.110. FACADE TREATMENT.

No exterior facade of any building may contain highly reflective glass. For purposes of this section, "highly reflective glass" means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.) (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.111. OFF-STREET PARKING AND LOADING.

(a) Consult the use regulations in Division 51A-4.200 for the specific loading requirements for each use.

(b) Except as provided in this subparagraph, ~~a~~ A minimum of 3,406 off-street parking spaces must be provided below grade.

(1) At time of passage of this ordinance, a minimum of 3,000 off-street parking spaces must be provided below grade.

(2) The owner shall submit parking management study by a Professional Engineer evaluating the sufficiency of the parking. The initial update of the parking management plan must be submitted to the director by July 1, 2017 or when a permit is requested for addition or modification beyond 5,000 square feet. After the initial update, the Property owner shall submit additional updates to the

parking management plan to the director by July 1 of each odd-numbered year until the Property owner provides a total of 3,406 parking spaces below grade on the Property.

(3) The parking management plan must be in writing and must contain an analysis of the following:

- (A) Number of existing spaces below grade.
- (B) Number of existing spaces at grade.
- (C) Number of existing spaces above grade.
- (D) Percentage of compact spaces provided.
- (E) A list of uses including square footages.
- (F) Maximum peak demand of parking spaces for each use.
- (G) Total shared parking demand based on all mixed use.

(4) Within 30 days after submission of a parking management plan, the director shall determine if the current parking is sufficient.

(A) If the director determines that the current parking plan is sufficient, no action is required.

(B) If the director determines that the current parking plan results in parking congestion, the director shall require the Property owner to submit an amended parking plan. If the Property owner fails to submit an amended parking plan within 30 days, the director shall notify the city plan commission.

(c) A maximum of 110 off-street parking spaces are permitted ~~above~~ at grade, except that off-street parking spaces may not be located between a building facade and Haskell Avenue or between a building facade and Weldon Street. At grade parking spaces wholly enclosed within a parking structure are not considered at grade.

(d) All aboveground parking structures must be wrapped by a building or have a facade that is similar in materials and appearance to the facade of the main structure the parking serves. Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent property.

(e) Compact parking spaces for all above grade parking are prohibited.

SEC. 51P-183.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 18578; 24826; 26102)

SEC. 51P-183.113. LANDSCAPING.

(a) In general.

(1) Open space.

(A) A minimum of 10 percent of a lot or building site must be open space meeting the following requirements:

(i) Open space must be a contiguous area that is a minimum of 150 square feet. Parkways may not be counted toward the required open space.

(ii) Open space must be unobstructed to the sky and contain no structures.

(iii) Open spaces must be landscape areas that may include turf, ground cover, shrubs, trees, seasonal plantings, or a combination of these materials.

(B) The Tract 1 development plan and the Tract 2 landscape plan must include:

(i) the location of the open space on each lot or building site and

(ii) a table showing the square footage of each lot or building site and the open space square footage provided for that lot.

(2) Existing streetscape tree plan.

(A) Trees shown on the existing streetscape tree plan (Exhibit 183C) may only be removed or replaced in accordance with the tree preservation, removal, and replacement provisions in Division 51A-10.130.

(B) Replacement trees provided for mitigation purposes may be located in the right-of-way.

(3) Maintenance. Plant materials must be maintained in a healthy, growing condition.

(b) Tract 1.

(1) Except as provided in this subsection, landscaping must be provided in accordance with Article X.

(2) For each landscape plan submitted with the application for a building permit, an artificial lot may be created to satisfy the requirements of Article X.

(3) Trees shown in Tract 1 on the existing streetscape tree plan may count toward Article X requirements.

(c) Tract 2.

(1) Landscaping must be provided as shown on the landscape plan. If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(d) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(3) Upon the installation of new landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(e) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating new trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the director. The application must

be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities 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, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise, the director shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this article 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 subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.114. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.115. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. 27703)

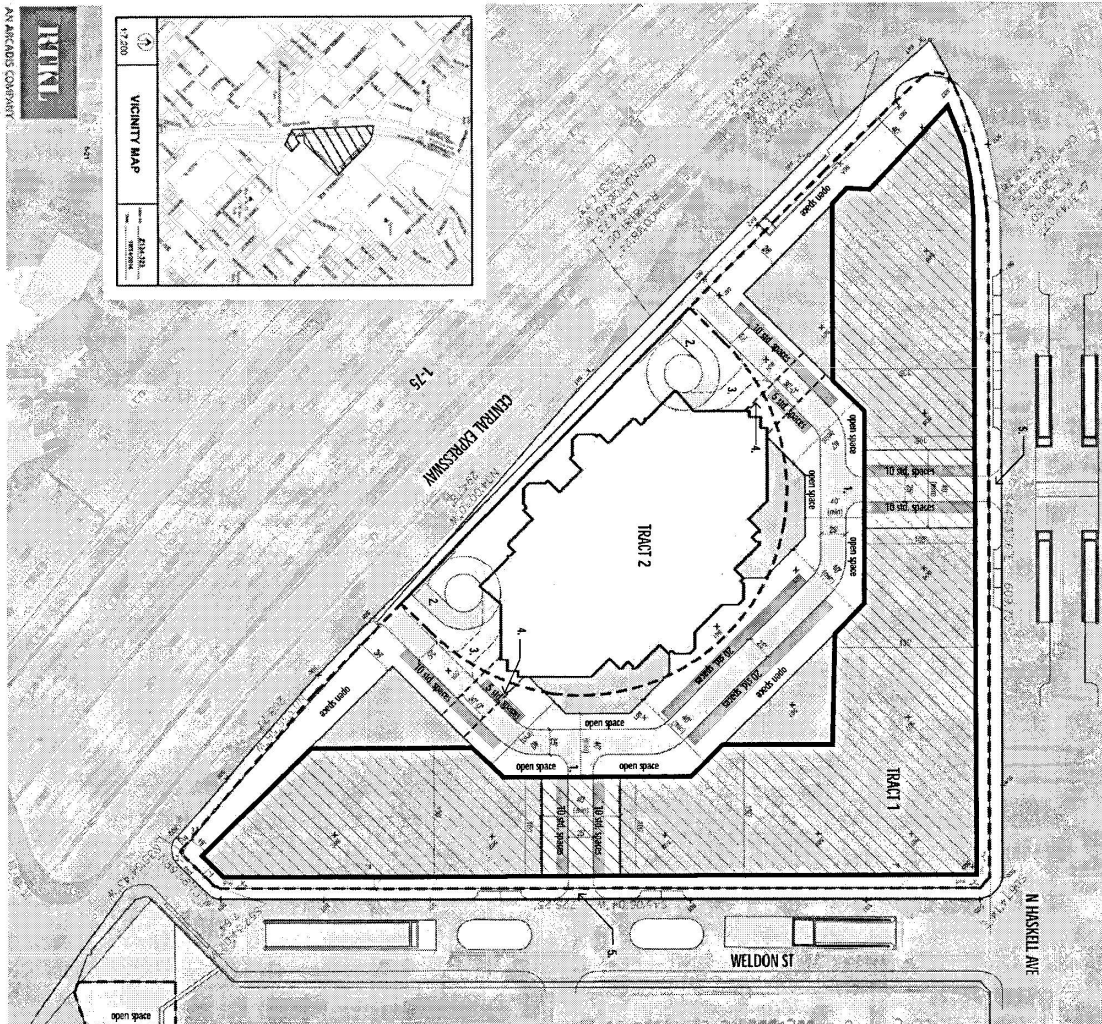
SEC. 51P-183.116. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this

Z134-323(RB)

article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 27703)



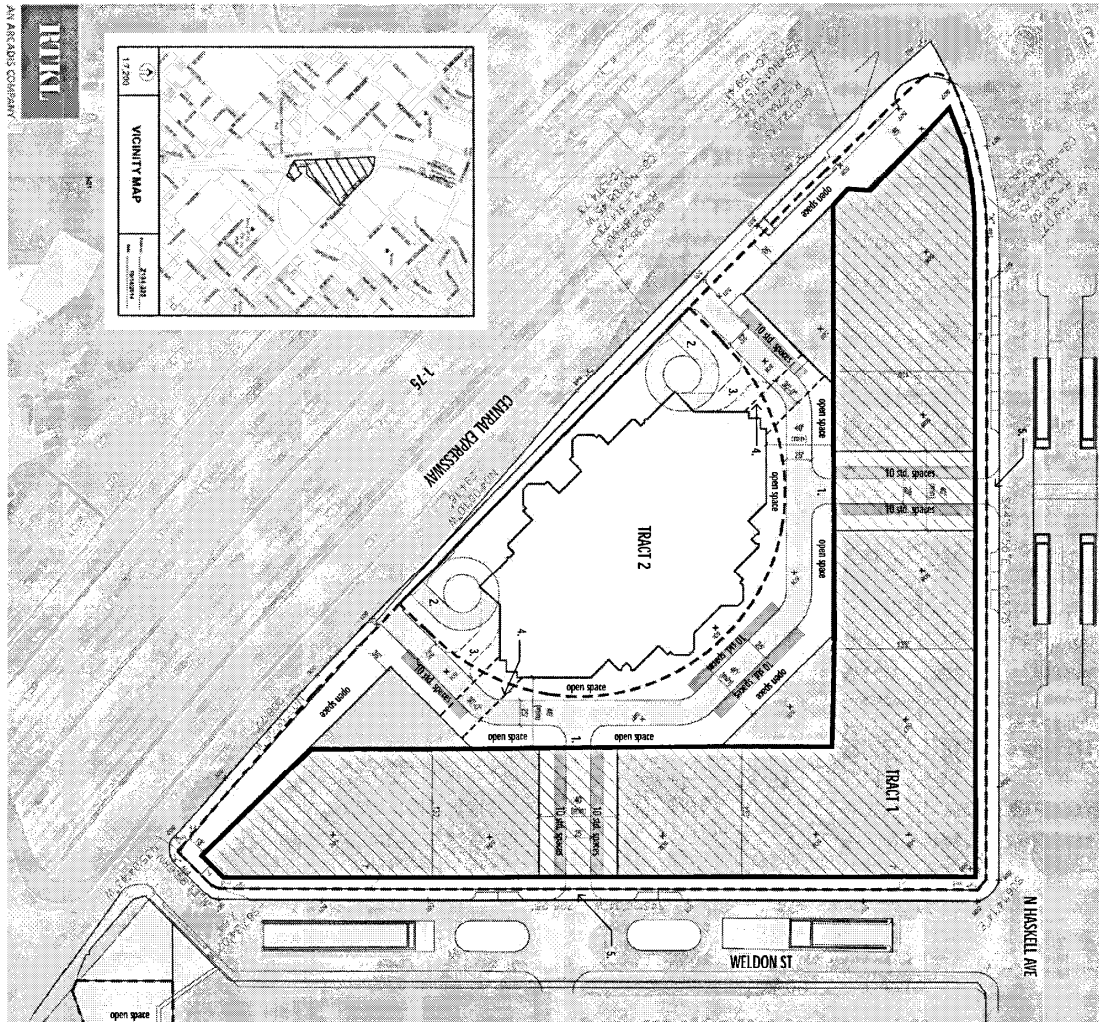
Land Area	Tract 1	Tract 2
262,968 sf	101,874 sf	
All uses allowed in Sec. 51P-183.107, MU-3 uses and the following main uses: Cooling tower, data center, financial institution with drive-in window, health club, mechanical plant, radio, television, or microwave tower, restaurant without drive-in or drive-through service, transit passenger shelter, transit passenger station or transfer center. All uses allowed in Sec. 51P-183.108.	All uses allowed in Sec. 51P-183.107, MU-3 uses and the following main uses: Cooling tower, data center, executive storage, financial institution with drive-in window, health club, mechanical plant, radio, television, or microwave tower, restaurant without drive-in or drive-through service, transit passenger shelter, transit passenger station or transfer center. All uses allowed in Sec. 51P-183.108.	
Floor Area		
Existing	N/A.	1,371,417 sf
Proposed	975,000 sf	25,000 sf
Total	975,000 sf	1,396,417 sf
Structure Height	115' Max. & 75' Max where indicated on plan. See Plan Key below.	550' / 546' Max height for habitable space
Stories	N/A.	42
Existing Parking Below Grade @ Grade	3305 spaces 25 spaces 15 spaces	
Proposed Parking @ Loading Dock		
Min. of 3,406 with a min. of 3,000 below grade. Max. 110 are permitted at grade where indicated on plan. Parking spaces wholly enclosed within a parking structure are not considered at grade parking spaces. (See Sec. 51P-183.111).		
Open Space	10% per Sec. 51P-183.113 (a)(1)	
Lot Coverage	69%	

- Plan Notes:**
1. Entry drive with building above, maintain a min. clearance of 14'.
 2. Existing entry/exit ramp to below grade parking.
 3. Proposed location of entry/exit ramp to below grade parking.
 4. Above grade pedestrian connections between Tract 1 and Tract 2.
 5. Entry drive impacts existing parallel parking along street.

Plan Key:

- Potential Parking and Loading Zones
- Maximum Building height of 75'
- Maximum Building height of 175'

Development Plan A (Antennated Retail at Tower) : File No. Z134-323(RB)

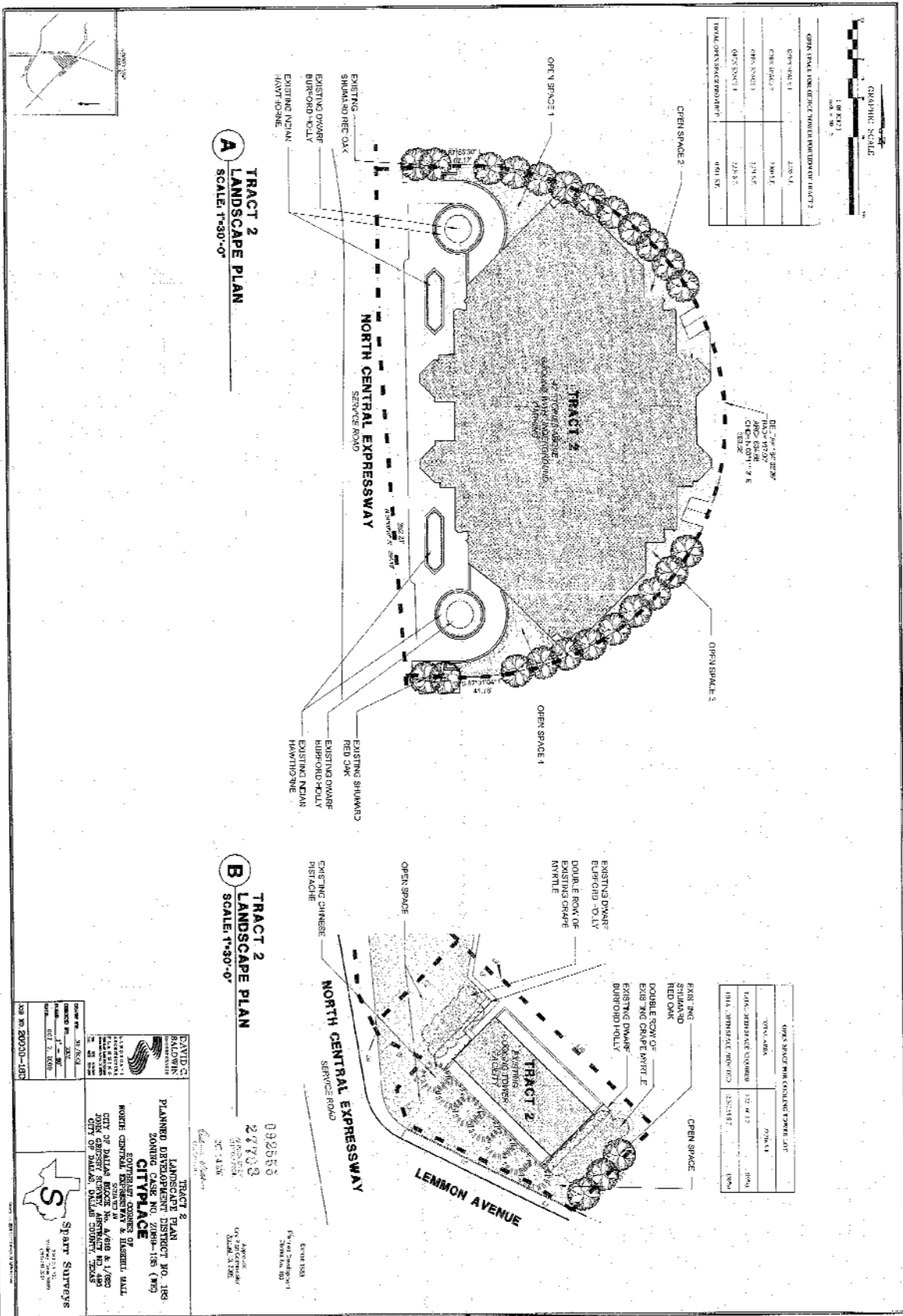


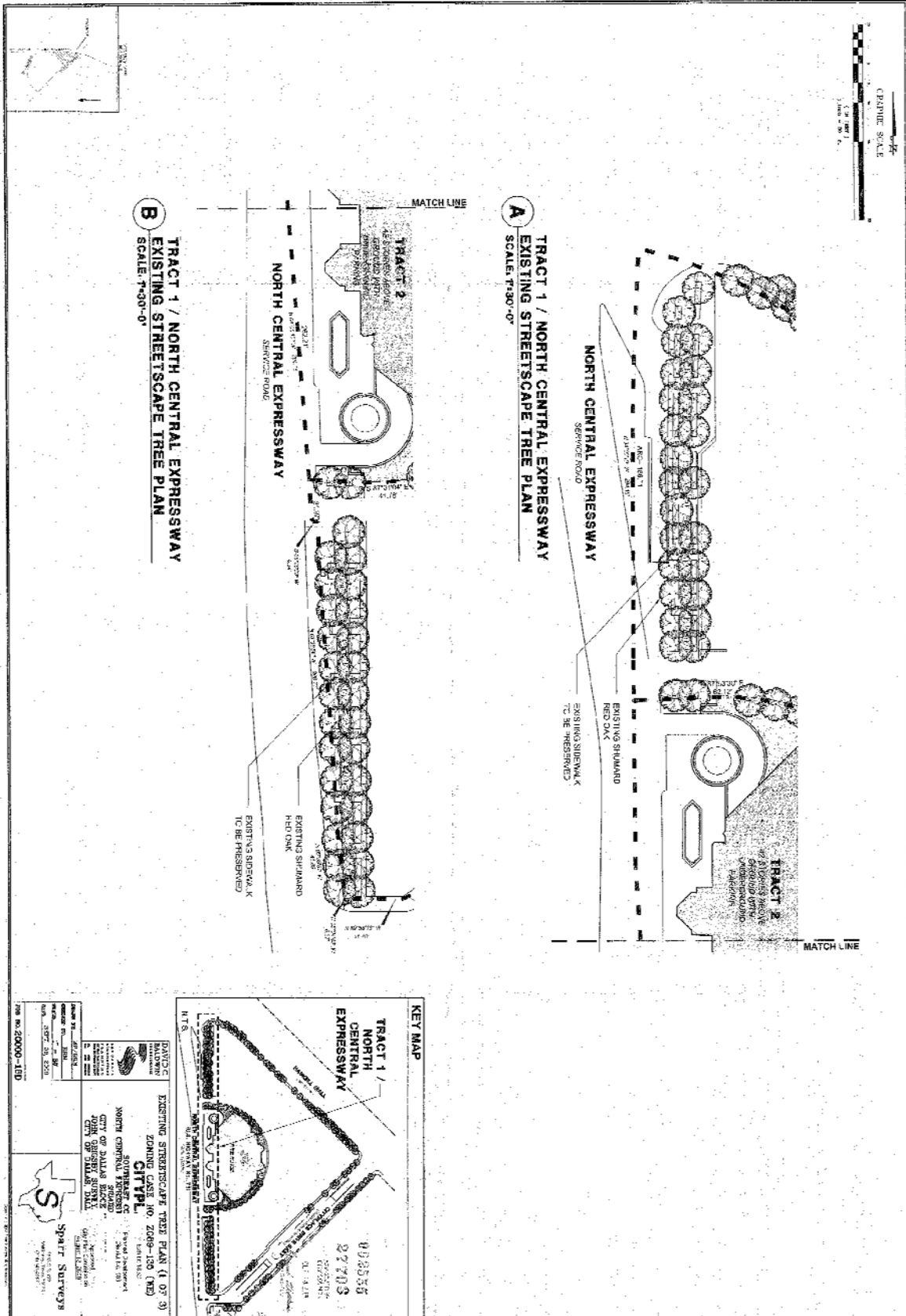
	Tract 1	Tract 2
Land Area	262,968 sf	101,874 sf
Uses	<p>All uses allowed in Sec. 51P-183.107, MU-3 uses and the following main uses: Cooling tower, data center, financial institution with drive-in window, health club, mechanical plant, radio, television, or microwave tower, restaurant without drive-in or drive-through service, transit passenger shelter, transit passenger station or transfer center. All uses allowed in Sec. 51P-183.108.</p>	
Floor Area	Existing Proposed Total	1,371,417 sf 0 sf 1,371,417 sf
Structure Height	175' Max. & 75' Max where indicated on plan. See Plan Key below.	556'/546' Max height for habitable space
Stories	NA	42
Existing Parking Below Grade @ Grade	3305 spaces 25 spaces 15 spaces	Tracts 1 & 2
Proposed Parking @ Loading Dock	Min. of 3,406 with a min. of 3,000 below grade. Max. 110 are permitted at grade where indicated on plan. Parking spaces wholly enclosed within a parking structure are not considered at grade. parking spaces. (See Sec. 51P-183.111).	
Open Space	10% per Sec. 51P-183.113 (a)(7)	
Lot Coverage	70%	

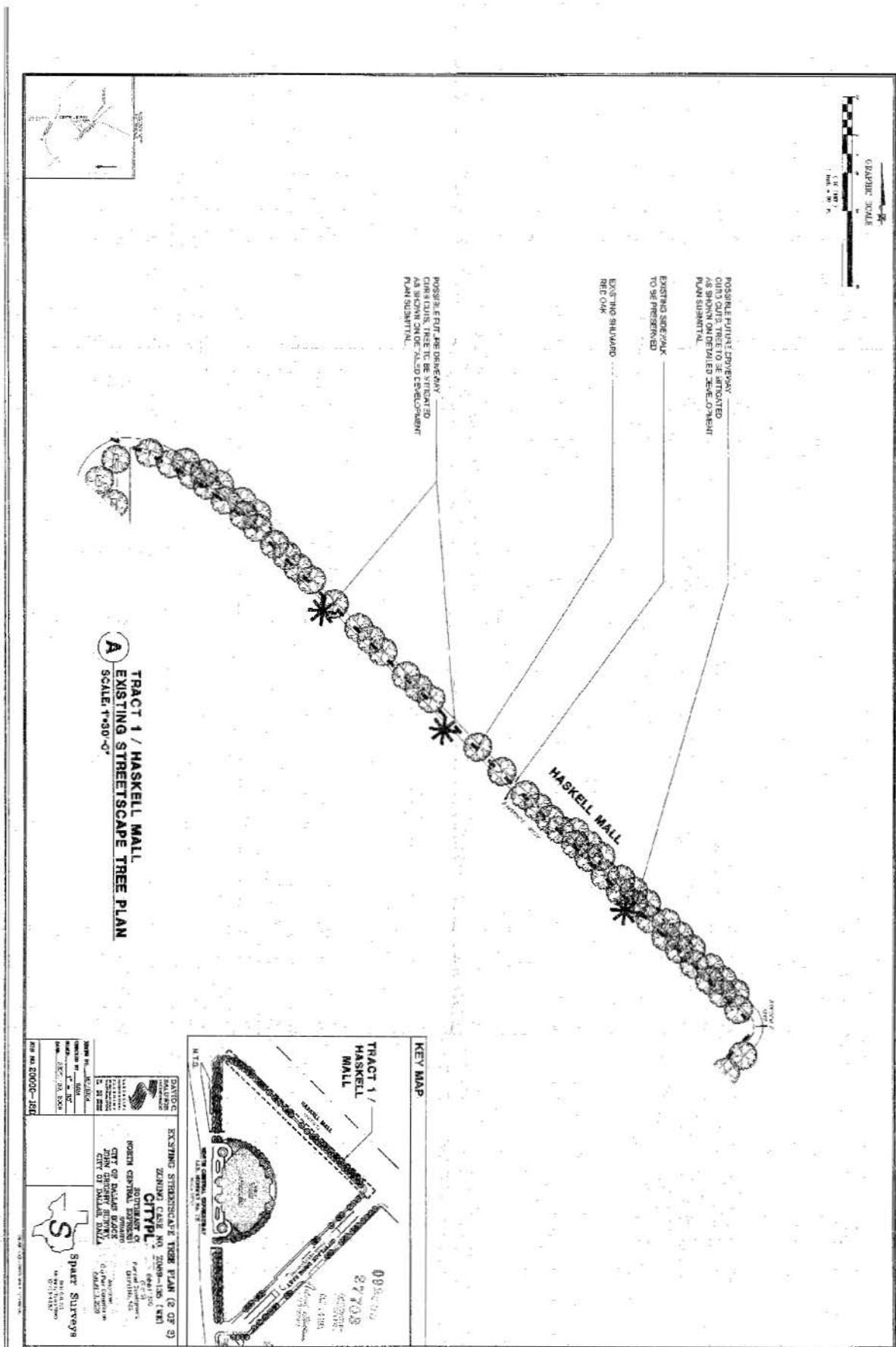
- Plan Notes:**
1. Entry drive with building above, maintain a min. clearance of 14'.
 2. Existing entry/exit ramp to below grade parking.
 3. Proposed location of entry/exit ramp to below grade parking.
 4. Above grade pedestrian connections between Tract 1 and Tract 2.
 5. Entry drive impacts existing parallel parking along street.

- Plan Key:**
- Potential Parking and Loading Zones
 - Maximum Building Height of 75'
 - Maximum Building Height of 175'

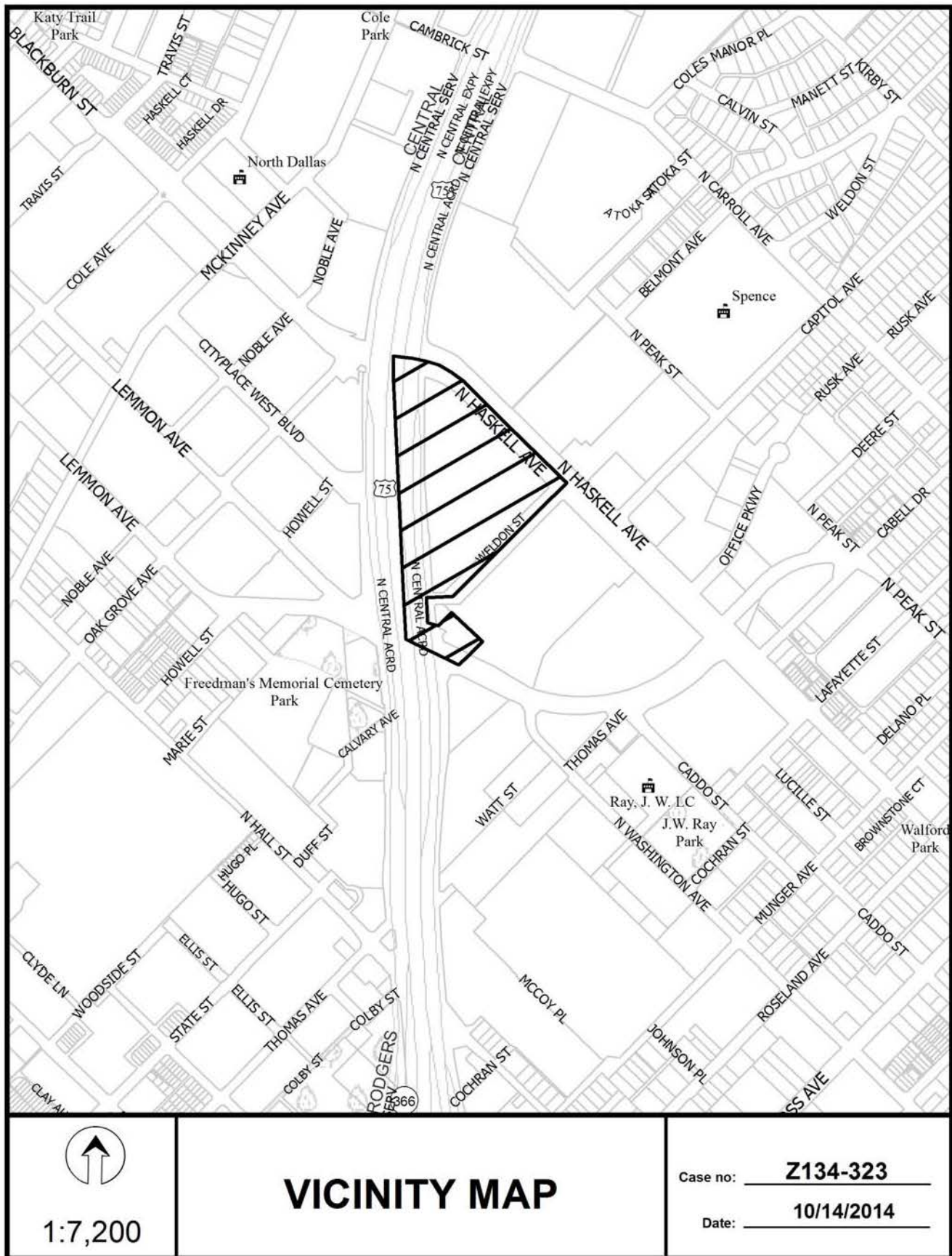
Development Plan B : File No. Z134-323(RB)

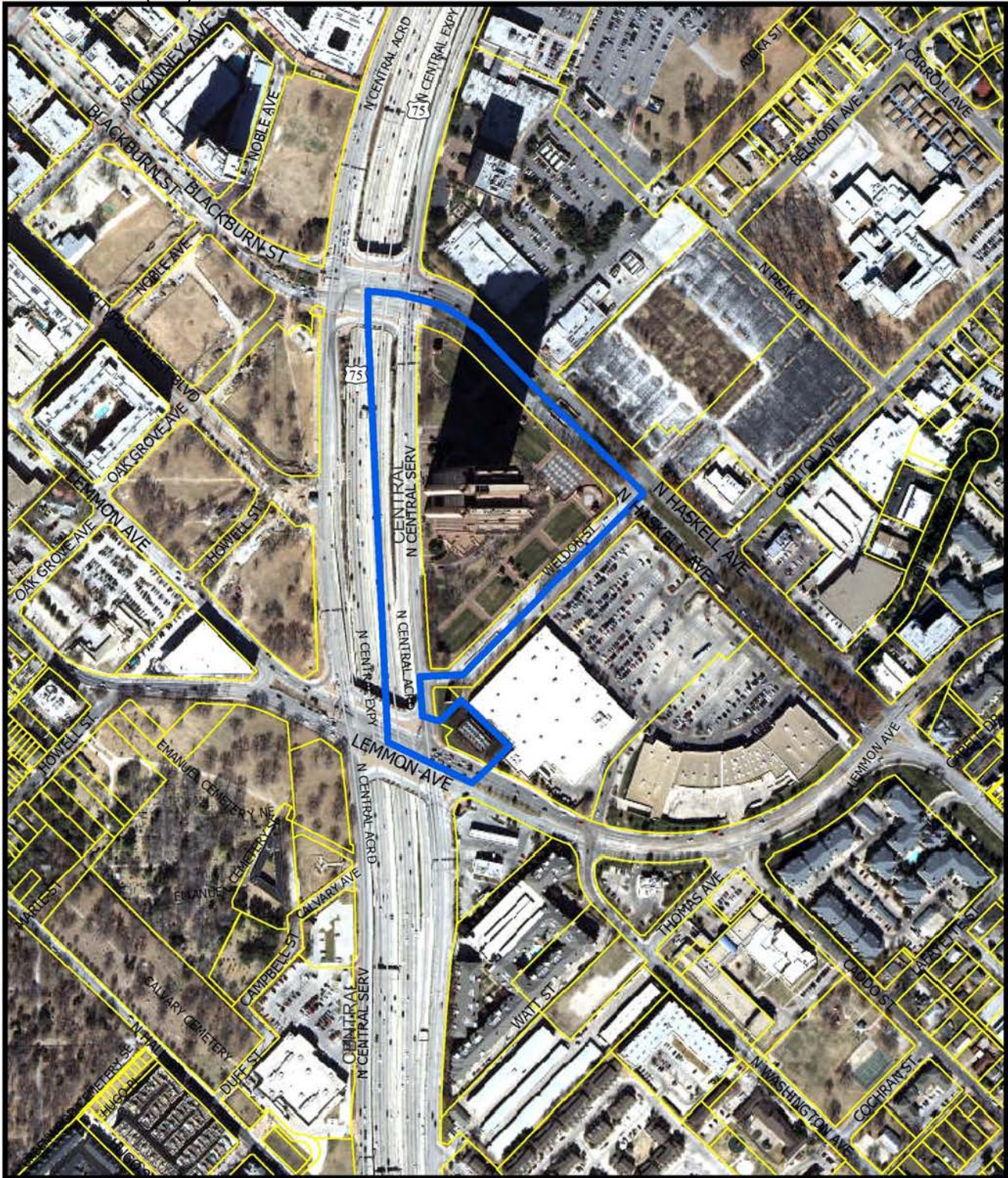






Z134-323(RB)



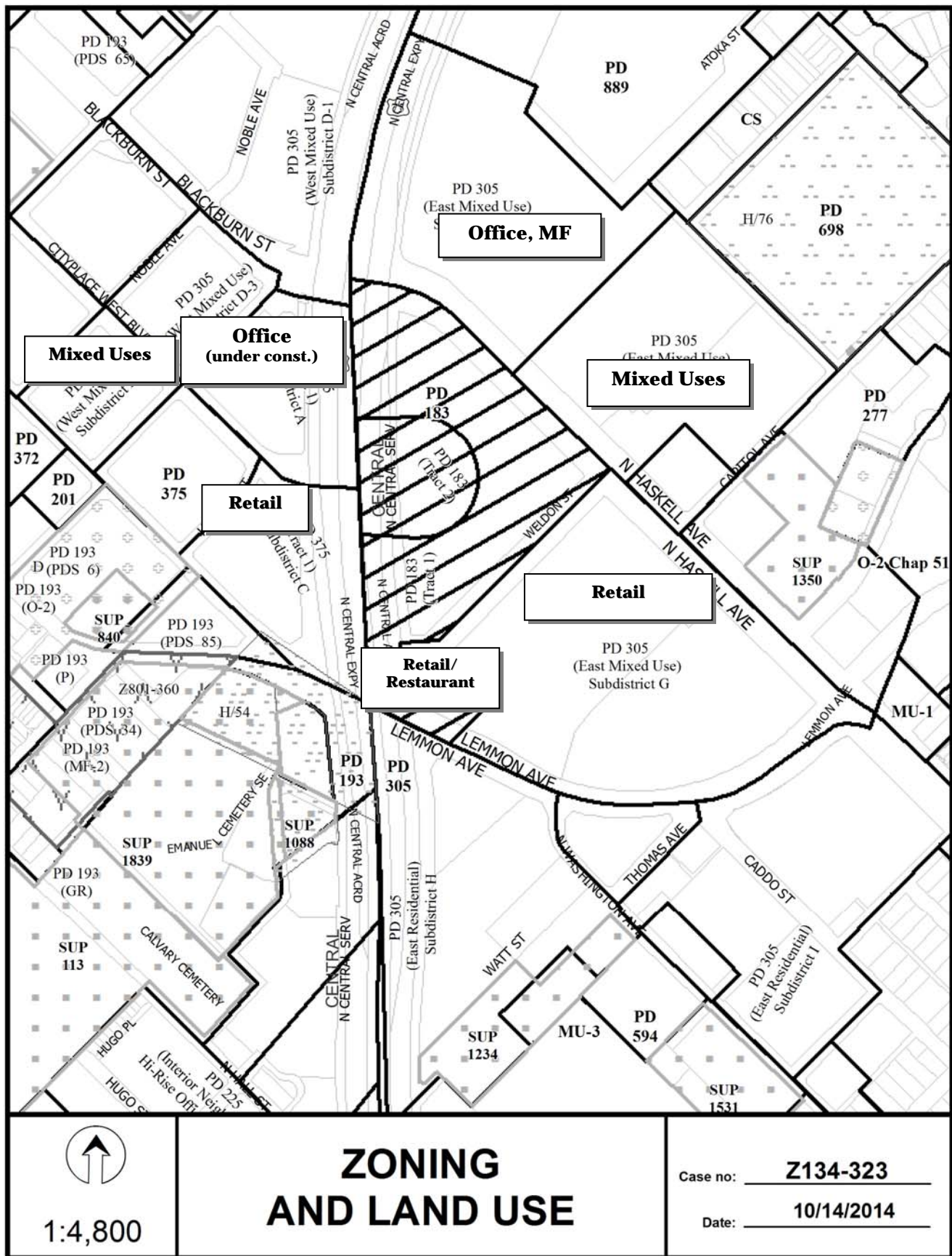


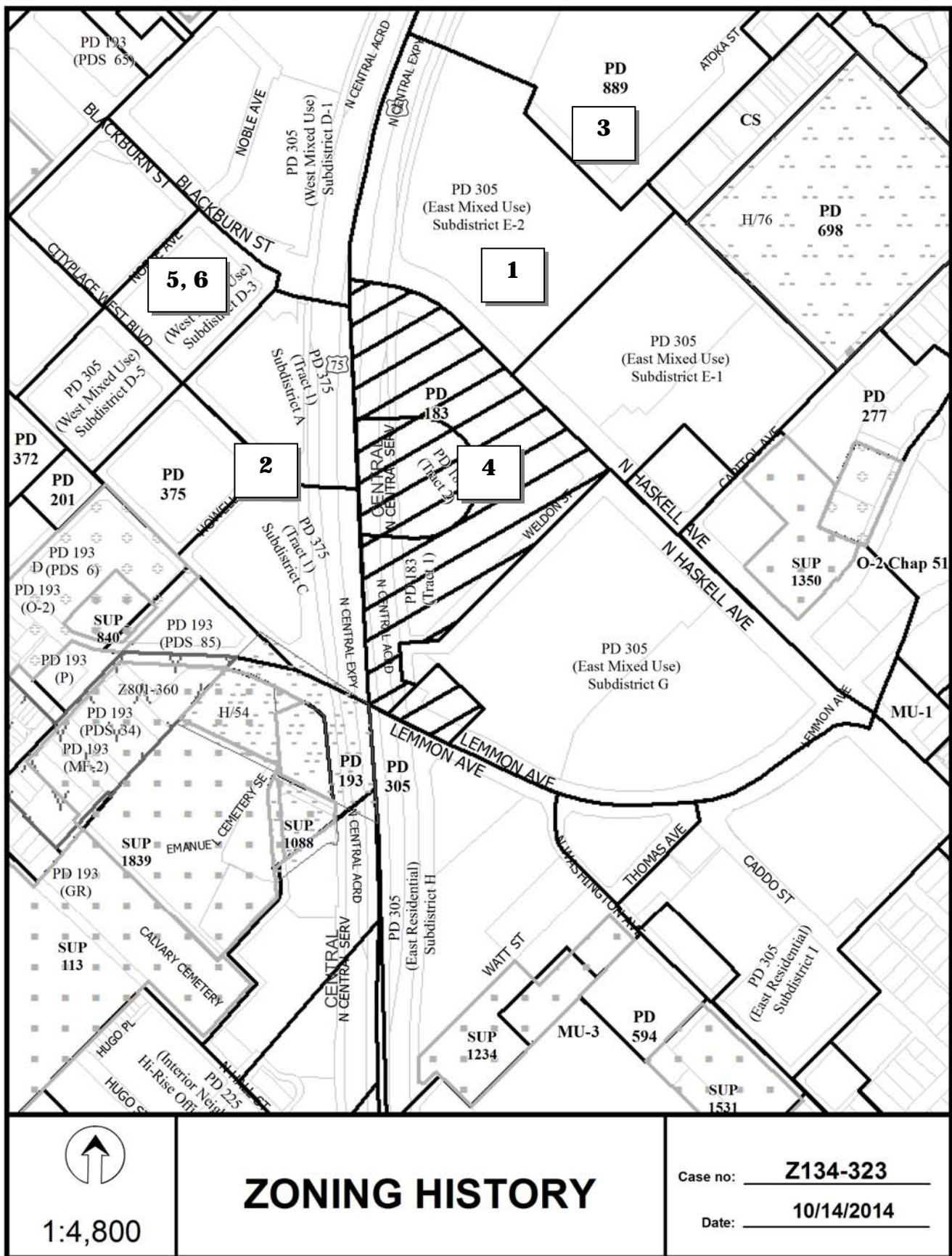
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AERIAL MAP

Case no: **Z134-323**

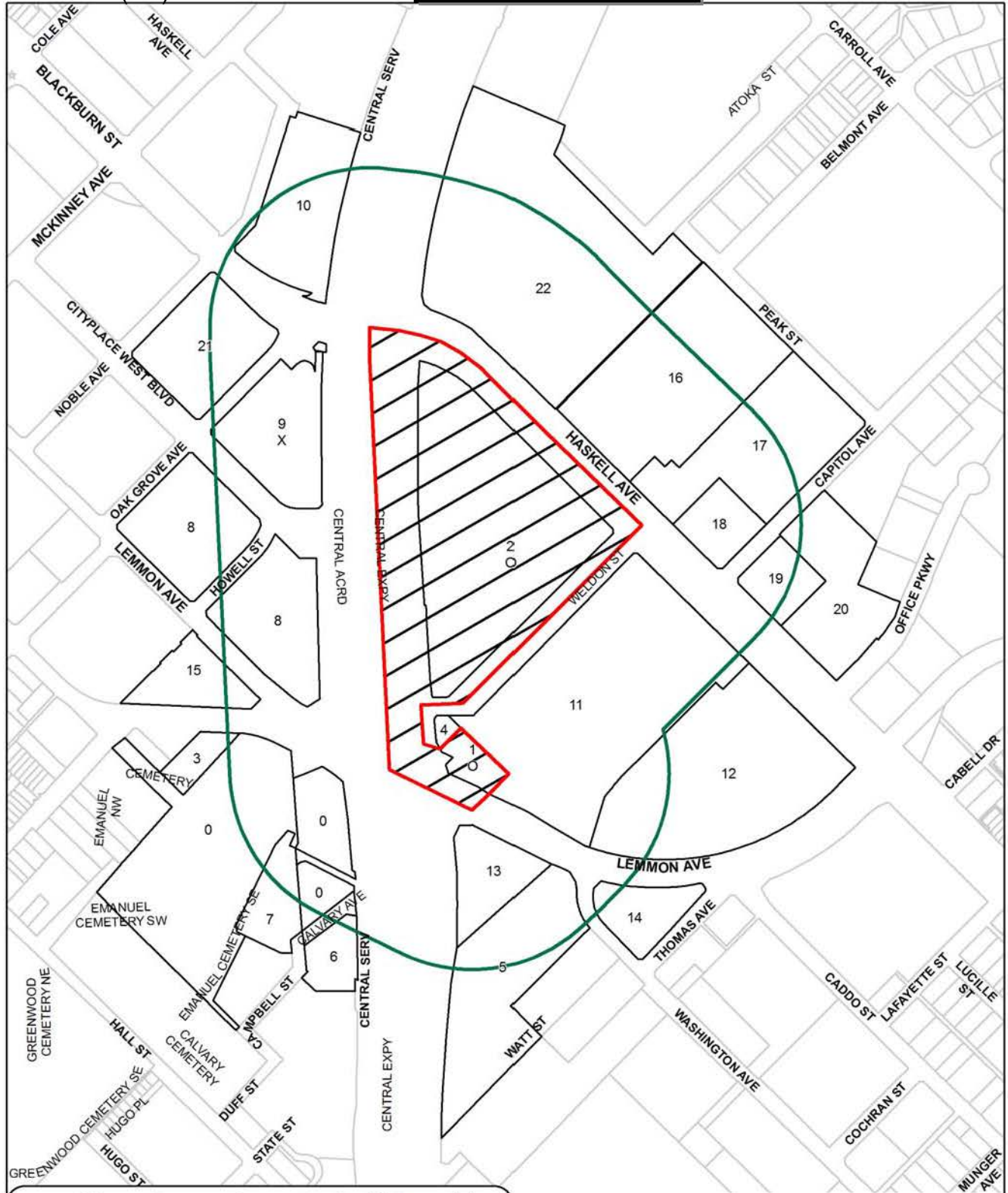
Date: **10/14/2014**





Z134-323(RB)

CPC RESPONSES



<u>22</u>	Property Owners Notified (28 parcels)
<u>2</u>	Replies in Favor (2 parcels)
<u>1</u>	Replies in Opposition (1 parcels)
<u>500'</u>	Area of Notification
<u>2/19/2015</u>	Date <u>2/5/2015</u> Under Advisement

Z134-323
CPC



1:4,800

02/18/2015

Reply List of Property Owners***Z134-323******22 Property Owners Notified******2 Property Owners in Favor******1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	2602 CENTRAL EXPY	UPTOWN CITYPLACE LLC
O	2	2711 HASKELL AVE	UPTOWN CITYPLACE LLC
	3	2700 LEMMON AVE	TEMPLE EMANU EL
	4	2703 CENTRAL EXPY	KIR CITYPLACE MARKET L P
	5	2403 WASHINGTON AVE	MFREVF CITYPLACE LLC
	6	2400 CENTRAL EXPY	WALMART REAL ESTATE BUSINESS TRUST
	7	3491 CAMPBELL ST	TEMPLE EMANUEL CONGREGATION
	8	2889 CITYPLACE BLVD	BLACKBURN CENTRAL
X	9	2801 CENTRAL EXPY	SBR REAL ESTATE HOLDINGS LP
	10	2990 BLACKBURN ST	SVF BLACKBURN DALLAS CORP
	11	2417 HASKELL AVE	DAYTON HUDSON CORP
	12	2415 HASKELL AVE	KIR CITYPLACE MARKET L P
	13	2503 LEMMON AVE	SEJ ASSET MGMT & INVESTMENT COMPANY
	14	2404 WASHINGTON AVE	TACO BELL OF AMERICA INC
	15	2727 LEMMON AVE	HC 2727 E LEMMON AVENUE LLC
	16	2660 HASKELL AVE	GATEWAY CITYVILLE INC
	17	2600 HASKELL AVE	KROGER TEXAS LP
	18	2500 HASKELL AVE	SCHMIDT 1980 DECEDENTS TRUST
	19	2428 HASKELL AVE	WHATABURGER INC
	20	2420 HASKELL AVE	SHURGARD FREMONT PTNRII
	21	2901 BLACKBURN	BLACKBURN CENTRAL
	22	3972 CENTRAL EXPY	AFFILIATED COMPUTER SVC

AGENDA ITEM # 66

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: All

SUBJECT

A public hearing to receive comments regarding consideration of and an ordinance granting amendments to Chapters 51 and Chapter 51A of the Dallas Development Code, Section 51-4.215, "Animal Related Uses," to amend Farm or Ranch regulations and Section 51A-4.201, "Agricultural Uses," to amend regulations pertaining to Animal Production and Crop Production and an ordinance granting an amendment to Chapter 52, Section 301.2.1, "Building"

Recommendation of Staff and CPC: Approval
DCA123-004(VM)

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, MARCH 25, 2015

ACM: Ryan S. Evans

FILE NUMBER: DCA 123-004

DATE INITATED: December 4, 2014

TOPIC: Urban Agriculture

COUNCIL DISTRICT: All

CENSUS TRACT: All

PROPOSAL: Consideration of amending Chapter 51 and Chapter 51A of the Dallas Development Code, Section 51-4.215, "Animal Related Uses," to amend Farm or Ranch regulations and Section 51A-4.201, "Agricultural Uses," to amend regulations pertaining to Animal Production and Crop Production and amending Chapter 52, Section 301.2.1, "Building."

SUMMARY: This proposal is for amendments to Community Garden and Animal Production uses in order to allow for onsite and offsite sales, the use of aquaponics and aquaculture, grazing of chickens, an exemption for structures less than 200 square feet in residential districts, and animal production in non-residential districts.

CITY PLAN COMMISSION RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

BACKGROUND

City Council created the Community Garden use on February 9, 2011, which allows an area of land to be managed and maintained to grow and harvest food crops, and/or ornamental crops for personal or group uses, consumption, or donations.

On November 17, 2014, the Office of Environmental Quality (OEQ) presented 'Economic Opportunities of Sustainable Food Systems' to the City Council Economic Development Committee. OEQ met with local stakeholders during the previous year to discuss concerns with the existing code regulations for urban agriculture. Stakeholders from the food production community including traditional soil-based gardeners, aquaponic gardeners, honeybee groups, non-profits, educational institutions, Dallas residents and others identified obstacles these groups encountered when attempting to create sustainable gardens. The outcome of the meetings showed that the city codes involved with food growth and production were not meeting the needs of all the stakeholders.

The current community garden code does not allow for sales of produce grown in community gardens or allow animal grazing in community gardens. This prevented gardeners from selling their produce; prohibited alternative growing methods like aquaponics and did not allow for the grazing of chickens.

Additionally, current code allows for a structure up to 200 square feet to be located in the rear 30 percent of the property only. Stakeholders explained not all properties are able to support a structure in the rear 30 percent of the property due to lot configuration or design needs of the garden.

The City Council Economic Development Committee directed OEQ to work with the Sustainable Development and Construction Department to take a code amendment proposal to the City Plan Commission (CPC).

In conjunction with this proposed amendment to Chapters 51 and 51A for Community Gardens, an amendment to Chapter 52, The Administrative Procedures for the Construction Codes of the Dallas City Code which regulates structures, is proposed in order to support the portion of the Community Garden amendment pertaining to structures.

As the Zoning Ordinance Committee (ZOC) worked through amending the Community Garden use, representatives from local community gardens, educational institutions, and non-profit groups provided input.

ZOC considered this issue at five public meetings between December 4, 2014 and February 5, 2015. On January 8, 2015, ZOC visited six community gardens. On February 5, 2015, ZOC recommended approval of the proposed amendments.

On February 19, 2015, the City Plan Commission recommended approval of the proposed amendments.

On March 2, 2015, the City Council Economic Development Committee was briefed on the proposal and recommended the amendments be forwarded to the City Council for consideration.

PROPOSED AMENDMENTS

Definition. An update to the definition “COMMUNITY GARDEN” to “URBAN GARDEN” would better encompass the recommended changes.

Sales. The proposed amendments will allow for off-site sales in residential districts, and onsite sales in non-residential districts. Current community garden regulations only allow for group use, consumption, and donation.

Animals. Proposed amendments allow aquaponics and aquaculture, and the grazing of chickens.

Structures. Proposed amendments would allow structures to cover up to 10 percent of the total property, with no single structure over 200 square feet. Each structure must meet all yard, lot, space regulations, except that bed covers up to four feet in height are allowed in the front yard. This structure restriction only applies in residential districts. The proposed amendment would not limit the location of the structure, as long as it meets yard, lot, space regulations for the residential district.

The proposed structure requirements exempt bed covers: hoop houses, shade structures, or similar. Bed covers are used as temporary applications to prolong a growing season dependent on the time of year. In the summer months, a bed cover is used to reduce the heat impacts during the heat of day, and in winter months to protect vegetation from frost. The bed cover is not allowed to be higher than four feet above the growing surface, and can only cover a single bed.

The proposed amendment to Chapter 52 allows structures such as tool or storage sheds that do not exceed 200 square feet in area, raised planting beds and bed covers to be located in an urban garden without requiring a building permit.

Signage. With the use of animals onsite, the proposed amendments require a phone number for a point of contact for the community garden. In addition, the sign must also display Dallas 3-1-1 number.

Animal Production. Proposed amendments would allow animal production in all non-residential districts on a lot less than three acres in size, with a Specific Use Permit. This proposed change will allow for flexibility for future agricultural users, and allow staff to ensure protective measures to reduce potential negative impacts to surrounding community.

CPC ACTION

(February 19, 2015)

Motion: It was moved to recommend **approval** of amending Chapters 51 and Chapter 51A of the Dallas Development Code, Section 51-4.215, "Animal Related Uses," to amend Farm or Ranch regulations and Section 51A-4.201, "Agricultural Uses," to amend regulations pertaining to Animal Production and Crop Production.

Maker: Shellene
Second: Bagley
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Lavallaisaa, Peadon
Vacancy: 0

Speakers: For: Susie Marshall, 3866 Highgrove Dr., Dallas, TX, 75220
Arthur Nickerson, 9408 Winding Ridge Dr., Dallas, TX,
75238

For (Did not speak): Morgan Larson, 2609 Foxboro, Garland, TX, 75044
Octavia Logan, 2813 Troy St., Dallas, TX, 75210
Isaac Cohen, 416 S. Ervay St., Dallas, TX, 75201
Lora Hinchcliff, 7211 Edgerton Dr., Dallas, TX, 75231

Against: None

2-5-15

ORDINANCE NO. _____

An ordinance amending Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," and Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Sections 51-4.215 and 51A-4.201; renaming community gardens to urban gardens; providing new regulations for urban gardens; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

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

SECTION 1. That Subparagraph (A), "Definitions," of Paragraph (1), "Farm or Ranch," of Section 51-4.215, "Animal Related Uses," of Division 51-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," of the Dallas City Code is amended to read as follows:

“(A) Definitions:

(i) URBAN [~~COMMUNITY~~] GARDEN means an area [of land] managed and maintained [by a group of individuals] to grow and harvest food crops and/or ornamental crops for personal or group use, consumption, sale, or donation. Urban [~~Community~~] gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

(ii) FARM OR RANCH means an area which is used for growing farm products or keeping farm poultry and farm livestock.

(iii) AQUACULTURE means the cultivation, maintenance, and harvesting of aquatic species.

(iv) AQUAPONICS means the combination of aquaculture (fish) and hydroponics (plants) to grow food crops or ornamental crops and aquatic species together in a recirculating system without discharge or exchange of water.

(v) BED COVER means a hoop-house, shade structure, or similar structure located above a growing bed to assist with the growing or shading food crops or ornamental crops.

SECTION 2. That Romanette (i) of Subparagraph (C), “Required Off-Street Parking,” of Paragraph (1), “Farm or Ranch,” of Section 51-4.215, “Animal Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(i) For an urban [~~community~~] garden, except as otherwise provided in this Subparagraph, off-street parking is not required [~~none~~]. For an urban garden in non-residential districts that allows on-site sales, one off-street parking space is required for every 200 square feet of sales area with a minimum two off-street parking spaces provided.”

SECTION 3. That Subparagraph (E), “Additional Provisions for Community Gardens,” of Paragraph (1), “Farm or Ranch,” of Section 51-4.215, “Animal Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Additional provisions for urban [~~community~~] gardens:

(i) An urban [~~community~~] garden must comply with the regulations for the zoning district in which the urban [~~community~~] garden is located.

(ii) Aquaponics, aquaculture, and the raising of chickens are permitted. All other a[A]nimal grazing and animal production are prohibited.

(iii) For an urban ~~community~~ garden in a residential district, the combined floor area of structures may not exceed 10 percent of the lot, with no single structure exceeding 200 square feet in floor area ~~[and must be erected in the rear 30 percent of the lot]~~. Structures that assist in the growing of vegetation, such as bed covers and raised planting beds, are not included when calculating the maximum square footage. Structures must comply with yard, lot, and space regulations for the district.

(iv) For an urban ~~community~~ garden in a residential district, ~~[signage is limited to]~~ a single, non-illuminated, flat sign of no more than six square feet must be visible from public right-of-way. The sign must contain the phone number of an emergency contact person for the urban garden. If animals are present in the urban garden, the sign must also contain the contact information for Dallas 311 city services. In residential districts, no other signage is permitted.

(v) Each bed cover may only cover one single growing bed.

(vi) Except as provided in this subparagraph, maximum height of a bed cover is four feet from the growing surface or eight feet from grade, whichever is less. Within the required front yard, maximum height of a bed cover is four feet from grade.

(vii) The on-site sale of food crops, ornamental crops, and eggs produced on the property is allowed only in non-residential districts. No other items may be sold on the property."

SECTION 4. That Subparagraph (B), "Districts Permitted," of Paragraph (1), "Animal Production," of Section 51A-4.201, "Agricultural Uses," of Division 51A-4.200, "Use Regulations" of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"(B) Districts permitted: By right in the A(A) district. By SUP only in non-residential districts."

SECTION 5. That Romanette (i) of Subparagraph (E), "Additional Provisions," of Paragraph (1), "Animal Production," of Section 51A-4.201, "Agricultural Uses," of Division 51A-4.200, "Use Regulations" of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"(i) In the A(A) district, a [A] person shall not operate this use upon an area less than three acres. In non-residential districts, no minimum acreage is required."

SECTION 6. That Subparagraph (A), “Definitions,” of Paragraph (3), “Crop Production,” of Section 51A-4.201, “Agricultural Uses,” of Division 51A-4.200, “Use Regulations” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(A) Definitions. In this paragraph:

(i) URBAN [COMMUNITY] GARDEN means an area [of land] managed and maintained [by a group of individuals] to grow and harvest food crops and/or ornamental crops for personal or group use, consumption, sale, or donation. Urban [Community] gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

(ii) FARM means an area used for the raising or harvesting of agricultural crops such as vegetables, fruit, trees, grain, field forage, and other plant crops intended to provide food and fiber.

(iii) AQUACULTURE means the cultivation, maintenance, and harvesting of aquatic species.

(iv) AQUAPONICS means the combination of aquaculture (fish) and hydroponics (plants) to grow food crops or ornamental crops and aquatic species together in a recirculating system without discharge or exchange of water.

(v) BED COVER means a hoop-house, shade structure, or similar structure located above a growing bed to assist with the growing or shading food crops or ornamental crops.”

SECTION 7. That Subparagraph (C), “Required Off-Street Parking,” of Paragraph (3), “Crop Production,” of Section 51A-4.201, “Agricultural Uses,” of Division 51A-4.200, “Use Regulations” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: Except as otherwise provided in this Subparagraph, off-street parking is not required. For an urban garden in non-residential districts that allows on-site sales, one off-street parking space is required for every 200 square feet of sales area with a minimum two off-street parking spaces provided. [None.]”

SECTION 8. That Subparagraph (E), “Additional Provisions for Community Gardens,” of Paragraph (3), “Crop Production,” of Section 51A-4.201, “Agricultural Uses,” of Division 51A-4.200, “Use Regulations” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Additional provisions for urban ~~[community]~~ gardens:

(i) An urban ~~[community]~~ garden must comply with the regulations for the zoning district in which the urban ~~[community]~~ garden is located.

(ii) Aquaponics, aquaculture, and the raising of chickens are permitted. All other a[A]nimal grazing and animal production are prohibited.

(iii) For an urban ~~[community]~~ garden in a residential district, the combined floor area of structures may not exceed 10 percent of the lot, with no single structure exceeding 200 square feet in floor area ~~[and must be erected in the rear 30 percent of the lot]. Structures that assist in the growing of vegetation, such as bed covers and raised planting beds, are not included when calculating the maximum square footage. Structures must comply with yard, lot, and space regulations for the district.~~

(iv) For an urban ~~[community]~~ garden in a residential district, ~~[signage is limited to]~~ a single, non-illuminated, flat sign of no more than six square feet must be visible from public right-of-way. The sign must contain the phone number of an emergency contact person for the urban garden. If animals are present in the urban garden, the sign must also contain the contact information for Dallas 311 city services. In residential districts, no other signage is permitted.

(v) Each bed cover may only cover one single growing bed.

(vi) Except as provided in this subparagraph, maximum height of a bed cover is four feet from the growing surface or eight feet from grade, whichever is less. Within the required front yard, maximum height of a bed cover is four feet from grade.

(vii) The on-site sale of food crops, ornamental crops, and eggs produced on the property is allowed only in non-residential districts. No other items may be sold on the property.”

SECTION 9. That the director of sustainable development and construction shall revise the use charts to reflect the change in use regulations made by this ordinance, and shall provide these charts for publication in the Dallas Development Code.

SECTION 10. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 11. That Chapter 51 and 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 12. 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 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:

WARREN M.S. ERNST, City Attorney

By _____
Assistant City Attorney

Passed _____

3-2-15

ORDINANCE NO. _____

An ordinance amending Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code, as amended, by amending Section 301; allowing certain structures on lots with urban agriculture to be exempt from building permits; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

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

SECTION 1. That Paragraph 301.2.1, “Building,” of Subsection 301.2, “Defenses,” of Section 301, “Permits,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended by adding Item 34 to read as follows:

“34. Erection of structures used as tool and storage sheds that do not exceed 200 square feet, raised planting beds, bed covers, and similar structures that are located on property that contains an urban garden as defined in the Dallas Development Code.”

SECTION 2. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 3. That Chapter 52 of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

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

SECTION 5. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

By _____
Assistant City Attorney

Passed _____

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: N/A

SUBJECT

A public hearing to receive comments on Substantial Amendment No. 2 to the Neighborhood Stabilization Program 3 (NSP3) for the construction of homes, associated administrative and soft costs using \$600,000 in program income received as part of the Neighborhood Stabilization Program 3; and at the close of the public hearing, authorize **(1)** final adoption of Substantial Amendment No. 2 to the NSP3; and **(2)** an increase in appropriations in the amount of \$600,000, from \$1,020,000 to \$1,620,000 - Financing: 2010-11 Neighborhood Stabilization Program 3 Funds

BACKGROUND

In July 2008, the Housing and Economic Recovery Act of 2008 (HERA), through the U.S. Department of Housing and Urban Development (HUD), was enacted into law. HERA appropriated \$3.92 billion to assist states and localities in redevelopment efforts, particularly for foreclosed or abandoned housing properties. The Program is referred to as the Neighborhood Stabilization Program 1 (NSP1) and is considered a Special Allocation of 2008 Community Development Block Grant Funds.

In July 2010, the HERA was amended in Section 1497 of the Wall Street Reform and Consumer Protection Act (Dodd-Frank Act) to add \$1 billion for NSP3 to assist states and localities in redevelopment efforts for foreclosed or abandoned housing properties.

On February 9, 2011, the City of Dallas accepted its allocation of NSP3 funds in the amount of \$2,356,962. The City contracted with developers and built 23 single family units and received \$1,020,000 in program income from loan repayments.

This Council action would allow a public hearing to receive comments on Substantial Amendment No. 2 to the Neighborhood Stabilization Program 3 for the construction of homes, administrative costs and associated soft costs using \$600,000 in program income received as part of the Neighborhood Stabilization Program 3; and at the close of the public hearing, authorize **(1)** final adoption of Substantial Amendment No. 2 to the NSP3; and **(2)** an increase in appropriations in the amount of \$600,000, from \$1,020,000 to \$1,620,000.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 9, 2011, the City Council authorized the adoption of Substantial Amendment No. 1, by Resolution No. 11-0435.

FISCAL INFORMATION

\$600,000 - 2010-11 Neighborhood Stabilization Program 3 Funds

March 25, 2015

WHEREAS, on February 9, 2011, the City Council authorized the adoption of Substantial Amendment No. 1, by Resolution No. 11-0435; and

WHEREAS, program income generated through Neighborhood Stabilization Program 3 (NSP3) activities must be used for other NSP3 eligible activities; **NOW, THEREFORE**,

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

SECTION 1. That the City Council hereby authorizes final adoption of Substantial Amendment No. 2 to the Neighborhood Stabilization Program 3 (NSP3) for the construction of homes, administrative costs and associated soft costs using \$600,000 in program income received as part of the Neighborhood Stabilization Program 3; and at the close of the public hearing, authorize **(1)** final adoption of Substantial Amendment No. 2 to NSP3; and **(2)** an increase in appropriations in the amount of \$600,000 from \$1,020,000 to \$1,620,000.

SECTION 2. That the City Manager is hereby authorized to increase appropriations in Fund NS10, Dept HOU, Unit 480C in the amount of \$600,000.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse additional grant program income funds in the amount of \$600,000 in Fund NS10, Department HOU, Unit 480C, OBJ 3099.

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

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Office Of Environmental Quality

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

MAPSCO: 45 M

SUBJECT

A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by Uplift Education located near the intersection of Elm Street and Crowds Street and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Uplift Education by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City

Recommendation of Staff: Approval

BACKGROUND

Based on information provided by the Applicant, the Designated Property is underlain by a perched shallow aquifer that is encountered at an approximate depth of 4 feet below ground surface (bgs) and extends to the top of the competent Austin Chalk Formation encountered at a depth of approximately 27 feet bgs. The Austin Chalk is approximately 300 to 500 feet thick in the area and is composed primarily of light gray limestone, chalk and marl and is considered a regional aquitard. The Austin Chalk is underlain by the Eagle Ford Shale, which is also considered a regional aquitard and is composed primarily of shale, limestone, clay, and marl and is approximately 300 to 700 feet thick. The direction of groundwater flow beneath the Designated Property is radial and ranges from south/southeast to east/northeast. A portion of the groundwater has been affected by chlorinated solvents including bis(2 chloroethyl)ether; cis-1,2-dichloroethene [cis-1,2-DCE]; 1,2-dichloropropane; trichloroethene [TCE]; 1,1,2-trichloroethane [1,1,2-TCA]; and vinyl chloride [VC] at concentrations above the groundwater ingestion standards. The probable sources of the chlorinated solvents are currently unknown. However, potential onsite sources include past industrial uses at the site which included a lumber yard, a brass roller factory, a box factory, a window blind company, an automotive repair facility, and a vehicle washing facility.

BACKGROUND (Continued)

Potential offsite sources include various former automotive repair/sales facilities, machine shop/blacksmith facilities, and printing facilities adjacent to the site and in the surrounding area. The referenced onsite and offsite facilities are no longer in operation.

The designated property was entered into the Voluntary Cleanup Program administered by the Texas Commission on Environmental Quality (TCEQ) in May 2012. The site is designated as VCP No. 2488.

The applicant has requested that the City support its application for a MSD designation. A public meeting will be held on March 16, 2015 to receive comments and concerns. Notices of the meeting were sent to 995 property owners within 2,500 feet of the property and 118 private well owners within 5 miles of the property. There are no other municipalities within one-half mile of the property.

This item is a municipal setting designation ordinance prohibiting the use of potable groundwater beneath property located near the intersection of Elm Street and Crowdus Street, including adjacent street rights-of-way; and supporting the issuance of a MSD by TCEQ.

The applicant's current plan is to obtain closure through the TCEQ Voluntary Cleanup Program supported by a MSD. Currently, the designated property is the Uplift Luna Preparatory Secondary School. The anticipated future use of the designated property is expected to remain the same.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City

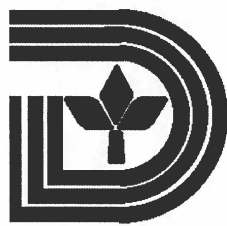
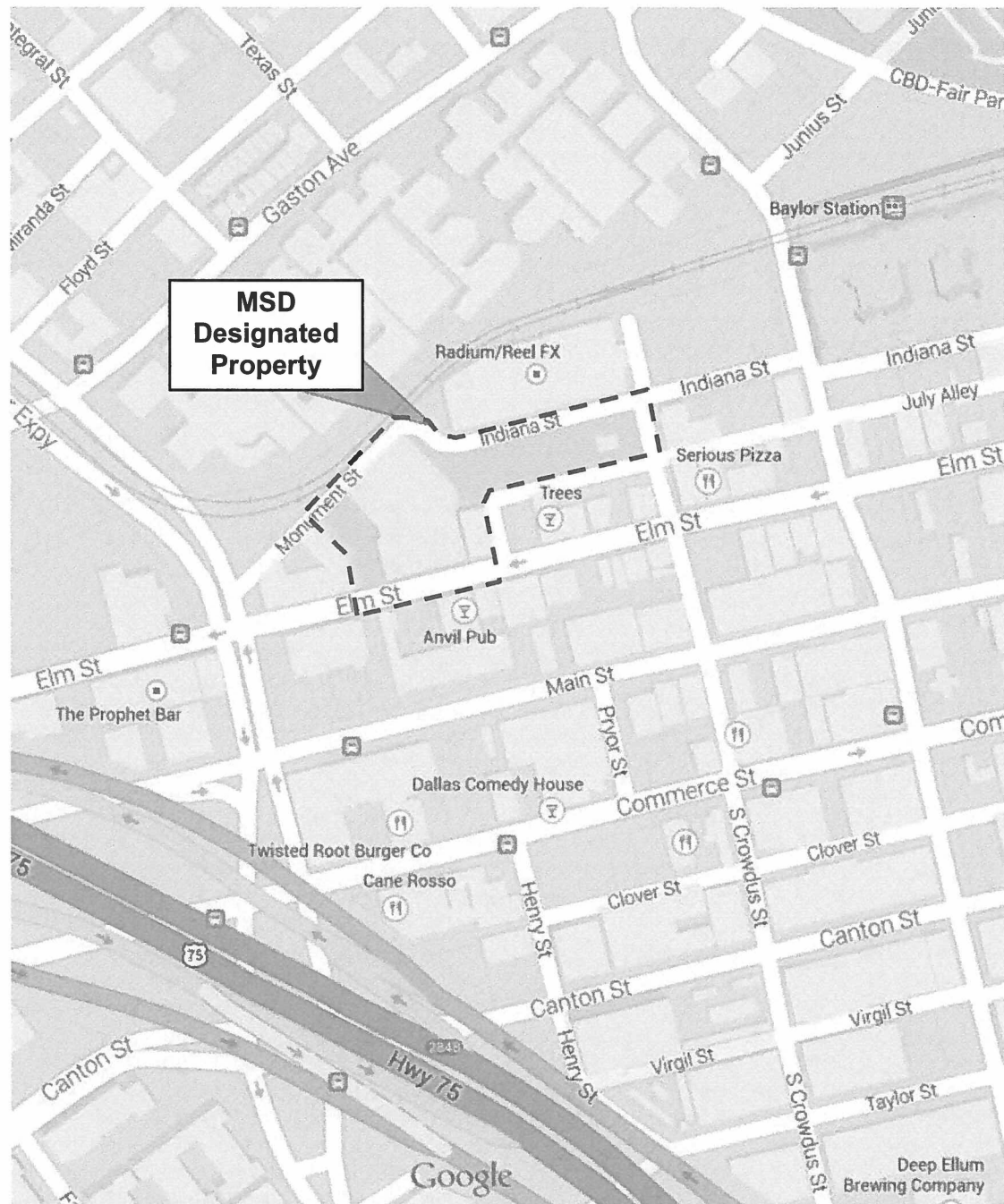
OWNER

Uplift Education

Ann Stevenson, Vice President

MAP

Attached



CITY OF DALLAS



Municipal Setting Designation
 Designated Property Boundary Map
 MSD LogOEQ0029
 Applicant – Uplift Education
 2625 Elm Street
 Dallas, TX 75201

ORDINANCE NO. _____

A municipal setting designation ordinance prohibiting the use of designated groundwater from beneath property generally located at 2625 Elm Street and supporting issuance of a municipal setting designation certificate by the Texas Commission on Environmental Quality; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, Subchapter W, “Municipal Setting Designations,” of Chapter 361, “Solid Waste Disposal Act,” of the Texas Health and Safety Code authorizes the Texas Commission on Environmental Quality to create municipal setting designations; and

WHEREAS, Section 51A-6.108, “Municipal Setting Designation Ordinance,” of Article VI, “Environmental Performance Standards,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code authorizes municipal setting designation ordinances prohibiting the use of designated groundwater as potable water and thereby enable the Texas Commission on Environmental Quality to certify a municipal setting designation for designated property; and

WHEREAS, the city council finds that:

(1) the eligibility criteria of Section 361.803 of the Texas Health and Safety Code have been met;

(2) this municipal setting designation ordinance will not have an adverse effect on the current or future water resource needs or obligations of the city of Dallas;

(3) there is a public drinking water supply system that satisfies the requirements of Chapter 341 of the Texas Health and Safety Code and that supplies or is capable of supplying drinking water to the designated property and property within one-half mile of the designated property; and

(4) this municipal setting designation ordinance is necessary because the concentration of contaminants of concern exceed ingestion protective concentration levels for human ingestion; and

WHEREAS, the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the city of Dallas, have given the required notices and have held the required public hearings regarding this municipal setting designation ordinance; Now Therefore,

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

SECTION 1. That for purposes of this municipal setting designation ordinance, the “designated property” means the property described in Exhibit A, attached to the ordinance.

SECTION 2. That for purposes of this municipal setting designation ordinance, “designated groundwater” means water below the surface of the designated property to a depth of 200 feet.

SECTION 3. That use of the designated groundwater from beneath the designated property as potable water is prohibited.

SECTION 4. That the use of the designated groundwater from beneath public rights-of-way included in the designated property as potable water is prohibited.

SECTION 5. That the following uses of or contacts with the designated groundwater are prohibited:

- (1) Human consumption or drinking.
- (2) Showering or bathing.
- (3) Cooking.
- (4) Irrigation of crops for human consumption.

SECTION 6. That the following conditions are imposed on the designated property and designated groundwater:

- (1) The potable use of the designated groundwater from beneath the designated property is prohibited.

- (2) The potable use of the designated groundwater from beneath public rights-of-way included in the designated property is prohibited.
- (3) The portion of the designated property assigned Voluntary Cleanup Program No. 2488 must receive a certificate of completion from the Texas Commission on Environmental Quality by no later than March 25, 2018.

SECTION 7. That the city council supports the application to the Texas Commission on Environmental Quality for a municipal setting designation on the designated property, with the following comments:

- (1) The Texas Commission on Environmental Quality, as the state agency chartered to protect human health and the environment, is requested to thoroughly review the conditions of the designated property and issue a certificate of completion only when all contaminants of concern, through the applicable routes of exposure, have been addressed.

SECTION 8. That the public rights-of-way immediately adjacent to the designated property must be included, at no additional cost to the city of Dallas, in the application to the Texas Commission on Environmental Quality.

SECTION 9. That a state or federal program must address the entire non-ingestion protective concentration level exceedance zone originating from sources on the designated property or migrating from the designated property no later than March 25, 2018. That within this time period, the applicant shall provide the managing director of the office of environmental quality documentation, including a certificate of completion from the Texas Commission on Environmental Quality, that it has been addressed to the satisfaction of the agency administering the program. If it has not been addressed, the managing director of the office of environmental quality may, for good cause, take any of the following actions:

- (1) allow additional time to address the non-ingestion protective concentration level exceedance zone;

- (2) request a review by the Texas Commission on Environmental Quality or the agency administering the program;
- (3) recommend to the city council that this municipal setting designation ordinance be repealed;
- (4) request additional information or documentation from the applicant; or
- (5) pursue other actions that the managing director of the office of environmental quality believes may be warranted.

SECTION 10. That any person owning, operating, or controlling the designated property remains responsible for complying with all applicable federal and state laws and regulations; all ordinances, rules, and regulations of the city of Dallas; and all environmental regulations, and that this municipal setting designation ordinance in itself does not change any environmental assessment or cleanup requirements applicable to the designated property.

SECTION 11. That any person owning, operating, or controlling any portion of the designated property is responsible for ensuring compliance with this ordinance with respect to their portion of the designated property. Allowing use of designated ground water for potable purposes or failure to provide the managing director of the office of environmental quality with required documentation is a violation of this ordinance and may result in the ordinance being repealed for that portion of the designated property.

SECTION 12. That approval of this municipal setting designation ordinance shall not be construed to subject the city of Dallas to any responsibility or liability for any injury to persons or damages to property caused by any contaminant of concern.

SECTION 13. That within 30 days after adoption of this municipal setting designation ordinance, the applicant shall provide the managing director of the office of environmental quality with an electronic file showing the location of the designated property and the designated groundwater in a format compatible with the city of Dallas' geographic information system.

SECTION 14. That within 60 days after adoption of this municipal setting designation ordinance, the managing director of the office of environmental quality shall file a certified copy of this municipal setting designation ordinance in the deed records of the county where the designated property is located.

SECTION 15. That within 60 days after adoption of this municipal setting designation ordinance, the managing director of the office of environmental quality shall send a certified copy of this municipal setting designation ordinance to the applicant and the Texas Commission on Environmental Quality, and that the managing director of the office of environmental quality shall notify the Texas Commission on Environmental Quality 60 days prior to any amendment or repeal of this municipal setting designation ordinance.

SECTION 16. That the applicant shall provide the managing director of the office of environmental quality with a copy of the municipal setting designation certificate issued by the Texas Commission on Environmental Quality pursuant to Section 361.807 of the Texas Health and Safety Code within 30 days after issuance of the certificate.

SECTION 17. That the applicant shall provide the managing director of the office of environmental quality with a copy of the certificate of completion or other documentation issued by the Texas Commission on Environmental Quality showing that any site investigations and response actions required pursuant to Section 361.808 of the Texas Health and Safety Code have been completed to the satisfaction of the Texas Commission on Environmental Quality within the time period required. The managing director of the office of environmental quality may, for good cause, extend the time for submitting the documentation.

SECTION 18. That the applicant shall notify the managing director of the office of environmental quality in writing if the applicant determines that notice is required to be sent to an owner of other property beyond the boundaries of the designated property under Title 30 Texas Administrative Code, Chapter 30, Section 350.55(b), and provide the name of the property owner, the property address, and a copy of the notice sent to the property owner.

SECTION 19. That a person violating a provision of this municipal setting designation ordinance, upon conviction, is punishable by a fine not to exceed \$2,000, and that the Texas Commission on Environmental Quality shall be notified of any violations.

SECTION 20. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this municipal setting designation ordinance.

SECTION 21. That the terms and provisions of this municipal setting designation ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 22. That this municipal setting designation ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

By _____
Assistant City Attorney

Passed _____

"EXHIBIT A"
MUNICIPAL SETTING DESIGNATION SURVEY
2625 ELM STREET
J. GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 3.626 acre tract of land situated in the City and County of Dallas, Texas and being in the John Grigsby Survey, Abstract No. 495, being part of Block 286 in Shepherd's Monument Triangle Addition as recorded in Volume Y, Page 676, Deed Records, Dallas County, Texas, being part of Block C/483 in Eliza McCoy Addition as recorded in Volume 150, Page 407, Deed Records, Dallas County, Texas, being a tract of land conveyed to HRT Properties of Texas, LTD., a Texas limited partnership by special warranty deed recorded in Volume 2004151, Page 5165, Deed Records, Dallas County, Texas, being part of Indiana Street (47.6' right-of-way), being part of Crowds Street (50' right-of-way), being part of a 20' alley, being part of Elm Street (60' right-of-way), being part of a 13' alley, being part of Monument Street (25' right-of-way) and being more particularly described as follows:

BEGINNING at a MAG nail in concrete set for corner in the northwest line of Indiana Street, said nail being the southeast corner of Lot 8A, Block E/485, Yahoo Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat recorded in Volume 2001043, Page 653, Official Public Records, Dallas County, Texas and the southwest corner of Lot 2A, Block F/486, of said Yahoo Addition;

THENCE South 14° 16' 30" East, departing the northwest line of said Indiana Street and along the northeast line of said Crowds Street, a distance of 167.60 feet to a point for corner at the intersection of the northeast line of said Crowds Street and the southeast line of said 20' alley, said point being the most westerly corner of a tract of land conveyed to Scott E. Magers and Douglas E. Aldrige by Special Warranty Deed recorded in Volume 2000013, Page 5271, Deed Records, Dallas County, Texas;

THENCE South 76° 04' 00" West, departing the northeast line of said Crowds Street, along the southeast line of said 20' alley a distance of 399.69 feet to a point for corner in the northeast line of Lot 1A, City Block 286, Northrup-Boyettt Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat recorded in Volume 90157, Page 2146, Deed Records, Dallas County, Texas;

THENCE North 13° 56' 00" West, departing the southeast line of said 20' alley and along the northeast line of said Lot 1A, a distance of 0.72 feet to a 1/2" iron rod found for corner at the northwesterly edge of a three story building and in the northwesterly line of a tract of land conveyed to Elm Street Lofts, Ltd. by Special Warranty Deed with Vendor's Lien recorded in Volume 99213, Page 4759, Deed Records, Dallas County, Texas, said rod being the northeast corner of said Lot 1A;

THENCE along said northwesterly line of said Lot 1A and said Elm Street Lofts, Ltd. tract the following calls:

South 75° 53' 00" West along said northwesterly edge of said three story building a distance of 25.51 feet to chiseled "X" in concrete found for corner;

North 65° 31' 00" West a distance of 16.10 feet to a chiseled "X" in concrete set for corner;

South 75° 53' 00" West a distance of 16.20 feet to a point for corner at the northeasterly edge of a two story building;

(For SPRG use only)

Reviewed By: _____

Date: _____

SPRG NO.: _____

"EXHIBIT A"
MUNICIPAL SETTING DESIGNATION SURVEY
2625 ELM STREET
J. GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

South 18° 49' 00" East along the northeasterly edge of said two story building a distance of 2.00 feet to a point for corner;

South 71° 11' 00" West along the northeasterly edge of said two story building a distance of 9.05 feet to a point for corner;

THENCE South 15° 11' 00" East along the northeasterly edge of said two story building and along the common line between said HRT Properties of Texas, Ltd. tract and said Lot 1A, passing at a distance of 107.82 feet the northwesterly line of said Elm Street, continuing a total distance of 167.84 feet to a chiseled "X" in concrete set for corner in the southeast line of said Elm Street;

THENCE South 76° 04' 00" West along the southeast line of said Elm Street a distance of 240.30 feet to a chiseled "X" in concrete set for corner;

THENCE North 13° 56' 00" West, departing the southeast line of said Elm Street and passing at a distance of 60.00 feet the northwest line of said Elm Street, continuing along the southwest line of said 13' alley a total distance of 138.46 feet to a point for corner;

THENCE North 44° 42' 00" West, continuing along the southwest line of said 13' alley, passing at a distance of 87.82 feet the southeast line of said Monument Street, continuing a total distance of 112.82 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner in the northwest line of said Monument Street;

THENCE North 44° 51' 00" East along the northwest line of said Monument Street a distance of 255.90 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;

THENCE South 44° 55' 25" East a distance of 47.20 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner at the terminus of the northwesterly line of said Indiana Street;

THENCE North 76° 04' 00" East along the northwest line of said Indiana Street a distance of 513.06 feet to the **POINT OF BEGINNING**, containing 157,932 square feet or 3.626 acres, more or less.

Basis of Bearings: The north line (N76°04'00"E) of a tract of land conveyed to HRT Properties of Texas, Ltd. by Special Warranty Deed recorded in Volume 2004151, Page 5165, Deed Records, Dallas County, Texas.

G. Richard Busby R.P.L.S. No. 4111

Date: 12/17/2014



(For SPRG use only)

Reviewed By: _____

Date: _____

SPRG NO.: _____

POINT OF BEGINNING

**HRT PROPERTIES OF TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
VOLUME 2004151, PAGE 5165
D.R.D.C.T.**

**157,932 SQUARE FEET
3.626 ACRES**

LOT 8A, BLOCK E/485
YAHOO ADDITION
VOLUME 2001043, PAGE 653
P.R.D.C.T.
ANIMATION BUILDING, LP
INST. NO. 201200103381
O.P.R.D.C.T.



G. Richard Busby R.P.L.S. No. 4111

12/17/2014

0 50 100 200

(FEET)

1 inch = 100 ft.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- YCIRS 1/2" IRON ROD WITH YELLOW CAP STAMPED "RLG INC" SET
- MNS MAG NAIL SET
- CMS CHISELED "X" SET
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TX
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
- MW MONITORING WELL
- CMF CHISELED "X" FOUND
- ADF ALUMINUM DISK FOUND
- CM CONTROLLING MONUMENT

RAYMOND L. GOODSON JR., INC.
5445 LA SIERRA, STE 300, LB 17
DALLAS, TX. 75231-4138
214-739-8100
rlg@rlginc.com
TEXAS PE REG #F-493
TBPLS REG #100341-00

(For SPRG use only)

Reviewed By: _____

Date: _____

SPRG NO.: _____

CROWDUS STREET
(50' RIGHT-OF-WAY)

CROWDUS STREET
(50' RIGHT-OF-WAY)

ELM STREET
(60' RIGHT-OF-WAY)

INDIANA STREET
(47.6' RIGHT-OF-WAY)

CANTEGRAL STREET
(25' RIGHT-OF-WAY)

MONUMENT STREET
(25' RIGHT-OF-WAY)
DALLAS AREA RAPID TRANSIT
VOLUME 94126, PAGE 1373
D.R.D.C.T.

ELM STREET
(60' RIGHT-OF-WAY)

L10

EXHIBIT "A" **MUNICIPAL SETTING** **DESIGNATION SURVEY** **2625 ELM STREET**

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SEE SHEET 4 OF 5
FOR MONITORING WELL
INFO, LINE TABLE DATA,
AND GENERAL NOTES.

SEE SHEET 5 OF 5
FOR ADJOINER INFO.

JULY ALLEY
(CANTEGRAL STREET)
(25' RIGHT-OF-WAY)

SCALE	1" = 200'	DATE	09-13-2012	SHEET	3 OF 5
JOB NO.	14119	E-FILE	14119.dwg	DWG NO.	26,064X

MONITORING WELL DATA

MONITORING WELL #6
GROUND=467.45'
TOP OF PVC PIPE=467.11'

MONITORING WELL #7
GROUND=468.06'
TOP OF PVC PIPE=467.70'

MONITORING WELL #8
GROUND=468.78'
TOP OF PVC PIPE=468.34'

MONITORING WELL #11
GROUND=468.56'
TOP OF PVC PIPE=468.20'

MONITORING WELL #13
GROUND=469.24'
TOP OF PVC PIPE=468.72'

MONITORING WELL #14
GROUND=467.39'
TOP OF PVC PIPE=467.01'

GENERAL NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND/OR OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

OWNERSHIP FOR THE SUBJECT AND ADJOINING PARCELS WERE OBTAINED FROM THE DALLAS COUNTY APPRAISAL DISTRICT'S WEBSITE. (WWW.DALLASCAD.ORG)

BASIS OF BEARINGS: THE NORTH LINE (N76°04'00"E) OF A TRACT OF LAND CONVEYED TO HRT PROPERTIES OF TEXAS, LTD. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 2004151, PAGE 5165, DEED RECORDS, DALLAS COUNTY, TEXAS.

BENCHMARKS:

CITY OF DALLAS WATER DEPARTMENT BENCHMARK. SQUARE CUT IN CONCRETE CURB IN CENTER OF RADIUS AT THE SOUTHEAST INTERSECTION OF ELM STREET AND CROWDUS STREET.
ELEV=464.37'

SQUARE CUT ON TOP OF CURB ON THE NORTH SIDE OF ELM STREET, 100'± WEST OF CENTERLINE OF JULY ALLEY.
ELEV=466.32'

CONTROLLING MONUMENTS: AS SHOWN

LINE TABLE

LINE	BEARING	LENGTH
L1	S14°16'30"E	167.60'
L2	S76°04'00"W	399.69'
L3	N13°56'00"W	0.72'
L4	S75°53'00"W	25.51'
L5	N65°31'00"W	16.10'
L6	S75°53'00"W	16.20'
L7	S18°49'00"E	2.00'
L8	S71°11'00"W	9.05'

LINE TABLE

LINE	BEARING	LENGTH
L9	S15°11'00"E	167.84'
L10	S76°04'00"W	240.30'
L11	N13°56'00"W	138.46'
L12	N44°42'00"W	112.82'
L13	N44°51'00"E	255.90'
L14	S44°55'25"E	47.20'
L15	N76°04'00"E	513.06'

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EXHIBIT "A"
MUNICIPAL SETTING
DESIGNATION SURVEY
2625 ELM STREET

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: _____
Date: _____
SPRG NO.: _____

SCALE	1" = 200'	DATE	09-13-2012	SHEET	4 OF 5
JOB NO.	14119	E-FILE	14119.dwg	DWG NO.	26,064X

ADJOINER INFORMATION

1 LOT 39, BLOCK C/483
ELIZA McCOY ADDITION
VOLUME 150, PAGE 407, D.R.D.C.T.
CHARLES L. BIRD AND MARIE L. BIRD
VOLUME 87163, PAGE 4532, D.R.D.C.T.

2 ALL OF LOT 39 AND
PART OF LOT 40, BLOCK C/483
ELIZA McCOY ADDITION
VOLUME 150, PAGE 407 D.R.D.C.T.
WESTDALE PROPERTIES AMERICA, LTD
INST. NO. 201100043907 O.P.R.D.C.T.

3 PART OF LOT 40, BLOCK C/483
ELIZA McCOY ADDITION
VOLUME 150, PAGE 407 D.R.D.C.T.
ELM STREET REALTY, LTD.
INST. NO. 20080122937 O.P.R.D.C.T.

4 LOT 41, BLOCK C/483
ELIZA McCOY ADDITION
VOLUME 150, PAGE 407 D.R.D.C.T.
ELM STREET REALTY, LTD.
NO. 20080122937 O.P.R.D.C.T.

5 LOT 42, BLOCK C/483
ELIZA McCOY ADDITION
VOLUME 150, PAGE 407 D.R.D.C.T.
MORTON RACHOFKY AND CARL A. SKIBELL
VOLUME 89228, PAGE 4320 D.R.D.C.T.

6 LOT 43, BLOCK C/483
ELIZA McCOY ADDITION
VOLUME 150, PAGE 407 D.R.D.C.T.
MORTON RACHOFKY AND CARL A. SKIBELL
VOLUME 89228, PAGE 4320 D.R.D.C.T.

7 LOT 44, BLOCK C/483
ELIZA McCOY ADDITION
VOLUME 150, PAGE 407 D.R.D.C.T.
MORTON RACHOFKY AND CARL A. SKIBELL
VOLUME 89228, PAGE 4320 D.R.D.C.T.

8 LOT 1A, CITY BLOCK 286
NORTHROP-BOYETT ADDITION
VOLUME 90157, PAGE 2146 D.R.D.C.T.
ELM STREET LOFTS, LTD.
VOLUME 99213, PAGE 4759 D.R.D.C.T.

9 PAUL DARREN CAMERON
INST. NO. 200900343078 O.P.R.D.C.T.

10 LALCO, INC
VOLUME 92137, PAGE 2722 D.R.D.C.T.

11 AMERITRUST TEXAS N.A., AS AGENT
FOR CAROLYN FRANCES STEINBERG
VOLUME 93052, PAGE 1577 D.R.D.C.T.

12 MGP HOLDINGS, LLC
INST. NO. 201000166777 O.P.R.D.C.T.

13 JERRY SCHWARTZ AND STEVEN SCHWARTZ,
CO-TRUSTEES OF THE ROSE BARSHOP
RESIDUARY TRUST
VOLUME 88150, PAGE 4393 D.R.D.C.T.

14 ELM STREET LOFTS, LTD.
VOLUME 99241, PAGE 77 D.R.D.C.T.

15 BLOCK 182
WESTDALE PROPERTIES AMERICA I, LTD.
INST. NO. 200900267911 O.P.R.D.C.T.

16 LOT 6 AND LOT 12, BLOCK 286
THE CITIZENS NATIONAL BANK OF HOPE,
TRUSTEE UNDER THE LAST WILL AND TESTAMENT
OF MARY PILLOW JOHNSON, DECEASED
VOLUME 91248, PAGE 3258 D.R.D.C.T.

17 LOT 2A, BLOCK F/486
YAHOO ADDITION
VOLUME 2001043, PAGE 653 D.R.D.C.T.
ANIMATION BUILDING, LP
INST. NO. 201200103381 O.P.R.D.C.T.

18 LOT 24, BLOCK D/484
ELIZA McCOY ADDITION
VOLUME 150, PAGE 407 D.R.D.C.T.
SCOTT E. MAGERS AND DOUGLAS E. ALDRIDGE
VOLUME 2000013, PAGE 5271 D.R.D.C.T.

19 BLOCK D/484
SCOTT E. MAGERS AND DOUGLAS E. ALDRIDGE
VOLUME 2000013, PAGE 5271 D.R.D.C.T.

20 T.U. ELECTRIC EASEMENT
VOLUME 89182, PAGE 2375 D.R.D.C.T.

LEGEND

D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TX
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS,
DALLAS COUNTY, TX

RAYMOND L. GOODSON JR., INC.
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TEXAS PE REG #F-493
TBPLS REG #100341-00

(For SPRG use only)

Reviewed By: _____
Date: _____
SPRG NO.: _____

EXHIBIT "A"

MUNICIPAL SETTING

DESIGNATION SURVEY

2625 ELM STREET

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SCALE	1" = 200'	DATE	09-13-2012	SHEET	5 OF 5
JOB NO.	14119	E-FILE	14119.dwg	DWG NO.	26,064X

AGENDA ITEM # 69

KEY FOCUS AREA: E-Gov

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Financial Services

CMO: Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

A public hearing to receive comments on the proposed FY 2015-16 Operating, Capital, and Grant/Trust budgets - Financing: No cost consideration to the City

BACKGROUND

Each year the City of Dallas holds a series of public hearings to provide the citizens of Dallas the opportunity to speak on next year's budget.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 25, 2015, City Council authorized the public hearing by Resolution No. 15-0374.

FISCAL INFORMATION

No cost consideration to the City

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 3

DEPARTMENT: Planning and Neighborhood Vitality

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 71 B-A E F K L

SUBJECT

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Mountain Creek Parkway from Eagle Ford Drive to Clark Road from a six-lane divided roadway {M-6-D(A)} within 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with a bicycle facility within 100 feet right-of-way; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

BACKGROUND

The Public Works Department is requesting an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Mountain Creek Parkway from Eagle Ford Drive to Clark Road from a six-lane divided roadway {M-6-D(A)} within 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) within 100 feet right-of-way. This amendment will facilitate one-way cycle tracks in both directions throughout the corridor.

The City of Dallas and Dallas County have entered into an agreement to design and fund the construction of a roadway that promotes the Trail Connection Master Plan and provides access to adjacent land uses, specifically the Cedar Ridge Preserve. The adjacent properties have developed as single-family residential homes and proposed land uses in the area will not require a six-lane divided roadway. Staff has worked with stakeholders in the community to establish a sustainable street design that meets the needs of existing property owners, proposed developments and enhances bicycle and pedestrian accommodations. The new design creates a multi-modal street system that will facilitate walking, bicycling, as well as automobile use. The design provides an enhanced bicycle facility in both directions and sufficient sidewalks while maintaining adequate capacity for automobiles.

BACKGROUND (Continued)

Staff recommends approval of the amendment to the Thoroughfare Plan to change the dimensional classification of Mountain Creek Parkway from Eagle Ford Drive to Clark Road from a six-lane divided roadway {M-6-D(A)} within 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with a bicycle facility within 100 feet right-of-way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The City Plan Commission Transportation Committee was briefed on July 24, 2014, and recommended approval.

The City Plan Commission was briefed on August 7, 2014, and recommended approval.

This item was deferred by Councilmember Hill on September 10, 2014.

MAP

Attached

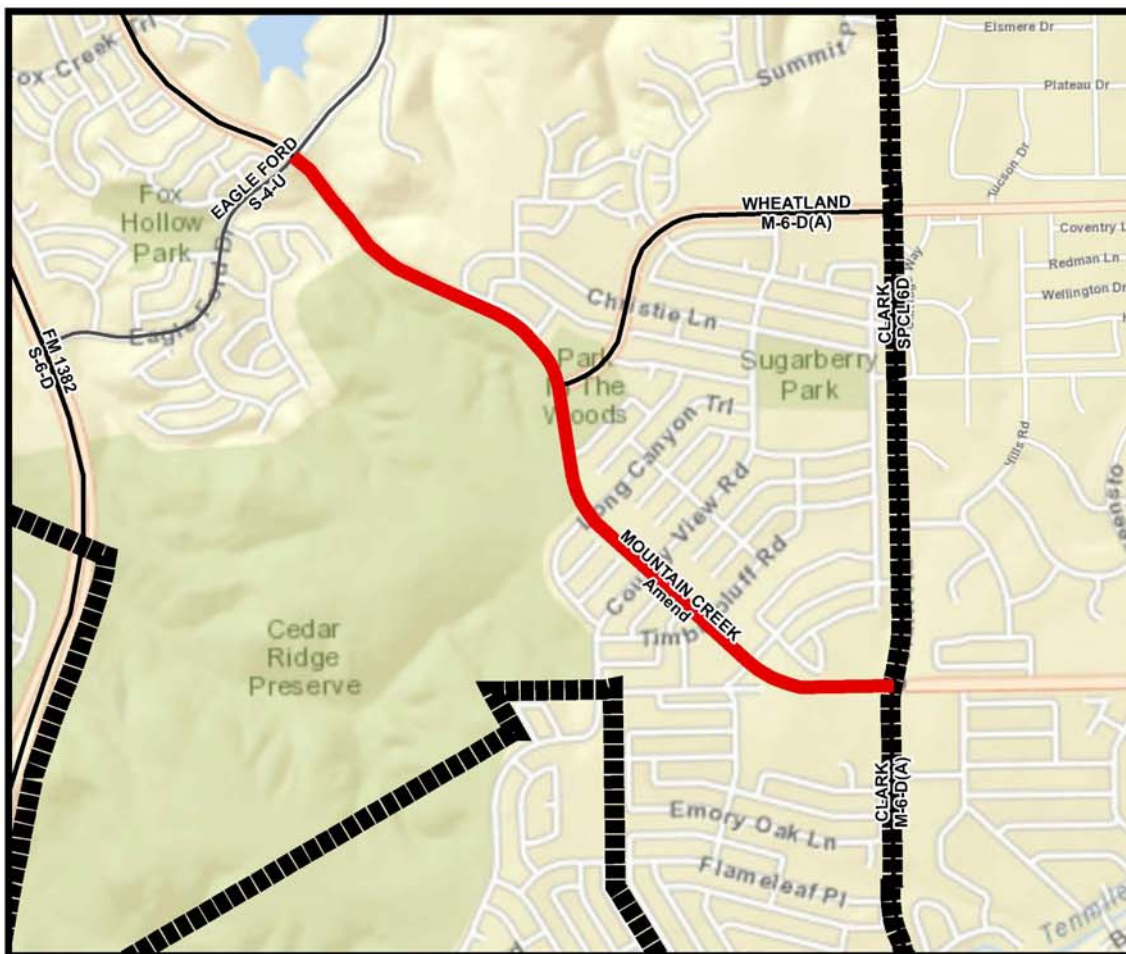
Mountain Creek Parkway

Eagle Ford Drive to Clark Road

Council District 3

MAPSCO: 71B-A,E,F,K,L

Thoroughfare Plan Amendment
Thoroughfare Map



KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 35 V

SUBJECT

A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from a public school, James B. Bonham Elementary School, as required by Section 6-4 of the Dallas City Code to allow a mixed beverage permit for a restaurant without drive-in or drive-through service with a food and beverage certificate [Pie Tap Henderson LLC, dba Pie Tap] on the northeast line of North Henderson Avenue south of Bonita Avenue - AV145-002 - Financing: No cost consideration to the City

BACKGROUND

This item is moved forward to continue the permitting process for the subject development project.

Section 6-4 of Chapter 6, "Alcoholic Beverages," of the Dallas City Code allows Council to grant a variance from the usual spacing required between an alcohol business and a protected use. The usual spacing requirement is 300 feet in a direct line from the property line of the public DISD school to the property line of the place of business.

The standard for approval of the variance is that:

A. the application is for one of the following permits pursuant to the following chapters of the Texas Alcoholic Beverage Code:

- (i) a brewer's permit, Chapter 12;
- (ii) a distiller's and rectifier's permit, Chapter 14;
- (iii) a winery permit, Chapter 16;
- (iv) a wine and beer retailer's permit, Chapter 25;
- (v) a wine and beer retailer's off-premise permit, Chapter 26;
- (vi) a mixed beverage permit with a food and beverage certificate, Chapter 28;
or
- (vii) a manufacturer's license, Chapter 62.

BACKGROUND (Continued)

B. the application is for one of the following land uses:

- (i) general merchandise or food store use with 10,000 square feet or more of floor area
- (ii) restaurant without drive-in or drive-through service with a food and beverage certificate pursuant to the Texas Alcoholic Beverage Code;
- (iii) alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery; or
- (iv) alcoholic beverage manufacturing.

C. alcoholic beverages will not be sold by drive-in or drive-through service; and

D. enforcement of the spacing requirements in this particular instance:

- (i) is not in the best interest of the public;
- (ii) constitutes waste or inefficient use of land or other resources;
- (iii) creates an undue hardship on an applicant for an alcohol permit;
- (iv) does not serve its intended purpose;
- (v) is effective or necessary; or
- (vi) for any other reason that the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

An application for a waiver of the spacing requirements was submitted on January 20, 2015, by Pie Tap, Henderson LLC. James B. Bonham Elementary School, located to the west of the request site, creates the need for the variance.

The applicant has submitted the attached letter providing a statement of why the variance meets the standard of approval.

The approximately 0.344 acre request site, which is located in Subdistrict 1 of the Henderson Avenue Special Purpose District (Planned Development District No. 462), is currently under construction for a shell building. The request site is surrounded by a multifamily use to the north, single family uses to the northeast and east, an undeveloped residential lot is to the southeast, a public school is to the southwest, duplexes are to the west, and a veterinary clinic to the northwest.

The public school is located to the southwest of the request site. While the required spacing from a school is measured property line to property line, the walking distance from the entrance of the school to the proposed restaurant is approximately 240 feet. Due to the protected site being across a major street that contains retail uses, staff has no objection this request.

This item requires two seconds to pass.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 9, 2009, the City Council approved an amendment to Section 6-4 of Chapter 6, "Alcoholic Beverages," of the Dallas City Code to allow a process for a variance to the spacing requirements between a business selling alcohol and a public or private school.

On October 26, 2011, September 26, 2012, and January 22, 2014, the City Council further amended Section 6-4 of Chapter 6.

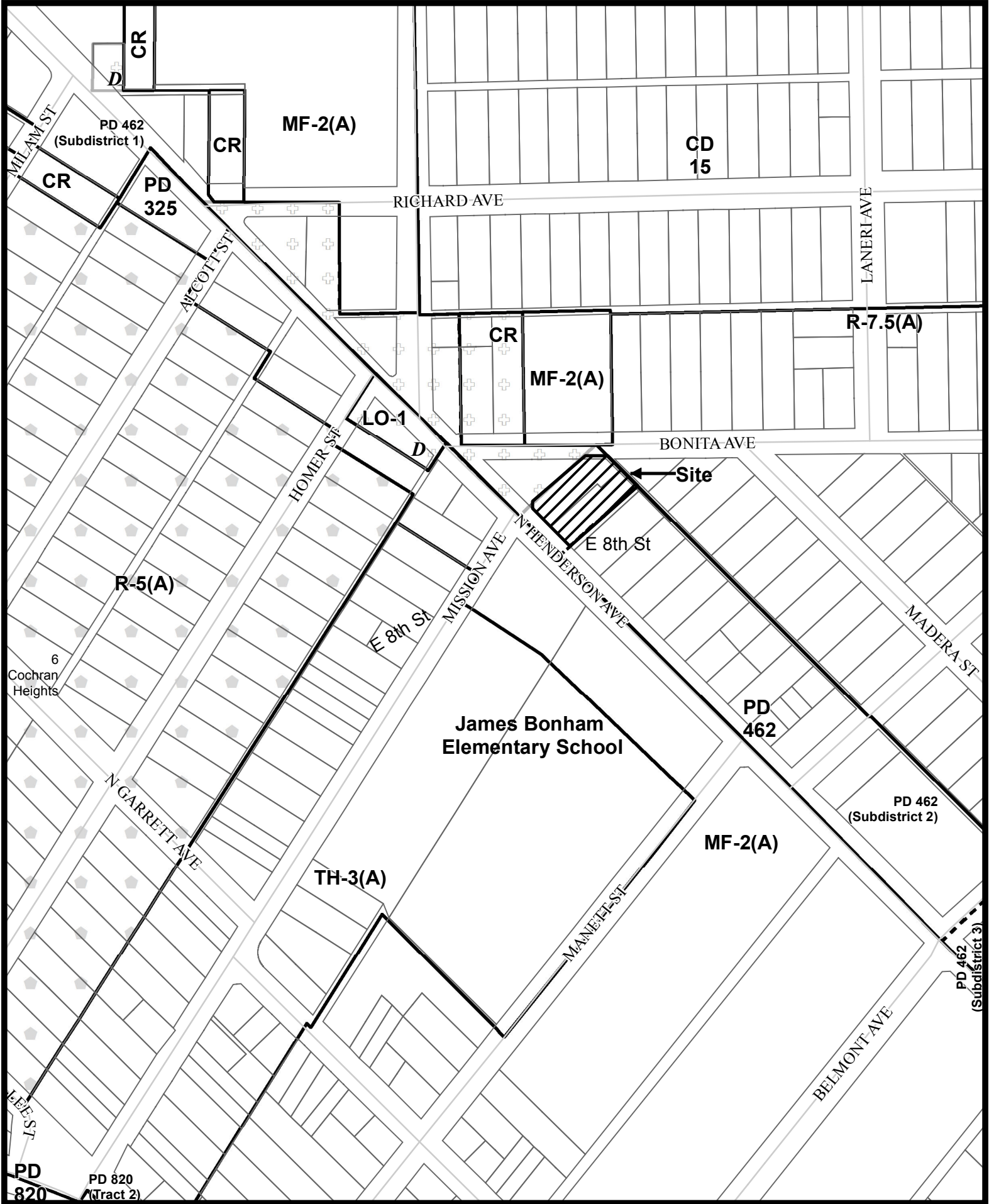
On February 25, 2015, this item was held under advisement by Council.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached.



1:2,400

AV145-002



CITY OF DALLAS

APPLICATION FOR A VARIANCE FROM THE MINIMUM DISTANCE REGULATIONS RELATED TO THE SALE OF ALCOHOLIC BEVERAGES

Chapter 6—Alcoholic Beverages, City of Dallas Code of Ordinances

Applicant Pie Tap, Henderson LLC
(Must match the business name on TABC application)

Contact person, title Santos T. Martinez Property owner's name North Henderson Ave. LLC
(Land owner, business owner, representative)

Contact person's phone 214-761-9197 Address of request site 2708 N. Henderson, Suite 100

Contact person's address 900 Jackson, Suite 640, Dallas, TX 75202 Protected use's address 2617 N. Henderson

Type of protected use:

- ☐ Church
- ☒ Public school / open-enrollment charter school
- ☐ Private school
- ☐ Public hospital
- ☐ Daycare/child-care facility

Type of business seeking to sell alcohol:

- ☐ Alcoholic beverage manufacturing
- ☐ General merchandise or food store with 10,000 square feet or more floor area
- ☐ Microbrewery, microdistillery, or winery
- ☒ Restaurant without drive-in or drive-through service

Type of TABC permit(s) to be sought:

- ☐ Brewer's permit, "B" / Manufacturer's license, "BA"
- ☐ Distiller's and rectifier's permit, "D"
- ☐ Food and beverage certificate, "FB"
- ☒ Mixed beverage permit, "MB"
- ☐ Wine and beer retailer's off-premise permit, "BQ"
- ☐ Wine and beer retailer's permit, "BG"
- ☐ Winery, "G"

The nonrefundable variance application fee is \$1,200.00 and the sign fee, which is between \$10 and \$50 depending on street frontages. A statement explaining how the request meets the standard below is required as part of this application. The burden of proving that the request meets the standard is solely the responsibility of the applicant. Additional evidence supporting the request may be submitted along with this application.

Enforcement of the spacing requirements in this particular instance (1) is not in the best interest of the public; (2) constitutes waste or inefficient use of land or other resources; (3) creates an undue hardship on an applicant for an alcohol permit; (4) does not serve its intended purpose; is not effective or necessary; or (5) for any other reason that the city council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

REQUIRED ATTACHMENTS:

- ☐ Statement of request
- ☐ List of officers for alcohol business and property owner
- ☐ Sealed alcohol survey showing 300 foot radius and door to door measurements (*protected use must be indicated on this survey*)

AUTHORIZATION BY PROPERTY OWNER(S)

I, Alex von Gontard, the owner of the property to be considered, hereby authorize the above business and representative to file this application for a variance from the requirements of Chapter 6, Section 6-4 of the City of Dallas Code of Ordinances.

Alex von Gontard
Owner's Printed Name

[Signature]
Owner's Signature

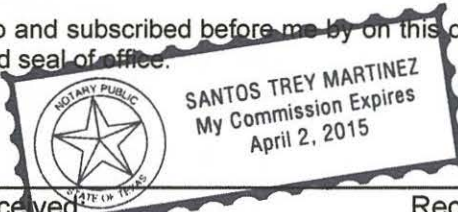
APPLICANT ACKNOWLEDGEMENT AND AFFIDAVIT

I have read, examined, and completed this application; and know the information provided to be true and correct. I hereby apply for a variance from the distance requirements in Chapter 6, Section 6-4 of the City of Dallas Code of Ordinances. I understand that this application, including all submitted documentation, are public information and can be made available through an Open Records Request per the Texas Public Information Act (Texas Government Code, Chapter 552).

Richard Hicks
Applicant's Printed Name

[Signature]
Applicant's Signature

Sworn to and subscribed before me by on this day 12 of JANUARY in the year 2015, to certify which witness my hand and seal of office.



[Signature]

Date received: _____

Receipt No.: 5205

Notary Public in and for the State of Texas

Case number: _____

AV145-002
1/12/2015



January 19, 2015

Mr. David Cossum
Department of Sustainable Development and Construction
City of Dallas
1500 Marilla, Room 5DS
Dallas, Texas 75201

RE: Variance for restaurant without drive-in or drive-through service to sell alcoholic beverages for on-premise consumption at 2708 N. Henderson, Suites ~~100~~ ¹¹⁰ and ~~200~~ ¹³⁰ *SM*

Dear Mr. Cossum:

Pie Tap Henderson LLC. has been working to develop the property listed above. They submitted a building permit to construct a new restaurant in March of 2014. The property is located in PDD 461 sub-district 1 and permits a restaurant by right. There are no alcohol overlays on the property.

The property is located across the street from James B. Bonham Elementary school. This campus is still listed as an elementary school despite the fact that it was closed for student instruction in 2013.

Students that attended this campus receive educational instruction at Robert E. Lee Elementary at 2911 Delmar Avenue. DISD does not offer any educational services on this campus. However, it is still listed as a protective use. This creates an undue hardship for the property owner in their attempts to secure the proper licenses to sell alcoholic beverages.

We do not believe it is in the best interest of the City to continue to count this elementary school as a protective use as people attempt to develop the last vacant commercial properties along this segment of N. Henderson. This 3.8 acre property creates an impediment for proper development in this area. Although the applicant and property owner have invested almost two million dollars in new construction, it has been halted until a resolution can be made regarding this spacing requirement. Since this campus has been officially closed, and there are no current attempts to re-open the campus for instruction, we believe it is in the best interest to move forward with a variance request.

We have included a TABC field survey, list of officers, and application for this variance request. Ordinarily, we would identify the distance between the front door of the protected use and the proposed use. However, in this instance, we did not show that specific measurement since the protected use is closed. We are happy to provide this additional detail if needed for this request.

Please feel free to contact our offices if you need any additional information regarding this application.

A handwritten signature in black ink, appearing to read 'Santos T. Martinez'.

Santos T. Martinez
Authorized representative for
Pie Tap Henderson, LLC.

North Henderson Avenue LLC
List of Officers

Alex Von Gontard

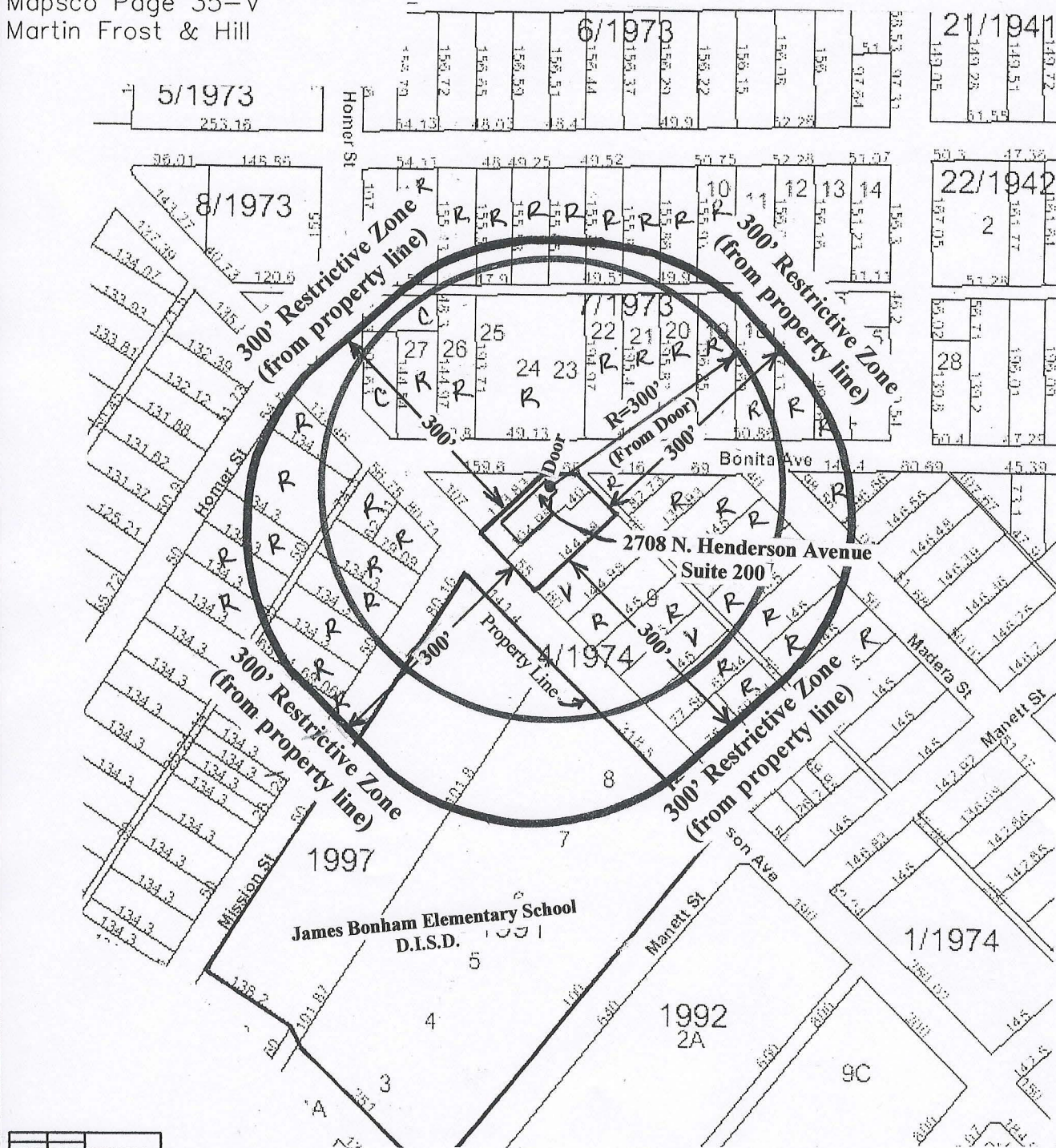
Peter Von Gontard

Pie Tap Henderson LLC
List of Officers

Richard Hicks

ALCOHOL MEASUREMENT PLAT

PIE TAP
2708 N. Henderson Avenue
Suite 200
Dallas, Texas 75206
Mapsc0 Page 35-V
Martin Frost & Hill



I have conducted (or caused to be conducted) a physical inspection of the area and a diligent search of public records to determine if the place of business is located near any protected uses. This survey map shows that the place of business where alcoholic beverages will be sold meets the location requirements in Dallas City Code 6-4.

The PIE TAP, located at 2708 N. Henderson Avenue, Suite 200, in the City of Dallas, is within 300 feet of a church, public or private school, day care center, child care facility or a public hospital as defined in Dallas City Code Section 6-4.

The property complies; located within a Wet Area, Zoned PD 462, Subdistrict I.

R = Residential
C = Commercial
V = Vacant

Date 2/2/2015
Job 14-745

This survey was performed for an alcohol-measurement certification. All improvements may not be shown as existed at the time of survey. Research of protected properties included a search of appraisal district records, parole evidence of the owner/manager and a physical inspection on the ground.



Registered Professional Land Surveyor 1630
SURVEYING ASSOCIATES

1018 S. Beckley, Dallas, Tx. 75203
Phone: (214) 948-3324
Fax: (214) 946-7540

FIRM Registration / License No. 10040200

March 25, 2015

WHEREAS, Subsection 6-4(g) of the Dallas City Code authorizes the City Council to grant variances from the alcohol spacing requirements prescribed by Subsection 6-4(a) of the Dallas City Code; and

WHEREAS, Pie Tap Henderson LLC, dba Pie Tap has submitted an application for a mixed beverages permit pursuant to Chapter 28 of the Texas Alcoholic Beverage Code for a restaurant without drive-in or drive-through service with a food and beverage certificate, and is requesting a variance to the alcohol spacing requirements for a property on the northeast line of North Henderson Avenue south of Bonita Avenue, northeast of James B. Bonham Elementary School, a public school; and

WHEREAS, the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, finds that enforcement of the alcohol spacing requirements in this particular instance:

- (1) is not in the best interest of the public;
- (2) constitutes waste or inefficient use of land or other resources;
- (3) creates an undue hardship on an applicant for an alcohol permit;
- (4) does not serve its intended purpose; and
- (5) is not effective or necessary; and

WHEREAS, the City Council desires to grant the alcohol spacing variance; **Now, Therefore,**

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

Section 1. That the variance to the alcohol spacing requirements for Pie Tap Henderson LLC, dba Pie Tap, for property on the northeast line of North Henderson Avenue south of Bonita Avenue, northeast of James B. Bonham Elementary School, a public school, is granted, subject to the following conditions:

- (1) This alcohol spacing variance is valid only for a mixed beverages permit pursuant to Chapter 28 of the Texas Alcoholic Beverage Code.
- (2) This alcohol spacing variance is valid only for a restaurant without drive-in or drive-through service with a food and beverage certificate in the location shown on the attached location map.
- (3) Alcoholic beverages may not be sold by drive-in or drive-through service.

March 25, 2015

- (4) This alcohol spacing variance is valid for subsequent renewals of the alcohol permit.
- (5) This alcohol spacing variance may not be transferred to another location or to another alcohol permit holder.

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

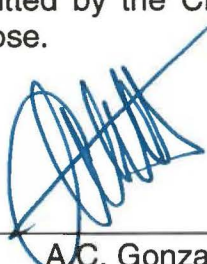
APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

By _____
Assistant City Attorney

**MARCH 25, 2015 CITY COUNCIL ADDENDUM
CERTIFICATION**

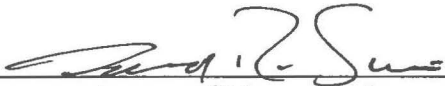
This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated March 25, 2015. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.



A.C. Gonzalez
City Manager

3/20/15

Date



For: Jeanne Chipperfield
Chief Financial Officer

3/20/15

Date

RECEIVED

2015 MAR 20 PM 5:14

CITY SECRETARY
DALLAS, TEXAS

**ADDENDUM
CITY COUNCIL MEETING
WEDNESDAY, MARCH 25, 2015
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TX 75201
9:00 A.M.**

REVISED ORDER OF BUSINESS

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

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

OPEN MICROPHONE

CLOSED SESSION

MINUTES

Item 1

CONSENT AGENDA

Items 2 - 41

CONSENT ADDENDUM

Items 1 - 8

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 42 - 50
Addendum Items 9 - 23

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 51 - 71
Addendum Item 24

**ADDENDUM
CITY COUNCIL MEETING
MARCH 25, 2015
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.**

ADDITIONS:

CONSENT ADDENDUM

City Attorney's Office

1. A resolution authorizing **(1)** amendments and updates to the City's Title VI/Nondiscrimination policy statement, plan, assurances, and complaint procedures, in order to strengthen the City's commitment to nondiscrimination in city programs and activities and assure nondiscrimination in Federally-assisted programs and activities; and **(2)** the designation of a Title VI Coordinator to ensure proper monitoring of Title VI activities - Financing: No cost consideration to the City

Economic Development

2. Authorize a public hearing to be held on April 22, 2015, pursuant to Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B) and pursuant to §11.3 (b,c,d) of the 2015 Qualified Allocation Plan (QAP) regarding Housing Deconcentration Factors to receive comments concerning the application with The Texas Department of Housing and Community Affairs (TDHCA) for 4% housing tax credits in the approximate amount of \$4,286,460 with tax-exempt bonds in the approximate amount of \$10 Million to be issued by the Dallas Housing Finance Corporation (DHFC) for the proposed Martha's Vineyard Place Apartment Development, consisting of a new 100-unit, 4-story multi-family structure to be located at 3115 Crestview Road, including the demolition of existing structures; and at the close of the public hearing, authorize: **(1)** DHFC to issue tax exempt bonds in an amount not to exceed \$10 Million to the Deaf Action Center, its successors and assigns, in tax-exempt Multi-family Housing Mortgage Revenue Bonds Series, to finance the new construction of 100 units for families; **(2)** a resolution to support the TDHCA's award of the 4% housing tax credits for the new construction of the Martha's Vineyard Apartments to be located at 3115 Crestview Road, Dallas, Texas; **(3)** DHFC to form a subsidiary single-purpose entity, to be the General Partner of the limited partnership, that will develop and own the improvements to be constructed on 3115 Crestview Road; and **(4)** DHFC to acquire the land at 3115 Crestview Road and ground lease the land to the limited partnership which will develop and own the improvements to ensure that the project is exempt from ad valorem taxes - Financing: No cost consideration to the City

**ADDENDUM
CITY COUNCIL MEETING
MARCH 25, 2015**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Fire

3. Authorize **(1)** an application for and acceptance of a grant from The Heritage Program by Fireman's Fund to provide training and education for Fire Station 56; and **(2)** execution of the grant agreement - Not to exceed \$12,927 - Financing: Fireman's Fund

Park & Recreation

4. Authorize an application for an Urban Outdoor Recreation Grant in the amount of \$1,000,000 from the Texas Parks and Wildlife Department for development of the Bachman Lake Park Trail Renovation, Phase III Project located at 3500 West Northwest Highway - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future cost)

Police

5. Authorize Supplemental Agreement No. 7 to exercise the option of a one-year renewal to the contract with Xerox, State and Local Solutions, Inc. (formerly ACS State and Local Solutions, Inc) for services related to meter operations and a parking management information system for the period May 2, 2015 through May 1, 2016 - Estimated Net Annual Parking Revenue: \$7,500,000

Sustainable Development and Construction

6. Authorize **(1)** an Encroachment Agreement between the City of Dallas and DF Market 2, LLC; and **(2)** an Encroachment Agreement between the City of Dallas and FM Harvest, Ltd, to encroach upon a 15' Drainage Easement located near the intersection of Harwood and Taylor Streets - Revenue: \$2,500

**ADDENDUM
CITY COUNCIL MEETING
MARCH 25, 2015**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

MULTI-DEPARTMENT ITEMS

Office of Environmental Quality/Convention and Event Services

7. An ordinance amending Chapter 29A, "Neighborhood Farmers Markets," of the Dallas City Code by amending Sections 29A-5, 29A-6, 29A-8, and 29A-11 to: **(1)** increase application fees; **(2)** waive application fees for new neighborhood farmers markets for one year; **(3)** allow an applicant to apply for more than one neighborhood farmers market annually; **(4)** allow 40 neighborhood farmers markets at each location annually; **(5)** allow 70 vendors at each neighborhood farmers market; **(6)** allow stalls to be a maximum 10 feet by 15 feet; **(7)** provide a penalty not to exceed \$500; **(8)** provide a saving clause; **(9)** provide a severability clause; and **(10)** provide an effective date - Financing: No cost consideration to the City
8. Authorize **(1)** the establishment of appropriations in an amount not to exceed \$9,502 in the Community Garden Donation Fund, to encourage and support the creation or expansion of community gardens, food donation and water conservation practices; and **(2)** approval of the application process and Program Guidelines for qualified applicants to apply for a grant to create a community garden or expand an existing garden using organic growing methods and/or rain water harvesting and drip irrigation - Not to exceed \$9,502 - Financing: Community Garden Donation Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

9. An ordinance amending Ordinance No. 29662 to change certain election day polling locations and certain early voting locations, dates, and times for the Saturday, May 9, 2015, general election - Financing: No cost consideration to the City
10. A resolution approving the appointment of citizens to serve as election judges for the May 9, 2015, joint election and the June 13, 2015, runoff election, if necessary - Financing: No cost consideration to the City
11. A resolution authorizing an increase in the joint elections agreement and election services contract between the City of Dallas and Dallas County for the May 9, 2015 general election - Not to exceed \$586,665, from \$573,814 to \$1,160,479 - Financing: Contingency Reserve Funds

**ADDENDUM
CITY COUNCIL MEETING
MARCH 25, 2015**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

City Secretary's Office (Continued)

12. A resolution designating absences by Mayor Pro Tem Tennell Atkins, Deputy Mayor Pro Tem Monica Alonzo, Councilmember Dwaine R. Caraway and Councilmember Lee Kleinman as being for "Official City Business" - Financing: No cost consideration to the City

Trinity Watershed Management

13. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Daniel Rivas Properties, of a subsurface easement under approximately 1,899 square feet of land located on Alcalde Street near its intersection with Victor Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$2,870 (\$1,170 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds
14. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from FRIS CHKN, LLC, of a subsurface easement under approximately 9,686 square feet of land located on Gaston Avenue at its intersection with Peak Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$26,215 (\$24,215 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds
15. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from 4-Golden Properties, LLC, of a subsurface easement under approximately 3,073 square feet of land located on Peak Street near its intersection with Junius Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$7,846 (\$6,146 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds
16. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from James C. DeLay and Danny G. Lewis, of a subsurface easement under approximately 5,621 square feet of land located on East Side Avenue near its intersection with Haskell Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$12,961 (\$10,961 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds

**ADDENDUM
CITY COUNCIL MEETING
MARCH 25, 2015**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Trinity Watershed Management (Continued)

17. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Rainier Swiss Avenue Investors, LLC, of a subsurface easement under approximately 29,401 square feet of land located on Swiss Avenue at its intersection with Haskell Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$103,463 (\$99,963 plus closing costs and title expenses not to exceed \$3,500) - Financing: 2006 Bond Funds
18. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from AT&T Corp., of a subsurface easement under approximately 14,702 square feet of land located on San Jacinto Street at its intersection with Apple Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$50,046 (\$47,046 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds
19. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Bryan/Haskell, Ltd., of a subsurface easement under approximately 12,070 square feet of land located on Haskell Avenue at its intersection with Bryan Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$47,159 (\$44,659 plus closing costs and title expenses not to exceed \$2,500) - Financing: 2006 Bond Funds
20. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Catherine L. Tan, of a subsurface easement under approximately 2,464 square feet of land located on Ross Avenue near its intersection with Caddo Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$11,117 (\$9,117 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds
21. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Gordon W. Elden, Trustee of the Gordon W. Elden Trust, of a subsurface easement under approximately 4,515 square feet of land located on Ross Avenue near its intersection with Caddo Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$19,705 (\$16,705 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds

**ADDENDUM
CITY COUNCIL MEETING
MARCH 25, 2015**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Trinity Watershed Management (Continued)

22. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from the Sarkis J. Kechejian Trust, of a subsurface easement under approximately 390 square feet of land located on Ross Avenue near its intersection with Caddo Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$2,943 (\$1,443 plus closing costs and title expenses not to exceed \$1,500) - Financing: 2006 Bond Funds
23. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from DP Ross 3808 LLC, of a subsurface easement under approximately 18,412 square feet of land located on Ross Avenue at its intersection with Washington Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$71,124 (\$68,124 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

DESIGNATED ZONING CASES INDIVIDUAL

24. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to the Subarea D-3 portion within Subdistrict D, West Mixed Use Subzone, West Zone of Planned Development District No. 305, bounded by Blackburn Street, Oak Grove Avenue, Cityplace West Boulevard, and Noble Avenue
Recommendation of Staff and CPC: Approval, subject to a structure height plan and revised conditions
Z145-164(RB)

**ADDENDUM
CITY COUNCIL MEETING
MARCH 25, 2015**

CORRECTION:

Note: Agenda Item No. 61, to be considered as Designated Zoning Cases - Under Advisement - Individual

Sustainable Development and Construction

61. An ordinance granting an amendment to, and expansion of, Planned Development District No. 468 and a resolution accepting the termination of deed restrictions Z812-227 (located at the northwest corner of East 8th Street and North Marsalis Avenue), Z834-399 (located at the southwest corner of East 5th Street and North Crawford Street), and Z867-185 (property bounded by East 6th Street, North Beckley Avenue, West Neely Street and North Zang Boulevard) for a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 468, the Oak Cliff Special Purpose District, with deed restrictions on a portion, Specific Use Permit No. 10 for a nursing home, Specific Use Permit No. 1032 for a utility or government installation, Specific Use Permit No. 1623 for a financial institution with a drive-in window, and Specific Use Permit No. 1679 for a financial institution with a drive-in window, H/84 Lake Cliff Historic District, H/71 Betterton House Historic District; Planned Development District No 160 with Specific Use Permit 2079 for a child-care facility; Planned Development District No 340; Planned Development District No 364; Planned Development District No 830; an R-5(A) Single Family District; an R-7.5(A) Single Family District; a TH-2(A) Townhouse District; a CH Clustered Housing District; an MF-2(A) Multifamily District; a CR Community Retail District with deed restrictions; an IR Industrial/Research District; a CS Commercial Service District with deed restrictions; an LO-1 Office District with deed restrictions; an RR Regional Retail District; an MU-1 Mixed-Use District with deed restrictions; an MU-2 Mixed-Use District; and a P(A) Parking District the property is generally bounded by Interstate 30 to the north, the east levee of the Trinity River to the northeast, Interstate 35 to the east, Marsalis Street to the west, Eighth Street and Seventh Street to the south, Zang Boulevard to the west, Davis Street to the south, Elsbeth Street to the west, Neches Street to the south, Madison Street to the west, between blocks BLK M/3363 LOT 1& 2 to the south, between blocks BLK M/3363 TR 23-A and 24 to the south, Bishop Avenue to the west, Colorado Boulevard to the north, both sides of Beckley Avenue to the west including property facing Interstate 30 service road

**ADDENDUM
CITY COUNCIL MEETING
MARCH 25, 2015**

CORRECTION: (Continued)

Note: Agenda Item No. 61, to be considered as Designated Zoning Cases - Under Advisement - Individual

Sustainable Development and Construction (Continued)

61. (Continued)

Recommendation of Staff: Approval of amendments to and expansion of Planned Development District No. 468, subject to a street hierarchy plan and approval of the termination of deed restrictions Z812-227, Z834-399, and Z867-185 with retention of Historic Overlay District No. 84 Lake Cliff, Historic Overlay District No. 71 Betterton House, Specific Use Permit Nos. 10, 1032, 1623, and 1679, and existing deed restrictions Z034-301, Z801-168, Z890-182, Z923-112, Z923-183, Z945-113 and no change of zoning on: 1) a portion of Tract 1C within Planned Development District No. 160 on the east side of Elsbeth Avenue between Neely Street and 5th Street; 2) an R-5(A) Single Family District on the east side of Elsbeth Avenue between 5th Street and Neches Street; 3) a portion of Subdistrict 6 within Planned Development District No. 830 on the northeast corner of Davis Street and Elsbeth Avenue; 4) a CR Community Retail District and an MF-2(A) Multifamily District south of Davis Street between Beckley Avenue and Patton Avenue; and 5) Planned Development District No. 340

Recommendation of CPC: Approval of amendments to and expansion of Planned Development District No. 468, subject to a yard, lot, space chart; a parking chart; and a street hierarchy plan and approval of the termination of deed restrictions Z812-227, Z834-399, and Z867-185 with retention of H/84 Lake Cliff Historic District and H/71 Betterton House Historic District, Specific Use Permit Nos. 10, 1032, 1623, 1679, and deed restrictions Z034-301, Z801-168, Z890-182, Z923-112, Z923-183, Z945-113 and no change of zoning on: 1) a portion of Tract 1C within Planned Development District No. 160 on the east side of Elsbeth Avenue between Neely Street and 5th Street; 2) a portion of Subdistrict 6 within Planned Development District No. 830 on the northeast corner of Davis Street and Elsbeth Avenue; and 3) Planned Development District No. 340

Z067-203(VM)

Note: This item was considered by the City Council at a public hearing on February 25, 2015, and was taken under advisement until March 25, 2015, with the public hearing closed

**ADDENDUM
CITY COUNCIL MEETING
MARCH 25, 2015**

DELETIONS:

Park & Recreation

16. Authorize a contract for construction of improvements to include: resurfacing of the greens and tee improvements, bunker restoration, putting greens, and short game area at Cedar Crest Golf Course located at 1800 Southerland Avenue - Frontier Construction Company, Inc. dba Frontier Golf, Inc., lowest responsible bidder of one - Not to exceed \$845,430 - Financing: Golf Improvement Funds
17. Authorize an amendment to the one hundred twenty-six month concession contract with Ira McGraw dba IAMJ Enterprises, Inc. to define roles, responsibilities and compensation due to renovations and closure of Cedar Crest Golf Course - Not to exceed \$210,120 - Financing: Golf Improvement Funds

ADDENDUM DATE March 25, 2015

ITEM	IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
1			All	C	ATT, OHC	NC	NA	NA	A resolution authorizing amendments and updates to the City's Title VI/Nondiscrimination policy statement, plan, assurances, and complaint procedures, in order to strengthen the City's commitment to nondiscrimination in city programs and activities and assure nondiscrimination in Federally-assisted programs and activities; and the designation of a Title VI Coordinator to ensure proper monitoring of Title VI activities
2			2	C	ECO	NC	NA	NA	Authorize a public hearing to be held on April 22, 2015, pursuant to Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B) and pursuant to §11.3 (b,c,d) of the 2015 Qualified Allocation Plan (QAP) regarding Housing Deconcentration Factors to receive comments concerning the application with The Texas Department of Housing and Community Affairs (TDHCA) for 4% housing tax credits in the approximate amount of \$4,286,460 with tax-exempt bonds in the approximate amount of \$10 Million to be issued by the Dallas Housing Finance Corporation (DHFC) for the proposed Martha's Vineyard Place Apartment Development, consisting of a new 100-unit, 4-story multi-family structure to be located at 3115 Crestview Road, including the demolition of existing structures; and at the close of the public hearing, authorize: DHFC to issue tax exempt bonds in an amount not to exceed \$10 Million to the Deaf Action Center, its successors and assigns, in tax-exempt Multi-family Housing Mortgage Revenue Bonds Series, to finance the new construction of 100 units for families; a resolution to support the TDHCA's award of the 4% housing tax credits for the new construction of the Martha's Vineyard Apartments to be located at 3115 Crestview Road, Dallas, Texas; DHFC to form a subsidiary single-purpose entity, to be the General Partner of the limited partnership, that will develop and own the improvements to be constructed on 3115 Crestview Road; and DHFC to acquire the land at 3115 Crestview Road and ground lease the land to the limited partnership which will develop and own the improvements to ensure that the project is exempt from ad valorem taxes
3			11	C	FIR	GT	NA	NA	Authorize an application for and acceptance of a grant from The Heritage Program by Fireman's Fund to provide training and education for Fire Station 56; and execution of the grant agreement
4			6	C	PKR, IGS, MGT	NC	NA	NA	Authorize an application for an Urban Outdoor Recreation Grant from the Texas Parks and Wildlife Department for development of the Bachman Lake Park Trail Renovation, Phase III Project located at 3500 West Northwest Highway
5			N/A	C	POL	REV \$7,500,000	NA	NA	Authorize Supplemental Agreement No. 7 to exercise the option of a one-year renewal to the contract with Xerox, State and Local Solutions, Inc. (formerly ACS State and Local Solutions, Inc) for services related to meter operations and a parking management information system for the period May 2, 2015 through May 1, 2016
6			2	C	DEV	REV \$2,500	NA	NA	Authorize an Encroachment Agreement between the City of Dallas and DF Market 2, LLC; and an Encroachment Agreement between the City of Dallas and FM Harvest, Ltd, to encroach upon a 15' Drainage Easement located near the intersection of Harwood and Taylor Streets
7			All	C	OEQ, CES	NC	NA	NA	An ordinance amending Chapter 29A, "Neighborhood Farmers Markets," of the Dallas City Code by amending Sections 29A-5, 29A-6, 29A-8, and 29A-11 to: increase application fees; waive application fees for new neighborhood farmers markets for one year; allow an applicant to apply for more than one neighborhood farmers market annually; allow 40 neighborhood farmers markets at each location annually; allow 70 vendors at each neighborhood farmers market; allow stalls to be a maximum 10 feet by 15 feet; provide a penalty not to exceed \$500; provide a saving clause; provide a severability clause; and provide an effective date
8			All	C	OEQ, CON	GT	NA	NA	Authorize the establishment of appropriations in the Community Garden Donation Fund, to encourage and support the creation or expansion of community gardens, food donation and water conservation practices; and approval of the application process and Program Guidelines for qualified applicants to apply for a grant to create a community garden or expand an existing garden using organic growing methods and/or rain water harvesting and drip irrigation

ADDENDUM DATE March 25, 2015

ITEM	IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
9			All	I	SEC	NC	NA	NA	An ordinance amending Ordinance No. 29662 to change certain election day polling locations and certain early voting locations, dates, and times for the Saturday, May 9, 2015, general election
10			All	I	SEC	NC	NA	NA	A resolution approving the appointment of citizens to serve as election judges for the May 9, 2015, joint election and the June 13, 2015, runoff election, if necessary
11			All	I	SEC	\$586,664.73	NA	NA	A resolution authorizing an increase in the joint elections agreement and election services contract between the City of Dallas and Dallas County for the May 9, 2015 general election
12			All	I	SEC	NC	NA	NA	A resolution designating absences by Mayor Pro Tem Tennell Atkins, Deputy Mayor Pro Tem Monica Alonzo, Councilmember Dwaine R. Caraway and Councilmember Lee Kleinman as being for "Official City Business"
13			2	I	TWM	\$2,870.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Daniel Rivas Properties, of a subsurface easement under approximately 1,899 square feet of land located on Alcalde Street near its intersection with Victor Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
14			2	I	TWM	\$26,215.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from FRIS CHKN, LLC, of a subsurface easement under approximately 9,686 square feet of land located on Gaston Avenue at its intersection with Peak Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
15			2	I	TWM	\$7,846.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from 4-Golden Properties, LLC, of a subsurface easement under approximately 3,073 square feet of land located on Peak Street near its intersection with Junius Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
16			2	I	TWM	\$12,961.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from James C. DeLay and Danny G. Lewis, of a subsurface easement under approximately 5,621 square feet of land located on East Side Avenue near its intersection with Haskell Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
17			2	I	TWM	\$103,463.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Rainier Swiss Avenue Investors, LLC, of a subsurface easement under approximately 29,401 square feet of land located on Swiss Avenue at its intersection with Haskell Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
18			14	I	TWM	\$50,046.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from AT&T Corp., of a subsurface easement under approximately 14,702 square feet of land located on San Jacinto Street at its intersection with Apple Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
19			14	I	TWM	\$47,159.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Bryan/Haskell, Ltd., of a subsurface easement under approximately 12,070 square feet of land located on Haskell Avenue at its intersection with Bryan Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
20			14	I	TWM	\$11,117.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Catherine L. Tan, of a subsurface easement under approximately 2,464 square feet of land located on Ross Avenue near its intersection with Caddo Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
21			14	I	TWM	\$19,705.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Gordon W. Elden, Trustee of the Gordon W. Elden Trust, of a subsurface easement under approximately 4,515 square feet of land located on Ross Avenue near its intersection with Caddo Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

ADDENDUM DATE March 25, 2015

ITEM	IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
22			14	I	TWM	\$2,943.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from the Sarkis J. Kechejian Trust, of a subsurface easement under approximately 390 square feet of land located on Ross Avenue near its intersection with Caddo Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
23			14	I	TWM	\$71,124.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from DP Ross 3808 LLC, of a subsurface easement under approximately 18,412 square feet of land located on Ross Avenue at its intersection with Washington Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
24			14	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to the Subarea D-3 portion within Subdistrict D, West Mixed Use Subzone, West Zone of Planned Development District No. 305, bounded by Blackburn Street, Oak Grove Avenue, Cityplace West Boulevard, and Noble Avenue

TOTAL \$942,113.73

ADDENDUM ITEM # 1

KEY FOCUS AREA: E-Gov

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: City Attorney's Office
Fair Housing

CMO: Warren M.S. Ernst, 670-3491
A. C. Gonzalez, 670-3297

MAPSCO: N/A

SUBJECT

A resolution authorizing **(1)** amendments and updates to the City's Title VI/Nondiscrimination policy statement, plan, assurances, and complaint procedures, in order to strengthen the City's commitment to nondiscrimination in city programs and activities and assure nondiscrimination in Federally-assisted programs and activities; and **(2)** the designation of a Title VI Coordinator to ensure proper monitoring of Title VI activities - Financing: No cost consideration to the City

BACKGROUND

Title VI of the Federal Civil Rights Act of 1964 (Title VI), Executive Order 12898, Executive Order 13166, and related regulations protect individuals, groups and organizations from discrimination on the basis of race, color or national origin and requires all entities receiving federal funds to comply with Title VI and its implementing regulations. Since the City participates in federally-assisted transportation related programs and activities generally administered by the Texas Department of Transportation (TxDOT), TxDOT conducted a desk review of the City's Title VI policies and issued recommendations to improve the City's policies.

Recommendations outlined in TxDOT's report include updating and amending the City's Title VI/Nondiscrimination plan, policy statement, assurances, and complaint procedures, incorporating Title VI standard assurances into all solicitations for bids or requests for proposals, ensuring that Title VI language is incorporated into all city contracts, and designation of a Title VI coordinator. The updated Title VI/Nondiscrimination plan and policy statement must be signed by the City Manager and disseminated to the general public by March 27, 2015.

FISCAL INFORMATION

No cost consideration to the City.

March 25, 2015

WHEREAS, the Texas Department of Transportation conducted a review of the City's Title VI policies and issued recommendations to improve the City's policies; and

WHEREAS, the recommendations include updating and amending the City's Title VI/Nondiscrimination plan, policy statement, assurances, and complaint procedures, incorporating Title VI standard assurances into all solicitations for bids or requests for proposals, ensuring that Title VI language is incorporated into all city contracts, and designation of a Title VI coordinator; **Now, Therefore,**

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

Section 1. That the City Manager is authorized to amend and update the City's Title VI/Nondiscrimination policy statement, plan, assurances, and complaint procedures, in order to strengthen the City's commitment to nondiscrimination in city programs and activities and assure nondiscrimination in Federally-assisted programs and activities.

Section 2. That the City Manager is authorized to designate a Title VI Coordinator to ensure proper monitoring of Title VI activities.

Section 3. That the City Manager shall disseminate the updated Title VI/Nondiscrimination plan and policy statement to the general public no later than March 27, 2015.

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

ADDENDUM ITEM # 2

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 34 V

SUBJECT

Authorize a public hearing to be held on April 22, 2015, pursuant to Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B) and pursuant to §11.3 (b,c,d) of the 2015 Qualified Allocation Plan (QAP) regarding Housing Deconcentration Factors to receive comments concerning the application with The Texas Department of Housing and Community Affairs (TDHCA) for 4% housing tax credits in the approximate amount of \$4,286,460 with tax-exempt bonds in the approximate amount of \$10 Million to be issued by the Dallas Housing Finance Corporation (DHFC) for the proposed Martha's Vineyard Place Apartment Development, consisting of a new 100-unit, 4-story multi-family structure to be located at 3115 Crestview Road, including the demolition of existing structures; and at the close of the public hearing, authorize: **(1)** DHFC to issue tax exempt bonds in an amount not to exceed \$10 Million to the Deaf Action Center, its successors and assigns, in tax-exempt Multi-family Housing Mortgage Revenue Bonds Series, to finance the new construction of 100 units for families; **(2)** a resolution to support the TDHCA's award of the 4% housing tax credits for the new construction of the Martha's Vineyard Apartments to be located at 3115 Crestview Road, Dallas, Texas; **(3)** DHFC to form a subsidiary single-purpose entity, to be the General Partner of the limited partnership, that will develop and own the improvements to be constructed on 3115 Crestview Road; and **(4)** DHFC to acquire the land at 3115 Crestview Road and ground lease the land to the limited partnership which will develop and own the improvements to ensure that the project is exempt from ad valorem taxes - Financing: No cost consideration to the City

BACKGROUND

This item was placed on the addendum because the DHFC Board was not able to approve the item until March 3, 2015. Due to council recess, the Housing Committee will not be briefed until April 6, 2015, but it is important to call the public hearing on March 25, 2015, in order to meet the bond review board and bond regulation deadlines.

BACKGROUND (Continued)

The Deaf Action Center (DAC) submitted an application for tax-exempt bond financing, to support its 4% tax credit application and grant in the amount of \$2,640,720 on November 21, 2014 in the form of a Notice of Funding Availability (NOFA) to the Housing/Community Services Department.

At the DHFC Board Meeting on March 3, 2015, the DHFC Board granted authority, subject to City Council approval, for the DHFC; (1) to form an entity to become a general partner (.01% ownership interest) of the limited partnership to be formed by DAC to construct and own the 100-unit multi-family development and (2) for the DHFC to accept title to the ground/dirt located at 3115 Crestview and ground lease the property to the limited partnership for the purpose of preserving an ad valorem tax exemption on the property. Neither the DHFC and nor its subsidiaries will provide any financial guaranties or incur financial liability through this action. Council will consider these two items separately on April 22, 2015.

On February 25, 2015, the City Council approved the support of a 4% application for the Martha's Vineyard Place and for DAC to file an application with the Texas Department of Housing and Community Affairs, ("TDHCA") for 4% Housing Tax Credits ("HTC"). Under the TDHCA rules in the 2015 Qualified Allocation Plan and Rules (QAP), if the development is located in a municipality that has more than twice the state average of units per capita supported by HTC or private activity bonds and 20% of the households in the Census Tract were financed with tax-exempt bonds or housing tax credits, the applicant must obtain prior approval of the development from the governing body of the municipality pursuant to Section 11.3 (b,c,d) of the Qualified Allocation Plan for 2015.

Per the 2015 QAP, applications for projects will be required to have a pre-approval resolution from the governing body of the City of Dallas, which includes a written statement of support from the governing body and confirmation that adequate notifications have been received and that a hearing was held to allow citizens to ask questions, make comments and to receive sufficient answers to their questions referencing the state rule, and authorizing the application to be submitted to TDHCA for an allocation of 4% HTCs for the development. This resolution calls for the required Public Hearing to be held on April 22, 2015.

In addition, per the 2015 QAP, the City Council must vote to allow construction of the proposed new development, if the proposed new development is located within one linear mile or less from a project that has received housing tax credits or tax exempt bond financing within the preceding three year period. The Fairmount Crossing had an application for 4% housing tax credits and is located approximately one mile from the project.

BACKGROUND (Continued)

Census data regarding the twice the State average rule Texas Government Code (TGC) Section §2306.6703(a)(4), the one mile three year rule and the 20% of the housing tax credits by census tracts rule, can change at any time, so in order to avoid not having the waiver when it is needed and be subject to a deficiency that results in a termination, it is customary for the DHFC to request all waivers pursuant to the QAP §11.3 (b,c,d) Housing Deconcentration Factors.

DAC will apply to the TDHC for 4% HTC's in the approximate amount of \$4,286,460 with tax-exempt bonds in an amount not to exceed \$10 Million to be issued by the DHFC for the proposed Martha's Vineyard Place Apartment Development, consisting of a new 100 multi-family four story structure to be located at 3115 Crestview, including the demolition of existing structures.

The project owner will be a limited partnership formed for the sole purpose of developing, owning and operating the project for long-term use as low to moderate and mixed income housing. An entity created and controlled by the DHFC is the proposed general partner with a .01% ownership interest in the limited partnership. The DHFC will own the ground/dirt in order to secure an ad valorem tax exemption and will ground lease the land to the limited partnership. The DHFC will create an LLC that will have a .01% interest in the partnership, with the limited partners owning the remaining 99.98% of the improvements and the special limited partner created by DAC owning .01%.

Because the project is located within the City of Dallas, Section 147 (f) of the Internal Revenue Code requires that in order for the bonds to be tax exempt, the City Council must approve the issuance of the bonds by the DHFC after a public hearing. The DHFC board will hold a public hearing in compliance with the Tax, Equity and Financial Responsibility Act (TEFRA) on April 14, 2015, after advertisement of same will be placed in the Dallas Morning News on March 26, 2015. The City of Dallas will not be asked to issue the bonds. The bonds will not be a debt or liability of the City. The City's name will not appear on the bonds. The approval requested via this resolution is only for the purpose of complying with federal law with regard to tax-exempt debt.

The development plan proposes to offer 85% affordable units and 15% leased at market rates. Twenty-one (21%) of the units will be offered to tenants whose incomes are no more than 50% of Area Median Family Income (AMFI), 64 units (64%) to tenants whose incomes are no more than 60% of the Area Median Family Income (AMFI) and 15 units will be leased at market rates. The project will provide 16 efficiencies, 47 one-bedroom units, 33 two-bedroom units, and 4 three-bedroom units.

BACKGROUND (Continued)

This approval is subject to the project owner expending a minimum of \$40,000 annually (or \$200 per unit per year), whichever is greater, for social services and at no cost to the residents of the development, based on a survey of residents needs, to be implemented within three months of project completion, in-kind social services may count toward meeting 100% of the social service requirements; No fees may be charged to the tenants for any of the services. Services must be provided on-site or transportation to off-site services must be provided. The provision of these services will be included in the Regulatory Agreement between the DHFC, the Borrower and the Trustee.

On November 21, 2014, Dominic Lacy, Board President, of Deaf Action Center (DAC) submitted a NOFA to the Housing Department for a grant in the amount of \$2,640,720.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On July 9, 1990, City Council authorized Resolution No. 90-2415 and Ordinance No. 20695, under Chapter 51, Part I of the Development Code, Specific Use Permit No. 566, a specific use permit for an establishment of a religious, charitable, or philanthropic nature that provides residential assistance, training and similar services to persons who are deaf or blind for no more than 40 units).

On September 10, 2014, the unit amount on Specific Use Permit No. 566 was increased to 101 units and approval of a 4-story building on the site contained in Ordinance No. 29450, Council Resolution No. 14-1498.

On February 2, 2015, the DAC's Crest Unicom Project, aka Martha's Vineyard Place, was briefed to the Housing Committee.

On February 25, 2015, the City of Dallas approved a conditional grant in the amount of \$2,640,720 to DAC for the construction of the Crest Unicom project, aka Martha's Vineyard Place by Resolution No. 15-0454.

On March 3, 2015, the DHFC approved; (1) a tax-exempt multi-family mortgage revenue bond inducement in an amount not to exceed \$10 Million; (2) authority for the DHFC to form a subsidiary entity to become the General Partner of the limited partnership developer; and (3) the DHFC to acquire the property at 3115 Crestview Road and ground lease the property to the limited partnership developer in order to secure an exemption from ad valorem taxes, all contingent on the DHFC and its subsidiaries not providing any financial guaranties for the Martha's Vineyard Place development.

On March 6, 2015, a memo was submitted to the Honorable Mayor and Dallas City Council on the Martha's Vineyard Place development informing them that the project would be briefed to the Housing Committee on April 6, 2015.

FISCAL INFORMATION

No cost consideration to the City

OWNER(S)

Unicom Crest Development, L.P.

Printice L. Gary

DEVELOPER

Carleton Residential Properties

Proposed Limited Partner Entity to be
created by Deaf Action Center

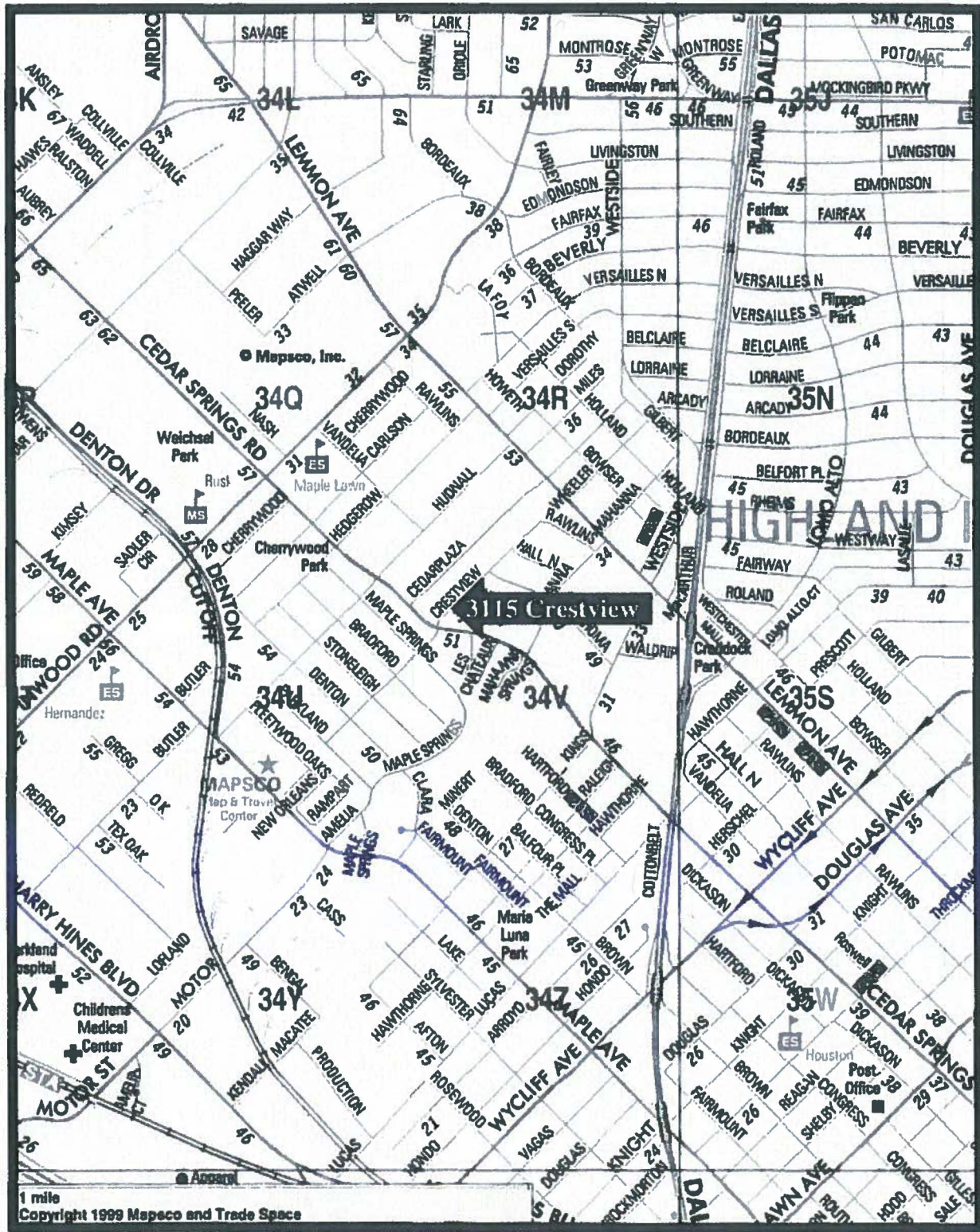
Deaf Action Center Carleton Construction, Ltd.

Dominic Lacy, Board President

Neal Hildebrandt, President

MAP

Attached.



MAPSCO 34-V

March 25, 2015

WHEREAS, on April 25, 1984, the City of Dallas (City) authorized the creation of the Dallas Housing Finance Corporation (DHFC) as a Texas non-profit corporation, pursuant to the Texas Housing Finance Corporation Act, Chapter 394, Local Government Code, V.T.C.A., as amended (the Act), to act on behalf of the City in carrying out the public purpose of the Act; and

WHEREAS, the DHFC is authorized by the Act to issue its revenue bonds on behalf of the City for the purpose of providing funding for housing developments for persons of low and moderate income to be located in the City; and

WHEREAS, pursuant to Resolution No. 06-0136, City Council decided for a 12 month period beginning on January 11, 2006 not to approve any new tax credit transactions unless a pre-application waiver is granted by the City Council; and

WHEREAS, pursuant to Resolution No. 07-0733, Section 1.2 of the Bylaws was amended to allow the DHFC to purchase, lease, own, hold title to, or otherwise acquire an interest in a residential development, directly or indirectly through a subsidiary of the DHFC, provided that the City Council, by resolution, prior to the transaction being consummated by the DHFC, (1) finds and determines that such transaction should be undertaken, (2) approves the form of the transaction and (3) authorizes such purchase, lease, or ownership of, holding title to, or acquisition of the interest in the residential development; and

WHEREAS, City Council approves the Martha's Vineyard Place development by providing appropriate waivers pursuant to §11.3 (b,c,d) of the TDHCA's 2015 Qualified Allocation Plan (QAP) and state law which requires that: (1) Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A); (2) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B); and (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application; and (3) The DHFC to form a subsidiary single-purpose entity, to be the General Partner of the limited partnership that will develop and own the improvements to be constructed on 3115 Crestview; and (4) DHFC to accept title to the ground/dirt at 3115 Crestview Road and ground lease the land to the limited partnership which will develop and own the improvements to ensure that the project is exempt from ad valorem taxes; and

March 25, 2015

WHEREAS, on February 25, 2015, City Council authorized approval of DAC's Unicom Crest Apartments, aka Martha's Vineyard Place development proposal to create 100 special needs, mixed income, transit oriented, new construction units in a four story building located at 3115 Crestview Road, the support of its 4% tax credit application and a grant in the amount of \$2,640,720 by Resolution No. 15-0454; and

WHEREAS, on March 3, 2015, the DHFC approved (1) a tax-exempt bond inducement in the amount not to exceed \$10 Million; (2) authority for the DHFC to form an entity to become the General Partner of the Limited Partnership developer; (3) the DHFC to accept title to 3115 Crestview Drive and ground lease the land to the limited partner developer, in order to secure an exemption from ad valorem taxes, contingent on the DHFC and its subsidiaries not providing any financial guaranties for the Martha's Vineyard Place development; and

WHEREAS, on March 6, 2015, a memo was submitted to the Honorable Mayor and Dallas City Council; and

WHEREAS, on March 26, 2015, an advertisement will be placed in the Dallas Morning News (DMN) to advertise the DHFC Board's upcoming Tax, Equity and Fiscal Responsibility Hearing and an advertisement was also placed in the DMN to advertise City of Dallas' Public Hearing to be held on April 22, 2015; and

WHEREAS, the DHFC will hold the Tax Equity and Fiscal Responsibility (TEFRA) Hearing on April 14, 2015, prior to returning to City Council for its consideration of the application and the public hearing on April 22, 2015, and requests among other things, that the City Manager or the Mayor as the highest elected officials of the City of Dallas shall approve the issuance of the Bonds on behalf of the City of Dallas; and

WHEREAS, Deaf Action Center will submit its application to the Texas Department of Housing and Community Affairs for a 4% housing tax credits after it receives an inducement from the DHFC and a subsequent Bond Reservation from the Texas Bond Review Board; and

WHEREAS, as a condition for being considered for the award of the 4% housing tax credits, the Applicant, Deaf Action Center, has committed to renting 21% or (21) of the units to tenants whose household incomes are capped at 50% or below the Area Median Family Income (AMFI) at affordable rents and 64% or (64) of the units to tenants whose household incomes capped are at 60% or below the Area Median Family Income (AMFI) with rents affordable to tenants whose household incomes are 60% or below the AMFI in compliance with the maximum Housing Tax Credit rents as published by the Texas Department of Housing and Community Affairs and 15 units leased at market rates; and

March 25, 2015

WHEREAS, the owner of the project will expend a minimum of \$40,000 annually (or \$200 per unit per year) in social services, whichever is greater, for social services at no cost to the residents of the development, based on a survey of residents needs to include some or all of the following: tutoring and after-school programs; health screenings, family counseling/domestic crisis intervention, computer education, emergency assistance, vocational guidance, adult education programs (such as ESL, life skills, nutrition classes, etc.) and social services and recreational activities, to be implemented within three months of project completion and in-kind social services may count toward meeting 100% of the social service requirements. No fees may be charged to the tenants for any of the services. Services must be provided on-site or transportation to off-site services must be provided. The provision of these services will be included in the Regulatory Agreement between the DHFC, the Borrower and the Trustee; and

WHEREAS, in the Qualified Allocation Plan, Section 11.3 (b) Housing Deconcentration factors (b) Twice the State Average Per Capita. (§2306.6703(a)(4)) If the Development is located in a municipality, or if located completely outside a municipality, a county, that has more than twice the state average of units per capita supported by Housing Tax Credits or private activity bonds at the time the Application Round begins (or for Tax-Exempt Bond Developments at the time the Certificate of Reservation is issued by the Texas Bond Review Board), the Applicant must obtain prior approval of the Development from the City of Dallas, Governing Body of the appropriate municipality or county containing the Development. Such approval must include a resolution adopted by the Governing Body of the municipality or county, as applicable, setting forth a written statement of support, referencing Texas Government Code, §2306.6703(a)(4), and authorizing an allocation of Housing Tax Credits for the Development; and the City of Dallas by vote has specifically allowed the construction of the new Development and submits to the Department a resolution referencing this rule even though at this time we do not believe that the City of Dallas has twice the state average of tax credit project per capita, we know that this can change at any time; and

WHEREAS, to satisfy the requirements of the 2015 QAP, the City will hold a public hearing on April 22, 2015 and certify with a resolution dated April 22, 2015 that (i) Notice has been provided to the City of Dallas in accordance with Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A); (ii) The City of Dallas has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; (iii) The City of Dallas held this hearing at which public comment could be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B); and (iv) After due consideration of the information provided by the Applicant and public comment, the City of Dallas does not object to the proposed Application; and

March 25, 2015

WHEREAS, on April 6, 2015, the Housing Committee will be briefed on the Martha's Vineyard Place proposal; and subject to certain conditions being met, it is deemed necessary and advisable that this resolution will be approved to call the public hearing and consider approval of all actions necessary to carry out the transaction after holding a public hearing on April 22, 2015.

NOW, THEREFORE,

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

Section 1. That the City of Dallas calls a public hearing to be held on April 22, 2015 on the Martha's Vineyard Place development proposal to create 100 special needs, mixed income, transit oriented, new construction units in a four story building located at 3115 Crestview. The development plan proposes to offer 85% affordable units and 15% of the units will be leased at market rates. Twenty-one (21%) of the units will be offered to tenants whose incomes are no more than 50% of Area Median Family Income (AMFI) and 64 units (64%) to tenants whose incomes are no more than 60% of the Area Median Family Income (AMFI) and 15 units leased at market rates. The project will provide 16 efficiencies, 47 one-bedrooms units, 33 two-bedroom units, and 4 three-bedroom units.

Section 2. That after the public hearing, (1) the City of Dallas will consider authorizing the final approval of the Martha's Vineyard Place application to the DHFC for the issuance of tax-exempt bonds by the DHFC in an amount not to exceed \$10 Million in tax-exempt Multi-family Housing Mortgage Revenue Bonds Series and its support of the application for 4% housing tax credits in the approximate amount of \$4,286,460 pursuant to §11.3 (b,c,d) Deconcentration Factors contained in TDHCA's Qualified Allocation Plan; (2) Certifies that the requirements of state law have been satisfied because (i) Notice has been provided to the City of Dallas in accordance with Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A); (ii) The City of Dallas had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; (iii) The City of Dallas held a hearing at which public comment could be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b) and 10 TAC §10.204(4)(B); and (iv) After due consideration of the information provided by the Applicant and public comment, the City of Dallas does not object to the proposed Application that must be submitted no later than the Resolutions Delivery Date pursuant to §10.4 (which is 14 days prior to the Board Meeting when TDHCA will consider the applicants proposal); (3) for DHFC to form a subsidiary single-purpose entity, to be the General Partner of the limited partnership that will develop and own the improvements to be constructed on 3115 Crestview, and (4) for DHFC to accept title to the ground/dirt at 3115 Crestview Road and ground lease the land to the limited partnership which will develop and own the improvements to ensure that the project is exempt from ad valorem taxes.

March 25, 2015

Section 3. That final approval of the project will include the requirement that the owner of the project chose to expend a minimum of \$40,000 annually (or \$200 per unit per year), whichever is greater, for social services and at no cost to the residents of the development, based on a survey of residents needs to include some or all of the following: tutoring and after-school programs; health screenings, family counseling/domestic crisis intervention, computer education, emergency assistance, vocational guidance, adult education programs (such as ESL, life skills, nutrition classes, etc.) and social services and recreational activities, to be implemented within three months of project completion and in-kind social services may count toward meeting 100% of the social service requirements. Services must be provided on-site or transportation to off-site services must be provided. The provision of these services will be included in the Regulatory Agreement between the DHFC, the Borrower and the Trustee.

Section 4. That all of the requirements contained in state law regarding Notification, Hearing and Resolution from the governing body of the Municipality have been satisfied and have been included in the resolution dated April 22, 2015, and that the opportunity for the public to ask questions and be provided answers at a public hearing by the City of Dallas held on April 22, 2015, after 28 days comment period from date of call of public hearing pursuant to City's Citizens Participation Plan; and after proper notice was placed in the Dallas Morning News on March 26, 2015.

Section 5. That the DHFC processed the application and the necessary Tax Equity and Fiscal Responsibility (TEFRA) Hearing pursuant to Section 147 (f) of the Internal Revenue Code, after proper notice was placed in the Dallas Morning News on March 26, 2015. The hearing will be held on April 14, 2015, prior to returning to the City Council for its consideration of the Martha's Vineyard Place and to hold the public hearing on April 22, 2015 and request among other things, that the City Manager or the Mayor as the highest elected officials of the City of Dallas shall approve the issuance of the Bonds on behalf of the City of Dallas and take all other actions necessary to carry out the transaction.

Section 6. That prior to receiving a conditional City of Dallas building permit required by TDHCA prior to closing on the housing tax credits and tax exempt bonds, the Project Developer will consult with the City of Dallas' Office of Sustainable Development and Construction with regard to security related design standards.

Section 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

ADDENDUM ITEM # 3

KEY FOCUS AREA: Public Safety
AGENDA DATE: March 25, 2015
COUNCIL DISTRICT(S): 11
DEPARTMENT: Fire
CMO: Eric Campbell, 670-3255
MAPSCO: 15H

SUBJECT

Authorize **(1)** an application for and acceptance of a grant from The Heritage Program by Fireman's Fund to provide training and education for Fire Station 56; and **(2)** execution of the grant agreement - Not to exceed \$12,927 - Financing: Fireman's Fund

BACKGROUND

This item is on the addendum because the City just received the grant award notification on 3/5/15 with an initial deadline of 3/13/15. However, the grantor has extended the deadline until 3/27/15.

On March 5, 2015, Dallas Fire-Rescue Department was notified of being chosen to receive a grant of support from Fireman's Fund for \$12,927. The grant may be used for firefighter equipment, firefighter training and /or community education.

The Dallas Fire-Rescue Department will use the funds for training and education for Station 56, located at 7040 Beltline Road and to be provided to citizens in on-going life safety education to the community.

The Dallas Fire-Rescue Department (DFR) has acquired hardware and software (Digital Combustion Fire Studio SIM Package) to initiate officer training. However, additional hardware/software is needed to fully take advantage of this opportunity. The software allows for the facilitator to create fire, smoke, explosions and other such real-life hazards encountered during emergencies. Purchasing a laptop, software and ancillary equipment specifically for Station 56 will improve our response capabilities and provide an invaluable training resource.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

\$12,927 - Fireman's Fund

March 25, 2015

WHEREAS, the Heritage Program by Fireman's Fund has chosen the City of Dallas, Fire-Rescue Department to receive a grant to be used for firefighter equipment, firefighter training and/or community education; and

WHEREAS, the Dallas Fire-Rescue Department plans to provide training and education at Station 56 for the on-going life safety education to the community.

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized to apply for and accept the grant, in an amount not to exceed \$12,927 and execute the grant agreement with Fireman's Fund, upon approval as to form by the City Attorney.

Section 2. That the City Manager is authorized to establish appropriations in an amount not to exceed \$12,927 in Fund 0235, Department DFD, Unit 2089.

Section 3. That the Chief Financial Officer is authorized to deposit Heritage Program Grant Funds in Fund 0235, Department DFD, Unit 2089, Revenue Source 8411, not to exceed \$12,927.

Section 4. That the Chief Financial Officer is authorized to disburse funds from Fund 0235, Department DFD, Unit 2089, Obj. 2261, in the amount of \$12,927.

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

ADDENDUM ITEM # 4

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 6

DEPARTMENT: Park & Recreation
Intergovernmental Services
Office of Management Services

CMO: Willis Winters, 670-4071
AC Gonzalez, 670-3297
Jeanne Chipperfield, 670-7804

MAPSCO: 23-Z 33-C D G

SUBJECT

Authorize an application for an Urban Outdoor Recreation Grant in the amount of \$1,000,000 from the Texas Parks and Wildlife Department for development of the Bachman Lake Park Trail Renovation, Phase III Project located at 3500 West Northwest Highway – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future cost)

BACKGROUND

The Texas Parks and Wildlife Department is accepting grant applications for the Urban Outdoor Recreation Grant program. This program will issue a grant to public agencies of a population greater than 500,000. The maximum grant award is \$1 Million. The scoring criteria for this grant program focuses on projects that include renovation and redevelopment which are designed to be harmonious with the natural environment, with an emphasis on public health, safety, the natural environment, and barrier-free access. Points are awarded for projects which include: trails, the restoration and renovation of existing infrastructure, preservation and enhancement of historical resources, protection of natural resources, and the improvement of opportunities for low-income and ethnic minority citizens, and citizens with disabilities. The Bachman Lake Park Trail Renovation Phase III Project was chosen for this application as it achieves many of the points from the scoring criteria and will be shovel ready when the grant is awarded.

The grant program stipulates a dollar for dollar match funding requirement. The City's existing 2012 Bond Program allocation for Phase III of the Bachman Lake Park Trail Renovation will be used for the required match funding. If successful, the grant will provide funding on bid alternates expected to exceed the current budget.

BACKGROUND (Continued)

At the request of Joey Zapata, this item was placed on the March 25, 2015 City Council addendum due to the pending approval of the Park and Recreation Board on March 5, 2015. The March 5, 2015 Park and Recreation Board meeting was cancelled due to inclement weather. The deadline for the application of this grant is March 31, 2015.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

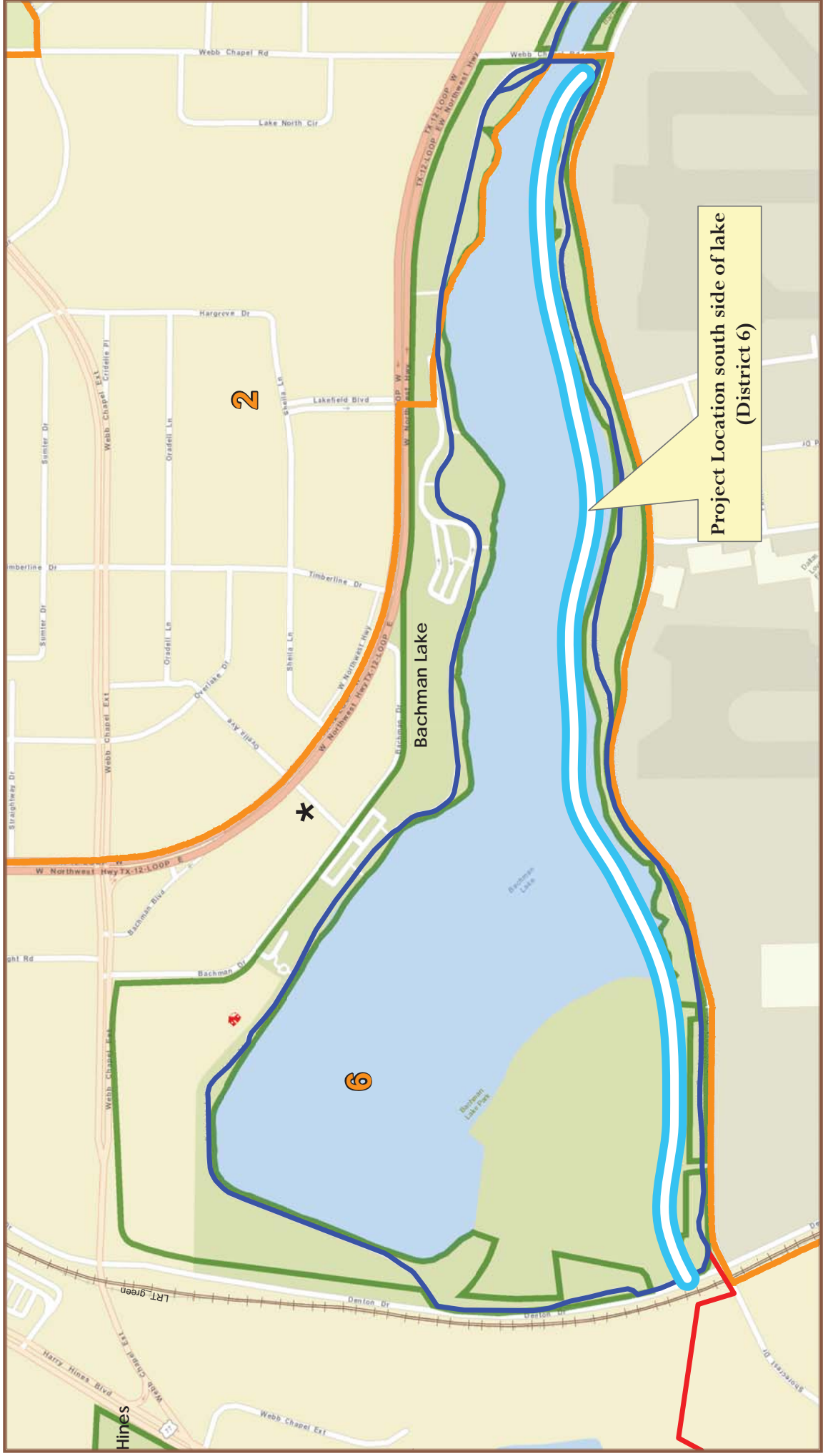
This item is scheduled to be considered by the Park and Recreation Board on April 2, 2015.

FISCAL INFORMATION

This action has no cost consideration to the City. The City's potential future cost for design and construction is approximately \$1,600,000.

MAP

Attached



Bachman Lake Trail (3500 West Northwest Highway)

Mapsc0
23 Z
33 C D G

March 25, 2015

WHEREAS, the United States Congress has passed the Land and Water Conservation Fund Act of 1965 (Public Law 88-578) authorizing the Secretary of the Interior to provide financial assistance to states, and political subdivisions thereof, for outdoor recreation purposes; and

WHEREAS, the Texas Legislature has approved the Parks and Wildlife Code, Section 13.302 authorizing the State of Texas, and its political subdivisions, to participate in the Federal program established under said Public Law 88-578, or such other programs as are hereinafter established by the Federal Government; and

WHEREAS, the Texas Legislature has approved the Parks and Wildlife Code, Section 24.005 for the purpose of allowing the political subdivisions of the State of Texas to participate in the Texas Recreation and Parks Account Program; and

WHEREAS, the City of Dallas is fully eligible to receive assistance under these programs; and

WHEREAS, the applicant is desirous of authorizing an official to represent and act for the applicant in dealing with the Texas Parks and Wildlife Department concerning these programs.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City of Dallas, Texas hereby certifies that it is eligible to receive assistance under these programs, and that notice of the application has been posted according to local public hearing requirements.

SECTION 2. That the City of Dallas, Texas hereby certifies that the matching share for this application is available through the 2012 Bond Program.

SECTION 3. That the City of Dallas, Texas hereby authorizes and directs the Director of the Park and Recreation Department to represent and act for the City in dealing with the Texas Parks and Wildlife Department and is hereby officially designated as the representative in this regard.

SECTION 4. That the City of Dallas, Texas hereby specifically authorizes the Park and Recreation Department to make application to the Texas Parks and Wildlife Department concerning the site known as the Bachman Lake Park in the City of Dallas which has been previously permanently dedicated as public park land.

March 25, 2015

SECTION 5. That the City Manager be and is hereby authorized to apply for reimbursable grant funds in the amount of \$1,000,000 from the Texas Parks and Wildlife Department and to execute any and all documents required by the grant.

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.

ADDENDUM ITEM # 5

KEY FOCUS AREA: Public Safety

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Police

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize Supplemental Agreement No. 7 to exercise the option of a one-year renewal to the contract with Xerox, State and Local Solutions, Inc. (formerly ACS State and Local Solutions, Inc) for services related to meter operations and a parking management information system for the period May 2, 2015 through May 1, 2016 - Estimated Net Annual Parking Revenue: \$7,500,000

BACKGROUND

This item is moved forward on the addendum to continue uninterrupted services for metered parking collections and citations.

In 1987, the City of Dallas instituted a comprehensive parking management program. Since then, the City has outsourced various parking related functions, such as Parking Management, Information Systems and Customer Service duties related to the parking contract.

In 2005, City Council authorized two concurrent 5-year agreements and one 1-year renewal option with ACS State and Local Solutions, Inc. to provide a comprehensive turnkey parking management system. Professional services included Parking Management Information Systems, Customer Services, and Parking Meter and Parking Lot Collections and Maintenance.

The first 5 year period of the License Agreement guaranteed the City at least \$5,900,000 in revenue annually under certain conditions. Xerox, State and Local Solutions, Inc., received a service fee of \$2,500,000 annually.

The second 5 year period of the License Agreement shared revenue under a tiered share split of annual revenue:

BACKGROUND (Continued)

Revenue to the City and to Xerox, State and Local Solutions, Inc.:

<u>Revenue Tiers</u>	<u>Dallas Share</u>	<u>Xerox Share</u>
\$0-\$700,000	68.0%	32.0%
\$700,001-\$825,000	80.5% of incremental gross revenue	19.5%
\$825,001-\$929,167	84.5% of incremental gross revenue	15.5%
\$929,168-greater	88.5% of incremental gross revenue	11.5%

The 1(one) 1-year renewal option of the agreement with Xerox State and Local Solutions, Inc. will continue the professional services included Parking Management Information Systems, Customer Services, and Parking Meter and Parking Lot Collections and Maintenance for a fixed monthly fee of \$267,379.33 for 11 months and \$267,379.37 for the last month and total amount not to exceed \$3,208,552 for one year of services to be paid from gross revenues collected.

In addition the 1-year renewal option removes the baseline revenue guarantee provision for 2013, 2014, and 2015 and any corresponding penalties. The removal of the baseline revenue guarantee provides a responsible means to waive any estimated penalties owed for 2013, 2014, and 2015.

The renewal contract will also provide for: 1) ten (10) additional IPS M5 single-space high-tech parking meters that are solar powered and will accept credit card transactions in addition to coins; 2) additional handheld software integration for parking enforcement; and 3) the transfer of any responsibility for fees related to credit card processing (meters and citations) and meter operations from the City to Xerox, State and Local Solutions.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized contractual agreement with ACS, State and Local Solutions, Inc. on April 27, 2005, by Resolution No. 05-1331.

Authorized Supplemental Agreement No. 1, on April 26, 2006, by Resolution No. 06-1221.

Authorized Supplemental Agreement No. 3, on May 12, 2010, by Resolution No. 10-1257.

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

Authorized Supplemental Agreement No. 4, on September 26, 2012, by Resolution No. 12-2426.

The Public Safety Committee was briefed on February 23, 2015.

FISCAL INFORMATION

Estimated Net Annual Revenue: \$7,500,000

March 25, 2015

WHEREAS, on April 27, 2005, Resolution No. 05-1331 authorized two concurrent 5-year agreements and one 1-year renewal option with ACS State and Local Solutions, Inc., for the development and implementation of a turnkey Ticket Processing/Collections and Meter Operations program; and

WHEREAS, on April 26, 2006, as part of Supplemental Agreement No. 1, Resolution No. 06-1221 authorized the License Agreement with ACS State and Local Solutions, Inc., was amended to provide license recognition equipment and maintenance, staff and equipment for an auto pound payment station, and reimbursement to the City for two Boot Officers; and

WHEREAS, on April 12, 2007, as part of Supplemental Agreement No. 2, Administrative Action No. 07-1107 authorized the License Agreement with ACS State and Local Solutions, Inc., was amended to provide for the ability to adjust the revenue guarantee scale and alter the minimum guarantee; and

WHEREAS, on May 12, 2010, as part of Supplemental Agreement No. 3, Resolution No. 10-1257 authorized the License Agreement with ACS State and Local Solutions, Inc., was amended to provide for an additional five-year term for the Meter Operation and Parking Management Information System, including but not limited to current hardware, software, software licenses, new hand-held equipment, License Plate Reader equipment, high-tech parking meters and perpetual maintenance and support during the term of the contract; and

WHEREAS, on September 26, 2012, as part of Supplemental Agreement No. 4, Resolution No. 12-2426 authorized the License Agreement with Xerox, State and Local Solutions, Inc., was amended to provide for pay-by-phone or wireless application services for all metered parking spaces in the City; and

WHEREAS, on December 3, 2012, as part of Supplemental Agreement No. 5, Administrative Action No. 12-2862 authorized the License Agreement with Xerox, State and Local Solutions, Inc., was amended to provide for the purchase of 10 multi-space meters and related items; and

WHEREAS, on June 10, 2014, as part of Supplemental Agreement No. 6, Administrative Action No. 14-6037 authorized the License Agreement with Xerox, State and Local Solutions, Inc., was amended to provide for meter operations and parking system management of the Dallas Parking Technology Pilot; and

WHEREAS, in the City's best interest to exercise its option for a 1-year renewal of its License Agreement with Xerox State and Local Solutions, Inc.

March 25, 2015

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to renew the contract with Xerox State and Local Solutions, Inc. for a one-year period for services related to meter operations and the parking management information system for the period May 2, 2015 through May 1, 2016.

Section 2. That the City Manager is hereby authorized to execute the agreement after it has been approved as to form by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to pay Xerox in an amount not to exceed \$3,208,552 (\$267,379.33 for 11 months and \$267,379.37 for the last month) from gross revenues collected for a one-year period for services related to meter operations and parking management information system for the period May 2, 2015 through May 1, 2016.

Section 4. That the Chief Financial Officer is hereby authorized to deposit revenues into Fund 0001, Dept DPD, Unit 3071, Revenue Source 8007, 8041, 8042, 8043, 7840, 7551, 6325.

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

ADDENDUM ITEM # 6

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45Q

SUBJECT

Authorize **(1)** an Encroachment Agreement between the City of Dallas and DF Market 2, LLC; and **(2)** an Encroachment Agreement between the City of Dallas and FM Harvest, Ltd, to encroach upon a 15' Drainage Easement located near the intersection of Harwood and Taylor Streets - Revenue: \$2,500

BACKGROUND

This item is on the addendum due to finalizing negotiations, which were completed after the posting date. This action will allow DF Market 2, LLC and FM Harvest, Ltd, to encroach upon a 15' Drainage Easement to construct a restaurant and related improvements, a public parking garage, residential lofts and other site improvements, pursuant to a development plan for the Farmers Market.

The City will continue to operate, maintain, expand, repair and replace it's drainage and storm sewer facilities within the easement area, as it deems necessary, appropriate or convenient.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Revenue: \$2,500

OWNERS

DF Market 2, LLC

Brian Bergersen Manager

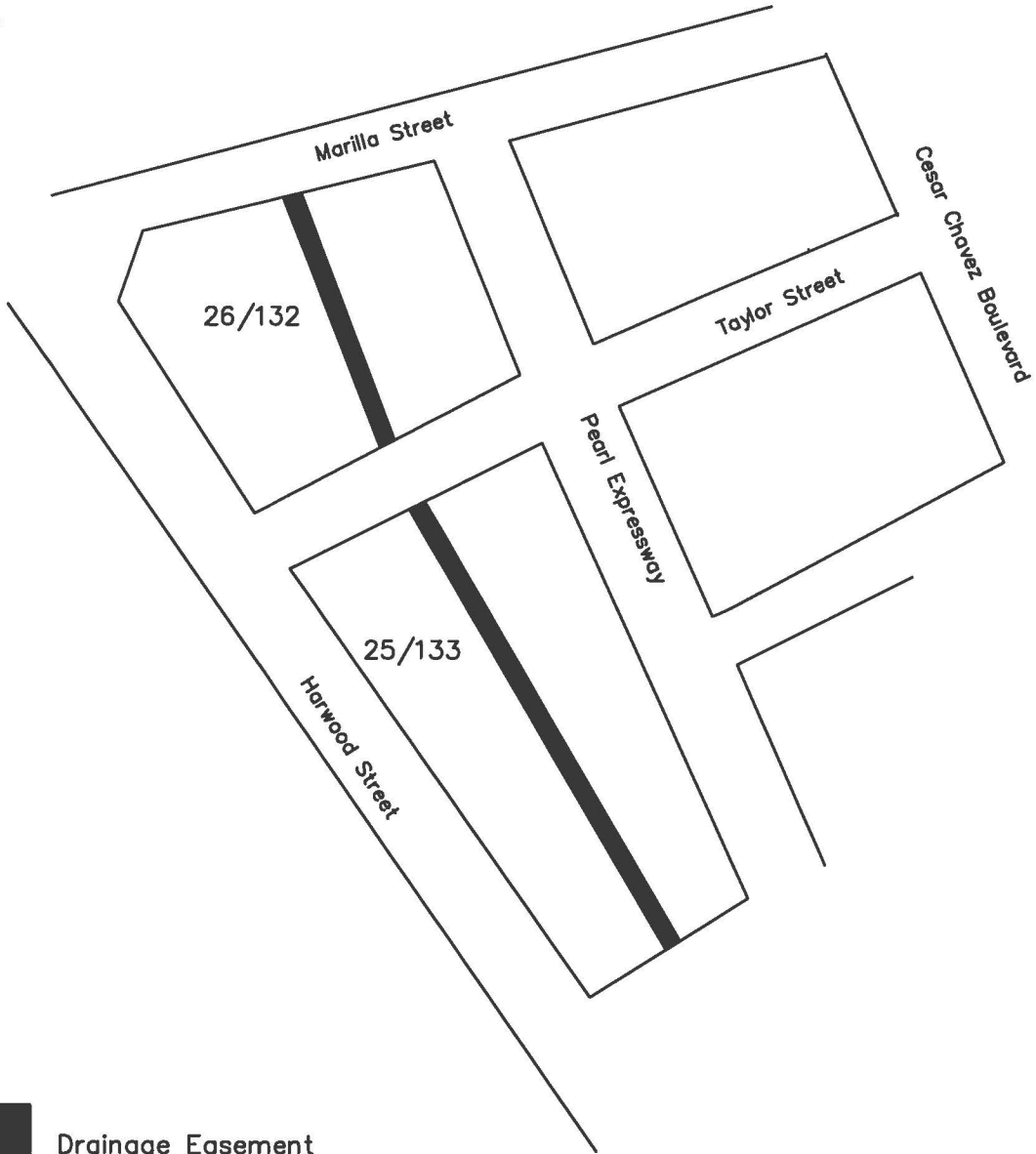
FM Harvest, Ltd

FM Harvest GP, LLC, General Partner

Brian Bergersen, President

MAP

Attached



Drainage Easement

March 25, 2015

WHEREAS, DF Market 2, LLC, a Texas limited liability company is the owner of a tract of land in City Block 26/132 and FM Harvest, Ltd, a Texas limited company is the owner of a tract of land in City Block 25/133, both in the City of Dallas, Dallas County, Texas, (hereinafter referred to collectively as the "Property"); and

WHEREAS, a City-owned 15' Drainage Easement exists over the Property ("Easement") containing an 84" drainage and storm water sewer pipeline as more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, DF Market 2, LLC and FM Harvest, Ltd desire to develop the Property under a development plan that calls for the construction of a restaurant and related improvements, a public parking garage, residential lofts and other site improvements, a portion of which will encroach over portions of the Easement ("Encroachments"); and

WHEREAS, City will agree to allow the Encroachments upon the Easement; provided however, that DF Market 2, LLC and FM Harvest, Ltd agree to and comply with the terms, conditions, covenants and contingencies of an Encroachment Agreement.

Now, Therefore,

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

SECTION 1. That upon receipt of **TWO THOUSAND FIVE HUNDRED AND NO/100 (\$2,500.00) DOLLARS** from DF Market 2, LLC and/or FM Harvest, Ltd, the City Manager is authorized to execute Encroachment Agreements, upon approval as to form by the City Attorney.

SECTION 2. That the Chief Financial Officer is authorized to deposit the proceeds pursuant to Section 1 above in the General Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction- Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department BMS, Unit 8888, Revenue Source 8416.

March 25, 2015

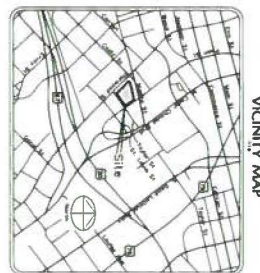
SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
WARREN M. S. ERNST,
City Attorney

BY



Assistant City Attorney



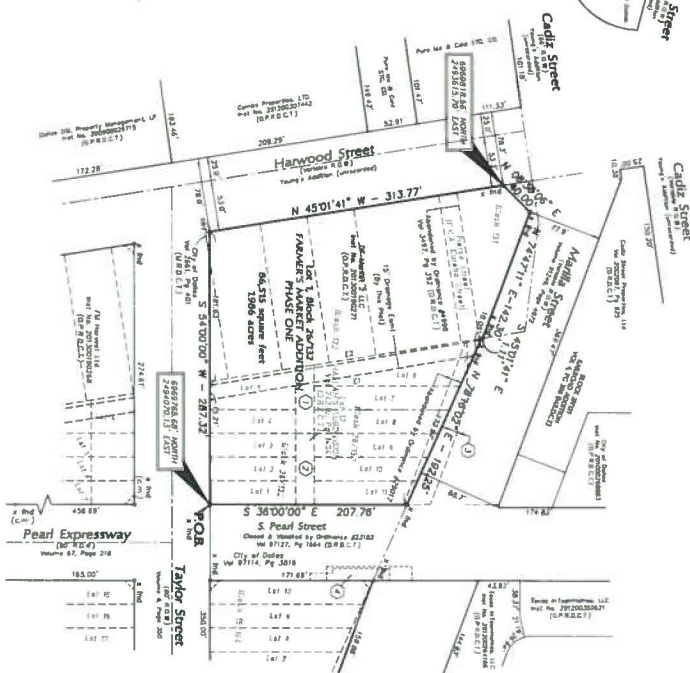
EASEMENT LINE TABLE	
LINE	REARINGS DISTANCE
E1	S 45° 32' 27" E 262.50'
E2	N 45° 32' 27" W 290.11'

NOTES

```
cut1 = copped wren rod found corner
px1nd = px rod found for corner
a1nd = * cut in concrete found for corner
brass man = brass manometer found for corner
cm = controlling moment
```

GENERAL NOTES

1. Let-to-buying damage is not permitted without engineering assessment.
2. Status of Birmingham is the northeast (N) 36,000' (9) of Freedom Expressway, as shown on part of the Alameda Map at Alameda Addition to the City of Birmingham, Alabama, according to the map itself received at March 2, 1968, Page 386, H.R.D.C.
3. Setting a picture of a polluted lot by miles and bounds is a violation of State law.
4. The purpose of this part is to create one lot.
5. Considerable action on this part are on the Texas State Property, located in the City of Birmingham, Alabama, according to the Alameda Map, North Central Zone, North American Division, 1963, on Grid Coordinate notes, no Score and no migration.
6. Any new access or modification to Interstate Highway 50 increases 1,000' dependent.



OWNERS CERTIFICATION

[illegible]

OWNER'S DEDICATION

This bill governs all use of aging equipment, rules, regulations, and

Df Market 2 LLC

STATE OF TEXAS &
COUNTY OF DALLAS &
BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this ____ day of _____, 2015.

[illegible]

John R. Pearson, Jr., RPLS No. J6685

COUNTY OF DALLAS

Given under my hand and seal of office, this _____ day of _____, 19____.

NOTARY PUBLIC in and for the State of Texas

FINAL PLAY

Lot 1, Block 26/132

Being a plat out of the John Cingsby
Survey, Abstract 495, City of Dallas, Dallas
County, Texas

86,515 square feet / 1.986 acres

This plot being a part of City Blocks 131 and 132, of lots 1-11, City Block 25/132, Rusted Map of Railroad Addition, Volume 4, Page 350, Map Records, Dallas County, Texas and Lot 12, Holleran Subdivision, Volume 74256, Page 1404 Deed Records, Dallas County, Texas

CITY PLAN FILE NO. 5123-197A

CURRENT OWNER
Of Market 2 LLC
1414 Elm St - Ste 200
Dallas, Texas 75202

SURVEYOR
Piburn & Curston, LLC
801 E Campbell Rd - Ste 57
Richardson, Texas 75081

March 2015



LINE	REMARKS	DISTANCE
C1	S 45° 00' 02" E	521.95'
C2	N 45° 00' 02" W	543.24'

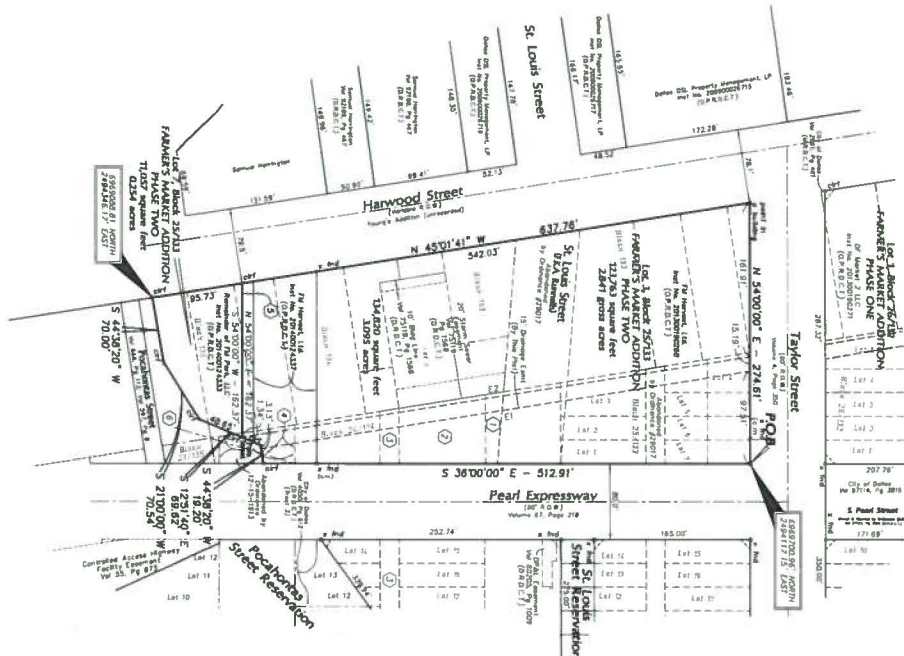
```
cat = cat + 'capped won for found for corner'
pk_ind = pk_ind + 'found for corner'
x_ind = x_ind + 'a cut in concrete found for corner'
brass_mn = brass_mn + 'brass monument found for corner'
cm = cm + 'controlling measurement'
```

1. ~~Set-back~~ drainage is not permitted without engineering section approval.

2. Basis of Borrowing is the northeast line (N 36.00°00' W) of Pearl Expressway, as shown on part of the Revised Map of Newark Addition, on addition to the City of Dubuq, Dubuq County, Iowa, according to the plat thereof, recorded in Volume 4, Page 350, M.R.D.C.:

3. Select a portion of a platred lot by metes and bounds as a section of State law

4. The purpose of this plan is to create one lot.
5. Coordinates shown on this plat are from the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on GHD Coordinate values, no State and no Projection.
6. Any new access or modification to Interstate Highway 30 requires IDOT approval.



- ① *Adherence by Ordinance* §1402, Pg 113, D.R.O.C.T
- ② *Id.*, Bkts 4/13, Truly Protein Company, Submission, Vol 1518, Pg 1568, D.R.O.C.T
- ③ *20 Arty Abandoned by Ordinance* §28017
- ④ *Abandoned by Ordinance* §19314, Pg 68700, D.R.O.C.T
- ⑤ *PL Harrell, Ltd., and Its* 20140234025, D.R.O.C.T
- ⑥ *State of Texas*, Vol 28455, Pg 87, D.R.O.C.T

FIGURE 1 shows a figure for 1,000 cases of lung-related illness (e.g., COPD, asthma, etc.) that would be expected to occur within a 100-m radius of a point source of 100 cases per year. The figure shows a circular area with a radius of 100 m, and a point source of 100 cases per year. The figure is divided into four quadrants, each representing a different direction of wind. The figure shows that the highest concentration of cases is in the downwind direction, with a peak of 1,000 cases per year. The figure also shows that the concentration of cases decreases as the distance from the point source increases.

THE NINE South Side, along and southwesterly line of S. Pearl Street, a distance of 512.91 feet, to a 1/2" iron rod with orange plastic cap stamped "NORTH PARADES" found for corner, said iron rod being the north corner of a tract of land conveyed to State of Texas by deed recorded in Volume 5055, Page 87 (R.D.C.).

South 44.1670° West, a distance of 19.20 feet to a 1/2" con rod with orange plastic end stamped "POTBURY PLASTERERS" found the corner.

South 21°00'00" West, a distance of 70.34 feet to a 1/2" non rod with orange plastic cap stamped "P&BURN PARTNERS" found for corner.

South 44°35'20" West, at distance of 762.00 feet to a 1/2" iron rod with orange plastic cap stamped "PITKIN PARTNERS" found for corner in the northeast right-of-way line of Herwood Street (variable R.O.W.).

THEENCE North 54°00'00" East, along said southeasterly line of Taylor Street, a distance of 274.61 feet to the POINT OF BEGINNING and containing 134,420 square feet or 3,095 acres of land, more or less.

SURVEYOR'S STATEMENT

I, John R. Pogue, Jr., a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct

superior view of recorded documentation, evidence collected on the ground during field operations and from other reliable documentation; and that this plot substantially complies with the Rules and Regulations of the Texas State Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19453, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that the informationation shown herein was either found in place or placed in

Dated this _____ day of _____ 2015



JOHN R. PAURM, JR., POL. No. 3083

STATE OF TEXAS)
COUNTY OF DALLAS)

BETORE, W.C., the undersigned author, a History Public in and for Denton County, Texas, on this day personally appeared John R. Brown, Jr known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Even under my hand and seal of office, this _____ day of _____, 2013, _____

NOTARY PUBLIC for and for the State of Texas

0 100 200 300 400 500 600 700 800 900 1000

WOMEN BY THESE PRESENTS:

THAT FM Horwath, Ltd., acting by and through its duly authorized agent, _____ and FM Port, LLC, acting by and through its duly authorized agent, _____ do hereby deposit this plat, designating the herein described property as FARMER'S MARKET ADDITION, PHASE TWO, or addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public, use near any streets, ways, and necessary

management areas shown herein. The statements shown hereon are hereby referred to for the purposes indicated. The utility and fire lane statements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and of public and private utilities for each particular use. The maintenance of paving on the utility and fire lane statements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or encroachments shall be constructed, reconstructed or placed upon

over or over the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. And any public utility shall have the right to remove and replace or remove or place at any building, fence, tree, shrub, or other improvements or growths which in any way may endanger or interfere with the safe maintenance or efficiency of its respective system on the easements and of public utilities which all owners have the full right of

ingress and egress to or from the said premises for the purpose of constructing, reconstructing, repairing, maintaining and adding to or removing of or parts of its respective systems without the necessity of giving notice of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of rendering repairs and any maintenance or service required or lawfully performed by that

Hotter man and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of mechanical elements, for hydrogen, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements.

This plat approved subject to all polling ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

WITNESSE my hand at Dallas, Texas, this _____ day of _____

2013 07

FM Horwell Ltd.

STATE OF TEXAS
COUNTY OF DALLAS

WINESS, my hand at Dover, Texas, this late _____ day of _____, 2015.

NOTARY PUBLIC in and for the State of Texas

WITNESS my hand at Dallas, Texas, this 10 day of April, 2015. By _____

FM Park, LLC

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

considerations therein expressed and in the capacity therein stated.

WITNES, my hand at Dallas, Texas, this _____ day of _____ 2015.

NOTARY PUBLIC in and for the State of Texas

CINAI PLAT

FINAL PLAN
FARMER'S MARKET ADDITION, PHASE TWO
Lots 3 and 7, Block 25/133

Being a plat out of the John Grigsby
Survey, Abstract 495, City of Dallas, Dallas
County, Texas

134,819 square feet / 3.095 acres

CITY PLAN FILE NO. 5123-1978

Phum K. Carmon, LLC
801 E. Campbell Rd. - Ste 575
Richardson, Texas 75081
Ph: 214.378.3500
Fax: 214.378.3512

ADDENDUM ITEM # 7

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Office Of Environmental Quality
Convention and Event Services

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

MAPSCO: N/A

SUBJECT

An ordinance amending Chapter 29A, "Neighborhood Farmers Markets," of the Dallas City Code by amending Sections 29A-5, 29A-6, 29A-8, and 29A-11 to: **(1)** increase application fees; **(2)** waive application fees for new neighborhood farmers markets for one year; **(3)** allow an applicant to apply for more than one neighborhood farmers market annually; **(4)** allow 40 neighborhood farmers markets at each location annually; **(5)** allow 70 vendors at each neighborhood farmers market; **(6)** allow stalls to be a maximum 10 feet by 15 feet; **(7)** provide a penalty not to exceed \$500; **(8)** provide a saving clause; **(9)** provide a severability clause; and **(10)** provide an effective date - Financing: No cost consideration to the City

BACKGROUND

This item was briefed to the Economic Development Committee on January 20, 2015 and March 2, 2015 and is placed on the addendum and moved forward by Council direction.

Chapter 29A of the Dallas City Code is related to neighborhood farmers markets within the City of Dallas. The Office of Environmental Quality proposed most of the changes to Chapter 29A to encourage sustainable farming practices with the City of Dallas.

The changes to this ordinance as well as changes to the existing city code are needed to remove barriers that prevent the growth, preparation, distribution, consumption and waste management of sustainable food in Dallas. The Economic Development Committee proposed changes to the fee structure in an effort to encourage the creation of new neighborhood farmers markets.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 20, 2015, the Economic Development Committee was briefed on the proposed ordinance changes.

On March 2, 2015, the Economic Development Committee was briefed on the proposed ordinance changes and recommended approval.

FISCAL INFORMATION

No cost consideration to the City.

ORDINANCE NO. _____

An ordinance amending Chapter 29A, "Neighborhood Farmers Markets," of the Dallas City Code by amending Sections 29A-5, 29A-6, 29A-8, and 29A-11; increasing application fees; allowing an applicant to apply for more than one neighborhood farmers market annually; allowing 40 neighborhood farmers markets at each location annually; allowing 70 vendors at each neighborhood farmers market; allowing stalls to be a maximum 10 feet by 15 feet; providing a penalty not to exceed \$500; 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 (a) of Section 29A-5, "Application; Issuance," of Article II, "Neighborhood Farmers Markets Permits," of Chapter 29A, "Neighborhood Farmers Markets," of the Dallas City Code is amended to read as follows:

"(a) A person desiring to hold a neighborhood farmers market shall apply for a neighborhood farmers market permit by filing with the director a written application upon a form provided for that purpose. ~~[Only one permit for a neighborhood farmers market will be issued to the same applicant within a calendar year, and that permit will only allow the market to be operated at the single location designated in the permit application.]~~ Each application must be accompanied by the required application fee. An application must be filed not less than 30 days before the neighborhood farmers market is to begin. The director may waive the 30-day filing requirement if the application can be processed in less than 30 days, taking into consideration the number and types of permits required to be issued in conjunction with the neighborhood farmers market."

SECTION 2. That Paragraph (1) of Section 29A-6, "Fees," of Article II, "Neighborhood Farmers Markets Permits," of Chapter 29A, "Neighborhood Farmers Markets," of the Dallas City Code is amended to read as follows:

“SEC. 29A-6.

FEES.

(a) An applicant for a neighborhood farmers market permit shall pay the following fees to conduct the market:

(1) Except as provided in Subsection (b), a [A] nonrefundable application fee of:

(A) \$250 [\$200] for a neighborhood farmers market in which the estimated number of vendors does not exceed 35 [25];

(B) \$350 [\$300] for a neighborhood farmers market in which the estimated number of vendors is more than 35 [25] but does not exceed 70 [50]; or

(C) \$400 for the Dallas Farmers Market.

(2) All fees for permits and licenses required by other city ordinances to conduct specific activities in conjunction with or as part of the neighborhood farmers market.

(b) Application fees required by Subparagraphs 29A-6(a)(1)(A) and (B) shall not be charged to neighborhood farmers markets at new locations until March 25, 2016. A new location is one where a neighborhood farmers market permit has never before been issued.”

SECTION 3. That Subsection (a) of Section 29A-8, “Denial or Revocation,” of Article II, “Neighborhood Farmers Markets Permits,” of Chapter 29A, “Neighborhood Farmers Markets,” of the Dallas City Code is amended to read as follows:

(a) The director shall deny a neighborhood farmers market permit if:

(1) a neighborhood farmers market permit has been previously granted in the calendar year to another neighborhood farmers market that is located within one mile of the proposed market and has the same or overlapping operating dates and times as the proposed market, except that this restriction does not apply when the proposed market is the Dallas Farmers Market;

(2) the proposed neighborhood farmers market will unreasonably disrupt the orderly flow of traffic, and no reasonable means of rerouting traffic or otherwise meeting traffic needs is available;

(3) the applicant fails to adequately provide for:

(A) the protection of the vendors and attendees at the neighborhood farmers market;

(B) maintenance of public order in and around the neighborhood farmers market location;

(C) crowd security, taking into consideration the size of the market; or

(D) emergency vehicle access.

(4) the applicant fails to comply with or the proposed neighborhood farmers market will violate a city ordinance or other applicable law, unless the prohibited conduct or activity would be allowed under this chapter;

(5) the applicant makes a false statement of material fact on an application for a neighborhood farmers market permit or fails to properly complete an application for a neighborhood farmers market permit;

(6) the applicant fails to provide proof that the applicant possesses or is able to obtain a license or permit required by another city ordinance or other applicable law for the conduct of all activities included as part of the neighborhood farmers market;

(7) the applicant has had a neighborhood farmers market permit revoked within the preceding 14 months;

(8) the applicant or a vendor at the applicant's market has committed, within the preceding 14 months, two or more violations of a provision of a neighborhood farmers market permit or this chapter;

(9) the applicant fails to pay any outstanding fees assessed under Section 29A-6 of this chapter for the proposed neighborhood farmers market or for a past neighborhood farmers market;

(10) ~~[the applicant has conducted or sponsored another neighborhood farmers market during the same calendar year in which the proposed neighborhood farmers market is to be held, except that this restriction does not apply to the Dallas Farmers Market;~~

~~(11)~~ a neighborhood farmers market has been conducted at the location of the proposed neighborhood farmers market on at least 40 ~~[28]~~ days during the same calendar year in which the proposed market is to be conducted, except that this restriction does not apply to the Dallas Farmers Market;

~~(12)~~ the chief of the police department, the chief of the fire-rescue department, or the director determines that the neighborhood farmers market would pose a serious threat to the public health, safety, or welfare;

~~(13)~~ the applicant or any other person responsible for the conduct or sponsorship of the neighborhood farmers market is overdue in payment to the city of taxes, fees, fines, or penalties assessed against or imposed upon the applicant or other person;

(~~13~~14) the applicant has a history of conducting or sponsoring a neighborhood farmers market in a disorderly, unsafe, unsanitary, or fiscally irresponsible manner; or

(~~14~~15) the applicant, if it is a corporation, fails to provide copies of a current certificate of account status and current certificate of existence as required by Section 29A-5(b)(10).”

SECTION 4. That Subsection (a) of Section 29A-11, “Operation of a Neighborhood Farmers Market,” of Article III, “Miscellaneous Provisions,” of Chapter 29A, “Neighborhood Farmers Markets,” of the Dallas City Code is amended to read as follows:

“(a) A neighborhood farmers market may not be operated more than 40 [~~28~~] days at the same location in a calendar year and may not be operated on consecutive days.”

SECTION 5. That Subsection (d) of Section 29A-11, “Operation of a Neighborhood Farmers Market,” of Article III, “Miscellaneous Provisions,” of Chapter 29A, “Neighborhood Farmers Markets,” of the Dallas City Code is amended to read as follows:

“(d) No more than 70 [~~50~~] vendors may participate in a neighborhood farmers market. Each stall area used by a vendor may not exceed 10 feet by 15 [~~10~~] feet.”

SECTION 6. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$500.

SECTION 7. That Chapter 29A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 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:

WARREN M.S. ERNST, City Attorney

By _____
Assistant City Attorney

Passed _____

ADDENDUM ITEM # 8

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Office Of Environmental Quality
City Controller

CMO: Jill A. Jordan, P.E., 670-5299
Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

Authorize **(1)** the establishment of appropriations in an amount not to exceed \$9,502 in the Community Garden Donation Fund, to encourage and support the creation or expansion of community gardens, food donation and water conservation practices; and **(2)** approval of the application process and Program Guidelines for qualified applicants to apply for a grant to create a community garden or expand an existing garden using organic growing methods and/or rain water harvesting and drip irrigation - Not to exceed \$9,502 - Financing: Community Garden Donation Funds

BACKGROUND

On August 8, 2008, Administrative Action No. 08-2344 authorized the creation of the Community Garden Donation Fund as a means for the community to support community gardening through donations to provide for organic gardening with a special emphasis on water conservation practices by implementing drip irrigation and rain water harvesting and support of local food charities. Through the summer of 2014, the Community Garden Donation Fund collected \$9,502.

In order to provide grants to approved Dallas residents, for the purpose of creating or expanding community gardens, an application and guidelines for the grant have been developed. A staff committee will review the applications and award the funds based upon the established guidelines. An effort will be made to distribute the funds across multiple council districts, provided that qualified applications are received.

This item was placed on the addendum due to the Economic Development Council Committee voting to move the item forward at the March 2, 2015 Council Committee briefing.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 2, 2015, the Economic Development Committee was briefed on this program.

FISCAL INFORMATION

\$9,502 – Community Garden Donation Funds

March 25, 2015

WHEREAS, the City of Dallas is committed to creating a sustainable community for generations to come; and

WHEREAS, community health and wellness are necessary to keep Dallas thriving with a strong workforce, healthy families, and quality of life; and

WHEREAS, enhancing community food production through sustainable food system planning supports families, local businesses, and the environment; and

WHEREAS, urban gardens produce and provide access to fresh local produce and plants, create jobs in the form of satisfying labor, promote economic vibrancy through sales, and provide educational and recreational opportunities to Dallas residents; and

WHEREAS, urban gardens beautify neighborhoods, reduce crime, restore underutilized property, and provide a sense of community and connection to the environment; and

WHEREAS, the City of Dallas recognizes the need to conserve and protect natural resources including the restoration and preservation of healthy topsoil and the conservation of precious water resources; and

WHEREAS, the City of Dallas established a fund to accept donations for the Community Garden Donation Fund to encourage and support organic gardening, food donation, and water conservation practices, such as drip irrigation and rain water harvesting;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to establish appropriations in the Community Garden Donation Fund 0894 Dept MGT Unit 1294 Object 3099 in an amount not to exceed \$9,502.00.

Section 2. That the City Manager, or his designee, is authorized to set guidelines and an application process to encourage and support the creation or expansion of community gardens, with emphasis on organic growing methods, food donation and water conservation practices, such as drip irrigation and rain water harvesting.

Section 3. That the Chief Financial Officer is authorized to disburse funds from the Community Garden Donation Fund to approved applicants in a total amount not to exceed \$9,502.00 from Fund 0894, Dept. MGT, Unit 1294, Obj. 3099.

March 25, 2015

Section 4. That the appropriation of funds and grant from the fund shall be made available to any resident of the City of Dallas, meeting the required criteria, for the purpose of creating a community garden or expanding an existing community garden with emphasis on organic growing methods, food donation, and the use of rain water harvesting and drip irrigation.

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.

CITY OF DALLAS COMMUNITY GARDEN GRANT FUND

PROGRAM GUIDELINES

APPLICATION SUBMISSION OPENS

April 22, 2015

APPLICATION DEADLINE

May 29, 2015

For more information, please call the Office of Environmental Quality at 214-670-1200 or visit our website at www.greendallas.net

City of Dallas Community Garden Grant Guidelines

The City of Dallas is committed to enhancing the vitality and quality of life for all in the Dallas community and to providing a sustainable community with a clean, healthy environment.

The Office of Environmental Quality recognizes community gardens as a valuable asset for strengthening communities, increasing access to nutritious food, diminishing food deserts, providing recreation and leisure to residents, and improving individual and community health and well-being.

I. Background

A community garden is defined as an area of land managed and maintained by a group of individuals to grow and harvest food crops and/or ornamental crops for personal or group use, consumption, or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

II. Purpose

To assist those within the community that are seeking to begin or expand a community garden for the benefit of themselves and others by making available, through competitive grants, monies donated to the community garden grant fund for the creation or expansion of community gardens using organic growing methods, water conservation measures such as rain water harvesting and drip irrigation, and donation of produce to local food charities.

III. Grant Amounts

- a. Grants will range in size, depending upon the project approved. All projects must be pre-approved.
- b. Eligible expenses for which awarded grant funds may be used include materials to build garden beds (wood, rock, etc.), garden bedding materials (organic soils, mulch, compost, etc.), planting materials, organic garden supplies, rain barrels and other rain water harvesting systems, and drip irrigation systems. Water infrastructure, such as water meter, water lines and provision of water by the city is not included in the grant funding.

IV. Eligibility / Who Can Apply

- a. Any group of residents of the City of Dallas, meeting the required criteria, may apply for a grant to create a community garden or expand an existing garden located in the City of Dallas that will:
 - i. Use organic growing methods; and/or
 - ii. Use rain water harvesting and drip irrigation.
- b. An effort will be made to distribute the funds across multiple council districts provided that qualified applications are received.

V. Program Requirements

- a. The community garden must be located within the City of Dallas.
- b. The garden group must be organized and the gardening project must be planned prior to submitting a grant application.
- c. Garden groups applying for funds must commit to the operation of a community garden of a term of no less than 3 years from the date of award.
- d. Garden groups applying for funds must have written documentation of authority to operate a community garden on the designated garden parcel for a term of no less than 3 years from the date of award.
- e. Funding shall be provided as a one-time opportunity.
- f. Grant funding shall not exceed \$1,000 for gardens on less than ¼ acre or \$2,000 for gardens on more than ¼ acre.
- g. Funding must be matched by in-kind professional or labor services, equipment or monetary donations.
- h. Grants cannot be used for improving private property outside of the creation of a community garden accessible to the community.
- i. Ineligible projects include tree removal, play equipment, overhead costs (office supplies, phone bills, etc.), fountains, decorative structures, larger equipment, such as riding lawnmowers, and requests from individual property owners on their own behalf.
- j. Seventy-five percent of the community garden must be vegetables, fruits, or herbs.
- k. Grant recipients will not limit garden participation with regard to race, color, creed, national origin, age, sexual orientation, gender or religious affiliation.
- l. In support of organic gardening techniques, funding cannot be used to purchase synthetic chemicals such as pesticides, herbicides and fertilizers.
- m. Community gardens established within the City of Dallas must adhere to water restrictions and urban or community garden rules per City Ordinance.
- n. No illegal plants/substances shall be grown in the community garden.

VI. Application Instructions

1. A completed Application on the attached form must be submitted no later than May 29, 2015 for consideration.
2. A short Plan Proposal must be submitted to enhance the information provided on the Application. Please provide the following additional written information for consideration by the grant review committee:

Section 1. Community Needs

Explain why you chose this project, the needs of your community, history of the neighborhood and what you are trying to change. What will be some of the challenges?

Total Value: 20 points

Section 2. Project/Program Idea Description

Describe in detail the project your team is proposing. Who will benefit from the project? Explain the steps you will take to make the project successful. This section helps the City visualize the project's potential for completion within the grant period.

Total Value: 36 points

Section 3. Planning for Community Involvement

What community organizations are participating in your project? What is your plan for involving others in the community, such as residents, churches, businesses, schools, libraries, non-profits or others?

What are the resources (people, time, materials) that will be provided by the community? How will the project be continued by the community beyond the grant period?

Total Value: 28 points

Section 4. Project and Outreach Plans

Explain your overall budget, what expenses will be charged to the project? What materials and services will be donated? Professional service time (landscape architect, attorney, etc.) may count in-kind donation at \$50/hour in this project. What do you project to spend in this effort on materials and supplies? How will you provide community outreach and involvement?

Total Value: 22 points

Please note: The City of Dallas reserves the right to automatically reject any project submitted that will result in a conflict with City services, goes against the vision and/or mission of the organization, or is deemed or otherwise unacceptable.

Community Garden Donation Fund Application Criteria Ranking

Section 1: Community Needs	(20 points maximum)
<i>Is the proposed/existing garden...</i>	
...in a food desert? http://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas.aspx	4 points
...in a CDBG eligible census track? http://dallascityhall.com/departments/officefinancialservices/communitydevelopment/DCH%20Documents/CDBGEligibleAreas.pdf	4 points
...in an Enterprise Zone? http://www.dallas-ecodev.org/wp-content/uploads/2012/04/EntZones.pdf	4 points
...in a NIP census track? http://dallascityhall.com/departments/housingcommunityservices/Pages/NeighborhoodPlanningDevelopmentDivision.aspx	4 points
...in an apartment complex?	4 points
...not in an apartment complex but within 1 mile of one?	2 points
Section 2: Project/Program Idea Description	(36 points maximum)
<i>Will the proposal...</i>	
...add plots to an existing garden...	
...increasing growing area by 25%-50%?	10 points
...increasing growing area over 50%?	20 points
-OR-	
...create a new garden with at least...	
...10 plots creating ≥320 sf of growing area?	10 points
...15 plots creating ≥480 sf of growing area?	15 points
...20 plots creating ≥640 sf of growing area?	20 points
<i>Will the proposal...</i>	
...use water conservation practices by...	
...installing a drip irrigation system?	5 points
...installing a rain collection and storage system?	6 points
<i>Will the garden be used for...</i>	
...year round food production?	5 points
...one season of food production plus one season of flowers?	2 points
Section 3: Planning for Community Involvement	(28 points maximum)
<i>Has the applicant provided documentation of a partnership for the term of the grant with...</i>	
...a CHDO (Community Housing Development Organization)? http://dallascityhall.com/departments/housingcommunityservices/DCH%20Documents/2014-15%20Certified%20CHDO%20List%20copy%20March%206%202015.pdf	4 points
...a school, church or library?	4 points
...a HOA/NA?	4 points
...a local business?	4 points
...another type of non-profit organization?	4 points

Has the garden provided commitments to the garden from...

- | | |
|---|-----------|
| ...1 - 4 unique users from within 1 mile of garden each with plot(s)? | 2 points* |
| ...5 - 9 unique users from within 1 mile of garden each with plots? | 4 points* |
| ...10 or more unique users from within 1 mile of garden each with plots? | 6 points* |
| *If all unique users are from an apartment complex within 1 mile of garden, points double | |

USERS: May be individuals from different addresses or a group, such as from a HOA/Scout Troop/School, etc.

COMMITMENTS: letters of agreement committing the signatories to the garden for three years from the award date

Section 4: Project and Outreach Plans

(16 points maximum)

Has the applicant provided/attached...

- | | |
|--|-----------|
| ...commitments to provide community outreach/involvement in the form of... | |
| ...annual neighborhood tour/ picnic/event at harvest time to educate the neighborhood on the value of gardening or sustainability? | 2 points |
| ...agreements to teach the value of gardening at a school? | 2 points |
| ...hosting field trips from schools at the garden to teach? | 2 points |
| ...donating at least 20% of the produced food to a food bank? | 10 points |

Applicants must provide documentation they meet program requirements. Applications must include a full detailed line-item budget listing anticipated costs for equipment and a full detailed plan including sketches or pictures. Applicant agrees to serve as responsible party for the garden, including any violations, complaints, or addressing nuisances.

Audits will be conducted at least annually by City of Dallas staff.

Garden must remain in compliance with existing City code for full duration of grant award.

Garden must document continuation of program requirements (including organic gardening practices, amounts donated to local food bank, maintenance of water conserving practices) for duration of grant award and provide this documentation upon request to City staff.

Awardees must register as a City of Dallas vendor.

City of Dallas reserves the right to award less than sought amount at its discretion.

Once awardees have been notified of award, they must submit original receipts requesting reimbursement and Vendor Number to the City of Dallas, Office of Environmental Quality, 1500 Marilla Street, Room 7AN, Dallas, TX 75201 Attn: Community Garden Grant Fund Program.

Reimbursements will be issued electronically. Any funds not requested for reimbursement within 120 days of award shall be forfeited and returned to the Community Garden Grant Fund for future grants.

KEY FOCUS AREA: E-Gov

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: City Attorney's Office
Fair Housing

CMO: Warren M.S. Ernst, 670-3491
A. C. Gonzalez, 670-3297

MAPSCO: N/A

SUBJECT

A resolution authorizing **(1)** amendments and updates to the City's Title VI/Nondiscrimination policy statement, plan, assurances, and complaint procedures, in order to strengthen the City's commitment to nondiscrimination in city programs and activities and assure nondiscrimination in Federally-assisted programs and activities; and **(2)** the designation of a Title VI Coordinator to ensure proper monitoring of Title VI activities - Financing: No cost consideration to the City

BACKGROUND

Title VI of the Federal Civil Rights Act of 1964 (Title VI), Executive Order 12898, Executive Order 13166, and related regulations protect individuals, groups and organizations from discrimination on the basis of race, color or national origin and requires all entities receiving federal funds to comply with Title VI and its implementing regulations. Since the City participates in federally-assisted transportation related programs and activities generally administered by the Texas Department of Transportation (TxDOT), TxDOT conducted a desk review of the City's Title VI policies and issued recommendations to improve the City's policies.

Recommendations outlined in TxDOT's report include updating and amending the City's Title VI/Nondiscrimination plan, policy statement, assurances, and complaint procedures, incorporating Title VI standard assurances into all solicitations for bids or requests for proposals, ensuring that Title VI language is incorporated into all city contracts, and designation of a Title VI coordinator. The updated Title VI/Nondiscrimination plan and policy statement must be signed by the City Manager and disseminated to the general public by March 27, 2015.

FISCAL INFORMATION

No cost consideration to the City.

March 25, 2015

WHEREAS, the Texas Department of Transportation conducted a review of the City's Title VI policies and issued recommendations to improve the City's policies; and

WHEREAS, the recommendations include updating and amending the City's Title VI/Nondiscrimination plan, policy statement, assurances, and complaint procedures, incorporating Title VI standard assurances into all solicitations for bids or requests for proposals, ensuring that Title VI language is incorporated into all city contracts, and designation of a Title VI coordinator; **Now, Therefore,**

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

Section 1. That the City Manager is authorized to amend and update the City's Title VI/Nondiscrimination policy statement, plan, assurances, and complaint procedures, in order to strengthen the City's commitment to nondiscrimination in city programs and activities and assure nondiscrimination in Federally-assisted programs and activities.

Section 2. That the City Manager is authorized to designate a Title VI Coordinator to ensure proper monitoring of Title VI activities.

Section 3. That the City Manager shall disseminate the updated Title VI/Nondiscrimination plan and policy statement to the general public no later than March 27, 2015.

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

ADDENDUM ITEM # 9

KEY FOCUS AREA: E-Gov

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: City Secretary

CMO: Rosa A Rios, 670-3738

MAPSCO: N/A

SUBJECT

An ordinance amending Ordinance No. 29662 to change certain election day polling locations and certain early voting locations, dates, and times for the Saturday, May 9, 2015, general election - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum to allow sufficient time to compile information as related to the May 9, 2015 general election.

Election day polling locations listed in Exhibit A and early voting locations, dates, and times listed in Exhibit B of Ordinance No. 29662, which called the general election for Saturday, May 9, 2015, require changes, additions, deletions and/or replacements. The proposed ordinance adopts those changes.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Resolution No. 15-0438, passed by the City Council on February 25, 2015, approved Ordinance No. 29662, which ordered the general election to be held on May 9, 2015.

FISCAL INFORMATION

No cost consideration to the City.

3/17/15

ORDINANCE NO. _____

An ordinance amending Ordinance No. 29662, passed by the city council on February 25, 2015; revising election day polling places and early voting locations and times for the May 9, 2015 general election; providing a saving clause; and providing an effective date.

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

SECTION 1. That Exhibit A of Ordinance No. 29662, passed by the city council on February 25, 2015, is repealed and replaced with the Exhibit A attached to and made a part of this ordinance by reference, which exhibit designates the election day polling places for the May 9, 2015 general election.

SECTION 2. That Exhibit B of Ordinance No. 29662, passed by the city council on February 25, 2015, is repealed and replaced with the Exhibit B attached to and made a part of this ordinance by reference, which exhibit designates the early voting locations and times for the May 9, 2015 general election.

SECTION 3. That Ordinance No. 29662 will remain in full force and effect, save and except as amended by this ordinance.

SECTION 4. That this ordinance will take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

By _____
Assistant City Attorney

Passed _____

EXHIBIT A

ELECTION DAY POLLING LOCATIONS

DALLAS COUNTY

DISTRICT 1

District	Precinct	Location	Address	City	Zip
1	3032	James Bowie Elem. School - DISD	330 N. Marsalis Ave.	Dallas	75203
1	3084	James Bowie Elem. School - DISD	330 N. Marsalis Ave.	Dallas	75203
1	3094	James Bowie Elem. School - DISD	330 N. Marsalis Ave.	Dallas	75203
1	4035	Academy of Dallas School	2324 S. Vernon Ave.	Dallas	75224
1	4036	The Union Church	3410 S. Polk St.	Dallas	75224
1	4056	Palabra De Vida	2550 W. Illinois Ave.	Dallas	75233
1	4061	Mountain View Church of Christ	4111 W. Illinois Ave.	Dallas	75211
1	4062	Lelia P. Cowart Elem. School	1515 S. Ravinia Dr.	Dallas	75211
1	4063	Elmwood United Methodist Church	1220 Newport Ave.	Dallas	75224
1	4066	Anson Jones Elem. School	3901 Meredith Ave.	Dallas	75211
1	4067	George Peabody Elem. School	3101 Raydell Pl.	Dallas	75211
1	4068	Lida Hooe Elem. School	2419 Gladstone Dr.	Dallas	75211
1	4069	Winnetka Elem. School	1151 S. Edgefield Ave.	Dallas	75208
1	4070	John F. Peeler Elem. School	810 S. Llewellyn	Dallas	75208
1	4071	Dallas County Sub-Courthouse	410 S. Beckley Ave.	Dallas	75203
1	4073	Preparing The Way Ministries	2442 W. Jefferson Blvd.	Dallas	75211
1	4074	Sunset High School	2120 W. Jefferson Blvd.	Dallas	75208
1	4075	John H. Reagan Elem. School	201 N. Adams Ave.	Dallas	75208
1	4076	Stevens Park Elem. School	2615 W. Colorado Blvd.	Dallas	75211
1	4077	Rosemont Elem. School	719 N. Montclair Ave.	Dallas	75208
1	4078	Kidd Springs Recreation Center	711 W. Canty St.	Dallas	75208
1	4079	Kessler Park United Methodist Church	1215 Turner Ave.	Dallas	75208
1	4080	Kidd Springs Recreation Center	711 W. Canty St.	Dallas	75208
1	4113	Mountain View Church of Christ	4111 W. Illinois Ave.	Dallas	75211
1	4114	Lelia P. Cowart Elem. School	1515 S. Ravinia Dr.	Dallas	75211
1	4115	Kidd Springs Recreation Center	711 W. Canty St.	Dallas	75208
1	4300	Cockrell Hill City Hall	4125 W. Clarendon Dr.	Cockrell Hill	75211

DALLAS COUNTY

DISTRICT 2

District	Precinct	Location	Address	City	Zip
2	1014	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
2	1015	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
2	1018	Ben Milam Elem. School - DISD	4200 McKinney Ave.	Dallas	75205
2	1069	Grace United Methodist Church	4105 Junius St.	Dallas	75246
2	1070	Grace United Methodist Church	4105 Junius St.	Dallas	75246
2	1073	Junius Heights Baptist Church	5429 Reiger Ave.	Dallas	75214
2	1074	Samuell Grand Recreation Center	6200 E. Grand Ave.	Dallas	75223
2	1075	Samuell Grand Recreation Center	6200 E. Grand Ave.	Dallas	75223
2	1112	St. Luke Comm. United Methodist Church	5710 E. R.L. Thornton Fwy.	Dallas	75223
2	1119	St. Luke Comm. United Methodist Church	5710 E. R.L. Thornton Fwy.	Dallas	75223
2	1120	Robert E. Lee Elem. School	2911 Delmar Ave.	Dallas	75206
2	1122	Grace United Methodist Church	4105 Junius St.	Dallas	75246
2	1130	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
2	1131	Grace United Methodist Church	4105 Junius St.	Dallas	75246
2	1132	Grace United Methodist Church	4105 Junius St.	Dallas	75246
2	3005	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
2	3006	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
2	3008	Dallas County Courthouse - Allen	600 Commerce St.	Dallas	75202
2	3010	Exall Park Recreation Center	1355 Adair St.	Dallas	75204
2	3011	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226
2	3016	Bill J. Priest Institute	1402 Corinth St.	Dallas	75215
2	3089	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
2	3090	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226
2	4009	David G. Burnet Elem. School	3200 Kinkaid Dr.	Dallas	75220
2	4010	Stephen Foster Elem. School	3700 Clover Ln.	Dallas	75220
2	4011	Stephen Foster Elem. School	3700 Clover Ln.	Dallas	75220
2	4015	North Park Community Dev. Corp	4619 W. University Blvd.	Dallas	75209
2	4016	K.B. Polk Center	6911 Victoria Ave.	Dallas	75209
2	4017	Maple Lawn Elem. School	3120 Inwood Rd.	Dallas	75235
2	4018	Maple Lawn Elem. School	3120 Inwood Rd.	Dallas	75235
2	4019	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
2	4020	Maple Lawn Elem. School	3120 Inwood Rd.	Dallas	75235
2	4021	Bethany Presbyterian Church	4523 Cedar Springs rd.	Dallas	75219
2	4022	Esperanza Medrano Elem. School	2221 Lucas Dr.	Dallas	75219
2	4023	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
2	4032	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
2	4086	Grauwylar Park Recreation Center	7780 Harry Hines Blvd.	Dallas	75235
2	4087	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
2	4088	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
2	4100	Esperanza Medrano Elem. School	2221 Lucas Dr.	Dallas	75219
2	4102	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
2	4103	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
2	4104	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
2	4105	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
2	4119	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
2	4120	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220

DALLAS COUNTY

DISTRICT 3

District	Precinct	Location	Address	City	Zip
3	3001	T.W. Browne Middle School	3333 Sprague Dr.	Dallas	75233
3	3002	T.W. Browne Middle School	3333 Sprague Dr.	Dallas	75233
3	3003	T.W. Browne Middle School	3333 Sprague Dr.	Dallas	75233
3	3004	Daniel Webster Elem. School	3815 S. Franklin St.	Dallas	75233
3	3050	H.I. Holland Elem. School at Lisbon	4203 S. Lancaster Rd.	Dallas	75216
3	3051	Fountain of Living Word Church	2543 E. Ledbetter Dr.	Dallas	75216
3	3053	Thurgood Marshall Recreation Center	5150 Mark Trail Way	Dallas	75232
3	3054	William M. Hawley Atwell Academy	1303 Reynoldston Ln.	Dallas	75232
3	3055	Adelle Turner Elem. School	5505 S. Polk St.	Dallas	75232
3	3057	T.G. Terry Elem. School	6661 Greenspan Ave.	Dallas	75232
3	3058	T.L. Marsalis Elem. School	5640 Marsalis Ave.	Dallas	75241
3	3059	St. Luke Presbyterian Church	5915 Singing Hills Dr.	Dallas	75241
3	3060	R.L. Thornton Elem. School	6011 Old Ox Rd.	Dallas	75241
3	3063	Ronald E. McNair Elem. School	3150 Bainbridge Ave.	Dallas	75237
3	3077	Park in the Woods Recreation Center	6801 Mountain Creek Pkwy.	Dallas	75249
3	3078	Park in the Woods Recreation Center	6801 Mountain Creek Pkwy.	Dallas	75249
3	3088	Daniel Webster Elem. School	3815 S. Franklin St.	Dallas	75233
3	3092	Thurgood Marshall Recreation Center	5150 Mark Trail Way	Dallas	75232
3	3098	H.I. Holland Elem. School at Lisbon	4203 S. Lancaster Rd.	Dallas	75216
3	4050	Mountain Creek Library	6102 Mountain Creek Pkwy.	Dallas	75249
3	4052	Bilhartz Elem. School Gym - DUISD	6700 Wandt Dr.	Dallas	75236
3	4053	YWLA at Arnold Middle School	1204 E. Marshall Dr.	Grand Prairie	75051
3	4054	Leslie Stemmons Elem. School	2727 Knoxville St.	Dallas	75211
3	4055	Leslie Stemmons Elem. School	2727 Knoxville St.	Dallas	75211
3	4056	Palabra De Vida	2550 W. Illinois Ave.	Dallas	75233
3	4059	Charley Taylor Recreation Center	601 E. Grand Prairie Rd.	Grand Prairie	75051
3	4060	Nancy Jane Cochran Elem. School	6000 Keeneland Pkwy.	Dallas	75211
3	4065	Arcadia Park Elem. School	1300 N. Justin Ave.	Dallas	75211
3	4066	Anson Jones Elem. School	3901 Meredith Ave.	Dallas	75211
3	4076	Stevens Park Elem. School	2615 W. Colorado Blvd.	Dallas	75211
3	4090	Leslie Stemmons Elem. School	2727 Knoxville St.	Dallas	75211
3	4093	Leslie Stemmons Elem. School	2727 Knoxville St.	Dallas	75211
3	4111	Leslie Stemmons Elem. School	2727 Knoxville St.	Dallas	75211
3	4112	Leslie Stemmons Elem. School	2727 Knoxville St.	Dallas	75211
3	4113	Mountain View Church of Christ	4111 W. Illinois Ave.	Dallas	75211

DALLAS COUNTY

DISTRICT 4

District	Precinct	Location	Address	City	Zip
4	3033	Greater Mt. Pleasant Baptist Church	1403 Morrell Ave.	Dallas	75203
4	3034	Greater Mt. Pleasant Baptist Church	1403 Morrell Ave.	Dallas	75203
4	3035	F.D. Roosevelt High School	525 Bonnie View Dr.	Dallas	75203
4	3036	F.D. Roosevelt High School	525 Bonnie View Dr.	Dallas	75203
4	3037	The Way, The Truth & The Light Christian Church	1702 S. Denley Dr.	Dallas	75216
4	3038	The Way, The Truth & The Light Christian Church	1702 S. Denley Dr.	Dallas	75216
4	3039	Oliver W. Holmes Middle School	2001 E. Kiest Blvd.	Dallas	75216
4	3040	Good Street Baptist Church	3110 Bonnie View Rd.	Dallas	75216
4	3041	CFNI Student Center	444 Fawn Ridge Dr.	Dallas	75224
4	3042	John Neely Bryan Elem. School	2001 Deer Path Dr.	Dallas	75216
4	3043	John Neely Bryan Elem. School	2001 Deer Path Dr.	Dallas	75216
4	3044	W.W. Bushman Elem. School	4200 Bonnie View Rd.	Dallas	75216
4	3046	John W. Carpenter Elem. School	2121 Tosca Ln.	Dallas	75224
4	3047	CFNI Student Center	444 Fawn Ridge Dr.	Dallas	75224
4	3048	South Oak Cliff High School	3601 S. Marsalis Ave.	Dallas	75216
4	3049	Clara Oliver Annex	4010 Idaho Ave.	Dallas	75216
4	3050	H.I. Holland Elem. School at Lisbon	4203 S. Lancaster Rd.	Dallas	75216
4	3051	Fountain of Living Word Church	2543 E. Ledbetter Dr.	Dallas	75216
4	3052	Elisha M. Pease Elementary School	2914 Cummings St.	Dallas	75216
4	3056	Mark Twain Vanguard	724 Green Cove Ln.	Dallas	75232
4	3057	T.G. Terry Elem. School	6661 Greenspan Ave.	Dallas	75232
4	3058	T.L. Marsalis Elem. School	5640 Marsalis Ave.	Dallas	75241
4	3072	Tommie Allen Recreation Center	7071 Bonnie View Dr.	Dallas	75241
4	3097	Clara Oliver Annex	4010 Idaho Ave.	Dallas	75216
4	3098	H.I. Holland Elem. School at Lisbon	4203 S. Lancaster Rd.	Dallas	75216
4	4036	The Union Church	3410 S. Polk St.	Dallas	75224
4	4037	The Union Church	3410 S. Polk St.	Dallas	75224
4	4038	Harrell Budd Elem. School	2121 S. Marsalis Ave.	Dallas	75216
4	4039	Bexar Street Baptist Church	2018 S. Marsalis Ave.	Dallas	75216
4	4040	Roger Q. Mills Elem. School	1515 Lynn Haven Ave.	Dallas	75216
4	4041	Bexar Street Baptist Church	2018 S. Marsalis Ave.	Dallas	75216
4	4043	The Union Church	3410 S. Polk St.	Dallas	75224
4	4044	Clinton P. Russell Elem. School	3031 S. Beckley Ave.	Dallas	75224
4	4046	Clinton P. Russell Elem. School	3031 S. Beckley Ave.	Dallas	75224
4	4047	Boude Storey Middle School	3000 Maryland Ave.	Dallas	75216
4	4048	Clinton P. Russell Elem. School	3031 S. Beckley Ave.	Dallas	75224
4	4057	Kiest Park Recreation Center	3080 Hampton Rd.	Dallas	75224
4	4058	Kiest Park Recreation Center	3080 Hampton Rd.	Dallas	75224
4	4072	Dallas County Sub-Courthouse	410 S. Beckley Ave.	Dallas	75203
4	4107	Harrell Budd Elem. School	2121 S. Marsalis Ave.	Dallas	75216
4	4108	Bexar Street Baptist Church	2018 S. Marsalis Ave.	Dallas	75216
4	4109	Boude Storey Middle School	3000 Maryland Ave.	Dallas	75216
4	4110	Boude Storey Middle School	3000 Maryland Ave.	Dallas	75216

DALLAS COUNTY

DISTRICT 5

District	Precinct	Location	Address	City	Zip
5	1083	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227
5	1085	Urban Park Elem. School	6901 Military Pkwy.	Dallas	75227
5	1088	Forester Field House	8233 Military Pkwy.	Dallas	75227
5	1090	San Jacinto Elem. School	7900 Hume Dr.	Dallas	75227
5	1091	Annie Webb Blanton School	8915 Greenmound Ave.	Dallas	75227
5	1092	Edward Titche Elem. School	9560 Highfield Dr.	Dallas	75227
5	1094	John Ireland Elem. School	1515 N. Jim Miller Rd.	Dallas	75217
5	1095	Nathaniel Hawthorne Elem. School	7800 Umphress Rd.	Dallas	75217
5	1096	Nathaniel Hawthorne Elem. School	7800 Umphress Rd.	Dallas	75217
5	1097	W.W. Samuell High School	8928 Palisade Dr.	Dallas	75217
5	1098	Fred F. Florence Middle School	1625 N. Masters Dr.	Dallas	75217
5	1099	Fred F. Florence Middle School	1625 N. Masters Dr.	Dallas	75217
5	1100	E.B. Comstock Middle School	7044 Hodde St.	Dallas	75217
5	1101	Pleasant Grove Branch Library	7310 Lake June Rd.	Dallas	75217
5	1102	B.H. Macon Elem. School	650 Holcomb Rd.	Dallas	75217
5	1103	B.H. Macon Elem. School	650 Holcomb Rd.	Dallas	75217
5	1104	William Anderson Elem. School	620 N. St. Augustine Dr.	Dallas	75217
5	1105	William Anderson Elem. School	620 N. St. Augustine Dr.	Dallas	75217
5	1106	Richard Lagow Elem. School	637 Edgeworth Dr.	Dallas	75217
5	1107	Richard Lagow Elem. School	637 Edgeworth Dr.	Dallas	75217
5	1108	H. Grady Spruce High School	9733 Old Seagoville Rd.	Dallas	75217
5	1109	Fireside Dr. Baptist Church	8805 Fireside Dr.	Dallas	75217
5	1110	Richard Lagow Elem. School	637 Edgeworth Dr.	Dallas	75217
5	1113	John Ireland Elem. School	1515 N. Jim Miller Rd.	Dallas	75217
5	1135	Fred F. Florence Middle School	1625 N. Masters Dr.	Dallas	75217
5	3082	W.A. Blair Elem. School	7720 Gayglen Dr.	Dallas	75217

DALLAS COUNTY

DISTRICT 6

District	Precinct	Location	Address	City	Zip
6	2000	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
6	2001	Thomas C. Marsh Middle School	3838 Crown Shore Dr.	Dallas	75244
6	2012	Walnut Hill Recreation Center	10011 Midway Rd.	Dallas	75229
6	2074	Cimarron Park Recreation Center	201 Red River Trail	Irving	75060
6	2076	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
6	4000	Cailliet Elementary School	3033 Merrell Rd.	Dallas	75229
6	4001	Cailliet Elementary School	3033 Merrell Rd.	Dallas	75229
6	4003	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
6	4005	Park Forest Branch Library	3421 Forest Ln.	Dallas	75234
6	4008	David G. Burnet Elem. School	3200 Kinkaid Dr.	Dallas	75220
6	4009	David G. Burnet Elem. School	3200 Kinkaid Dr.	Dallas	75220
6	4010	Stephen Foster Elem. School	3700 Clover Ln.	Dallas	75220
6	4011	Stephen Foster Elem. School	3700 Clover Ln.	Dallas	75220
6	4012	Stephen Foster Elem. School	3700 Clover Ln.	Dallas	75220
6	4013	Stephen Foster Elem. School	3700 Clover Ln.	Dallas	75220
6	4024	L.G. Pinkston High School	2200 Dennison	Dallas	75212
6	4025	Amelia Earhart Elementary School	3531 N. Westmoreland Rd.	Dallas	75212
6	4026	Eladio R. Martinez Learn. Center	4500 Bernal Dr.	Dallas	75212
6	4027	Eladio R. Martinez Learn. Center	4500 Bernal Dr.	Dallas	75212
6	4028	Amelia Earhart Elem. School	3531 N. Westmoreland Rd.	Dallas	75212
6	4029	L.G. Pinkston High School	2200 Dennison St.	Dallas	75212
6	4030	L.G. Pinkston High School	2200 Dennison St.	Dallas	75212
6	4031	C.F. Carr Elem. School	1952 Bayside St.	Dallas	75212
6	4033	Dallas Fire Station #1	1901 Irving Blvd.	Dallas	75207
6	4060	Nancy Jane Cochran Elem. School	6000 Keeneland Pkwy.	Dallas	75211
6	4065	Arcadia Park Elem. School	1300 N. Justin Ave.	Dallas	75211
6	4076	Stevens Park Elem. School	2615 W. Colorado Blvd.	Dallas	75211
6	4081	Eladio R. Martinez Learn. Center	4500 Bernal Dr.	Dallas	75212
6	4082	Sidney Lanier Elem. School	1400 Walmsley Ave.	Dallas	75208
6	4083	Sidney Lanier Elem. School	1400 Walmsley Ave.	Dallas	75208
6	4084	Lorenzo De Zavala Elem. School - DISD	3214 N. Winnetka Ave.	Dallas	75212
6	4085	Lorenzo De Zavala Elem. School - DISD	3214 N. Winnetka Ave.	Dallas	75212
6	4086	Grauwylar Park Recreation Center	7780 Harry Hines Blvd.	Dallas	75235
6	4087	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
6	4094	Park Forest Branch Library	3421 Forest Ln.	Dallas	75234
6	4097	David G. Burnet Elem School	3200 Kinkaid Dr.	Dallas	75220
6	4098	Stephen Foster Elem School	3700 Clover Ln.	Dallas	75220
6	4101	L.G. Pinkston High School	2200 Dennison St.	Dallas	75212
6	4116	Lorenzo De Zavala Elem. School - DISD	3214 N. Winnetka Ave.	Dallas	75212
6	4117	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
6	4120	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220

DALLAS COUNTY

DISTRICT 7

District	Precinct	Location	Address	City	Zip
7	1063	George W. Truett Elem. School	1811 Gross Rd.	Dallas	75228
7	1064	George W. Truett Elem. School	1811 Gross Rd.	Dallas	75228
7	1065	George W. Truett Elem. School	1811 Gross Rd.	Dallas	75228
7	1067	George W. Truett Elem. School	1811 Gross Rd.	Dallas	75228
7	1078	Bayles Elem. School	2444 Telegraph Ave.	Dallas	75228
7	1079	S.S. Conner Elem. School	3037 Greenmeadow	Dallas	75228
7	1080	S.S. Conner Elem. School	3037 Greenmeadow	Dallas	75228
7	1081	Owenwood United Methodist Church	1451 John West Rd.	Dallas	75228
7	1082	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227
7	1083	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227
7	1084	Edna Rowe Elem. School	4918 Hovenkamp Dr.	Dallas	75227
7	1085	Urban Park Elem. School	6901 Military Pkwy.	Dallas	75227
7	1086	Owenwood United Methodist Church	1451 John West Rd.	Dallas	75228
7	1087	Skyline High School	7777 Fomey Rd.	Dallas	75227
7	1088	Forester Field House	8233 Military Pkwy.	Dallas	75227
7	1089	Forester Field House	8233 Military Pkwy.	Dallas	75227
7	1091	Annie Webb Blanton School	8915 Greenmound Ave.	Dallas	75227
7	1092	Edward Titcher Elem. School	9560 Highfield Dr.	Dallas	75227
7	1093	Nueva Vida Life Assembly	10747 Bruton Rd.	Dallas	75217
7	1100	E.B. Comstock Middle School	7044 Hodde St.	Dallas	75217
7	1114	Owenwood United Methodist Church	1451 John West Rd.	Dallas	75228
7	1119	St. Luke Comm. United Methodist Church	5710 E. R.L. Thornton Fwy.	Dallas	75223
7	1134	Forester Field House	8233 Military Pkwy.	Dallas	75227
7	1303	George W. Truett Elem. School	1811 Gross Rd.	Dallas	75228
7	3012	Evangelist Temple Church	2627 Dorris St.	Dallas	75215
7	3016	Bill J. Priest Institute	1402 Corinth St.	Dallas	75215
7	3017	Martin Luther King Jr. Learning Center	1817 Warren Ave.	Dallas	75215
7	3018	Park South YMCA	2500 Romine Ave.	Dallas	75215
7	3019	James Madison High School	3000 MLK Blvd.	Dallas	75215
7	3020	Irma Rangel-Young Women's Leadership School	1718 Robert B. Cullum Blvd.	Dallas	75210
7	3021	Irma Rangel-Young Women's Leadership School	1718 Robert B. Cullum Blvd.	Dallas	75210
7	3022	Irma Rangel-Young Women's Leadership School	1718 Robert B. Cullum Blvd.	Dallas	75210
7	3023	James Madison High School	3000 MLK Blvd.	Dallas	75215
7	3024	Mt. Horeb Baptist Church	3306 Carpenter Ave.	Dallas	75215
7	3025	Mt. Horeb Baptist Church	3306 Carpenter Ave.	Dallas	75215
7	3026	St. Paul Baptist Church	1600 Pear St.	Dallas	75215
7	3027	Lincoln High School - CHM	2826 Hatcher St.	Dallas	75215
7	3028	Evangelist Temple Church	2627 Dorris St.	Dallas	75215
7	3029	Evangelist Temple Church	2627 Dorris St.	Dallas	75215
7	3045	Gethsemane Baptist Church	4600 Solar Ln.	Dallas	75216
7	3090	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226

DALLAS COUNTY

DISTRICT 8

District	Precinct	Location	Address	City	Zip
8	1100	E.B. Comstock Middle School	7044 Hodde St.	Dallas	75217
8	1108	H. Grady Spruce High School	9733 Old Seagoville Rd.	Dallas	75217
8	1109	Fireside Dr. Baptist Church	8805 Fireside Dr.	Dallas	75217
8	1111	Fireside Dr. Baptist Church	8805 Fireside Dr.	Dallas	75217
8	1124	Fireside Dr. Baptist Church	8805 Fireside Dr.	Dallas	75217
8	1136	Richard Lagow Elem. School	637 Edgeworth Dr.	Dallas	75217
8	3013	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
8	3014	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
8	3015	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
8	3031	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
8	3053	Thurgood Marshall Recreation Center	5150 Mark Trail Way	Dallas	75232
8	3061	New Tech High School @ A. Maceo Smith	3030 Stag Rd.	Dallas	75241
8	3062	J. N. Ervin Elem. School	3722 Black Oak Dr.	Dallas	75241
8	3063	Ronald E. McNair Elem. School	3150 Bainbridge Ave.	Dallas	75237
8	3064	David W. Carter High School	1819 W. Wheatland Rd.	Dallas	75232
8	3065	Umpfrey Lee Elem. School	7808 Racine Dr.	Dallas	75232
8	3066	Martin Weiss Elem. School	8601 Willoughby Blvd.	Dallas	75232
8	3067	David W. Carter High School	1819 W. Wheatland Rd.	Dallas	75232
8	3068	Singing Hills Recreation Center	1909 Crouch Rd.	Dallas	75241
8	3069	Cornerstone Temple Baptist Church	2817 Cherry Valley Blvd.	Dallas	75241
8	3070	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241
8	3071	Highland Hills United Methodist Church	3800 Simpson Stuart Rd.	Dallas	75241
8	3072	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241
8	3073	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241
8	3074	David W. Carter High School	1819 W. Wheatland Rd.	Dallas	75232
8	3075	Cornerstone Temple Baptist Church	2817 Cherry Valley	Dallas	75241
8	3079	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
8	3080	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
8	3082	W.A. Blair Elem. School	7720 Gayglen Dr.	Dallas	75217
8	3083	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
8	3093	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
8	3099	Cornerstone Temple Baptist Church	2817 Cherry Valley Blvd.	Dallas	75241

DALLAS COUNTY

DISTRICT 9

District	Precinct	Location	Address	City	Zip
9	1000	Dan D. Rogers Elem. School	5314 Abrams Rd.	Dallas	75214
9	1045	Highland Meadows Elem. School	8939 Whitewig Ln.	Dallas	75238
9	1047	Martha T. Reilly Elem.	11230 Lippitt Ave.	Dallas	75218
9	1048	Martha T. Reilly Elem.	11230 Lippitt Ave	Dallas	75218
9	1051	Alex Sanger Elem. School	8410 San Leandro Dr.	Dallas	75218
9	1052	Lochwood Branch Library	11221 Lochwood Blvd.	Dallas	75218
9	1054	Casa View Elem. School	2100 N. Farola Dr.	Dallas	75228
9	1055	Casa View Elem. School	2100 N. Farola Dr.	Dallas	75228
9	1056	Charles A. Gill Elem. School	10910 Ferguson Rd.	Dallas	75228
9	1057	St Pius X Church Parish	3030 Gus Thomasson Rd.	Dallas	75228
9	1058	Bryan Adams High School	2101 Millmar Dr.	Dallas	75228
9	1059	Reinhardt Elem. School	10122 Losa Dr.	Dallas	75218
9	1060	Alex Sanger Elem. School	8410 San Leandro Dr.	Dallas	75218
9	1061	W.H. Gaston Middle School	9565 Mercer Dr.	Dallas	75228
9	1062	Edwin J. Kiest Elem. School	2611 Healey Dr.	Dallas	75228
9	1068	Charles A. Gill Elem. School	10910 Ferguson Rd.	Dallas	75228
9	1078	Bayles Elem. School	2444 Telegraph Ave.	Dallas	75228
9	1079	S.S. Conner Elem. School	3037 Greenmeadow Dr.	Dallas	75228
9	1115	St. Pius X Church Parish	3030 Gus Thomasson Rd.	Dallas	75228
9	1116	Edwin J. Kiest Elem. School	2611 Healey Dr.	Dallas	75228
9	1121	Living Waters Church of God	11110 Shiloh Rd.	Dallas	75228
9	1125	Charles A. Gill Elem. School	10910 Ferguson Rd.	Dallas	75228
9	1133	Alex Sanger Elem. School	8410 San Leandro Dr.	Dallas	75218
9	1137	Edwin J. Kiest Elem. School	2611 Healey Dr.	Dallas	75228
9	1300	Florence Park Community Center	2501 Whitson Way	Mesquite	75150
9	2036	Zion Lutheran Church	6121 E. Lovers Ln.	Dallas	75214
9	2065	Victor H. Hexter Elem. School	9720 Waterview St.	Dallas	75218
9	2067	L.L. Hotchkiss Elem. School	6929 Town North Dr.	Dallas	75231
9	2068	Dan D. Rogers Elem. School	5314 Abrams Rd.	Dallas	75214
9	2069	Ridgewood Recreation Center	6818 Fisher Rd.	Dallas	75214
9	2070	Northridge Presbyterian Church	6920 Bob-O-Link Dr.	Dallas	75214
9	2071	Lakewood Elem. School	3000 Hillbrook St.	Dallas	75214
9	2072	Northridge Presbyterian Church	6920 Bob-O-Link Dr.	Dallas	75214
9	2073	Bath House Cultural Center	521 E. Lawther Dr.	Dallas	75218

DALLAS COUNTY

DISTRICT 10

District	Precinct	Location	Address	City	Zip
10	1003	Hamilton Park Pacesetter	8301 Towns St.	Dallas	75243
10	1004	Forest Meadow Jr. High	9373 Whitehurst Dr.	Dallas	75243
10	1005	New Mount Zion Baptist Church	9530 Shepherd Rd.	Dallas	75243
10	1006	Moss Haven Elem. School	9202 Moss Farms Ln.	Dallas	75243
10	1007	Moss Haven Elem. School	9202 Moss Farms Ln.	Dallas	75243
10	1026	Richland College	12800 Abrams Rd.	Dallas	75243
10	1027	Audelia Creek Elem. School	12600 Audelia Rd.	Dallas	75243
10	1028	Audelia Creek Elem. School	12600 Audelia Rd.	Dallas	75243
10	1029	Richland College	12800 Abrams Rd.	Dallas	75243
10	1030	A.M. Aikin Elem. School	12300 Pleasant Valley Dr.	Dallas	75243
10	1038	A.M. Aikin Elem. School	12300 Pleasant Valley Dr.	Dallas	75243
10	1039	Dallas Fire Station #57	10801 Audelia Rd.	Dallas	75238
10	1040	Dallas Fire Station #57	10801 Audelia Rd.	Dallas	75238
10	1041	Dallas Fire Station #57	10801 Audelia Rd.	Dallas	75238
10	1042	A.M. Aikin Elem. School	12300 Pleasant Valley Dr.	Dallas	75243
10	1043	Skyview Elem. School	9229 Meadowknoll Dr.	Dallas	75243
10	1044	Lake Highlands High School	9449 Church Rd.	Dallas	75238
10	1045	Highland Meadows Elem. School	8939 Whitewing Ln.	Dallas	75238
10	1046	Highland Meadows Elem. School	8939 Whitewing Ln.	Dallas	75238
10	1049	Merriman Park Elem. School	7101 Winedale Dr.	Dallas	75231
10	1128	Lake Highlands High School	9449 Church Rd.	Dallas	75238
10	1129	Highland Meadows Elem. School	8939 Whitewing Ln.	Dallas	75238
10	1707	A. R. Davis Elem. School	1621 McCallum Dr.	Garland	75042
10	2059	Lake Highlands High School	9449 Church Rd.	Dallas	75238
10	2060	Northlake Elem. School - RISD	10059 Ravensway Dr.	Dallas	75238
10	2061	Lake Highlands Elem. School	9501 Ferndale Rd.	Dallas	75238
10	2062	Lake Highlands Jr. High School	10301 Walnut Hill Ln.	Dallas	75238
10	2063	Wallace Elem. School - RISD	9921 Kirkhaven Dr.	Dallas	75238
10	2064	Emeritus At Lake Highlands	9715 Plano Rd.	Dallas	75238
10	2066	White Rock Elem. School	9229 Chiswell Rd.	Dallas	75238

DALLAS COUNTY

DISTRICT 11

District	Precinct	Location	Address	City	Zip
11	1003	Hamilton Park Pacesetter	8301 Towns St.	Dallas	75243
11	1010	Lee McShan Jr. Elem. School	8307 Meadow Rd.	Dallas	75231
11	1032	Northwood Hills Elem. School	14532 Meandering Way	Dallas	75254
11	1033	Spring Valley Elem. School	13535 Spring Grove Rd.	Dallas	75240
11	1035	RISD Academy	13630 Coit Rd.	Dallas	75240
11	1036	RISD Academy	13630 Coit Rd.	Dallas	75240
11	1037	RISD Academy	13630 Coit Rd.	Dallas	75240
11	1127	RISD Academy	13630 Coit Rd.	Dallas	75240
11	2016	Unity Church of Dallas	6525 Forest Ln.	Dallas	75230
11	2017	Unity Church of Dallas	6525 Forest Ln.	Dallas	75230
11	2019	George B. Dealey Vanguard	6501 Royal Ln.	Dallas	75230
11	2020	Arthur Kramer Elem. School	7131 Midbury Dr.	Dallas	75230
11	2022	George B. Dealey Vanguard	6501 Royal Ln.	Dallas	75230
11	2023	Benjamin Franklin Middle School	6920 Meadow Rd.	Dallas	75230
11	2024	Benjamin Franklin Middle School	6920 Meadow Rd.	Dallas	75230
11	2041	Presbyterian Medical Office North	17110 Dallas Pkwy - Ste. 120	Dallas	75248
11	2048	Dallas Fire Station #7	6010 Davenport Rd.	Dallas	75248
11	2049	Prestonwood Elem. School	6525 La Cosa Dr.	Dallas	75248
11	2050	Prestonwood Elem. School	6525 La Cosa Dr.	Dallas	75248
11	2051	Spring Creek Elem. School - RISD	7667 Round Rock	Dallas	75248
11	2052	Northwood Hills Elem. School	14532 Meandering Way	Dallas	75254
11	2053	Anne Frank Elem. School	5201 Celestial Rd.	Dallas	75254
11	2054	Anne Frank Elem. School	5201 Celestial Rd.	Dallas	75254
11	2055	Anne Frank Elem. School	5201 Celestial Rd.	Dallas	75254
11	2056	King of Glory Lutheran Church	6411 LBJ Freeway	Dallas	75240
11	2057	Spring Valley Elem. School	13535 Spring Grove Rd.	Dallas	75240
11	2058	Park Central Baptist Church	7777 LBJ Freeway	Dallas	75240
11	2079	Anne Frank Elem. School	5201 Celestial Rd.	Dallas	75254

DALLAS COUNTY

DISTRICT 12

District	Precinct	Location	Address	City	Zip
12	2041	Presbyterian Medical Office North	17110 Dallas Pkwy - Ste. 120	Dallas	75248
12	2042	Parkhill Jr. High School	16500 Shadybank Dr.	Dallas	75248
12	2043	Brentfield Elem. School	6767 Brentfield Dr.	Dallas	75248
12	2044	Texas A&M Research Ext. Center	17360 Coit Rd.	Dallas	75252
12	2045	Parkhill Jr. High School	16500 Shadybank Dr.	Dallas	75248
12	2046	James Bowie Elem. School - RISD	7643 Lamanga Dr.	Dallas	75248
12	2047	James Bowie Elem. School - RISD	7643 Lamanga Dr.	Dallas	75248
12	2406	Josey Ranch Lake Library	1700 N. Keller Springs Rd.	Carrollton	75006
12	2902	Addison Fire Department	4798 Airport Pkwy.	Addison	75001

COLLIN COUNTY

DISTRICT 12

District	Precinct	Location	Address	City	Zip
12	24	Mitchell Elem. School	4223 Briargrove Ln.	Dallas	75287
12	36	Haggar Elem. School	17820 Campbell Rd.	Dallas	75252
12	73	Haggar Elem. School	17820 Campbell Rd.	Dallas	75252
12	74	Renner-Frankford Library	6400 Frankford Rd.	Dallas	75252
12	79	Renner-Frankford Library	6400 Frankford Rd.	Dallas	75252
12	84	Mitchell Elem. School	4223 Briargrove Ln.	Dallas	75287
12	88	Haggar Elem. School	17820 Campbell Rd.	Dallas	75252
12	104	Haggar Elem. School	17820 Campbell Rd.	Dallas	75252
12	115	Haggar Elem. School	17820 Campbell Rd.	Dallas	75252
12	132	Mitchell Elem. School	4223 Briargrove Ln.	Dallas	75287
12	136	Haggar Elem. School	17820 Campbell Rd.	Dallas	75252
12	142	Renner-Frankford Library	6400 Frankford Rd.	Dallas	75252
12	164	Renner-Frankford Library	6400 Frankford Rd.	Dallas	75252

DENTON COUNTY

DISTRICT 12

District	Precinct	Location	Address	City	Zip
12	2000	Frankford Townhomes	18110 Marsh Ln.	Dallas	75287
12	2001	Frankford Townhomes	18110 Marsh Ln.	Dallas	75287
12	2002	Frankford Townhomes	18110 Marsh Ln.	Dallas	75287

DALLAS COUNTY

DISTRICT 13

District	Precinct	Location	Address	City	Zip
13	1000	Dan D. Rogers Elem. School	5314 Abrams Rd.	Dallas	75214
13	1001	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
13	1002	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
13	1008	Lee McShan Jr. Elem. School	8307 Meadow Rd.	Dallas	75231
13	1009	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
13	1011	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
13	1012	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
13	1126	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
13	2002	Thomas C. Marsh Middle School	3838 Crown Shore Dr.	Dallas	75244
13	2003	W.T. White High School	4505 Ridgeside Dr.	Dallas	75244
13	2004	Nathan Adams Elem. School	12600 Welch Rd.	Dallas	75244
13	2005	Degolyer Elem. School	3453 Flair Dr.	Dallas	75229
13	2006	Harry C. Withers Elem. School	3959 Northaven Rd.	Dallas	75229
13	2007	John Calvin Presbyterian Church	4151 Royal Ln.	Dallas	75229
13	2008	John J. Pershing Elem. School	5715 Meaders Ln.	Dallas	75229
13	2009	L.G. Cigarroa Elem. School	9900 Webb Chapel Rd.	Dallas	75220
13	2010	Edward Cary Middle School	3978 Killion Dr.	Dallas	75229
13	2011	Walnut Hill Recreation Center	10011 Midway Rd.	Dallas	75229
13	2013	Lovers Lane United Methodist Church	9200 Inwood Rd.	Dallas	75220
13	2014	Lovers Lane United Methodist Church	9200 Inwood Rd.	Dallas	75220
13	2015	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230
13	2018	Northaven United Methodist Church	11211 Preston Rd.	Dallas	75230
13	2021	Preston Hollow United Methodist Church	6315 Walnut Hill Ln.	Dallas	75230
13	2025	Hillcrest High School	9924 Hillcrest Rd.	Dallas	75230
13	2026	Hillcrest High School	9924 Hillcrest Rd.	Dallas	75230
13	2027	Our Redeemer Lutheran Church	7611 Park Ln.	Dallas	75225
13	2029	Westminster Presbyterian Church	8200 Devonshire Dr.	Dallas	75209
13	2030	Our Redeemer Lutheran Church	7611 Park Ln.	Dallas	75225
13	2033	Skillman SW Branch Library	5707 Skillman St.	Dallas	75206
13	2034	Henry W. Longfellow Middle School	5314 Boaz St.	Dallas	75209
13	2077	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230
13	4001	Caillet Elem. School	3033 Merrell Rd.	Dallas	75229
13	4002	Caillet Elem. School	3033 Merrell Rd.	Dallas	75229
13	4003	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
13	4004	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
13	4006	Degolyer Elem. School	3453 Flair Dr.	Dallas	75229
13	4007	David G. Burnet Elem. School	3200 Kinkaid Dr.	Dallas	75220
13	4014	Sudie Williams Elem. School	4518 Pomona Rd.	Dallas	75209
13	4018	Maple Lawn Elem. School	3120 Inwood Rd.	Dallas	75235
13	4092	David G. Burnet Elem. School	3200 Kinkaid Dr.	Dallas	75220
13	4094	Park Forest Branch Library	3421 Forest Ln.	Dallas	75234
13	4095	Degolyer Elem. School	3453 Flair Dr.	Dallas	75229
13	4096	Degolyer Elem. School	3453 Flair Dr.	Dallas	75229
13	4099	Sudie Williams Elem. School	4518 Pomona Rd.	Dallas	75209

DALLAS COUNTY

DISTRICT 14

District	Precinct	Location	Address	City	Zip
14	1013	North Dallas High School	3120 N. Haskell Ave.	Dallas	75204
14	1015	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
14	1016	Robert E. Lee Elem. School - DISD	2911 Delmar Ave.	Dallas	75206
14	1017	Robert E. Lee Elem. School - DISD	2911 Delmar Ave.	Dallas	75206
14	1018	Ben Milam Elem. School - DISD	4200 McKinney Ave.	Dallas	75205
14	1019	Dallas Fire Station #17	6045 Belmont Ave.	Dallas	75206
14	1020	Ben Milam Elem. School - DISD	4200 McKinney Ave.	Dallas	75205
14	1021	Oaklawn Branch Library	4100 Cedar Springs Rd.	Dallas	75219
14	1022	Oaklawn Branch Library	4100 Cedar Springs Rd.	Dallas	75219
14	1023	The Father's Church	2707 Abrams Rd.	Dallas	75214
14	1050	Eduardo Mata Elem. School	7420 La Vista Dr.	Dallas	75214
14	1071	Lakewood Branch Library	6121 Worth St.	Dallas	75214
14	1073	Junius Heights Baptist Church	5429 Reiger Ave.	Dallas	75214
14	1075	Samuell Grand Recreation Center	6200 E. Grand Ave.	Dallas	75223
14	1076	Eduardo Mata Elem. School	7420 La Vista Dr.	Dallas	75214
14	1117	North Dallas High School	3120 N. Haskell Ave.	Dallas	75204
14	1118	J.W. Ray Elem. School	2211 Caddo St.	Dallas	75204
14	1120	Robert E. Lee Elem. School - DISD	2911 Delmar Ave.	Dallas	75206
14	1131	Grace United Methodist Church	4105 Junius St.	Dallas	75246
14	2031	Skillman SW Branch Library	5707 Skillman St.	Dallas	75206
14	2032	Skillman SW Branch Library	5707 Skillman St.	Dallas	75206
14	2033	Skillman SW Branch Library	5707 Skillman St.	Dallas	75206
14	2035	Stonewall Jackson Elem. School	5828 Mockingbird Ln.	Dallas	75206
14	2036	Zion Lutheran Church	6121 E. Lovers Ln.	Dallas	75214
14	2037	Highland Park Middle School	3555 Granada Ave.	Dallas	75205
14	2038	Stonewall Jackson Elem. School	5828 Mockingbird Ln.	Dallas	75206
14	2039	Robert E. Lee Elem. School - DISD	2911 Delmar Ave.	Dallas	75206
14	2040	St. Andrews Presbyterian Church	3204 Skillman St.	Dallas	75214
14	2068	Dan D. Rogers Elem. School	5314 Abrams Rd.	Dallas	75214
14	2201	Highland Park Middle School	3555 Granada Ave.	Dallas	75205
14	3000	William B. Travis Vanguard	3001 McKinney Ave.	Dallas	75204
14	3006	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
14	3007	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
14	3008	Dallas County Courthouse - Allen	600 Commerce St.	Dallas	75202
14	3009	Exall Park Recreation Center	1355 Adair St.	Dallas	75204
14	3010	Exall Park Recreation Center	1355 Adair St.	Dallas	75204
14	3081	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
14	3086	William B. Travis Vanguard	3001 McKinney Ave.	Dallas	75204
14	4032	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
14	4102	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
14	4106	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219

EXHIBIT B

EARLY VOTING LOCATIONS, DATES, AND TIMES

**MAY 9, 2015 GENERAL ELECTION
LOCATION/DATES/TIMES OF EARLY VOTING**

DALLAS COUNTY			
Voting Location	Address	City	Zip
ADDISON FIRE STATION #1	4798 AIRPORT PKWY.	ADDISON	75001
BALCH SPRINGS NEW CITY HALL	13503 ALEXANDER RD.	BALCH SPRINGS	75181
BALCH SPRINGS MUNICIPAL BLDG. (Old City Hall)	3117 HICKORY TREE RD.	BALCH SPRINGS	75180
BETHANY LUTHERAN CHURCH	10101 WALNUT HILL LN.	DALLAS	75238
CEDAR HILL GOVERNMENT CENTER	285 UPTOWN BLVD.	CEDAR HILL	75104
CHURCHILL RECREATION CENTER (Replaces Fretz Park Library)	6906 CHURCHILL WAY	DALLAS	75230
COCKRELL HILL CITY HALL	4125 W. CLARENDON	COCKRELL HILL	75211
CROSSWINDS HIGH SCHOOL	1100 N. CARRIER PKWY.	GRAND PRAIRIE	75050
DALLAS ISD ADMINISTRATION BUILDING	3700 ROSS AVE.	DALLAS	75204
DESOTO TOWN CENTER LIBRARY	211 E. PLEASANT RUN	DESOTO	75115
DUNCANVILLE LIBRARY	201 JAMES COLLINS	DUNCANVILLE	75116
EASTFIELD COLLEGE-PLEASANT GROVE CAMPUS (Replaces Dallas West Library)	802 S. BUCKNER	DALLAS	75217
EL CENTRO COLLEGE-WEST CAMPUS (Replaces Dallas West Library)	3330 N. HAMPTON RD.	DALLAS	75212
FARMERS BRANCH CITY HALL	13000 WILLIAM DODSON PKWY.	FARMERS BRANCH	75234
FRANKFORD TOWNHOMES	18110 MARSH LN.	DALLAS	75287
GRAUWYLER PARK RECREATION CENTER	7780 HARRY HINES BLVD.	DALLAS	75235
HEBRON & JOSEY LIBRARY	4220 N. JOSEY LN.	CARROLLTON	75010
HIGHLAND HILLS LIBRARY	6200 BONNIE VIEW RD.	DALLAS	75241
IRVING ARTS CENTER	3333 N. MACARTHUR BLVD.	IRVING	75062
IRVING CITY HALL	825 W. IRVING BLVD.	IRVING	75060
J. ERIK JONSSON CENTRAL LIBRARY	1515 YOUNG ST.	DALLAS	75201
JOSEY RANCH LIBRARY	1700 KELLER SPRINGS	CARROLLTON	75006
LAKESIDE ACTIVITY CENTER	101 HOLLEY PARK DR.	MESQUITE	75149
LANCASTER VETERANS MEMORIAL LIBRARY	1600 VETERANS MEMORIAL PKWY.	LANCASTER	75134
LOCHWOOD LIBRARY (Replaces Harry Stone Recreation Center)	11221 LOCHWOOD BLVD.	DALLAS	75218
MARSH LANE BAPTIST CHURCH	10716 MARSH LN.	DALLAS	75229
MARTIN LUTHER KING CORE BLDG.	2922 MLK BLVD.	DALLAS	75215
MARTIN WEISS RECREATION CENTER	1111 MARTINDELL	DALLAS	75211
MOUNTAIN CREEK LIBRARY	6102 MOUNTAIN CREEK PKWY.	DALLAS	75249
OAK CLIFF SUB COURTHOUSE	410 BECKLEY	DALLAS	75203
OUR REDEEMER LUTHERAN CHURCH	7611 PARK LN.	DALLAS	75225
PAUL L. DUNBAR LANCASTER-KIEST LIBRARY (Replaces Veterans Admin. Medical Center)	2008 E. KIEST BLVD.	DALLAS	75216
PRESTON ROYAL LIBRARY	5626 ROYAL LN.	DALLAS	75229
RECORDS BUILDING (Main Location)	509 MAIN ST.	DALLAS	75202
RENNER-FRANKFORD LIBRARY	6400 FRANKFORD RD.	DALLAS	75252
REVERCHON RECREATION CENTER	3505 MAPLE AVE.	DALLAS	75219
RICHARDSON CIVIC CENTER	411 W. ARAPAHO RD.	RICHARDSON	75080
RICHLAND COLLEGE-GARLAND CAMPUS	675 W. WALNUT ST.	GARLAND	75040
ROWLETT CITY HALL ANNEX	4004 MAIN ST.	ROWLETT	75088
SAMUELL GRAND RECREATION CENTER (Replaces St. Luke Community Life Center)	6200 E. GRAND AVE.	DALLAS	75223
SEAGOVILLE CITY HALL	702 N. HIGHWAY 175	SEAGOVILLE	75159
SOUTH OAK CLIFF HIGH SCHOOL	3601 S. MARSALIS	DALLAS	75216
SUNNYVALE TOWN HALL	127 N. COLLINS RD.	SUNNYVALE	75182
VALLEY RANCH LIBRARY	401 CIMARRON TRAIL	IRVING	75063
WILMER COMMUNITY CENTER	101 DAVIDSON PLAZA	WILMER	75172

DATES AND TIMES OF EARLY VOTING

FECHAS Y HORARIOS DE VOTACIÓN ADELANTADA

April 27 - May 01 (Monday through Friday)	8 AM - 5 PM
27 de abril - 1 de mayo (lunes a viernes)	
May 02 (Saturday)	8 AM - 5 PM
2 de mayo (sábado)	
May 03 (Sunday)	1 PM - 6 PM
3 de mayo (domingo)	
May 04 - May 05 (Monday and Tuesday)	7 AM - 7 PM
4 de mayo - 5 de mayo (lunes y martes)	

DALLAS COUNTY (CONT'D)

LANCASTER ISD MOBILE VOTING DATES AND TIMES			
Voting Location	Address	City	Zip
LANCASTER ISD ADMIN. BLDG.	422 S. CENTRE AVE.	LANCASTER	75146

DATES AND TIMES OF EARLY VOTING
FECHAS Y HORARIOS DE VOTACIÓN ADELANTADA

April 27 (Monday)
27 de abril (lunes)

8 AM - 12:00 PM

Voting Location	Address	City	Zip
BELTLINE ELEM. SCHOOL	1355 W. BELTLINE RD.	LANCASTER	75146

DATES AND TIMES OF EARLY VOTING
FECHAS Y HORARIOS DE VOTACIÓN ADELANTADA

April 27 (Monday)
27 de abril (lunes)

4 PM - 8 PM

Voting Location	Address	City	Zip
ELSIE R. MIDDLE SCHOOL	822 W. PLEASANT RUN RD.	LANCASTER	75146
ROLLING HILLS ELEM. SCHOOL	450 ROLLING HILLS PL.	LANCASTER	75146
G.W. CARVER 6TH GRADE STEM LEARNIND CENTER	1005 WESTRIDGE AVE.	LANCASTER	75146

DATES AND TIMES OF EARLY VOTING
FECHAS Y HORARIOS DE VOTACIÓN ADELANTADA

April 28 (Tuesday)
28 de abril (martes)

4 PM - 8 PM

Voting Location	Address	City	Zip
ROSA PARKS MILLBROOK ELEM. SCHOOL	630 MILLBROOK	LANCASTER	75146
LANCASTER ELEM. SCHOOL	1109 W. MAIN ST.	LANCASTER	75146

DATES AND TIMES OF EARLY VOTING
FECHAS Y HORARIOS DE VOTACIÓN ADELANTADA

April 29 (Wednesday)
29 de abril (miercoles)

4 PM - 8 PM

Voting Location	Address	City	Zip
HOUSTON ELEM. SCHOOL	2929 MARQUIS LN.	LANCASTER	75134
PLEASANT RUN ELEM. SCHOOL	427 W. PLEASANT RUN RD.	LANCASTER	75146
WEST MAIN ELEM. SCHOOL	531 W. MAIN ST.	LANCASTER	75146

DATES AND TIMES OF EARLY VOTING
FECHAS Y HORARIOS DE VOTACIÓN ADELANTADA

April 30 (Thursday)
30 de abril (jueves)

4 PM - 8 PM

Voting Location	Address	City	Zip
LANCASTER HIGH SCHOOL	200 E. WINTERGREEN RD.	LANCASTER	75134

DATES AND TIMES OF EARLY VOTING
FECHAS Y HORARIOS DE VOTACIÓN ADELANTADA

May 04 (Monday)
30 de abril (lunes)

4 PM - 8 PM

DALLAS COUNTY (CONT'D)

MESQUITE ISD MOBILE VOTING DATES AND TIMES			
Voting Location	Address	City	Zip
BERRY MIDDLE SCHOOL	2675 BEAR DR.	MESQUITE	75181

DATES AND TIMES OF EARLY VOTING
FECHAS Y HORARIOS DE VOTACIÓN ADELANTADA

April 28 (Tuesday)
28 de abril (martes)

6 PM - 8:30 PM

Voting Location	Address	City	Zip
HODGES ELEM. SCHOOL	14401 SPRING OAKS DR.	BALCH SPRINGS	75180

DATES AND TIMES OF EARLY VOTING
FECHAS Y HORARIOS DE VOTACIÓN ADELANTADA

April 28 (Tuesday)
28 de abril (martes)

5:30 PM - 7:30 PM

Voting Location	Address	City	Zip
MESQUITE CITY HALL	757 N. GALLOWAY AVE.	MESQUITE	75150

DATES AND TIMES OF EARLY VOTING
FECHAS Y HORARIOS DE VOTACIÓN ADELANTADA

April 30 (Thursday)
30 de abril (jueves)

5:30 PM - 8 PM

Voting Location	Address	City	Zip
WEST MESQUITE HIGH SCHOOL	2500 MEMORIAL PKWY.	MESQUITE	75149

DATES AND TIMES OF EARLY VOTING
FECHAS Y HORARIOS DE VOTACIÓN ADELANTADA

April 30 (Thursday)
30 de abril (jueves)

4 PM - 7 PM

Voting Location	Address	City	Zip
HORN HIGH SCHOOL	3300 E. CARTWRIGHT RD.	MESQUITE	75181

DATES AND TIMES OF EARLY VOTING
FECHAS Y HORARIOS DE VOTACIÓN ADELANTADA

May 01 (Friday)
01 de mayo (viernes)

4 PM - 8:30 PM

Voting Location	Address	City	Zip
MCKENZIE ELEM. SCHOOL	3535 STEPHENS GREEN DR.	MESQUITE	75150

DATES AND TIMES OF EARLY VOTING
FECHAS Y HORARIOS DE VOTACIÓN ADELANTADA

May 01 (Friday)
01 de mayo (viernes)

4:45 PM - 7:15 PM

Voting Location	Address	City	Zip
SHANDS ELEM. SCHOOL	4836 SHANDS DR.	MESQUITE	75150

DATES AND TIMES OF EARLY VOTING
FECHAS Y HORARIOS DE VOTACIÓN ADELANTADA

May 01 (Friday)
01 de mayo (viernes)

6:30 PM - 8:30 PM

**MAY 9, 2015 GENERAL ELECTION
LOCATION/DATES/TIMES OF EARLY VOTING**

COLLIN COUNTY			
Voting Location	Address	City	Zip
RENNER-FRANKFORD LIBRARY	6400 FRANKFORD RD.	DALLAS	75252
RICHARDSON CIVIC CENTER	411 W. ARAPAHO	RICHARDSON	75080

**DATES AND TIMES OF EARLY VOTING
FECHAS Y HORARIOS DE VOTACIÓN ADELANTADA**

April 27 - May 01 (Monday through Friday)	8 AM - 5 PM
27 de abril - 1 de mayo (lunes a viernes)	
May 02 (Saturday)	8 AM - 5 PM
2 de mayo (sábado)	
May 03 (Sunday)	1 PM - 6 PM
3 de mayo (domingo)	
May 04 - May 05 (Monday and Tuesday)	7 AM - 7 PM
4 de mayo - 5 de mayo (lunes y martes)	

**MAY 9, 2015 GENERAL AND SPECIAL ELECTIONS
LOCATION/DATES/TIMES OF EARLY VOTING**

DENTON COUNTY			
Voting Location	Address	City	Zip
Frankford Townhomes	18110 Marsh Ln.	Dallas	75287

**DATES AND TIMES OF EARLY VOTING
FECHAS Y HORARIOS DE VOTACIÓN ADELANTADA**

April 27 - May 01 (Monday through Friday) 27 de abril - 1 de mayo (lunes a viernes)	8 AM - 5 PM
May 02 (Saturday) 2 de mayo (sábado)	8 AM - 5 PM
May 03 (Sunday) 3 de mayo (domingo)	1 PM - 6 PM
May 04 - May 05 (Monday and Tuesday) 4 de mayo - 5 de mayo (lunes y martes)	7 AM - 7 PM

KEY FOCUS AREA: E-Gov
AGENDA DATE: March 25, 2015
COUNCIL DISTRICT(S): All
DEPARTMENT: City Secretary
CMO: Rosa A Rios, 670-3738
MAPSCO: N/A

SUBJECT

A resolution approving the appointment of citizens to serve as election judges for the May 9, 2015, joint election and the June 13, 2015, runoff election, if necessary - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum to allow sufficient time to compile information as related to the May 9, 2015 general election.

The joint election agreement and election services contract between the City of Dallas, Dallas County, and other jurisdictions in Dallas, Collin, and Denton Counties for the conduct of a joint election to be held on Saturday, May 9, 2015, provides that the Dallas County Elections Administrator is responsible for the selection, training and compensation of all precinct election judges and clerks, early voting clerks, and other appointed election officials. This action authorizes the Elections Administrator to appoint election officials for the May 9, 2015 general election and the June 13, 2015 runoff election, if necessary, from the list of currently qualified election judges and alternates maintained by Dallas County.

The election services contract also provides a procedure for a participating jurisdiction to ask that a particular person be appointed as election judge or alternate judge in the event the County list suggests a different person, subject to agreement by all jurisdictions holding an election at the polling location.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

March 25, 2015

WHEREAS, the City Council has ordered a general election to be held on Saturday, May 9, 2015; and

WHEREAS, the City of Dallas and other jurisdictions holding elections on May 9, 2015 have contracted with the Dallas County Elections Administrator for election services in accordance with Subchapter D of Chapter 31 of the Texas Election Code; and

WHEREAS, the election services contract provides that the Elections Administrator will arrange for the selection, training and compensation of precinct election judges, subject to the approval of the City and the other contracting authorities;

Now, Therefore,

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

Section 1. That the Dallas County Elections Administrator be notified that the City interposes no objection to the appointment of the individuals named on Attachment A as election judges or alternate election judges for the precincts shown beside their names for the May 9, 2015, joint election, insofar as each meets the eligibility requirements of Subchapter C of Chapter 32 of the Texas Election Code, except as noted on Attachment B.

Section 2. That, in accordance with the provisions of the joint election agreement and election services contract, the Dallas County Elections Administrator be notified that the City recommends the appointment of the individuals named on Attachment A as election judges or alternate election judges for the precincts shown beside their names for the May 9, 2015, joint election, insofar as each meets the eligibility requirements of Subchapter C of Chapter 32 of the Texas Election Code.

Section 3. That final selection, appointment, training, and pay of election judges, alternate election judges and election clerks shall be in accordance with the joint election agreement and election services contract.

Section 4. That the City Secretary is authorized to approve on behalf of the City of Dallas any changes in the list of recommended election judges which may become necessary because of the inability or refusal to serve of any of the persons named in Attachment A or Attachment B.

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.

ATTACHMENT A

ELECTION DAY

DALLAS COUNTY

DISTRICT 1

MPCT	PCT	Location	Address	City	Zip	ELECTION JUDGE	ALTERNATE JUDGE
3032	3032	James Bowie Elem. School - DISD	330 N. Marsalis Ave.	Dallas	75203	Joshua Lloyd	Jeanette Horton
3032	3084	James Bowie Elem. School - DISD	330 N. Marsalis Ave.	Dallas	75203	Joshua Lloyd	Jeanette Horton
3032	3094	James Bowie Elem. School - DISD	330 N. Marsalis Ave.	Dallas	75203	Joshua Lloyd	Jeanette Horton
4035	4035	Academy of Dallas School	2324 S. Vernon Ave.	Dallas	75224	Roberto Alonzo, Jr	William Jeffrey Sullivan
4043	4036	The Union Church	3410 S. Polk St.	Dallas	75224	Joe Burkleo	TBD
4056	4056	Palabra De Vida	2550 W. Illinois Ave.	Dallas	75233	Jesse Rocha, Jr	Shirley Weeks
4061	4061	Mountain View Church of Christ	4111 W. Illinois Ave.	Dallas	75211	Willie McClure	Henry Schlachter
4062	4062	Lelia P. Cowart Elem. School	1515 S. Ravinia Dr.	Dallas	75211	Frances Boren	Ileana Hubbard
4063	4063	Elmwood United Methodist Church	1220 Newport Ave.	Dallas	75224	Manuel Rodela, Sr	Don Weeks
4066	4066	Anson Jones Elem. School	3901 Meredith Ave.	Dallas	75211	Sylvana Alonzo	Mary Hollies
4067	4067	George Peabody Elem. School	3101 Raydell Pl.	Dallas	75211	Maria Gomez	Pearl Hernandez
4068	4068	Lida Hooe Elem. School	2419 Gladstone Dr.	Dallas	75211	Glenn Labauve	Ed Botting
4069	4069	Winnetka Elem. School	1151 S. Edgefield Ave.	Dallas	75208	Ngena White	Ivan Wayne Lundy
4070	4070	John F. Peeler Elem. School	810 S. Llewellyn	Dallas	75208	Randy Smith	Don Pearce
4071	4071	Dallas County Sub-Courthouse	410 S. Beckley Ave.	Dallas	75203	Ngina White	Evelyn Lopez
4073	4073	Preparing The Way Ministries	2442 W. Jefferson Blvd.	Dallas	75211	Charles McGarry	Dana Wenzel
4074	4074	Sunset High School	2120 W. Jefferson Blvd.	Dallas	75208	Renee Hartley	Lydia Curiel
4075	4075	John H. Reagan Elem. School	201 N. Adams Ave.	Dallas	75208	Tracy Craig	Susan Blackburn
4076	4076	Stevens Park Elem. School	2615 W. Colorado Blvd.	Dallas	75211	Linda Wise	Isaac C Calles
4077	4077	Rosemont Elem. School	719 N. Montclair Ave.	Dallas	75208	Karon Fllewlynn	Barbara Boger
4078	4078	Kidd Springs Recreation Center	711 W. Canty St.	Dallas	75208	Teresa Steward	Sharon Walden
4079	4079	Kessler Park United Methodist Church	1215 Turner Ave.	Dallas	75208	David Dunnigan	Thomas N. Watkins
4078	4080	Kidd Springs Recreation Center	711 W. Canty St.	Dallas	75208	Teresa Steward	Sharon Walden
4061	4113	Mountain View Church of Christ	4111 W. Illinois Ave.	Dallas	75211	Willie McClure	Henry Schlachter
4062	4114	Lelia P. Cowart Elem. School	1515 S. Ravinia Dr.	Dallas	75211	Frances Boren	Ileana Hubbard
4078	4115	Kidd Springs Recreation Center	711 W. Canty St.	Dallas	75208	Teresa Steward	Sharon Walden
4300	4300	Cockrell Hill City Hall	4125 W. Clarendon Dr.	Cockrell Hill	75211	Ruthie Montez	Ruby Lee

DALLAS COUNTY

DISTRICT 2

MPCT	PCT	Location	Address	City	Zip	ELECTION JUDGE	ALTERNATE JUDGE
1014	1014	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204	Byron Montgomery	Wilford Gentzel
1014	1015	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204	Byron Montgomery	Wilford Gentzel
1020	1018	Ben Milam Elem. School - DISD	4200 McKinney Ave.	Dallas	75205	Jean Andrea Ball-Meza	TBD
1070	1069	Grace United Methodist Church	4105 Junius St.	Dallas	75246	Gregory Byrne	Juliana Martinez
1070	1070	Grace United Methodist Church	4105 Junius St.	Dallas	75246	Gregory Byrne	Juliana Martinez
1073	1073	Junius Heights Baptist Church	5429 Reiger Ave.	Dallas	75214	Cheri Ball-Meza	Luanne Wilson
1074	1074	Samuell Grand Recreation Center	6200 E. Grand Ave.	Dallas	75223	Michael Lovuolo	Martha Montfort
1074	1075	Samuell Grand Recreation Center	6200 E. Grand Ave.	Dallas	75223	Michael Lovuolo	Martha Montfort
1119	1112	St. Luke Comm. United Methodist Church	5710 E. R.L. Thornton Fwy.	Dallas	75223	George Collins	William Biesel
1119	1119	St. Luke Comm. United Methodist Church	5710 E. R.L. Thornton Fwy.	Dallas	75223	George Collins	William Biesel
1120	1120	Robert E. Lee Elem. School	2911 Delmar Ave.	Dallas	75206	Robert Sullivan	Rosita Strang
1070	1122	Grace United Methodist Church	4105 Junius St.	Dallas	75246	Gregory Byrne	Juliana Martinez
1014	1130	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204	Byron Montgomery	Wilford Gentzel
1070	1131	Grace United Methodist Church	4105 Junius St.	Dallas	75246	Gregory Byrne	Juliana Martinez
1070	1132	Grace United Methodist Church	4105 Junius St.	Dallas	75246	Gregory Byrne	Juliana Martinez
3081	3005	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Neil Emmons	Allen Dickey
3081	3006	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Neil Emmons	Allen Dickey
3008	3008	Dallas County Courthouse - Allen	600 Commerce St.	Dallas	75202	Pamela Curry	Heather Niedens
3009	3010	Exall Park Recreation Center	1355 Adair St.	Dallas	75204	Gary Foster	Jeffery Keech
3011	3011	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226	Sandra Biggs	Lorraine Mutsch
3016	3016	Bill J. Priest Institute	1402 Corinth St.	Dallas	75215	Vincent Rodriguez	Meredith Macleod
3081	3089	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Neil Emmons	Allen Dickey
3011	3090	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226	Sandra Biggs	Lorraine Mutsch
4097	4009	David G. Burnet Elem. School	3200 Kinkaid Dr.	Dallas	75220	Brent Sonntag	Sondra Monroe
4010	4010	Stephen Foster Elem. School	3700 Clover Ln.	Dallas	75220	Vivian Gregorich	Carol Burnaman
4010	4011	Stephen Foster Elem. School	3700 Clover Ln.	Dallas	75220	Vivian Gregorich	Carol Burnaman
4015	4015	North Park Community Dev. Corp	4619 W. University Blvd.	Dallas	75209	Olga M Smith	William Asbury
4016	4016	K.B. Polk Center	6911 Victoria Ave.	Dallas	75209	TBD	TBD
4018	4017	Maple Lawn Elem. School	3120 Inwood Rd.	Dallas	75235	Geoffrey Tyler Staples	David Beardsley
4018	4018	Maple Lawn Elem. School	3120 Inwood Rd.	Dallas	75235	Geoffrey Tyler Staples	David Beardsley
4019	4019	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235	Hattie Sneed Hodge	TBD
4018	4020	Maple Lawn Elem. School	3120 Inwood Rd.	Dallas	75235	Geoffrey Tyler Staples	David Beardsley
4021	4021	Bethany Presbyterian Church	4523 Cedar Springs rd.	Dallas	75219	Samuel Paul Wenning	Teres Donahower
4022	4022	Esperanza Medrano Elem. School	2221 Lucas Dr.	Dallas	75219	Herlinda Lizbeth Resendiz	James Kenneth Lee
4019	4023	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235	Hattie Sneed Hodge	TBD
4032	4032	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Neil Emmons	Allen Dickey
4086	4086	Grauwylar Park Recreation Center	7780 Harry Hines Blvd.	Dallas	75235	Miriam Pamela Dominguez	Mari Ann Ross
4087	4087	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220	Edward Kownslar	Michael Burnaman
4087	4088	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220	Edward Kownslar	Michael Burnaman
4022	4100	Esperanza Medrano Elem. School	2221 Lucas Dr.	Dallas	75219	Herlinda Lizbeth Resendiz	James Kenneth Lee
4032	4102	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Neil Emmons	Allen Dickey
4032	4103	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Neil Emmons	Allen Dickey
4032	4104	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Neil Emmons	Allen Dickey
4032	4105	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Neil Emmons	Allen Dickey
4087	4119	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220	Edward Kownslar	Michael Burnaman
4087	4120	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220	Edward Kownslar	Michael Burnaman

DALLAS COUNTY

DISTRICT 3

MPCT	PCT	Location	Address	City	Zip	ELECTION JUDGE	ALTERNATE JUDGE
3003	3001	T.W. Browne Middle School	3333 Sprague Dr.	Dallas	75233	Doris Hart	TBD
3003	3002	T.W. Browne Middle School	3333 Sprague Dr.	Dallas	75233	Doris Hart	TBD
3003	3003	T.W. Browne Middle School	3333 Sprague Dr.	Dallas	75233	Doris Hart	TBD
3004	3004	Daniel Webster Elem. School	3815 S. Franklin St.	Dallas	75233	Martin Burrell	TBD
3050	3050	H.I. Holland Elem. School at Lisbon	4203 S. Lancaster Rd.	Dallas	75216	Jesse Albert Lipscomb	John Holden
3051	3051	Fountain of Living Word Church	2543 E. Ledbetter Dr.	Dallas	75216	Myrtle Antoine Johnson	Delmas Parker
3092	3053	Thurgood Marshall Recreation Center	5150 Mark Trail Way	Dallas	75232	Eyvern Edwards	TBD
3054	3054	William M. Hawley Atwell Academy	1303 Reynoldston Ln.	Dallas	75232	Barbara A. Lewis	Henrietta Adams
3055	3055	Adelle Turner Elem. School	5505 S. Polk St.	Dallas	75232	Eric Johnson	Ron Metzger
3057	3057	T.G. Terry Elem. School	6661 Greenspan Ave.	Dallas	75232	Lawson L. Turner, Jr	TBD
3058	3058	T.L. Marsalis Elem. School	5640 Marsalls Ave.	Dallas	75241	Mildred Lister	TBD
3059	3059	St. Luke Presbyterian Church	5915 Singing Hills Dr.	Dallas	75241	Lillie Medlin	Kenneth W. Brown
3060	3060	R.L. Thornton Elem. School	6011 Old Ox Rd.	Dallas	75241	Mary Wright Luckey	Jeff Wilson
3063	3063	Ronald E. McNair Elem. School	3150 Bainbridge Ave.	Dallas	75237	Dorothy Whaley	Gloria Jean Caffey
3077	3077	Park in the Woods Recreation Center	6801 Mountain Creek Pkwy.	Dallas	75249	Edna Pemberton	Charles O. Henne
3077	3078	Park in the Woods Recreation Center	6801 Mountain Creek Pkwy.	Dallas	75249	Edna Pemberton	Charles O. Henne
3004	3088	Daniel Webster Elem. School	3815 S. Franklin St.	Dallas	75233	Martin Burrell	TBD
3092	3092	Thurgood Marshall Recreation Center	5150 Mark Trail Way	Dallas	75232	Eyvern Edwards	TBD
3050	3098	H.I. Holland Elem. School at Lisbon	4203 S. Lancaster Rd.	Dallas	75216	Jesse Albert Lipscomb	John Holden
4050	4050	Mountain Creek Library	6102 Mountain Creek Pkwy.	Dallas	75249	Marthella Capers	Lucie Weaver
4052	4052	Bilhartz Elem. School Gym - DUISD	6700 Wandt Dr.	Dallas	75236	Sedrick Mccurdy	Thomas P. Wilkins
4509	4053	YWLA at Arnold Middle School	1204 E. Marshall Dr.	Grand Prairie	75051	Dan Gerdt	Jeanette Pugh
4055	4054	Leslie Stemmons Elem. School	2727 Knoxville St.	Dallas	75211	Noe Villalpando	Joe Hernandez
4055	4055	Leslie Stemmons Elem. School	2727 Knoxville St.	Dallas	75211	Noe Villalpando	Joe Hernandez
4056	4056	Palabra De Vida	2550 W. Illinois Ave.	Dallas	75233	Jesse Rocha, Jr	Shirley Weeks
4512	4059	Charley Taylor Recreation Center	601 E. Grand Prairie Rd.	Grand Prairie	75051	Russell Mutto	Lydia Alcalan
4060	4060	Nancy Jane Cochran Elem. School	6000 Keeneland Pkwy.	Dallas	75211	Edward Sanchez	Monty Weddell
4065	4065	Arcadia Park Elem. School	1300 N. Justin Ave.	Dallas	75211	Martha Ortega	Christy Hallford
4066	4066	Anson Jones Elem. School	3901 Meredith Ave.	Dallas	75211	Sylvana Alonzo	Mary Hollies
4076	4076	Stevens Park Elem. School	2615 W. Colorado Blvd.	Dallas	75211	Linda Wise	Isaac C. Calles, II
4055	4090	Leslie Stemmons Elem. School	2727 Knoxville St.	Dallas	75211	Noe Villalpando	Joe Hernandez
4055	4093	Leslie Stemmons Elem. School	2727 Knoxville St.	Dallas	75211	Noe Villalpando	Joe Hernandez
4055	4111	Leslie Stemmons Elem. School	2727 Knoxville St.	Dallas	75211	Noe Villalpando	Joe Hernandez
4055	4112	Leslie Stemmons Elem. School	2727 Knoxville St.	Dallas	75211	Noe Villalpando	Joe Hernandez
4061	4113	Mountain View Church of Christ	4111 W. Illinois Ave.	Dallas	75211	Willie McClure	Henry Schlachter

DALLAS COUNTY

DISTRICT 4

MPCT	PCT	Location	Address	City	Zip	ELECTION JUDGE	ALTERNATE JUDGE
3034	3033	Greater Mt. Pleasant Baptist Church	1403 Morrell Ave.	Dallas	75203	Gloria James	Janis Andres
3034	3034	Greater Mt. Pleasant Baptist Church	1403 Morrell Ave.	Dallas	75203	Gloria James	Janis Andres
3035	3035	F.D. Roosevelt High School	525 Bonnie View Dr.	Dallas	75203	Camilla Green	Mario Mancho
3035	3036	F.D. Roosevelt High School	525 Bonnie View Dr.	Dallas	75203	Camilla Green	Mario Mancho
3038	3037	The Way, The Truth & The Light Christian Church	1702 S. Denley Dr.	Dallas	75216	Nettiestine Smith	TBD
3038	3038	The Way, The Truth & The Light Christian Church	1702 S. Denley Dr.	Dallas	75216	Nettiestine Smith	TBD
3039	3039	Oliver W. Holmes Middle School	2001 E. Kiest Blvd.	Dallas	75216	Michael T. King	Elaine Dunbar
3040	3040	Good Street Baptist Church	3110 Bonnie View Rd.	Dallas	75216	James Baker	James Bain
3047	3041	CFNI Student Center	444 Fawn Ridge Dr.	Dallas	75224	Leo Evans	Oscar Bracks
3043	3042	John Neely Bryan Elem. School	2001 Deer Path Dr.	Dallas	75216	Alice F. Cox	Corey Perry
3043	3043	John Neely Bryan Elem. School	2001 Deer Path Dr.	Dallas	75216	Alice F. Cox	Corey Perry
3044	3044	W.W. Bushman Elem. School	4200 Bonnie View Rd.	Dallas	75216	Willie Callahan	Ernest Cobbins, Jr.
3046	3046	John W. Carpenter Elem. School	2121 Tosca Ln.	Dallas	75224	Claudia Batts	Ancient Mossamba
3047	3047	CFNI Student Center	444 Fawn Ridge Dr.	Dallas	75224	Leo Evans	Oscar Bracks
3048	3048	South Oak Cliff High School	3601 S. Marsalis Ave.	Dallas	75216	Ruth Wyrick	Jeff Turner
3049	3049	Clara Oliver Annex	4010 Idaho Ave.	Dallas	75216	Tequilla Shantell Smith	John Meagher
3050	3050	H.I. Holland Elem. School at Lisbon	4203 S. Lancaster Rd.	Dallas	75216	Jesse Albert Lipscomb	John Holden
3051	3051	Fountain of Living Word Church	2543 E. Ledbetter Dr.	Dallas	75216	Myrtle Antoine Johnson	Delmas Parker
3052	3052	Elisha M. Pease Elementary School	2914 Cummings St.	Dallas	75216	TBD	TBD
3056	3056	Mark Twain Vanguard	724 Green Cove Ln.	Dallas	75232	Eli Davis	Salvador Ayala
3057	3057	T.G. Terry Elem. School	6661 Greenspan Ave.	Dallas	75232	Lawson L. Turner, Jr	TBD
3058	3058	T.L. Marsalis Elem. School	5640 Marsalis Ave.	Dallas	75241	Mildred Lister	TBD
3070	3072	Tommie Allen Recreation Center	7071 Bonnie View Dr.	Dallas	75241	Richard Burney	Anthony S. Clark
3049	3097	Clara Oliver Annex	4010 Idaho Ave.	Dallas	75216	Tequilla Shantell Smith	John Meagher
3050	3098	H.I. Holland Elem. School at Lisbon	4203 S. Lancaster Rd.	Dallas	75216	Jesse Albert Lipscomb	John Holden
4043	4036	The Union Church	3410 S. Polk St.	Dallas	75224	Joe Burkleo	TBD
4043	4037	The Union Church	3410 S. Polk St.	Dallas	75224	Joe Burkleo	TBD
4038	4038	Harrell Budd Elem. School	2121 S. Marsalis Ave.	Dallas	75216	Karen Nunez	Mary Lou Zijderveld
4039	4039	Bexar Street Baptist Church	2018 S. Marsalis Ave.	Dallas	75216	Cheryl W. Rhodes	Sherry Stovall
4040	4040	Roger Q. Mills Elem. School	1515 Lynn Haven Ave.	Dallas	75216	Loretta Hallman	John Walters
4039	4041	Bexar Street Baptist Church	2018 S. Marsalis Ave.	Dallas	75216	Cheryl W. Rhodes	Sherry Stovall
4043	4043	The Union Church	3410 S. Polk St.	Dallas	75224	Joe Burkleo	TBD
4046	4044	Clinton P. Russell Elem. School	3031 S. Beckley Ave.	Dallas	75224	Betty Hallum	Leon Cornute
4046	4046	Clinton P. Russell Elem. School	3031 S. Beckley Ave.	Dallas	75224	Betty Hallum	Leon Cornute
4110	4047	Boude Storey Middle School	3000 Maryland Ave.	Dallas	75216	Lavera S. Norris-Caston	Ralph Green
4046	4048	Clinton P. Russell Elem. School	3031 S. Beckley Ave.	Dallas	75224	Betty Hallum	Leon Cornute
4057	4057	Kiest Park Recreation Center	3080 Hampton Rd.	Dallas	75224	Michael Goodman	Jerry Edwards
4057	4058	Kiest Park Recreation Center	3080 Hampton Rd.	Dallas	75224	Michael Goodman	Jerry Edwards
4071	4072	Dallas County Sub-Courthouse	410 S. Beckley Ave.	Dallas	75203	Ngina White	Evelyn Lopez
4038	4107	Harrell Budd Elem. School	2121 S. Marsalis Ave.	Dallas	75216	Karen Nunez	Mary Lou Zijderveld
4039	4108	Bexar Street Baptist Church	2018 S. Marsalis Ave.	Dallas	75216	Cheryl W. Rhodes	Sherry Stovall
4110	4109	Boude Storey Middle School	3000 Maryland Ave.	Dallas	75216	Lavera S. Norris-Caston	Ralph Green
4110	4110	Boude Storey Middle School	3000 Maryland Ave.	Dallas	75216	Lavera S. Norris-Caston	Ralph Green

DALLAS COUNTY

DISTRICT 5

MPCT	PCT	Location	Address	City	Zip	ELECTION JUDGE	ALTERNATE JUDGE
1083	1083	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227	Mattie Garth	Dan Mosher
1085	1085	Urban Park Elem. School	6901 Military Pkwy.	Dallas	75227	Delia Eisenburg	David Wood
1089	1088	Forester Field House	8233 Military Pkwy.	Dallas	75227	Shirley Douglas	Ward B English, Jr
1090	1090	San Jacinto Elem. School	7900 Hume Dr.	Dallas	75227	Lee Cobler	Princeton Benson
1091	1091	Annie Webb Blanton School	8915 Greenmound Ave.	Dallas	75227	Latrice Jackson	TBD
1092	1092	Edward Titche Elem. School	9560 Highfield Dr.	Dallas	75227	Brenda Mullen	TBD
1094	1094	John Ireland Elem. School	1515 N. Jim Miller Rd.	Dallas	75217	Lisa Williams	William Randall Moore
1095	1095	Nathaniel Hawthorne Elem. School	7800 Umphress Rd.	Dallas	75217	James Douglas Ray	Sandi Ramirez
1095	1096	Nathaniel Hawthorne Elem. School	7800 Umphress Rd.	Dallas	75217	James Douglas Ray	Sandi Ramirez
1097	1097	W.W. Samuell High School	8928 Palisade Dr.	Dallas	75217	Shelia Bates	Hubert Boles
1098	1098	Fred F. Florence Middle School	1625 N. Masters Dr.	Dallas	75217	Camille White	TBD
1098	1099	Fred F. Florence Middle School	1625 N. Masters Dr.	Dallas	75217	Camille White	TBD
1100	1100	E.B. Comstock Middle School	7044 Hodde St.	Dallas	75217	Allyn Patrick Coleman	Pat Moorman
1101	1101	Pleasant Grove Branch Library	7310 Lake June Rd.	Dallas	75217	Donna O'neal	Roger Hudgens
1102	1102	B.H. Macon Elem. School	650 Holcomb Rd.	Dallas	75217	Iniece Davis	Nazario Chavez
1102	1103	B.H. Macon Elem. School	650 Holcomb Rd.	Dallas	75217	Iniece Davis	Nazario Chavez
1104	1104	William Anderson Elem. School	620 N. St. Augustine Dr.	Dallas	75217	Terrell Philips	TBD
1104	1105	William Anderson Elem. School	620 N. St. Augustine Dr.	Dallas	75217	Terrell Philips	TBD
1107	1106	Richard Lagow Elem. School	637 Edgeworth Dr.	Dallas	75217	Keshauna Dawn	TBD
1107	1107	Richard Lagow Elem. School	637 Edgeworth Dr.	Dallas	75217	Keshauna Dawn	TBD
1108	1108	H. Grady Spruce High School	9733 Old Seagoville Rd.	Dallas	75217	Shatoria Bowens	TBD
1109	1109	Fireside Dr. Baptist Church	8805 Fireside Dr.	Dallas	75217	Robert Sherman	Ralph Stinson Iii
1107	1110	Richard Lagow Elem. School	637 Edgeworth Dr.	Dallas	75217	Keshauna Dawn	TBD
1094	1113	John Ireland Elem. School	1515 N. Jim Miller Rd.	Dallas	75217	Lisa Williams	William Randall Moore
1098	1135	Fred F. Florence Middle School	1625 N. Masters Dr.	Dallas	75217	Camille White	TBD
3082	3082	W.A. Blair Elem. School	7720 Gaylen Dr.	Dallas	75217	Johnetta Williams	TBD

DALLAS COUNTY

DISTRICT 6

MPCT	PCT	Location	Address	City	Zip	ELECTION JUDGE	ALTERNATE JUDGE
4004	2000	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229	James Woods	John Dupre
2002	2001	Thomas C. Marsh Middle School	3838 Crown Shore Dr.	Dallas	75244	William Fisher	Mary Walters
2010	2012	Walnut Hill Recreation Center	10011 Midway Rd.	Dallas	75229	Steve Gerdes	Roberto Valentino
2602	2074	Cimarron Park Recreation Center	201 Red River Trail	Irving	75060	TBD	TBD
4004	2076	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229	James Woods	John Dupre
4002	4000	Caillet Elementary School	3033 Merrell Rd.	Dallas	75229	Rollin Gary	Toni M Nolen
4002	4001	Caillet Elementary School	3033 Merrell Rd.	Dallas	75229	Rollin Gary	Toni M Nolen
4004	4003	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229	James Woods	John Dupre
4005	4005	Park Forest Branch Library	3421 Forest Ln.	Dallas	75234	Matthew G. Calvert	Marguerite Buccino
4097	4008	David G. Burnet Elem. School	3200 Kinkaid Dr.	Dallas	75220	Brent Sonntag	Sondra Monroe
4097	4009	David G. Burnet Elem. School	3200 Kinkaid Dr.	Dallas	75220	Brent Sonntag	Sondra Monroe
4010	4010	Stephen Foster Elem. School	3700 Clover Ln.	Dallas	75220	Vivian Gregorich	Carol Burnaman
4010	4011	Stephen Foster Elem. School	3700 Clover Ln.	Dallas	75220	Vivian Gregorich	Carol Burnaman
4010	4012	Stephen Foster Elem. School	3700 Clover Ln.	Dallas	75220	Vivian Gregorich	Carol Burnaman
4010	4013	Stephen Foster Elem. School	3700 Clover Ln.	Dallas	75220	Vivian Gregorich	Carol Burnaman
4024	4024	L.G. Pinkston High School	2200 Dennison	Dallas	75212	Deborah Culberson	Diane Louie Gorman
4028	4025	Amelia Earhart Elementary School	3531 N. Westmoreland Rd.	Dallas	75212	Lettie Searles	TBD
4081	4026	Eladio R. Martinez Learn. Center	4500 Bernal Dr.	Dallas	75212	Yolanda Jimenez	Bill Deville
4081	4027	Eladio R. Martinez Learn. Center	4500 Bernal Dr.	Dallas	75212	Yolanda Jimenez	Bill Deville
4028	4028	Amelia Earhart Elem. School	3531 N. Westmoreland Rd.	Dallas	75212	Lettie Searles	TBD
4024	4029	L.G. Pinkston High School	2200 Dennison St.	Dallas	75212	Deborah Culberson	Diane Louie Gorman
4024	4030	L.G. Pinkston High School	2200 Dennison St.	Dallas	75212	Deborah Culberson	Diane Louie Gorman
4031	4031	C.F. Carr Elem. School	1952 Bayside St.	Dallas	75212	Mark Baker	Bj Melton
4033	4033	Dallas Fire Station #1	1901 Irving Blvd.	Dallas	75207	TBD	TBD
4060	4060	Nancy Jane Cochran Elem. School	6000 Keeneland Pkwy.	Dallas	75211	Edward Sanchez	Monty Weddell
4065	4065	Arcadia Park Elem. School	1300 N. Justin Ave.	Dallas	75211	Martha Ortega	Christy Hallford
4076	4076	Stevens Park Elem. School	2615 W. Colorado Blvd.	Dallas	75211	Linda Wise	Isaac Calles
4081	4081	Eladio R. Martinez Learn. Center	4500 Bernal Dr.	Dallas	75212	Yolanda Jimenez	Bill Deville
4083	4082	Sidney Lanier Elem. School	1400 Walmsley Ave.	Dallas	75208	Brian Hill	Thomas N. Welker
4083	4083	Sidney Lanier Elem. School	1400 Walmsley Ave.	Dallas	75208	Brian Hill	Thomas N. Welker
4085	4084	Lorenzo De Zavala Elem. School - DISD	3214 N. Winnetka Ave.	Dallas	75212	Wilma Avalos	TBD
4085	4085	Lorenzo De Zavala Elem. School - DISD	3214 N. Winnetka Ave.	Dallas	75212	Wilma Avalos	TBD
4086	4086	Grauwlyer Park Recreation Center	7780 Harry Hines Blvd.	Dallas	75235	Miriam Pamela Dominguez	Mari Ann Ross
4087	4087	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220	Edward Kownslar	Michael Burnaman
4005	4094	Park Forest Branch Library	3421 Forest Ln.	Dallas	75234	Matthew G. Calvert	Marguerite Buccino
4097	4097	David G. Burnet Elem School	3200 Kinkaid Dr.	Dallas	75220	Brent Sonntag	Sondra Monroe
4010	4098	Stephen Foster Elem School	3700 Clover Ln.	Dallas	75220	Vivian Gregorich	Carol Burnaman
4024	4101	L.G. Pinkston High School	2200 Dennison St.	Dallas	75212	Deborah Culberson	Diane Louie Gorman
4085	4116	Lorenzo De Zavala Elem. School - DISD	3214 N. Winnetka Ave.	Dallas	75212	Wilma Avalos	TBD
4019	4117	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235	Hattie Sneed Hodge	TBD
4087	4120	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220	Edward Kownslar	Michael Burnaman

DALLAS COUNTY

DISTRICT 7

MPCT	PCT	Location	Address	City	Zip	ELECTION JUDGE	ALTERNATE JUDGE
1065	1063	George W. Truett Elem. School	1811 Gross Rd.	Dallas	75228	TBD	David Sraight
1065	1064	George W. Truett Elem. School	1811 Gross Rd.	Dallas	75228	TBD	David Sraight
1065	1065	George W. Truett Elem. School	1811 Gross Rd.	Dallas	75228	TBD	David Sraight
1065	1067	George W. Truett Elem. School	1811 Gross Rd.	Dallas	75228	TBD	David Sraight
1078	1078	Bayles Elem. School	2444 Telegraph Ave.	Dallas	75228	Annette Choice	Martha Ann Wood
1079	1079	S.S. Conner Elem. School	3037 Greenmeadow	Dallas	75228	Kathryn Hines	J. Lee Baldwin
1079	1080	S.S. Conner Elem. School	3037 Greenmeadow	Dallas	75228	Kathryn Hines	J. Lee Baldwin
1081	1081	Owenwood United Methodist Church	1451 John West Rd.	Dallas	75228	John S. Bailey	Richard Stoddard
1083	1082	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227	Mattie Garth	Dan Mosher
1083	1083	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227	Mattie Garth	Dan Mosher
1084	1084	Edna Rowe Elem. School	4918 Hovenkamp Dr.	Dallas	75227	Elma Springer	Helen Smith
1085	1085	Urban Park Elem. School	6901 Military Pkwy.	Dallas	75227	Delia Eisenburg	David Wood
1081	1086	Owenwood United Methodist Church	1451 John West Rd.	Dallas	75228	John S. Bailey	Richard Stoddard
1087	1087	Skyline High School	7777 Forney Rd.	Dallas	75227	Delphine Vasser	Linda Mack
1089	1088	Forester Field House	8233 Military Pkwy.	Dallas	75227	Shirley Douglas	Ward B. English, Jr.
1089	1089	Forester Field House	8233 Military Pkwy.	Dallas	75227	Shirley Douglas	Ward B. English, Jr.
1091	1091	Annie Webb Blanton School	8915 Greenmound Ave.	Dallas	75227	Latrice Jackson	TBD
1092	1092	Edward Titche Elem. School	9560 Highfield Dr.	Dallas	75227	Brenda Mullen	TBD
1093	1093	Nueva Vida Life Assembly	10747 Bruton Rd.	Dallas	75217	Betty Carter	Marlisa Crawford
1100	1100	E.B. Comstock Middle School	7044 Hodde St.	Dallas	75217	Allyn Patrick Coleman	Pat Moorman
1081	1114	Owenwood United Methodist Church	1451 John West Rd.	Dallas	75228	John S. Bailey	Richard Stoddard
1119	1119	St. Luke Comm. United Methodist Church	5710 E. R.L. Thornton Fwy.	Dallas	75223	George Collins	William Biesel
1089	1134	Forester Field House	8233 Military Pkwy.	Dallas	75227	Shirley Douglas	Ward B. English, Jr.
1065	1303	George W. Truett Elem. School	1811 Gross Rd.	Dallas	75228	Poppy Airhart	Stephanie Ann Wormley
3029	3012	Evangelist Temple Church	2627 Dorris St.	Dallas	75215	Michael Webb	TBD
3016	3016	Bill J. Priest Institute	1402 Corinth St.	Dallas	75215	Vincent Rodriguez	Meredith Macleod
3017	3017	Martin Luther King Jr. Learning Center	1817 Warren Ave.	Dallas	75215	Gloria Walls	Kimberly Burt
3018	3018	Park South YMCA	2500 Romine Ave.	Dallas	75215	Sandra Ray	TBD
3019	3019	James Madison High School	3000 MLK Blvd.	Dallas	75215	Jerry B. Brown	Gregg Williams
3022	3020	Irma Rangel-Young Women's Leadership School	1718 Robert B. Cullum Blvd.	Dallas	75210	Marilynn Mayse	Lucy Cain
3022	3021	Irma Rangel-Young Women's Leadership School	1718 Robert B. Cullum Blvd.	Dallas	75210	Marilynn Mayse	Lucy Cain
3022	3022	Irma Rangel-Young Women's Leadership School	1718 Robert B. Cullum Blvd.	Dallas	75210	Marilynn Mayse	Lucy Cain
3019	3023	James Madison High School	3000 MLK Blvd.	Dallas	75215	Jerry B. Brown	Gregg Williams
3025	3024	Mt. Horeb Baptist Church	3306 Carpenter Ave.	Dallas	75215	Willie W. Coleman	TBD
3025	3025	Mt. Horeb Baptist Church	3306 Carpenter Ave.	Dallas	75215	Willie W. Coleman	TBD
3026	3026	St. Paul Baptist Church	1600 Pear St.	Dallas	75215	Nicole Montgomery	TBD
3027	3027	Lincoln High School - CHM	2826 Hatcher St.	Dallas	75215	Betty C. Hooey	TBD
3029	3028	Evangelist Temple Church	2627 Dorris St.	Dallas	75215	Michael Webb	TBD
3029	3029	Evangelist Temple Church	2627 Dorris St.	Dallas	75215	Michael Webb	TBD
3045	3045	Gethsemane Baptist Church	4600 Solar Ln.	Dallas	75216	Claudia Fowler	TBD
3011	3090	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226	Sandra Biggs	Lorraine Mutsch

DALLAS COUNTY

DISTRICT 8

MPCT	PCT	Location	Address	City	Zip	ELECTION JUDGE	ALTERNATE JUDGE
1100	1100	E.B. Comstock Middle School	7044 Hodde St.	Dallas	75217	Allyn Patrick Coleman	Pat Moorman
1108	1108	H. Grady Spruce High School	9733 Old Seagoville Rd.	Dallas	75217	Shatoria Bowens	TBD
1109	1109	Fireside Dr. Baptist Church	8805 Fireside Dr.	Dallas	75217	Robert Sherman	Ralph Stinson Iii
1109	1111	Fireside Dr. Baptist Church	8805 Fireside Dr.	Dallas	75217	Robert Sherman	Ralph Stinson Iii
1109	1124	Fireside Dr. Baptist Church	8805 Fireside Dr.	Dallas	75217	Robert Sherman	Ralph Stinson Iii
1107	1136	Richard Lagow Elem. School	637 Edgeworth Dr.	Dallas	75217	Keshauna Dawn	TBD
3013	3013	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253	Mildred Pope	TBD
3013	3014	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253	Mildred Pope	TBD
3013	3015	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253	Mildred Pope	TBD
3013	3031	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253	Mildred Pope	TBD
3092	3053	Thurgood Marshall Recreation Center	5150 Mark Trail Way	Dallas	75232	Eyvern Edwards	TBD
3061	3061	New Tech High School @ A. Maceo Smith	3030 Stag Rd.	Dallas	75241	Arbertha S. Herrod	Catherina Smith
3062	3062	J. N. Ervin Elem. School	3722 Black Oak Dr.	Dallas	75241	L.B. White	Bruce Bishop
3063	3063	Ronald E. McNair Elem. School	3150 Bainbridge Ave.	Dallas	75237	Dorothy Whaley	Gloria Jean Caffey
3064	3064	David W. Carter High School	1819 W. Wheatland Rd.	Dallas	75232	Charlia Randle	Christopher Mcnutt
3065	3065	Umphrey Lee Elem. School	7808 Racine Dr.	Dallas	75232	Sedonia Kidd	TBD
3066	3066	Martin Weiss Elem. School	8601 Willoughby Blvd.	Dallas	75232	Joan Young	TBD
3064	3067	David W. Carter High School	1819 W. Wheatland Rd.	Dallas	75232	Charlia Randle	Christopher Mcnutt
3068	3068	Singing Hills Recreation Center	1909 Crouch Rd.	Dallas	75241	Eliza Ruth Steward	Ray Hoffman
3069	3069	Cornerstone Temple Baptist Church	2817 Cherry Valley Blvd.	Dallas	75241	Narlon Clemons	Ruth Hodge
3070	3070	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241	Richard Burney	Anthony S. Clark
3071	3071	Highland Hills United Methodist Church	3800 Simpson Stuart Rd.	Dallas	75241	Debra Harwell	Jacquelyn Smith
3070	3072	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241	Richard Burney	Anthony S. Clark
3070	3073	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241	Richard Burney	Anthony S. Clark
3064	3074	David W. Carter High School	1819 W. Wheatland Rd.	Dallas	75232	Charlia Randle	Christopher Mcnutt
3069	3075	Cornerstone Temple Baptist Church	2817 Cherry Valley	Dallas	75241	Narlon Clemons	Ruth Hodge
3013	3079	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253	Mildred Pope	TBD
3013	3080	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253	Mildred Pope	TBD
3082	3082	W.A. Blair Elem. School	7720 Gayglen Dr.	Dallas	75217	Johnetta Williams	TBD
3013	3083	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253	Mildred Pope	TBD
3013	3093	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253	Mildred Pope	TBD
3069	3099	Cornerstone Temple Baptist Church	2817 Cherry Valley Blvd.	Dallas	75241	Narlon Clemons	Ruth Hodge

DALLAS COUNTY

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MPCT	PCT	Location	Address	City	Zip	ELECTION JUDGE	ALTERNATE JUDGE
2068	1000	Dan D. Rogers Elem. School	5314 Abrams Rd.	Dallas	75214	Rhonda K. Green	Margaret Ann Caronna
1045	1045	Highland Meadows Elem. School	8939 Whitewing Ln.	Dallas	75238	Rhonda Choice	Trevor Lewis
1048	1047	Martha T. Reilly Elem.	11230 Lippitt Ave.	Dallas	75218	Shane Potter	David Wilkins
1048	1048	Martha T. Reilly Elem.	11230 Lippitt Ave	Dallas	75218	Shane Potter	David Wilkins
1060	1051	Alex Sanger Elem. School	8410 San Leandro Dr.	Dallas	75218	Bruce Anton	Brent Waters
1052	1052	Lochwood Branch Library	11221 Lochwood Blvd.	Dallas	75218	Timothy H. Sexton	L. George Burke
1054	1054	Casa View Elem. School	2100 N Farola Dr	Dallas	75228	Anthony Marlow	Ann Teague
1054	1055	Casa View Elem. School	2100 N Farola Dr	Dallas	75228	Anthony Marlow	Ann Teague
1056	1056	Charles A. Gill Elem. School	10910 Ferguson Rd.	Dallas	75228	TBD	George Hardin
1057	1057	St Pius X Church Parish	3030 Gus Thomasson Rd.	Dallas	75228	Thomas Randall Mock	Charlie Youngblood
1058	1058	Bryan Adams High School	2101 Millmar Dr.	Dallas	75228	Sara Jean White	Bob Huckerson
1059	1059	Reinhardt Elem. School	10122 Losa Dr	Dallas	75218	Erica Cole	Virginia Ellsworth
1060	1060	Alex Sanger Elem. School	8410 San Leandro Dr.	Dallas	75218	Bruce Anton	Brent Waters
1061	1061	W.H. Gaston Middle School	9565 Mercer Dr.	Dallas	75228	David Wallace	Israel Varela
1116	1062	Edwin J. Kiest Elem. School	2611 Healey Dr.	Dallas	75228	Barbara C. Johnson	TBD
1056	1068	Charles A. Gill Elem. School	10910 Ferguson Rd.	Dallas	75228	TBD	George Hardin
1078	1078	Bayles Elem. School	2444 Telegraph Ave.	Dallas	75228	Annette Choice	Martha Ann Wood
1079	1079	S.S. Conner Elem. School	3037 Greenmeadow Dr.	Dallas	75228	Kathryn Hines	J. Lee Baldwin
1057	1115	St. Pius X Church Parish	3030 Gus Thomasson Rd.	Dallas	75228	Thomas Randall Mock	Charlie Youngblood
1116	1116	Edwin J. Kiest Elem. School	2611 Healey Dr.	Dallas	75228	Barbara C. Johnson	TBD
1121	1121	Living Waters Church of God	11110 Shiloh Rd.	Dallas	75228	Ben Day	Larry Williams
1056	1125	Charles A. Gill Elem. School	10910 Ferguson Rd.	Dallas	75228	TBD	George Hardin
1060	1133	Alex Sanger Elem. School	8410 San Leandro Dr.	Dallas	75218	Bruce Anton	Brent Waters
1116	1137	Edwin J. Kiest Elem. School	2611 Healey Dr.	Dallas	75228	Barbara C. Johnson	TBD
1301	1300	Florence Park Community Center	2501 Whitson Way	Mesquite	75150	Rodney Elkins	Ida Andrews
2036	2036	Zion Lutheran Church	6121 E. Lovers Ln.	Dallas	75214	Lawrence A. Wainer	C. Dale Mceowen
2065	2065	Victor H. Hexter Elem. School	9720 Waterview St.	Dallas	75218	Patricia Fink	Grant Austin Reading
2067	2067	L.L. Hotchkiss Elem. School	6929 Town North Dr.	Dallas	75231	Thomas Giltner	Tracy P. Clinton li
2068	2068	Dan D. Rogers Elem. School	5314 Abrams Rd.	Dallas	75214	Rhonda K. Green	Margaret Ann Caronna
2069	2069	Ridgewood Recreation Center	6818 Fisher Rd.	Dallas	75214	Emily V. Melton	Karen Hoyt Potasnik
2072	2070	Northridge Presbyterian Church	6920 Bob-O-Link Dr.	Dallas	75214	Shametrish Shavon Moore	William Haugen
2071	2071	Lakewood Elem. School	3000 Hillbrook St.	Dallas	75214	Kathleen Darden	Patricia Nagler
2072	2072	Northridge Presbyterian Church	6920 Bob-O-Link Dr.	Dallas	75214	Shametrish Shavon Moore	William Haugen
2073	2073	Bath House Cultural Center	521 E. Lawther Dr.	Dallas	75218	Gary Garcia	Mel Cyrak

DALLAS COUNTY

DISTRICT 10

MPCT	PCT	Location	Address	City	Zip	ELECTION JUDGE	ALTERNATE JUDGE
1003	1003	Hamilton Park Pacesetter	8301 Towns St.	Dallas	75243	Roger Larrimore	Edward Castillio
1004	1004	Forest Meadow Jr. High	9373 Whitehurst Dr.	Dallas	75243	Suzy Pollok	Patricia Cole
1005	1005	New Mount Zion Baptist Church	9530 Shepherd Rd.	Dallas	75243	Linda Moore	Larry Riel
1006	1006	Moss Haven Elem. School	9202 Moss Farms Ln.	Dallas	75243	Deborah Brown	John W. Lowe
1006	1007	Moss Haven Elem. School	9202 Moss Farms Ln.	Dallas	75243	Deborah Brown	John W. Lowe
1029	1026	Richland College	12800 Abrams Rd.	Dallas	75243	Randall Epps	James Frame
1027	1027	Audelia Creek Elem. School	12600 Audelia Rd.	Dallas	75243	Melodie Mcfarland	Richard Harms
1027	1028	Audelia Creek Elem. School	12600 Audelia Rd.	Dallas	75243	Melodie Mcfarland	Richard Harms
1029	1029	Richland College	12800 Abrams Rd.	Dallas	75243	Randall Epps	James Frame
1038	1030	A.M. Aikin Elem. School	12300 Pleasant Valley Dr.	Dallas	75243	Linda Garrett	Bob O'neal
1038	1038	A.M. Aikin Elem. School	12300 Pleasant Valley Dr.	Dallas	75243	Linda Garrett	Bob O'neal
1040	1039	Dallas Fire Station #57	10801 Audelia Rd.	Dallas	75238	Richard Jensen	Harland Glynn Hallmark
1040	1040	Dallas Fire Station #57	10801 Audelia Rd.	Dallas	75238	Richard Jensen	Harland Glynn Hallmark
1040	1041	Dallas Fire Station #57	10801 Audelia Rd.	Dallas	75238	Richard Jensen	Harland Glynn Hallmark
1038	1042	A.M. Aikin Elem. School	12300 Pleasant Valley Dr.	Dallas	75243	Linda Garrett	Bob O'neal
1043	1043	Skyview Elem. School	9229 Meadowknoll Dr.	Dallas	75243	Dean Cardoza	Paula Graham
1044	1044	Lake Highlands High School	9449 Church Rd.	Dallas	75238	Ray Huebner	Nick Harper
1045	1045	Highland Meadows Elem. School	8939 Whitewing Ln.	Dallas	75238	Rhonda Choice	Trevor Lewis
1045	1046	Highland Meadows Elem. School	8939 Whitewig Ln.	Dallas	75238	Rhonda Choice	Trevor Lewis
1049	1049	Merriman Park Elem. School	7101 Winedale Dr.	Dallas	75231	Shelby James	Judith Adams
1044	1128	Lake Highlands High School	9449 Church Rd.	Dallas	75238	Ray Huebner	Nick Harper
1045	1129	Highland Meadows Elem. School	8939 Whitewing Ln.	Dallas	75238	Rhonda Choice	Trevor Lewis
1703	1707	A. R. Davis Elem. School	1621 McCallum Dr.	Garland	75042	Peggy Henger	Patricia Shaw
2059	2059	Lake Highlands High School	9449 Church Rd.	Dallas	75238	Lynda Bauer	Paula Everett
2060	2060	Northlake Elem. School - RISD	10059 Ravensway Dr.	Dallas	75238	Laura May	Shirley Nyore
2061	2061	Lake Highlands Elem. School	9501 Ferndale Rd.	Dallas	75238	Roger Pryor	Misti Beanland
2062	2062	Lake Highlands Jr. High School	10301 Walnut Hill Ln.	Dallas	75238	Stephani Wyatt	Al Ortiz
2063	2063	Wallace Elem. School - RISD	9921 Kirkhaven Dr.	Dallas	75238	Kitty Markham	Frederick L. Holland
2064	2064	Emeritus At Lake Highlands	9715 Plano Rd.	Dallas	75238	Charles Briner	Jon A. Caswell
2066	2066	White Rock Elem. School	9229 Chiswell Rd.	Dallas	75238	Victor Moreland	Linda Ford

DALLAS COUNTY

DISTRICT 11

MPCT	PCT	Location	Address	City	Zip	ELECTION JUDGE	ALTERNATE JUDGE
1003	1003	Hamilton Park Pacesetter	8301 Towns St.	Dallas	75243	Roger Larrimore	Edward Castillio
1008	1010	Lee McShan Jr. Elem. School	8307 Meadow Rd.	Dallas	75231	Anne Dankberg	Elaine Travis
1032	1032	Northwood Hills Elem. School	14532 Meandering Way	Dallas	75254	Sharon Quinn	TBD
1033	1033	Spring Valley Elem. School	13535 Spring Grove Rd.	Dallas	75240	John K. Delay, Jr.	L.D. Carter
1036	1035	RISD Academy	13630 Coit Rd.	Dallas	75240	Anthony Pace	Bob Rielly
1036	1036	RISD Academy	13630 Coit Rd.	Dallas	75240	Anthony Pace	Bob Rielly
1036	1037	RISD Academy	13630 Coit Rd.	Dallas	75240	Anthony Pace	Bob Rielly
1036	1127	RISD Academy	13630 Coit Rd.	Dallas	75240	Anthony Pace	Bob Rielly
2016	2016	Unity Church of Dallas	6525 Forest Ln.	Dallas	75230	Robert Farris	Lori Peniche
2016	2017	Unity Church of Dallas	6525 Forest Ln.	Dallas	75230	Robert Farris	Lori Peniche
2019	2019	George B. Dealey Vanguard	6501 Royal Ln.	Dallas	75230	Bryan Knox	Will Wilkins
2020	2020	Arthur Kramer Elem. School	7131 Midbury Dr.	Dallas	75230	Ellen Dorn	Virginia Brackett
2019	2022	George B. Dealey Vanguard	6501 Royal Ln.	Dallas	75230	Bryan Knox	Will Wilkins
2024	2023	Benjamin Franklin Middle School	6920 Meadow Rd.	Dallas	75230	Sandy Edwards Ammons	Sandra Suzette Leinnewber
2024	2024	Benjamin Franklin Middle School	6920 Meadow Rd.	Dallas	75230	Sandy Edwards Ammons	Sandra Suzette Leinnewber
2041	2041	Presbyterian Medical Office North	17110 Dallas Pkwy - Ste. 120	Dallas	75248	Sydney Mcquoid	TBD
2048	2048	Dallas Fire Station #7	6010 Davenport Rd.	Dallas	75248	Anne Carter	Pedro Lecca
2049	2049	Prestonwood Elem. School	6525 La Cosa Dr.	Dallas	75248	Darlene Howell	Janice Schwartz
2049	2050	Prestonwood Elem. School	6525 La Cosa Dr.	Dallas	75248	Darlene Howell	Janice Schwartz
2051	2051	Spring Creek Elem. School - RISD	7667 Round Rock	Dallas	75248	Jason Frannea	Janet Macfarland
1032	2052	Northwood Hills Elem. School	14532 Meandering Way	Dallas	75254	Sharon Quinn	TBD
2079	2053	Anne Frank Elem. School	5201 Celestial Rd.	Dallas	75254	Birl Smith	Sheri Boone
2079	2054	Anne Frank Elem. School	5201 Celestial Rd.	Dallas	75254	Birl Smith	Sheri Boone
2079	2055	Anne Frank Elem. School	5201 Celestial Rd.	Dallas	75254	Birl Smith	Sheri Boone
2056	2056	King of Glory Lutheran Church	6411 LBJ Freeway	Dallas	75240	Adeline Rieth	Mary Louise Arronte
1033	2057	Spring Valley Elem. School	13535 Spring Grove Rd.	Dallas	75240	John K. Delay, Jr.	L.D. Carter
2058	2058	Park Central Baptist Church	7777 LBJ Freeway	Dallas	75240	Lee Gammill	Marcy C. Helfand
2079	2079	Anne Frank Elem. School	5201 Celestial Rd.	Dallas	75254	Birl Smith	Sheri Boone

DALLAS COUNTY

DISTRICT 12

MPCT	PCT	Location	Address	City	Zip	ELECTION JUDGE	ALTERNATE JUDGE
2041	2041	Presbyterian Medical Office North	17110 Dallas Pkwy - Ste. 120	Dallas	75248	Sydney Mcquoid	TBD
2045	2042	Parkhill Jr. High School	16500 Shadybank Dr.	Dallas	75248	Barbara Perryman	Jacqueline Baumgartner
2043	2043	Brentfield Elem. School	6767 Brentfield Dr.	Dallas	75248	Mickey Kennedy	Lenna Webb
2044	2044	Texas A&M Research Ext. Center	17360 Coit Rd.	Dallas	75252	Mary Mcelvany	Louis G. Huntley
2045	2045	Parkhill Jr. High School	16500 Shadybank Dr.	Dallas	75248	Barbara Perryman	Jacqueline Baumgartner
2047	2046	James Bowie Elem. School - RISD	7643 Lamanga Dr.	Dallas	75248	Connie Hutzell	Geraldine Slaughter
2047	2047	James Bowie Elem. School - RISD	7643 Lamanga Dr.	Dallas	75248	Connie Hutzell	Geraldine Slaughter
2407	2406	Josey Ranch Lake Library	1700 N. Keller Springs Rd.	Carrollton	75006	Michelle Lafountain	Nadar Saad
2902	2902	Addison Fire Department	4798 Airport Pkwy.	Addison	75001	Jonathan Smith	Mildred Weaver

COLLIN COUNTY

DISTRICT 12

MPCT	PCT	Location	Address	City	Zip	ELECTION JUDGE	ALTERNATE JUDGE
0132	24	Mitchell Elem. School	4223 Briargrove Ln.	Dallas	75287	TBD	TBD
0104	36	Haggar Elem. School	17820 Campbell Rd.	Dallas	75252	TBD	TBD
0104	73	Haggar Elem. School	17820 Campbell Rd.	Dallas	75252	TBD	TBD
0142	74	Renner-Frankford Library	6400 Frankford Rd.	Dallas	75252	TBD	TBD
0142	79	Renner-Frankford Library	6400 Frankford Rd.	Dallas	75252	TBD	TBD
0132	84	Mitchell Elem. School	4223 Briargrove Ln.	Dallas	75287	TBD	TBD
0104	88	Haggar Elem. School	17820 Campbell Rd.	Dallas	75252	TBD	TBD
0142	104	Haggar Elem. School	17820 Campbell Rd.	Dallas	75252	TBD	TBD
0104	115	Haggar Elem. School	17820 Campbell Rd.	Dallas	75252	TBD	TBD
0132	132	Mitchell Elem. School	4223 Briargrove Ln.	Dallas	75287	TBD	TBD
0104	136	Haggar Elem. School	17820 Campbell Rd.	Dallas	75252	TBD	TBD
0142	142	Renner-Frankford Library	6400 Frankford Rd.	Dallas	75252	TBD	TBD
0142	164	Renner-Frankford Library	6400 Frankford Rd.	Dallas	75252	TBD	TBD

DENTON COUNTY

DISTRICT 12

MPCT	PCT	Location	Address	City	Zip	ELECTION JUDGE	ALTERNATE JUDGE
2001	2000	Frankford Townhomes	18110 Marsh Ln.	Dallas	75287	TBD	TBD
2001	2001	Frankford Townhomes	18110 Marsh Ln.	Dallas	75287	TBD	TBD
2001	2002	Frankford Townhomes	18110 Marsh Ln.	Dallas	75287	TBD	TBD

DALLAS COUNTY

DISTRICT 13

MPCT	PCT	Location	Address	City	Zip	ELECTION JUDGE	ALTERNATE JUDGE
2068	1000	Dan D. Rogers Elem. School	5314 Abrams Rd.	Dallas	75214	Rhonda K Green	Margaret Ann Caronna
1002	1001	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231	William Woods	Martha R. Maddox
1002	1002	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231	William Woods	Martha R. Maddox
1008	1008	Lee McShan Jr. Elem. School	8307 Meadow Rd.	Dallas	75231	Anne Dankberg	Elaine Travis
1002	1009	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231	William Woods	Martha R. Maddox
1002	1011	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231	William Woods	Martha R. Maddox
1002	1012	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231	William Woods	Martha R. Maddox
1002	1126	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231	William Woods	Martha R. Maddox
2002	2002	Thomas C. Marsh Middle School	3838 Crown Shore Dr.	Dallas	75244	William Fisher	Mary Walters
2003	2003	W.T. White High School	4505 Ridgeside Dr.	Dallas	75244	Edward W. Simpson	Pauline Bourqui
2004	2004	Nathan Adams Elem. School	12600 Welch Rd.	Dallas	75244	Mark Montgomery	Michele Valentino
2005	2005	Degolyer Elem. School	3453 Flair Dr.	Dallas	75229	Jeffrey Jake Golvach	Rachel Goetz Deering
2006	2006	Harry C. Withers Elem. School	3959 Northaven Rd.	Dallas	75229	Linda Chiles	Linda Love
2007	2007	John Calvin Presbyterian Church	4151 Royal Ln.	Dallas	75229	Lorene Kircher	Harry C Diehl
2008	2008	John J. Pershing Elem. School	5715 Meaders Ln.	Dallas	75229	Ross Coulter	TBD
2009	2009	L.G. Cigarroa Elem. School	9900 Webb Chapel Rd.	Dallas	75220	Kelly Reddell	Amy Bradley
2010	2010	Edward Cary Middle School	3978 Killion Dr.	Dallas	75229	Steve Gerdes	Roberto Valentino
2010	2011	Walnut Hill Recreation Center	10011 Midway Rd.	Dallas	75229	Steve Gerdes	Roberto Valentino
2013	2013	Lovers Lane United Methodist Church	9200 Inwood Rd.	Dallas	75220	Carole Haynes	Daniel Anton Foyt
2013	2014	Lovers Lane United Methodist Church	9200 Inwood Rd.	Dallas	75220	Carole Haynes	Daniel Anton Foyt
2077	2015	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230	Betty Allen	Chad Davis
2018	2018	Northaven United Methodist Church	11211 Preston Rd.	Dallas	75230	Emily Sommerville	Carol Spruiell
2021	2021	Preston Hollow United Methodist Church	6315 Walnut Hill Ln.	Dallas	75230	Catherine Monk	Brett Haber
2025	2025	Hillcrest High School	9924 Hillcrest Rd.	Dallas	75230	Flora Hernandez	Paula Leone
2025	2026	Hillcrest High School	9924 Hillcrest Rd.	Dallas	75230	Flora Hernandez	Paula Leone
2027	2027	Our Redeemer Lutheran Church	7611 Park Ln.	Dallas	75225	Mary Ann Collins	Dick Selby
2029	2029	Westminster Presbyterian Church	8200 Devonshire Dr.	Dallas	75209	Beth Biesel	Pattie Walker
2027	2030	Our Redeemer Lutheran Church	7611 Park Ln.	Dallas	75225	Mary Ann Collins	Dick Selby
2031	2033	Skillman SW Branch Library	5707 Skillman St.	Dallas	75206	Yolanda Guerra	Jonathan Mckinnon
2034	2034	Henry W. Longfellow Middle School	5314 Boaz St.	Dallas	75209	Nan Mcgee	Ray Alan Sheeler
2077	2077	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230	Betty Allen	Chad Davis
4002	4001	Caillet Elem. School	3033 Merrell Rd.	Dallas	75229	Rollin Gary	Toni M. Nolen
4002	4002	Caillet Elem. School	3033 Merrell Rd.	Dallas	75229	Rollin Gary	Toni M. Nolen
4004	4003	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229	James Woods	John Dupre
4004	4004	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229	James Woods	John Dupre
2005	4006	Degolyer Elem. School	3453 Flair Dr.	Dallas	75229	Jeffrey Jake Golvach	Rachel Goetz Deering
4097	4007	David G. Burnet Elem. School	3200 Kinkaid Dr.	Dallas	75220	Brent Sonntag	Sondra Monroe
4014	4014	Sudie Williams Elem. School	4518 Pomona Rd.	Dallas	75209	Charles Armstrong	Dorie Cranshaw
4018	4018	Maple Lawn Elem. School	3120 Inwood Rd.	Dallas	75235	Geoffrey Tyler Staples	David Beardsley
4097	4092	David G. Burnet Elem. School	3200 Kinkaid Dr.	Dallas	75220	Brent Sonntag	Sondra Monroe
4005	4094	Park Forest Branch Library	3421 Forest Ln.	Dallas	75234	Matthew G. Calvert	Marguerite Buccino
2005	4095	Degolyer Elem. School	3453 Flair Dr.	Dallas	75229	Jeffrey Jake Golvach	Rachel Goetz Deering
2005	4096	Degolyer Elem. School	3453 Flair Dr.	Dallas	75229	Jeffrey Jake Golvach	Rachel Goetz Deering
4014	4099	Sudie Williams Elem. School	4518 Pomona Rd.	Dallas	75209	Charles Armstrong	Dorie Cranshaw

DALLAS COUNTY

DISTRICT 14

MPCT	PCT	Location	Address	City	Zip	ELECTION JUDGE	ALTERNATE JUDGE
1117	1013	North Dallas High School	3120 N. Haskell Ave.	Dallas	75204	TBD	TBD
1014	1015	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204	Byron Montgomery	Wilford Gentzel
1120	1016	Robert E. Lee Elem. School - DISD	2911 Delmar Ave.	Dallas	75206	Robert Sullivan	Rosita Strang
1120	1017	Robert E. Lee Elem. School - DISD	2911 Delmar Ave.	Dallas	75206	Robert Sullivan	Rosita Strang
1020	1018	Ben Milam Elem. School - DISD	4200 McKinney Ave.	Dallas	75205	Jean Andrea Ball-Meza	TBD
1019	1019	Dallas Fire Station #17	6045 Belmont Ave.	Dallas	75206	Michelle Button	Charlotte Herman
1020	1020	Ben Milam Elem. School - DISD	4200 McKinney Ave.	Dallas	75205	Jean Andrea Ball-Meza	TBD
1022	1021	Oaklawn Branch Library	4100 Cedar Springs Rd.	Dallas	75219	Edward Malinoski	Bill Schereck
1022	1022	Oaklawn Branch Library	4100 Cedar Springs Rd.	Dallas	75219	Edward Malinoski	Bill Schereck
1023	1023	The Father's Church	2707 Abrams Rd.	Dallas	75214	Linda Sprowl	Rosemary Underbrink
1076	1050	Eduardo Mata Elem. School	7420 La Vista Dr.	Dallas	75214	Theresa Holmberg	TBD
1071	1071	Lakewood Branch Library	6121 Worth St.	Dallas	75214	Robert Ackerman	Ivette Lozano
1073	1073	Junius Heights Baptist Church	5429 Reiger Ave.	Dallas	75214	Cheri Ball-Meza	Luanne Wilson
1074	1075	Samuell Grand Recreation Center	6200 E. Grand Ave.	Dallas	75223	Michael Lovuolo	Martha Montfort
1076	1076	Eduardo Mata Elem. School	7420 La Vista Dr.	Dallas	75214	Theresa Holmberg	TBD
1117	1117	North Dallas High School	3120 N. Haskell Ave.	Dallas	75204	TBD	TBD
1118	1118	J.W. Ray Elem. School	2211 Caddo St.	Dallas	75204	Eddie Jimmerson Jr	Mary Harms
1120	1120	Robert E. Lee Elem. School - DISD	2911 Delmar Ave.	Dallas	75206	Robert Sullivan	Gordon Melton
1070	1131	Grace United Methodist Church	4105 Junius St.	Dallas	75246	Gregory Byrne	Juliana Martinez
2031	2031	Skillman SW Branch Library	5707 Skillman St.	Dallas	75206	Yolanda Guerra	Jonathan Mckinnon
2031	2032	Skillman SW Branch Library	5707 Skillman St.	Dallas	75206	Yolanda Guerra	Jonathan Mckinnon
2031	2033	Skillman SW Branch Library	5707 Skillman St.	Dallas	75206	Yolanda Guerra	Jonathan Mckinnon
2035	2035	Stonewall Jackson Elem. School	5828 Mockingbird Ln.	Dallas	75206	Gloria Wright	Martha Chawner
2036	2036	Zion Lutheran Church	6121 E. Lovers Ln.	Dallas	75214	Lawrence A Wainer	C Dale Mceowen
2037	2037	Highland Park Middle School	3555 Granada Ave.	Dallas	75205	Sue Ringle	TBD
2035	2038	Stonewall Jackson Elem. School	5828 Mockingbird Ln.	Dallas	75206	Gloria Wright	Martha Chawner
2039	2039	Robert E. Lee Elem. School - DISD	2911 Delmar Ave.	Dallas	75206	Mark Stuart Friedman	James Strange
2040	2040	St. Andrews Presbyterian Church	3204 Skillman St.	Dallas	75214	Kathy Stokes	TBD
2068	2068	Dan D. Rogers Elem. School	5314 Abrams Rd.	Dallas	75214	Rhonda K Green	Margaret Ann Caronna
2037	2201	Highland Park Middle School	3555 Granada Ave.	Dallas	75205	Sue Ringle	TBD
3000	3000	William B. Travis Vanguard	3001 McKinney Ave.	Dallas	75204	Terry Lynch	Chris Richie
3081	3006	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Neil Emmons	Allen Dickey
3081	3007	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Neil Emmons	Allen Dickey
3008	3008	Dallas County Courthouse - Allen	600 Commerce St.	Dallas	75202	Pamela Curry	Heather Niedens
3009	3009	Exall Park Recreation Center	1355 Adair St.	Dallas	75204	Gary Foster	Jeffery Keech
3009	3010	Exall Park Recreation Center	1355 Adair St.	Dallas	75204	Gary Foster	Jeffery Keech
4032	3081	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Neil Emmons	Allen Dickey
3000	3086	William B. Travis Vanguard	3001 McKinney Ave.	Dallas	75204	Terry Lynch	Chris Richie
4032	4032	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Vivian Dudley	James A. Moyers
4032	4102	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Vivian Dudley	James A. Moyers
4032	4106	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Vivian Dudley	James A. Moyers

EARLY VOTING

**EARLY VOTING JUDGES
MAY 9, 2015
CITY COUNCIL GENERAL ELECTION**

LOCATION	ADDRESS	CITY	ZIP	JUDGE
ADDISON FIRE STATION #1	4798 AIRPORT PKWY.	ADDISON	75001	MILDRED WEAVER
BALCH SPRINGS NEW CITY HALL	13503 ALEXANDER RD.	BALCH SPRINGS	75181	TRENIECIA MURPHY
BALCH SPRINGS MUNICIPAL BLDG. (Old City Hall)	3117 HICKORY TREE RD.	BALCH SPRINGS	75180	JANICE HARRISON
BETHANY LUTHERAN CHURCH	10101 WALNUT HILL LN.	DALLAS	75238	SANDRA BIGGS
CEDAR HILL GOVERNMENT CENTER	285 UPTOWN BLVD.	CEDAR HILL	75104	EMELDA MARTIN
CHURCHILL RECREATION CENTER (Replace Fretz Park Library)	6906 CHURCHILL WAY	DALLAS	75230	VICTOR G. DAVIS
COCKRELL HILL CITY HALL	4125 W. CLARENDON DR.	COCKRELL HILL	75211	ELI DAVIS
CROSSWINDS HIGH SCHOOL	1100 N. CARRIER PKWY.	GRAND PRAIRIE	75050	MAE CHOICE
DALLAS ISD ADMINISTRATION BLDG.	3700 ROSS AVE.	DALLAS	75204	LOVIE SHANNON
DESOTO TOWN CENTER LIBRARY	211 E. PLEASANT RUN RD.	DESOTO	75115	JACKIE FAIN
DUNCANVILLE LIBRARY	201 JAMES COLLINS BLVD.	DUNCANVILLE	75116	BARBARA A. LEWIS
EASTFIELD COLLEGE PLEASANT GROVE CAMPUS	802 S. BUCKNER	DALLAS	75217	SHIRLEY DAVIDSON
EL CENTRO COLLEGE-WEST CAMPUS	3330 N.HAMPTON RD.	DALLAS	75212	DEBORAH CULBERSON
FARMERS BRANCH CITY HALL	13000 WILLIAM DODSON PKWY.	FARMERS BRANCH	75234	PAM THOMAS
FRANKFORD TOWNHOMES	18110 MARSH LN.	DALLAS	75287	VICKIE REDD
GRAUWYLER PARK RECREATION CENTER	7780 HARRY HINES BLVD.	DALLAS	75235	MARK BAKER
HEBRON & JOSEY LIBRARY	4220 N. JOSEY LN.	CARROLLTON	75010	RUSSELL CLAY
HIGHLAND HILLS LIBRARY	3624 SIMPSON STUART RD.	DALLAS	75241	JEFFERY MELCHER
IRVING ARTS CENTER	3333 N. MACARTHUR BLVD.	IRVING	75062	SOLIA CANALES
IRVING CITY HALL	825 W. IRVING BLVD.	IRVING	75060	DEBRA STANGLIN
J. ERIK JONSSON CENTRAL LIBRARY	1515 YOUNG ST.	DALLAS	75201	TONY GONZALEZ
JOSEY RANCH LIBRARY	1700 KELLER SPRINGS	CARROLLTON	75006	PAUL HELLER
LAKESIDE ACTIVITY CENTER	101 HOLLEY PARK DR.	MESQUITE	75149	LADETRA L. FLORES
LANCASTER VET MEMORIAL LIBRARY	1600 VETERANS MEMORIAL PKWY.	LANCASTER	75134	GLADYS IVY
LOCHWOOD LIBRARY	11221 LOCHWOOD BLVD.	DALLAS	75218	GEORGE SIGGERS
MARSH LANE BAPTIST CHURCH	10716 MARSH LN.	DALLAS	75229	JIM SLAUGHTER
MARTIN LUTHER KING CORE BLDG.	2922 MLK BLVD.	DALLAS	75215	MARY NELSON
MARTIN WEISS RECREATION CENTER	1111 MARTINDELL AVE.	DALLAS	75211	JOE BURKLEO
MOUNTAIN CREEK LIBRARY	6102 MOUNTAIN CREEK PKWY.	DALLAS	75249	MARTHELLA CAPERS
OAK CLIFF SUB-COURTHOUSE	410 S BECKLEY AVE.	DALLAS	75203	DIANA BROADUS
OUR REDEEMER LUTHERAN CHURCH	7611 PARK LN.	DALLAS	75225	ROBERT ACKERMAN
PAUL L. DUNBAR LANCASTER-KIEST LIBRARY (Replaces Veterans Admin. Medical Center)	2008 E. KIEST BLVD.	DALLAS	75216	YVONNE WILLIAMS
PRESTON ROYAL LIBRARY	5626 ROYAL LN.	DALLAS	75229	LOUANN PEHLE
RECORDS BUILDING (MAIN LOCATION)	509 MAIN ST.	DALLAS	75202	SHATORIA BOWENS
RENNER-FRANKFORD LIBRARY	6400 FRANKFORD RD.	DALLAS	75252	CYNTHIA HOLIDAY
REVERCHON RECREATION CENTER	3505 MAPLE AVE.	DALLAS	75219	THELMA WARREN
RICHARDSON CIVIC CENTER	411 W. ARAPAHO RD.	RICHARDSON	75080	EVAN THOMAS
RICHLAND COLLEGE-GARLAND CAMPUS	675 W. WALNUT ST.	GARLAND	75040	EMMA CRAYTON

(Continued)

LOCATION	ADDRESS	CITY	ZIP	JUDGE
ROWLETT CITY HALL ANNEX	4004 MAIN ST.	ROWLETT	75088	MAGGIE ENSLEY
SAMUELL GRAND RECREATION CENTER	6200 E. GRAND AVE.	DALLAS	75223	ALLYN P. COLEMAN
SEAGOVILLE CITY HALL	702 N. HIGHWAY 175	SEAGOVILLE	75159	PATRICIA BEARDEN
SOUTH OAK CLIFF HIGH SCHOOL	3601 S. MARSALIS AVE.	DALLAS	75216	CLAUDIA BATTS
SUNNYVALE TOWN HALL	127 N. COLLINS RD.	SUNNYVALE	75182	CLARISSA GATES
VALLEY RANCH LIBRARY	401 CIMARRON TRAIL	IRVING	75063	BEVERLY J. WUNDERLIN
WILMER COMMUNITY CENTER	101 DAVIDSON PLAZA	WILMER	75172	JOHNNIE GOINS

LANCASTER ISD MOBILE VOTING DATES AND TIMES

LOCATION	ADDRESS	CITY	ZIP	JUDGE
LANCASTER ISD ADMIN. BLDG.	422 S. CENTRE AVE.	LANCASTER	75146	TBD
BELTLINE ELEM. SCHOOL	1355 W. BELTLINE RD.	LANCASTER	75146	TBD
ELSIE R. MIDDLE SCHOOL	822 W. PLEASANT RUN RD.	LANCASTER	75146	TBD
ROLLING HILLS ELEM. SCHOOL	450 ROLLING HILLS PL.	LANCASTER	75146	TBD
G.W. CARVER 6TH GRADE STEM LEARNIND CENTER	1005 WESTRIDGE AVE.	LANCASTER	75146	TBD
ROSA PARKS MILLBROOK ELEM. SCHOOL	630 MILLBROOK	LANCASTER	75146	TBD
LANCASTER ELEM. SCHOOL	1109 W. MAIN ST.	LANCASTER	75146	TBD
HOUSTON ELEM. SCHOOL	2929 MARQUIS LN.	LANCASTER	75134	TBD
PLEASANT RUN ELEM. SCHOOL	427 W. PLEASANT RUN RD.	LANCASTER	75146	TBD
WEST MAIN ELEM. SCHOOL	531 W. MAIN ST.	LANCASTER	75146	TBD
LANCASTER HIGH SCHOOL	200 E. WINTERGREEN RD.	LANCASTER	75134	TBD

MESQUITE ISD MOBILE VOTING DATES AND TIMES

LOCATION	ADDRESS	CITY	ZIP	JUDGE
BERRY MIDDLE SCHOOL	2675 BEAR DR.	MESQUITE	75181	TBD
HODGES ELEM. SCHOOL	14401 SPRING OAKS DR.	BALCH SPRINGS	75180	TBD
MESQUITE CITY HALL	757 N. GALLOWAY AVE.	MESQUITE	75150	TBD
WEST MESQUITE HIGH SCHOOL	2500 MEMORIAL PKWY.	MESQUITE	75149	TBD
HORN HIGH SCHOOL	3300 E. CARTWRIGHT RD.	MESQUITE	75181	TBD
MCKENZIE ELEM. SCHOOL	3535 STEPHENS GREEN DR.	MESQUITE	75150	TBD
SHANDS ELEM. SCHOOL	4836 SHANDS DR.	MESQUITE	75150	TBD

ATTACHMENT B



CITY OF DALLAS

ELECTION JUDGE RESOLUTION - ATTACHMENT "B"
RECOMMENDED ELECTION JUDGES OR ALTERNATE JUDGES
MAY 09, 2015 GENERAL & SPECIAL (JOINT) ELECTIONS

Date of Request: _____

Request made by: _____

Polling Location #: _____

Replacement Judge: _____

Home Address: _____ **Zip:** _____

Phone: _____ ☐ **Work** ☐ **Home**

Voter Registration #: _____

Original Judge: _____

Reason: _____

KEY FOCUS AREA: E-Gov
AGENDA DATE: March 25, 2015
COUNCIL DISTRICT(S): All
DEPARTMENT: City Secretary
CMO: Rosa A Rios, 670-5654
MAPSCO: N/A

SUBJECT

A resolution authorizing an increase in the joint elections agreement and election services contract between the City of Dallas and Dallas County for the May 9, 2015 general election - Not to exceed \$586,665, from \$573,814 to \$1,160,479 - Financing: Contingency Reserve Funds

BACKGROUND

This item is on the addendum to allow sufficient time to verify funding information and receive cost increase information from Dallas County as related to the May 9, 2015 general election.

The Dallas County Elections Department (DCED) provided the May 9, 2015 general election cost estimate at \$573,813.56, approved by the City on February 25, 2015, and paid to DCED on March 11, 2015. On March 6, 2015, the city was notified by DCED that several entities had withdrawn from the May 9, 2015 election resulting in an increase of \$586,664.73 from the initial estimate provided. This action authorizes payment of the increase to the estimated election cost. The total estimated cost is \$1,160,478.29.

Following the election, the elections administrator performs an election audit and will either (1) bill each participating jurisdiction for any additional amount owed, less the cost estimate paid; or (2) issue a refund in the event the cost estimate paid by participating jurisdictions exceeded the actual cost. In the event additional costs above this estimate are owed, an action item will be scheduled after the final audit is received.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Resolution No. 15-0439, passed by the City Council on February 25, 2015, authorized a joint election agreement and election services contract with Dallas County, in an amount not to exceed \$573,813.56 to cover the estimated costs for the conduct of a general election to be held on Saturday, May 9, 2015.

FISCAL INFORMATION

\$586,664.73 – Contingency Reserve Funds

March 25, 2015

WHEREAS, the City Council ordered a general election to be held on Saturday, May 9, 2015; and

WHEREAS, the City of Dallas and the other jurisdictions holding elections on May 9, 2015 desire to hold the elections jointly in accordance with Chapter 271 of the Texas Election Code; and

WHEREAS, the City is contracting with the Dallas County Elections Administrator for election services for the May 9, 2015 general election in accordance with Subchapter D of Chapter 31 of the Texas Election Code; and

WHEREAS, the City Council on February 25, 2015 authorized the contract between City of Dallas and the Dallas County Elections Administrator for the estimated cost of election services in the amount of \$573,813.56 for the May 9, 2015 general election; and

WHEREAS, on March 11, 2015, the City Secretary's Office disbursed the total deposit amount of \$573,813.56 to the Dallas County Elections Administrator for elections services costs for the May 9, 2015 general election; and

WHEREAS, the Dallas County Elections Administrator on March 6, 2015 notified the City Secretary's Office of additional election services costs for the May 9, 2015 general election in the amount of \$586,664.73 due to the withdrawal of other jurisdictions (Exhibit A); and

WHEREAS, it is now necessary to authorize an increase in the election services contract with the Dallas County Elections Administrator for the May 9, 2015 General Election in an amount not exceed \$586,664.73; **Now, Therefore,**

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

Section 1. That an increase in the contract between the City of Dallas and the Dallas County Elections Administrator for the estimated cost of election services in the amount of \$586,664.73 for the May 9, 2015 general election is necessary.

Section 2. That the City Controller is hereby authorized to transfer funds not to exceed \$586,664.73 from Fund 0001, Dept. NBG, Unit 1000, Revenue Source RTRF, to Fund 0001, Dept. SEC, Unit 1190, Revenue Source 9229; and a clearing entry, in the same amount, to Fund 0001, Dept. BMS, BSA 0991 (Debit) and to Fund 0001, Dept. BMS, BSA 0950 (Credit).

March 25, 2015

Section 3. That the City Manager is hereby authorized to increase the City Secretary's Office appropriations in an amount not to exceed \$586,665 in Fund 0001, Department SEC, Unit 1190, Object 3070; increase total General Fund expenditure appropriations by \$586,665 from \$1,166,814,145 to \$1,167,400,810; and increase total General Fund revenue appropriations by \$586,665 from \$1,166,814,145 to \$1,167,400,810.

Section 4. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from Fund 0001, Dept. SEC, Unit 1190, Object 3070, Encumbrance No. 15ELE1190H09V2, to Dallas County Elections (Vendor 014003) in an amount not to exceed \$586,664.73.

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.



DALLAS COUNTY ELECTIONS DEPARTMENT

MEMO

March 16, 2015

To: Brylon D. Franklin, Elections Manager - City of Dallas
Through: Toni Pippins-Poole – Elections Administrator, CERA, CCPA
From: Robert A. Heard Sr. – Assistant Elections Administrator
Re: May 9, 2015 Joint Election Cost Update

The following Political Participating Subdivisions (“Entities”) have withdrawn completely from the election: City of Coppell; City of DeSoto; City of Garland; City of Hutchins; City of Sachse; Dallas County School Board; Carrollton-Farmers Branch ISD; Coppell ISD; DeSoto ISD; Highland Park ISD; Richardson ISD; and Sunnyvale ISD.

Also, the following Participating Political Subdivisions have partially withdrawn from the election: City of Grand Prairie; Grand Prairie ISD; Irving ISD.

Your estimated cost for the May 9, 2015 Joint Election has been effected by the cancellation of these participants in the election. **It has been determined that your adjusted election cost is now estimated to be \$1,160,478.29.** You have made a deposit of \$573,813.56, leaving the City of Dallas with a remaining estimated balance of \$586,664.73. Please make the necessary adjustments to your entity’s election budget. We are not asking for any adjustment to be made to your deposit at this time. However, appropriate funds will be due upon completion of your cost audit.

Should you have any questions regarding this information, do not hesitate to contact me at 214-819-6334 or via email at Robert.Heard@DallasCounty.Org.

Poll Location Info
May 9, 2015 Joint Election
ESTIMATED COST
Subject to Change
ATTACHMENT A

Location Splits	Total	COD
Split by 1	220.00	143
Split by 2	214.00	84
Split by 3	39.00	6
Split by 4	4.00	0
Split by 5	0.00	0
Split by 6	0.00	0
Split by 7	0.00	
Total Splits	477.00	233
Total Units	340.58	187.00
Cost per Poll	\$5,641.61	\$5,641.61
Total Cost	\$1,921,436.87	\$1,054,980.26
% of Units	100%	54.91%

		Total	COD
Election Total		\$1,921,436.87	\$1,054,980.26
Exceptional Cost	(to be determined)	\$46,869.40	
Election Services Fee		\$196,830.63	\$105,498.03
Total Cost		\$2,118,267.50	\$1,160,478.29
Amount of Deposit		\$0.00	\$0.00
(Overpaid)/Underpaid		\$2,165,136.90	\$1,160,478.29

Exp Code	Early Voting	Units	Cost Per Unit	Estimated	COD
LEGAL NOTICE					
2013	Legal Notice	Newspaper listing of Polling Locations	\$18,000.00	\$18,000.00	\$9,883.04
POSTAGE					
2170	Rejected / Incomplete mail	200	\$1.89	\$378.00	\$207.54
2170	Postage for Mailed Ballots	10,000	\$1.32	\$13,200.00	\$7,247.57
2170	Postage for Returned Mailed Ballots	8,500	\$1.12	\$9,520.00	\$5,227.03
2180	EV Printed Mailed Ballots	10,000	\$0.45	\$4,500.00	\$2,470.76
2180	Mail ballot kit	10,000	\$2.00	\$20,000.00	\$10,981.16
2180	Polling location Change	Early Voting Location Change		\$1,200.00	\$858.87
EQUIPMENT RENTAL					
7030	Furniture Rental	various EV locations		\$500.00	\$274.53
7040	Voting Booths (5p/loc.)	48	\$35.00	\$1,680.00	\$922.42
7040	Touch Screen/Votronics	384	\$250.00	\$96,000.00	\$52,709.57
7040	ADA Voter Terminals	48	\$300.00	\$14,400.00	\$7,906.44
7040	Communication Pack	48	\$50.00	\$2,400.00	\$1,317.74
7040	Computer Rental (County)	100	\$400.00	\$40,000.00	\$21,962.32
7040	Provisional Ballot Bags	100	\$5.00	\$500.00	\$274.53
7050	Van Rental/Car Rental	9 vehicles tech and route usage and 2 Trucks for Delivery of Equipment		\$6,500.00	\$3,568.88
7213	Cellular Phones	6 Tech phones/ Air Cards		\$2,700.00	\$1,482.46
RENTAL BUILDINGS					
7010	Custodial Charges	Various Locations		\$25,000.00	\$13,726.45
PERSONNEL					
1050	Central Count	2 people @12days@var hrs@various pay rates		\$1,100.00	\$603.96
1050	Election Clerks OT			\$14,560.00	\$7,994.28
1050	Election Judges OT			\$12,480.00	\$6,852.24
1050	Election PT - OT	4 people @ various pay rates		\$500.00	\$274.53
1050	Elections Overtime	22 people @ var days @ var rates @ various hrs.		\$7,000.00	\$3,843.41
1050	EV Mail Clerks	15 people @ var day @var rates for various hrs		\$5,500.00	\$3,019.82
1050	EV Mail Supervisor	1 person@various hrs@15.20p/h		\$2,500.00	\$1,372.64
1050	EV Techs OT	6 People @ var hrs @ 16.89 p/h		\$5,126.52	\$2,814.76
1050	Security-Branch Locations	9 people @ various hrs. @ \$25p/h		\$2,442.00	\$1,340.80

1050	Warehouse Overtime	5 people @ various hrs. @ various rates		\$6,300.00	\$3,459.07
1050	Warehouse Tech Support	6 people @ 13.05@ various hrs.		\$1,200.00	\$658.87
1060	Canvass Committee	24 people @ various pay rates	BB & Signature Verification	\$2,300.00	\$1,262.83
1060	Clerks	224	Includes Training	\$156,800.00	\$86,092.29
1060	Election Department Part Timers	2 people @ various pay rates		\$600.00	\$329.43
1060	Judges	48 judges	Includes Training	\$46,000.00	\$25,256.67
1060	Mail Workers / PA Workers	15 People @ 30days@ various Rates	Includes regular time	\$30,629.00	\$16,817.10
1060	Supervisors / Ballot Board & SV	2 people @12days@10hrs@various pay		\$994.26	\$545.91
1060	Branch Runners	48 locations @ 1 day @ \$25.00		\$1,200.00	\$658.87
1060	Branch Technicians	4 people @ various pay rates		\$7,873.00	\$4,322.73
1111	Social Security Chargeback	6.2%		\$1,660.68	\$911.81
1112	Medicare	1.45%		\$2,454.46	\$1,347.64
1113	PARS	1.3%		\$1,854.83	\$1,018.41
1150	Retirement Charge Back	10%		\$2,646.85	\$1,453.27
SUPPLY EXPENSE					
2180	Voted Stamps	400	\$1.05	\$430.00	\$236.09
2180	Provisional Ballots (In Person)	165,600	\$0.09	\$14,904.00	\$8,183.16
2180	Personal Appearance Labels (2 per voter)	40,000	\$0.09	\$3,600.00	\$1,976.61
2180	Judge Kits	48	\$55.00	\$2,640.00	\$1,449.51
2180	Central Count Printing Expense			\$1,808.61	\$993.03
2180	Sample Ballots hand out for voters 8.5/11in. double sided color paper (0.015 per side x estimated 20 sides) + (20sides x .015staple) + (20sides x .005 collating) = \$.70	1,800	\$0.70	\$1,260.00	\$691.81
2180	Sample Ballots Large for Posting 11/17in. Single side color paper (0.058 per side x estimated 15 sides) + (15sides x .01) = \$1.02	120	\$1.02	\$122.40	\$67.20
2180	Ballot List for Early Voting Locations 8.5/11in. Double sided white paper (0.0145 per side x estimated 30 sides) + (30sides x .015staple) + (30sides x .005 collating) = \$.465	350	\$1.04	\$362.25	\$198.90
2180	List of Declared Write-In for EV 8.5/11in. Single side white paper 0.024 per page) 25 per EV Location	1,500	\$0.02	\$36.00	\$19.77
2180	ADA Quick Operations Guide 8.5/11in. Double sided color copy. (0.965 per side x 4 sides) + (4sides x .015 staple) + (4sides x .005) = \$.418)	60	\$0.47	\$27.96	\$15.35

2180	Optical Scan Ballots	8,000	\$0.20	\$1,600.00	\$878.49
2880	Supplies for Early Voting			\$2,000.00	\$1,098.12
SERVICE EXPENSE					
5590	ES&S Support/Consulting			\$85,050.00	\$46,697.38
5590	ES&S Project Management (8 week cost (\$63,000.00) by 2015 Contract			\$63,000.00	\$34,590.65
5590	ES&S Ballot Layout and Coding assistance and overseeing (10 days cost \$15,750) by 2015 Contract			\$15,750.00	\$8,647.66
5590	ES&S Pre Election Mock Election (3 days On-Site Simulation of Election Day with 1 ES&S Support Team) (cost \$4,725.00) by 2015 Contract			\$4,725.00	\$2,594.30
5590	ES&S Ivotronic Early Support (cost \$1,575.00) by 2015 Contract			\$1,575.00	\$864.77
5590	ES&S ADA Wave Card Programming			\$8,000.00	\$4,392.46
5590	IT Support			\$2,500.00	\$1,372.64
5590	Spanish Traslation			\$240.00	\$131.77
5590	Web Site/NTCOG	0	\$95.00	\$0.00	\$0.00
PREPARATION AND TRANSPORTATION OF VOTING EQUIPMENT					
2910	Early Voting Equipment Delivery and Pickup	48	\$45.00	\$2,160.00	\$1,185.97
MILEAGE					
1080	Warehouse /Elections Mileage	500	\$0.565	\$282.50	\$155.11
3095	Mileage for Runners/Gas	Tech Cars and Trucks		\$2,000.00	\$1,098.12
	Early Voting Total			\$784,273.32	\$430,611.53

Exp Code	Election Day	Units	Cost Per Unit	Estimated	COD
EQUIPMENT RENTAL					
7030	Furniture Rental	Central Count Station/Various Polling Loc.		\$1,700.00	\$933.40
7040	Precinct Counter (1p/loc.)	357	\$468.00	\$167,076.00	\$91,734.41
7040	Voting Booths (5p/loc.)	1,785	\$35.00	\$62,475.00	\$34,302.40
7040	ADA Voter Terminals	357	\$300.00	\$107,100.00	\$58,804.11
7040	Laptop	450	\$75.00	\$33,750.00	\$18,530.71
7040	Provisional Bags	357	\$5.00	\$1,785.00	\$980.07
7040	Election Supply Carts	357	\$199.80	\$71,328.60	\$39,163.54
7040	Regional Site Computer Setup	9	\$150.00	\$1,350.00	\$741.23
7050	Truck Rental/Van Rental	Runners /Regional Sites		\$4,200.00	\$2,306.04
7213	Phone Lines/Bulletin Board	Election Cell phones for Tech's and department		\$5,000.00	\$2,745.29
RENTAL BUILDINGS					
7010	Location Rental	various polling locations		\$26,108.25	\$14,334.94
7010	Custodial Charges	various polling locations		\$72,000.00	\$39,532.18
PERSONNEL					
1020	Election Employees	Includes CC VR WH and Admin		\$2,000.00	\$1,098.12
1020	County Employees	Election Day @ Regional Sites		\$2,500.00	\$1,372.64
1020	Traffic Control Officers	Election Night & Supply Pickup		\$5,900.00	\$3,239.44
1020	Regional Site Support	Election Night & Supply Pickup		\$17,000.00	\$9,333.99
1020	Phone Bank	Election Day		\$3,000.00	\$1,647.17
1020	Techs (24)	Election Day		\$5,000.00	\$2,745.29
1020	Clerks	1428 Election Day @ \$10.00 p/h	14 hours	\$199,920.00	\$109,767.67
1020	Central Count	Election Day		\$1,200.00	\$658.87
1020	Warehouse Support	Election Day		\$3,000.00	\$1,647.17
1020	Emergency Response Personnel	Election Day		\$1,000.00	\$549.06
1020	Judges	357 Election Day @ \$11.00 p/h	16 hrs - Includes 2hrs pollbook	\$62,832.00	\$34,498.41
1020	Delivery	357 Election Day @ \$25.00 ea	1 hr	\$8,925.00	\$4,900.34
1050	Central Count (?)			\$1,238.58	\$680.05
1050	County Employees OT			\$2,800.00	\$1,537.36
1050	Election Department OT			\$16,000.00	\$8,784.93
1050	Election PT - OT (?)			\$675.60	\$370.94
1050	Sheriff's Deputies	40 deputies		\$21,000.00	\$11,530.22
1050	Warehouse OT			\$12,000.00	\$6,588.70

1080	Warehouse Support O/T	various hours @ \$13.05 p/h		\$3,000.00	\$1,647.17
1080	Warehouse Temporaries	various hrs. @ \$8.70p/h		\$500.00	\$274.53
1111	Social Security Chargeback	6.2%		\$3,079.45	\$1,690.80
1112	Medicare	1.45%		\$755.74	\$414.95
1113	PARS	1.3%		\$29.38	\$16.13
1150	Retirement Charge Back	10%		\$4,966.77	\$2,727.04
5590	Temporary Service			\$10,000.00	\$5,490.58
5590	Temporary Service	Bilingual Clerk		\$3,000.00	\$1,647.17
MILEAGE					
1080	Warehouse Mileage/Gas		\$0.565	\$2,700.00	\$1,482.46
1080	Mileage for Deputies	6,000	\$0.565	\$3,390.00	\$1,861.31
3095	Gas	Tech Cars and Trucks		\$500.00	\$274.53
SERVICE EXPENSE					
5590	ES& S Support/Consulting			\$28,350.00	\$15,565.79
5590	IT Support (QNET)			\$2,000.00	\$1,098.12
5590	Web Site/NTCOG	1 hr. election support	\$95.00	\$95.00	\$52.16
POSTAGE / SERVICE EXPENSE					
2180	Poll location letters/Alt judge letters			\$7,000.00	\$3,843.41
2180	Polling location Change Cards (NDSI)			\$8,000.00	\$4,392.46
2170	Election Paychecks	1,700	\$0.45	\$765.00	\$420.03
PREPARATION & TRANSPORTATION OF VOTING EQUIPMENT					
2910	Election Day Equipment Delivery and Pickup	357	\$22.50	\$8,032.50	\$4,410.31
2910	Election Day Equipment Delivery and Pickup	Extra Booths	27.00 ea	\$559.00	\$306.92
2910	Election Day Equipment Delivery and Pickup	195	119@60.00 / 76@30	\$9,420.00	\$5,172.13
SUPPLY EXPENSE					
2180	Voted Stamps	1,300	\$1.05	\$1,365.00	\$749.46
2180	Ballot Cards/Precinct	387,282	\$0.215	\$83,265.63	\$45,717.66
2180	Test Ballots	26,750	\$0.215	\$5,751.25	\$3,157.77
2180	Ballot & Seal Certificate	1,070	\$3.40	\$3,632.65	\$1,994.54
2180	Blank Ballot & Seal Certificate	60	\$3.40	\$203.70	\$111.84
2180	Provisional Ballot Seal	1,070	\$3.40	\$3,632.65	\$1,994.54
2180	ADA Ballot & Seal Certificate	360	\$3.40	\$1,222.20	\$671.06
2180	Provisional Ballots	21,400	\$0.09	\$1,926.00	\$1,057.49
2180	Sample Ballots	2,140	\$0.09	\$192.60	\$105.75
2180	Printing Expense			\$2,000.00	\$1,098.12
2180	Misc. Judge Kit Supplies	357	\$45.00	\$16,065.00	\$8,820.62
2880	Supplies			\$1,900.00	\$1,043.21
	Election Day Total			\$1,137,163.55	\$624,368.73

ADDENDUM ITEM # 12

KEY FOCUS AREA: E-Gov
AGENDA DATE: March 25, 2015
COUNCIL DISTRICT(S): All
DEPARTMENT: City Secretary
CMO: Rosa A. Rios, 670-3738
MAPSCO: N/A

SUBJECT

A resolution designating absences by Mayor Pro Tem Tennell Atkins, Deputy Mayor Pro Tem Monica Alonzo, Councilmember Dwaine R. Caraway and Councilmember Lee Kleinman as being for "Official City Business" - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum to allow council members additional time to request approval of their outstanding absences (if applicable) as "Official City Business."

Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation...for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business."

Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization of or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation.

BACKGROUND (Continued)

Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter.

The proposed resolution authorizes and directs the city secretary to amend the minutes of city council meetings, without further city council action or approval, to reflect when the absences by designated council members have been deemed by the city council to be for "official city business."

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

March 25, 2015

WHEREAS, Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation... for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business"; and

WHEREAS, Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation; and

WHEREAS, Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter; and

WHEREAS, Mayor Pro Tem Tennell Atkins, Deputy Mayor Pro Tem Monica Alonzo, Councilmember Dwaine R. Caraway and Councilmember Lee Kleinman participated in event(s) and/or meeting(s), as described in **Exhibit A** attached, which required them to miss all or part of one or more city council meeting(s) or committee meeting(s) on the date(s) noted in Exhibit A; **Now, Therefore,**

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

March 25, 2015

SECTION 1. That, in accordance with Chapter III, Section 4(e) of the Dallas City Charter and Section 4.11(c) of the City Council Rules of Procedure, the event(s) and/or meeting(s) described in **Exhibit A**, attached, are hereby deemed to be for "official city business," and any absences from city council meeting(s) and/or city council committee meeting(s), on the date(s) noted in Exhibit A, by Mayor Pro Tem Tennell Atkins, Deputy Mayor Pro Tem Monica Alonzo, Councilmember Dwaine R. Caraway and Councilmember Lee Kleinman because of their participation in any event(s) and/or meeting(s) will not be counted against them in determining their annual compensation under Chapter III, Section 4 of the Dallas City Charter.

SECTION 2. That, in accordance with Section 4.11(a) of the City Council Rules of Procedure, the City Secretary shall maintain a record of the absence on official city business so that such absence will not count against Mayor Pro Tem Tennell Atkins, Deputy Mayor Pro Tem Monica Alonzo, Councilmember Dwaine R. Caraway and Councilmember Lee Kleinman in determining their annual compensation under Chapter III, Section 4 of the Dallas City Charter.

SECTION 3. That the City Secretary is authorized and directed to amend the minutes of each city council meeting held on the date(s) specified in Exhibit A, if applicable, to reflect that the absence by Mayor Pro Tem Tennell Atkins, Deputy Mayor Pro Tem Monica Alonzo, Councilmember Dwaine R. Caraway and Councilmember Lee Kleinman as described in Exhibit A, were for "official city business," and no further city council action or approval of those minutes is required.

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

EXHIBIT A
CITY COUNCIL MEMBER(S)
REQUEST ABSENCE AS OFFICIAL CITY BUSINESS

COUNCILMEMBER	PURPOSE/TRIP/EVENT	LOCATION	DATE	MEETING(S) MISSED	ABSENCE TYPE
Tennell Atkins	Attended TEX-21 US75/69 Corridor Task Force Day in Austin, TX.	Austin, TX	2/18/2015	City Council Briefing	Absent
Monica Alonzo	Attended the City of Dallas/Dallas Regional Chamber Legislative Reception in Austin, TX.	Austin, TX	3/4/2015	City Council Briefing	Absent
Dwaine R. Caraway	Attended a press conference at City Hall with The Black Academy of Arts and Letters announcing its new partnership with University of North Texas.	Dallas, TX	2/9/2015	Public Safety Committee	Absent
Lee Kleinman	Attended the City of Dallas/Dallas Regional Chamber Legislative Reception in Austin, TX.	Austin, TX	3/4/2015	City Council Briefing	Absent

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: March 25, 2015
COUNCIL DISTRICT(S): 2
DEPARTMENT: Trinity Watershed Management
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 46F

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Daniel Rivas Properties, of a subsurface easement under approximately 1,899 square feet of land located on Alcalde Street near its intersection with Victor Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project – Not to exceed \$2,870 (\$1,170 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 1,899 square feet of land from Daniel Rivas Properties. This property is located on Alcalde Street near its intersection with Victor Street and will be used for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

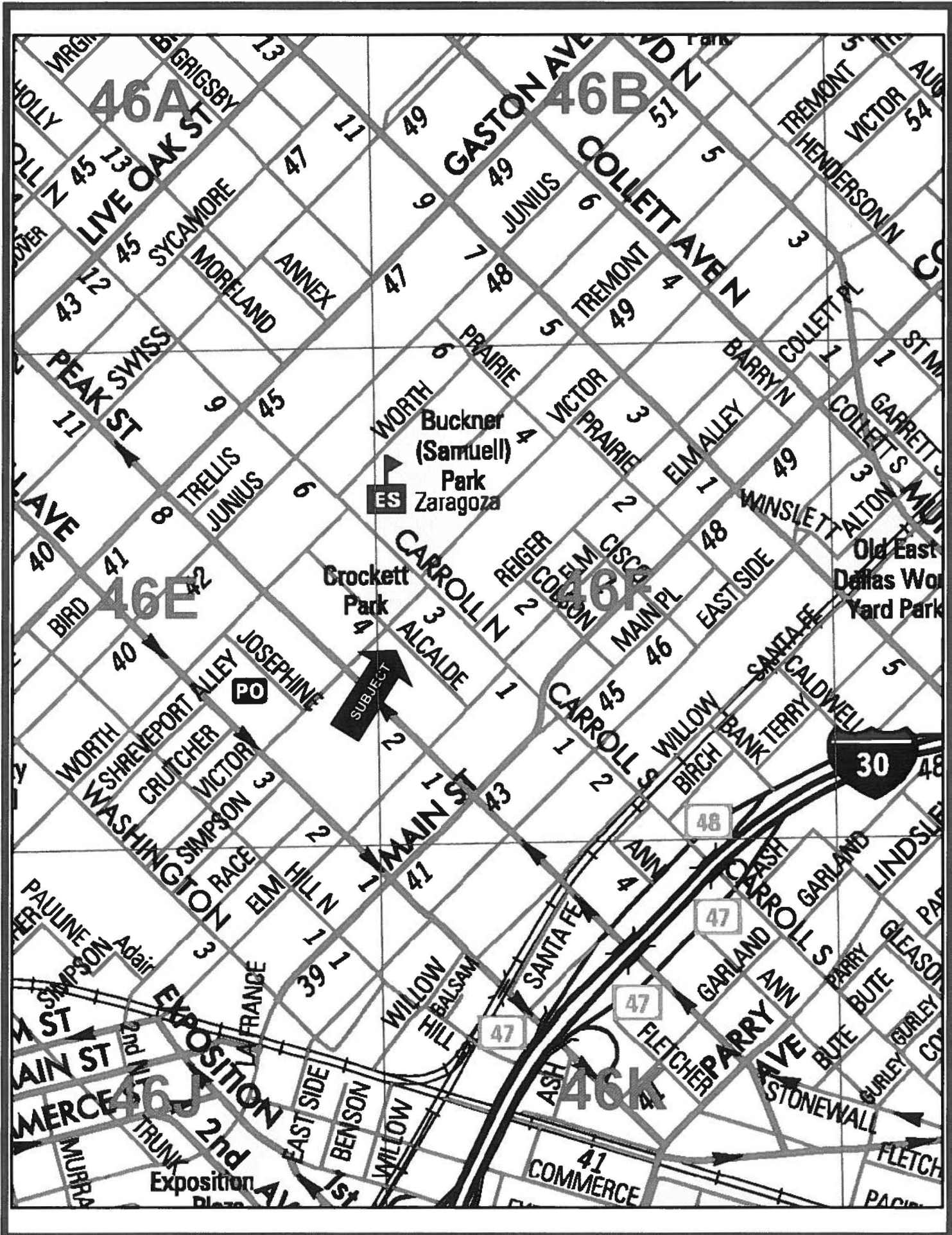
2006 Bond Funds - \$2,870 (\$1,170 plus closing costs and title expenses not to exceed \$1,700)

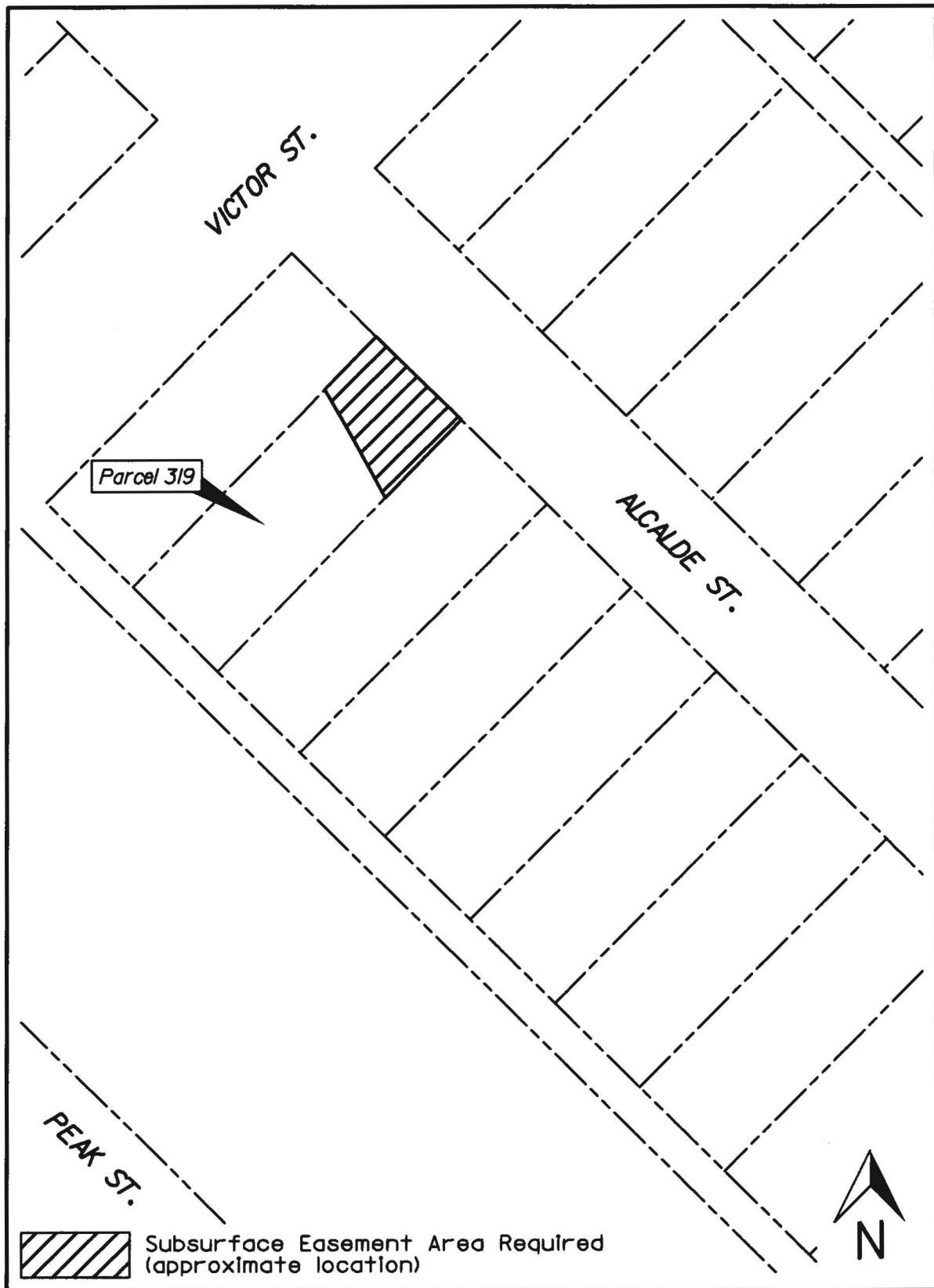
OWNER

Daniel Rivas Properties

MAPS

Attached





March 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 1,899 square feet in area, lying between the subsurface elevations of 205 feet and 378 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for storage and transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Daniel Rivas Properties, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$1,170.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$1,700.00

"AUTHORIZED AMOUNT": \$2,870.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

March 25, 2015

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525F11, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525F12. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay costs as may be assessed by the Special Commissioners or the court. Further, that expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

March 25, 2015

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to deposit the award in the registry of the Court and to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for an amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$1,700.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

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

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY 
Assistant City Attorney

**FIELD NOTES DESCRIBING 0.0436 ACRE (1,899 SQ. FEET)
 SUB-SURFACE DRAINAGE TUNNEL EASEMENT
 CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 319)
 PART OF LOT 12, CITY BLOCK D/802-1/2, QUEEN CITY ADDITION
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 FROM DANIEL RIVAS PROPERTIES**

BEING a 0.0436 acre (1,899-square-foot) tract of land situated in the John Grigsby Survey, Abstract Number 495, and being part of Lot 12, Block D (Official City of Dallas Block Number D/802-1/2) of Queen City Addition, an addition to the City of Dallas recorded in Volume 233, Page 508 of the Map Records of Dallas County, Texas, and being part of that certain tract of land conveyed to Daniel Rivas Properties as evidenced by General Warranty Deed recorded in Instrument Number 20070278084 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

BEGINNING in the southeast line of said Lot 12 and the northwest line of Lot 13, City Block D/802-1/2, for the beginning of a non-tangent curve to the left, having coordinates of N=6975620.8750, E=2499908.4615, (not monumented);

THENCE departing the common southeast line of said Lot 12 and northwest line of said Lot 13, over and across said Lot 12, along said curve to the left, having a central angle of 02 degree 10 minutes 32 seconds, a radius of 1370.00 feet, an arc length of 52.02 feet, and a chord bearing North 29 degrees 00 minutes 38 seconds West a distance of 52.01 feet to the common northwest line of said Lot 12 and southeast line of Lot 11, City Block D/802-1/2, having coordinates of N=6975666.3576, E=2499883.2393 (not monumented);

THENCE North 44 degrees 29 minutes 58 seconds East along the common northwest line of said Lot 12 and southeast line of said Lot 11 a distance of 30.97 feet to 1/2 -inch iron rod (controlling monument) found in the southwest line of Alcalde Street, a 50-foot right-of-way, and the northeast line of City Block D/802-1/2 for the north corner of said Lot 12 and the east corner of said Lot 11, having coordinates of N=6975688.4471, E=2499904.9461;

THENCE South 45 degrees 16 minutes 54 seconds East along the common southwest line of Alcalde Street, northeast line of said Lot 12, and northeast line of City Block D/802-1/2 a distance of 49.84 feet to a 1/2-inch iron rod (controlling monument) found for the east corner of said Lot 12 and the north corner of said Lot 13, having coordinates of N=6975653.3822, E=2499940.3575;

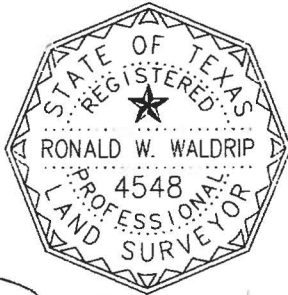
THENCE South 44 degrees 27 minutes 23 seconds West departing the common southwest line of Alcalde Street and northeast line of City Block D/802-1/2 along the common southeast line of said Lot 12 and northwest line of said Lot 13 a distance of 45.55 feet to the **POINT OF BEGINNING**;



**FIELD NOTES DESCRIBING 0.0436 ACRE (1,899 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 319)
PART OF LOT 12, CITY BLOCK D/802-1/2, QUEEN CITY ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM DANIEL RIVAS PROPERTIES**

CONTAINING within the metes recited 0.0436 acre (1,899 square feet) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

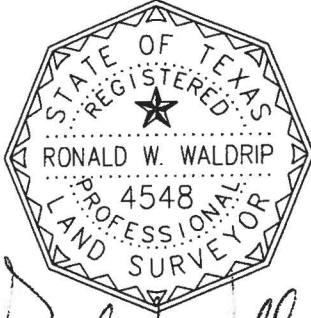
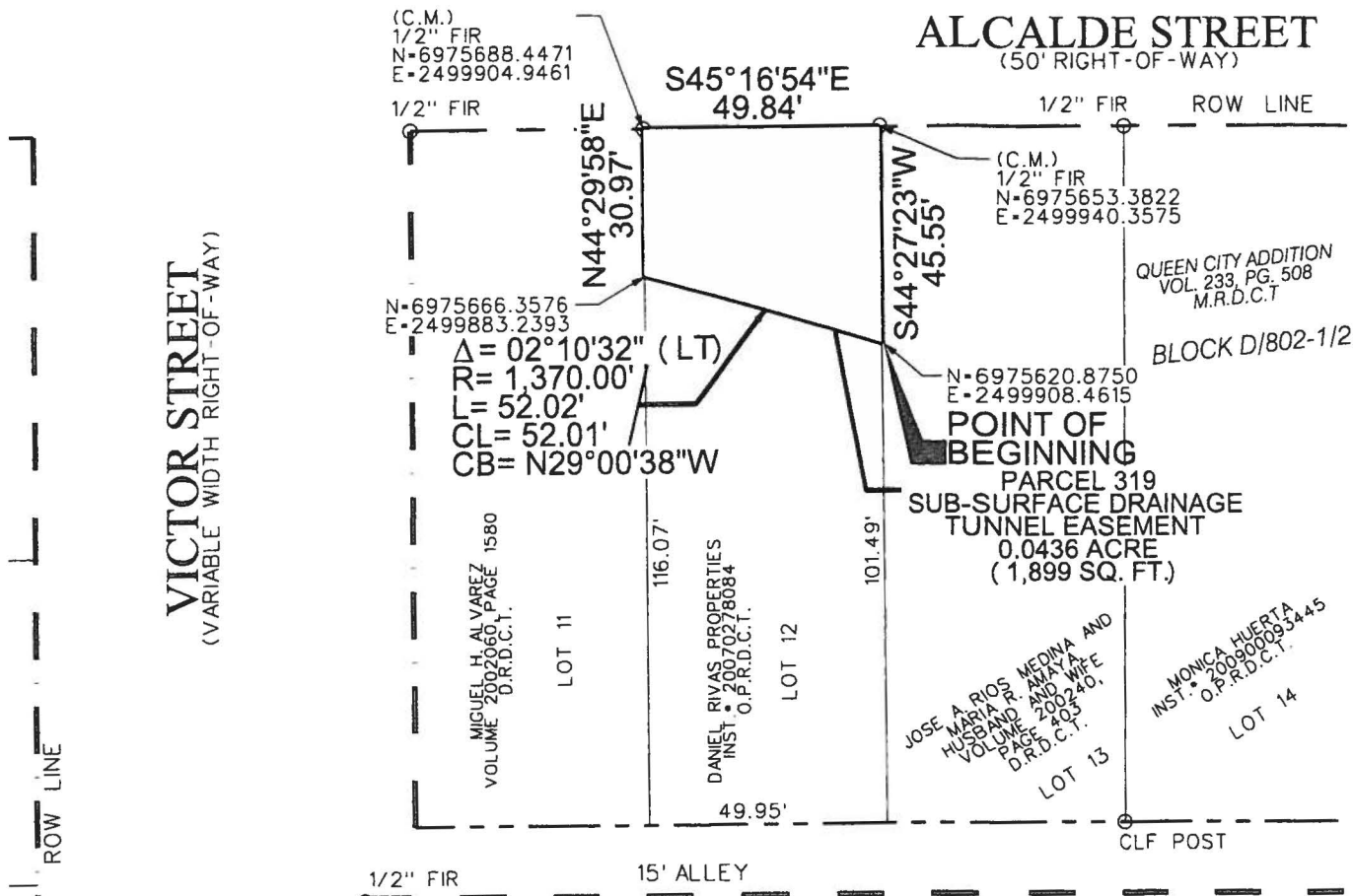


Ronald W. Waldrup 8/29/13



FIELD NOTES APPROVED:

DER 9/12/13



Ronald W. Waldrup
8/29/13

DALLAS AREA RAPID TRANSIT
TRACT NO. 2
VOLUME 88047, PAGE 1942
D.R.D.C.T.

LOT 1A

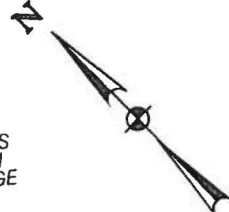
BLOCK D/802

DART - EAST DALLAS
FACILITY ADDITION
VOLUME 88084, PAGE 1079
M.R.D.C.T.

FIELD NOTES APPROVED:

DR 7/12/13

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495



SCALE: 1"=40'

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

- LEGEND**
- ROW LINE
 - PROPERTY LINE
 - LOT LINE
 - SUBDIVISION LINE
 - PROP. EASEMENT LINE
 - IRON ROD
 - X-CUT
 - MONUMENT

NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED

- (C.M.) CONTROL MONUMENT
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- D.R.D.C.T. DEED RECORDS DALLAS COUNTY TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 319)
PART OF LOT 12, CITY BLOCK D/802-1/2,
QUEEN CITY ADDITION,
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

ARS Engineers, Inc.
12801 N. Central Expressway, Suite 1250
Dallas, Texas 75243
Surv. Firm No. 10131900
(214) 739-3152 Fax (214) 739-3159

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: 46E

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from FRIS CHKN, LLC, of a subsurface easement under approximately 9,686 square feet of land located on Gaston Avenue at its intersection with Peak Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project – Not to exceed \$26,215 (\$24,215 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 9,686 square feet of land from FRIS CHKN, LLC. This property is located on Gaston Avenue at its intersection with Peak Street and will be used for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2006 Bond Funds - \$26,215 (\$24,215 plus closing costs and title expenses not to exceed \$2,000)

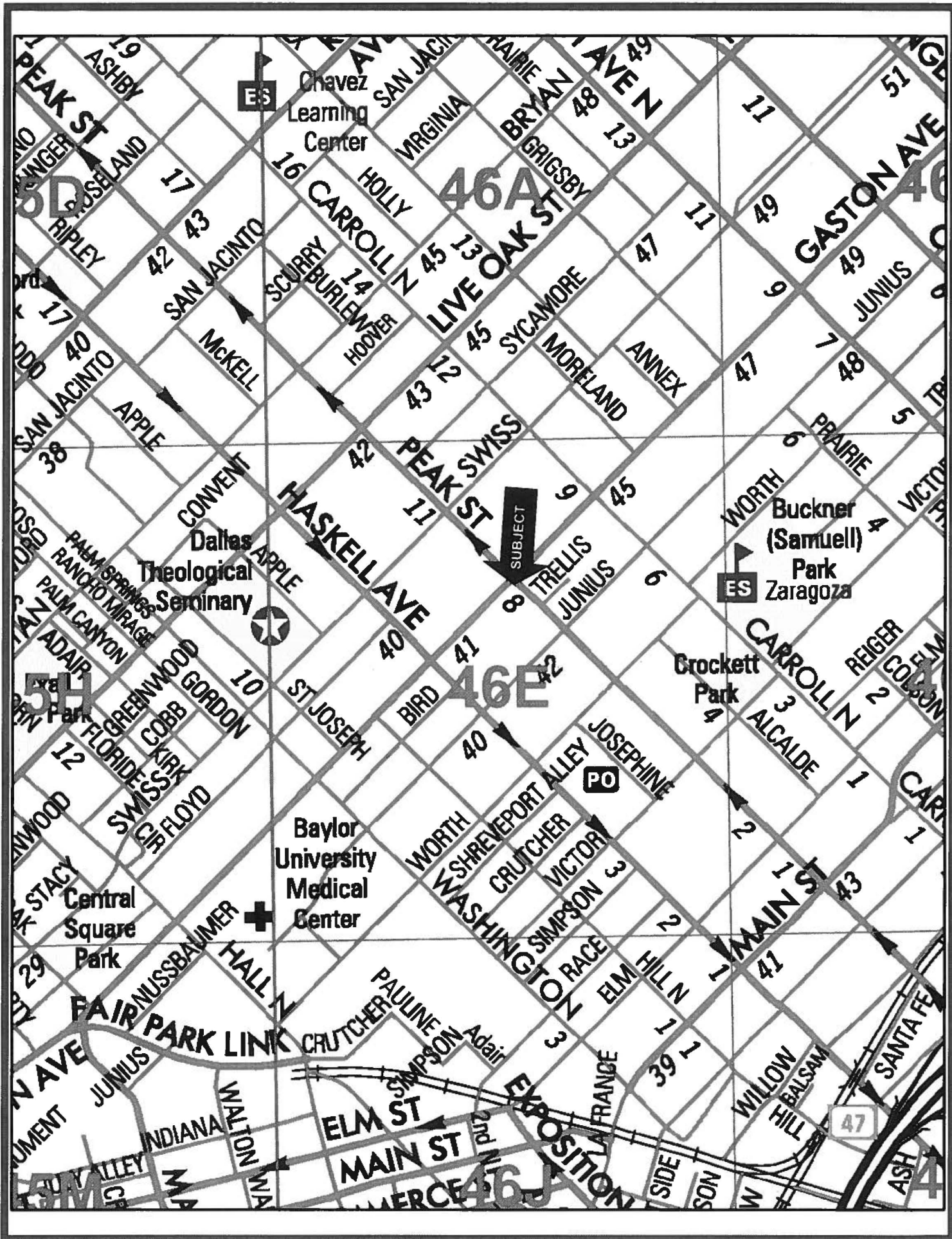
OWNER

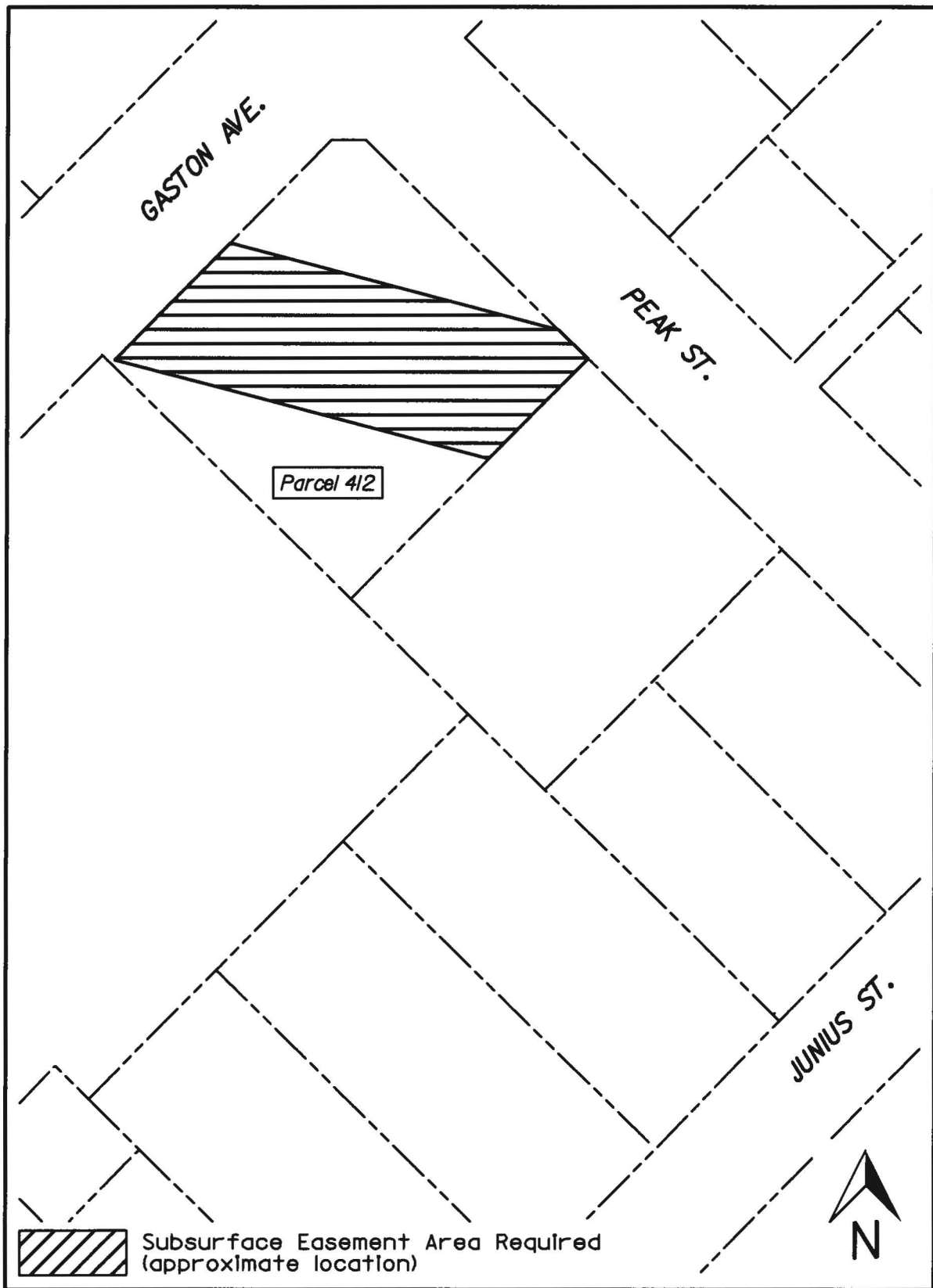
FRIS CHKN, LLC

Spirit SPE Manager, LLC, Manager

MAPS

Attached





March 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 9,686 square feet in area, lying between the subsurface elevations of 213 feet and 387 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for storage and transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": FRIS CHKN, LLC, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$24,215.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$2,000.00

"AUTHORIZED AMOUNT": \$26,215.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

March 25, 2015

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525F9, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525F10. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay costs as may be assessed by the Special Commissioners or the court. Further, that expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

March 25, 2015

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to deposit the award in the registry of the Court and to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for an amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$2,000.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

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

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY


Assistant City Attorney

**FIELD NOTES DESCRIBING 0.2224 ACRE (9,686 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 412)
PART OF LOT 3, CITY BLOCK 6/774, CHURCH'S FRIED CHICKEN ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM FRIS CHKN LLC**

EXHIBIT A

BEING a 0.2224 acre (9,686-square-foot) tract of land situated in the John Grigsby Survey, Abstract Number 495, and being part of Lot 3 of City Block 6/774 of Church's Fried Chicken Addition, an addition to the City of Dallas, as evidenced by Plat recorded in Volume 80113, Page 625 of the Deed Records of Dallas County, Texas, and being part of that certain tract of land conveyed to Fris Chkn LLC, as evidenced by Special Warranty Deed recorded in Volume 2005081, Page 3054 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

BEGINNING in the common southwest line of Peak Street, a 60-foot right-of-way, and northeast line of said City Block 6/774, for the common east corner of said Church's Fried Chicken Addition and north corner of that certain tract of land conveyed to 4-Golden Properties, LLC as evidenced by Special Warranty Deed recorded in Instrument Number 201200369101 of the Official Public Records of Dallas County, Texas, having coordinates of N=6976483.7157, E=2498569.6215 (not monumented), from which a 1/2-inch iron rod (controlling monument) found for said corner bears South 44 degrees 26 minutes 46 seconds West a distance of 0.60 feet;

THENCE South 44 degrees 26 minutes 46 seconds West departing said common southwest line of Peak Street and northeast line of said City Block 6/774, along the southeast line of said Church's Fried Chicken Addition a distance of 59.19 feet, having coordinates of N=6976441.4623, E=2498528.1771 (not monumented);

THENCE North 75 degrees 10 minutes 00 seconds West departing the southeast line of Church's Fried Chicken Addition, over and across said Addition, a distance of 162.82 feet to the common northwest line of said City Block 6/774, northwest line of said Church's Fried Chicken Addition, and the southeast line of Gaston Avenue, a variable width right-of-way, having coordinates of N=6976483.1397, E=2498370.8052 (not monumented);

THENCE North 44 degrees 24 minutes 29 seconds East along the common northwest line of said City Block 6/774, northwest line of said Church's Fried Chicken Addition, and southeast line of Gaston Avenue a distance of 68.99 feet, having coordinates N=6976532.4165, E=2498419.0742 (not monumented);

THENCE South 75 degrees 10 minutes 00 seconds East departing the common northwest line of said City Block 6/774, northwest line of said Church's Fried Chicken Addition, and southeast line of Gaston Avenue, over and across said Addition and said City Block 6/774, a distance of 143.06 feet to the common southwest line of Peak Street, northeast line of said City Block 6/774, and northeast line of said Addition, having coordinates N=6976495.7971, E=2498557.3473 (not monumented);

THENCE South 45 degrees 27 minutes 14 seconds East along the common southwest line of Peak Street, northeast line of said City Block 6/774, and northeast line of said Addition a distance of 17.22 feet to the **POINT OF BEGINNING**;

Page 1 of 3



FIELD NOTES APPROVED:

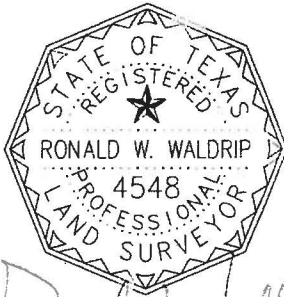
PER 9/12/13

**FIELD NOTES DESCRIBING 0.2224 ACRE (9,686 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 412)
PART OF LOT 3, CITY BLOCK 6/774, CHURCH'S FRIED CHICKEN ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM FRIS CHKN LLC**

EXHIBIT A

CONTAINING within the metes recited 0.2224 acre (9,686 square feet) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.



Ronald W. Waldrup 8/29/13



FIELD NOTES APPROVED:
DER 9/12/13

EXHIBIT A

BIOCONSULT USA, INC.
INST. • 201100253769
O.P.R.D.C.T.

JOSE DEJULIAN AND WIFE
MARIA GUADALUPE DEJULIAN
VOLUME 2002124, PAGE 8151
D.R.D.C.T.

5/8" FIR

ROW LINE

5/8" FIR

PEAK STREET
(60' RIGHT-OF-WAY)

POINT OF BEGINNING

S45°27'14"E 17.22'

(C.M.)
1/2" FIR
BRS.
S44°26'46"W 0.60'
N-6976483.7157
E-2498569.6215

ROW LINE

GASTON AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)

PK FND.

114.42'

N-6976495.7971
E-2498557.3473

CHURCH'S FRIED CHICKEN
ADDITION
VOLUME 80113, PAGE 625
D.R.D.C.T.

S75°10'00"E 143.06'

S44°26'46"W
59.19'

PARCEL 412
SUB-SURFACE DRAINAGE
TUNNEL EASEMENT
0.2224 ACRE
(9,686 SQ. FT.)

N-6976532.4165
E-2498419.0742

N-6976441.4623
E-2498528.1771

4-GOLDEN PROPERTIES, LLC
DOC. • 201200365101
D.R.D.C.T.

LOT 3

N75°10'00"W 162.82'

FRIS CHKN LLC
VOLUME 2005081, PAGE 3054
O.P.R.D.C.T.

82.81'

N44°24'29"E
68.99'

N-6976483.1397
E-2498370.8052

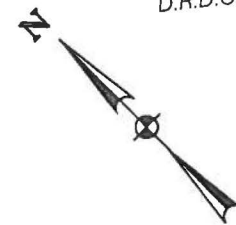
2.10'

141.55'

BLOCK 61774

PEAK'S SUBURBAN
ADDITION
VOL. 45, PG. 56
D.R.D.C.T.

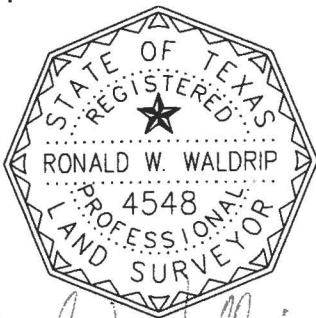
ALDI (TEXAS) L.L.C.
INST. • 20080155493
O.P.R.D.C.T.



0 20 40 60 80

SCALE: 1"=40'

Basis of Bearing is the State Plane
Coordinate System, Texas North
Central Zone (4202), North American
Datum of 1983. All coordinates are
state plane on grid. All distances are
surface distances. Surface Adjustment
Scale Factor: 1.0001365060.



JOHN GRIGSBY SURVEY
ABSTRACT NO. 495



FIELD NOTES APPROVED:
PER 7 12 3

LEGEND

- ROW LINE
- - - PROPERTY LINE
- LOT LINE
- - - SUBDIVISION LINE
- - - PROP. EASEMENT LINE
- IRON ROD
- X-CUT
- MONUMENT

NOTE: SUBSURFACE EASEMENT CORNERS
ARE NOT MONUMENTED

(C.M.)
FIR
FIP
D.R.D.C.T.
O.P.R.D.C.T.

CONTROL MONUMENT
FOUND IRON ROD
FOUND IRON PIPE
DEED RECORDS DALLAS
COUNTY TEXAS
OFFICIAL PUBLIC RECORDS
DALLAS COUNTY TEXAS

PAGE 3 OF 3

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 412)
PART OF CITY BLOCK 61774
CHURCH'S FRIED CHICKEN ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

ARS
Firm No. F-819

Engineers, Inc.

12801 N. Central Expressway, Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: 46 E

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from 4-Golden Properties, LLC, of a subsurface easement under approximately 3,073 square feet of land located on Peak Street near its intersection with Junius Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project – Not to exceed \$7,846 (\$6,146 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 3,073 square feet of land from 4-Golden Properties, LLC. This property is located on Peak Street near its intersection with Junius Street and will be used for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2006 Bond Funds - \$7,846 (\$6,146 plus closing costs and title expenses not to exceed \$1,700)

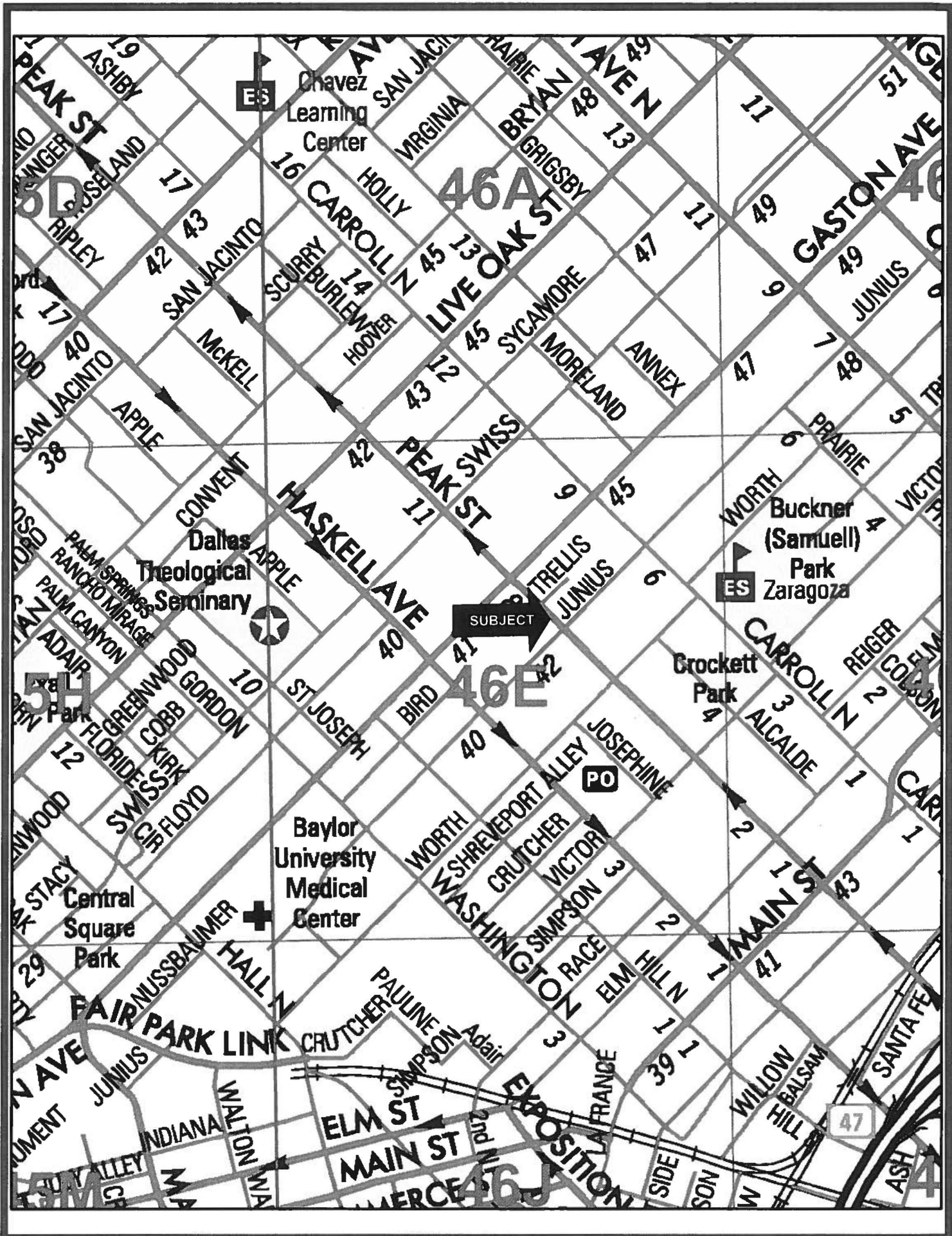
OWNER

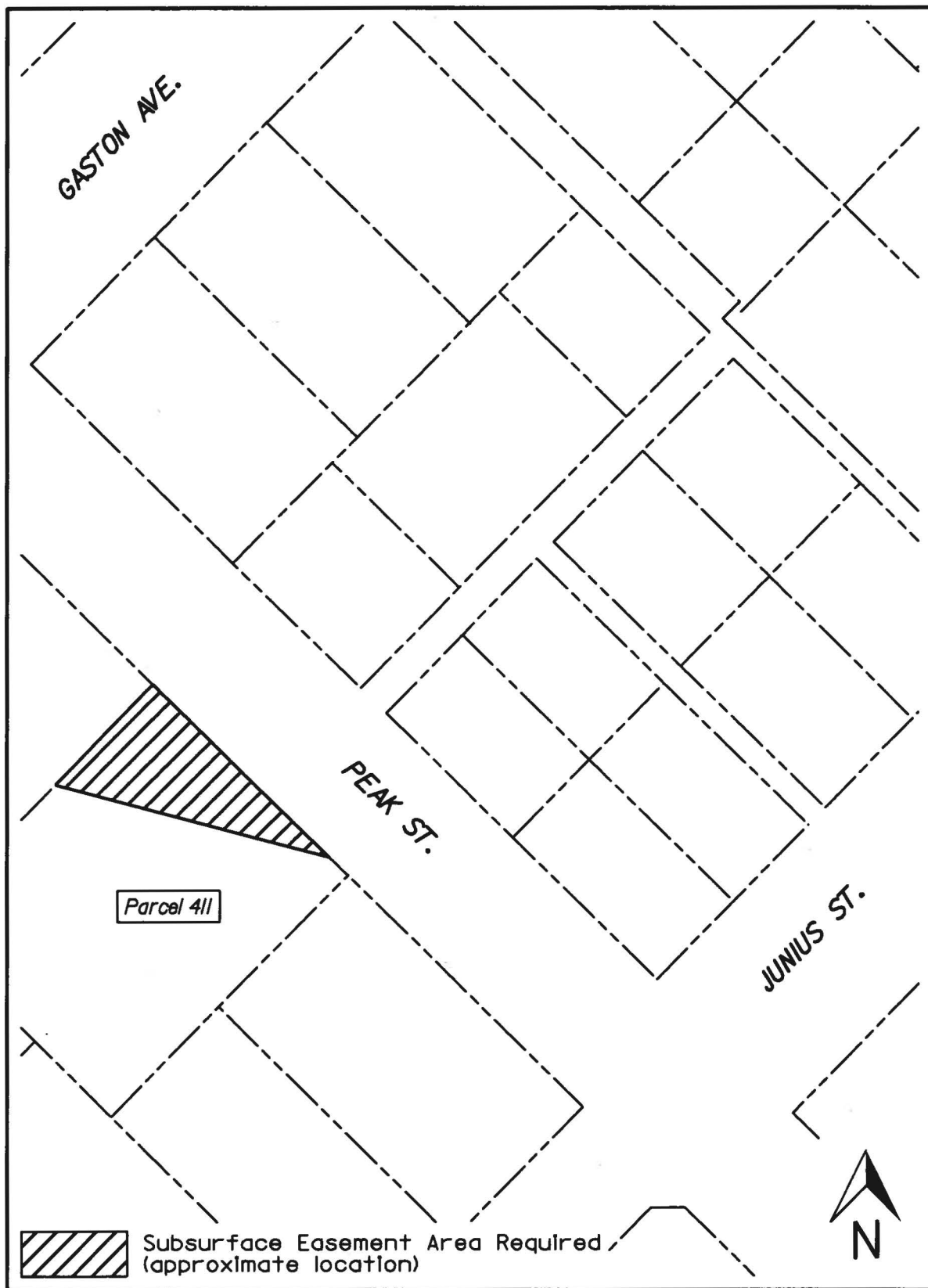
4-Golden Properties, LLC

Mahmood A. Siddiqui, Manager

MAPS

Attached





March 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 3,073 square feet in area, lying between the subsurface elevations of 213 feet and 387 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for storage and transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": 4-Golden Properties, LLC, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$6,146.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$1,700.00

"AUTHORIZED AMOUNT": \$7,846.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

March 25, 2015

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525F19, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525F20. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay costs as may be assessed by the Special Commissioners or the court. Further, that expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

March 25, 2015

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to deposit the award in the registry of the Court and to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for an amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$1,700.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

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

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY 
Assistant City Attorney

**FIELD NOTES DESCRIBING 0.0705 ACRE (3,073 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 411)
PART OF CITY BLOCK 6/774, PEAK'S SUBURBAN ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM 4-GOLDEN PROPERTIES, LLC**

EXHIBIT A

BEING a 0.0705 acre (3,073 square feet) tract of land situated in the John Grigsby Survey, Abstract Number 495, and being part of Block 6 (Official City of Dallas Block Number 6/792) of Peak's Suburban Addition, an addition to the City of Dallas recorded in Volume 45, Page 56 of the Deed Records of Dallas County, Texas, and being part of that certain tract of land conveyed to 4-Golden Properties, LLC as evidenced by Special Warranty Deed recorded in Instrument Number 201200369101 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

BEGINNING in the southwest line of Peak Street, a 60-foot right-of-way, and the northeast line of City Block 6/774 for the north corner of said 4-Golden Properties tract, the east corner of Lot 3, City Block 6/774 of Church's Fried Chicken Addition, an addition to the City of Dallas recorded in Volume 80113, Page 625 of the Deed Records of Dallas County, Texas, having coordinates of N=6976483.7157, E=2498569.6215 (not monumented), from which a 1/2-inch iron rod (controlling monument) found bears South 44 degrees 26 minutes 46 seconds West a distance of 0.60 feet;

THENCE South 45 degrees 27 minutes 14 seconds East along southwest line of Peak Street and the northeast line of City Block 6/774 a distance of 103.83 feet, having coordinates N=6976410.8925, E=2498643.6075 (not monumented);

THENCE North 75 degrees 10 minutes 00 seconds West departing the southwest line of Peak Street, the northeast line of City Block 6/774, over and across City Block 6/774, a distance of 119.43 feet to the southeast line of said Lot 3 of Church's Fried Chicken Addition, having coordinates of N=6976441.4623, E=2498528.1771 (not monumented);

THENCE North 44 degrees 26 minutes 46 seconds East along the southeast line of said Lot 3 of Church's Fried Chicken Addition a distance of 59.19 feet to the **POINT OF BEGINNING**;



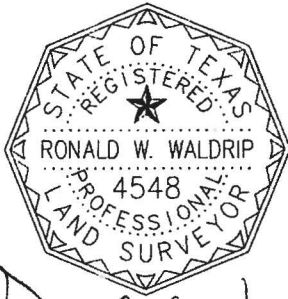
FIELD NOTES APPROVED:

OR 9/12/13

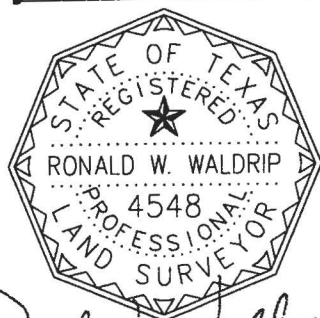
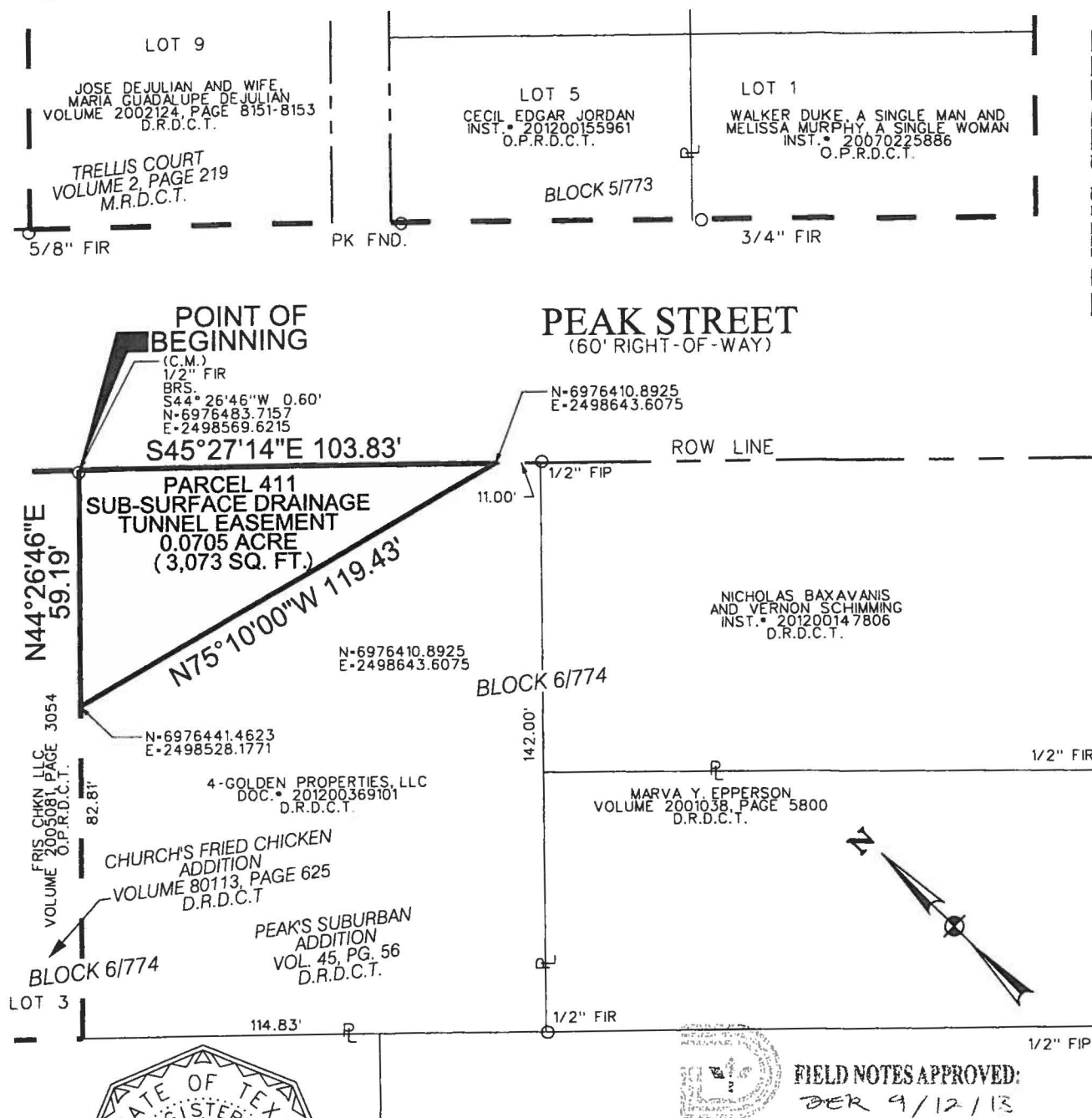
**FIELD NOTES DESCRIBING 0.0705 ACRE (3,073 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 411)
PART OF CITY BLOCK 6/774, PEAK'S SUBURBAN ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM 4-GOLDEN PROPERTIES, LLC**

CONTAINING within the metes recited 0.0705 acre (3,073 square feet) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

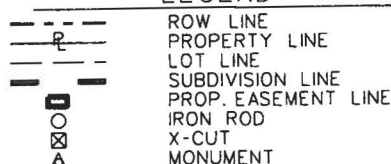


Ronald W. Waldrup 8/29/13

JUNIUS STREET
(80' RIGHT-OF-WAY)

Ronald W. Waldrup
8/29/13

LEGEND



NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED

(C.M.)
FIR
FIP
D.R.D.C.T.
O.P.R.D.C.T.

CONTROL MONUMENT
FOUND IRON ROD
FOUND IRON PIPE
DEED RECORDS DALLAS COUNTY TEXAS
OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

PAGE 3 OF 3

FIELD NOTES APPROVED:

BER 9/12/13



SCALE: 1"=40'

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 411)
PART OF CITY BLOCK 6/774, PEAK'S SUBURBAN ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

ARS Engineers, Inc.

Surv. Firm No. 10131900

12801 N. Central Expressway, Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: 46K

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from James C. DeLay and Danny G. Lewis, of a subsurface easement under approximately 5,621 square feet of land located on East Side Avenue near its intersection with Haskell Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project – Not to exceed \$12,961 (\$10,961 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 5,621 square feet of land from James C. DeLay and Danny G. Lewis. This property is located on East Side Avenue near its intersection with Haskell Avenue and will be used for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal, reviewed and adjusted by staff.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2006 Bond Funds - \$12,961 (\$10,961 plus closing costs and title expenses not to exceed \$2,000)

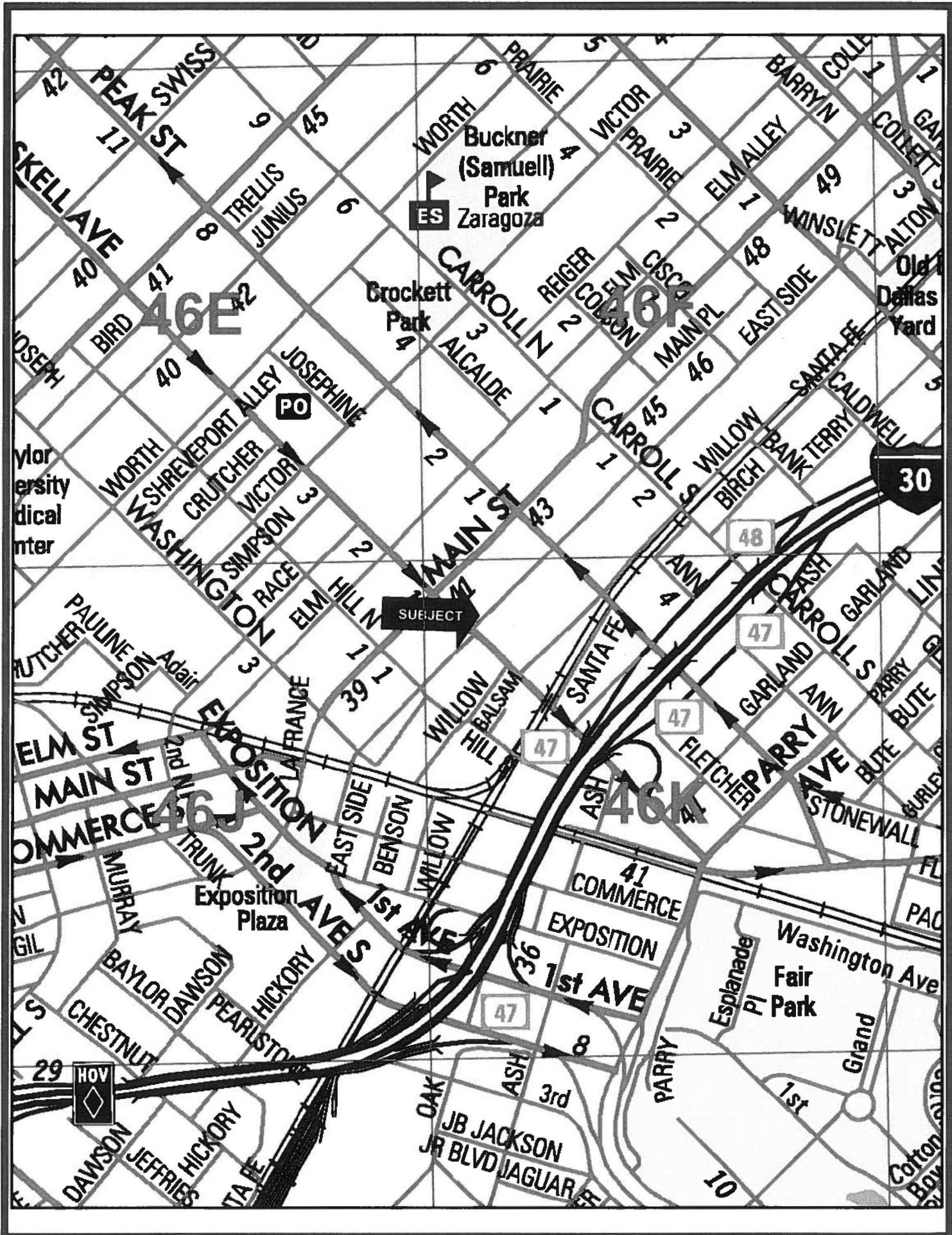
OWNERS

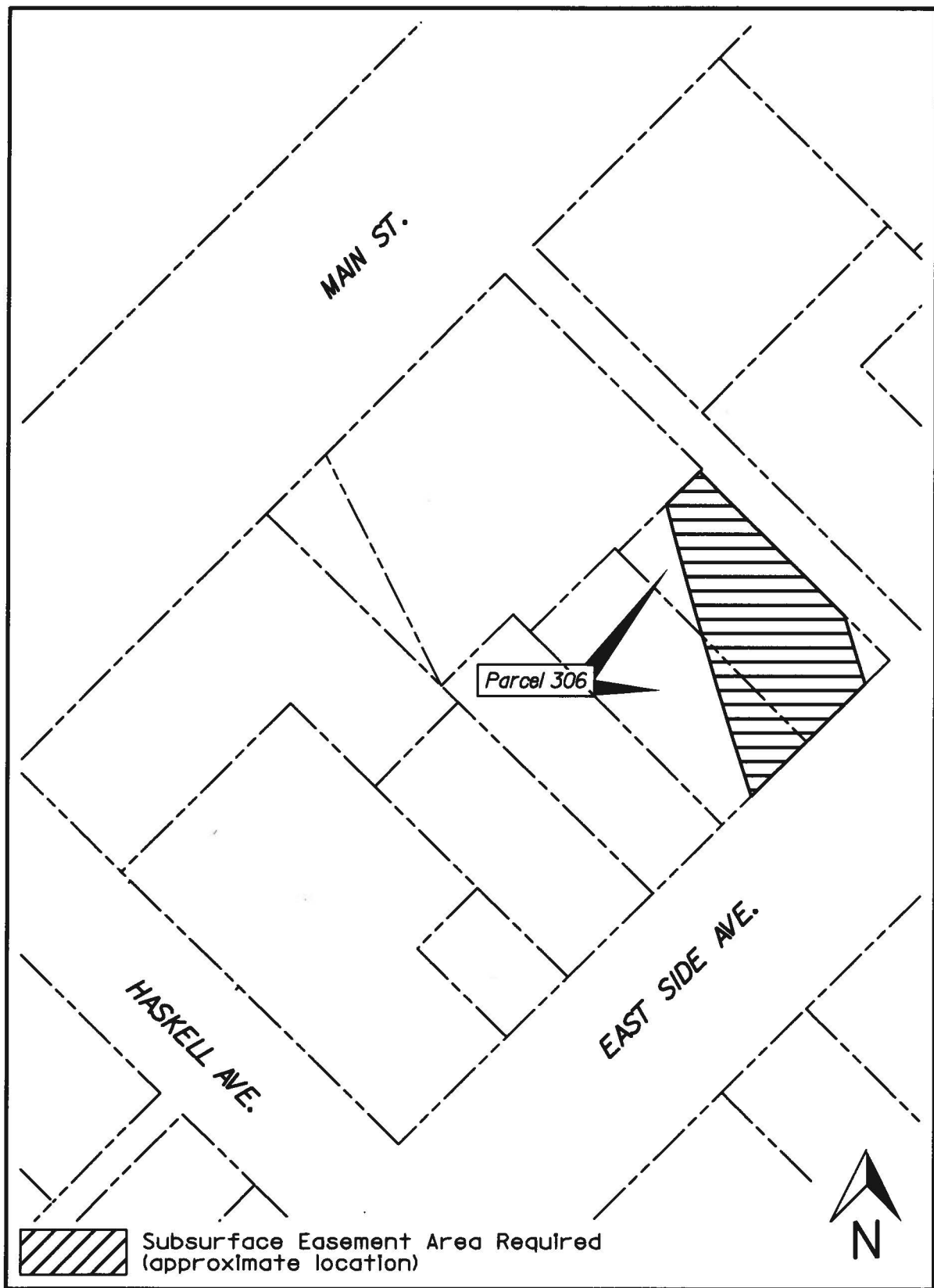
James C. DeLay

Danny G. Lewis

MAPS

Attached





March 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 5,621 square feet in area, lying between the subsurface elevations of 197 feet and 371 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for storage and transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": James C. DeLay and Danny G. Lewis, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$10,961.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$2,000.00

"AUTHORIZED AMOUNT": \$12,961.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

March 25, 2015

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525F21, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525F22. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay costs as may be assessed by the Special Commissioners or the court. Further, that expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

March 25, 2015

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to deposit the award in the registry of the Court and to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for an amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$2,000.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

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

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY 
Assistant City Attorney

**FIELD NOTES DESCRIBING 0.1291 ACRE (5,621 SQ. FEET)
 SUB-SURFACE DRAINAGE TUNNEL EASEMENT
 CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 306)
 CITY OF DALLAS BLOCK 803-1/2
 PART OF 4121 EASTSIDE, AN ADDITION TO THE CITY OF DALLAS
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 FROM WALTON H. STEWART**

BEING a 0.1291 acre (5,621 square feet) tract of land situated in the John Grigsby Survey, Abstract Number 495, and City Block 803-1/2 of the City of Dallas, Dallas County, Texas, and being part of that certain tract of land conveyed to Walton H. Stewart as evidenced by Warranty Deed recorded in Volume 75122, Page 2542 of the Deed Records of Dallas County, Texas, and being part of 4121 Eastside, an addition to the City of Dallas recorded in Volume 85086, Page 1656 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

BEGINNING in the northwest line of East Side Avenue, an 80-foot right-of-way, the southeast line of said Stewart tract, and the southeast line of City Block 803-1/2 for the beginning of a curve to the right, having coordinates of N=6974175.0940, E=2500248.7628 (not monumented), from which a 3/4-inch iron pipe found (controlling monument) for the south corner of City Block 803-1/2 bears South 45 degrees 19 minutes 15 seconds West a distance of 208.42 feet;

THENCE departing the northwest line of East Side Avenue along said curve to the right over and across said Stewart tract, having a central angle of 03 degrees 37 minutes 16 seconds, a radius of 2030.00 feet, an arc length of 128.30 feet, and a chord bearing North 16 degrees 25 minutes 29 seconds West a distance of 128.28 feet to the northwest line of said Stewart tract and the southeast line of that certain tract of land described in deed to Walton H. Stewart recorded in Volume 69104, Page 278 of the of the Deed Records of Dallas County, Texas, having coordinates of N=6974298.1211, E=2500212.4961 (not monumented);

THENCE North 45 degrees 19 minutes 15 seconds East along the common line of said Stewart tracts a distance of 19.79 feet to the north corner of said Stewart tract (Volume 75122, Page 2542) in the southwest line of a variable width alley, having coordinates of N=6974312.0348, E=2500226.5665 (not monumented);

THENCE South 45 degrees 13 minutes 07 seconds East along the southwest line of said alley and northeast line of said Stewart tract (Volume 75122, Page 2542) a distance of 86.27 feet to the beginning of a curve to the left, having coordinates of N=6974251.2710, E=2500287.7957 (not monumented);

THENCE departing the southwest line of said alley and along said curve to the left over and across said Stewart tract, having a central angle of 00 degrees 52 minutes 42 seconds, a radius of 1970.00 feet, an arc length of 30.20 feet, and a chord bearing South 16 degrees 55 minutes 30 seconds East a distance of 30.20 feet to the northwest line of East Side Avenue, the southeast line of said Stewart tract (Volume 75122, Page 2542), and the southeast line of City Block 803-1/2, having coordinates of N=6974222.3844, E=2500296.5859 (not monumented);

THENCE South 45 degrees 19 minutes 15 seconds West along the northwest line of East Side Avenue, the southeast line of said Stewart tract (Volume 75122, Page 2542), and the southeast line of City Block 803-1/2 a distance of 67.27 feet to the **POINT OF BEGINNING**;

FIELD NOTES APPROVED:

PER 7-3-13



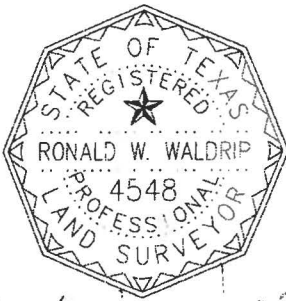
**FIELD NOTES DESCRIBING 0.1291 ACRE (5,621 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 306)
CITY OF DALLAS BLOCK 803-1/2
PART OF 4121 EASTSIDE, AN ADDITION TO THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM WALTON H. STEWART**

CONTAINING within the metes recited 0.1291 acre (5,621 square feet) of land, more or less.

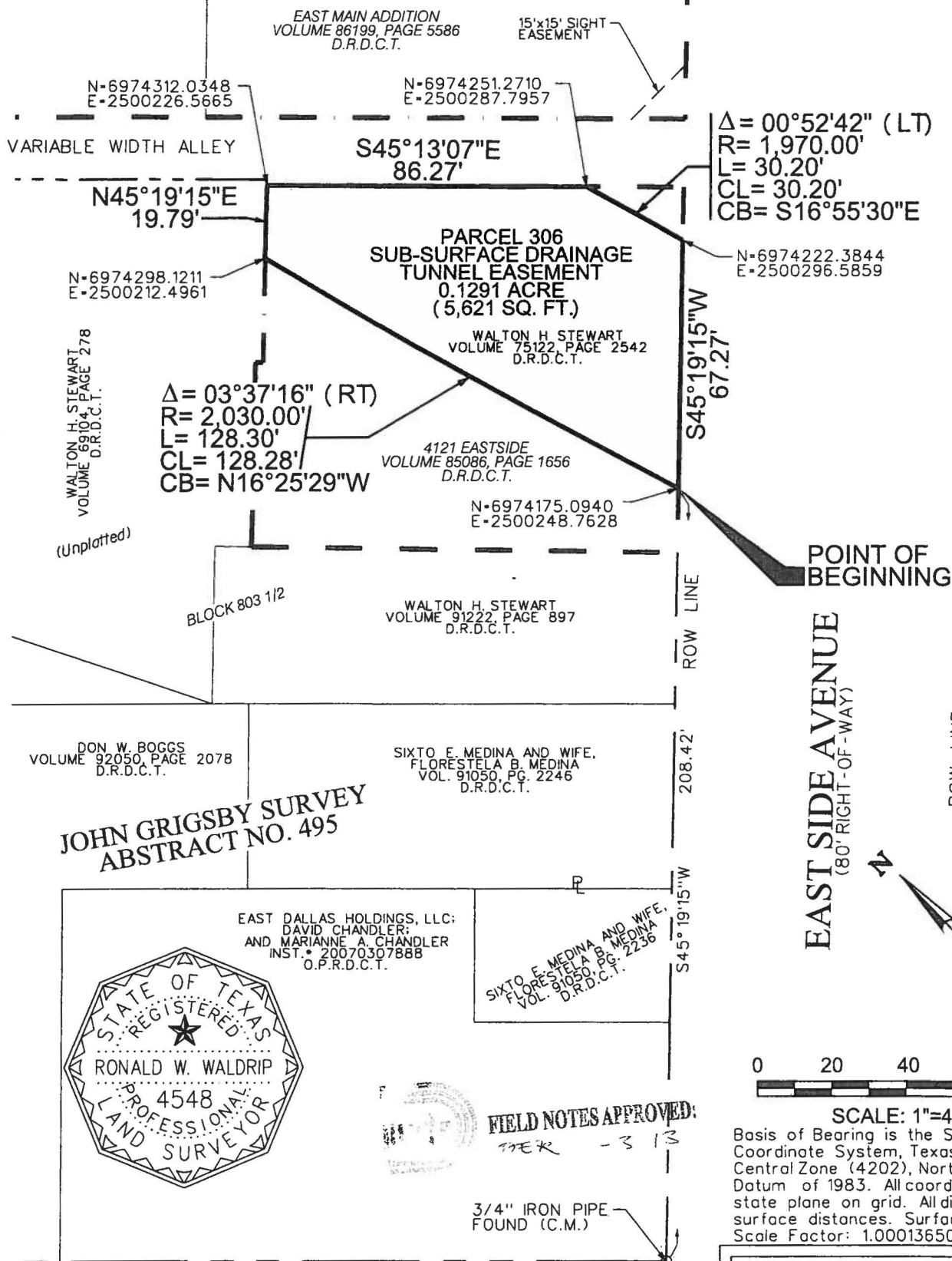
Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

FIELD NOTES APPROVED:

PER 7-3-13



Ronald W. Waldrup 6/21/13



LEGEND

--- ROW LINE
--- PROPERTY LINE
--- LOT LINE
--- SUBDIVISION LINE
--- PROP. EASEMENT LINE
--- IRON ROD
--- X-CUT
--- MONUMENT

NOTE: SUBSURFACE EASEMENT CORNERS
ARE NOT MONUMENTED

N. HASKELL AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)
(C.M.)
FIR
FIP
D.R.D.C.T.
O.P.R.D.C.T.

CONTROL MONUMENT
FOUND IRON ROD
FOUND IRON PIPE
DEED RECORDS DALLAS
COUNTY TEXAS
OFFICIAL PUBLIC RECORDS
DALLAS COUNTY TEXAS

0 20 40 60 80

SCALE: 1"=40'

Basis of Bearing is the State Plane
Coordinate System, Texas North
Central Zone (4202), North American
Datum of 1983. All coordinates are
state plane on grid. All distances are
surface distances. Surface Adjustment
Scale Factor: 1.0001365060.

0.1291 ACRE (5,621 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 306)
CITY OF DALLAS BLOCK 803-1/2, PART OF 4121 EASTSIDE,
AN ADDITION TO THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM WALTON H. STEWART

ARS Engineers, Inc.
Surv. Firm No. 10131901
12801 N. Central Expressway, Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: March 25, 2015
COUNCIL DISTRICT(S): 2
DEPARTMENT: Trinity Watershed Management
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 46E

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Rainier Swiss Avenue Investors, LLC, of a subsurface easement under approximately 29,401 square feet of land located on Swiss Avenue at its intersection with Haskell Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project – Not to exceed \$103,463 (\$99,963 plus closing costs and title expenses not to exceed \$3,500) - Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 29,401 square feet of land from Rainier Swiss Avenue Investors, LLC. This property is located on Swiss Avenue at its intersection with Haskell Avenue and will be used for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2006 Bond Funds - \$103,463 (\$99,963 plus closing costs and title expenses not to exceed \$3,500)

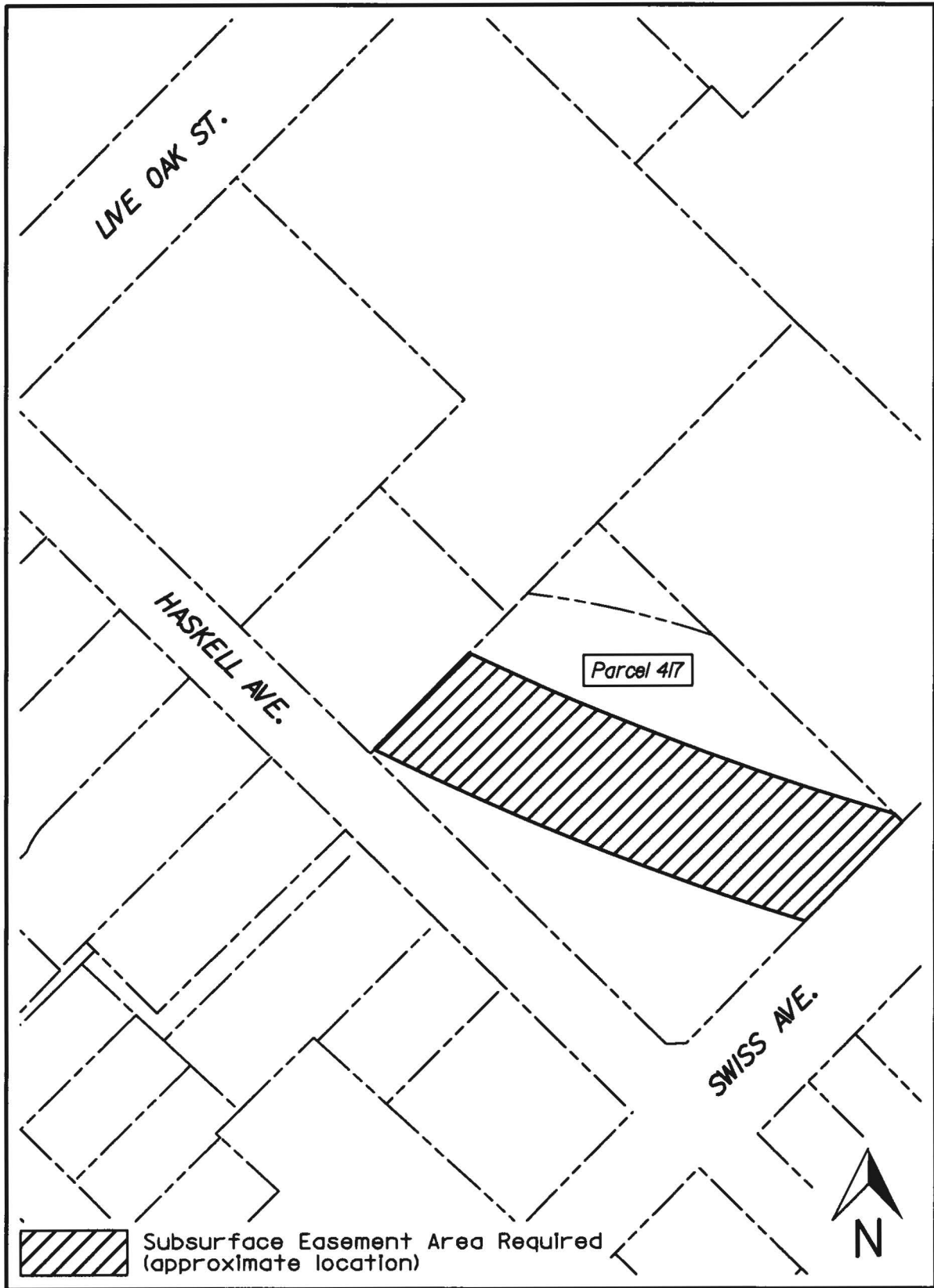
OWNER

Rainier Swiss Avenue Investors, LLC

J. Kenneth Dunn, Manager

MAPS

Attached



March 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 29,401 square feet in area, lying between the subsurface elevations of 218 feet and 393 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for storage and transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Rainier Swiss Avenue Investors, LLC, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$99,963.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$3,500.00

"AUTHORIZED AMOUNT": \$103,463.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

March 25, 2015

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525F29, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525F30. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay costs as may be assessed by the Special Commissioners or the court. Further, that expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

March 25, 2015

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to deposit the award in the registry of the Court and to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for an amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$3,500.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

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

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY


Assistant City Attorney

**FIELD NOTES DESCRIBING A 0.6750-ACRE (29,401-SQUARE-FOOT)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 417)
PART OF LOT2, CITY BLOCK 10/740
SWISS AVENUE SURGICENTER, AN ADDITION TO THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
DALLAS COUNTY, TEXAS
FROM SWISS AVENUE PROPERTIES, L.P.**

EXHIBIT A

BEING a 0.6750-acre (29,401-square-foot) tract of land situated in the City of Dallas and the John Grigsby Survey, Abstract Number 495, Dallas County, Texas, and being part of Lot 2, City Block 10/740 of Swiss Avenue Surgicenter, an addition to the City of Dallas as evidenced by plat recorded in Volume 2003064, Page 135 of the Deed Records of Dallas County, Texas, and being part of that certain tract of land conveyed to Swiss Avenue Properties, L.P. as evidenced by General Warranty Deed with Vendor's Lien recorded in Volume 2003082, Page 6070 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

BEGINNING at a 5/8-inch iron rod (controlling monument) found in the northwest line of Swiss Avenue, an 80-foot right-of-way, and the southeast line of City Block 10/740 for the east corner of said Swiss Avenue Properties tract, the east corner of said addition, and the south corner of that certain tract of land conveyed to Gary A. Poplawski as evidenced by Special Warranty Deed recorded in Volume 93022, Page 2693 of the Deed Records of Dallas County, Texas, having coordinates of N=6976734.8146, E=2497700.0348;

THENCE South 44 degrees 27 minutes 50 seconds West along the northwest line of Swiss Avenue, the southeast line of Swiss Avenue Properties tract, the southeast line of said addition, and the southeast line of City Block 10/740 a distance of 97.50 feet to the beginning of a non-tangent curve to the right, having coordinates of N=6976665.2388, E=2497631.7488 (not monumented), from which a 3-inch brass disk found at the projected intersection of the northwest line of Swiss Avenue and the northeast line of Haskell Avenue, a 70-foot right-of-way, bears South 44 degrees 27 minutes 50 seconds West a distance of 129.67 feet;

THENCE departing the northwest line of Swiss Avenue, the southeast line of Swiss Avenue Properties tract, the southeast line of said addition, and the southeast line of City Block 10/740, over and across said Swiss Avenue Properties tract and said addition, along said curve to the right having a central angle of 09 degrees 07 minutes 13 seconds, a radius of 2045.00 feet, an arc length of 325.52 feet, a chord bearing North 68 degrees 11 minutes 10 seconds West a distance of 325.18 feet to the northwest line of said Swiss Avenue Properties tract, the northwest line of said addition, and the southeast line of that certain tract of land conveyed to SHG Resources, LP as evidenced by Special Warranty Deed recorded in Instrument Number 200600413699 of the Official Public Records of Dallas County, Texas, having coordinates of N=6976786.0562, E=2497329.8943 (not monumented);

THENCE North 44 degrees 27 minutes 50 seconds East along the common northwest line of said Swiss Avenue Properties tract, northwest line of said addition, and southeast line of said SHG tract a distance of 94.91 feet to the beginning of a non-tangent curve to the left, having coordinates of N=6976853.7860, E=2497396.3686;

FIELD NOTES DESCRIBING A 0.6750-ACRE (29,401-SQUARE-FOOT)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 417)
PART OF LOT2, CITY BLOCK 10/740
SWISS AVENUE SURGICENTER, AN ADDITION TO THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
DALLAS COUNTY, TEXAS
FROM SWISS AVENUE PROPERTIES, L.P.

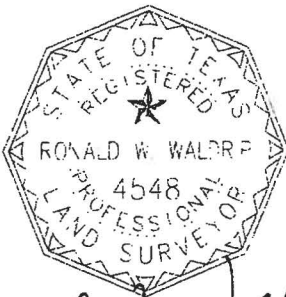
EXHIBIT A

THENCE departing the common northwest line of said Swiss Avenue Properties tract, the northwest line of said addition, the southeast line of said SHG tract, over and across said Swiss Avenue Properties and said addition, along said curve to the left having a central angle of 09 degrees 21 minutes 21 seconds, a radius of 1955.00 feet, an arc length of 319.23 feet, a chord bearing South 69 degrees 10 minutes 04 seconds East a distance of 318.88 feet to the northeast line of said Swiss Avenue Properties tract, the northeast line of said addition, and the southwest line of said Poplawski tract, having coordinates of N=6976740.3977, E=2497694.3603 (not monumented);

THENCE South 45 degrees 27 minutes 54 seconds East along the common northeast line of said Swiss Avenue Properties tract, northeast line of said addition, and southwest line of said Poplawski tract a distance of 7.96 feet to the **POINT OF BEGINNING**;

CONTAINING within the metes recited 0.6750 acre (29,401 square feet) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.



R. W. Waldorf 10/15/13

GARY A. POPLAWSKI
VOLUME 93022, PAGE 2693
D.R.D.C.T

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

BLOCK 10/740

PEAKS SUBURBAN
ADDITION
VOL. 45, PG. 56
D.R.D.C.T

SHG RESOURCES, L.P.
INST. 200600413699
O.P.R.D.C.T

113.38'
R.O.W. DEDICATION
VOL. 2003064 PG. 135
R = 133.26'
L = 654.59'

$\Delta = 09^{\circ}21'21''$ (LT)
R = 1,955.00'
L = 319.23'
CL = 318.88'
CB = S69°10'04"E

SWISS AVENUE PROPERTIES, L.P.
VOLUME 2003082, PAGE 6070
D.R.D.C.T

N=6976853.7860
E=2497396.3686

PARCEL 417
SUB-SURFACE DRAINAGE
TUNNEL EASEMENT
0.6750 ACRE
(29,401 SQ. FT.)

"SWISS AVENUE
SURGICENTER" ADDITION
VOLUME 2003064, PAGE 135
D.R.D.C.T

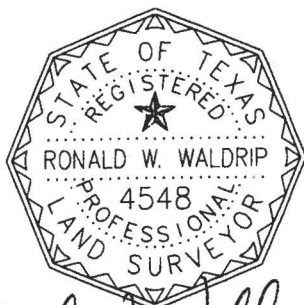
N44°27'50"E
94.91'
3.92'
N=6976786.0562
E=2497329.8943

N. HASKELL AVENUE
(70' RIGHT-OF-WAY)

ROW LINE

PEAKS SUBURBAN ADDITION
VOL. 45, PG. 56

DALLAS THEOLOGICAL SEMINARY



Ronald W. Waldrup
10/15/13

LEGEND

- ROW LINE
- - - PROPERTY LINE
- - - LOT LINE
- - - SUBDIVISION LINE
- - - PROP. EASEMENT LINE
- IRON ROD
- ⊗ X-CUT
- Δ MONUMENT

NOTE: SUBSURFACE EASEMENT CORNERS
ARE NOT MONUMENTED

(C.M.)
FIR
FIP
D.R.D.C.T
O.P.R.D.C.T

CONTROLLING MONUMENT
FOUND IRON ROD
FOUND IRON PIPE
DEED RECORDS DALLAS
COUNTY TEXAS
OFFICIAL PUBLIC RECORDS
DALLAS COUNTY TEXAS

S45°27'54"E
7.96'

N=6976740.3977
E=2497694.3603

POINT OF
BEGINNING

(C.M.) 5/8" FIR
N=6976734.8146
E=2497700.0348

SWISS AVENUE
(80' RIGHT-OF-WAY)

1" FIP

ROW LINE

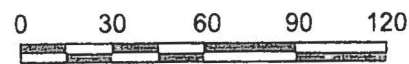
N=6976665.2388
E=2497631.7488

20'x15' WATER
EASEMENT

$\Delta = 09^{\circ}07'13''$ (RT)
R = 2045.00'
L = 325.52'
CL = 325.18'
CB = N68°11'10"W

14 13'

3-3" BRASS
DISKS FND.



SCALE: 1"=60'

Basis of Bearing is the State Plane
Coordinate System, Texas North
Central Zone (4202), North American
Datum of 1983. All coordinates are
state plane on grid. All distances are
surface distances. Surface Adjustment
Scale Factor: 1.0001365060.

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 417)
PART OF LOT 2, CITY BLOCK 10/740
SWISS AVENUE SURGICENTER, AN ADDITION TO THE
CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

ARS
Surv. Firm No. 10131900

Engineers, Inc.
12801 N. Central Expressway, Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 14

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: 45D

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from AT&T Corp., of a subsurface easement under approximately 14,702 square feet of land located on San Jacinto Street at its intersection with Apple Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$50,046 (\$47,046 plus closing costs and title expenses not to exceed \$3,000) – Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 14,702 square feet of land from AT&T Corp. This property is located on San Jacinto Street at its intersection with Apple Street and will be used for the Mill Creek/Peaks Branch/ State Thomas Drainage Relief Tunnel Project. The consideration is based upon an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

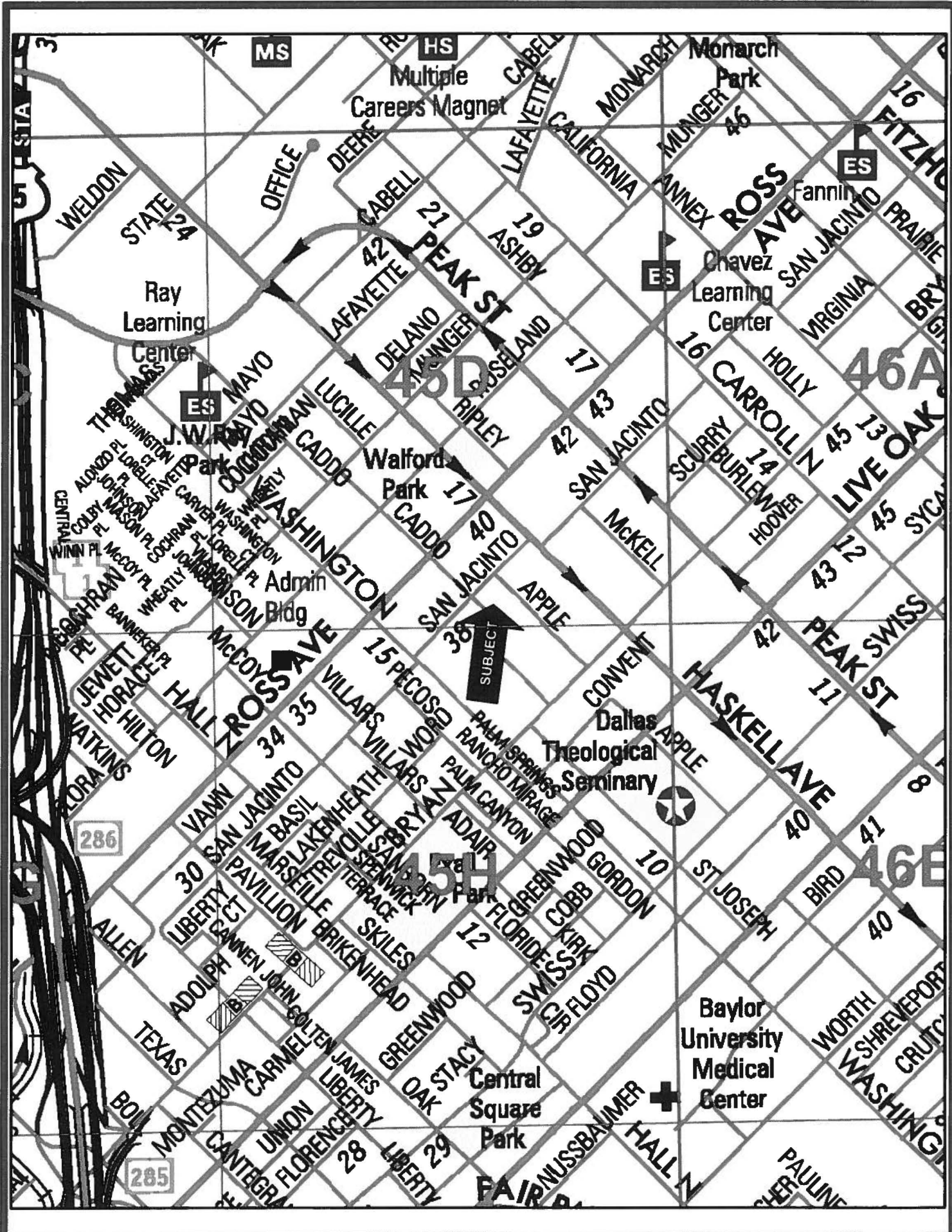
2006 Bond Funds - \$50,046 (\$47,046 plus closing costs and title expenses not to exceed \$3,000)

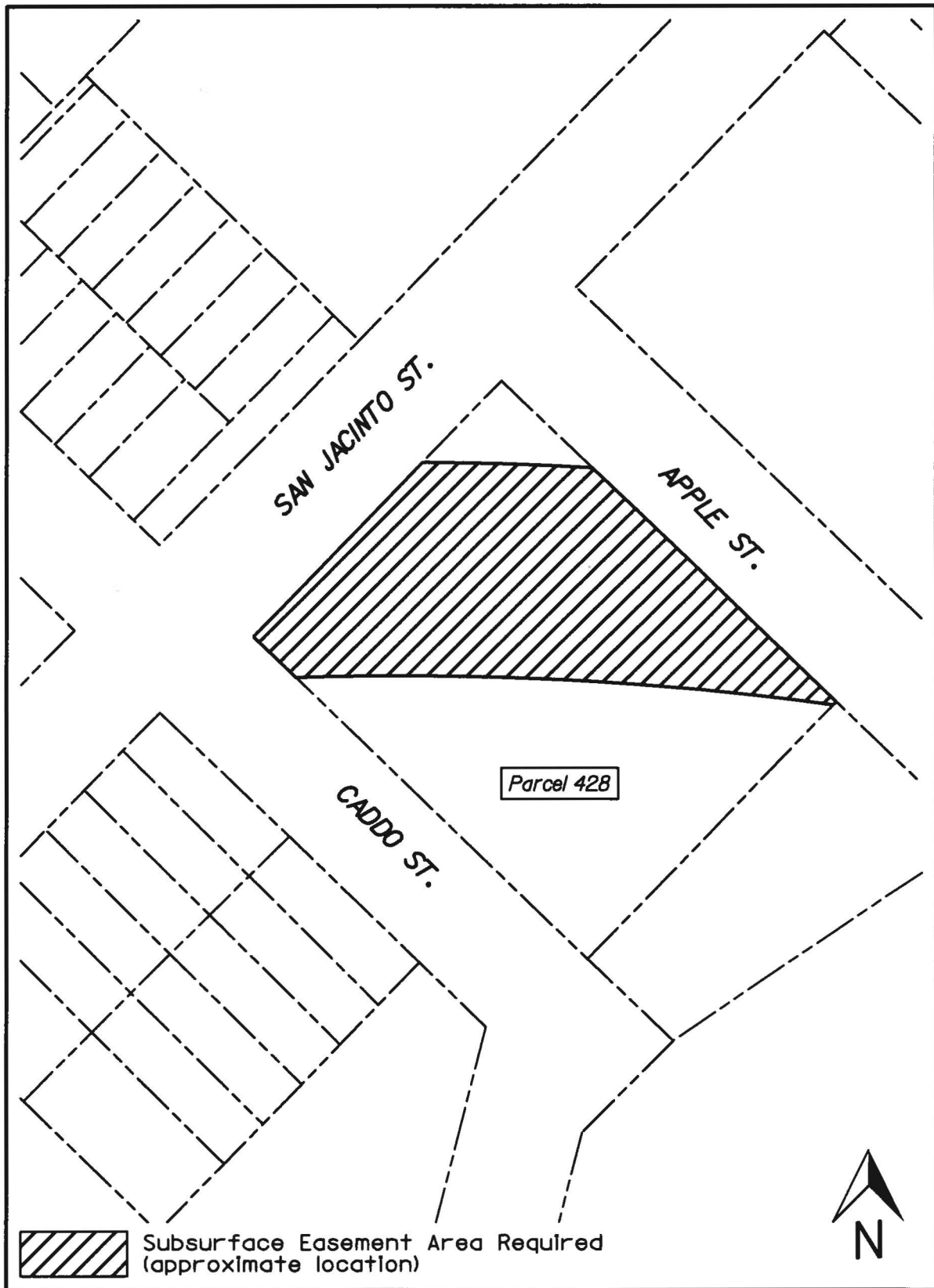
OWNER

AT&T Corp.

MAPS

Attached





March 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 14,702 square feet in area, lying between the subsurface elevations of 227 feet and 402 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for storage and transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": AT&T Corp., provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$47,046.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$3,000.00

"AUTHORIZED AMOUNT": \$50,046.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

March 25, 2015

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525F25, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525F26. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay costs as may be assessed by the Special Commissioners or the court. Further, that expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

March 25, 2015

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to deposit the award in the registry of the Court and to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for an amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$3,000.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

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

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY 
Assistant City Attorney

**FIELD NOTES DESCRIBING A 0.3375-ACRE (14,702-SQUARE-FOOT)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 428)
PART OF LOTS 25, 26, 27, AND 34, KNOX ADDITION
OFFICIAL CITY OF DALLAS BLOCK NUMBER 4/642
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM AT&T CORP.**

Exhibit A

BEING a 0.3375-acre (14,702-square-foot) tract of land situated in the City of Dallas and the John Grigsby Survey, Abstract Number 495, Dallas County, Texas and being part of Lots 25, 26, 27, and 34 (Official City of Dallas Block Number 4/642) of Knox Addition, an addition to the City of Dallas recorded in Volume 277, Page 361 of the Deed Records of Dallas County, Texas, and being part of that certain tract of land conveyed to AT&T Corp. as evidenced by Deed without Warranty recorded in Instrument Number 200600143472 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

BEGINNING at the east corner of said Lot 34 and the north corner of Lot 35, City Block 4/642 of said Knox Addition in the southwest line of Apple Street, a 50-foot right-of-way, and the northeast line of City Block 4/642, having coordinates of N=6977588.8408, E=2495987.2604 (not monumented), from which a 60D nail found bears South 03 degrees 18 minutes 20 seconds West a distance of 0.51 feet;

THENCE South 44 degrees 04 minutes 37 seconds West along the common northwest line of Lot 35 and the southeast line of Lot 34 a distance of 1.94 feet to the beginning of a non-tangent curve to the left, having coordinates of N=6977587.4461, E=2495985.9099 (not monumented);

THENCE departing the common northwest line of Lot 35 and the southeast line of Lot 34, over and across Lots 34, 27, 26, and 25, along a curve to the left having a central angle of 09 degrees 34 minutes 17 seconds, a radius of 1355.00 feet, an arc length of 226.36 feet, and a chord bearing North 87 degrees 00 minutes 48 seconds West a distance of 226.09 feet to the northeast line of Caddo Street, a 50-foot right-of-way, the southwest line of Lot 25 and the southwest line of City Block 4/642, having coordinates of N=6977599.2244, E=2495760.1551 (not monumented);

THENCE North 45 degrees 59 minutes 08 seconds West along the common northeast line of Caddo Street, the southwest line of Lot 25, and the southwest line of City Block 4/642 a distance of 24.60 feet to a 4-inch brass disk inscribed "S.W.B. TEL. CO. PROPERTY CORNER" (controlling monument) found for the south corner of that certain 5-foot wide strip or tract of land conveyed to the City of Dallas for street purposes as evidenced by Easement recorded in Volume 650, Page 853 of the Deed Records of Dallas County, Texas in the current southeast line of San Jacinto Street, a variable width right-of-way, having coordinates of N=6977616.3144, E=2495742.4667;

THENCE North 44 degrees 04 minutes 37 seconds East, over and across Lots 25, 26, and 27 (City Block 4/642) and along the common current southeast line of San Jacinto Street and southwest line of said City of Dallas 5-foot strip a distance of 102.36 feet to the beginning of a non-tangent curve to the right, having coordinates of N=6977689.8384, E=2495813.6589, (not monumented);

THENCE departing the common southeast line of San Jacinto Street and southeast line of said City of Dallas 5-foot strip, over and across Lot 27 (City Block 4/642), along said curve to the right having a

Page 1 of 3



FIELD NOTES APPROVED:

7ER 1/13/14

**FIELD NOTES DESCRIBING A 0.3375-ACRE (14,702-SQUARE-FOOT)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 428)
PART OF LOTS 25, 26, 27, AND 34, KNOX ADDITION
OFFICIAL CITY OF DALLAS BLOCK NUMBER 4/642
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM AT&T CORP.**

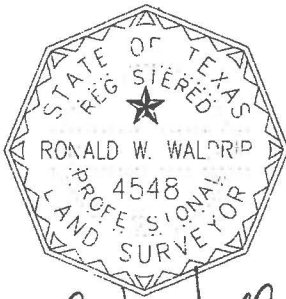
Exhibit A

central angle of 02 degrees 49 minutes 36 seconds, a radius of 1445.00 feet, an arc length of 71.29 feet, and a chord bearing South 88 degrees 09 minutes 06 seconds East a distance of 71.28 feet to the southwest line of Apple Street, the northeast line of Lot 27, and the northeast line of City Block 4/642 (not monumented), having coordinates of N=6977687.5471, E=2495884.7603;

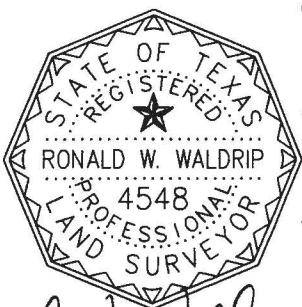
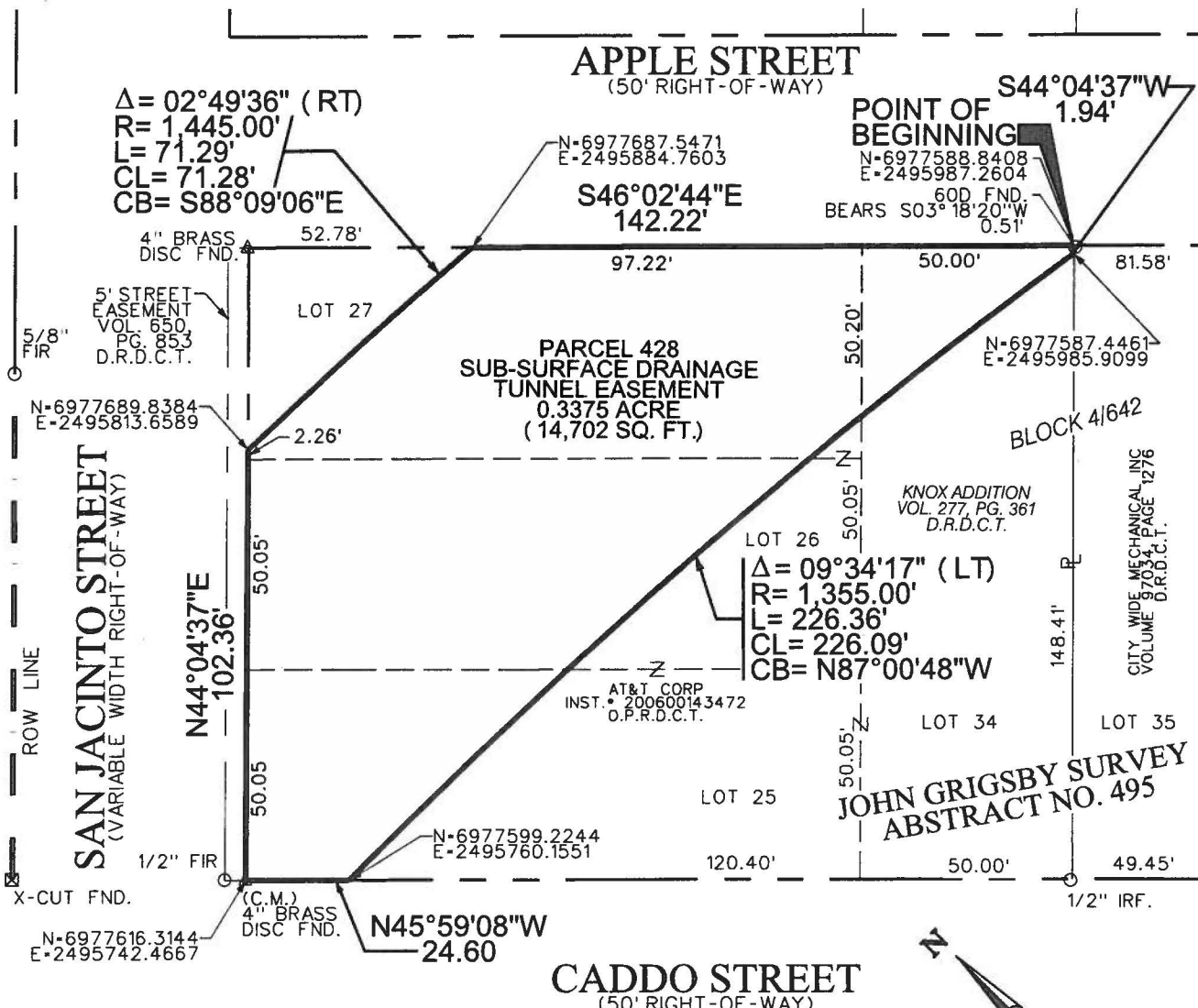
THENCE South 46 degrees 02 minutes 44 seconds East along the common southwest line of Apple Street, northeast line of Lot 27, and northeast line of City Block 4/642 a distance of 142.22 feet to the **POINT OF BEGINNING**;

CONTAINING within the metes recited 0.3375 acre (14,702 square feet) of land, more or less.

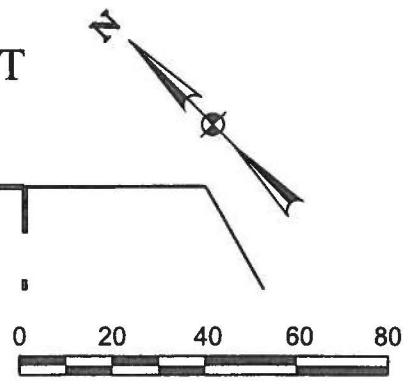
Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.



Ronald W. Waltrip 10/15/13



Ronald W. Waldrup
10/15/13



Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 428)
PART OF LOTS 25, 26, 27, AND 34,
CITY BLOCK 4/642, KNOX ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

ARS Engineers, Inc.
12801 N. Central Expressway, Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3189

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 14

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: 45H

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Bryan/Haskell, Ltd., of a subsurface easement under approximately 12,070 square feet of land located on Haskell Avenue at its intersection with Bryan Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project – Not to exceed \$47,159 (\$44,659 plus closing costs and title expenses not to exceed \$2,500) - Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 12,070 square feet of land from Bryan/Haskell, Ltd. This property is located on Haskell Avenue at its intersection with Bryan Street and will be used for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

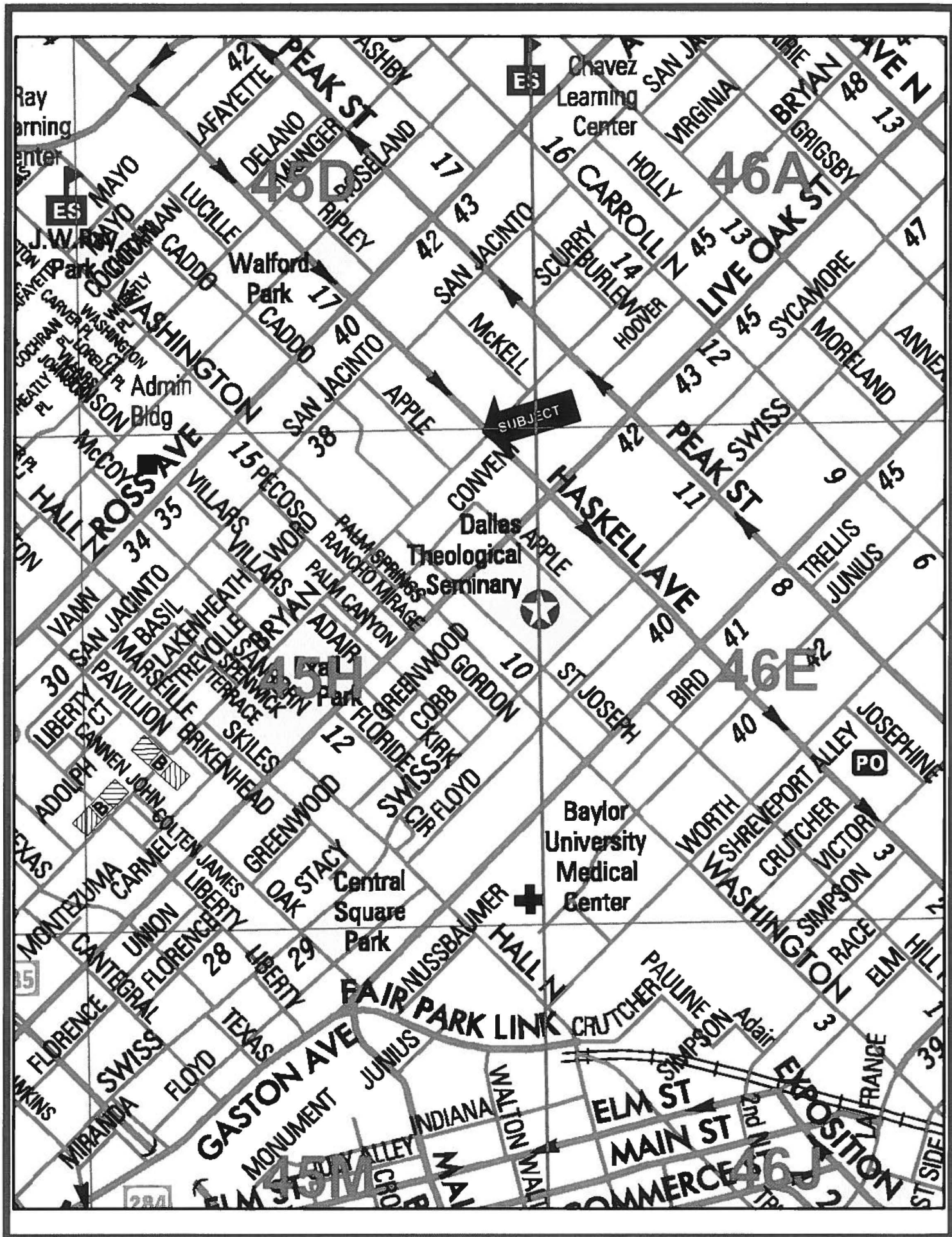
2006 Bond Funds - \$47,159 (\$44,659 plus closing costs and title expenses not to exceed \$2,500)

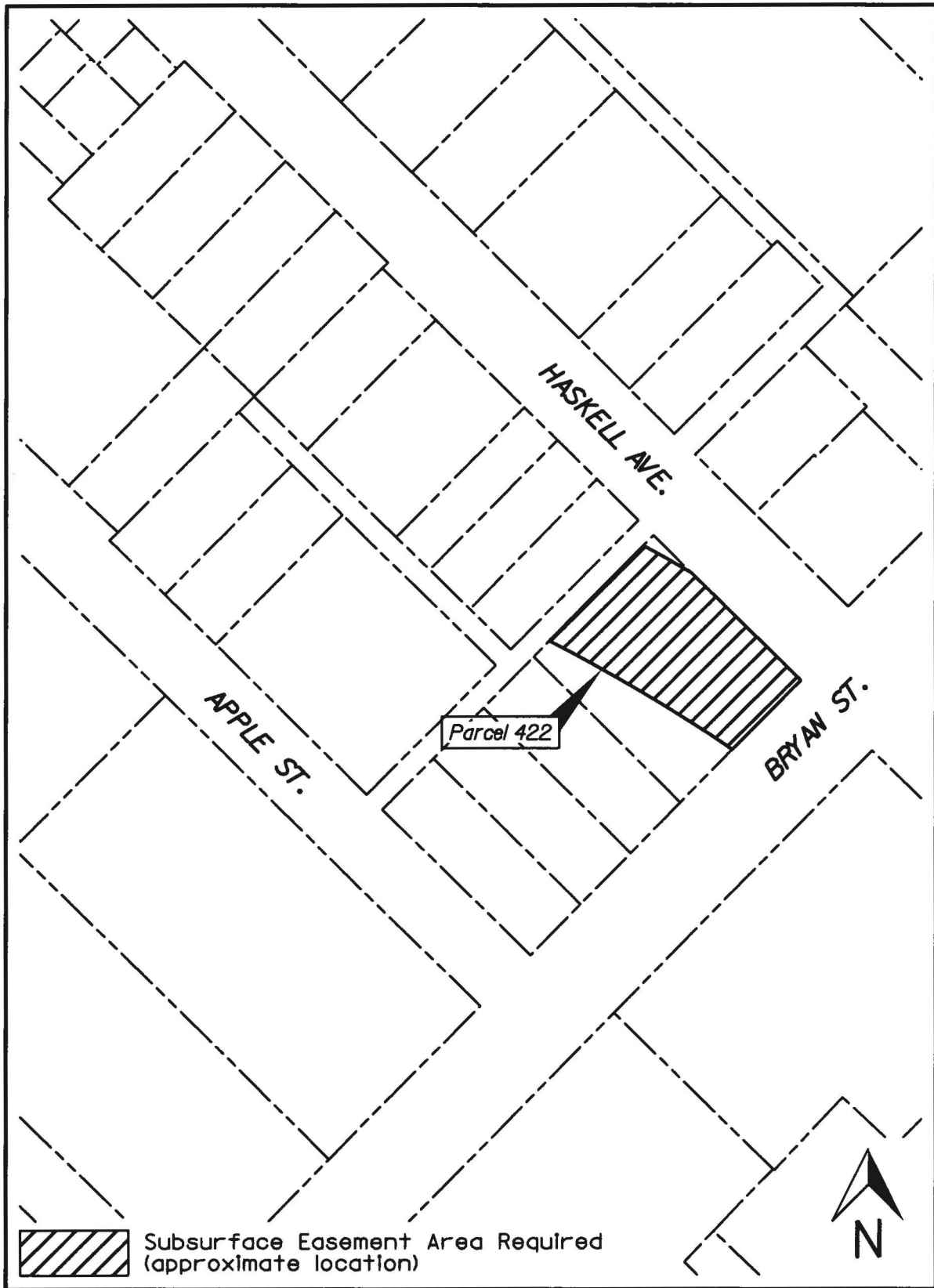
OWNER

Bryan/Haskell, Ltd.

MAPS

Attached





March 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 12,070 square feet in area, lying between the subsurface elevations of 224 feet and 398 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for storage and transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Bryan/Haskell, Ltd., provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$44,659.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$2,500.00

"AUTHORIZED AMOUNT": \$47,159.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

March 25, 2015

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525F7, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525F8. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay costs as may be assessed by the Special Commissioners or the court. Further, that expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

March 25, 2015

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to deposit the award in the registry of the Court and to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for an amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$2,500.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

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

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY 
Assistant City Attorney

**FIELD NOTES DESCRIBING A 0.2771-ACRE (12,070-SQUARE-FOOT)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 422)
PART OF LOTS 4 AND 5, CITY BLOCK 2/645, CONVENT ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM BRYAN/HASKELL, LTD.**

EXHIBIT A

BEING a 0.2771-acre (12,070-square-foot) tract of land situated in the City of Dallas and the John Grigsby Survey, Abstract Number 495, Dallas County, Texas, and being part of Lots 4 and 5, Block 2 (Official City of Dallas Block Number 2/645) of the Convent Addition, an addition to the City of Dallas recorded in Volume 93, Page 628 of the Map Records of Dallas County, Texas, and being part of that certain tract of land described as "Tract 2" conveyed to Bryan/Haskell, Ltd. as evidenced by Special Warranty Deed recorded in Instrument Number 201200156049 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

BEGINNING at an "X" cut in concrete (controlling monument) found at the intersection of the northwest line of Bryan Street, a variable width right-of-way, and the southwest line of Haskell Avenue, a variable width right-of-way, for the east corner of said Bryan/Haskell tract, the east corner of said Lot 5, City Block 2/645, and the east corner of said Convent Addition, having coordinates of N=6977417.9944, E=2496605.9132;

THENCE South 44 degrees 30 minutes 49 seconds West along the common northwest line of Bryan Street, southeast line of said Lot 5, the southeast line of City Block 2/645, and the southeast line of said Bryan/Haskell tract a distance of 67.89 feet to the beginning of a non-tangent curve to the left, having coordinates of N=6977369.5931, E=2496558.3267, from which a PK nail (controlling monument) found for the south corner of said Lot 4 and the east corner of Lot 3, City Block 2/645 bears South 44 degrees 30 minutes 49 seconds West a distance of 52.11 feet;

THENCE departing the common northwest line of Bryan Street, southeast line of said Lot 5, the southeast line of City Block 2/645, and the southeast line of said Bryan/Haskell tract, over and across said Bryan/Haskell tract and Lots 4 and 5, along said curve to the left having a central angle of 06 degrees 18 minutes 57 seconds, a radius of 1355.00 feet, an arc length of 149.37 feet, a chord bearing North 59 degrees 15 minutes 29 seconds West a distance of 149.29 feet to the northwest line of said Bryan/Haskell tract, the northwest line of said Lot 4, and the southeast line of a 15-foot wide alley, having coordinates of N=6977445.8958, E=2496430.0318 (not monumented);

THENCE North 44 degrees 30 minutes 49 seconds East along the common northwest line of said Bryan/Haskell tract, the northwest line of Lots 4 and 5, and the southeast line of said 15-foot alley a distance of 93.81 feet to the beginning of a non-tangent curve to the right, having coordinates of N=6977512.7790, E=2496495.7892;

THENCE departing the common northwest line of said Bryan/Haskell tract, northwest line of said Lot 5, and the southeast line of said 15-foot alley, over and across said Bryan/Haskell tract and said Lot 5, along said curve to the right having a central angle of 01 degrees 31 minutes 51 seconds, a radius of 1445.00 feet, an arc length of 38.61 feet, a chord bearing South 60 degrees 34 minutes 03 seconds East a distance of 38.60 feet to the southwest line of Haskell Avenue, the northeast line of said Bryan/Haskell tract, and



**FIELD NOTES DESCRIBING A 0.2771-ACRE (12,070-SQUARE-FOOT)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 422)
PART OF LOTS 4 AND 5, CITY BLOCK 2/645, CONVENT ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM BRYAN/HASKELL, LTD.**

EXHIBIT A

the northeast line of said Lot 5, City Block 2/645, having coordinates of N=6977493.8114, E=2496529.4066 (not monumented);

THENCE South 45 degrees 15 minutes 34 seconds East along the common southwest line of Haskell Avenue, northeast line of said Bryan/Haskell tract, and northeast line of said Lot 5, City Block 2/645 a distance of 107.72 feet to the **POINT OF BEGINNING**;

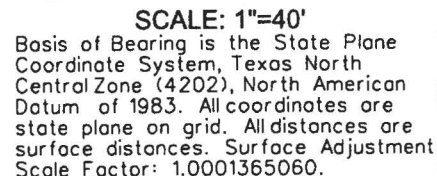
CONTAINING within the metes recited 0.2771 acre (12,070 square feet) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.



Ronald W. Waldrip 10/15/13





JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

(C.M.)	CONTROLLING MONUMENT
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 422)
PART OF LOTS 4 AND 5,
CITY BLOCK 2/645, CONVENT ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

ARS
Surv. Firm No. 10131900

Engineers, Inc.
12801 N. Central Expressway, Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: March 25, 2015
COUNCIL DISTRICT(S): 14
DEPARTMENT: Trinity Watershed Management
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 45 D

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Catherine L. Tan, of a subsurface easement under approximately 2,464 square feet of land located on Ross Avenue near its intersection with Caddo Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project – Not to exceed \$11,117 (\$9,117 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 2,464 square feet of land from Catherine L. Tan. This property is located on Ross Avenue near its intersection with Caddo Street and will be used for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

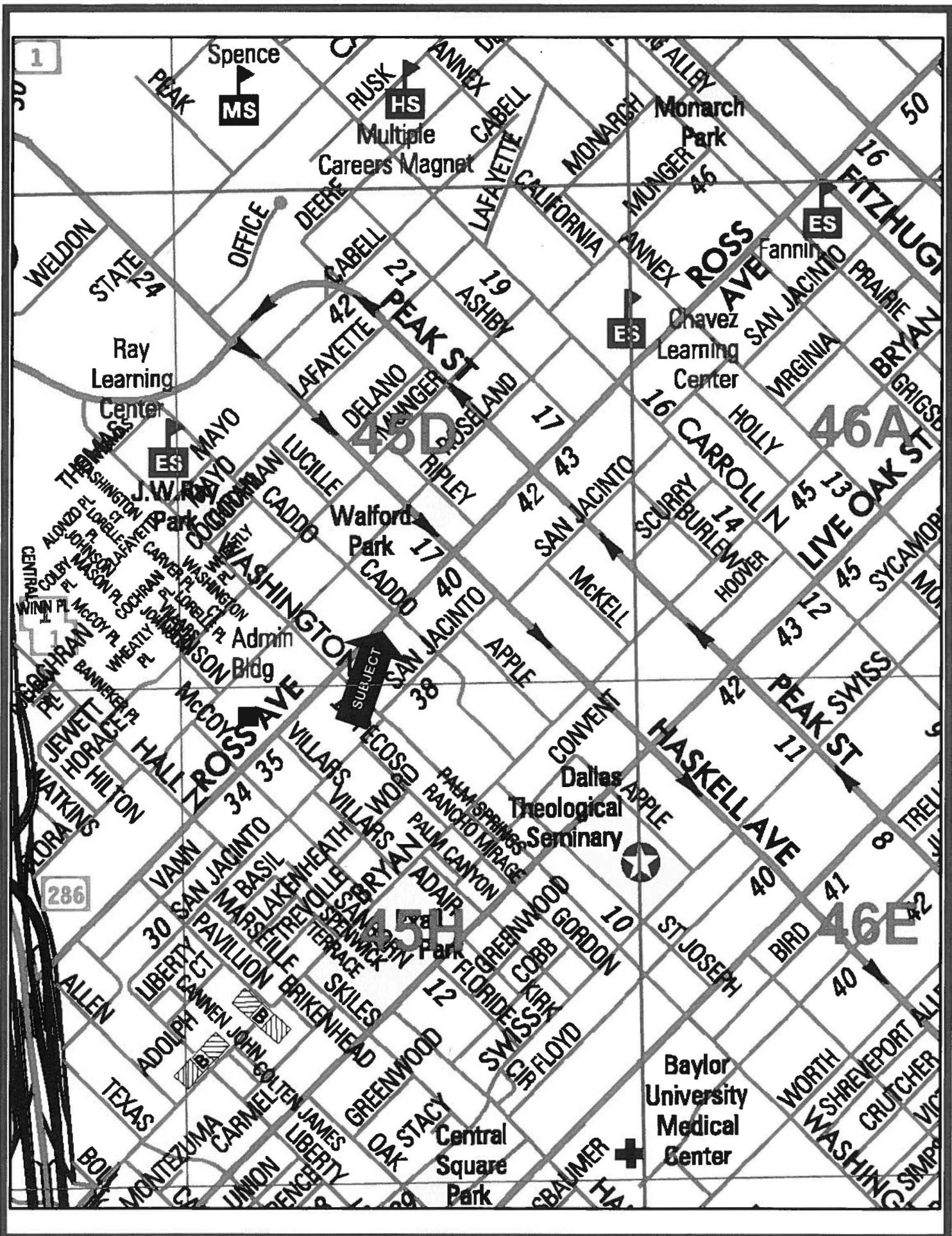
2006 Bond Funds - \$11,117 (\$9,117 plus closing costs and title expenses not to exceed \$2,000)

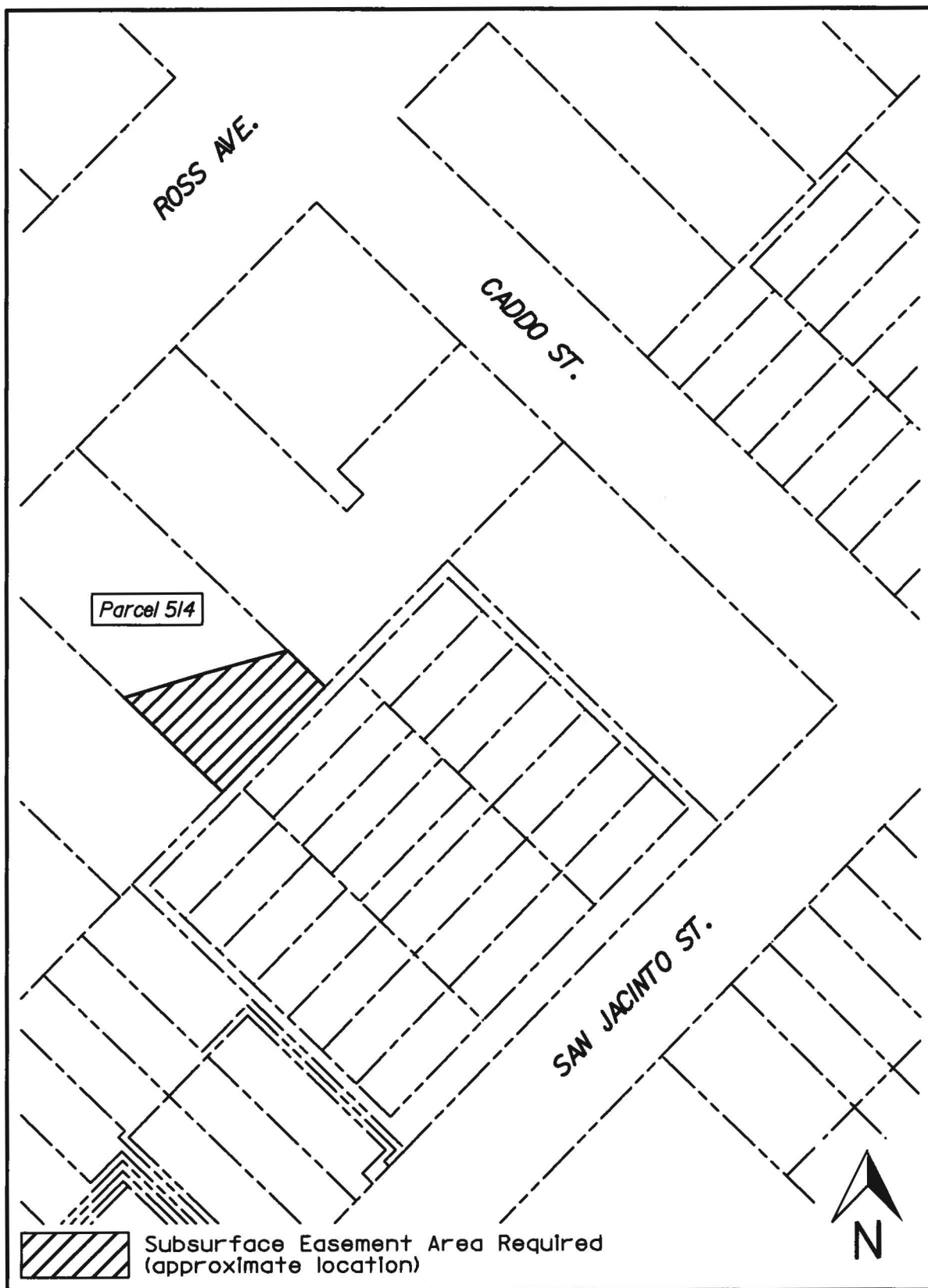
OWNER

Catherine L. Tan

MAPS

Attached





March 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 2,464 square feet in area, lying between the subsurface elevations of 230 feet and 404 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for storage and transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Catherine L. Tan, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$9,117.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$2,000.00

"AUTHORIZED AMOUNT": \$11,117.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

March 25, 2015

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525F17, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525F18. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay costs as may be assessed by the Special Commissioners or the court. Further, that expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.


March 25, 2015

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to deposit the award in the registry of the Court and to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for an amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$2,000.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

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

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY



Assistant City Attorney

FIELD NOTES DESCRIBING A 2,464 SQUARE FOOT (0.0566 ACRE) **EXHIBIT A**
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 514)
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 641
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM THE ESTATE OF GEORGE U. TAN

BEING a 2,464 square foot (0.0566 acre) tract of land (unplatted) situated in the John Grigsby Survey, Abstract No. 495, in City Block 641 of the City of Dallas, Dallas County, Texas, and being that part of the Estate of George U. Tan described as 3820 Ross Ave., Dallas, Texas 75204 in Cause No. 01-3905 recorded in Volume 526, Page 585 of the Probate Records of Dallas County, Texas, and being more particularly described as follows:

(Note: Subsurface easement corners are not monumented.)

BEGINNING on the northwesterly line of San Jacinto Lofts, an addition to the City of Dallas according to the map of said San Jacinto Lofts addition recorded in Instrument No. 200600246516 of the Official Public Records of Dallas County, Texas, same being the northwesterly line of a 5' Shared Access and Common Area by plat of said San Jacinto Lofts addition, at the east corner of said 3820 Ross Ave. tract and south corner of that called 13,592 square foot tract of land described in Special Warranty Deed to Sarkis J. Kechejian Trust recorded in Instrument No. 200900005925 of the Official Public Records of Dallas County, Texas having coordinates of N=6977627.5015, E=2495452.5940 (not monumented);

THENCE South 44 degrees 12 minutes 50 seconds West, with the southeasterly line of said 3820 Ross Ave. tract, said northwesterly line of San Jacinto Lofts addition and said northwesterly line of said 5' Shared Access and Common Area, 61.75 feet to the south corner of said 3820 Ross Ave. tract and east corner of that tract of land described in General Warranty Deed to Gordon W. Elden recorded in Volume 2003241, Page 10584 of the Deed Records of Dallas County, Texas having coordinates of N=6977583.2487, E=2495409.5392 (not monumented);

THENCE North 45 degrees 47 minutes 10 seconds West, departing said southeasterly line of said 3820 Ross Ave. tract, said northwesterly line of San Jacinto Lofts addition and said northwesterly line of said 5' Shared Access and Common Area, and with the southwesterly line of said 3820 Ross Ave. tract and northeasterly line of said Elden tract, 57.18 feet to the point of curvature having coordinates of N=6977623.1173, E=2495368.5613 (not monumented) of a non-tangent circular curve to the right having a central angle of 02 degrees 49 minutes 09 seconds, a radius of 1,445.00 feet, a tangent of 35.56 feet and a chord which bears North 73 degrees 55 minutes 24 seconds East, 71.10 feet;



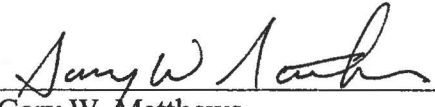
FIELD NOTES DESCRIBING A 2,464 SQUARE FOOT (0.0566 ACRE) **EXHIBIT A**
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 514)
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 641
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM THE ESTATE OF GEORGE U. TAN

THENCE Easterly, departing said southwesterly line of said 3820 Ross Ave. tract and northeasterly line of said Elden tract and over said 3820 Ross Ave. tract with said curve to the right, an arc distance of 71.10 feet to the end of said curve having coordinates of N=6977642.8025, E=2495436.8672 (not monumented), said end of curve being on the northeasterly line of said 3820 Ross Ave. tract and southwesterly line of said called 13,592 square foot tract, from which end of curve a 1" iron pipe (controlling monument) found for the west corner of said called 13,592 square foot tract and north corner of said 3820 Ross Ave. tract bears North 45 degrees 47 minutes 10 seconds West, 123.05 feet;

THENCE South 45 degrees 47 minutes 10 seconds East, with said northeasterly line of said 3820 Ross Ave. tract and southwesterly line of said called 13,592 square foot tract, 21.95 feet to the POINT OF BEGINNING and containing 2,464 square feet (0.0566 acre) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.000136506

For Nathan D. Maier Consulting Engineers, Inc.



Gary W. Matthews
Registered Professional Land Surveyor
Texas No. 5534 9-13-2013

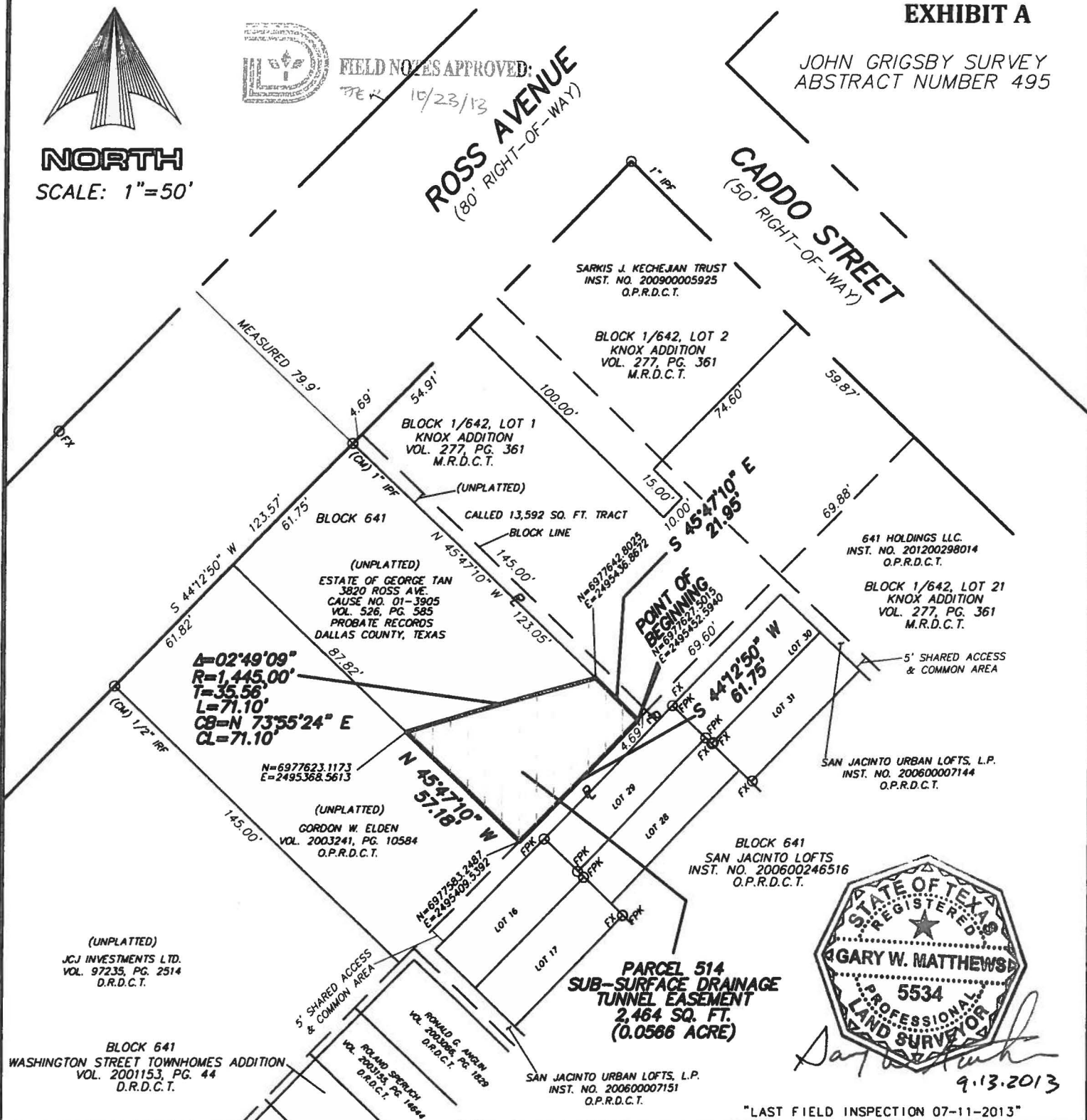




FIELD NOTES APPROVED:

10/23/13
ROSS AVENUE
(80' RIGHT-OF-WAY)

JOHN GRIGSBY SURVEY
ABSTRACT NUMBER 495



NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

LEGEND

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
SQ. FT.	SQUARE FEET

---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	SUBDIVISION LINE
—P—	PROPERTY LINE
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
CM	CONTROLLING MONUMENT
FPK	FOUND PK NAIL
FX	FOUND "X"

2,464 SQ. FT. (0.0566 ACRE) SUB-SURFACE DRAINAGE
TUNNEL EASEMENT CITY OF DALLAS DRAWING
NO. 423R-54 (PARCEL 514) TO BE ACQUIRED IN CITY
OF DALLAS BLOCK 641, JOHN GRIGSBY SURVEY,
ABSTRACT NUMBER 495, CITY OF DALLAS,
DALLAS COUNTY, TEXAS
FROM ESTATE OF GEORGE TAN

NDM

NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00

Two Northpark / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / (214) 739-4741

09/13/2013

PARCEL-514.DWG

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 14

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: 45D

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Gordon W. Elden, Trustee of the Gordon W. Elden Trust, of a subsurface easement under approximately 4,515 square feet of land located on Ross Avenue near its intersection with Caddo Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$19,705 (\$16,705 plus closing costs and title expenses not to exceed \$3,000) – Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 4,515 square feet of land from Gordon W. Elden, Trustee of the Gordon W. Elden Trust. This property is located on Ross Avenue near its intersection with Caddo Street and will be used for the Mill Creek/Peaks Branch/ State Thomas Drainage Relief Tunnel Project. The consideration is based upon an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

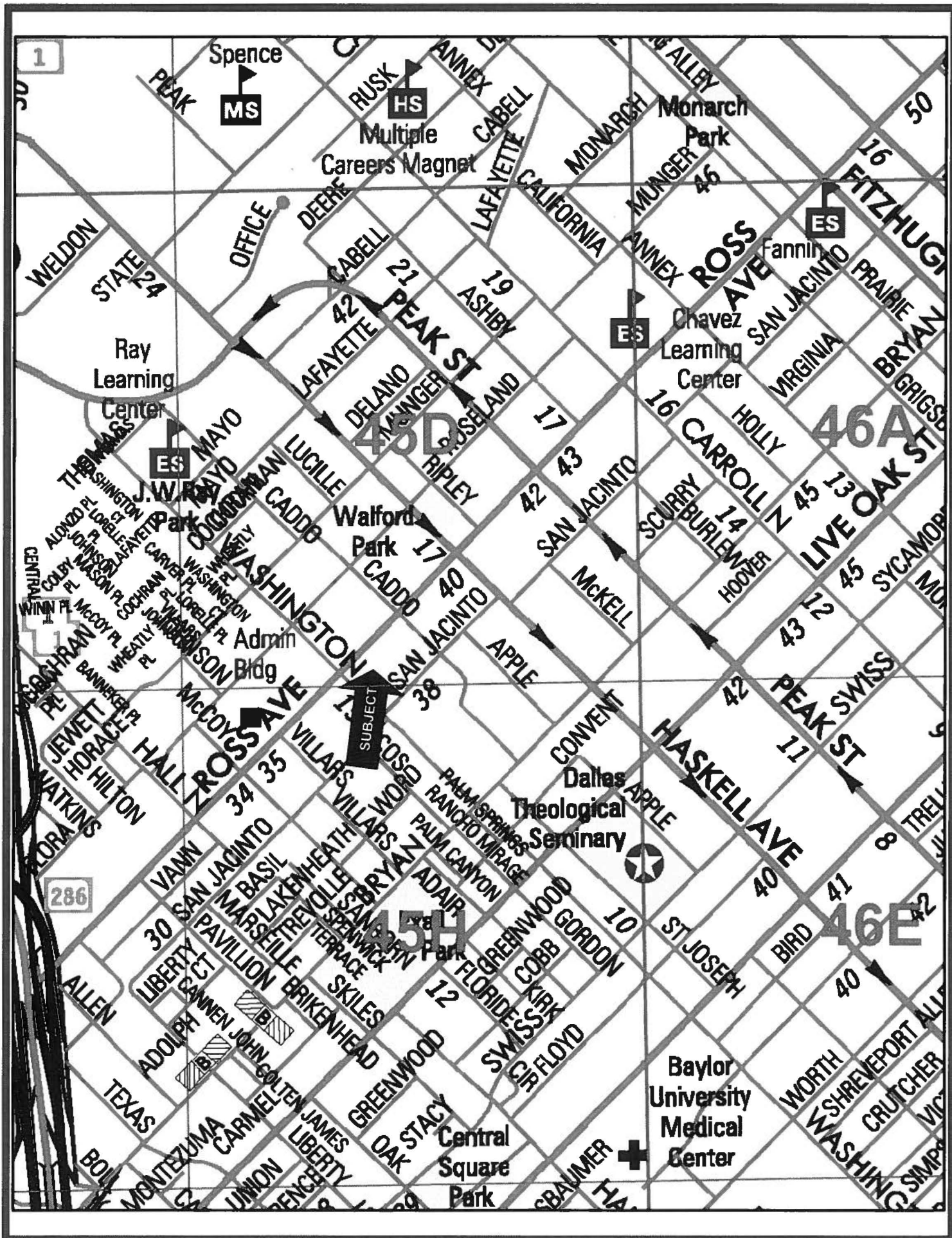
2006 Bond Funds - \$19,705 (\$16,705 plus closing costs and title expenses not to exceed \$3,000)

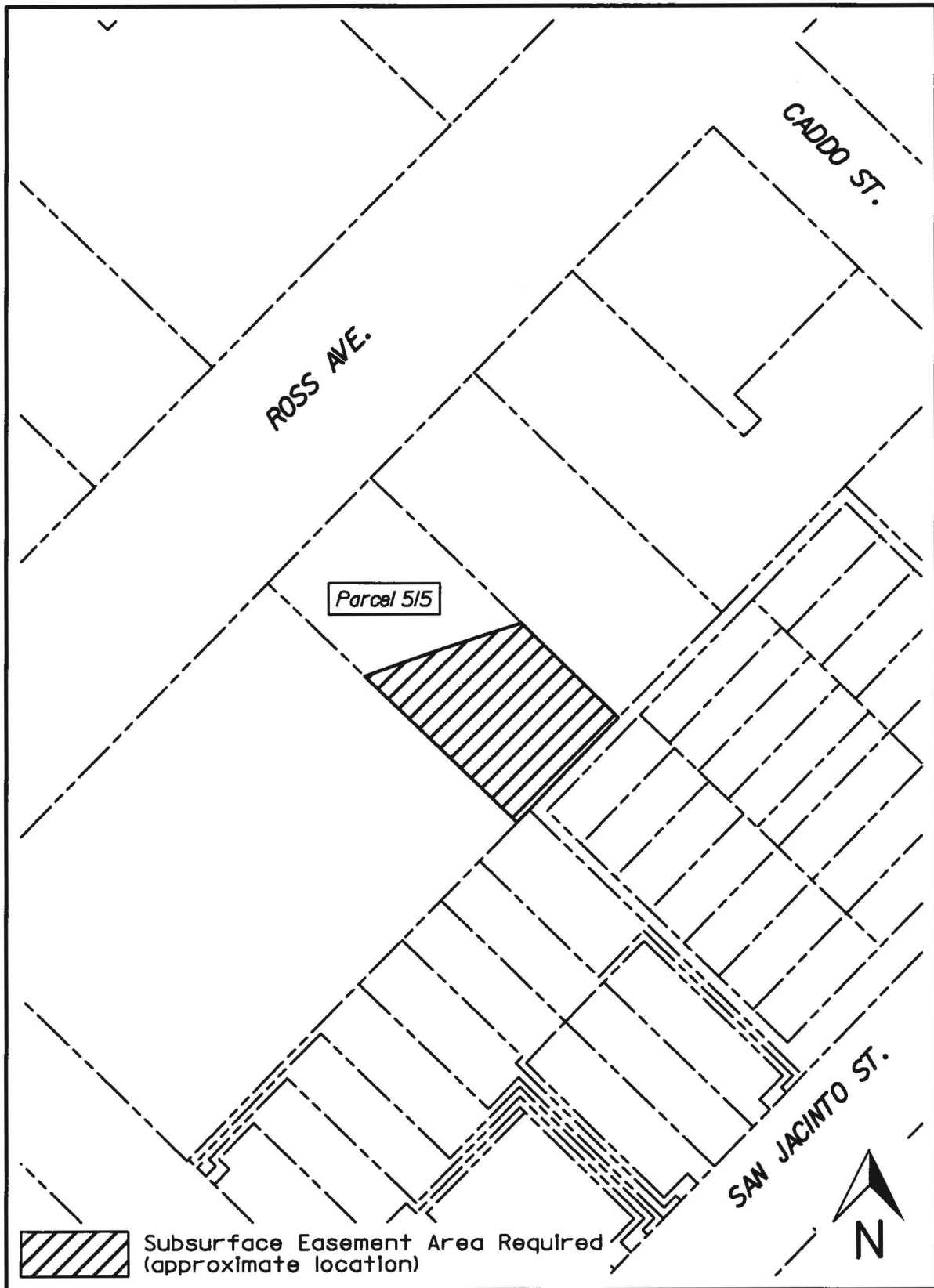
OWNER

Gordon W. Elden, Trustee of the Gordon W. Elden Trust

MAPS

Attached





March 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 4,515 square feet in area, lying between the subsurface elevations of 230 feet and 404 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for storage and transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Gordon W. Elden, Trustee of the Gordon W. Elden Trust, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$16,705.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$3,000.00

"AUTHORIZED AMOUNT": \$19,705.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

March 25, 2015

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525F15, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525F16. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay costs as may be assessed by the Special Commissioners or the court. Further, that expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

March 25, 2015

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to deposit the award in the registry of the Court and to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for an amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$3,000.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

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

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY 
Assistant City Attorney

FIELD NOTES DESCRIBING A 4,515 SQUARE FOOT (0.1036 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 515)
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 641
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM GORDON W. ELDEN

Exhibit A

BEING a 4,515 square foot (0.1036 acre) tract of land (unplatted) situated in the John Grigsby Survey, Abstract No. 495, in City Block 641 of the City of Dallas, Dallas County, Texas, and being part of that tract of land described in General Warranty Deed to Gordon W. Elden recorded in Volume 2003241, Page 10584 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

(Note: Subsurface easement corners are not monumented.)

BEGINNING on the northwesterly line of San Jacinto Lofts, an addition to the City of Dallas according to the map of said San Jacinto Lofts addition recorded in Instrument No. 200600246516 of the Official Public Records of Dallas County, Texas, same being the northwesterly line of a 5' Shared Access and Common Area by plat of said San Jacinto Lofts addition, at the east corner of said Elden tract and south corner of that part of the Estate of George U. Tan described as 3820 Ross Ave. in Cause No. 01-3905 recorded in Volume 526, Page 585 of the Probate Records of Dallas County, Texas, having coordinates of N=6977583.2487, E=2495409.5392 (not monumented);

THENCE South 44 degrees 12 minutes 50 seconds West, with the southeasterly line of said Elden tract, said northwesterly line of San Jacinto Lofts addition and said northwesterly line of said 5' Shared Access and Common Area, at 54.11 feet passing the west corner of said San Jacinto Lofts addition and north corner of Washington Street Townhomes Addition, an addition to the City of Dallas according to the map of said Washington Street Townhomes Addition recorded in Volume 2001153, Page 44 of the Deed Records of Dallas County, Texas, from whence a 3/8 inch iron rod found bears South 38 degrees 35 minutes 17 seconds East, 0.94 feet, and departing said northwesterly line of San Jacinto Lofts addition and said northwesterly line of said 5' Shared Access and Common Area, and continuing with said southeasterly line of said Elden tract and with the northwesterly line of said Washington Street Townhomes Addition for a total distance of 61.66 feet to the south corner of said Elden tract having coordinates of N=6977539.0606, E=2495366.5473 (not monumented) and the east corner of that tract of land described in Special Warranty Deed to JCJ Investments Ltd. recorded in Volume 97235, Page 2514 of the Deed Records of Dallas County, Texas;



FIELD NOTES APPROVED:

per 0/23/13

FIELD NOTES DESCRIBING A 4,515 SQUARE FOOT (0.1036 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 515)
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 641
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM GORDON W. ELDEN

Exhibit A

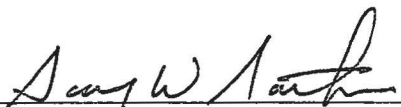
THENCE North 45 degrees 50 minutes 58 seconds West, departing said southeasterly line of said Elden tract and said northwesterly line of Washington Street Townhomes Addition and with the southwesterly line of said Elden tract and the northeasterly line of said JCJ Investments Ltd. tract, 88.55 feet to the point of curvature having coordinates of N=6977600.7297 E=2495303.0220 (not monumented) of a non-tangent circular curve to the right having a central angle of 02 degrees 44 minutes 48 seconds, a radius of 1,445.00 feet, a tangent of 34.64 feet and a chord which bears North 71 degrees 08 minutes 25 seconds East, 69.27 feet, from whence a 1/2 inch iron rod (controlling monument) found for the west corner of said Elden tract and north corner of said JCJ Investments Ltd. tract bears North 45 degrees 50 minutes 58 seconds West, 56.45 feet;

THENCE Northeasterly, departing said southwesterly line of said Elden tract and over said Elden tract with said curve to the right for an arc distance of 69.27 feet to the end of said curve having coordinates of N=6977623.1173, E=2495368.5613 (not monumented), said end of curve being on the northeasterly line of said Elden tract and southwesterly line of said 3820 Ross Ave. tract;


THENCE South 45 degrees 47 minutes 10 seconds East, with said northeasterly line of said Elden tract and the southwesterly line of said 3820 Ross Ave. tract, 57.18 feet to the POINT OF BEGINNING and containing 4,515 square feet (0.1036 acre) of land, more or less.

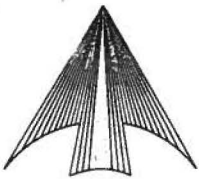
Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.000136506

For Nathan D. Maier Consulting Engineers, Inc.


Gary W. Matthews
Registered Professional Land Surveyor
Texas No. 5534 9.13.2013



FIELD NOTES APPROVED:
 10/23/13



NORTH

SCALE: 1"=50'

FIELD NOTES APPROVED:

10/23/13

ROSS AVENUE
(80' RIGHT-OF-WAY)

Exhibit A
JOHN GRIGSBY SURVEY
ABSTRACT NUMBER 495

CADDO STREET
(50' RIGHT-OF-WAY)

SARKIS J. KECHEKIAN TRUST
INST. NO. 200900005925
O.P.R.D.C.T.

BLOCK 1/642, LOT 2
KNOX ADDITION
VOL. 277, PG. 361
M.R.D.C.T.

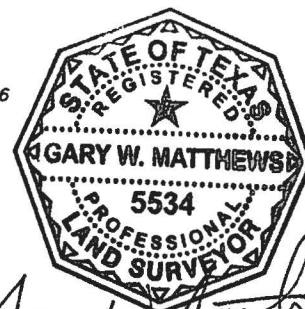
641 HOLDINGS LLC.
INST. NO. 201200298014
O.P.R.D.C.T.

BLOCK 1/642, LOT 21
KNOX ADDITION
VOL. 277, PG. 361
M.R.D.C.T.

SAN JACINTO URBAN LOFTS, L.P.
INST. NO. 200600007144
O.P.R.D.C.T.

BLOCK 641
SAN JACINTO LOFTS
INST. NO. 2006000246516
O.P.R.D.C.T.

SAN JACINTO URBAN LOFTS, L.P.
INST. NO. 200600007151
O.P.R.D.C.T.



Gary W. Matthews
9-13-2013

"LAST FIELD INSPECTION 07-11-2013"

NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

LEGEND

D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME, PAGE
ESMT. EASEMENT
SQ. FT. SQUARE FEET

--- RIGHT-OF-WAY LINE
--- EASEMENT LINE
--- SUBDIVISION LINE
--- PROPERTY LINE
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
CM CONTROLLING MONUMENT
FPK FOUND PK NAIL
FX FOUND "X"

PAGE 3 OF 3

4,515 SQ. FT. (0.1036 ACRE) SUB-SURFACE DRAINAGE TUNNEL EASEMENT CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 515) TO BE ACQUIRED IN CITY OF DALLAS BLOCK 641, JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS FROM GORDON W. ELDEN

NDM

NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Northpark / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / (214) 799-4741

09/13/2013

PARCEL-515.DWG

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 14

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: 45D

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from the Sarkis J. Kechejian Trust, of a subsurface easement under approximately 390 square feet of land located on Ross Avenue near its intersection with Caddo Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project – Not to exceed \$2,943 (\$1,443 plus closing costs and title expenses not to exceed \$1,500) - Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 390 square feet of land from the Sarkis J. Kechejian Trust. This property is located on Ross Avenue near its intersection with Caddo Street and will be used for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

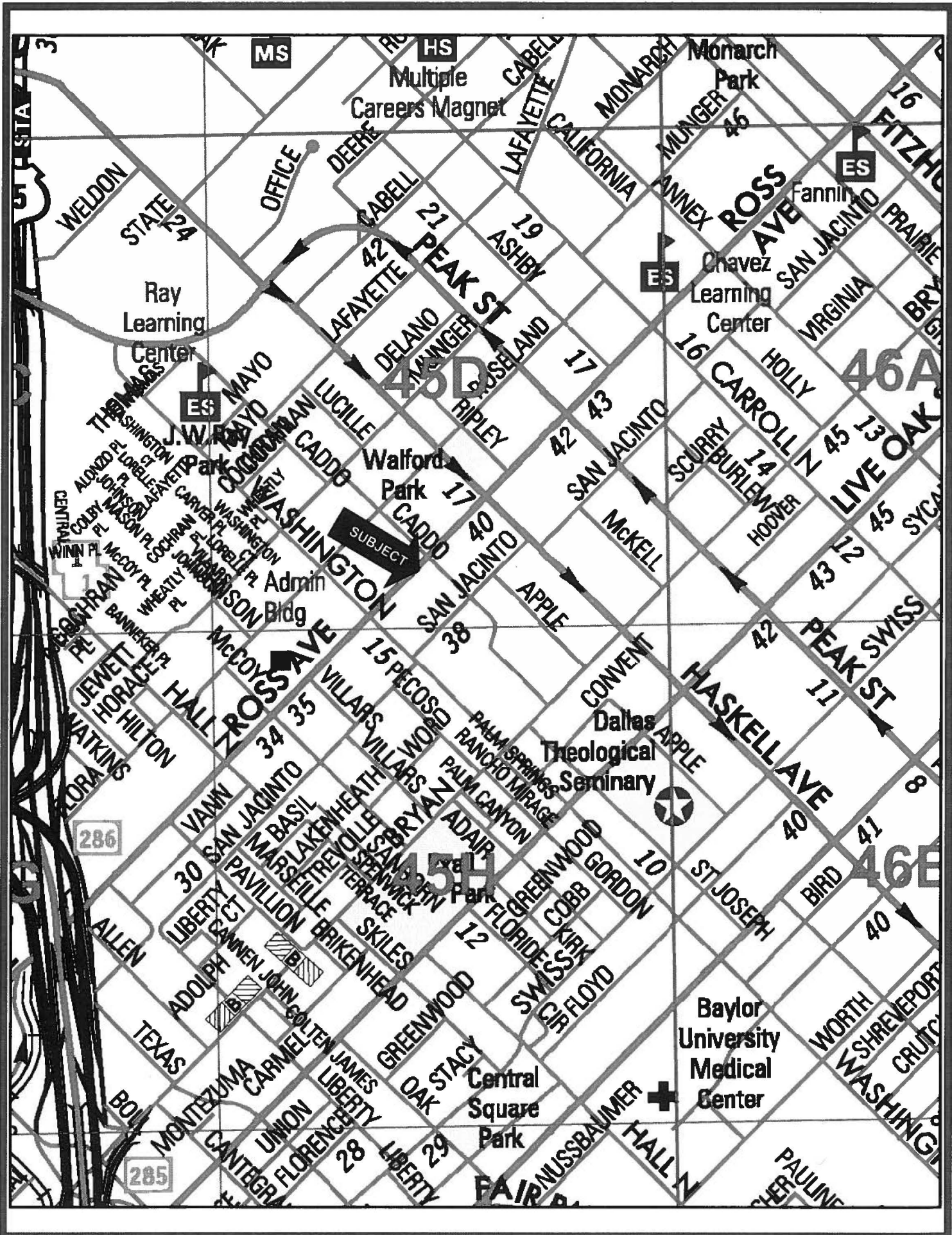
2006 Bond Funds - \$2,943 (\$1,443 plus closing costs and title expenses not to exceed \$1,500)

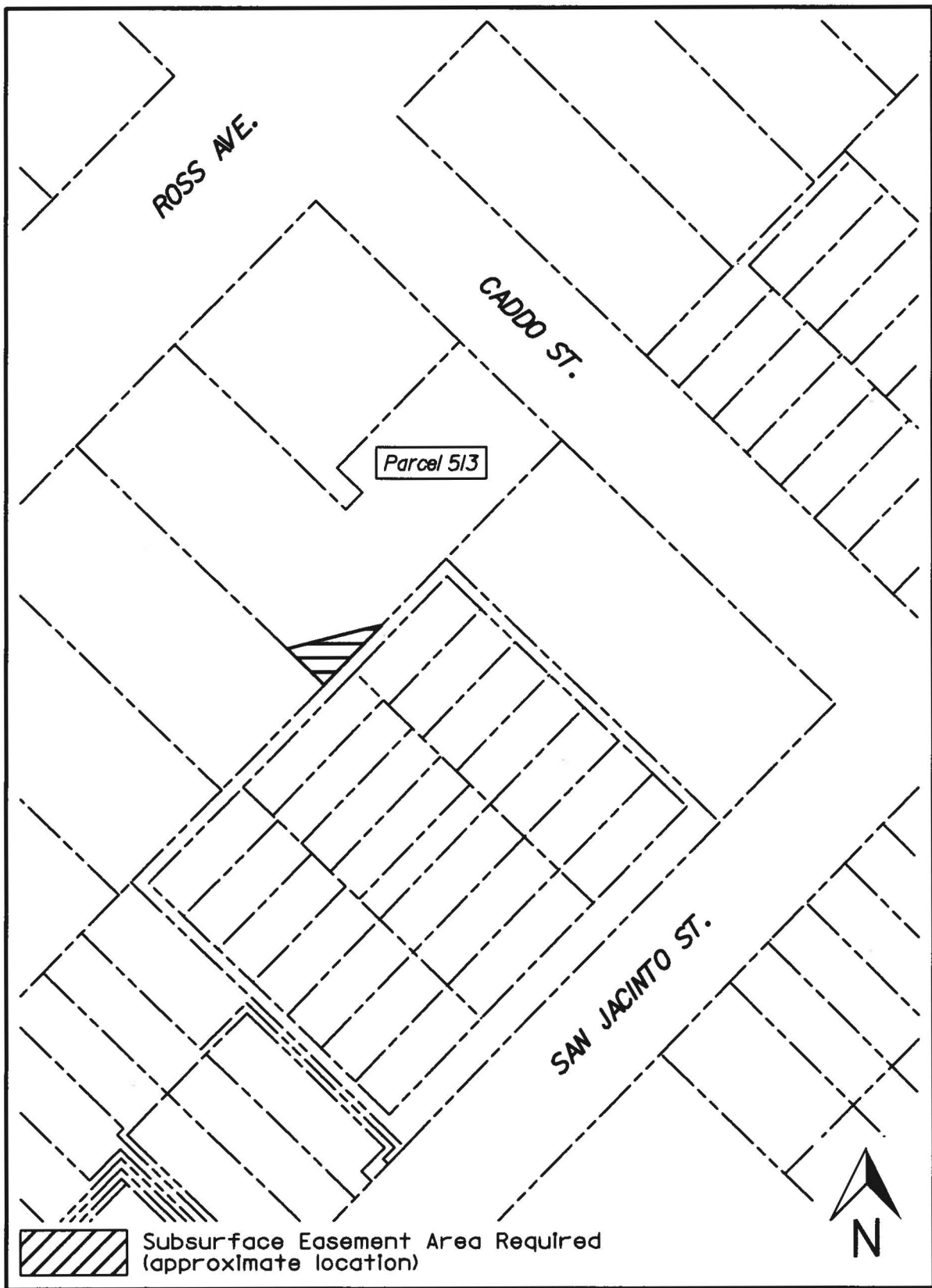
OWNER

Sarkis J. Kechejian Trust

MAPS

Attached





March 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 390 square feet in area, lying between the subsurface elevations of 230 feet and 404 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for storage and transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Sarkis J. Kechejian Trust, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$1,443.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$1,500.00

"AUTHORIZED AMOUNT": \$2,943.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

March 25, 2015

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525F27, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525F28. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay costs as may be assessed by the Special Commissioners or the court. Further, that expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

March 25, 2015

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to deposit the award in the registry of the Court and to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for an amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$1,500.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

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

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY 
Assistant City Attorney

FIELD NOTES DESCRIBING A 390 SQUARE FOOT (0.0090 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 513)
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 641 AND
CITY OF DALLAS BLOCK 1/642, PART OF LOT 1, KNOX ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM SARKIS J. KECHEJIAN TRUST

EXHIBIT A

BEING a 390 square foot (0.0090 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, in the City of Dallas, Dallas County, Texas, and being part of City Block 641 (unplatted), and being part of City of Dallas Block 1/642, Lot 1, Knox Addition, an addition to the City of Dallas according to the map thereof recorded in Volume 277, Page 361 of the Map Records of Dallas County, Texas, and being part of that called 13,592 square foot tract of land described in Special Warranty Deed to Sarkis J. Kechejian Trust recorded in Instrument No. 200900005925 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

(Note: Subsurface easement corners are not monumented.)

BEGINNING on the northwesterly line of San Jacinto Lofts, an addition to the City of Dallas according to the map of said San Jacinto Lofts addition recorded in Instrument No. 200600246516 of the Official Public Records of Dallas County, Texas, same being the northwesterly line of a 5' Shared Access and Common Area by plat of said San Jacinto Lofts addition, at the south corner of said called 13,592 square foot tract and east corner of that part of the Estate of George U. Tan described as 3820 Ross Ave. in Cause No. 01-3905 recorded in Volume 526, Page 585 of the Probate Records of Dallas County, Texas having coordinates of N=6977627.5015, E=2495452.5940 (not monumented);

THENCE North 45 degrees 47 minutes 10 seconds West, departing said northwesterly line of San Jacinto Lofts addition and said northwesterly line of said 5' Shared Access and Common Area, and with the southwesterly line of said called 13,592 square foot tract and northeasterly line of said 3820 Ross Ave. tract, 21.95 feet to the point of curvature having coordinates of N=6977642.8025, E=2495436.8672 (not monumented) of a non-tangent circular curve to the right having a central angle of 01 degree 38 minutes 41 seconds, a radius of 1,445.00 feet, a tangent of 20.74 feet and a chord which bears North 76 degrees 09 minutes 20 seconds East, 41.48 feet, from whence a 1" iron pipe (controlling monument) found for the west corner of said called 13,592 square foot tract and north corner of said 3820 Ross Ave. tract bears North 45 degrees 47 minutes 10 seconds West, 123.05 feet;



FIELD NOTES DESCRIBING A 390 SQUARE FOOT (0.0090 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 513)
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 641 AND
CITY OF DALLAS BLOCK 1/642, PART OF LOT 1, KNOX ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM SARKIS J. KECHEJIAN TRUST

EXHIBIT A

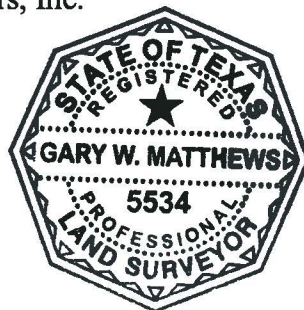
THENCE Easterly, departing said southwesterly line of said Lot 1 and said northeasterly line of the 3820 Ross Ave. tract and over said called 13,592 square foot tract with said curve to the right, at an arc distance of 5.48 feet passing the northeasterly line of said Block 641 (unplatted) and the southwesterly line of said Block 1/642, same being the southwesterly line of said Lot 1 of the Knox Addition, and continuing over said called 13,592 square foot tract and over said Lot 1 for a total arc distance of 41.48 feet to the end of said curve having coordinates of N=6977652.7267, E=2495477.1364 (not monumented), said end of curve being on the southeasterly line of said Lot 1, said northwesterly line of San Jacinto Lofts addition and said northwesterly line of said 5' Shared Access and Common Area;

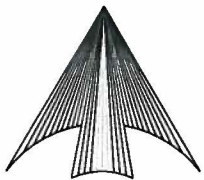
THENCE South 44 degrees 12 minutes 50 seconds West, with the southeasterly line of said called 13,592 square foot tract, same being the southeasterly line of said Lot 1, and with said northwesterly line of San Jacinto Lofts addition and said northwesterly line of said 5' Shared Access and Common Area, at 30.51 feet passing the south corner of said Lot 1, the southwesterly line of said Block 1/642 and the northeasterly line of said Block 641 (unplatted), and continuing with the southeasterly line of said called 13,592 square foot tract, said northwesterly line of San Jacinto Lofts addition and said northwesterly line of said 5' Shared Access and Common Area for a total of 35.20 feet to the POINT OF BEGINNING and containing 390 square feet (0.0090 acre) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.000136506

For Nathan D. Maier Consulting Engineers, Inc.


Gary W. Matthews
Registered Professional Land Surveyor
Texas No. 5534 9-13-2013





NORTH
SCALE: 1"=50'



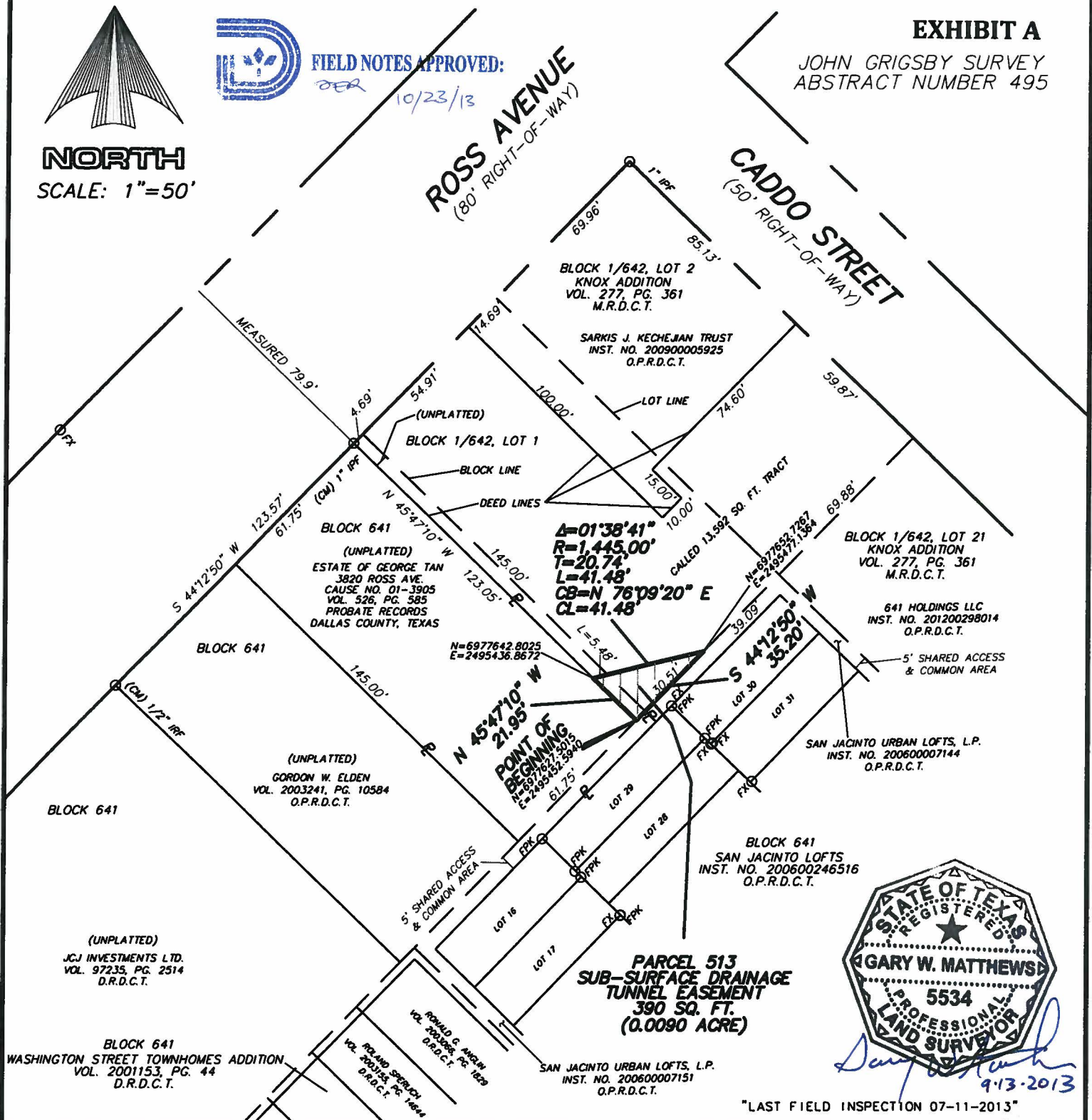
FIELD NOTES APPROVED:

DER

10/23/13

EXHIBIT A

JOHN GRIGSBY SURVEY
ABSTRACT NUMBER 495



NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

LEGEND

D.R.D.C.T. DEED RECORDS OF DALLAS
COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS OF DALLAS
COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF
DALLAS COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME, PAGE
ESMT. EASEMENT
SQ. FT. SQUARE FEET

--- RIGHT-OF-WAY LINE
--- EASEMENT LINE
--- SUBDIVISION LINE
--- PROPERTY LINE
--- IRON ROD FOUND
--- IRON PIPE FOUND
--- CONTROLLING MONUMENT
--- FOUND PK NAIL
--- FOUND "X"

IRF
IPF
CM
FPK
FX

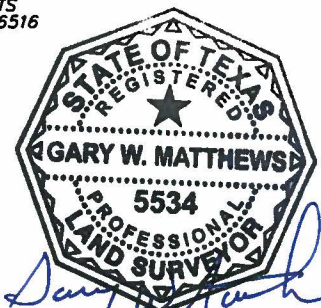
390 SQ. FT. (0.0090 ACRE) SUB-SURFACE DRAINAGE
TUNNEL EASEMENT CITY OF DALLAS DRAWING
NO. 423R-54 (PARCEL 513) TO BE ACQUIRED IN CITY
OF DALLAS BLOCK 641 AND BLOCK 1/642, PART OF LOT 1,
KNOX ADDITION, JOHN GRIGSBY SURVEY, ABSTRACT
NUMBER 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM SARKIS J. KECHIJIAN TRUST

NDM

NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Northpark / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / (214) 739-4741

09/13/2013

PARCEL-513.DWG



Darryl Matthews
9-13-2013

"LAST FIELD INSPECTION 07-11-2013"

PAGE 3 OF 3

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: March 25, 2015
COUNCIL DISTRICT(S): 14
DEPARTMENT: Trinity Watershed Management
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 45D

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from DP Ross 3808 LLC, of a subsurface easement under approximately 18,412 square feet of land located on Ross Avenue at its intersection with Washington Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$71,124 (\$68,124 plus closing costs and title expenses not to exceed \$3,000) – Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 18,412 square feet of land from DP Ross 3808 LLC. This property is located on Ross Avenue at its intersection with Washington Avenue and will be used for the Mill Creek/Peaks Branch/ State Thomas Drainage Relief Tunnel Project. The consideration is based upon an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

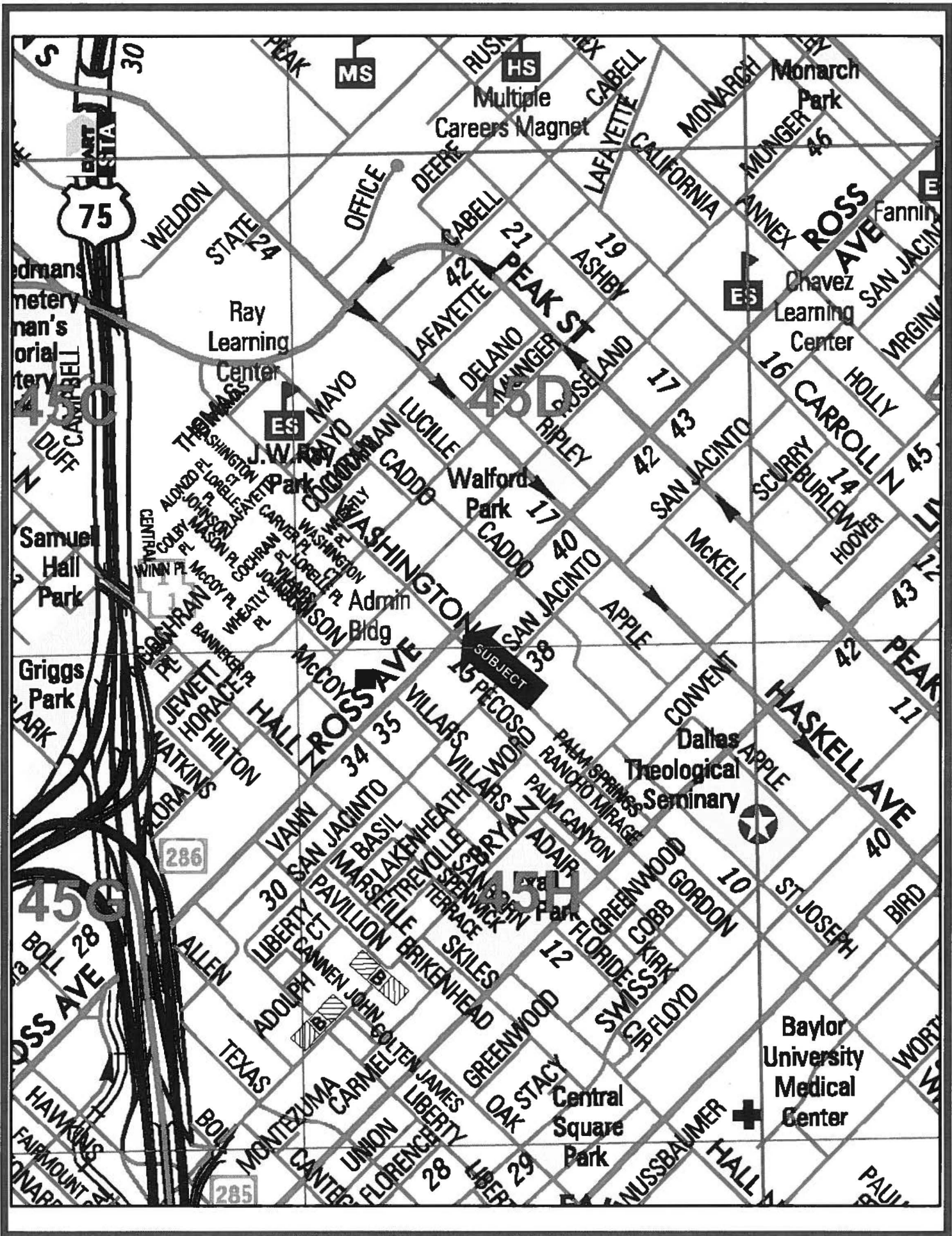
2006 Bond Funds - \$71,124 (\$68,124 plus closing costs and title expenses not to exceed \$3,000)

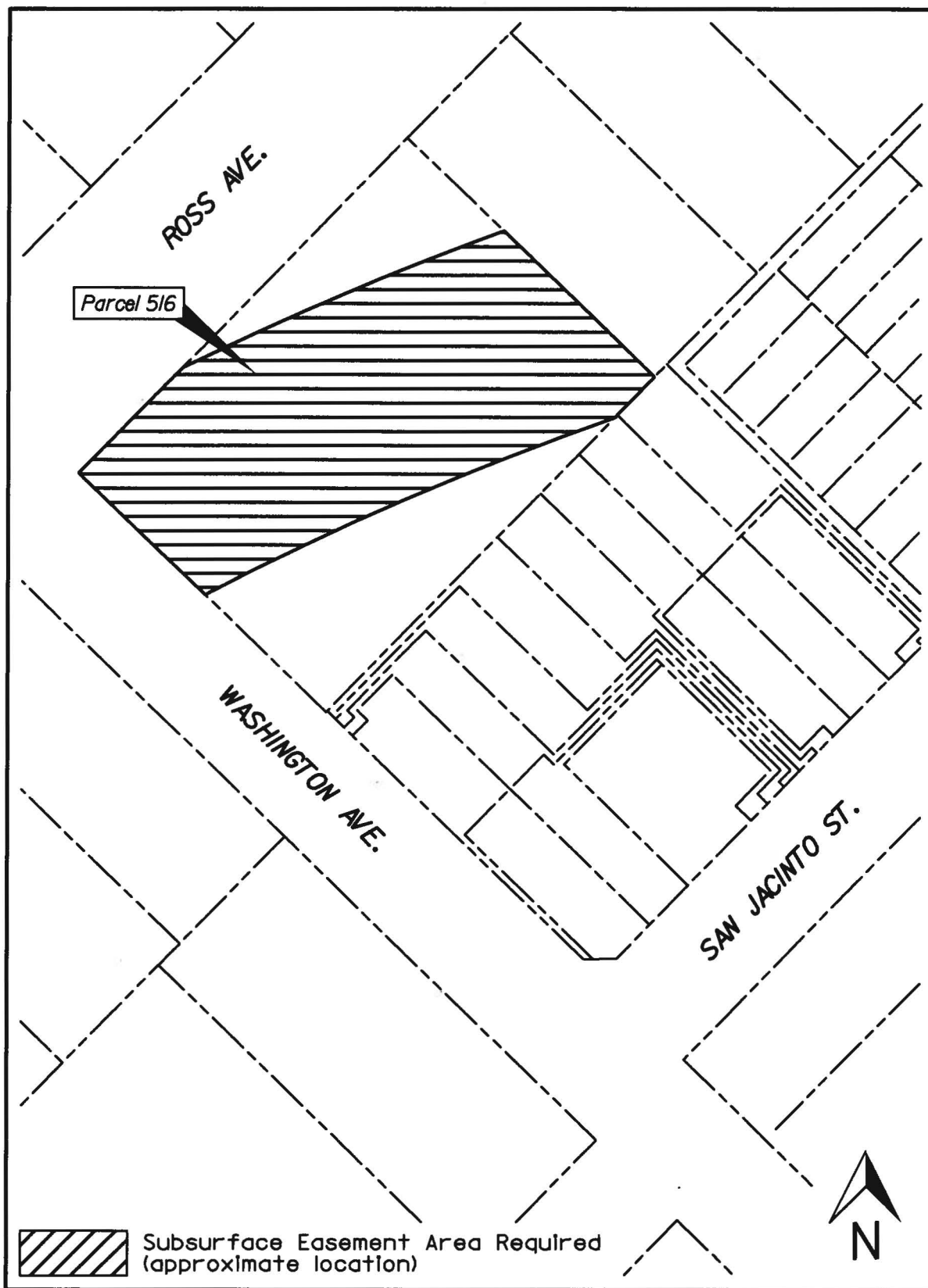
OWNER

DP Ross 3808 LLC

MAPS

Attached





March 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 18,412 square feet in area, lying between the subsurface elevations of 231 feet and 405 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for storage and transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": DP Ross 3808 LLC, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$68,124.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$3,000.00

"AUTHORIZED AMOUNT": \$71,124.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

March 25, 2015

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525F13, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525F14. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay costs as may be assessed by the Special Commissioners or the court. Further, that expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

March 25, 2015

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to deposit the award in the registry of the Court and to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for an amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$3,000.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

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

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY



Assistant City Attorney

FIELD NOTES DESCRIBING AN 18,412 SQUARE FOOT (0.4227 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 516)
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 641
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM JCJ INVESTMENTS LTD.

Exhibit A

BEING an 18,412 square foot (0.4227 acre) tract of land (unplatted) situated in the John Grigsby Survey, Abstract No. 495, in City Block 641 of the City of Dallas, Dallas County, Texas, and being part of that tract of land referred to as Total Tract in Special Warranty Deed to JCJ Investments Ltd. recorded in Volume 97235, Page 2514 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

(Note: Subsurface easement corners are not monumented.)

BEGINNING at the intersection of the southeast right-of-way line of Ross Avenue (an 80 foot wide right-of-way) with the northeast right-of-way line of Washington Avenue (a 50 foot wide right-of-way) for the west corner of said JCJ Investments Ltd. tract having coordinates of N=6977498.4443, E=2495124.7541 (not monumented), same being the most westerly corner of said Block 641;

THENCE North 44 degrees 12 minutes 50 seconds East, with said southeast right-of-way line of Ross Avenue, the northwesterly line of said JCJ Investments Ltd. tract and the northwesterly line of said Block 641, 62.33 feet to the point of curvature having coordinates of N=6977543.1162, E=2495168.2167 (not monumented) of a non-tangent circular curve to the right having a central angle of 05 degrees 48 minutes 58 seconds, a radius of 1,445.00 feet, a tangent of 73.40 feet and a chord which bears North 66 degrees 51 minutes 32 seconds East, 146.62 feet;

THENCE Northeasterly, departing said southeast right-of-way line of Ross Avenue, said northwesterly line of JCJ Investments Ltd. tract and said northwesterly line of Block 641, and over said JCJ Investments Ltd. tract with said curve to the right for an arc distance of 146.68 feet to the end of said curve having coordinates of N=6977600.7297, E=2495303.0220 (not monumented), said end of curve being on the northeasterly line of said JCJ Investments Ltd. tract and the southwesterly line of that tract of land described in General Warranty Deed to Gordon W. Elden recorded in Volume 2003241, Page 10584 of the Deed Records of Dallas County, Texas, and from whence a 1/2 inch iron rod (controlling monument) found for the north corner of said JCJ Investments Ltd. tract and west corner of said Elden tract bears North 45 degrees 50 minutes 58 seconds West, 56.45 feet;

THENCE South 45 degrees 50 minutes 58 seconds East, with said northeasterly line of the JCJ Investments Ltd. tract, 88.55 feet to the east corner of said JCJ Investments Ltd. tract having coordinates of N=6977539.0606, E=2495366.5473 (not monumented), same being on the northwesterly line of that tract of land described as Lot 8, Block 641 of Washington Street Townhomes Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 2001153, Page 44 of the Deed Records of Dallas County, Texas in General Warranty Deed With Vendor's Lien to Ronald G. Anglin recorded in Volume 2003066, Page 1829 of the Deed Records of Dallas County, Texas;

Page 1 of 3



FIELD NOTES APPROVED:

DEK W /23 /13

FIELD NOTES DESCRIBING AN 18,412 SQUARE FOOT (0.4227 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 516)
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 641
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM JCJ INVESTMENTS LTD.

Exhibit A

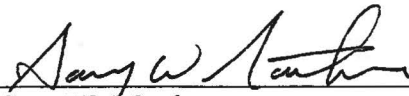
THENCE South 44 degrees 12 minutes 50 seconds West, with the southeasterly line of said JCJ Investments Ltd. tract and the northwesterly line of said Lot 8, at 22.45 feet passing the west corner of said Lot 8 and north corner of that tract of land described as Lot 7, Block 641, of said Washington Street Townhomes Addition in Special Warranty Deed With Vendor's Lien to Roland Sperlich as recorded in Volume 2003155, Page 14644 of the Deed Records of Dallas County, Texas, and departing said northwesterly line of Lot 8 and continuing with the southeasterly line of said JCJ Investments Ltd. tract and with the northwesterly line of said Lot 7 for a total of 23.79 feet to the point of curvature having coordinates of N=6977522.0142, E=2495349.9624 (not monumented) of a non-tangent circular curve to the left having a central angle of 07 degrees 57 minutes 09 seconds, a radius of 1,355.00 feet, a tangent of 94.19 feet and a chord which bears South 66 degrees 30 minutes 08 seconds West, 187.92 feet;

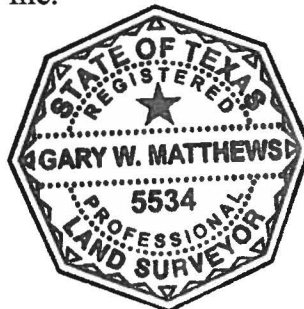
THENCE Southwesterly, departing said southeasterly line of said JCJ Investments Ltd. tract and said northwesterly line of Lot 7, and over said JCJ Investments Ltd. tract with said curve to the left, an arc distance of 188.07 feet to the end of said curve having coordinates of N=6977447.0968, E=2495177.6471 (not monumented), said end of curve being on the southwesterly line of said JCJ Investments Ltd. tract, said northeast right-of-way line of Washington Avenue and the southwesterly line of said Block 641;

THENCE North 45 degrees 50 minutes 58 seconds West, with said southwesterly line of said JCJ Investments Ltd. tract, said northeast right-of-way line of Washington Avenue and said southwesterly line of said Block 641, 73.73 feet to the POINT OF BEGINNING and containing 18,412 square feet (0.4227 acre) of land, more or less.

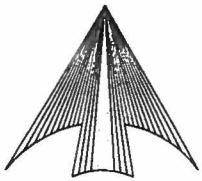
Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.000136506

For Nathan D. Maier Consulting Engineers, Inc.


Gary W. Matthews
Registered Professional Land Surveyor
Texas No. 5534 9-13-2013



FIELD NOTES APPROVED:
DER 10/22/13



NORTH

SCALE: 1"=50'

JOHN GRIGSBY SURVEY
ABSTRACT NUMBER 495



FIELD NOTES APPROVED:

JBK 10/23/13

ROSS AVENUE
(80' RIGHT-OF-WAY)

Exhibit A
KNOX ADDITION
VOL. 277, PG. 361
M.R.D.C.T.

$\Delta=05^{\circ}48'58''$
 $R=1,445.00'$
 $T=73.40'$
 $L=146.68'$
 $CB=N 66^{\circ}51'32'' E$
 $CL=146.62'$

(UNPLATTED)
GORDON W. ELDEN
VOL. 2003241, PG. 10584
O.P.R.D.C.T.

N=6977600.7297
E=2495303.0220

(UNPLATTED)
JCJ INVESTMENTS LTD.
VOL. 97235, PG. 2514
D.R.D.C.T.

PARCEL 516
SUB-SURFACE DRAINAGE
TUNNEL EASEMENT
18,412 SQ. FT.
(0.4227 ACRE)

POINT OF BEGINNING
N=6977498.4443
E=2495124.7541

WASHINGTON AVENUE
(50' RIGHT-OF-WAY)

CITY OF DALLAS
VOL. 634, PG. 543
D.R.D.C.T.



"LAST FIELD INSPECTION 07-11-2013"

NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.

PAGE 3 OF 3

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

LEGEND

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	---	RIGHT-OF-WAY LINE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	---	EASEMENT LINE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	---	SUBDIVISION LINE
INST. NO.	INSTRUMENT NUMBER	---	PROPERTY LINE
VOL., PG.	VOLUME, PAGE	IRF	IRON ROD FOUND
ESMT.	EASEMENT	IPF	IRON PIPE FOUND
SQ. FT.	SQUARE FEET	CM	CONTROLLING MONUMENT
		FPK	FOUND PK NAIL
		FX	FOUND "X"

18,412 SQ. FT. (0.4227 ACRE) SUB-SURFACE DRAINAGE TUNNEL EASEMENT CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 516) TO BE ACQUIRED IN CITY OF DALLAS BLOCK 641, JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS. FROM JCJ INVESTMENTS LTD.



NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00

Two Northpark / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / (214) 739-4741

09/13/2013

PARCEL-516.DWG

ADDENDUM ITEM # 24

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 35 Y

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to the Subarea D-3 portion within Subdistrict D, West Mixed Use Subzone, West Zone of Planned Development District No. 305, bounded by Blackburn Street, Oak Grove Avenue, Cityplace West Boulevard, and Noble Avenue

Recommendation of Staff and CPC: Approval, subject to a structure height plan and revised conditions

Z145-164(RB)

FILE NUMBER: Z145-164(RB)

DATE FILED: January 23, 2015

LOCATION: Bounded by Blackburn Street, Oak Grove Avenue, Cityplace West Boulevard, and Noble Avenue

COUNCIL DISTRICT: 14

MAPSCO: 35-Y

SIZE OF REQUEST: Approx. 2.5517 Acres

CENSUS TRACT: 7.01

APPLICANT/OWNER: Blackburn Central Holdings, L.P.

REPRESENTATIVE: Jonathan Vinson

REQUEST: An application for an amendment to the Subarea D-3 portion within Subdistrict D, West Mixed Use Subzone, West Zone of Planned Development District No. 305.

SUMMARY: The applicant is proposing a mixed use development and is requesting the following revisions: 1) permit an increase in structure height within a portion of the property; 2) permit certain encroachments into the required front yard; and, 3) revise the mixed use development parking chart to add a lodging use category.

CPC RECOMMENDATION: Approval, subject to a structure height plan and revised conditions.

STAFF RECOMMENDATION: Approval, subject to a structure height plan and revised conditions.

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval subject to a structure height plan and revised conditions based upon:

1. *Performance impacts upon surrounding property* – The proposed development will be in scale to the high-density, mixed use environment of recent development projects in the immediate area. Additionally, certain design criteria/pedestrian amenities will be incorporated into the new development to create visual interest and street level activity.
2. *Traffic impact* – Trip generations will be consistent with existing demands of adjacent projects, while benefiting from close proximity to mass transit options. Due to a reduction in the level of service at certain intersections, staff is recommending certain infrastructure be provided at two intersections.
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.

Zoning History:

File No.	Request, Disposition, and Date
1. Z112-265	On May 22, 2013, the City Council approved a PDD for MU-3 District Uses, and approved a new subdistrict within PDD No. 305.
2. Z112-150	On May 23, 2012, the City Council approved an amendment to Tract I of Planned Development District No. 375 for mixed uses.
3. Z101-319	On December 14, 2012, the City Council approved a WMU-8 Walkable Urban Mixed Use District.
4. Z089-135	On October 14, 2009, the City Council approved the creation of two tracts within Planned Development District No. 183 for MU-3 Mixed Use District Uses.
5. Z134-323	Amend PDD No. 183. Pending a City Council public hearing. The City Plan Commission recommended approval on February 19, 2015.

6. Z134-162 On October 23, 2014, the CPC approved a PDD for MU-3 District Uses. The applicant did not proceed to a City Council public hearing.

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Blackburn Street	Collector; 80' & 80' ROW
Oak Grove Avenue	Local; 50' ROW
Cityplace West Boulevard	Local; 50' ROW
Noble Avenue	Local; 50' ROW

Traffic: While not required of this application, the Engineering Section of the Department of Sustainable Development and Construction reviewed a traffic impact analysis submitted with the initial request for this property. As development of the immediate area has affected level of service, it is anticipated additional development in the area will have an effect on level of service at key intersections.

The Department of Streets Services recently received a signal warrant analysis for the intersection of Blackburn and Noble. It was determined a signal was not justified at that time. In the meantime, staff has determined and the applicant has agreed to certain required street intersection improvements (see attached recommended conditions) that will facilitate vehicular movements through this area.

STAFF ANALYSIS:

Comprehensive Plan: The site is located in an area considered an Urban Neighborhood. Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly,

providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Land Use Compatibility: It should be noted the site possesses zoning that provides for uses and development standards that can accommodate the proposed development, however the following is being requested: 1) permit an increase in structure height within a portion of the property; 2) permit certain encroachments into the required front yard; and, 3) revise the mixed use development parking chart to add a lodging use category.

Surrounding land use consists of a mix of uses, with an emphasis of high density residential (multifamily) served by area retail/restaurant/entertainment uses all within close proximity to DART's Cityplace/Uptown station and the McKinney Avenue Transit Authority's (M Line) Cityplace Station, both approximately 500 feet southeast of the site. It should be noted the M Line possesses 15 minute headways during peak hours to facilitate crosstown options within the trolley's service area. Consideration of high density developments are generally encouraged and supported when located with one-quarter mile of mass transit options with compressed headways during peak hours, those times normally utilized as tenants/employees commute to and from home to their professional destinations.

Since the creation of PDD No. 305, the area has benefited from various public/private projects inclusive but not limited to the improvements on North Central Expressway, completion of the Cityplace/Uptown Station on DART's Red Line, and expanded service area for the McKinney Avenue Transit Authority inclusive of a stop at street level above DART's subsurface station. As a result of improvement infrastructure in and around the physical boundary of PDD No. 305, along with certain market factors that have led to a higher level of residential options, area-serving office and retail development has heightened.

With respect to the requested increase in structure height (240 feet to 250 feet and 290-foot sections within the northern portion), staff has worked with the applicant to minimize

what could be a 20 percent increase across the entire site while suggesting 'height zones' that would encourage separation and use of varied structure heights, while minimizing any vertical intrusion on adjacent residential uses. As a result, the applicant has pushed the increase in structure height the furthest point from five and six stories (approximately 68 feet and 80 feet, respectively), while reducing permitted structure height from 20 feet to 180 feet across Cityplace West Boulevard from these residential uses. The 'pocket' of 250 feet of structure height, a minimal increase of ten feet over that currently permitted, faces the structured parking area for the mixed use project across Noble Street. Lastly, the 50-foot increase in structure height is limited to the northernmost 100 feet of the Blackburn Street frontage. As such, there exists a separation of 80 feet of right-of-way along with the building setback for the mixed use development across this thoroughfare from this part of the site.

As noted in the table, below, the request will continue to retain existing development rights, while relaxing vertical development in close proximity to the residential component of the mixed use developments south and southwest of the site. In summary, staff supports the request, subject to the introduction of the attached structure height plan and revised conditions.

Parking: PDD No. 305 establishes off-street parking for permitted uses with permitted reductions through a few options. With respect to utilizing a mixed use development option, the applicant is proposing the lodging use as a permitted category to be considered. Staff is supportive of this, subject to specific parking demands throughout the day as noted in the table attached to the recommended amending conditions.

Landscaping: The applicant will be required to submit a landscape plan for CPC approval that complies with the existing landscape regulations within PDD No. 305, which closely mirrors that required in PDD No. 193, the Oak Lawn Special Purpose District.

PROVISION	D-3 Subarea, PDD 305 (existing)	Current request (where applicable)
F/S/R SETBACKS	10'/10'/10'	
DENSITY	NO MAX	
FLOOR AREA	444,600 SF-RESIDENTIAL 444,560 SF-NONRESIDENTIAL- CAPS RETAIL USES TO 640K SF MAX BOTH ZONES AND 450K SF TO WEST ZONE (APPROX. 40K SF REMAINS, PER APPL. RESEARCH)	
HEIGHT/ STORIES	240', WITH RPS AT 36'	4 ZONES-105' - 290' AREAS WITH RPS AT 36', SEE STRUCTURE HEIGHT PLAN
LOT COVERAGE	90 PERCENT	
OFF-STREET PARKING	SPECIFIC & CH 51A, PER USE- CITYPLACE TRANSIT FUND, TMP, AND MIXED USE ADJUSTMENT	ADD LODGING USE TO MIXED USE ADJUSTMENT
SIDEWALKS	8' UNOBSTRUCTED; NOBLE, AND OAK GROVE-7' UNOBST.	
LANDSCAPE	PDD 305 SPECIFIC STANDARDS; MIRRORS PDD 193	
DESIGN STANDARDS	PARKING STRUCTURE, REFLECTANCE PROVISIONS, LOADING AREA REGULATIONS	ALLOW FOR CERTAIN IMPROVEMENTS WITHIN THE FRONT YARD SETBACK, SUBJECT TO CLEARANCE OVER THE SIDEWALK
ROADWAY IMPROVEMENTS	N/A	ALL WAY STOPS-CITYPLACE WEST AT NOBLE AVENUE AND OAK GROVE AVENUE, PER TIA

Z145-164(RB)

CPC ACTION – March 5, 2015

Z145-164(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of an amendment to the Subarea D-3 portion, subject to a structure height plan and revised conditions within Subdistrict D, West Mixed Use Subzone, West Zone of Planned Development District No. 305, bounded by Blackburn Street, Oak Grove Avenue, Cityplace West Boulevard, and Noble Avenue.

Maker: Shidid
Second: Murphy
Result: Carried: 12 to 0

For: 12 - Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Schultz, Peadon, Murphy, Abtahi

Against: 0
Absent: 3 - Anglin, Shellene, Ridley
Vacancy: 0

Notices: Area: 500 Mailed: 43
Replies: For: 1 Against: 0

Speakers: For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202
Against: None

List of Partners/Officers

Of

Blackburn Central Holdings L.P.

Blackburn Central Holdings, L.P., a Texas limited partnership

Sole General Partner: Ross Venture Land Investments, L.P.,
a Texas Limited Partnership

Sole General Partner: Hampstead Associates, Inc.,
a Texas Corporation

Donald J. McNamara,
President/Chief Executive Officer/Director

Daniel A. Decker,
Vice President/Director

Neal Sleeper,
Registered Agent

Agent and Attorney-in Fact for Hampstead Associates, Inc.:

Cityplace Company, a Texas Corporation

Neal Sleeper,
President/Treasurer

Donald J. McNamara,
Chairman/Chief Executive officer/Director

CPC RECOMMENDED AMENDING CONDITIONS FOR ARTICLE 305.

PD 305.

Cityplace

SEC. 51P-305.101. LEGISLATIVE HISTORY.

PD 305 was established by Ordinance No. 20546, passed by the Dallas City Council on January 10, 1990. Ordinance No. 20546 amended Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20546 was amended by Ordinance No. 21479, passed by the Dallas City Council on November 11, 1992; Ordinance No. 21508, passed by the Dallas City Council on December 9, 1992; Ordinance No. 22687, passed by the Dallas City Council on February 28, 1996; Ordinance No. 23572, passed by the Dallas City Council on June 24, 1998; Ordinance No. 23905, passed by the Dallas City Council on June 9, 1999; and Ordinance No. 24102, passed by the Dallas City Council on November 10, 1999.

SEC. 51P-305.102. PROPERTY LOCATION AND SIZE.

PD 305 is established on property generally located on both sides of North Central Expressway between the area south of Carroll Avenue on the north and Thomas Avenue on the south. The size of PD 305 is approximately 175.89 acres.

SEC. 51P-305.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In the event of a conflict, this section controls. Unless the context clearly indicates otherwise, in this article:

(1) BAR AND RESTAURANT USES means the following uses defined in Section 51A-4.210:

- (A) Bar, lounge, or tavern.
- (B) Restaurant without drive-in or drive-through service.
- (C) Restaurant with drive-in or drive-through service.

(1.1) DATA CENTER means a facility whose primary service is data processing and is used to house computer systems and associated components, such as telecommunications and storage systems, including but not limited to web hosting organizations and internet service organizations.

(2) DIR means "development impact review." (See Division 51A-4.800 in the Dallas Development Code.)

(3) DIRECTOR means the director or the director's authorized representative.

Z145-164(RB)

- (4) FAR means floor area ratio. (Note: A 1:1 FAR is stated as "1.0"; 2:1 is stated as "2.0"; 2.5:1 is stated as "2.5"; etc.)
- (5) FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- (6) GARBAGE STORAGE AREA means a place outdoors where a container, such as a dumpster or a grease collector, for the deposit of garbage and other waste is regularly kept.
- (7) LANDSCAPE ARCHITECT means a person licensed to use the title of "landscape architect" in the state of Texas pursuant to state law.
- (8) LIF DWELLING UNIT means "lower income family dwelling unit" as defined in Section 51P-305.120 of this article.
- (9) NONPERMEABLE COVERAGE means any coverage that is not permeable pavement as defined in this section.
- (10) NONRESIDENTIAL FAR means the ratio of the combined floor areas of all nonresidential uses on a lot to the lot area.
- (11) NONRESIDENTIAL USE means any use not listed in Section 51A-4.209.
- (12) OAK LAWN ORDINANCE means Ordinance No. 21416, passed by the Dallas City Council on September 9, 1992, including any amendments thereto.
- (13) OFFICE USES means the following uses defined in Section 51A-4.207:
- (A) Financial institution without drive-in window.
 - (B) Financial institution with drive-in window.
 - (C) Office.
- (14) OWNER means the owner or owners, from time to time, of property in this district.
- (15) PARAGRAPH means the first division of a subsection. Paragraphs are designated by arabic numerals in parentheses, e.g. "(1)".
- (16) PARKWAY means the portion of a street right-of-way between the projected street curb and the front lot line.
- (17) PD 183 means the planned development district established by Ordinance No. 18578, passed by the Dallas City Council on February 6, 1985, as amended. (Commonly known as "Cityplace Center.")
- (18) PD 193 means the Oak Lawn Special Purpose District established by the Oak Lawn Ordinance.
- (19) PD 375 means Planned Development District No. 375, approved by the Dallas City Council on November 11, 1992.

(20) PERMEABLE PAVEMENT means a paving material that permits water penetration to a soil depth of 18 inches or more. Examples of permeable pavement are:

(A) nonporous surface materials poured or laid in sections not exceeding one square foot in area and collectively comprising less than two-thirds of the total surface area; and

(B) loosely laid materials such as crushed stone or gravel.

(21) PERMITTED BY RIGHT means that the use is allowed and no specific use permit is required.

(22) PROJECTED STREET CURB means the future location of the street curb consistent with the city thoroughfare plan as determined by the director of public works and transportation.

(23) RESIDENTIAL ADJACENCY REVIEW ("RAR") means that, if the use is on a lot that has a residential adjacency as defined herein, a site plan must be submitted and approved in accordance with Section 51A-4.803. For purposes of this definition, a lot has a residential adjacency when:

(A) the lot is adjacent to or directly across:

(i) a street 64 feet or less in width; or

(ii) an alley;

from a single family, duplex, townhouse, or CH district; or

(B) an existing or proposed building or structure on the lot is within 330 feet of a lot in a single family, duplex, townhouse, or CH district.

(24) RESIDENTIAL FAR means the ratio of the combined floor areas of all residential uses on a lot to the lot area.

(25) RESIDENTIAL USES means the following uses defined in Section 51A-4.209:

(A) Duplex.

(B) Handicapped group dwelling unit.

(C) Multifamily.

(D) Retirement housing.

(E) Single family.

(26) RETAIL AND PERSONAL SERVICE USES means those uses defined in Section 51A-4.210.

(27) SECTION means a section of this article or a section in Chapter 51A.

(28) SUBDISTRICT means one of the subdistricts in this district, or if used with reference to PD 193, a subdistrict of PD 193 defined in the Oak Lawn Ordinance. The subzones in this district contain several subdistricts.

(29) SUBPARAGRAPH means the first division of a paragraph. Subparagraphs are designated by capital letters in parentheses, e.g. "(A)." A division of a subparagraph is also called a subparagraph.

(30) SUBSECTION means the first division of a section. Subsections are designated by lower case letters in parentheses, e.g. "(a)."

(31) SUBZONE means one of the subzones in this district.

(32) THIS DISTRICT means the entire planned development district created by Ordinance No. 20546, as amended.

(33) VISITOR PARKING means off-street parking spaces provided for and accessory to residential uses when such spaces are unassigned and available for use by visitors and residents.

(b) Unless otherwise stated, all references to code sections in this article refer to sections in Chapter 51A.

(c) The interpretations in Chapter 51A, including Section 51A-2.101, "Interpretations," apply to this article.

(d) If there is an irreconcilable conflict between an exhibit referenced in this article and the text of this article, the text of this article controls.

(e) The phrase "the main uses allowed in the ... [Subzone(s)] are the same as those allowed in the ... [District or Subdistrict]" means that an SUP is required for a main use in the applicable subzone(s) if an SUP is required for that use in the referenced district or subdistrict. As a general rule, DIR and RAR do not apply to uses in this district. [See Section 51P-305.112, "Detailed Development Plan."]

(f) In the event that PD 193 ever ceases to exist, all references in this article to uses and development standards in PD 193 shall mean those uses and development standards as they last were in that district.

SEC. 51P-305.104. ZONING CLASSIFICATION CHANGE.

Chapters 51 and 51A are amended by changing the zoning classification on the property described in Exhibit A of Ordinance No. 23905 to Planned Development District No. 305, as amended, to be known as "Cityplace."

SEC. 51P-305.105. PURPOSE.

(a) Maximum densities are established in this article to ensure that development is compatible with the densities of the surrounding neighborhood and is adequately served by the infrastructure existing or proposed in this article. It is the opinion of the city council that the maximum floor area and dwelling unit regulations established in this article are appropriate, and that future applications having the overall effect of increasing those maximums should be denied in the absence of

changed conditions. It is the responsibility of prospective purchasers of property in this district to evaluate approved detailed development plans or other sources of information in order to determine the amount of floor area and the number of dwelling units still available for development.

(b) Provisions for lower income family housing are included in this article to address destruction of lower income family housing within this district that may result from the new development authorized by this article, and to assure a mixture of housing types. Empirical studies conducted by the department of housing and neighborhood services and the department of planning and development demonstrate the following:

(1) There is a shortage of approximately 45,000 very-low income family dwelling units in the city.

(2) In 1980, there were approximately 240 very-low and lower income family dwelling units located within the boundaries of this district.

(3) These units have been or are planned to be demolished if the development authorized in this district is approved.

(4) Replacement of 200 of these units would impose only a minimal burden on the owners of the property in this district, in view of the fact that a total of over 5,700 dwelling units are permitted in this district.

(5) Provision of lower income family dwelling units in this district will enhance the mix of housing, create a market for lower income family residents, and benefit office and retail development in this district by allowing lower income workers to reside near the jobs created for them in this district.

SEC. 51P-305.106. CREATION OF SEPARATE ZONES, SUBZONES, SUBDISTRICTS, AND SUBAREAS.

(a) In general. This district is divided into a series of separate zones, subzones, subdistricts, and subareas as described in this section. The boundaries of all zones, subzones, subdistricts, and subareas are shown on the map comprising Exhibit 305A.

(b) Zones. The largest subdivided areas in this district are the "zones." There are two zones: the West Zone and the East Zone (consisting of Tracts A and B, respectively, as described in Exhibit A of Ordinance Nos. 24896 and 24830, respectively).

(c) Subzones.

(1) The West Zone is divided into two "subzones": the West Residential Subzone and the West Mixed Use Subzone.

(2) The East Zone is divided into two "subzones": the East Residential Subzone and the East Mixed Use Subzone.

(d) Subdistricts.

(1) The West Residential Subzone is divided into three subdistricts: A, B, and B1.

- (2) The West Mixed Use Subzone is divided into two subdistricts: C and D.
- (3) The East Residential Subzone is divided into two subdistricts: I and J.
- (4) The East Mixed Use Subzone is divided into six subdistricts: E, E1, E2, F, G, H, and H1.

(e) Subareas.

- (1) Subdistrict D is divided into five subareas: Subareas D-1, D-2, D-3, D-4, and D-5.
- (2) Subdistrict J is divided into three subareas: Subareas J-1, J-2, and J-3.
- (3) Subdistrict C contains one subarea: Subarea C-1.

SEC. 51P-305.107. USE REGULATIONS.

(a) Residential subzones.

(1) West Residential Subzone. Except as otherwise provided in Paragraph (3), the main uses allowed in the West Residential Subzone are the same as those allowed in the MF-2 Subdistrict of PD 193.

(2) East Residential Subzone.

(A) Except as otherwise provided in Subparagraph (B) and Paragraph (3), the main uses allowed in Subdistrict I of the East Residential Subzone are the same as those allowed in the MF-3(A) Multifamily District, and the main uses permitted in Subdistrict J of the East Residential Subzone are the same as those allowed in the MF-2(A) Multifamily District.

(B) The following uses are prohibited in the East Residential Subzone:

- Accessory private stable.
- Cemetery or mausoleum.
- College dormitory, fraternity, or sorority house.
- Commercial parking lot or garage.
- Country club with private membership.
- Crop production.
- Foster home.
- Group residential facility.
- Hospital.

(3) Uses permitted by right. Notwithstanding Paragraphs (1) and (2), the following main and accessory uses are permitted by right in the West and East Residential Subzones:

- Institution for special education (including the school for the visually impaired located on Office Parkway).
- Public or private school.
- Public park, playground, or golf course.
- Retirement housing.

- Private street or alley. *[Must be shown on an approved development plan and comply with city design specifications.]*

(b) Mixed use subzones.

(1) In general.

(A) Except as otherwise provided in this subsection, the main uses allowed in the West and East Mixed Use Subzones are the same as those allowed in the city's MU-3 Mixed Use District.

(B) Except as otherwise provided in this paragraph, the following main uses are prohibited in the West and East Mixed Use Subzones:

- Cemetery or mausoleum.
- Except in Subdistrict D, commercial parking lot or garage. *[The commercial parking lot or garage use is permitted in Subdistrict D, subject to the same conditions applicable in the MU-3 Mixed Use District.]*
- Crop production.
- Foster home.
- General merchandise or food store 100,000 square feet or more
[prohibited in Subarea D-3 only]
- Group residential facility.
- Heliport.
- Mortuary, funeral home, or commercial wedding chapel.
- Pawn shop.
- Swap or buy shop.
- Tool or equipment rental.

(C) Notwithstanding Subparagraphs (A) and (B), the following main uses are permitted by right in the West and East Mixed Use Subzones:

- Institution for special education.
- Job or lithographic printing.
- Public park, playground, or golf course.
- Required parking for PD 183.
- In Subdistrict D, required parking for PD 375.
- Outside commercial amusement.
- Mechanical plant.
- Data center *[Permitted in Subdistrict E2 only.]*

(2) Provisions of special applicability.

(A) In the West Mixed Use Subzone, the "financial institution with drive-in window" and "restaurant with drive-in or drive-through service" uses are permitted by specific use permit only.

(B) In the East Mixed Use Subzone, residential adjacency review ("RAR") is required before the issuance of a building permit for the "financial institution with drive-in window" and "restaurant with drive-in or drive-through service" uses.

(c) Nonconforming uses.

(1) Nonconforming uses in this district are not subject to amortization by the board of adjustment.

(2) The right to operate a nonconforming use terminates if the use is discontinued for six months or more. When the owner is actively attempting to lease the building, the use shall not be considered discontinued unless it remains vacant for two years or more.

(3) Except as otherwise provided in this subsection, Section 51A-4.704 applies to all nonconforming uses in this district.

SEC. 51P-305.108. YARD, LOT, AND SPACE REGULATIONS.

(a) Minimum setbacks.

(1) West Mixed Use Subzone.

(A) Except as otherwise provided in this paragraph, the minimum front, side, and rear yard setbacks in the West Mixed Use Subzone are 10 feet.

(B) In Subdistrict D, the minimum setback from any portion of a corner clip is six feet. In no event may a structure be located in a visibility triangle. See Section 51A-4.602.

(C) Except as further restricted in Subparagraph (B) of this paragraph, the minimum setback along McKinney Avenue for Subarea D-4 is three feet.

(D) Except as provided in Subparagraph (E), if a building in the West Mixed Use Subzone fronts on McKinney Avenue south of Haskell Avenue, off-street parking is prohibited within 30 feet of the front lot line between grade and 12 feet above grade.

(E) In Subarea C-1, the minimum setbacks for a public school other than an open enrollment charter school are as shown on the development/landscape plan for Subarea C-1 (Exhibit 305H). Required off-street parking is allowed within 30 feet of McKinney Avenue for a public school other than an open enrollment charter school in Subarea C-1.

(F) Subarea D-3.

(i) Balconies, porte cocheres, awnings, canopies, signs, and entryways affixed to the building or part of the foundation may project into required front yard with no projection limitation subject to a minimum of eight feet of clearance above the sidewalk.

(ii) Cantilevered roof eaves and bay windows may project up to five feet into the required front yard, subject to the minimum unobstructed sidewalk regulations in SEC. 51P-305.117(g)(2)(B).

(iii) A chimney may project up to two feet into the required front yard if its area of projection does not exceed 12 square feet, subject to the minimum unobstructed sidewalk regulations in SEC. 51P-305.117(g)(2)(B).

(iv) Planting areas, outdoor eating areas, patio/outdoor retail display areas with canopies, steps, handrails a maximum of four feet in height, retaining walls a maximum of four feet in height, and planter walls a maximum of four feet in height are permitted in the required front yard, subject to the minimum unobstructed sidewalk regulations in SEC. 51P-305.117(g)(2)(B).

(v) Ordinary projections of window sills, belt courses, cornices, and other architectural features may project up to 12 inches into the required front yard.

(2) West Residential Subzone.

(A) The minimum front, side, and rear yard setbacks in the West Residential Subzone are the same as those in the MF-2(A) Multifamily District, except as noted in Section 51P-305.108(a)(2)(A) and Section 51P-305.108(a)(2)(B). A minimum side or rear yard setback for garages with automatic garage door opener(s) is permitted.

(B) In Subdistrict A of the West Residential Subzone, the minimum front yard setback is two feet from the street easement along Blackburn Street. There is no minimum front yard setback along the private access easement.

(C) In Subdistrict A of the West Residential Subzone, the minimum side and rear yard setback is five feet.

(3) East Mixed Use Subzone.

(A) Except as provided in this paragraph, the minimum front, side, and rear yard setbacks in the East Mixed Use Subzone are the same as those in the MU-3 Mixed Use District.

(B) A minimum side or rear yard setback for garages with automatic garage door opener(s) is permitted.

(C) In Subdistrict E1, the minimum front yard setback on Haskell Avenue is 15 feet, the minimum front yard setback on Peak Street and Capitol Avenue is 10 feet, and the minimum side and rear yard setback along the perimeter of the subdistrict is 10 feet. No setbacks are required between lots within Subdistrict E1.

(4) East Residential Subzone. The front, side, and rear yard setbacks in Subdistrict I of the East Residential Subzone are the same as those in the MF-3(A) Multifamily District. The front, side, and rear yard setbacks in Subdistrict J of the East Residential Subzone are the same as those in the MF-2(A) Multifamily District. A minimum side or rear yard setback for garages with automatic garage door opener(s) is permitted.

(b) Non-residential density.

(1) The maximum FAR for each building site varies depending on which subdistrict the site is in. The column entitled "FAR" shows the maximum FAR for non-residential uses. The maximum FAR shown in the chart below may be further limited by the phasing requirements of Section 51P-305.113. The FAR's for a Mixed Use Subdistrict, as shown on Exhibit 305A, are pursuant to Section 51A-4.125 of Chapter 51A.

MAXIMUM NONRESIDENTIAL FAR'S IN THE MIXED USE SUBZONES

SUBDISTRICT/SUBAREA

FAR

C	1.5
D-1	2.83*
D-2	4.0
D-3	4.0
D-4	2.5
D-5	2.5
E	2.5
E1	2.0
E2	2.5
F	1.2
G	1.2
H	1.6
H1	1.2

***Any area of Subarea D-1 dedicated for street purposes shall be included as lot area in order to calculate the maximum nonresidential FAR of Subarea D-1.**

(2) The maximum allowable floor area for retail and personal service uses allowed on the Property is 640,000 square feet which is further limited to a maximum of 450,000 square feet of floor area for either side of North Central Expressway.

(3) The maximum allowable floor area for all nonresidential uses combined is 7,715,114 square feet.

(c) Residential density in mixed use subzones.

(1) West Mixed Use Subzone. Except as provided in Paragraph (3), the maximum residential density permitted in the West Mixed Use Subzones is:

- (A) 1.5 FAR for Subdistrict C;
- (B) 2.83* FAR for Subarea D-1;
- (C) 4.0 FAR for Subareas D-2 and D-3; and
- (D) 2.5 FAR for Subareas D-4 and D-5.

***Any area of Subarea D-1 dedicated for street purposes shall be included as lot area in order to calculate the maximum residential FAR of Subarea D-1.**

(2) East Mixed Use Subzone. Except as provided in Paragraph (3), the maximum residential density permitted in the Subdistricts is 1.5 FAR for Subdistrict E and E2; 1.75 FAR for Subdistrict E1; 1.5 FAR for Subdistricts F and G; and 1.5 FAR for Subdistricts H and H1.

(3) Phasing. The maximum residential density may be further limited by the phasing requirements of Section 51P-305.113.

(d) Amount and distribution of development in residential subzones/maximum residential densities in residential subzones. The maximum number of dwelling units permitted per acre in the West and East Residential Subzones is:

- (1) 15 dwelling units per acre in Subdistrict A;
- (2) 54 dwelling units per acres in Subdistricts B and B1; and

(3) 54 dwelling units per acre in Subdistricts I and J.

(e) Maximum structure height.

(1) If any portion of a structure in this district is over 36 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. The maximum structure heights in Paragraph (2) are subject to the height restrictions in this paragraph. For more information regarding the residential proximity slope applicable to structures in this district, see Section 51P-305.109 of this article.

(2) The maximum structure heights in this district are as follows:

(A) In Subdistrict A, maximum height is 43 feet.

(B) In Subdistrict B, maximum height is 48 feet.

(C) In Subdistrict B1, maximum height is 60 feet.

(D) In Subdistrict C, maximum height is 90 feet.

(E) In Subdistrict D, maximum height is 240 feet for Subareas D-1, D-2, D-4, and D-5.

(F) In Subarea D-3:

(i) Except as provided in this paragraph, maximum height must comply with the attached structure height plan (Exhibit 305).

(ii) The following may project a maximum of twelve feet above the respective maximum structure height zones as shown on the attached structure height plan (Exhibit 305).

(aa) Elevator penthouse or bulkhead.

(bb) Mechanical equipment room.

(cc) Cooling tower.

(dd) Tank designed to hold liquids.

(ee) Ornamental cupola or dome.

(ff) Skylights.

(gg) Clerestory.

(hh) Visual screens which surround roof mounted mechanical equipment.

(ii) Chimney and vent stacks.

(jj) Amateur communications tower.

(kk) Parapet wall, limited to a height of four feet.

(F G) In Subdistricts E, E2, and G, maximum height is 270 feet.

(G H) In Subdistrict E1, maximum height is 135 feet.

(H I) In Subdistrict F, maximum height is 180 feet.

(~~F~~ J) In Subdistrict H, maximum height is 180 feet.

(~~J~~ K) In Subdistrict H1, maximum height is 60 feet.

(~~K~~ L) In Subdistrict I, maximum height is 60 feet.

(~~L~~ M) In Subdistrict J, maximum height is 36 feet.

(f) Maximum lot coverage.

(1) Except as provided in this paragraph, the maximum lot coverage for building sites in the West and East Mixed Use Subzones is 80 percent. In Subdistrict D, the maximum lot coverage for building sites is 90 percent. In Subarea C-1, the maximum lot coverage is 84 percent. In Subdistrict E1, the maximum lot coverage for building sites is 85 percent.

(2) The maximum lot coverage for building sites in the West and East Residential Subzones is 75 percent, except that in Subdistrict A of the West Residential Subzone the maximum lot coverage is 50 percent.

(3) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Minimum lot size. The minimum lot size for single family residential lots in Subdistrict A of the West Residential Subzone is 1,650 square feet.

(h) Single family structure spacing. In Subdistrict A of the West Residential Subzone, a minimum of five feet between each group of five single family structures must be provided by plat.

SEC. 51P-305.109. RESIDENTIAL PROXIMITY SLOPE.

(a) Definitions. In this section:

(1) 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.

(2) RESTRICTED BUILDING OR STRUCTURE means the building or structure whose height is restricted by a residential proximity slope.

(3) SITE OF ORIGATION means any private property in the city's MF-2(A) Multifamily District, or in the MF-2 Multiple Family Subdistrict in PD 193, except that property within the PD is not included as sites of origination.

(b) Residential proximity slope defined. The residential proximity slope is a plane projected upward and outward from every site of origination as defined in Subsection (a). Specifically, the slope is projected from the line formed by the intersection of:

(1) the vertical plane extending through the boundary line of the site of origination;
and

(2) the grade of the restricted building or structure.

(c) Angle and extent of projection. The angle of the residential proximity slope is 45° (1 to 1 slope). The extent of projection terminates at a horizontal distance of 50 feet from the site of origination.

(d) Calculation of height restrictions. The horizontal distances used to calculate the height restrictions imposed by the residential proximity slope may be determined by using the lot, block, and right-of-way dimensions as shown on the official plat or zoning maps of the city, or by scale measurement of the distances on such official maps. All dimensions and methodology used in determining the distance measurement are subject to the approval of the building official.

(e) Exceptions to the residential proximity slope. Subdistrict A of the West Residential Subzone is exempt from the residential proximity slope requirement in conjunction with the approved development plan. Termination of the approved development plan reinstates the residential proximity slope as a requirement within Subdistrict A of the West Residential Subzone.

SEC. 51P-305.110. OFF-STREET PARKING, OFF-STREET LOADING, AND BICYCLE PARKING REQUIREMENTS.

(a) The following off-street parking, off-street loading, and bicycle parking requirements apply in this district.

(1) Office uses. Except as provided in this subsection, the maximum off-street parking requirement for an office use, as defined in this article, is one space for each 366 square feet of floor area. In Subdistrict D, the standard minimum off-street parking requirement for an office use is one space for each 366 square feet of floor area.

(2) Retail and personal service uses. Except as otherwise provided in this subsection, the standard minimum off-street parking requirement for a retail and personal service use, as defined in this article, is one space for each 200 square feet of floor area. In Subdistrict G of the East Mixed Use Subzone, the standard minimum off-street parking requirement for retail uses is one space for each 220 square feet of floor area.

(3) Multifamily uses. The standard minimum off-street parking requirement for a multifamily use is one space for each dwelling unit, which includes .25 space for each dwelling unit for visitors.

(4) Single family uses. The standard minimum off-street parking requirement for each single family dwelling unit is two spaces for each dwelling unit. Additionally, in Subdistrict A of the West Residential Subzone, eight unassigned off-street parking spaces must be provided as shown on the development plan.

(4.1) Public school other than open enrollment charter school. For a public school other than an open enrollment charter school in Subarea C-1, a minimum of 96 parking spaces must be

provided within Subarea C-1 and Planned Development Subdistrict No. 65 within Planned Development District No. 193, in the location shown on Exhibit 305H.

(4.2) Data center. For a data center, one off-street parking space for each 2,000 square feet of floor area is required.

(5) Off-street parking reduction options.

(A) In general.

(i) A property owner may reduce the standard off-street parking requirement for certain uses in this district by exercising one or more of the following reduction options:

(aa) Making a payment into the Cityplace Transit Fund in accordance with Paragraph (5)(B) of this section.

(bb) Filing an approved traffic management plan (TMP) agreement in accordance with Paragraph (5)(C) of this section.

(cc) Calculating an adjusted standard off-street parking requirement for a mixed use development in accordance with Paragraph (5)(D) of this section.

(ii) The reduction options in Paragraph (5)(A)(i) of this section may be used in any combination subject to the restrictions in Paragraphs (5)(B), (5)(C), and (5)(D) of this section.

(B) Payment into Cityplace Transit Fund.

(i) In general. A property owner may reduce the standard off-street parking requirement for an office-related or retail-related use up to 10 percent by making a payment into a special city account, to be known as the Cityplace Transit Fund, for development and operation of a shuttle transit system for this district. The amount of the payment required is calculated by taking 30 percent of the cost of constructing a parking garage space [See Subparagraph (B)(ii) below] and multiplying that cost by the number of parking spaces that will not be required by reason of the payment. In order for the 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. The city council may transfer moneys from the Cityplace Transit Fund to the Cityplace Parking Fund provided for in Paragraph (5)(C) of this section when, in the opinion of the council, such a transfer would be in the best interest of the city.

(ii) Cost of constructing a parking garage space. Until January 2, 1993, the cost of constructing a parking garage space for purposes of this section is \$6,774.65. On January 1, 1993, 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:

$$\frac{\text{National Median Cost} \times 320 \text{ sq. ft.} \times \text{Dallas Cost Index}}{\text{Sq. Ft.}}$$

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 issue 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.

(C) Traffic management plan (TMP) agreement.

(i) In general. A property owner may reduce the standard off-street parking requirement for an office or retail and personal service use up to 10 percent by entering into a written traffic management plan (TMP) agreement for the implementation of traffic mitigation measures to reduce the total number of vehicle trips and, thus, the need for a specified number of required off-street parking spaces. The agreement must be approved by the director of public works and transportation, approved as to form by the city attorney, and filed in the deed records of the county where the property is located. In order for the reduction to be considered in cases for which a permit is required, the agreement must be signed, approved, and filed pursuant to this subsection before issuance of the permit.

(ii) TMP agreement requisites. All TMP agreements must satisfy the following minimum requirements:

(aa) The agreement must adequately set forth the name of the owners of the property involved, the location of the property, and the number of off-street parking spaces currently required for the property by this article.

(bb) The agreement must contain a detailed plan for the mitigation of traffic. This plan must spell out the specific traffic mitigation measures proposed, e.g. car and van pooling, bus pass subsidy, subscription transit, and bicycling programs.

(cc) The agreement must state the number and percentage of required off-street parking spaces that should no longer be needed as a result of implementation of the plan. All data and evidence relied on in reaching this conclusion must be attached to the agreement.

(dd) As part of the agreement, the property owner must commit to achievement of the proposed vehicle trip reduction within two years of the date of issuance shown on a certificate of occupancy for any buildings for which the parking is required. If the director of public works and transportation determines that the property owner has failed to achieve the proposed vehicle trip reduction at the end of the two-year period or at any time thereafter, the agreement must require the property owner to make cash in lieu payments for any off-street parking spaces required under this article still needed but not provided. The amount of the payment must be equal to two times the full cost of constructing a parking garage space multiplied by the number of required parking spaces still needed but not provided. The cost of a parking garage space for purposes of this subsection is that cost stated in or determined pursuant to Paragraph (5)(B)(ii) of this section.

(ee) The agreement must require the property owner to make periodic reports on the effectiveness of the proposed traffic management plan. All data and evidence relied on in reaching conclusions or findings as to the effectiveness of the plan must be attached to the reports.

(ff) All payments in lieu of required parking made pursuant to the terms of the agreement must be kept in a special city account, to be known as the Cityplace Parking Fund, for financing the acquisition of sites for and the construction and operation of parking facilities in this district; however, the city council may transfer moneys from the Cityplace Parking Fund to the Cityplace Transit Fund when, in the opinion of the council, such a transfer would be in the best interest of the city.

(gg) The agreement must be signed by or on behalf of all of the owners of the property involved. In addition, the agreement must be approved by the director of public works and transportation and approved as to form by the city attorney.

(hh) A true and correct copy of the approved agreement must be filed in the deed records of the county where the property involved is located. No agreement shall be effective until it is properly filed in the deed records in accordance with this subsection.

(ii) The requirements in this section for execution, approval, and filing of a TMP agreement also apply to amending and terminating instruments.

(iii) TMP agreement review procedure. All proposed TMP agreements must be submitted to the director of public works and transportation for review. In reviewing a proposed TMP agreement, the director of public works and transportation shall carefully evaluate the proposed traffic mitigation measures to be employed and verify to his or her satisfaction that the measures will reduce the total number of vehicle trips so that the specified number of required off-street parking spaces will no longer be needed. In reviewing the proposed agreement, the director may require the property owner to submit additional evidence to support conclusions or assumptions made by the property owner. If the director is not satisfied that the proposed traffic mitigation measures will eliminate the need for the specified number of required off-street parking spaces for the property when the plan is fully implemented, the director shall not sign the agreement. The refusal by the director of public works and transportation to sign a proposed TMP agreement submitted pursuant to this subsection may be appealed to the board in the same manner that appeals are made from decisions of the building official.

(D) Mixed use development option.

(i) In general. A property owner may reduce the standard off-street parking requirement for a mixed use development by using the mixed use development (MUD) parking chart (Exhibit 305B and Exhibit 305B-1 for Subarea D-3 only) to calculate an "adjusted" standard off-street parking requirement for the development. This reduction option may be used in combination with the other reduction options available under Paragraphs (5)(B) and (5)(C) of this section to reduce the standard requirement for the development up to 30 percent. In no event may the standard requirement for a mixed use development be reduced by more than 30 percent.

(ii) Calculation of adjusted standard off-street parking requirement. An adjusted standard off-street parking requirement for a mixed use development is calculated as follows:

(aa) First, the standard parking requirements for each of the uses in the mixed use development must be ascertained.

(bb) Next, the parking demand for each use is determined for each of the five times of day shown in the MUD parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to that category of use. If a use in the development does not fall within one of the categories shown in the MUD parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(cc) Finally, the "time of day" columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted standard off-street parking requirement for the development.

(iii) Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail and personal service uses in the development.

(iv) Visitor parking required. If a property owner uses the mixed use development reduction option, a number of parking spaces equal to or greater than the difference between the aggregate standard and aggregate adjusted standard off-street parking requirement for the development must be available for use by visitors.

(6) Off-street-parking location restrictions.

(A) In general. Required off-street parking must be:

(i) on the same lot as the main use; or

(ii) on a separate lot that is:

(aa) the subject of an approved parking agreement filed in the deed records of the county where the property involved is located;

(bb) in a nonresidential subdistrict; and

(cc) within 300 feet (including streets and alleys) of the lot where the main use is located, or within 600 feet (including streets and alleys) of the lot where the main use is located if the main use has frontage on a special retail street as defined in PD 193, or within the distance required by the director of public works and transportation pursuant to the remote parking regulations contained in Chapter 51A. The distance measured is the shortest distance between the lots.

(B) Parking agreement requisites. All parking agreements must satisfy the following minimum requirements:

(i) The agreement must adequately set forth the names of the owners of the property involved, the location of the property, and a specified number of off-street parking spaces proposed to be provided on the separate lot for the benefit of the main use.

(ii) As part of the agreement, the owner of the separate lot must commit to providing the specified number of off-street parking spaces on the separate lot for the benefit of the main use as long as the agreement is in effect.

(iii) The agreement must contain a provision stating that it may be amended or terminated only by an instrument signed by the building official and approved as to form by the city attorney, and further stating that, if the building official determines that an amendment or termination of the agreement will result in less than the required number of off-street parking spaces being provided for the main use, the building official shall not sign the amending or terminating instrument unless a payment has been made for all required off-street parking spaces that will still be needed but not provided as a result of the proposed amendment or termination of the agreement. The amount and disposition of the payment must be the same as that required upon failure to achieve a proposed vehicle trip reduction under a TMP agreement.

(iv) The agreement must be signed by or on behalf of:

(aa) all of the owners of the property involved; and

(bb) the building official. In addition, the agreement must be approved as to form by the city attorney.

(v) A true and correct copy of the approved agreement must be filed in the deed records of the county where the property involved is located. No agreement shall be effective until it is properly filed in the deed records in accordance with this subsection.

(vi) The requirements in this section for execution, approval, and filing of a parking agreement also apply to amending and terminating instruments. If the building official determines that a proposed amendment or termination of the agreement will not result in less than the required number of off-street parking spaces being provided for the main use, and if the amending or terminating instrument conforms to the other requirements of this section and has been approved as to form by the city attorney, the building official shall sign the amending or terminating instrument.

(7) Special parking regulations. Except as modified by this article, the special parking regulations contained in Chapter 51A apply to this district.

(A) Required parking serving uses in this district must be located in this district, in PD 183, or PD 375.

(B) Remote required parking serving uses in PD 183 and PD 375 are not subject to any maximum established in this article.

(8) Off-street loading requirements.

(A) Except as provided below, off-street loading spaces must be provided for all uses in this district in accordance with Section 51A-4.303.

(B) If adjacent building sites are designed to share a loading facility on an approved detailed development plan, the aggregate floor area of all buildings served by the shared loading facility must be used to calculate the loading space requirements.

(C) Loading spaces for a building site may be provided off-site if located in an underground truck terminal that has underground service connections to the building site. An underground truck terminal must be approved as to size, design, and location by the director of public works and transportation.

(D) In Subdistrict D, each off-street loading space must be designed with a reasonable means of access to and from the street or alley in a manner that least interferes with traffic movement. Each off-street loading space must be independently accessible so that no loading space obstructs another loading space. No trash removal facility or other structure may obstruct a loading space. The design of the ingress and egress to the loading space, and the maneuvering area for the loading space, must be approved by the director of public works and transportation in accordance with the provisions of this subparagraph.

(9) Bicycle parking. Parking for bicycles must be provided for buildings constructed after such time that the city council approves a parking requirement for bicycles.

(10) Fees may be charged for parking. A property owner may charge a fee on a daily, hourly, or other basis for the use of required off-street parking in this district.

(b) Any off-street parking and loading regulations not specifically modified or addressed in this article are governed by Chapter 51A.

SEC. 51P-305.111. CONCEPTUAL PLAN.

Development of all property in this district must comply with the conceptual plan (Exhibit 305A). Development in Subdistrict E1 must also comply with the Subdistrict E1 conceptual plan (Exhibit 305K).

SEC. 51P-305.112. DETAILED DEVELOPMENT PLAN.

(a) When required under this subsection, an applicant for a permit or certificate of occupancy for work or a use on a building site in this district shall obtain approval of a new or amended detailed development plan as a prerequisite to issuance of the permit or certificate of occupancy. In the case of a building or structure already existing on the effective date of Ordinance No. 21508, a new or amended detailed development plan is required for any building site where the proposed work or use will increase the number of off-street parking spaces required to be located on that site. In Subdistrict E-2, a new or amended detailed development plan is not required for work or a use on a building site that will increase the number of required off-street parking spaces by two or less.

(b) A detailed development plan that included the property in Subdistrict E1 was approved by the city plan commission on January 12, 1995 for a theater use. If the theatre use is demolished, the city plan commission is authorized to approve a new detailed development plan for Subdistrict E1 that complies with the conceptual plan.

(c) Detailed development plans must comply with the requirements for a development plan listed in Section 51A-4.702. The submittal of a detailed development plan must also include the following:

(1) A cumulative floor area and dwelling unit total by use category for:

(A) the building site;

(B) the subdistrict, subzone, and zone in which the building site is located;

and

(C) this district as a whole.

(2) Sufficient information to verify compliance with the maximum floor area requirements of this article.

(3) Identification of the street improvements required by this article and source of the required percentage of funding for those improvements approved by the director of public works and transportation.

(d) Except as required in Section 51P-305.107, development impact review and residential adjacency review are not required for any use in this district. However, if a building site in a detailed development plan is adjacent to or directly across a street or alley from a single family, duplex, or multifamily district in the city or a single family, duplex, or multiple family subdistrict in PD 193, the residential adjacency standards contained in Section 51A-4.803 must be used as a guide in the review of that detailed development plan.

(e) The director of planning and development may approve minor amendments to a detailed development plan to reflect a new off-street parking configuration on a building site. This subsection does not authorize the director to approve an amendment involving the erection or expansion of a building, nor does it authorize the director to change the parking requirements themselves.

(f) A development plan for Subdistrict A was approved by the Dallas City Council on November 10, 1999 (Exhibit 305C). A development plan for Subdistrict G was approved by the Dallas City Council on February 13, 2002 (Exhibit 305D). A development plan for Subarea D-1 of Subdistrict D was approved by the Dallas City Council on November 12, 2007 (Exhibit 305I).

(g) For a public school other than an open-enrollment charter school in Subarea C-1, development and use of the Property must comply with Exhibit 305H. In the event of a conflict between the provisions of this article and Exhibit 305H, the provisions of this article control.

SEC. 51P-305.113. PHASING OF DEVELOPMENT.

(a) The Cityplace Tax Increment Financing ("TIF") Reinvestment Zone No. 2 (known as the "Cityplace TIF District"), approved by the Dallas City Council on November 11, 1992, will be the funding source for the infrastructure that is the subject of the phasing requirements in this section, to the extent provided in the reinvestment zone project plan and financing plan for the Cityplace TIF. Both plans, and the terms and conditions thereof, and any development agreement with the city related thereto, shall be subject to city council approval in accordance with state law. In the event the Cityplace TIF ceases to exist, or funds from the TIF are insufficient to pay for the total cost of the improvements provided in the TIF plans and subject to these phasing regulations, funding for the improvements may be provided from another source.

(b) No building permit may be issued to authorize work that would cause the total floor area within any subarea to exceed the base floor area of the subarea as shown in Table 1 of Exhibit 305E until:

(1) the street improvements described in Table 2 in Exhibit 305E are completed;

(2) the traffic signals:

(A) described in Table 3 in Exhibit 305E; and

(B) determined to be necessary in accordance with Section 51P-305.114 are installed and operational; and

(3) the construction is completed or the funding is in place for a minimum of 50 percent of the cost of constructing a new Lemmon Avenue bridge over Central Expressway and a new Haskell Avenue/Blackburn Street bridge over Central Expressway. The amount of funding required for construction of the bridges shall be determined by the director of public works and transportation, based upon the estimated cost of constructing the bridges in accordance with the Texas Department of Transportation design criteria and specifications. The decision of the director of public works and transportation may be appealed to and will be heard by the city council. The final design of the bridges must comply with Texas Department of Transportation design criteria and specifications.

SEC. 51P-305.114. TRAFFIC SIGNAL INSTALLATION.

The traffic signals described in Table 3 of Exhibit 305E must be installed at the time the associated street improvements described in Exhibit 305E are constructed if the director of public works and transportation determines that such installation is necessary for safe circulation within this district or for safe ingress and egress to and from property in this district.

SEC. 51P-305.114.1. SUBAREA D-3 STREET INTERSECTION IMPROVEMENTS.

(a) Before the issuance of a certificate of occupancy, the following improvements must be provided:

(1) Installation of an all-way stop sign at the intersection of City Place West Boulevard and Noble Avenue.

(2) Installation of an all-way stop sign at the intersection of City Place West Boulevard and Oak Grove.

(b) Final design and construction must be approved by the transportation section of the street services department.

SEC. 51P-305.115. CORNER CLIP REQUIREMENTS.

(a) Except as provided in this section, the provisions of Section 51A-8.602(d) apply.

(b) In Tract I, the maximum size of a corner clip is that of a triangle with the legs along the edges of the street rights-of-way equaling 10 feet. A smaller corner clip may be required where conditions exist that permit the city to provide an adequate turning radius, or to maintain public appurtenances, within that reduced area.

SEC. 51P-305.116. PRIVATE ACCESS EASEMENT.

(a) In general. This section applies to Subdistrict A of the West Residential Subzone.

(b) Frontage. Single family lots may front on a private access easement.

(c) Size. The minimum pavement width of the private access drive is 24 feet.

(d) Visibility triangles.

(1) The minimum visibility triangles for the intersection of the private access easement and Blackburn Street is 20 feet by 20 feet.

(2) The minimum visibility triangle for the intersection of the private access easement and Buena Vista Street is 20 feet by 10 feet.

(3) There is no visibility triangle requirement for the internal private access easement.

(e) Restricted access. Restricted access control devices and gates are allowed and must be provided as shown on the detailed development plan for Subdistrict A.

SEC. 51P-305.117

LANDSCAPING REQUIREMENTS.

(a) Plan approval required and applicability of section.

(1) Except as provided in this subsection, a landscape plan for each building site must be submitted to and approved by the city plan commission. The landscape plan must be submitted to the commission with the detailed development plan for that building site. This section does not apply to single family and duplex uses in detached structures or single family attached structures in Subdistrict A of the West Residential Subzone except as noted in Section 51P-305.117(a)(6), or public schools other than open enrollment charter schools in Subarea C-1 except as noted in Section 51P-305.117(a)(7). This section shall become applicable to all other uses on an individual lot when work on the lot is performed that increases the existing building height; floor area ratio; nonpermeable coverage of the lot; or in Subdistrict E-2, when the floor area is increases by more than 200 square feet, unless the work is to restore a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of the public enemy, or accident of any kind.

(2) Once this section becomes applicable to a lot, its requirements are binding on all current and subsequent owners of the lot.

(3) If a specific site plan containing landscaping requirements was approved by the city plan commission or city council prior to February 9, 1985, and if the site plan is made part of an ordinance or a deed restriction running with the land to which the city is a party, the landscaping requirements of this section do not apply to the property that is the subject of the approved site plan as long as the site plan remains in effect.

(4) The board may grant a special exception to the landscaping requirements of this section, if in the opinion of the board, the special exception will not compromise the spirit and intent of this section. When feasible, the board shall require that the applicant submit and that the property comply with a landscape plan as a condition to granting a special exception under this subsection.

(5) Except as otherwise provided in this article, the landscape regulations in Article X apply. The sole landscape regulations for Subdistrict D are the landscaping regulations contained in this section (the landscaping regulations contained in Article X do not apply to property in Subdistrict D).

(6) The following rules apply in Subdistrict A of the West Residential Subzone:

(A) Landscaping and fountains must be provided on the landscape plan.

(B) Landscaping and fountains may be placed within utility easements.

(C) The building official may issue a tree removal permit prior to the issuance of a building permit for a single family dwelling unit.

(D) Replacement of trees planted as mitigation for tree preservation requirements may be planted within the adjacent Katy Trail area upon approval of the director of park and recreation and/or other governing entity.

(E) All landscaping must be provided in accordance with Article X.

(F) For purposes of issuing a tree removal permit, Subdistrict A of the West Residential Subzone may be treated as a single lot.

(7) For a public school other than an open enrollment charter school in Subarea C-1, landscaping must be provided as shown on Exhibit 305H.

(b) Landscaping requirements in general.

(1) Designated landscape areas.

(A) In general.

(i) Each property owner is required to designate portions of the lot and parkway in the front, side, or rear yard for landscaping purposes. These designations must be shown on the landscape plan required by this section. The first required designation is that of the "landscape site area." The landscape site area may consist of one large contiguous area or several smaller non-contiguous areas.

(ii) The second required designation is that of the "general planting area." The general planting area is a subarea of the landscape site area. Like the landscape site area, it may consist of one large contiguous area or several smaller non-contiguous areas.

(iii) The third required designation is that of the "special planting area." The special planting area is a subarea of the general planting area. Again, the special planting area may consist of one contiguous area or several non-contiguous areas.

(iv) The fourth required designation is that of the "parkway planting area," which, like the other areas, may consist of one contiguous area or several non-contiguous areas. The parkway planting area designation requirement does not apply to property located in Subdistrict D.

(B) Pavement restrictions. No pavement other than pavement for pedestrians and non-motorized vehicles is permitted in the designated landscape site area, except that permeable pavement for motor vehicles is allowed in multifamily subdistricts only. No pavement of any kind is allowed in the designated general planting, special planting, and parkway planting areas.

(C) Soil depth requirements. There are no minimum soil depth requirements for portions of the landscape site area that are outside of the general planting area. The minimum soil depth requirement for the parkway planting area and portions of the general planting area that are outside of the special planting area is 18 inches. The minimum soil depth requirement for the special planting area is 24 inches.

(D) Minimum planting requirements. The minimum planting requirements for designated landscape areas are as follows:

(i) Landscape site area. There are no minimum planting requirements for portions of the landscape site area that are outside of the general planting area.

(ii) General planting area. The general planting area must contain living trees, shrubs, vines, flowers, or ground cover vegetation. All plants in this area must be recommended for local area use by the director of park and recreation.

(iii) Special planting area. The special planting area must contain living trees, shrubs, or vines that are recommended for local area use by the director of park and recreation. Turf grass and ground cover are not counted toward meeting these minimum planting requirements. Initial plantings must be calculated to cover a minimum of 75 percent of this area at a minimum height of 24 inches within a three-year period. There must be at least one plant for each four square feet of this area unless a landscape architect recommends an alternative planting density as part of a landscape plan that the building official determines is capable of satisfying the minimum coverage requirement for this area.

(iv) Parkway planting area. The parkway planting area must contain living trees, turf grass, flowers, or ground cover vegetation that are recommended for local area use by the director of park and recreation. Initial plantings must be calculated to cover a minimum of 75 percent of this area within a three-year period.

(2) Irrigation and drainage systems. All landscaping required under this section must be irrigated and drained by automatic irrigation and permanent drainage systems installed to comply with industry standards.

(3) Off-street parking and screening requirements.

(A) Surface parking screening. All surface parking must be screened from the street and residentially zoned property by using one or more of the following three methods to separately or collectively attain a minimum height of three and one-half feet above the parking surface:

(i) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of park and recreation. The berm may not have a slope that exceeds one foot of height for each three feet of width.

(ii) Solid wood or masonry fence or wall.

(iii) Hedge-like evergreen plant materials recommended for local area use by the director of park and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years. This subsection supplements any other applicable screening provisions for off-street parking.

(B) Surface parking screening with single family or duplex adjacency. The three methods of providing screening listed above in Subsection (b)(3)(A) of this section may be used to provide screening to separate a surface parking area from an adjacent single family or duplex subdistrict if the screening barrier is at least six feet in height. This subsection supplements any other applicable screening provisions for off-street parking.

(C) Off-street loading and garbage storage area screening.

(i) All off-street loading spaces and garbage storage areas must be screened from:

(aa) a public street that is adjacent to the lot; and

(bb) property in a residential district that is adjacent to or directly across an alley from the lot. This subparagraph modifies Section 51A-4.602(b)(6).

(ii) Screening required by this subparagraph must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space or garbage storage area.

(iii) Required screening must be constructed of:

(aa) for off-street loading spaces, any of the materials described in Paragraph (3)(A) to separately or collectively attain the minimum height of six feet; and

(bb) for garbage storage areas, a solid wood or masonry fence or wall.

(iv) Access through required screening may be provided only by a solid gate that equals the height of the screening. The gate must remain closed at all times except when in actual use.

(v) No loading spaces or garbage storage areas may be erected or established in this district in violation of this subparagraph. All existing loading spaces and garbage storage areas in this district must be in full compliance with this subparagraph by September 13, 1994. No person shall have a nonconforming right to maintain a loading space or garbage storage area that does not fully comply with this subparagraph after September 13, 1994. (See Exhibit D-11 attached to PD 193.)

(4) Trees.

(A) Tree planting zone. For purposes of this section, the "tree planting zone" is that area parallel to and between two and one-half and five feet from the back of the projected street curb. [If the tree planting zone is in the parkway, the property owner must apply for a landscape permit before any required trees may be planted in the parkway. See Subsection (d) of this section for more details regarding parkway landscaping.] In Subdistrict D, if a tree cannot be located in the tree planting zone due to a conflict with underground or aboveground utility lines, the tree may be located outside of the designated tree planting zone as long as it is located as near as practicable to the tree planting zone.

(B) Number, location, and type of trees required. Each lot must have one or more trees whose trunks are located wholly within the tree planting zone. The number of required trees is determined by dividing the number of feet of lot frontage by 25. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number. All required trees must be recommended for local area use by the director of park and recreation. If a property owner cannot obtain a landscape permit to locate a required tree in the parkway, the owner shall locate the tree in the required front yard as near as practicable to the front lot line. If a lot has no front yard requirement and the property owner cannot obtain a landscape permit to locate a required tree in the parkway, the owner need not provide that required tree.

(C) Minimum tree height and trunk caliper. Required trees must have a minimum height of 14 feet, and a minimum trunk caliper of three and one-half inches measured at a point 12 inches above the root ball.

(D) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The trunk of a required tree must be within the following distance of another required tree:

- (i) In residential subdistricts, 40 feet.
- (ii) In mixed use subdistricts, 60 feet.

(E) Minimum clearance above pavement. The property owner shall maintain all trees to comply with the following minimum vertical height clearances over street and sidewalk pavements:

- (i) Thirteen and one-half feet above street pavement.
- (ii) Eight feet above a public sidewalk or the sidewalk required under Subsection (g) of this section.

(F) Tree grates required near sidewalks. Tree grates conforming to state standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons, and of a size adequate to permit healthy tree growth must be provided for all trees whose trunks are within 18 inches of the sidewalk required under Subsection (g) of this section.

(6) Landscape permit required. Unless an exemption in Subsection (a) of this section applies, an application for a landscape permit must be submitted to and approved by the building official before performing any work that will increase the existing building height, floor area ratio, or nonpermeable coverage of the lot. To obtain a landscape permit, a landscape plan must be submitted. Landscape plans required under this section must contain the following information:

(A) The date, scale, north point, and the names and addresses of both the property owner and the person preparing the plan.

(B) The location of existing boundary lines and dimensions of the lot, and the zoning classification of the property.

(C) The approximate center line of existing water courses; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, utility easements, and sidewalks in the parkway and on or adjacent to the lot.

(D) The location and size of landscape and planting area required to be designated under this section and the location, size, and species (common or botanical name) of proposed landscaping in these areas.

(E) Information necessary for verifying whether the required minimum percentages of landscape and planting areas have been designated pursuant to this section.

(F) An indication of how the property owner plans to protect existing trees, which are proposed to be retained, from damage during construction.

(G) The location of the required irrigation system.

(H) The location of all existing and proposed loading and garbage storage areas.

(7) When landscaping must be completed. Except as otherwise provided in this paragraph, if a landscape plan is required under this section, all landscaping must be completed in

accordance with the approved landscape plan before the final inspection of any structure on the lot or, if no final inspection is required, within 120 days of the date of issuance of the landscape permit. In Subdistrict D, if a landscape plan is required under this section, all landscaping must be completed in accordance with the approved landscape plan before the final inspection of the last structure on the lot, or within six months of the approval of final inspection if the property owner provides the building official with documented assurance as defined in Article X.

(8) General maintenance.

(A) All required landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for the regular weeding, mowing of grass, irrigating, fertilizing, pruning, or other maintenance of all plantings as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within six months after notification by the city. A required tree that dies after its original planting must be replaced by another living tree having a minimum height of 14 feet and a minimum trunk caliper of four inches measured at a point 12 inches above the root ball.

(B) Any damage to utility lines resulting from the negligence of the property owner, his agents, or employees in the installation and maintenance of required landscaping in the public right-of-way is the responsibility of the property owner. If a public utility disturbs a landscaped area in the public right-of-way, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If nonetheless some plant materials die, it is the obligation of the property owner to replace the plant materials.

(9) Garbage storage area landscaping. Where a garbage storage area is in the required front yard, a landscape planting area must be established and maintained between the required screening wall for the garbage storage area and the front lot line. The landscape planting must be at least three feet wide and have a minimum soil depth of 24 inches. No pavement of any kind is allowed in this area. This area must contain living evergreen shrubs or vines that are recommended for local area use by the director of park and recreation. Initial plantings must be calculated to cover a minimum of 30 percent of the total wall area facing the street within a three-year period. Shrubs for vines must be planted 24 inches on center over the entire length of this area unless a landscape architect recommends an alternative planting density as part of a landscape plan that the building official determines is capable of satisfying the 30 percent minimum coverage requirement. All landscaping required by this paragraph must be in place by September 13, 1994. (See Exhibit D-12 attached to PD 193.)

(c) Private license granted. The city council hereby grants a private license to the owners of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this section. 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 landscape permit in accordance with the Dallas Building Code. 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.

(d) Parkway landscaping.

(1) Upon receipt of an application to locate trees, landscaping, or pavement (other than for the sidewalk required under Subsection (g) of this section) in the parkway and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction and planting proposed will not be inconsistent with and will not unreasonably impair

the public use of the right-of-way, that official shall issue a landscape permit to the property owner; otherwise, that official shall deny the permit.

(2) A property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's denial of a landscape permit.

(3) A landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a landscape permit.

(4) The issuance of a 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.

(e) Visual obstruction regulations. A property owner is not required to comply with the landscaping requirements of this section to the extent that they conflict with the visual obstruction regulations in Section 51A-4.602(d). In the event of a conflict between this section and the visual obstruction regulations, the visual obstruction regulations control.

(f) Area designation and privacy fencing requirements. The following specific requirements apply to all building sites in this district.

(1) Landscape site area designation.

(A) Except as provided in this paragraph, at least 20 percent of a lot, including at least one-half of the required front yard, must be designated by the property owner as landscape site area.

(B) For lots in Subdistrict H containing a nonresidential use, at least 10 percent of the lot, including at least 60 percent of the required front yard, must be designated by the property owner as landscape site area.

(C) For Subdistrict D, at least 10 percent of a lot, including at least 60 percent of the required front yard, must be designated by the property owner as landscape site area.

(D) For Subdistrict E1, at least 15 percent of a lot, including at least 50 percent of the required front yard, must be designated by the property owner as landscape site area.

(2) General planting area designation. Except as provided in this paragraph, at least one-half of the landscape site area, including at least 25 percent of the required front yard, must be designated by the property owner as general planting area. In Subdistrict D, at least 12 percent of the required front yard must be designated by the property owner as general planting area.

(3) Special planting area designation. Except as provided in this paragraph, at least 20 percent of the general planting area, including at least five percent of the required front yard, must be designated by the property owner as special planting area. In Subdistrict D, at least six percent of the required front yard must be designated by the property owner as special planting area.

(4) Parkway planting area designation. Except as provided in this paragraph, at least 20 percent of the parkway must be designated by the property owner as parkway planting area. In Subdistrict D, there is no parkway planting area requirement.

(5) Front yard privacy fencing. A fence or wall with an average height of seven feet and a maximum height of nine feet above the top of the nearest street curb may be located in the required front yard if:

(A) the main building does not exceed 36 feet in height;

(B) there are no front street curb cuts, front yard driveways, or front entryways to garages or parking;

(C) a minimum setback of 12 feet is provided between the fence and the projected street curb; and

(D) all portions of the fence exceeding four feet in height are set back at least two feet from the lot line.

(6) Privacy fencing planting area designation. If a front yard privacy fence or wall is constructed or maintained in accordance with Subsection (f)(5) of this section, at least 80 percent of the required two-foot setback area from the lot line must be designated by the property owner as privacy fencing planting area. This area may consist of one contiguous area or several smaller noncontiguous areas. No pavement of any kind is allowed in this area. The minimum soil depth requirement for this area is 24 inches. This area must contain living evergreen shrubs or vines that are recommended for local area use by the director of park and recreation. Initial plantings must be calculated to cover a minimum of 30 percent of the total fence or wall area facing the street within a three-year period. Shrubs or vines must be planted 24 inches on center over the entire length of this area unless a landscape architect recommends an alternative planting density as part of a landscape plan that the building official determines is capable of satisfying the minimum coverage requirement for the fence or wall. (See Exhibit D-13 attached to PD 193.)

(g) Sidewalks required.

(1) Sidewalk construction is required along all public and private streets. All sidewalks must be designed and constructed to be barrier-free to the handicapped, and in accordance with the construction requirements contained in the Paving Design Manual and the Standard Construction Details of the city.

(2) No certificate of occupancy may be issued for new construction until hard surface sidewalks are provided on that building site in accordance with the following standards:

(A) Mixed Use Subzones C, E, E1, E2, F, G, H, and H1. A minimum unobstructed width of eight feet must be provided.

(B) Mixed Use Subzone D.

(i) Except as provided in this subparagraph, a minimum unobstructed width of eight feet must be provided.

(ii) Along Noble Street and Oak Grove Avenue, as shown on Exhibit 305A, and all other future streets located within Subzone D, a minimum unobstructed width of seven feet must be provided.

(iii) Along Lemmon Avenue East, a minimum unobstructed width of five feet must be provided.

(C) Residential Subzones A, B, B1, and I. A minimum unobstructed width of six feet must be provided.

(3) Sidewalks provided to comply with this subsection may be located in the public right-of-way. An existing sidewalk may not be used to comply with this subsection unless it meets the construction standards and minimum unobstructed widths specified above. New sidewalks provided to comply with this subsection must meet the unobstructed width standards specified above.

(h) Landscape plan for Subdistrict A. A landscape plan for Subdistrict A was approved by the Dallas City Council on November 10, 1999 (Exhibit 305F).

(i) Additional landscaping provisions for Subareas J-1, J-2, and J-3.

(1) For landscaping requirements, Subareas J-1, J-2, and J-3 may each be considered as a single lot.

(2) One site tree must be provided for every 4,000 square feet in each of these subareas. At least 50 percent of the site trees in each subarea must be planted within the rear 50 percent of the subarea. Every site tree must have a planting area of at least 25 square feet. The trunk of each site tree must be located more than two and one-half feet from any pavement.

(3) One large canopy tree must be provided for every 25 feet of frontage, with a minimum of two trees per subarea. These trees must be located within the parkway.

(4) A minimum of 20 percent of each subarea must be designated as landscape site area. Permeable pavement for motor vehicles does not count as part of the landscape site area.

(5) Fences in front yards and corner side yards may not exceed four feet in height if the fence is solid. Fences in front yards and corner side yards may not exceed six feet in height if the fence is a minimum of 50 percent open. In all other cases, fences may not exceed nine feet in height. In this paragraph, the term corner side yard means the portion of the front yard on a corner lot governed by side yard regulations.

(j) Landscape plan for Subdistrict G. Landscaping in Subdistrict G must be provided as shown on Exhibit 305G.

(k) Landscape plan for Subarea D-1 of Subdistrict D. A landscape plan for Subarea D-1 of Subdistrict D was approved by the Dallas City Council on November 12, 2007 (Exhibit 305J).

SEC. 51P-305.118.

STRUCTURE FACADE STANDARDS.

(a) Off-street parking structures. All permanent parking structures must be either underground or concealed in a building with a facade that is similar in appearance to the facade of the main non-parking building to which the parking is accessory. At least 12 percent of the parking structure

facade must be covered with the same material used predominantly on the first 24 feet of height of the main non-parking building. (The facade area is calculated by including openings, if any.) Openings in the parking structure facade must not exceed 52 percent of the total facade area.

(b) Highly reflective glass prohibited. Highly reflective glass may not be used as an exterior building material on any building or structure in this district. For purposes of this subsection, "highly reflective glass" means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

SEC. 51P-305.119. COMMUNITY FACILITIES REQUIRED.

(a) No building permit may be issued to authorize the construction of more than 1,000 dwelling units (total) in the West Residential Subzone until the owner irrevocably dedicates to the city either 5,000 contiguous square feet of land area, or, at the owner's option, 10,000 contiguous square feet of ground level floor area, for the purpose of providing a needed community facility in this district. The property dedicated must be located in this district. Ground level floor area in a building may be "dedicated" for purposes of this subsection through the granting of a 99 year lease. For purposes of this subsection, "needed community facility" means any facility housing city services, including but not limited to police, fire, or park and recreation department services, that will substantially and directly benefit the residents of this district. The director of planning and development shall determine whether a proposed facility is a "needed community facility."

(b) Land or floor area dedicated pursuant to Subsection (a) must be furnished at a location selected by the owner that is approved by the director of planning and development. Dedicated land area must be provided at no cost to the city, and dedicated floor area must be provided at no cost to the city other than the cost of routine operating expenses such as taxes, insurance, utilities, maintenance, and the cost of constructing any improvements in the floor area. The city shall be responsible for complying with all zoning requirements related to the operation of needed community facilities.

(c) If land area is dedicated and the city chooses to construct a structure on that land, the city shall design a structure that conforms to the general architectural guidelines in effect for this district.

(d) Any instrument dedicating land or floor area pursuant to this subsection must be approved as to form by the city attorney and filed in the deed record of Dallas County by the owner making the dedication.

SEC. 51P-305.120. LOWER INCOME FAMILY HOUSING REQUIREMENTS.

(a) In this section:

(1) DWELLING UNIT OF ADEQUATE SIZE means:

- (A) an efficiency or larger unit for a family consisting of one person;
- (B) a one-bedroom or larger unit for a family consisting of two persons;
- (C) a two-bedroom or larger unit for a family consisting of three or four persons; and

(D) a three-bedroom or larger unit for a family consisting of more than four persons.

(2) FAMILY means one or more individuals living together as a single housekeeping unit in which not more than four individuals are unrelated to the head of the household by blood, marriage, or adoption.

(3) LIF DWELLING UNIT means lower income family dwelling unit.

(4) LIF RENTAL RATE means an amount equal to or less than 30 percent of the tenant's gross annual family income divided by 12, except that in no event shall the LIF rental rate be less than the fair market rental for existing housing for the Dallas Primary Statistical Area established by the Secretary of Housing and Urban Development periodically but not less than annually, adjusted to be effective on October 1 of each year, and published in the Federal Register as required by Section 8(c)(1) of the United States Housing Act of 1937, as amended [42 U.S.C.A. § 1437f, Subsection (c)(1)].

(5) LOWER INCOME FAMILY means a family whose income does not exceed 80 percent of the medial income for the Dallas Primary Statistical Area, as determined by the Secretary of Housing and Urban Development, with adjustments for smaller and larger families in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended [42 U.S.C.A. § 1437a, Subsection (b)(2)].

(6) LOWER INCOME FAMILY ("LIF") DWELLING UNIT means a dwelling unit of adequate size:

(A) leased or offered for lease to a lower income family for an amount equal to or less than the utility-adjusted LIF rental rate¹; or

(B) determined by the appropriate federal or state governmental authority to satisfy all necessary criteria for lower (or very-low) income family occupancy to qualify a project for federal or state tax relief or other housing or financial assistance under a program established by and administered in accordance with federal or state law for the purpose of aiding lower (or very-low) income families in obtaining a decent place to live.

(7) UTILITY-ADJUSTED LIF RENTAL RATE means the LIF rental rate minus a 10 percent adjustment for utilities, or, in other words, 90 percent of the LIF rental rate.

(b) Two hundred LIF dwelling units must be provided in this district. One hundred of the units must be leased or offered for lease before a building permit may be issued that would authorize the construction of more than 1,168 dwelling units (total) in this district. The remaining 100 units must be leased or offered for lease before a building permit may be issued that would authorize the construction of more than 2,337 dwelling units (total) in this district.

(c) Each owner providing LIF dwelling units for purposes of this section must enter into a housing agreement approved by the director of housing and neighborhood services. Each approved housing agreement must:

¹ The utility-adjusted rental rate incorporates a deduction for the reasonable cost of utilities. Accordingly, it should be understood that this rate does not include utilities or telephone.

(1) contain a covenant running with the land stating that the property involved must be used to provide a stated number of LIF dwelling units;

(2) expressly provide that it may be enforced by the city;

(3) be approved as to form by the city attorney; and

(4) be filed by the owner in the deed records of Dallas County, Texas.

(d) Each owner of property subject to a recorded housing agreement shall submit an annual report to the director of housing and neighborhood services demonstrating continued compliance with the agreement and this article. All annual reports shall be due on June 30 of each year. Each annual report must include the following:

(1) A list of the LIF dwelling units currently leased including the names and family incomes of the tenants.

(2) A list of the LIF dwelling units currently offered for lease.

(3) The total number of dwelling units (LIF or otherwise) currently offered for lease.

(4) A list of all lower income families currently seeking to lease one or more of the LIF dwelling units.

(5) Any other reasonable and pertinent information the director determines to be necessary to demonstrate compliance with the recorded housing agreement and this article.

(e) A recorded housing agreement may be terminated or amended to reduce the number of LIF dwelling units on one building site if a corresponding number of LIF dwelling units are provided on one or more other building sites in this district in accordance with this section. An instrument terminating or amending a recorded housing agreement must be:

(1) approved by the director of housing and neighborhood services as to compliance with this article;

(2) approved as to form by the city attorney; and

(3) filed by the owner in the deed records of Dallas County, Texas.

The director shall not approve a termination or amendment that would cause the total number of LIF dwelling units to be reduced below the number required under this section, or that would otherwise cause this article to be violated.

(f) No owner who is not a party to a recorded housing agreement shall be liable for the failure of another owner to comply with that agreement.

(g) The director of housing and neighborhood services shall randomly, regularly, and periodically select a sample of families occupying LIF dwelling units for the purpose of income verification. Any information received pursuant to this subsection shall remain confidential and shall be used only for the purpose of verifying income in order to determine eligibility for occupation of the LIF dwelling units. All prospective tenants of an LIF dwelling unit must agree to provide or to allow the director to obtain sufficient information to enable income verification as contemplated in this subsection

as a condition to leasing the unit. A person commits an offense if he or she, with the intent to lease or occupy an LIF dwelling unit, misrepresents the family income of its tenant or prospective tenant to the lessor or the city with knowledge of its falsity. A person who commits the offense described in the preceding sentence shall be guilty of a separate offense for each day or portion of a day that the unit is leased or occupied based on the misrepresentation.

(h) An LIF dwelling unit originally leased to a qualified applicant shall automatically lose its status as an LIF dwelling unit if the tenant no longer qualifies as a lower income family at the end of the primary term of the lease. When this occurs, the next vacated dwelling unit must be offered for lease as an LIF dwelling unit until the required number of LIF dwelling units are provided.

(i) The board of adjustment may grant a special exception to authorize a reduction in the number of LIF dwelling units required under Subsection (b) of this section if the board finds, after a public hearing, that:

(1) the units have remained vacant for six months or more; and

(2) the owner has made good faith efforts to lease the units to lower income families during the period of vacancy.

In granting a special exception under this subsection, the board shall establish a termination date for the special exception, which shall be not later than one year after the date of the board's decision. This provision does not preclude the granting of additional special exceptions establishing new termination dates in accordance with this subsection.

SEC. 51P-305.121. SIGNS.

Signs located in the West and East Mixed Use Subzones must meet the requirements for business zoning districts contained in the Dallas Development Code, as amended. Signs located in the West and East Residential Subzones must meet the requirements for non-business zoning districts contained in the Dallas Development Code, as amended.

SEC. 51P-305.122. GENERAL REQUIREMENTS.

(a) Development of all property in this district must comply with all applicable federal and state laws and regulations and with all applicable ordinances, rules, and regulations of the city.

(b) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications and completed to the satisfaction of the director of public works and transportation.

SEC. 51P-305.123. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

~~SEC. 51P-305.124. ZONING MAP.~~

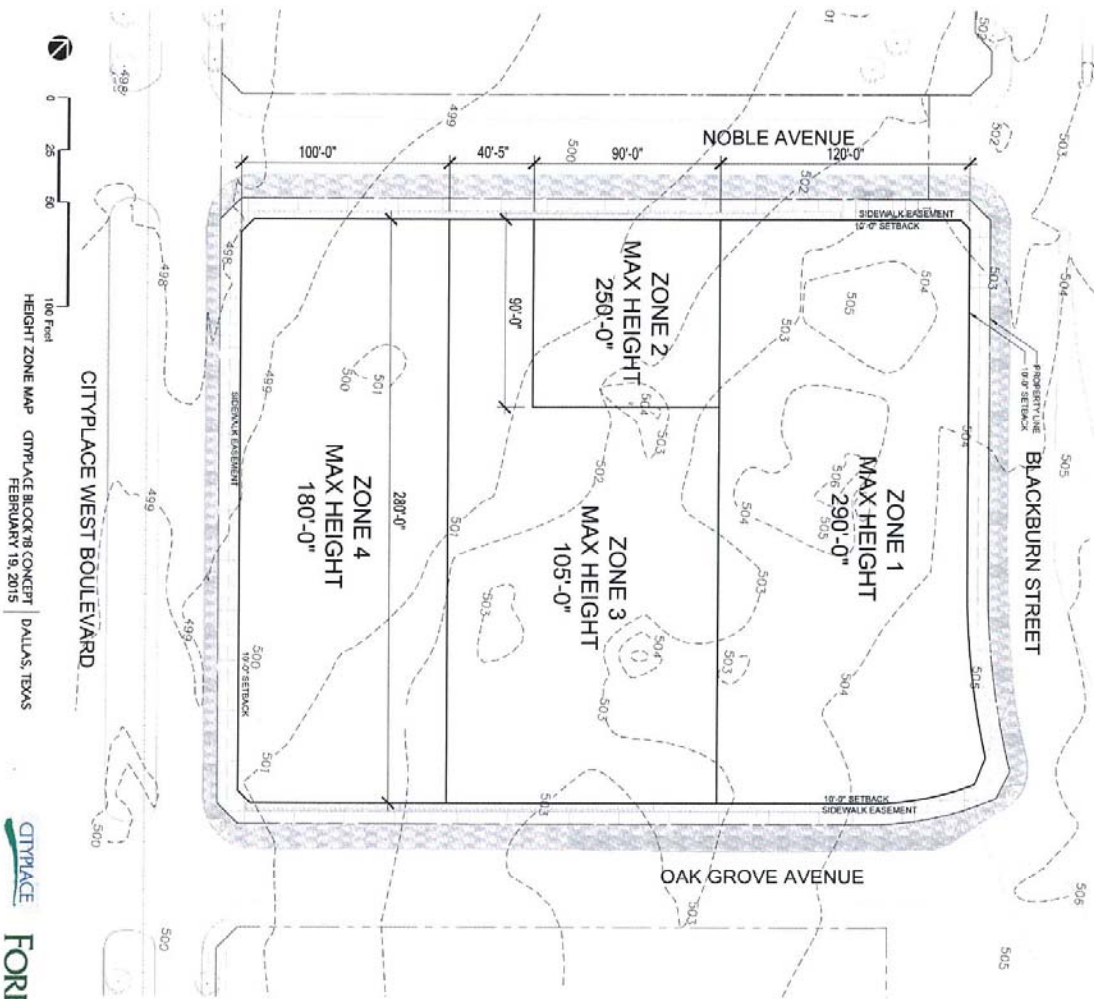
~~PD 305 is located on Zoning Map Nos. I 7 and J 7. (Ord. Nos. 23905; 24826)~~

EXHIBIT 305 B-1**SUBAREA D-3****MIXED USE DEVELOPMENT PARKING CHART**
(for calculating adjusted standard parking requirement)

<u>USE CATEGORIES</u>	<u>STANDARD PARKING REQUIREMENT</u>	<u>PARKING ADJUSTMENT PERCENTAGES BY THE TIME OF DAY (weekday)</u>				
		<u>Morning</u>	<u>Noon</u>	<u>Afternoon</u>	<u>Late Afternoon</u>	<u>Evening</u>
<u>Residential uses</u>	<u>1 space (plus .25 for visitors)</u>	<u>80%</u>	<u>60%</u>	<u>60%</u>	<u>70%</u>	<u>100%</u>
<u>Office uses</u>	<u>1/366 sq. ft.</u>	<u>100%</u>	<u>80%</u>	<u>100%</u>	<u>85%</u>	<u>35%</u>
<u>Retail & personal service uses</u>	<u>1/200 sq. ft.</u>	<u>60%</u>	<u>75%</u>	<u>70%</u>	<u>65%</u>	<u>70%</u>
<u>Bar & restaurant uses</u>	<u>1/100 sq. ft.</u>	<u>20%</u>	<u>100%</u>	<u>30%</u>	<u>30%</u>	<u>100%</u>
<u>Lodging uses</u>	<u>1.0/units 1 – 250; 0.75/units 251-500; 0.50/units over 500; 1/200 sq. ft. of “meeting room” space</u>	<u>70%</u>	<u>55%</u>	<u>60%</u>	<u>75%</u>	<u>85%</u>
<u>Any other use</u>	<u>Must be ascertained</u>	<u>100%</u>	<u>100</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>

The adjusted standard off-street parking requirement for the development is the largest of the five “time of day” column sums.

NOTE: If the use does not fit into one of the first four categories listed above, 100 percent assignment must be used in each of the “time of day” columns. If one or more of the main uses in the development is a retail and personal service use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail and personal service uses in the development.



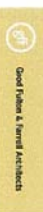
VICINITY MAP

MAXIMUM HEIGHT TABLE

MAXIMUM HEIGHT:	ZONE 1 290'-0"
	ZONE 2 250'-0"
	ZONE 3 105'-0"
	ZONE 4 180'-0"

0 25 50 100 Feet
HEIGHT ZONE MAP CITYPLACE BLOCK 78 CONCEPT
FEBRUARY 19, 2015 DALLAS, TEXAS

CITYPLACE
FORESTCITY WDG

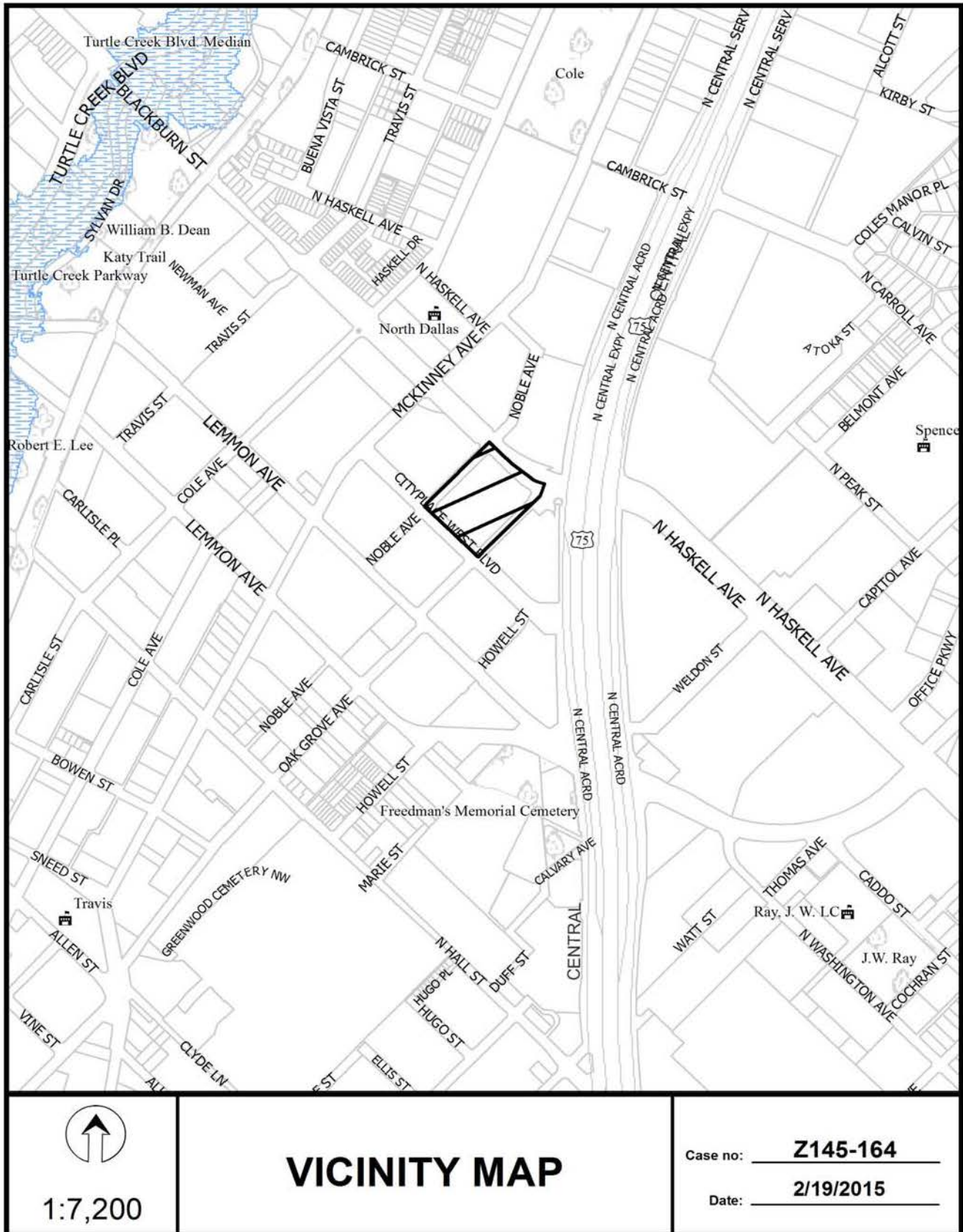


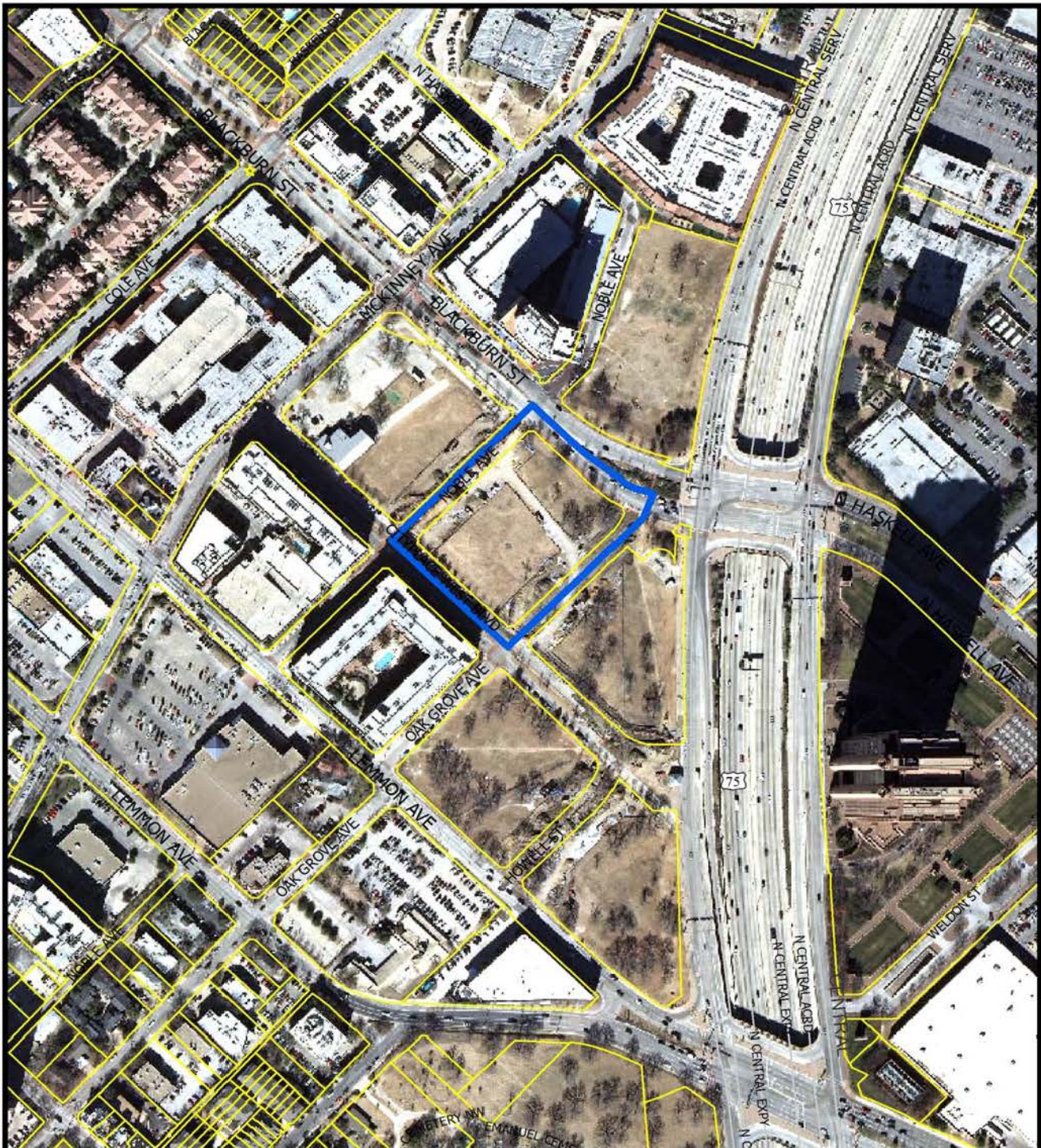
Z145-164 (RB)



PDD 305

Existing Conceptual Plan



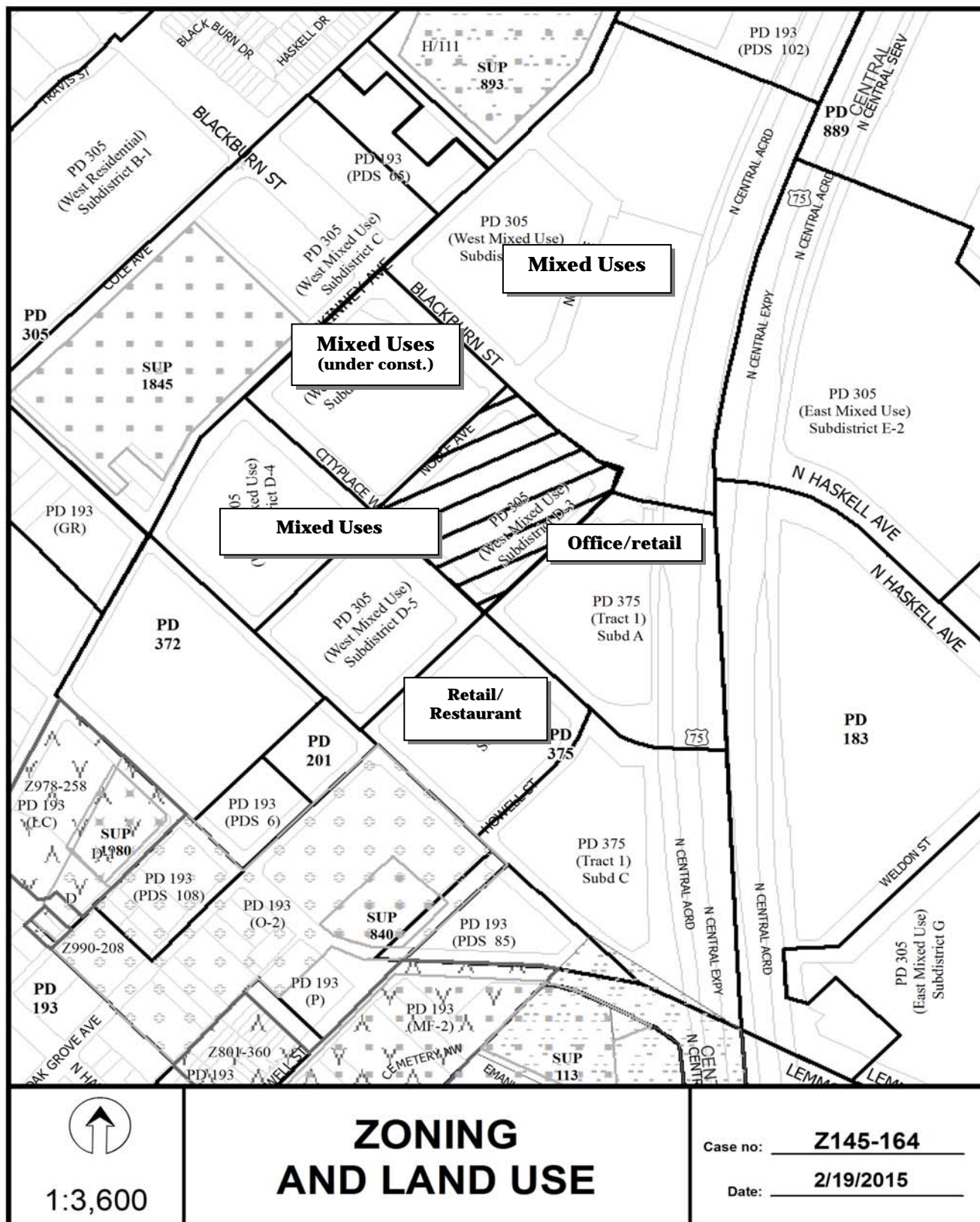


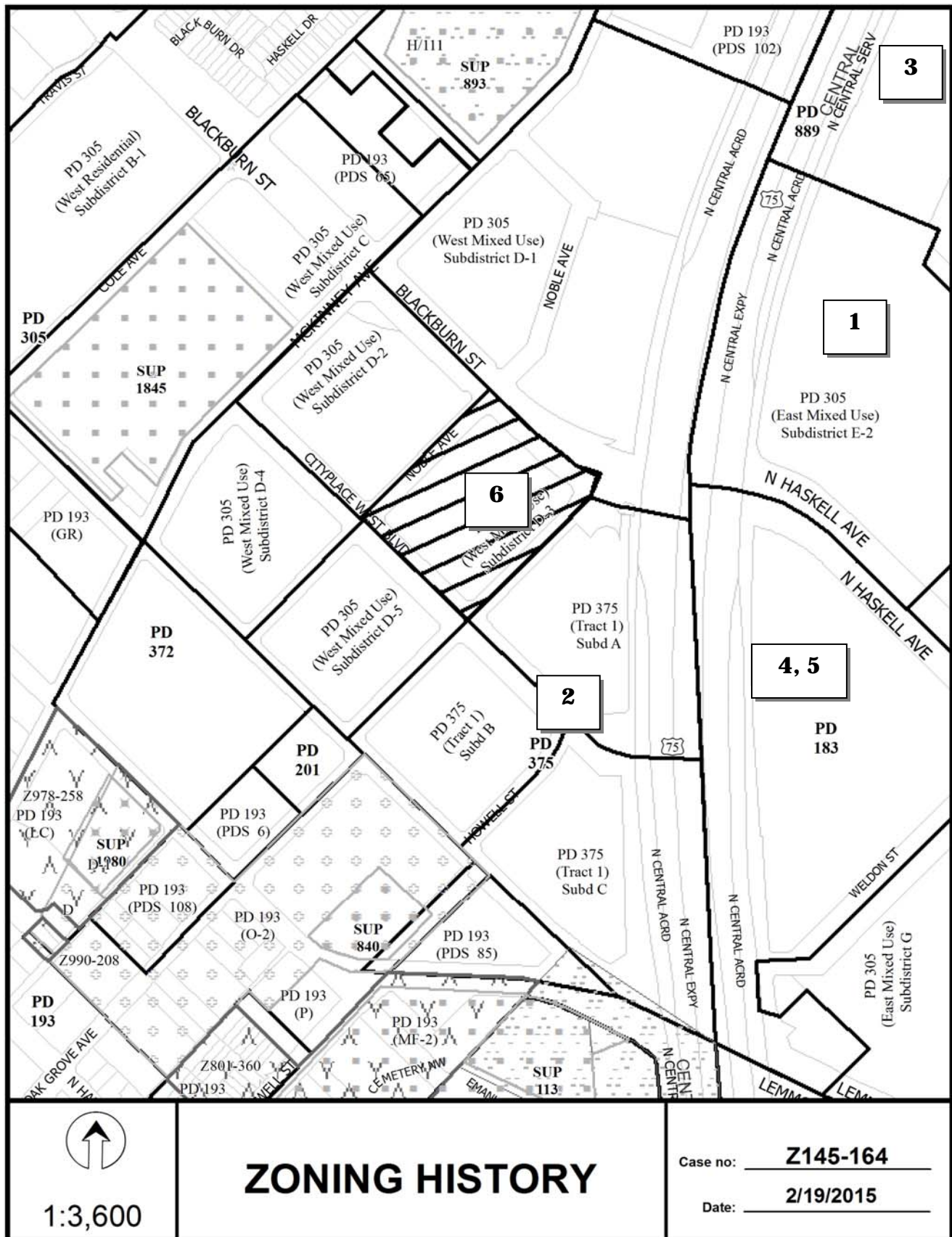
1:3,600

AERIAL MAP

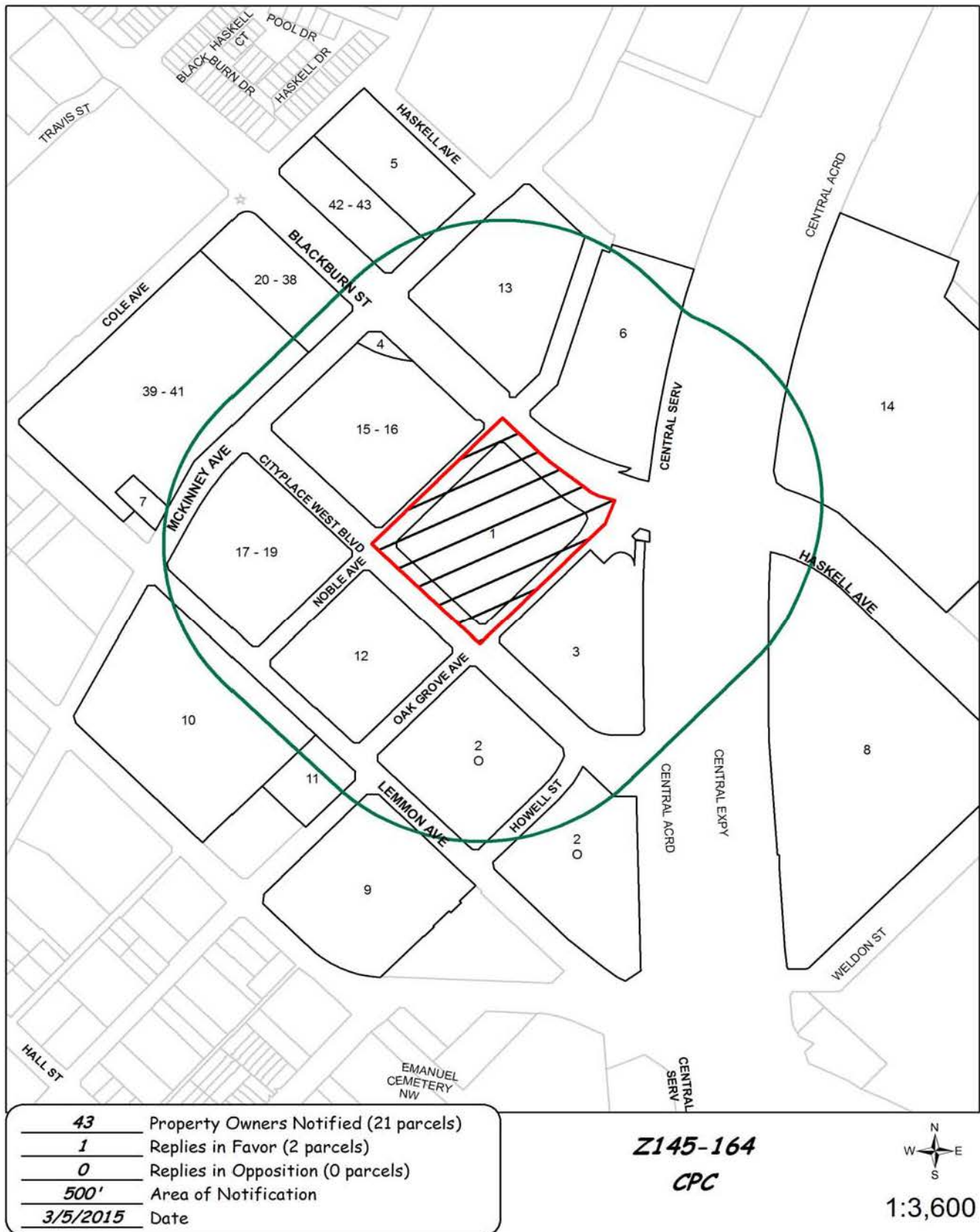
Case no: **Z145-164**

Date: **2/19/2015**





CPC RESPONSES



03/04/2015

Reply List of Property Owners***Z145-164******43 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	2901 BLACKBURN	BLACKBURN CENTRAL
O	2	2889 CITYPLACE BLVD	BLACKBURN CENTRAL
	3	2801 CENTRAL EXPY	SBR REAL ESTATE HOLDINGS LP
	4	3700 MCKINNEY AVE	BLACKBURN CENTRAL
	5	3813 MCKINNEY AVE	Dallas ISD
	6	2990 BLACKBURN ST	SVF BLACKBURN DALLAS CORP
	7	3605 MCKINNEY AVE	MESSINA MARIO L
	8	2711 HASKELL AVE	UPTOWN CITYPLACE LLC
	9	3515 HOWELL ST	CWS LEMMON RESOURCES LP
	10	3524 MCKINNEY AVE	PAN COASTAL LIMITED PS
	11	3521 OAK GROVE AVE	MESSINA MARIO L
	12	2901 CITY PLACE BLVD	BRYSON AT CITY PLACE LP
	13	3000 BLACKBURN ST	MEPT MONDRIAN CITYPLACE LLC
	14	3972 CENTRAL EXPY	AFFILIATED COMPUTER SVC
	15	3700 MCKINNEY AVE	FC 3700 MCKINNEY OWNER LLC
	16	3700 MCKINNEY AVE	3700 MCKINNEY LTD
	17	3636 MCKINNEY AVE	CIM/3636 MCKINNEY AVE LP
	18	3600 MCKINNEY AVE	3600 MCKINNEY LTD PS
	19	3636 MCKINNEY AVE	3600 MCKINNEY LTD PS
	20	3699 MCKINNEY AVE	WEST VILLAGE 2004 PO LTD
	21	3699 MCKINNEY AVE	WILLIAMSON ANA
	22	3699 MCKINNEY AVE	KAPORIS HELEN
	23	3699 MCKINNEY AVE	WILLIAMSON ANA R
	24	3699 MCKINNEY AVE	SAVAGE TAMARA ANN
	25	3699 MCKINNEY AVE	STEFKA BRIAN PAUL
	26	3699 MCKINNEY AVE	WOODWARD MICHAEL BRYAN

03/04/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3699	MCKINNEY AVE	SHERWOOD STEVEN TRUST
28	3699	MCKINNEY AVE	ROGERS MARTIN
29	3699	MCKINNEY AVE	SCHULZE MARK
30	3699	MCKINNEY AVE	GC MAIN ST, LTD
31	3699	MCKINNEY AVE	ADAMS THOMAS
32	3699	MCKINNEY AVE	NGUYEN DUNG N &
33	3699	MCKINNEY AVE	GRAF DARRELL M & NATASHA
34	3699	MCKINNEY AVE	REBELLO EUPHRASON G
35	3699	MCKINNEY AVE	YOUNG FREDERICK C
36	3699	MCKINNEY AVE	MOEDER JILL
37	3699	MCKINNEY AVE	MULVANY STEPHEN J
38	3699	MCKINNEY AVE	SHAH SUMMIT J &
39	3699	MCKINNEY AVE	3700 COLE AVE LLC
40	3699	MCKINNEY AVE	SOUTH ALLEY LOFT LLC
41	3699	MCKINNEY AVE	MILLER ANGELA AMHADI
42	3839	MCKINNEY AVE	CIM 3839 MCKINNEY AVE LP
43	3839	MCKINNEY AVE	WVII LP

KEY FOCUS AREA: E-Gov

AGENDA DATE: March 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Communication and Information Services

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

MAPSCO: N/A

SUBJECT

Authorize a twelve-month renewal service agreement for software use and support of the Socrata Open Data Portal - Alamo City Engineering Services, Inc., through the U.S. General Services Administration - Not to exceed \$460,000 - Financing: Current Funds

BACKGROUND

Since 2013, the City has been leveraging the Socrata Open Data Portal as the strategic solution to serve as a single website for all published City data. To date, the City has 113 different collections of related data or datasets available.

The Socrata Open Data Portal is a cloud-based, turn-key, software-as-a-service solution designed to simplify the process of publishing public data to the web. This software empowers end users with tools for ad-hoc data exploration, visualization, and allows sharing of information. The platform is delivered as a fully branded web portal that allows users to:

- Perform robust searches for City data and information based on categories, tags, popularity and other common browsing methods.
- Interact with data by sorting, filtering, and performing group-by and roll-up operations.
- Offers citizens better access to City data, which creates opportunities for greater transparency.
- Allow end users to collect real time data that can be used to create charts, graphs and maps that can be saved, shared and stored.

This service agreement includes the renewal of the current subscription and additional internal and external services. The Open Budget service provides citizens the ability to explore the City's budget by searching by category and location to understand how City spending impacts their neighborhood and interests, while also increasing financial transparency. The Gov Stat / Open Performance service simplifies data-driven management to goal setting, measuring performance goals and communicating performance progress to internal stakeholders and citizens.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 29, 2013, the City authorized a pilot subscription for ~~of the~~ a Socrata Open Data Platform Pilot Plan.

On March 23, 2015, the Quality of Life and Environment Committee will be briefed via memorandum.

FISCAL INFORMATION

\$460,000 - Current Funds

ETHNIC COMPOSITION

Alamo City Engineering Services, Inc.

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

OWNER

Alamo City Engineering Services, Inc.

Craig T. Stephens, President/Chief Executive Officer

March 25, 2015

WHEREAS, on May 29, 2013, the City Council Manager authorized a pilot subscription for of the a Socrata Open Data Portal Pilot Plan by Administrative Action No. 13-5666.

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

Section 1. That the City Manager is hereby authorized to execute a twelve-month renewal service agreement with Alamo City Engineering Services, Inc. (VC14036) through intergovernmental cooperative purchasing from the GSA Price List for software use and support of the Socrata Open Data Portal and for the purchase of additional subscription services for an internal data portal and additional products for open budget and open expenditures in a total amount not to exceed \$460,000, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds from the following appropriations in an amount not to exceed \$460,000.00:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>AMOUNT</u>	<u>FY</u>	<u>ENCUMBRANCE</u>
0198	DSV	1665	3099	\$460,00.00	2015	DSV15SOCRATA

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.