AUGUST 22, 2018 CITY COUNCIL AGENDA
CERTIFICATION

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Agenda dated August 22, 2018. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.

T.C. Broadnax
City Manager

8/10/18
Date

M. Elizabeth Reich
Elizabeth Reich
Chief Financial Officer

8-10-18
Date

RECEIVED
2018 AUG 10 PM 6:01
CITY SECRETARY
DALLAS, TEXAS

City of Dallas

1500 Marilla Street
Dallas, Texas 75201

COUNCIL AGENDA

August 22, 2018

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

General Information

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

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

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

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

Rules of Courtesy

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

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

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

Información General

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

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

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

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

Reglas de Cortesía

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

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

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

AGENDA
CITY COUNCIL MEETING
WEDNESDAY, AUGUST 22, 2018
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 - 33
	ITEMS FOR INDIVIDUAL CONSIDERATION	
No earlier than 9:15 a.m.		Items 34 - 38
	PUBLIC HEARINGS AND RELATED ACTIONS	
1:00 p.m.		Items 39 - 57

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

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. 18-608 Approval of Minutes of the August 8, 2018 City Council Meeting

CONSENT AGENDA

City Attorney's Office

2. 18-559 Authorize settlement of the lawsuit styled Christopher McDonald v. City of Dallas, Michael Scott Irwin, and Manuel Antonio Ortiz, Civil Action No. 3:16-CV-2354-M - Not to exceed $615,000.00 - Financing: Risk Management Funds

3. 18-524 Authorize settlement of the lawsuit styled Linnie Brown v. City of Dallas, Cause No. DC-17-02380 - Not to exceed $50,000.00 - Financing: Risk Management Funds

4. 18-591 Authorize Supplemental Agreement No. 1 to the professional services contract with FTI Consulting, Inc. to pay for additional expert witness services performed in connection with the legal proceeding styled Complaint of Crown Castle NG Central LLC v. City of Dallas, PUC Docket No. 45470 - Not to exceed $78,620.00, from $50,000.00 to $128,620.00 - Financing: Risk Management Funds

Department of Aviation

5. 18-571 Authorize **(1)** a contract for the construction of the Security Controls Enhancement Project at Dallas Love Field - Construction Rent-A-Fence, Inc., lowest responsive bidder of three; and **(2)** an increase in appropriations in an amount not to exceed $3,263,599.60 in the Aviation Capital Construction Fund - Not to exceed $4,263,599.60 - Financing: Aviation Capital Construction Funds

6. 18-580 Authorize the first three-year renewal option to the Distributed Antenna System (DAS) and wireless fidelity system (Wi-Fi) Network contract with Concourse Communications Group, LLC and amend the contract to **(1)** reduce current contract revenue share to 20% for the DAS and Wi-Fi System Network; **(2)** reduce the Minimum Annual Guarantee from $300,000.00 to $225,000.00; **(3)** convert the airport Wi-Fi model from paid to free; and **(4)** extend the contract from August 22, 2012 to April 15, 2025 - Estimated Revenue Foregone: $845,000.00 over six-year period

7. 18-572 Authorize Supplemental Agreement No. 4 to the professional services contract with M. Arthur Gensler Jr. & Associates, Inc. to provide architectural and engineering design for Garages A and B Fire Alarm System Replacement Project at Dallas Love Field - Not to exceed $270,654.00, from $816,798.00 to $1,087,452.00 - Financing: Aviation Current Funds

Department of Public Works

8. 18-583 Authorize a contract for the construction of street paving, drainage, water and wastewater main improvements for Gardenview Drive from Alto Garden Drive to Loma Garden Avenue - Tiseo Paving Company, lowest responsible bidder of seven - Not to exceed $675,932.20 - Financing: Street and Transportation Improvement Funds (2012 Bond Funds) ($562,113.00), Water Utilities Capital Improvement Funds ($103,287.20) and Water Utilities Capital Construction Funds ($10,532.00)

9. 18-576 Authorize **(1)** a reimbursement agreement with Atmos Energy for construction costs associated with the restoration of three alleys: 3703-3771 Cortez Drive & 3702-3770 Durango Drive; 3903-3991 Cortez Drive & 3904-3990 Durango Drive; and 3505-3523 Park Lane & 3511 Valley Ridge Road; affected by replacement of gas lines in northwest Dallas in an amount not to exceed $67,583.00; **(2)** the receipt and deposit of funds from Atmos Energy in an amount not to exceed $67,583.00; and **(3)** an increase in appropriations in the amount of $67,583.00 in the Capital Projects Reimbursement Fund - Not to exceed $67,582.50 - Financing: Capital Projects Reimbursement Funds

10. 18-548 Authorize Supplemental Agreement No. 1 to the professional services contract with HKS, Inc. for the continuation of architectural, engineering design services and construction administration services of the Forest Green Branch Library replacement facility located at 9619 Greenville Avenue - Not to exceed $219,644.00, from $459,000.00 to $678,644.00 - Financing: Library (E) Funds (2017 Bond Funds)

Department of Trinity Watershed Management

11. 18-505 Authorize acquisition from Juan I. Zaragoza, of approximately 18,750 square feet of land located on Kildare Avenue near its intersection with Kingsley Drive for the Kildare 4927 Voluntary Purchase Program - Not to exceed $73,000.00 ($70,000.00, plus closing costs and title expenses not to exceed $3,000.00) - Financing: 2012 Bond Funds

Office of Economic Development

12. 18-502 Authorize the nomination of Match Group, LLC located at 8750 North Central Expressway, Suite 1400, Dallas, Texas 75231 to receive designation as an Enterprise Project under the Texas Enterprise Zone Act, as amended (Texas Government Code, Chapter 2303) to the Office of the Governor Economic Development and Tourism through the Economic Development Bank - Financing: No cost consideration to the City

Office of Environmental Quality

13. 18-293 Authorize the **(1)** acceptance of grant funds from the U.S. Environmental Protection Agency passed through the Texas Commission on Environmental Quality (TCEQ) (Contract No. 582-19-90030, CFDA No. 97.091) in an amount not to exceed $475,000.00 to conduct the Whole Air Monitoring Program for the period September 1, 2018 to August 31, 2019; **(2)** establishment of appropriations in an amount not to exceed $475,000.00 in the TCEQ 18-19 Whole Air Monitoring Program Fund; **(3)** receipt and deposit of funds in an amount not to exceed $475,000.00 from TCEQ in the TCEQ 18-19 Whole Air Monitoring Program Fund; and **(4)** execution of a contract with TCEQ for the Whole Air Monitoring Program for the period September 1, 2018 through August 31, 2019 - Not to exceed $475,000.00 - Financing: Texas Commission on Environmental Quality Grant Funds

14. 18-356 Authorize the **(1)** acceptance of a grant from the U.S. Environmental Protection Agency passed through the Texas Commission on Environmental Quality (TCEQ) (Contract No. 582-19-90038, CFDA No. 66.034 & 66.605) in an amount not to exceed $96,707.48 to operate the ambient air monitoring station in Rockwall County and air quality monitoring of the particulate matter 2.5 network for the period September 1, 2018 through August 31, 2019; **(2)** establishment of appropriations in an amount not to exceed $96,707.48 in the TCEQ 18-19 Rockwall and PM 2.5 Monitoring Program Fund; **(3)** receipt and deposit of funds in an amount not to exceed $96,707.48 from TCEQ 18-19 Rockwall and PM 2.5 Monitoring Program Fund; and **(4)** execution of a contract for the TCEQ 18-19 Rockwall and PM 2.5 Monitoring Program for the period September 1, 2018 through August 31, 2019 - Not to exceed $96,707.48 - Financing: Texas Commission on Environmental Quality Grant Funds

15. 18-469 Authorize the **(1)** acceptance of a grant from the Texas Commission on Environmental Quality (TCEQ) in an amount not to exceed $2,020,468.00 to continue the Air Pollution Compliance Program to provide investigation services and complaint response within the City of Dallas for the period September 1, 2018 to August 31, 2022; **(2)** establishment of appropriations in an amount not to exceed $2,020,468.00 in the TCEQ 18-22 Local Air Pollution Program Fund; **(3)** receipt and deposit of funds in an amount not to exceed $2,020,468.00 from TCEQ in the TCEQ 18-22 Local Air Pollution Program Fund; **(4)** required local match in an amount not to exceed $995,155.88 over the four year period; and **(5)** execution of the contract with TCEQ (Contract No. 582-19-90042) for the Air Pollution Compliance Program for the period September 1, 2018 to August 31, 2022 - Not to exceed $3,015,623.88 - Financing: Texas Commission on Environmental Quality Grant Funds ($2,020,468.00) and General Fund ($995,155.88) (subject to annual appropriations)

16. 18-474 Authorize a resolution of support for a Municipal Setting Designation application to the Texas Commission on Environmental Quality, provided by CADG Mercer Crossing Holdings, LLC and approved by the City of Farmers Branch, that prohibits the use of groundwater as potable water beneath property owned by CADG Mercer Crossing Holdings, LLC and MM Mercer Kensington, LLC, located near the intersection of Valley View Lane and Hutton Drive in Farmers Branch, TX within a 0.5 mile radius of City of Dallas Council District 6 - Financing: No cost consideration to the City
Recommendation of Staff: Approval

Office of Procurement Services

17. 18-445 Authorize a two-year service price agreement for the purchase of butterfly valves, actuators, and actuator repair services for the Water Utilities Department - Municipal Valve & Equipment in the amount of $1,595,625.00, Mueller Co. LLC in the amount of $183,500.00, Pumps Valves & Equipment dba The Scruggs Company in the amount of $177,260.00, and Rexa, Inc. in the amount of $82,240.00, lowest responsible bidders of four - Total not to exceed $2,038,625.00 - Financing: Water Utilities Current Funds

18. 18-431 Authorize a three-year service price agreement for street sweeping services - Mister Sweeper LP in the amount of $3,617,246.22 and KAT Klean, Inc. in the amount of $100,570.00, lowest responsible bidders of three - Total not to exceed $3,717,816.22 - Financing: General Fund ($3,617,246.22) and Water Utilities Current Funds ($100,570.00)

19. 18-446 Authorize a three-year service price agreement for emergency dewatering services during flood events within the City for the Department of Trinity Watershed Management - Moir Watershed Services, LLC, lowest responsible bidder of three - Not to exceed $3,953,240.00 - Financing: Stormwater Drainage Management Current Funds

20. 18-447 Authorize a three-year service price agreement for pump overhaul and repair services for the Department of Trinity Watershed Management - Allen's Electric Motor Services, Inc., most advantageous proposer of three - Not to exceed $1,543,899.00 - Financing: Stormwater Drainage Management Current Funds

21. 18-450 Authorize a three-year service price agreement, with two one-year renewal options, for public safety uniform alterations - CG Wholesale LLC, lowest responsible bidder of two - Not to exceed $254,220.00 - Financing: General Fund

22. 18-456 Authorize a five-year service contract for maintenance and technical support of the point-of-sale and online payment processing system - N Harris Computer Corporation, sole source - Not to exceed $277,676.57 - Financing: Building Inspection Current Funds (subject to annual appropriations)

23. 18-437 Authorize the purchase of **(1)** two pieces of fleet vehicles and equipment with Siddons Martin Emergency Group, LLC in the amount of $924,341.00 and Houston Freightliner, Inc. in the amount of $339,455.75 through the Houston-Galveston Area Council of Governments cooperative agreement; **(2)** six pieces of equipment with Dickson Equipment Co., Inc. in the amount of $893,175.42 through the National Joint Powers Alliance cooperative agreement; **(3)** five pieces of equipment with Rush Truck Centers of Texas, LP in the amount of $358,243.00, Kirby-Smith Machinery in the amount of $135,426.75, Four Brothers Outdoor Power in the amount of $109,999.00, and RDO Equipment Co. in the amount of $108,375.00 through the Texas Association of School Boards cooperative agreement; **(4)** four pieces of fleet vehicles and equipment with Scully's Aluminum Boats, Inc. in the amount of $124,842.26 through the U.S. General Services Administration cooperative agreement; **(5)** four pieces of fleet vehicles with Sam Pack's Five Star Ford in the amount of $107,032.00 through the Texas SmartBuy cooperative agreement; and **(6)** an increase in appropriations in an amount not to exceed $893,175.42 in the Sanitation Capital Improvement Fund - Total not to exceed $3,100,890.18 - Financing: Water Utilities Current Funds ($1,158,531.50), Homeland Security Grant-UASI Funds ($924,341.00), Sanitation Capital Improvement Funds ($893,175.42), and Water Construction Funds ($124,842.26)

24. 18-565 Authorize an increase to the master agreement with Shannon Chemical Corporation for dipotassium orthophosphate to be used by the Water Utilities Department - Not to exceed $656,000.00, from $6,034,624.06 to $6,690,624.06 - Financing: Water Utilities Current Funds

25. 18-462 Authorize **(1)** the rejection of the bids received for steel drum trash receptacles, lids, and bases for the Park & Recreation Department; and **(2)** the re-advertisement for a new solicitation - Financing: No cost consideration to the City

Park & Recreation Department

26. 18-448 Authorize a professional services contract with Huitt-Zollars, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration phases for renovations at Bachman Recreation Center located at 2750 Bachman Drive - Not exceed $316,250.00 - Financing: Park and Recreation Facilities B Funds (2017 Bond Funds)

27. 18-449 Authorize a professional services contract with Pacheco Koch Consulting Engineers, Inc. for schematic design and engineering services for the Crawford Memorial Park Phase 1 Improvements Project located at 8700 Elam Road - Not exceed $655,667.00 - Financing: Park and Recreation Facilities (2006 Bond Funds)

28. 18-430 Authorize an increase in the construction services contract with Henneberger Construction, Inc. to provide additional Americans with Disabilities Act-accessible swings, poured-in-place rubber play surfacing, artificial turf surfacing, additional stone wall and concrete playground edge for the Flagpole Hill Playground Replacement at Flagpole Hill Park located at 8015 Doran Circle - Not to exceed $101,575.14, from $406,708.93 to $508,284.07 - Financing: Neighborhood & Community Park, Playground Recreation Funds

29. 18-440 Authorize Supplemental Agreement No. 2 to the professional services contract with Dunaway Associates, L.P. for the design of the Lake Highlands Trail Phase 2A, 2B and the Northern Extension which will provide an east-west connection between the existing Lake Highlands Trail and the existing White Rock Creek Trail; and a north-south connection between the existing Lake Highlands Trail and the Lake Highlands DART Station at Walnut Hill Lane - Not to exceed $643,099.00, from $140,823.00 to $783,922.00 - Financing: 2012 Bond Funds

30. 18-452 Authorize a public hearing to be held on September 12, 2018, to receive comments on readopting and continuing in effect Chapter 12, "City Youth Program Standards of Care," of the Dallas City Code, to re-establish standards of care for certain city youth programs in compliance with state law - Financing: No cost consideration to the City

Water Utilities Department

31. 18-443 Authorize a thirty-year contract with the City of Coppell to provide untreated water services from August 22, 2018 through August 21, 2048 - Estimated Annual Revenue: $1,010,138.00 (at current wholesale water rate)

32. 18-444 Authorize an increase in the construction services contract with Archer Western Construction, LLC for additional work associated with Grit Removal Improvements at Southside Wastewater Treatment Plant - Not to exceed $248,021.56, from $14,893,000.00 to $15,141,021.56 - Financing: Water Utilities Capital Improvement Funds

33. 18-487 Authorize Supplemental Agreement No. 2 to the professional services contract with CDM Smith, Inc. to provide additional engineering services for major rehabilitation of the ozone systems at the Bachman, East Side, and Elm Fork Water Treatment Plants - Not to exceed $5,975,197.00, from $288,380.00 to $6,263,577.00 - Financing: Water Utilities Capital Construction Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

34. 18-609 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)

Office of Homeless Solutions

35. 18-573 Authorize **(1)** the acceptance of a grant from the Texas Department of Housing and Community Affairs (TDHCA) in an amount not to exceed $837,283.00, to provide services to the homeless through the Homeless Housing and Services Program (HHSP), for the period September 1, 2018 through August 31, 2019; **(2)** the establishment of appropriations in an amount not to exceed $837,283.00 in the FY2019 TDHCA-Homeless Housing and Services Program 18-19 Fund; **(3)** the receipt and deposit of funds in an amount not to exceed $837,283.00 in the FY2019 TDHCA-Homeless Housing and Services Program 18-19 Fund; **(4)** the Chief of Community Services to enter into, represent the City with respect to, and execute, the contract with TDHCA for FY2019 TDHCA-Homeless Housing and Services Program grant funds; **(5)** the first amendment to the amended and restated Management Services Contract, Phase II (MSC), with Bridge Steps, to revise Exhibit I to include FY2019 TDHCA HHSP grant funds in an amount not to exceed $837,283.00, for the period September 1, 2018 through August 31, 2019; and **(6)** execution of the grant agreement - Not to exceed $837,283.00 - Financing: Texas Department of Housing and Community Affairs Grant Funds

36. 18-503 Authorize **(1)** the City Manager to address the current shelter crisis through the emergency procurement of additional shelter beds at Dallas Life; and **(2)** a contract with Dallas Mission For Life dba Dallas Life to provide up to 100 pay-to-stay shelter beds, consisting of overnight shelter stays of up to 90 days per person at a rate of $12.00 per person per night, support services and hygiene kits with no requirement to participate in faith-based programming, for the period August 22, 2018 through September 30, 2019 - Not to exceed $440,000.00 - Financing: General Fund

37. 18-569 Authorize Supplemental Agreement No. 1 to the FY 2017-18 contract with Health Services of North Texas, Inc. to provide scattered site housing assistance for persons with HIV/AIDS, to revise the Statement of Services and budget to reallocate funding in the total amount of $26,344.00 from the Emergency/Tenant Based Rental Assistance (E/TBRA) - Housing Services and Program Administration/Project Sponsors budget categories to the E/TBRA - Financial Assistance budget category with no net change in the contract amount - Financing: No cost consideration to the City

38. 18-579 Authorize Supplemental Agreement No. 1 to the FY 2017-18 contract with Legacy Counseling Center, Inc. for Housing Opportunities for Persons with AIDS (HOPWA) master leasing/emergency vouchers, to revise the Statement of Services and budget to reallocate funds in the amount of $42,000.00 from the Housing Facility Operations (Emergency Vouchers), Supportive Services, and Administrative Costs budget categories to the Housing Facility Operations (Master Leasing) budget category, with no net change in the contract amount - Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS

Department of Sustainable Development & Construction

ZONING CASES - CONSENT

39. 18-532 A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 758 with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations in an area generally along both sides of Walnut Hill Lane, east of Skillman Street and an ordinance granting the amendments
Recommendation of Staff and CPC: Approval, subject to conditions
Z156-326(VP)

40. 18-533 A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1992 for a commercial amusement (inside) limited to a dance hall within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on the north line of Royal Lane, between Reeder Road and Harry Hines Boulevard
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions
Z167-334(SM)

41. 18-534 A public hearing to receive comments regarding an application for and an ordinance granting an amendment to an established conservation district on property zoned Conservation District No. 20, the Stevens Park Conservation District, in an area generally bounded by North Plymouth Road, Atlantic Street, and North Hampton Road
Recommendation of Staff and CPC: Approval, subject to the revised architectural survey and conditions
Z178-113(AR)

42. 18-535 A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1252 for a child-care facility on property zoned an R-7.5(A) Single Family District, on the northwest corner of North Jim Miller Road and Sarah Lee Drive
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions
Z178-177(CY)

43. 18-536 A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1464 for a refuse transfer station on property zoned an IM Industrial Manufacturing District, on the south line of California Crossing Road, east of Wildwood Drive
Recommendation of Staff and CPC: Approval for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a revised site plan and conditions
Z178-229(MB/AM)

44. 18-539 A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bar, lounge, or tavern on property zoned Subdistrict 2 within Planned Development District No. 317, the Cedars Special Purpose District, on the northeast line of South Harwood Street, south of Hickory Street
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions
Z178-247(SM)

45. 18-540 A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the northwest line of Kimsey Drive, northeast of Maple Avenue
Recommendation of Staff and CPC: Approval
Z178-251(CT)

46. 18-544 A public hearing to receive comments regarding an application for and an ordinance granting a TH-3(A) Townhouse District and a resolution accepting the deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the west line of North St. Augustine Drive, south of Scyene Road
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant
Z178-252(CT)

47. 18-546 A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District on property zoned a CR-D Community Retail District with a D Liquor Control Overlay and Specific Use Permit No. 532 for a community center and outside playground, on the east line of South Corinth Street Road, south of Morrell Avenue
Recommendation of Staff and CPC: Approval
Z178-253(AM)

48. 18-547 A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1862 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northeast corner of South Hampton Road and Marvin D. Love Freeway
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Z178-258(SM)

49. 18-550 A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2199 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of West Illinois Avenue and Toluca Avenue
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Z178-262(JM)

50. 18-552 A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2048 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-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the south line of East R.L. Thornton Freeway, west of South Buckner Boulevard
Recommendation of Staff and CPC: Approval for a four-year period, subject to conditions
Z178-264(PD)

ZONING CASES - INDIVIDUAL

51. 18-555 A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District, on the north line of Commerce Street, west of Sylvan Avenue

Recommendation of Staff: Approval for a two-year period, subject to conditions

Recommendation of CPC: Approval for a one-year period, subject to conditions

Z178-159(SM)

52. 18-556 A public hearing to receive comments regarding an application for an MU-2 Mixed Use District and an R-5(A) Single Family District on property zoned an R-10(A) Single Family District, on the southwest corner of South Belt Line Road and Fish Road, and an ordinance granting a CR Community Retail District on approximately 12 acres, and a resolution accepting the deed restrictions volunteered by the applicant

Recommendation of Staff and CPC: Approval of a CR Community Retail District on approximately 12 acres, subject to deed restrictions volunteered by the applicant, and no change on the remainder, in lieu of the requested MU-2 Mixed Use District and R-5(A) Single Family District

Z178-215(SM)

53. 18-557 A public hearing to receive comments regarding an application for and **(1)** an ordinance granting a Planned Development Subdistrict for O-2 Office uses and a restaurant without drive-in or drive-thru use; **(2)** an ordinance granting the removal of a portion of the D Liquor Control Overlay; and **(3)** an ordinance terminating Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on property zoned an O-2-D Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay and Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on a portion, on the northwest line of Turtle Creek Boulevard, between Gillespie Street and Fairmount Street

Recommendation of Staff: Approval, subject to a development plan, landscape plan and conditions; approval of the termination of Specific Use Permit No. 1293; and denial of the partial removal of the D Liquor Control Overlay

Recommendation of CPC: Approval, subject to a development plan, landscape plan and conditions; approval of the termination of Specific Use Permit No. 1293; and approval of the partial removal of the D Liquor Control Overlay

Z178-218(CY)

54. 18-560 A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a detached non-premise sign (billboard) on property zoned an MC-1 Multiple Commercial District, on the southwest side of Interstate Highway 635 (Lyndon B. Johnson Freeway), west of Skillman Street
Recommendation of Staff: Approval for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval for a five-year period, subject to a site plan and conditions
Z178-255(CY)

THOROUGHFARE PLAN AMENDMENTS

Department of Transportation

55. 18-459 A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to **(1)** delete Manana Drive from Luna Road to Spangler Road; and **(2)** add Ryan Road from Luna Road to Spangler Road as a four-lane undivided roadway (S-4-U) within 60 feet of right-of-way and 44 feet of pavement, and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

56. 18-460 A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classification of Chalk Hill Road between Davis Street and Singleton Boulevard from a six-lane divided roadway [M-6-D(A)] in 100 feet of right-of-way to a four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way, and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City (see Fiscal Information for potential future costs)

MISCELLANEOUS HEARINGS

Office of Budget

57. 18-566 A public hearing to receive comments on the proposed FY 2018-19 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]

2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negations with a third person. [Tex. Govt. Code §551.072]

3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negations with a third person. [Tex. Govt. Code §551.073]

4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]

5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]

6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]

7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

Agenda Date: August 22, 2018

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
1.	All	V	N/A	NA	Approval of Minutes of the August 8, 2018 City Council Meeting
2.	N/A	C	ATT	$615,000.00	Authorize settlement of the lawsuit styled Christopher McDonald v. City of Dallas, Michael Scott Irwin, and Manuel Antonio Ortiz, Civil Action No. 3:16-CV-2354-M - Not to exceed $615,000.00 - Financing: Risk Management Funds
3.	N/A	C	ATT	$50,000.00	Authorize settlement of the lawsuit styled Linnie Brown v. City of Dallas, Cause No. DC-17-02380 - Not to exceed $50,000.00 - Financing: Risk Management Funds
4.	N/A	C	ATT	$78,620.00	Authorize Supplemental Agreement No. 1 to the professional services contract with FTI Consulting, Inc. to pay for additional expert witness services performed in connection with the legal proceeding styled Complaint of Crown Castle NG Central LLC v. City of Dallas, PUC Docket No. 45470 - Not to exceed $78,620.00, from $50,000.00 to $128,620.00 - Financing: Risk Management Funds
5.	2	C	AVI	$4,263,599.60	Authorize (1) a contract for the construction of the Security Controls Enhancement Project at Dallas Love Field - Construction Rent-A-Fence, Inc., lowest responsive bidder of three; and (2) an increase in appropriations in an amount not to exceed $3,263,599.60 in the Aviation Capital Construction Fund - Not to exceed $4,263,599.60 - Financing: Aviation Capital Construction Funds
6.	2	C	AVI	REV $-845,000.00	Authorize the first three-year renewal option to the Distributed Antenna System (DAS) and wireless fidelity system (Wi-Fi) Network contract with Concourse Communications Group, LLC and amend the contract to (1) reduce current contract revenue share to 20% for the DAS and Wi-Fi System Network; (2) reduce the Minimum Annual Guarantee from $300,000.00 to $225,000.00; (3) convert the airport Wi-Fi model from paid to free; and (4) extend the contract from August 22, 2012 to April 15, 2025 - Estimated Revenue Foregone: $845,000.00 over six-year period
7.	2	C	AVI	$270,654.00	Authorize Supplemental Agreement No. 4 to the professional services contract with M. Arthur Gensler Jr. & Associates, Inc. to provide architectural and engineering design for Garages A and B Fire Alarm System Replacement Project at Dallas Love Field - Not to exceed $270,654.00, from $816,798.00 to $1,087,452.00 - Financing: Aviation Current Funds

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
8.	5	C	PBW	$675,932.20	Authorize a contract for the construction of street paving, drainage, water and wastewater main improvements for Gardenview Drive from Alto Garden Drive to Loma Garden Avenue - Tiseo Paving Company, lowest responsible bidder of seven - Not to exceed $675,932.20 - Financing: Street and Transportation Improvement Funds (2012 Bond Funds) ($562,113.00), Water Utilities Capital Improvement Funds ($103,287.20) and Water Utilities Capital Construction Funds ($10,532.00)
9.	2, 6	C	PBW	$67,582.50	Authorize (1) a reimbursement agreement with Atmos Energy for construction costs associated with the restoration of three alleys: 3703-3771 Cortez Drive & 3702-3770 Durango Drive; 3903-3991 Cortez Drive & 3904-3990 Durango Drive; and 3505-3523 Park Lane & 3511 Valley Ridge Road; affected by replacement of gas lines in northwest Dallas in an amount not to exceed $67,583.00; (2) the receipt and deposit of funds from Atmos Energy in an amount not to exceed $67,583.00; and (3) an increase in appropriations in the amount of $67,583.00 in the Capital Projects Reimbursement Fund - Not to exceed $67,582.50 - Financing: Capital Projects Reimbursement Funds
10.	10	C	PBW	$219,644.00	Authorize Supplemental Agreement No. 1 to the professional services contract with HKS, Inc. for the continuation of architectural, engineering design services and construction administration services of the Forest Green Branch Library replacement facility located at 9619 Greenville Avenue - Not to exceed $219,644.00, from $459,000.00 to $678,644.00 - Financing: Library (E) Funds (2017 Bond Funds)
11.	3	C	TWM	$73,000.00	Authorize acquisition from Juan I. Zaragoza, of approximately 18,750 square feet of land located on Kildare Avenue near its intersection with Kingsley Drive for the Kildare 4927 Voluntary Purchase Program - Not to exceed $73,000.00 ($70,000.00, plus closing costs and title expenses not to exceed $3,000.00) - Financing: 2012 Bond Funds
12.	13	C	ECO	NC	Authorize the nomination of Match Group, LLC located at 8750 North Central Expressway, Suite 1400, Dallas, Texas 75231 to receive designation as an Enterprise Project under the Texas Enterprise Zone Act, as amended (Texas Government Code, Chapter 2303) to the Office of the Governor Economic Development and Tourism through the Economic Development Bank - Financing: No cost consideration to the City
13.	All	C	OEQ	GT	Authorize the (1) acceptance of grant funds from the U.S. Environmental Protection Agency passed through the Texas Commission on Environmental Quality (TCEQ) (Contract No. 582-19-90030, CFDA No. 97.091) in an amount not to exceed $475,000.00 to conduct the Whole Air Monitoring

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Program for the period September 1, 2018 to August 31, 2019; (2) establishment of appropriations in an amount not to exceed $475,000.00 in the TCEQ 18-19 Whole Air Monitoring Program Fund; (3) receipt and deposit of funds in an amount not to exceed $475,000.00 from TCEQ in the TCEQ 18-19 Whole Air Monitoring Program Fund; and (4) execution of a contract with TCEQ for the Whole Air Monitoring Program for the period September 1, 2018 through August 31, 2019 - Not to exceed $475,000.00 - Financing: Texas Commission on Environmental Quality Grant Funds
14.	All	C	OEQ	GT	Authorize the (1) acceptance of a grant from the U.S. Environmental Protection Agency passed through the Texas Commission on Environmental Quality (TCEQ) (Contract No. 582-19-90038, CFDA No. 66.034 & 66.605) in an amount not to exceed $96,707.48 to operate the ambient air monitoring station in Rockwall County and air quality monitoring of the particulate matter 2.5 network for the period September 1, 2018 through August 31, 2019; (2) establishment of appropriations in an amount not to exceed $96,707.48 in the TCEQ 18-19 Rockwall and PM 2.5 Monitoring Program Fund; (3) receipt and deposit of funds in an amount not to exceed $96,707.48 from TCEQ 18-19 Rockwall and PM 2.5 Monitoring Program Fund; and (4) execution of a contract for the TCEQ 18-19 Rockwall and PM 2.5 Monitoring Program for the period September 1, 2018 through August 31, 2019 - Not to exceed $96,707.48 - Financing: Texas Commission on Environmental Quality Grant Funds
15.	All	C	OEQ	$995,155.88	Authorize the (1) acceptance of a grant from the Texas Commission on Environmental Quality (TCEQ) in an amount not to exceed $2,020,468.00 to continue the Air Pollution Compliance Program to provide investigation services and complaint response within the City of Dallas for the period September 1, 2018 to August 31, 2022; (2) establishment of appropriations in an amount not to exceed $2,020,468.00 in the TCEQ 18-22 Local Air Pollution Program Fund; (3) receipt and deposit of funds in an amount not to exceed $2,020,468.00 from TCEQ in the TCEQ 18-22 Local Air Pollution Program Fund; (4) required local match in an amount not to exceed $995,155.88 over the four year period; and (5) execution of the contract with TCEQ (Contract No. 582-19-90042) for the Air Pollution Compliance Program for the period September 1, 2018 to August 31, 2022 - Not to exceed $3,015,623.88 - Financing: Texas Commission on Environmental Quality Grant Funds ($2,020,468.00) and General Fund ($995,155.88) (subject to annual appropriations)
16.	6	C	OEQ	NC	Authorize a resolution of support for a Municipal Setting Designation application to the Texas Commission on Environmental Quality, provided by

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					CADG Mercer Crossing Holdings, LLC and approved by the City of Farmers Branch, that prohibits the use of groundwater as potable water beneath property owned by CADG Mercer Crossing Holdings, LLC and MM Mercer Kensington, LLC, located near the intersection of Valley View Lane and Hutton Drive in Farmers Branch, TX within a 0.5 mile radius of City of Dallas Council District 6 - Financing: No cost consideration to the City Recommendation of Staff: Approval
17.	All	C	PBD	$2,038,625.00	Authorize a two-year service price agreement for the purchase of butterfly valves, actuators, and actuator repair services for the Water Utilities Department - Municipal Valve & Equipment in the amount of $1,595,625.00, Mueller Co. LLC in the amount of $183,500.00, Pumps Valves & Equipment dba The Scruggs Company in the amount of $177,260.00, and Rexa, Inc. in the amount of $82,240.00, lowest responsible bidders of four - Total not to exceed $2,038,625.00 - Financing: Water Utilities Current Funds
18.	All	C	PBD	$3,717,816.22	Authorize a three-year service price agreement for street sweeping services - Mister Sweeper LP in the amount of $3,617,246.22 and KAT Klean, Inc. in the amount of $100,570.00, lowest responsible bidders of three - Total not to exceed $3,717,816.22 - Financing: General Fund ($3,617,246.22) and Water Utilities Current Funds ($100,570.00)
19.	All	C	PBD	$3,953,240.00	Authorize a three-year service price agreement for emergency dewatering services during flood events within the City for the Department of Trinity Watershed Management - Moir Watershed Services, LLC, lowest responsible bidder of three - Not to exceed $3,953,240.00 - Financing: Stormwater Drainage Management Current Funds
20.	All	C	PBD	$1,543,899.00	Authorize a three-year service price agreement for pump overhaul and repair services for the Department of Trinity Watershed Management - Allen's Electric Motor Services, Inc., most advantageous proposer of three - Not to exceed $1,543,899.00 - Financing: Stormwater Drainage Management Current Funds
21.	All	C	PBD	$254,220.00	Authorize a three-year service price agreement, with two one-year renewal options, for public safety uniform alterations - CG Wholesale LLC, lowest responsible bidder of two - Not to exceed $254,220.00 - Financing: General Fund
22.	All	C	PBD	$277,676.57	Authorize a five-year service contract for maintenance and technical support of the point-of-sale and online payment processing system - N Harris Computer Corporation, sole source - Not to exceed $277,676.57 - Financing: Building Inspection Current Funds (subject to annual appropriations)

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
23.	All	C	PBD	$2,176,549.18	Authorize the purchase of (1) two pieces of fleet vehicles and equipment with Siddons Martin Emergency Group, LLC in the amount of $924,341.00 and Houston Freightliner, Inc. in the amount of $339,455.75 through the Houston-Galveston Area Council of Governments cooperative agreement; (2) six pieces of equipment with Dickson Equipment Co., Inc. in the amount of $893,175.42 through the National Joint Powers Alliance cooperative agreement; (3) five pieces of equipment with Rush Truck Centers of Texas, LP in the amount of $358,243.00, Kirby-Smith Machinery in the amount of $135,426.75, Four Brothers Outdoor Power in the amount of $109,999.00, and RDO Equipment Co. in the amount of $108,375.00 through the Texas Association of School Boards cooperative agreement; (4) four pieces of fleet vehicles and equipment with Scully's Aluminum Boats, Inc. in the amount of $124,842.26 through the U.S. General Services Administration cooperative agreement; (5) four pieces of fleet vehicles with Sam Pack's Five Star Ford in the amount of $107,032.00 through the Texas SmartBuy cooperative agreement; and (6) an increase in appropriations in an amount not to exceed $893,175.42 in the Sanitation Capital Improvement Fund - Total not to exceed $3,100,890.18 - Financing: Water Utilities Current Funds ($1,158,531.50), Homeland Security Grant-UASI Funds ($924,341.00), Sanitation Capital Improvement Funds ($893,175.42), and Water Construction Funds ($124,842.26)
24.	All	C	PBD	$656,000.00	Authorize an increase to the master agreement with Shannon Chemical Corporation for dipotassium orthophosphate to be used by the Water Utilities Department - Not to exceed $656,000.00, from $6,034,624.06 to $6,690,624.06 - Financing: Water Utilities Current Funds
25.	All	C	PBD	NC	Authorize (1) the rejection of the bids received for steel drum trash receptacles, lids, and bases for the Park & Recreation Department; and (2) the re-advertisement for a new solicitation - Financing: No cost consideration to the City
26.	6	C	PKR	$316,250.00	Authorize a professional services contract with Huitt-Zollars, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration phases for renovations at Bachman Recreation Center located at 2750 Bachman Drive - Not exceed $316,250.00 - Financing: Park and Recreation Facilities B Funds (2017 Bond Funds)
27.	5	C	PKR	$655,667.00	Authorize a professional services contract with Pacheco Koch Consulting Engineers, Inc. for schematic design and engineering services for the Crawford Memorial Park Phase 1 Improvements Project located at 8700

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Elam Road - Not exceed $655,667.00 - Financing: Park and Recreation Facilities (2006 Bond Funds)
28.	10	C	PKR	$101,575.14	Authorize an increase in the construction services contract with Henneberger Construction, Inc. to provide additional Americans with Disabilities Act-accessible swings, poured-in-place rubber play surfacing, artificial turf surfacing, additional stone wall and concrete playground edge for the Flagpole Hill Playground Replacement at Flagpole Hill Park located at 8015 Doran Circle - Not to exceed $101,575.14, from $406,708.93 to $508,284.07 - Financing: Neighborhood & Community Park, Playground Recreation Funds
29.	10	C	PKR	$643,099.00	Authorize Supplemental Agreement No. 2 to the professional services contract with Dunaway Associates, L.P. for the design of the Lake Highlands Trail Phase 2A, 2B and the Northern Extension which will provide an east-west connection between the existing Lake Highlands Trail and the existing White Rock Creek Trail; and a north-south connection between the existing Lake Highlands Trail and the Lake Highlands DART Station at Walnut Hill Lane - Not to exceed $643,099.00, from $140,823.00 to $783,922.00 - Financing: 2012 Bond Funds
30.	All	C	PKR	NC	Authorize a public hearing to be held on September 12, 2018, to receive comments on readopting and continuing in effect Chapter 12, "City Youth Program Standards of Care," of the Dallas City Code, to re-establish standards of care for certain city youth programs in compliance with state law - Financing: No cost consideration to the City
31.	6, Outside	C	WTR	REV $1,010,138.00	Authorize a thirty-year contract with the City of Coppell to provide untreated water services from August 22, 2018 through August 21, 2048 - Estimated Annual Revenue: $1,010,138.00 (at current wholesale water rate)
32.	8	C	WTR	$248,021.56	Authorize an increase in the construction services contract with Archer Western Construction, LLC for additional work associated with Grit Removal Improvements at Southside Wastewater Treatment Plant - Not to exceed $248,021.56, from $14,893,000.00 to $15,141,021.56 - Financing: Water Utilities Capital Improvement Funds
33.	6, Outside	C	WTR	$5,975,197.00	Authorize Supplemental Agreement No. 2 to the professional services contract with CDM Smith, Inc. to provide additional engineering services for major rehabilitation of the ozone systems at the Bachman, East Side, and Elm Fork Water Treatment Plants - Not to exceed $5,975,197.00, from $288,380.00 to $6,263,577.00 - Financing: Water Utilities Capital Construction Funds

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
34.	N/A	I	SEC	NC	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)
35.	All	I	OHS	GT	Authorize (1) the acceptance of a grant from the Texas Department of Housing and Community Affairs (TDHCA) in an amount not to exceed $837,283.00, to provide services to the homeless through the Homeless Housing and Services Program (HHSP), for the period September 1, 2018 through August 31, 2019; (2) the establishment of appropriations in an amount not to exceed $837,283.00 in the FY2019 TDHCA-Homeless Housing and Services Program 18-19 Fund; (3) the receipt and deposit of funds in an amount not to exceed $837,283.00 in the FY2019 TDHCA-Homeless Housing and Services Program 18-19 Fund; (4) the Chief of Community Services to enter into, represent the City with respect to, and execute, the contract with TDHCA for FY2019 TDHCA-Homeless Housing and Services Program grant funds; (5) the first amendment to the amended and restated Management Services Contract, Phase II (MSC), with Bridge Steps, to revise Exhibit I to include FY2019 TDHCA HHSP grant funds in an amount not to exceed $837,283.00, for the period September 1, 2018 through August 31, 2019; and (6) execution of the grant agreement - Not to exceed $837,283.00 - Financing: Texas Department of Housing and Community Affairs Grant Funds
36.	All	I	OHS	$440,000.00	Authorize (1) the City Manager to address the current shelter crisis through the emergency procurement of additional shelter beds at Dallas Life; and (2) a contract with Dallas Mission For Life dba Dallas Life to provide up to 100 pay-to-stay shelter beds, consisting of overnight shelter stays of up to 90 days per person at a rate of $12.00 per person per night, support services and hygiene kits with no requirement to participate in faith-based programming, for the period August 22, 2018 through September 30, 2019 - Not to exceed $440,000.00 - Financing: General Fund
37.	All	I	OHS	NC	Authorize Supplemental Agreement No. 1 to the FY 2017-18 contract with Health Services of North Texas, Inc. to provide scattered site housing assistance for persons with HIV/AIDS, to revise the Statement of Services and budget to reallocate funding in the total amount of $26,344.00 from the Emergency/Tenant Based Rental Assistance (E/TBRA) - Housing Services and Program Administration/Project Sponsors budget categories to the E/TBRA - Financial Assistance budget category with no net change in the contract amount - Financing: No cost consideration to the City

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
38.	All	I	OHS	NC	Authorize Supplemental Agreement No. 1 to the FY 2017-18 contract with Legacy Counseling Center, Inc. for Housing Opportunities for Persons with AIDS (HOPWA) master leasing/emergency vouchers, to revise the Statement of Services and budget to reallocate funds in the amount of $42,000.00 from the Housing Facility Operations (Emergency Vouchers), Supportive Services, and Administrative Costs budget categories to the Housing Facility Operations (Master Leasing) budget category, with no net change in the contract amount - Financing: No cost consideration to the City
39.	10	PH	DEV	NC	A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 758 with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations in an area generally along both sides of Walnut Hill Lane, east of Skillman Street and an ordinance granting the amendments Recommendation of Staff and CPC: Approval, subject to conditions Z156-326(VP)
40.	6	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1992 for a commercial amusement (inside) limited to a dance hall within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on the north line of Royal Lane, between Reeder Road and Harry Hines Boulevard Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions Z167-334(SM)
41.	1	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to an established conservation district on property zoned Conservation District No. 20, the Stevens Park Conservation District, in an area generally bounded by North Plymouth Road, Atlantic Street, and North Hampton Road Recommendation of Staff and CPC: Approval, subject to the revised architectural survey and conditions Z178-113(AR)
42.	5	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1252 for a child-care facility on property zoned an R-7.5(A) Single Family District, on the northwest corner of North Jim Miller Road and Sarah Lee Drive

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions Z178-177(CY)
43.	6	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1464 for a refuse transfer station on property zoned an IM Industrial Manufacturing District, on the south line of California Crossing Road, east of Wildwood Drive Recommendation of Staff and CPC: Approval for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a revised site plan and conditions Z178-229(MB/AM)
44.	2	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bar, lounge, or tavern on property zoned Subdistrict 2 within Planned Development District No. 317, the Cedars Special Purpose District, on the northeast line of South Harwood Street, south of Hickory Street Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions Z178-247(SM)
45.	2	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the northwest line of Kimsey Drive, northeast of Maple Avenue Recommendation of Staff and CPC: Approval Z178-251(CT)
46.	7	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a TH-3(A) Townhouse District and a resolution accepting the deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the west line of North St. Augustine Drive, south of Scyene Road Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant Z178-252(CT)
47.	4	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District on property zoned a CR-D Community Retail District with a D Liquor Control Overlay and Specific Use Permit No. 532 for a community center and outside playground, on the east

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					line of South Corinth Street Road, south of Morrell Avenue Recommendation of Staff and CPC: Approval Z178-253(AM)
48.	3	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1862 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northeast corner of South Hampton Road and Marvin D. Love Freeway Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions Z178-258(SM)
49.	4	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2199 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of West Illinois Avenue and Toluca Avenue Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions Z178-262(JM)
50.	7	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2048 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-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the south line of East R.L. Thornton Freeway, west of South Buckner Boulevard Recommendation of Staff and CPC: Approval for a four-year period, subject to conditions Z178-264(PD)
51.	6	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District, on the north line of Commerce Street, west of Sylvan Avenue Recommendation of Staff: Approval for a two-year period, subject to

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					conditions Recommendation of CPC: Approval for a one-year period, subject to conditions Z178-159(SM)
52.	8	PH	DEV	NC	A public hearing to receive comments regarding an application for an MU-2 Mixed Use District and an R-5(A) Single Family District on property zoned an R-10(A) Single Family District, on the southwest corner of South Belt Line Road and Fish Road, and an ordinance granting a CR Community Retail District on approximately 12 acres, and a resolution accepting the deed restrictions volunteered by the applicant Recommendation of Staff and CPC: Approval of a CR Community Retail District on approximately 12 acres, subject to deed restrictions volunteered by the applicant, and no change on the remainder, in lieu of the requested MU-2 Mixed Use District and R-5(A) Single Family District Z178-215(SM)
53.	14	PH	DEV	NC	A public hearing to receive comments regarding an application for and (1) an ordinance granting a Planned Development Subdistrict for O-2 Office uses and a restaurant without drive-in or drive-thru use; (2) an ordinance granting the removal of a portion of the D Liquor Control Overlay; and (3) an ordinance terminating Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on property zoned an O-2-D Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay and Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on a portion, on the northwest line of Turtle Creek Boulevard, between Gillespie Street and Fairmount Street Recommendation of Staff: Approval, subject to a development plan, landscape plan and conditions; approval of the termination of Specific Use Permit No. 1293; and denial of the partial removal of the D Liquor Control Overlay Recommendation of CPC: Approval, subject to a development plan, landscape plan and conditions; approval of the termination of Specific Use Permit No. 1293; and approval of the partial removal of the D Liquor Control Overlay Z178-218(CY)
54.	10	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a detached non-premise sign (billboard) on property zoned an MC-1 Multiple Commercial District, on the southwest side of Interstate Highway 635 (Lyndon B. Johnson Freeway), west

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					of Skillman Street Recommendation of Staff: Approval for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a site plan and conditions Recommendation of CPC: Approval for a five-year period, subject to a site plan and conditions Z178-255(CY)
55.	6	PH	TRN	NC	A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to (1) delete Manana Drive from Luna Road to Spangler Road; and (2) add Ryan Road from Luna Road to Spangler Road as a four-lane undivided roadway (S-4-U) within 60 feet of right-of-way and 44 feet of pavement, and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City
56.	6	PH	TRN	NC	A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classification of Chalk Hill Road between Davis Street and Singleton Boulevard from a six-lane divided roadway [M-6-D(A)] in 100 feet of right-of-way to a four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way, and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City
57.	N/A	PH	OFS	NC	A public hearing to receive comments on the proposed FY 2018-19 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

TOTAL $30,307,023.85

Agenda Information Sheet

File #: 18-608 **Agenda Item #:** 1.

SUBJECT

Approval of Minutes of the August 8, 2018 City Council Meeting

Agenda Information Sheet

File #: 18-559 **Agenda Item #:** 2.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office

EXECUTIVE: Larry Casto

SUBJECT

Authorize settlement of the lawsuit styled Christopher McDonald v. City of Dallas, Michael Scott Irwin, and Manuel Antonio Ortiz, Civil Action No. 3:16-CV-2354-M - Not to exceed $615,000.00 - Financing: Risk Management Funds

BACKGROUND

Plaintiff Christopher McDonald filed a lawsuit against the City of Dallas and two Dallas police officers seeking compensation for alleged bodily injuries and other damages sustained during the course of an arrest on August 15, 2014, involving the Dallas Police Department. The parties have reached a proposed settlement subject to City Council approval. Plaintiff is represented by Mathias Raphael PLLC.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council will be briefed in Executive Session on August 15, 2018.

FISCAL INFORMATION

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

Risk Management Funds - $615,000.00

August 22, 2018

WHEREAS, a lawsuit styled Christopher McDonald v. City of Dallas, Michael Scott Irwin, and Manuel Antonio Ortiz, Civil Action No. 3:16-CV-2354-M, was filed by the plaintiff, Christopher McDonald, seeking compensation from the City of Dallas, Michael Scott Irwin and Manuel Antonio Ortiz for alleged bodily injuries and other damages sustained during the course of an arrest on August 15, 2014, involving the Dallas Police Department; and

WHEREAS, the plaintiff has agreed to a settlement of the case whereby the City will pay Christopher McDonald, Mathias Raphael PLLC, and all other persons having an interest in the settlement proceeds, the total amount of $615,000.00; and

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

Now, Therefore,

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

SECTION 1. That the proposed settlement of the lawsuit, styled Christopher McDonald v. City of Dallas, Michael Scott Irwin, and Manuel Antonio Ortiz, Civil Action No. 3:16-CV-2354-M, in an amount not to exceed $615,000.00 is hereby approved.

SECTION 2. That the Chief Financial Officer is hereby authorized to pay Christopher McDonald, Mathias Raphael PLLC, and all other persons having an interest in the settlement proceeds, the amount of $615,000.00, from Fund 0192, Department ORM, Unit 3890, Object 3521, Vendor CTORM001.

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.

1500 Marilla Street
Dallas, Texas 75201

City of Dallas

Agenda Information Sheet

File #: 18-524 **Agenda Item #:** 3.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office

EXECUTIVE: Larry Casto

SUBJECT

Authorize settlement of the lawsuit styled Linnie Brown v. City of Dallas, Cause No. DC-17-02380 - Not to exceed $50,000.00 - Financing: Risk Management Funds

BACKGROUND

Plaintiff Linnie Brown filed a lawsuit against the City of Dallas seeking compensation for alleged bodily injuries and other damages sustained in an automobile collision on September 12, 2015, involving a Dallas Police Department vehicle. The City and Ms. Brown have reached a proposed settlement subject to City Council approval. Plaintiff is represented by Eberstein & Witherite, LLP.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council will be briefed by memorandum on August 17, 2018.

FISCAL INFORMATION

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

Risk Management Funds - $50,000.00

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August 22, 2018

WHEREAS, a lawsuit styled Linnie Brown v. City of Dallas, Cause No. DC-17-02380, was filed by the plaintiff, Linnie Brown, seeking compensation from the City of Dallas for alleged bodily injuries and other damages sustained in an automobile collision on September 12, 2015, involving a Dallas Police Department vehicle; and

WHEREAS, the plaintiff has agreed to a settlement of the case whereby the City will pay Linnie Brown, Eberstein & Witherite, LLP, and all other persons having an interest in the settlement proceeds, the total amount of $50,000; and

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

Now, Therefore,

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

SECTION 1. That the proposed settlement of the lawsuit, styled Linnie Brown v. City of Dallas, Cause No. DC-17-02380, in an amount not to exceed $50,000 is hereby approved.

SECTION 2. That the Chief Financial Officer is hereby authorized to pay Linnie Brown, Eberstein & Witherite, LLP, and all other persons having an interest in the settlement proceeds, the amount of $50,000, from Fund 0192, Department ORM, Unit 3890, Object 3521, Vendor CTORM001.

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

Agenda Information Sheet

File #: 18-591 **Agenda Item #:** 4.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office

EXECUTIVE: Larry Casto

SUBJECT

Authorize Supplemental Agreement No. 1 to the professional services contract with FTI Consulting, Inc. to pay for additional expert witness services performed in connection with the legal proceeding styled Complaint of Crown Castle NG Central LLC v. City of Dallas, PUC Docket No. 45470 - Not to exceed $78,620.00, from $50,000.00 to $128,620.00 - Financing: Risk Management Funds

BACKGROUND

Supplemental Agreement No. 1 will authorize payment to FTI Consulting, Inc. for expert witness services in connection with the legal proceeding styled Complaint of Crown Castle NG Central LLC v. City of Dallas, PUC Docket No. 45470.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council will be briefed by memorandum on August 17, 2018.

FISCAL INFORMATION

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

Risk Management Funds - $78,620.00

August 22, 2018

WHEREAS, on July 13, 2016, Administrative Action No. 16-6305, authorized a professional services contract with FTI Consulting, Inc., for expert witness services necessary in connection with the representation of the City of Dallas in the legal proceeding styled Complaint of Crown Castle NG Central LLC v. City of Dallas, PUC Docket No. 45470, in an amount not to exceed $50,000.00; and

WHEREAS, FTI Consulting, Inc. performed additional expert witness services.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign Supplemental Agreement No. 1 to the professional services contract with FTI Consulting, Inc., approved as to form by the City Attorney, for payment of additional expert witness services necessary in the legal proceeding styled Complaint of Crown Castle NG Central LLC v. City of Dallas, PUC Docket No. 45470, in an amount not to exceed $78,620.00, increasing the original contract amount from $50,000.00 to $128,620.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $78,620.00 to FTI Consulting, Inc., from Fund 0192, Department ORM, Unit 3890, Object 3047, Encumbrance ATT389016J40, Vendor VS0000084303.

SECTION 3. That this contract is designated as Contract No. ATT-2018-00007288.

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

Agenda Information Sheet

File #: 18-571 **Item #:** 5.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

EXECUTIVE: T.C. Broadnax

SUBJECT

Authorize **(1)** a contract for the construction of the Security Controls Enhancement Project at Dallas Love Field - Construction Rent-A-Fence, Inc., lowest responsive bidder of three; and **(2)** an increase in appropriations in an amount not to exceed $3,263,599.60 in the Aviation Capital Construction Fund - Not to exceed $4,263,599.60 - Financing: Aviation Capital Construction Funds

BACKGROUND

The physical perimeter of Dallas Love Field is bounded by nearly 40,000 linear feet of AOA (airport operations area) fence and vehicle gates. Engineering studies have been conducted to assess existing security features and determine if improvements should be added. This construction project will implement recent recommendations.

This action will authorize a construction contract with Construction Rent-A-Fence, Inc. to complete Security Controls Enhancement at Dallas Love Field.

On Wednesday, April 11, 2018, the Security Controls Enhancement Project at Dallas Love Field was publicly advertised for construction bids in the first of three published advertisements. On May 11, 2018, three bids were received. Construction Rent-A-Fence, Inc. was the apparent low bidder of the three, and it is recommended that the City of Dallas enter into a construction contract with Construction Rent-A-Fence, Inc. for the scope of work detailed in the project specifications and construction documents.

Construction Rent-A-Fence Inc. has had no previous contracts with the City of Dallas.

ESTIMATED SCHEDULE OF PROJECT

Began Design	November 2015
Completed Design	March 2018
Begin Construction	October 2018

Complete Construction November 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 12, 2014, City Council authorized a professional services contract with Huitt-Zollars Inc. to provide engineering services for the Security Controls Enhancement Project at Dallas Love Field by Resolution No. 14-1918.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on August 13, 2018.

FISCAL INFORMATION

Aviation Capital Construction Funds - $4,263,599.60

Design	$ 999,618.10
Supplemental Agreement No. 1 (concurrent action)	$ 71,577.52
Materials Testing	$ 49,000.00 (est.)
Construction (this action)	$4,263,599.60
Total Project Cost	$5,383,795.22 (est.)

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$4,263,599.60	Construction	25.00%	92.76%	$3,955,127.19
• This contract exceeds the M/WBE goal.				

BID INFORMATION

The following three bids were received and opened on May 11, 2018:

*Denotes successful bidder

Bidders	Bid Amount
*Construction Rent-A-Fence, Inc. 21497 US Hwy 79 Taylor, TX 76574	$4,263,599.60
Centennial Contractors Enterprises, Inc. 11111 Sunset Hills Road, Suite 350	$4,892,227.96

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Reston, VA 20190

Fort Worth Civil Constructors, LLC $5,311,646.64
P.O. Box 164513
Fort Worth, TX 76161

OWNER

Construction Rent-A-Fence, Inc.

Wendy Ford, Vice President

MAP

Attached

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Love Field Security Controls Enhancement

MAPSCO: 33D H; 34A E F J K

WHEREAS, the perimeter boundaries of Dallas Love Field are defined by secure metal fencing and gates; and

WHEREAS, the Department of Aviation maintains maximum operational safety and security at Dallas Love Field; and

WHEREAS, adding new security features to the Dallas Love Field perimeter fence will help deter vehicular breaches from local streets; and

WHEREAS, on November 12, 2014, City Council authorized a professional services contract with Huitt-Zollars Inc. to provide engineering services for the Security Controls Enhancement Project at Dallas Love Field, in an amount not to exceed $999,618, by Resolution No. 14-1918; and

WHEREAS, the Department of Aviation employed the Request for Bids process in accordance with City of Dallas procurement guidelines for construction services; and

WHEREAS, bids were publicly advertised, received and opened on May 11, 2018 for the Security Controls Enhancement Project at Dallas Love Field as follows:

Bidders	**Bid Amount**
Construction Rent-A-Fence, Inc.	$4,263,599.60
Centennial	$4,892,227.96
Fort Worth Civil Constructors, LLC	$5,311,646.64

WHEREAS, it is necessary to authorize a construction contract with Construction Rent-A-Fence, Inc., lowest responsive bidder of three, for the construction of the Security Controls Enhancement Project at Dallas Love Field, in an amount not to exceed, $4,263,599.60.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a contract with Construction Rent-A-Fence, Inc., approved as to form by the City Attorney, for the construction of the Security Controls Enhancement Project at Dallas Love Field, in an amount not to exceed $4,263,599.60.

SECTION 2. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed $3,263,599.60 in the Aviation Capital Construction Funds, Fund 0131, Department AVI, Unit P746, Object 4599.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $4,263,599.60 to Construction Rent-A-Fence, Inc., in accordance with the terms and conditions of the contract from the Aviation Capital Construction Funds, Fund 0131, Department AVI, Unit P746, Object 4599, Activity AAIP, Program P746, Encumbrance/Contract No. CX-AVI-2018-00006754, Commodity 91200, Vendor 346992

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

Agenda Information Sheet

File #: 18-580 **Agenda Item #:** 6.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

EXECUTIVE: T.C. Broadnax

SUBJECT

Authorize the first three-year renewal option to the Distributed Antenna System (DAS) and wireless fidelity system (Wi-Fi) Network contract with Concourse Communications Group, LLC and amend the contract to **(1)** reduce current contract revenue share to 20% for the DAS and Wi-Fi System Network; **(2)** reduce the Minimum Annual Guarantee from $300,000.00 to $225,000.00; **(3)** convert the airport Wi-Fi model from paid to free; and **(4)** extend the contract from August 22, 2012 to April 15, 2025 - Estimated Revenue Foregone: $845,000.00 over six-year period

BACKGROUND

On August 22, 2012, City Council authorized a six-year contract, with two three-year renewal options to design build and manage a carrier neutral cellular antenna and Wi-Fi system at Love Field for the design, build and management of a carrier neutral cellular and Wi-Fi (wireless fidelity) system for approximately 920,000 square feet of public terminal space. This system has supported approximately 12 million passengers annually, airline tenants, airport operations, Dallas Police, Love Field airport facilities and operations staff.

This action authorizes an amendment to the existing agreement to provide the DAS System to support the travelling public, airlines tenants, other airport tenants, the City's Department of Aviation Operations Division, and the Dallas Police Department (DPD) at the Airport by providing cellular telephone access and data access through a distributed antenna system. Radio signals for the DPD and Airport Operations shall be carried on the DAS System for Airport Facilities.

This amendment to this contract agreement includes the following conditions:

1. The operator pays the City:

   a. Twenty Percent (20%) of DAS System Gross Revenues Twenty Percent (20%) of Wi-Fi System Gross Revenues
   b. Twenty Percent (20%) of Gross Revenues for Operator's business at the

Airport, other than directly through the Distributed Antennae System (DAS), Wi-Fi System or for Clear Channel or CNN; and

c. Seventy-Five Percent (75%) of Gross Revenues for the relevant period of time derived from Operator's existing agreement with Clear Channel/CNN. Such revenue will be included in the definition of Operator's Other Business Gross Revenues.

2. The percentage Fee shall be amended so that Operator pays City:

a. Twenty Percent (20%) of DAS System Gross Revenues Twenty Percent (20%) of Wi-Fi System Gross Revenues

b. Twenty Percent (20%) of Gross Revenues for Operator's business at the Airport, other than directly through the Distributed Antennae System (DAS), Wi-Fi System or for Clear Channel or CNN; and

c. Seventy-Five Percent (75%) of Gross Revenues for the relevant period of time derived from Operator's existing agreement with Clear Channel or CNN.

3. The Minimum Annual Guarantee ("MAG") as it applies to each year of the remaining Term of the Agreement shall be amended as follows:

a. The Operator will pay the City Two Hundred Twenty-Five Thousand Dollars ($225,000.00) during each remaining year of the Agreement.

b. The new revenue share and MAG decrease will enable Concourse Communications Group, LLC to fund a one-time equipment upgrade and increase internet capacity to meet the demands anticipated for the increased traffic and data usage that will be generated by the City of Dallas, Department of Aviation converting to free Wi-Fi.

This contract amendment will allow the Department of Aviation to service all Dallas Love Field airport travelers with access to free Wi-Fi after watching advertisements and allow Concourse Communications Group, LLC to source and upgrade hardware. Concourse Communications Group, LLC will continue to maintain, upgrade software as needed and operate the DAS Wi-Fi systems at their cost as needed, to provide the same high level of service currently delivered.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 22, 2012, City Council authorized a six-year contract, with two three-year renewal options, and a minimum guarantee to design, build and manage a carrier neutral cellular antennae and Wi-Fi (wireless fidelity) system at Love Field by Resolution No. 12-2075.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on August 13, 2018.

FISCAL INFORMATION

Estimated Annual Revenue Foregone: $845,000.00 over six-year period beginning in FY 2018-2019

OWNER

Concourse Communications, LLC

Mark Deshaies, Vice President, Operations

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WHEREAS, on August 22, 2012, City Council authorized a contract with Concourse Communications Group, LLC to design, build and manage a carrier neutral cellular antenna and wireless fidelity (Wi-Fi) system at Love Field for a term of six years, with two three-year renewal options, and a minimum annual guarantee for an estimated annual revenue amount of $200,000.00 for years one and two and $250,000.00 for years three through six, by Resolution No.12-2075; and

WHEREAS, it is now desirable to authorize an amendment and renewal to extend the current contract that expires April 15, 2019 and add an additional two three-year renewals, extending the contract to April 15, 2025; and

WHEREAS, it is now necessary to authorize the first three-year renewal option to the Distributed Antenna System (DAS) and wireless fidelity system (Wi-Fi) Network contract with Concourse Communications Group, LLC and amend the contract to reduce the current contract revenue share to 20% for the DAS and Wi-Fi System Network, reduce the Minimum Annual Guarantee from $300,000.00 to $225,000.00, convert the airport Wi-Fi model from paid to free and, extend the contract from August 22, 2012 to April 15, 2025 - Estimated Revenue Foregone: $845,000.00 over six-year period.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to exercise the first three-year renewal option to the Distributed Antenna System (DAS) and wireless fidelity system (Wi-Fi) Network contract with Concourse Communications Group, LLC, approved as to form by the City Attorney, and amend the contract to reduce the current contract revenue share to 20% for the DAS and Wi-Fi System Network, reduce the Minimum Annual Guarantee from $300,000 to $225,000, convert the airport Wi-Fi model from paid to free and, extend the contract from August 22, 2012 to April 15, 2025 - Estimated Revenue Foregone: $845,000.00 over six-year period.

SECTION 2. That the terms and conditions of the contract amendment are:

a. The contract term is extended for an additional two three-year renewals, effective April 15, 2019 and ending April 15, 2025.

b. Reduce the MAG from $300,000.00 to $225,000.00 and reduce the current contract revenues share to 20% revenue share to Dallas Love Field for both DAS and Wi-Fi Networks.

c. All other terms of the contract, reflected in Section 2 shall remain unchanged and in full force and effect.

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit funds in an amount not to exceed $225,000.00 received from Concourse Communications Group, LLC to Aviation Current Funds, Fund 0130, Department AVI, Unit 7754, Revenue Code 8561, Contract No. AVI-2018-00007063

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

Agenda Information Sheet

File #: 18-572 **Agenda Item #:** 7.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

EXECUTIVE: T.C. Broadnax

SUBJECT

Authorize Supplemental Agreement No. 4 to the professional services contract with M. Arthur Gensler Jr. & Associates, Inc. to provide architectural and engineering design for Garages A and B Fire Alarm System Replacement Project at Dallas Love Field - Not to exceed $270,654.00, from $816,798.00 to $1,087,452.00 - Financing: Aviation Current Funds

BACKGROUND

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

On July 8, 2014, City Council authorized a professional services contract with M. Arthur Gensler Jr. & Associates, Inc. to provide design services for Dallas Love Field Garages A and B Condition Assessment Project. Contract amount was $228,140.00.

This action will authorize Supplemental Agreement No. 4 to the professional services contract with M. Arthur Gensler Jr. & Associates, Inc. to provide design, construction documents, and construction administration for complete fire alarm replacement, which was identified in Condition Assessment as nearing end of its useful life. Total fee increase in Supplemental Agreement No. 4 is $270,654.00.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	September 2018
Complete Design	April 2019
Begin Construction	July 2019
Complete Construction	November 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On July 8, 2014, City Council authorized a professional services contract with M. Arthur Gensler Jr. & Associates, Inc. for design services for Dallas Love Field Garages A and B Condition Assessment Project by Resolution No. 14-1012.

On May 25, 2016, City Council authorized Supplemental Agreement No. 3 for design, construction documents, and construction administration services for repair to Dallas Love Field Garage A & B and Pedestrian Concourse by Resolution No. 16-0813.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on August 13, 2018.

FISCAL INFORMATION

Aviation Current Funds - $270,654.00

Original Contract	$ 228,140.00
Supplemental Agreement No. 1	$ 10,882.00
Supplemental Agreement No. 2	$ 17,600.00
Supplemental Agreement No. 3	$ 560,176.00
Supplemental Agreement No. 4 (this action)	$ 270,654.00
Total Contract Cost	$ 1,087,452.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$270,654.00	Architecture & Engineering	25.66%	31.23%	$84,517.00
• Supplemental Agreement No. 4 - 31.23% M/WBE participation				
• This contract exceeds the M/WBE goal of $25.66% and has an Overall M/WBE of 39.64%				

OWNER

M. Arthur Gensler Jr. & Associates, Inc.

Cindy Simpson, Managing Director and Principal

MAP

Attached

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N
57%

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

WHEREAS, it was decided that a condition assessment of Dallas Love Field Garage A & B and the Pedestrian Concourse was necessary to identify repairs needed to extend its useful life; and

WHEREAS, the current conditions of both structures have been assessed, and structural and building system upgrades have been prioritized; and

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

WHEREAS, on November 24, 2014, Administrative Action No.14-7192 authorized Supplemental Agreement No. 1 to the contract with Gensler to provide water infiltration testing as part of the assessment, in the amount of $10,882.00, increasing the contract from $228,140.00 to $239,022.00; and

WHEREAS, on July 7, 2015, Administrative Action No.15-6347 authorized Supplemental Agreement No. 2 to the contract with Gensler to provide additional assessment data, prioritize repairs, and cost analysis, in the amount of $17,600.00, increasing the contract from $239,022.00 to $256,622.00; and

WHEREAS, on May 25, 2016 City Council authorized Supplemental Agreement No. 3 to the contract with M. Arthur Gensler Jr. & Associates, Inc. to provide design, construction documents, and construction administration services for repairs to the Dallas Love Field Garage A & B and Pedestrian Concourse, in an amount not to exceed $560,176.00, increasing the contract from $256,622.00 to $816,798.00; and

WHEREAS, it was determined that repairs identified as immediate of the type including life safety, code, and preventive maintenance should be implemented; and

WHEREAS, the existing fire alarm system must be replaced to comply with current building codes; and

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 4 to the professional services contract with M. Arthur Gensler Jr. & Associates, Inc. to provide design and construction administration services for Garages A and B Fire Alarm System Replacement at Dallas Love Field, in an amount not to exceed $270,654.00, increasing the contract amount from $816,798.00 to $1,087,452.00.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign Supplemental Agreement No. 4 to the professional services contract with M. Arthur Gensler Jr. & Associates, Inc. approved as to form by the City Attorney, to provide design and construction administration services for Garages A and B Fire Alarm System Replacement at Dallas Love Field, in an amount not to exceed $270,654.00, increasing the contract amount from $816,798.00 to $1,087,452.00.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $270,654.00 in the Aviation Operation Funds, Fund 0130, Department AVI, Unit 7730, Object 4116.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $270,654.00 to M. Arthur Gensler Jr. & Associates, Inc. in accordance with the terms and conditions of the contract from the Aviation Operation Funds, Fund 0130, Department AVI, Unit 7730, Object 4116, Activity AAIP, Program AV8738, Commodity 91817, Encumbrance CT-AVIMAGA0414.1, Vendor VS0000001122.

SECTION 5. That this contract is designated as Contract No. PBW-2016-00000705.

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

Agenda Information Sheet

File #: 18-583 **Agenda Item #:** 8.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a contract for the construction of street paving, drainage, water and wastewater main improvements for Gardenview Drive from Alto Garden Drive to Loma Garden Avenue - Tiseo Paving Company, lowest responsible bidder of seven - Not to exceed $675,932.20 - Financing: Street and Transportation Improvement Funds (2012 Bond Funds) ($562,113.00), Water Utilities Capital Improvement Funds ($103,287.20) and Water Utilities Capital Construction Funds ($10,532.00)

BACKGROUND

This item also impacts the Water Utilities Department. On May 27, 2015, City Council authorized a professional services contract with Dal-Tech Engineering, Inc. for the engineering design of one street petition project on Gardenview Drive, from Alto Garden Drive to Loma Garden Avenue and one thoroughfare project on Highland Road, from Ferguson Road to Primrose at Highland by Resolution No. 15-0955.

On April 25, 2018, City Council authorized street paving, drainage, water and wastewater main improvements for Gardenview Drive from Alto Garden Drive to Loma Garden Avenue; provided for partial payment of construction cost by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law; and a benefit assessment hearing to be held on June 13, 2018 by Resolution No. 18-0602.

This action will authorize a contract with Tiseo Paving Company for the construction of street paving, drainage, water and wastewater main improvements for Gardenview Drive from Alto Garden Drive to Loma Garden Avenue, in an amount not to exceed $675,932.20.

The scope of the project on Gardenview Drive from Alto Garden Drive to Loma Garden Avenue entails street paving, drainage, sidewalks, driveway approaches, barrier-free ramps, and water and wastewater main improvements.

Tiseo Paving Company has had 2 contractual activities with the City of Dallas for the past three

years.

ESTIMATED SCHEDULE OF PROJECT

Began Design	May 2015
Completed Design	February 2018
Begin Construction	November 2018
Complete Construction	November 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 27, 2015, City Council authorized a professional services contract with Dal-Tech Engineering, Inc. for the engineering design of one street petition project on Gardenview Drive, from Alto Garden Drive to Loma Garden Avenue and one thoroughfare project on Highland Road, from Ferguson Road to Primrose at Highland by Resolution No. 15-0955.

On April 25, 2018, City Council authorized street paving, drainage, water and wastewater main improvements for Gardenview Drive from Alto Garden Drive to Loma Garden Avenue; provided for partial payment of construction costs by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law; and a benefit assessment hearing to be held on June 13, 2018, to receive comments by Resolution No. 18-0602.

On June 13, 2018, City Council authorized a benefit assessment hearing to receive comments on street paving, drainage, water and wastewater main improvements for Gardenview Drive from Alto Garden Drive to Loma Garden Avenue; and at the close of the hearing, authorize an ordinance levying benefit assessments by Resolution No. 18-0872.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on August 13, 2018.

FISCAL INFORMATION

Street and Transportation Improvement Funds (2012 Bond Funds) - $562,113.00
Water Utilities Capital Improvement Funds - $103,287.20
Water Utilities Capital Construction Funds - $10,532.00

Design	$ 86,943.05
Construction (this action)	
Paving & Drainage - PBW	$562,113.00
Water & Wastewater - DWU	$113,819.20
Total	$762,875.25

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as

follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$675,932.20	Construction	25.00%	52.53%	$365,419.00
• This contract exceeds the M/WBE goal.				

BID INFORMATION

The following seven bids with quotes were received and opened on March 23, 2018.

*Denotes successful bidder(s)

Bidders	Bid Amount
* Tiseo Paving Company 419 US 80 Frontage Road Mesquite, Texas 75150	$675,932.20
Jeske Construction Company	$744,938.00
Vescorp Construction, LLC	$770,208.50
Macval Associates, LLC	$839,387.60
Joe Funk Construction, Inc.	$897,512.80
FNH Construction, LLC	$951,897.00

**Camino Construction, LP disqualified for being non-responsive

Original estimate: PBW	$1,248,990
DWU	$ 185,430
Total Project	$1,434,420

OWNER

Tiseo Paving Company

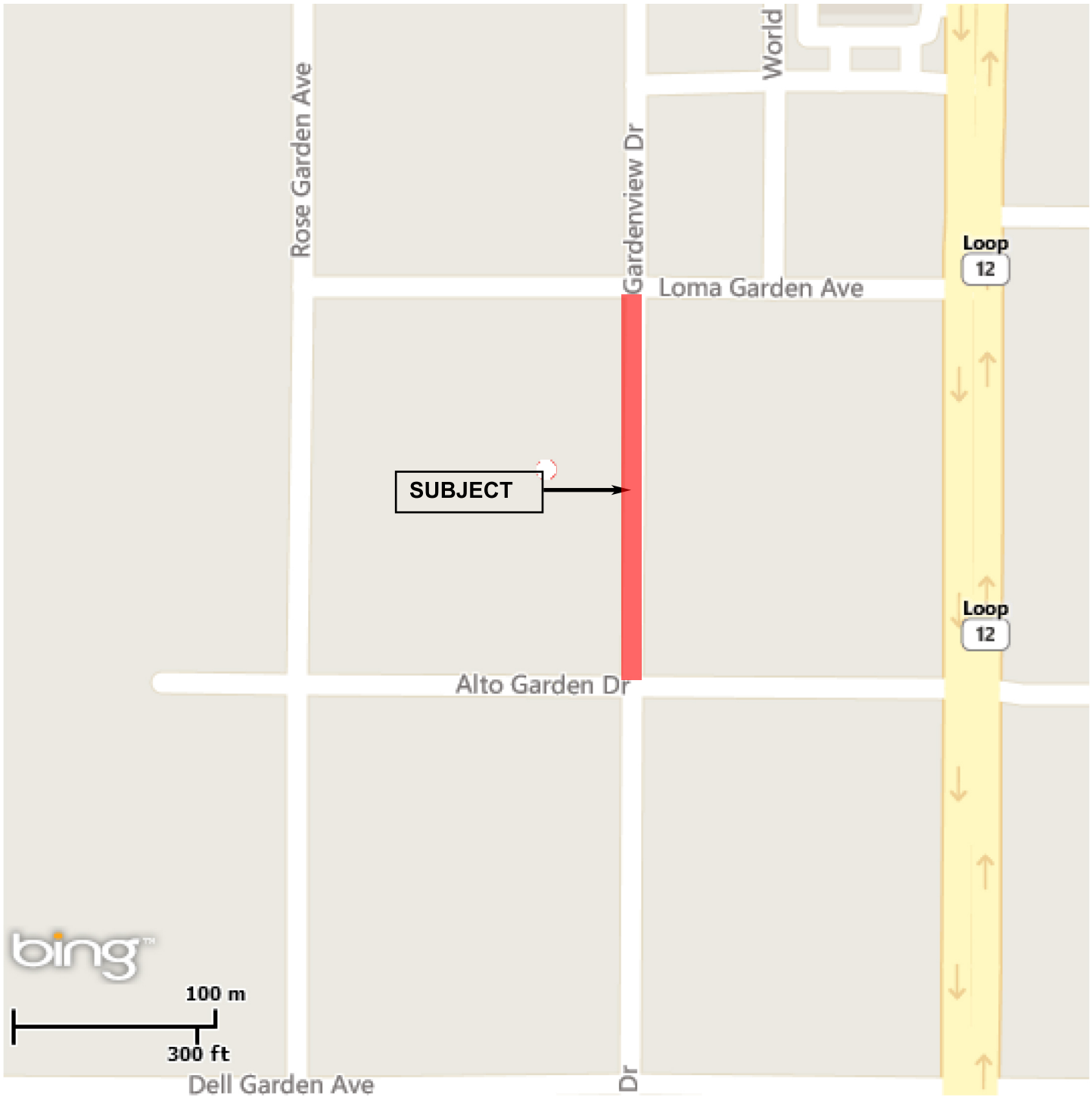
Arthur Tiseo, Registered Agent

MAP

Attached

powered by Legistar™

GARDENVIEW DRIVE FROM ALTO GARDEN DRIVE TO LOMA GARDEN AVENUE



MAPSCO 58L

WHEREAS, on May 27, 2015, City Council authorized a professional services contract with Dal-Tech Engineering, Inc. for the engineering design of one street petition project on Gardenview Drive from Alto Garden Drive to Loma Garden Avenue and one thoroughfare project on Highland Road, from Ferguson Road to Primrose at Highland by Resolution No. 15-0955; and

WHEREAS, on April 25, 2018, City Council authorized street paving, drainage, water and wastewater main improvements for Gardenview Drive from Alto Garden Drive to Loma Garden Avenue; provided for partial payment of construction costs by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law; and a benefit assessment hearing to be held on June 13, 2018, to receive comments by Resolution No. 18-0602; and

WHEREAS, on March 23, 2018 seven bids were received for street paving, drainage, water and wastewater main improvements for Gardenview Drive from Alto Garden Drive to Loma Garden Avenue, as follows:

Bidders	**Bid Amount**
Tiseo Paving Company	$675,932.20
Jeske Construction Company	$744,938.00
Vescorp Construction, LLC	$770,208.50
Macval Associates, LLC	$839,387.60
Joe Funk Construction, Inc.	$897,512.80
FNH Construction, LLC	$951,897.00

*Camino Construction, LP disqualified for being non-responsive

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a construction contract with Tiseo Paving Company, approved as to form by the City Attorney, for the construction of street paving, drainage, water and wastewater main improvements for Gardenview Drive from Alto Garden Drive to Loma Garden Avenue, in an amount not to exceed $675,932.20, this being the lowest responsive bid received as indicated by the tabulation of bids.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $675,932.20 to Tiseo Paving Company in accordance with the terms and conditions of the contract, as follows:

Street and Transportation Improvements Funds (2012 Bond Funds) Fund 4U22, Department PBW, Unit S421, Activity STPT Object 4510, Program PB12S421 Encumbrance/Contract No. CX PBW-2018-00006667 Vendor 011466	$562,113.00
Water Utilities Capital Construction Funds Fund 0103, Department DWU, Unit CS42 Object 3222, Program 718172X Encumbrance/Contract No. CX-PBW-2018-00006667 Vendor 011466	$ 10,532.00
Water Utilities Capital Improvement Funds Fund 2116, Department DWU, Unit PS42 Object 4560, Program 718172 Encumbrance/Contract No. CX-PBW-2018-00006667 Vendor 011466	$103,287.20
Total amount not to exceed	$675,932.20

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

Agenda Information Sheet

File #: 18-576 **Agenda Item #:** 9.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 2, 6

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** a reimbursement agreement with Atmos Energy for construction costs associated with the restoration of three alleys: 3703-3771 Cortez Drive & 3702-3770 Durango Drive; 3903-3991 Cortez Drive & 3904-3990 Durango Drive; and 3505-3523 Park Lane & 3511 Valley Ridge Road; affected by replacement of gas lines in northwest Dallas in an amount not to exceed $67,583.00; **(2)** the receipt and deposit of funds from Atmos Energy in an amount not to exceed $67,583.00; and **(3)** an increase in appropriations in the amount of $67,583.00 in the Capital Projects Reimbursement Fund - Not to exceed $67,582.50 - Financing: Capital Projects Reimbursement Funds

BACKGROUND

On March 1, 2018, Atmos Energy conducted a planned outage, temporarily disconnecting natural gas service to approximately 2,800 homes in northwest Dallas. Atmos Energy has been replacing the entire natural gas distribution system, including mains and service lines for this area. The replacement of the gas line has affected three alleys which are included in the 2017 Bond Program.

In-lieu-of Atmos Energy completing final restoration of the three alleys, the Department of Public Works (PBW) expedited the 2017 Bond projects in the alleys and through this action, Atmos Energy will reimburse the City of Dallas the cost of Atmos Energy's final restoration. The following alleys will be restored by PBW:

Alley Name

- 3703-3771 Cortez Drive and 3702-3770 Durango Drive
- 3903-3991 Cortez Drive and 3904-3990 Durango Drive
- 3505-3523 Park Lane and 3511 Valley Ridge Road

Atmos Energy entered into a reimbursement agreement stipulating they will reimburse the City of Dallas in an amount not to exceed $67,582.50 for their share of costs for restoration of the three alleys.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	July 2018
Complete Construction	August 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Mobility Solutions, Infrastructure and Sustainability Committee on June 11, 2018.

FISCAL INFORMATION

Capital Projects Reimbursement Funds - $67,582.50

Alley Name	Council District	Amount
3703-3771 Cortez Drive & 3702-3770 Durango Drive	2	$21,990.00
3903-3991 Cortez Drive & 3904-3990 Durango Drive	6	$30,262.50
3505-3523 Park Lane & 3511 Valley Ridge Road	6	$15,330.00
	Total	$67,582.50

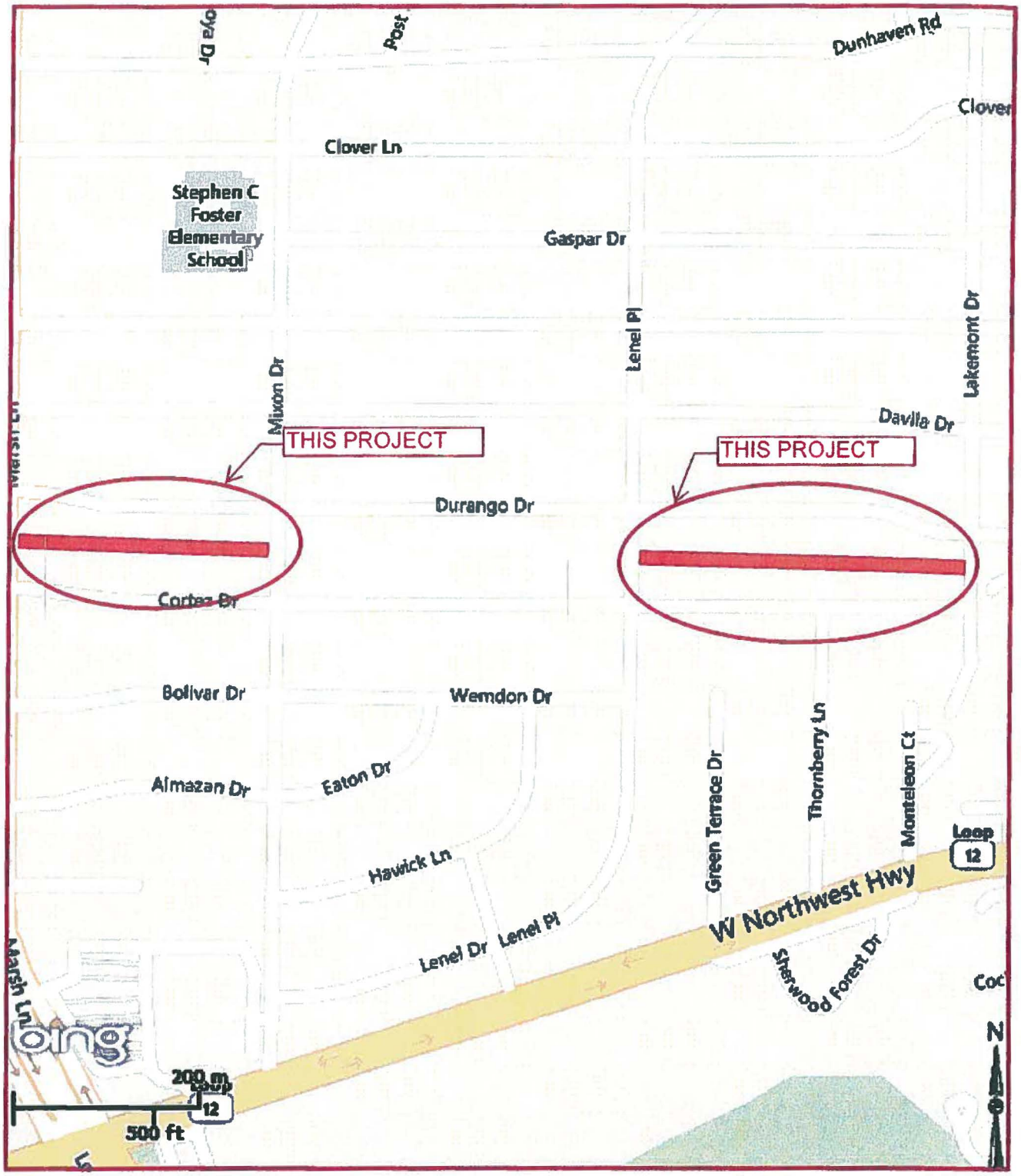
Atmos Energy will reimburse the City in an amount not to exceed $67,582.50 for their share of costs for restoration of the three alleys.

MAPS

Attached

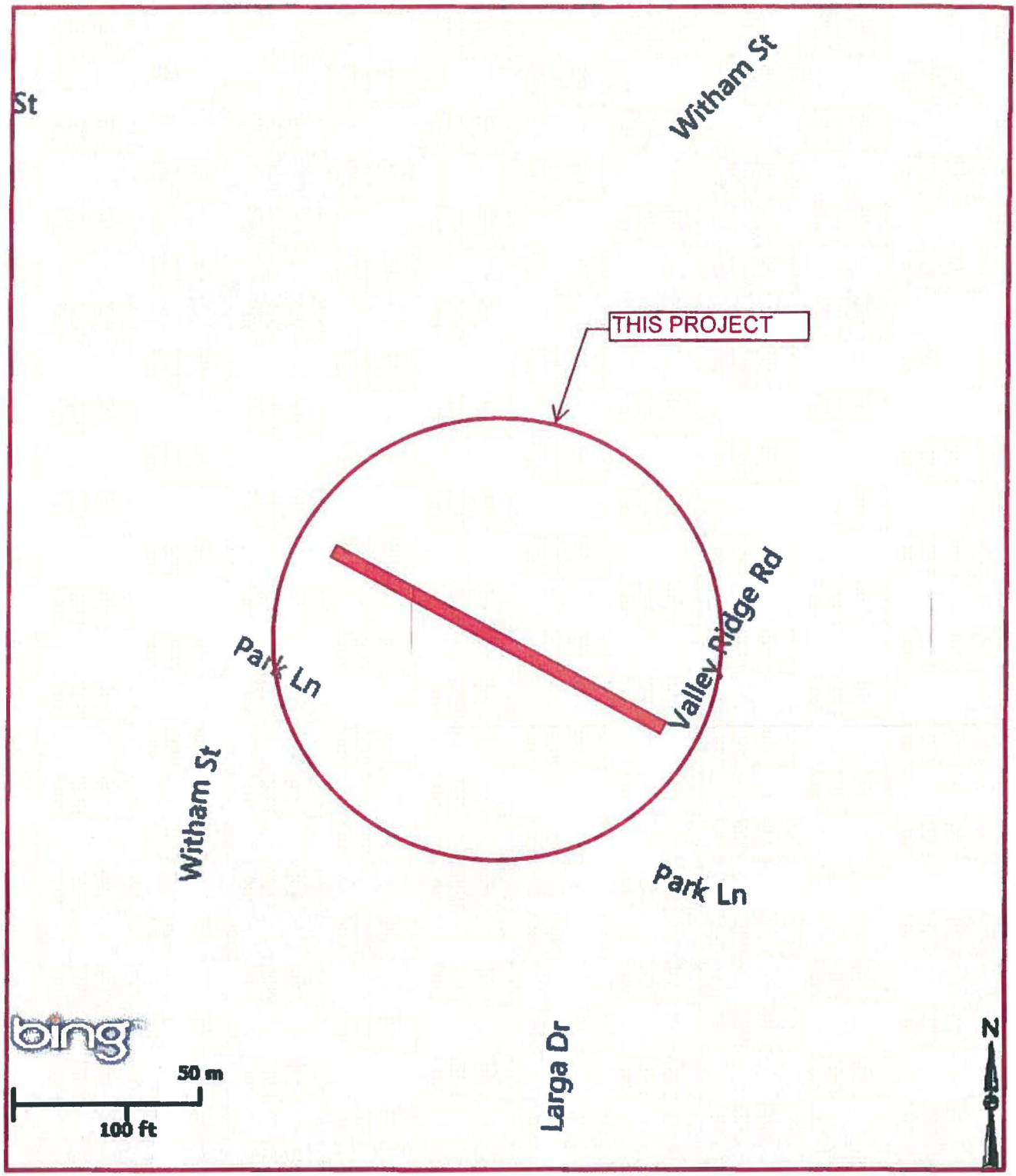
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ALLEY BETWEEN DURANGO DRIVE & CORTEZ DRIVE FROM MARSH LANE TO MIXON DRIVE
AND
ALLEY BETWEEN DURANGO DRIVE & CORTEZ DRIVE FROM LENEL PL TO LAKEMONT DRIVE



MAPSCO 23V & 24S

ALLEY BETWEEN PARK LANE AND VALLEY RIDGE ROAD



MAPSCO 23R

August 22, 2018

WHEREAS, on March 1, 2018, Atmos Energy conducted a planned outage, temporarily disconnecting natural gas service to approximately 2,800 homes in northwest Dallas; and

WHEREAS, the planned outage affected three alleys: 3703-3771 Cortez Dr. & 3702-3770 Durango Drive; 3903-3991 Cortez Drive & 3904-3990 Durango Drive; and 3505-3523 Park Lane & 3511 Valley Ridge Road; currently on the 2017 Bond Program and now in need of restoration; and

WHEREAS, it is now necessary to implement a Reimbursement Agreement with Atmos Energy for reimbursement of construction costs associated with the restoration of three alleys; and

WHEREAS, in order to implement this project, the City of Dallas will administer the construction of this project; and

WHEREAS, it is now necessary to sign a reimbursement agreement with Atmos Energy for the restoration of three alleys: 3703-3771 Cortez Drive & 3702-3770 Durango Drive; 3903-3991 Cortez Drive & 3904-3990 Durango Drive; and 3505-3523 Park Lane & 3511 Valley Ridge Road; in an amount not to exceed $67,582.50.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a reimbursement agreement with Atmos Energy, approved as to form by the City Attorney, for construction costs associated with the restoration of three alleys: 3703-3771 Cortez Drive & 3702-3770 Durango Drive; 3903-3991 Cortez Drive & 3904-3990 Durango Drive; and 3505-3523 Park Lane & 3511 Valley Ridge Road.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit funds from Atmos Energy in an amount not to exceed $67,582.50 in the Capital Projects Reimbursement Fund, Fund 0556, Department PBW, Unit V039 ($15,330.00), Unit V010 ($21,990.00) and Unit V041 ($30,262.50), Revenue Code 8428.

SECTION 3. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed $67,582.50 in the Capital Projects Reimbursements Fund, Fund 0556, Department PBW, Unit V039 ($15,330.00), Unit V010 ($21,990.00) and Unit V041 ($30,262.50), Object 4510.

SECTION 4. That this contract is designated as Contract No. PBW-2018-00006427.

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 Information Sheet

File #: 18-548 **Item #:** 10.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 10

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize Supplemental Agreement No. 1 to the professional services contract with HKS, Inc. for the continuation of architectural, engineering design services and construction administration services of the Forest Green Branch Library replacement facility located at 9619 Greenville Avenue - Not to exceed $219,644.00, from $459,000.00 to $678,644.00 - Financing: Library (E) Funds (2017 Bond Funds)

BACKGROUND

This action is to complete the design for the Forest Green Library replacement facility. The original scope authorized HKS, Inc. to provide the remaining architectural and engineering design services. In this contract, additional services will include plan modifications requested by the owner, City of Dallas requirements of supplemental services and an extension of the design contract to April 2021 in order to complete the project construction administration for the Forest Green Branch Library replacement facility. Services for the design and Furniture, Furnishings and Equipment (FF&E) will include schematic design, design development, construction documents, bid evaluation, and construction administration. This facility will be designed to achieve Leadership in Energy & Environmental Design (LEED) Gold certification under the LEED Program of the U.S. Green Building Council (USGBC).

HKS, Inc. was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	September 2018
Complete Design	December 2018
Begin Construction	April 2019
Complete Construction	April 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 8, 2010, authorized acquisition of property at 9619 Greenville Avenue for the Forest Green Branch Library replacement facility by Resolution No. 10-2299.

On January 26, 2011, authorized a professional services contract with HKS, Inc. for architectural and engineering design services and construction administration services of the Forest Green Branch Library replacement facility located at 9619 Greenville Avenue by Resolution No. 11-0270.

City Council will be briefed by memorandum on August 10, 2018.

FISCAL INFORMATION

Library (E) Funds (2017 Bond Funds) - $219,644.00

Original Contract Amount	$459,000.00
Supplemental Agreement No. 1 (this action)	$219,644.00
Total	$678,644.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$219,644.00	Architecture & Engineering	25.66%	36.80%	$80,825.00
• Supplemental Agreement No. 1 - 25.66% M/WBE participation				
• This contract exceeds the M/WBE goal of 25.66% and has an Overall M/WBE goal of 33.69%				

OWNER

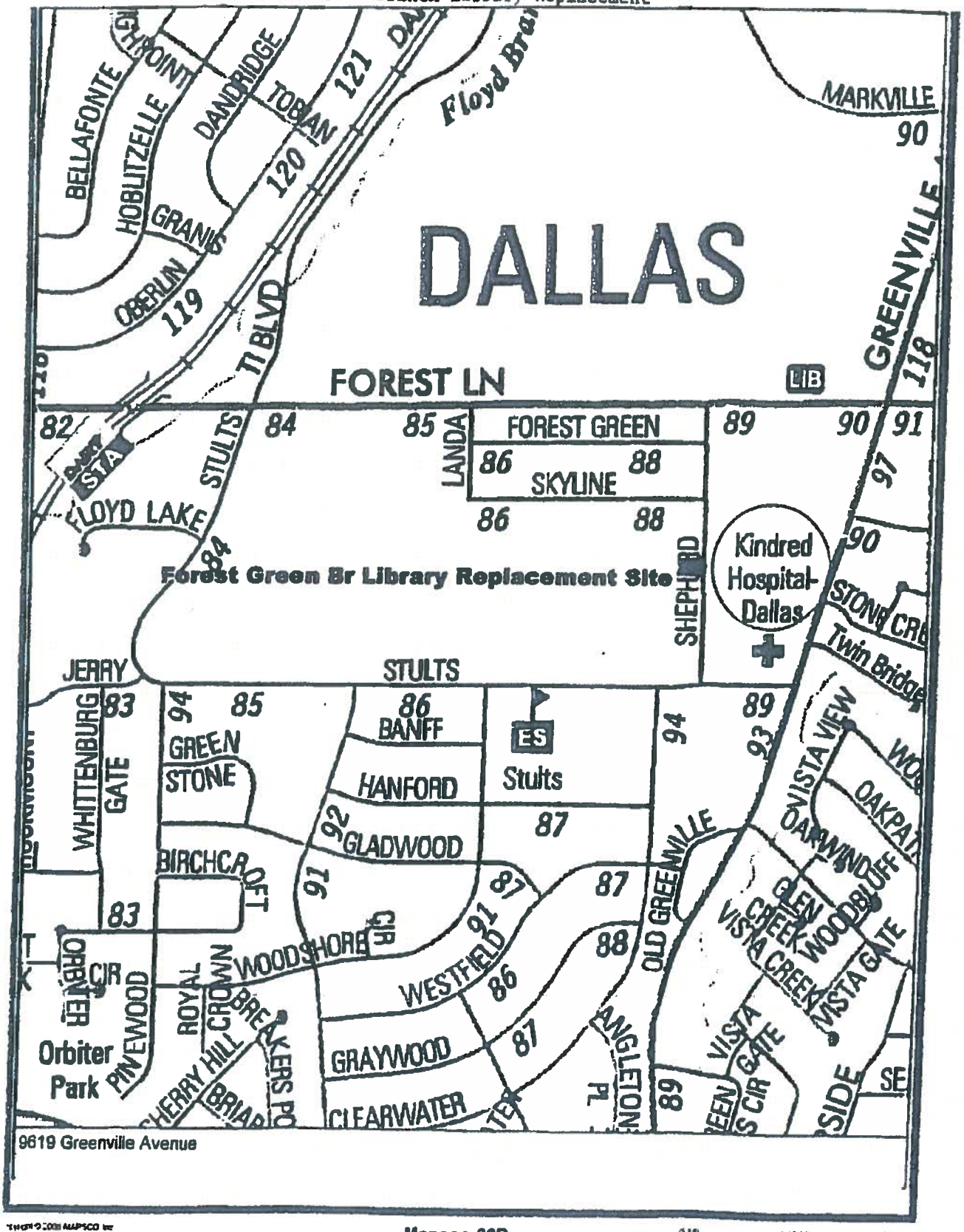
HKS, Inc.

R. Craig Williams, Principal
Ralph Hawkins, Chief Executive Officer/President

MAP

Attached

Forest Green Branch Library Replacement



Mapsco 26D

Scale 1 : 6 166

August 22, 2018

WHEREAS, in the 2006 Bond Program, the citizens of Dallas approved funding for the land acquisition, design and construction of a replacement library facility for the Forest Green Service Area; and

WHEREAS, on September 8, 2010, City Council authorized acquisition of a site at 9619 Greenville Avenue for the Forest Green Branch Library replacement facility by Resolution No. 10-2299; and

WHEREAS, at the conclusion of a selection process conducted by City staff, HKS, Inc. was chosen as the most qualified firm to provide professional services for this project; and

WHEREAS, on January 26, 2011, City Council authorized a professional services contract with HKS, Inc. for architectural and engineering services and construction administration services of the Forest Green Branch Library replacement facility located at 9619 Greenville Avenue, in an amount not to exceed $459,000, by Resolution No. 11-0270; and

WHEREAS, it is now desirable to authorize Supplemental Agreement No. 1 to the professional services contract with HKS, Inc. for the continuation of architectural, engineering design services and construction administration services of the Forest Green Branch Library replacement facility located at 9619 Greenville Avenue, in an amount not to exceed $219,644.00, increasing the contract amount from $459,000.00 to $678,644.00.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign Supplemental Agreement No. 1 to the professional services contract with HKS, Inc., approved as to form by the City Attorney, for the continuation of architectural, engineering design services and construction administration services of the Forest Green Branch Library replacement facility located at 9619 Greenville Avenue, in an amount not to exceed $219,644.00, increasing the contract amount from $459,000.00 to $678,644.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $219,644.00 to HKS, Inc., in accordance with the terms and conditions of the contract from Library (E) Funds, Fund 1V42, Department EBS, Unit VE01, Activity LIBF, Object 4112, Program EB17VE01, Encumbrance CT-PBW06T635D1, Vendor 089018.

SECTION 3. That this contract is designated as Contract No. PBW-2018-00007112.

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

Agenda Information Sheet

File #: 18-505 **Item #:** 11.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Trinity Watershed Management

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize acquisition from Juan I. Zaragoza, of approximately 18,750 square feet of land located on Kildare Avenue near its intersection with Kingsley Drive for the Kildare 4927 Voluntary Purchase Program - Not to exceed $73,000.00 ($70,000.00, plus closing costs and title expenses not to exceed $3,000.00) - Financing: 2012 Bond Funds

BACKGROUND

This item authorizes the acquisition from Juan I. Zaragoza, of approximately 18,750 square feet of land improved with a single-family dwelling, storage building, and chain link fencing. This property is located on Kildare Avenue near its intersection with Kingsley Drive for the Kildare 4927 Voluntary Purchase Program. This property will be used to mitigate the continued erosion along the creek bed and associated safety risks for owners and creates open space with potential for community amenities. This is a voluntary purchase and the consideration is based on an independent appraisal.

The property experiences continued erosion along the creek bed with improvements threatened. A gabion wall installation was determined not to be cost effective.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on August 13, 2018.

FISCAL INFORMATION

2012 Bond Funds (Flood Protection and Storm Drainage Facilities Improvement Fund) - $73,000.00 ($70,000.00, plus closing costs and title expenses not to exceed $3,000.00)

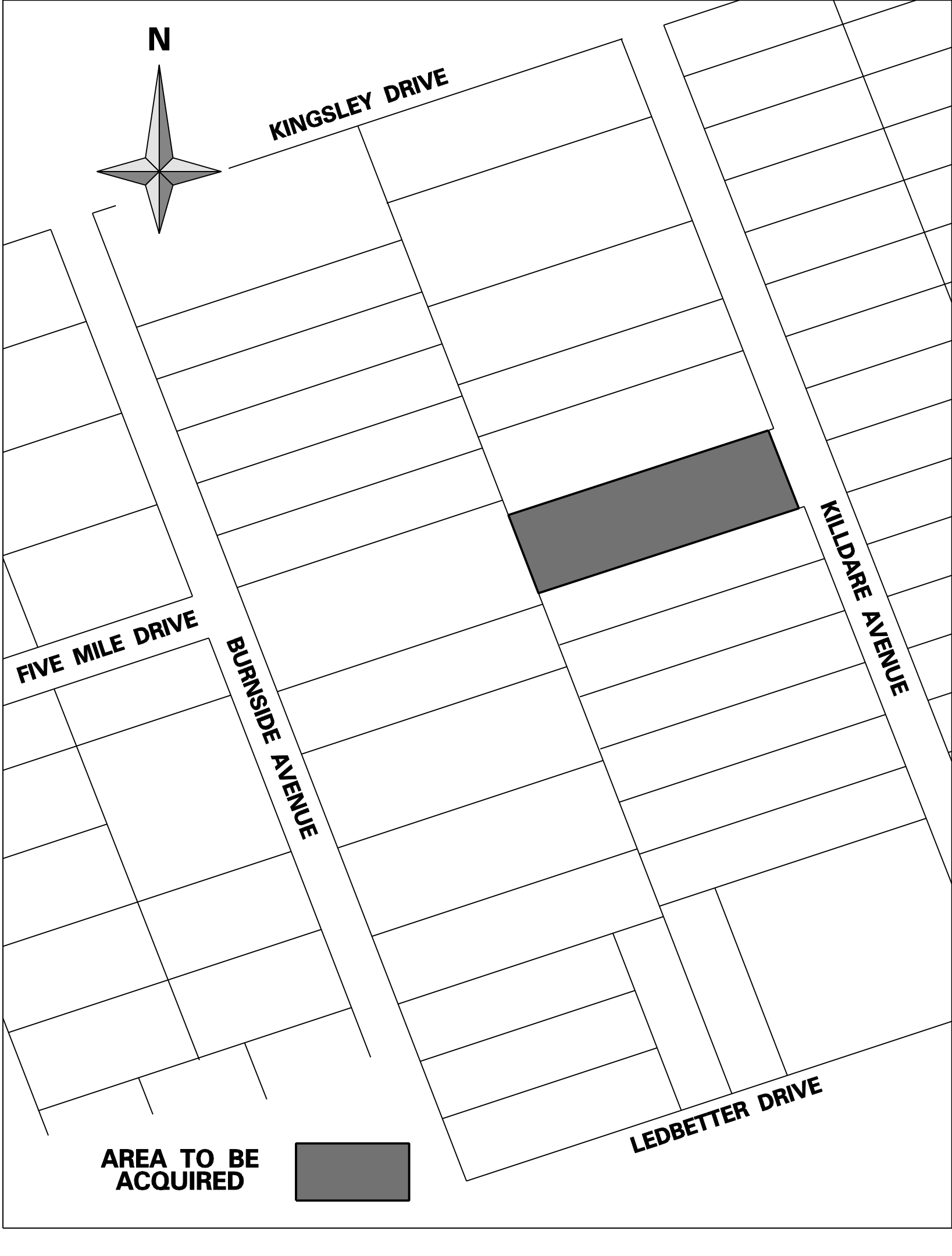
OWNER

Juan I. Zaragoza

MAP

Attached

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N
KINGSLEY DRIVE
FIVE MILE DRIVE
BURNSIDE AVENUE
KILLDARE AVENUE
LEDBETTER DRIVE
AREA TO BE ACQUIRED

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

"CITY": The City of Dallas

"PROPERTY": Approximately 18,750 square feet 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 and commonly known as 4927 Kildare Avenue.

"PROGRAM": Voluntary Purchase Program (Flood Protection and Storm Drainage)

"USE": To maintain the PROPERTY as open space in the mitigation of continued erosion along the creek bed that presents safety risks for owners, and the creation of open space with potential for community amenities.

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

"OWNER": Juan I. Zaragoza, 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": $70,000

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $3,000

"AUTHORIZED AMOUNT": Not to exceed $73,000

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

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

SECTION 2. That the PROPERTY shall be subject to the following Deed Restrictions:

Terms. Pursuant to the terms of the City of Dallas Voluntary Purchase Program (Flood Protection and Storm Drainage), the following conditions and restrictions shall apply in perpetuity to the PROPERTY described in the attached deed for the acquisition of property for open space:

Compatible uses. The PROPERTY shall be dedicated and maintained in perpetuity as open space. Such uses may include: parks for outdoor recreational activities; wetlands management; nature reserves; cultivation; grazing; camping (except where adequate warning time is not available to allow evacuation); unimproved, unpaved parking lots; buffer zones; and other uses consistent with City of Dallas, Texas flood management policies and programs for open space.

Structures. No new structures or improvements shall be erected on the PROPERTY other than:

A public facility that is open on all sides and functionally related to a designated open space or recreational use; or

A public rest room; or

A structure that is compatible with open space and conserves the mitigation of excessive erosion damage, including the uses described above, and approved by the City of Dallas, in writing before construction of the structure begins.

Any improvements on the PROPERTY shall be in accordance with proper floodplain management policies and practices. Structures built on the PROPERTY according to the paragraph above of this section shall comply with applicable City of Dallas building code requirements.

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

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

SECTION 5. That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute; provided, however, to the extent the property is being acquired it is pursuant to the Voluntary Purchase Program Policy and not subject to Eminent Domain.

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 OFFER AMOUNT payable out of 2012 Bond Funds, Fund 3U23, Department TWM, Unit S734, Activity SDRS, Program TW12S734, Object 4210, Encumbrance/Contract No. TWM-2018-00006789 and the CLOSING COSTS AND TITLE EXPENSES payable out of 2012 Bond Funds, Fund 3U23, Department TWM, Unit S734, Activity SDRS, Program TW12S734, Object 4230, Encumbrance/Contract No. TWM-2018-00006789. The OFFER 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:
Larry E. Casto, City Attorney

BY: _____
Assistant City Attorney

Field Notes Describing Land To Be Acquired in Block O/4366 From Juan I. Zaragoza

Being situated in the James Ray Survey, Abstract No. 1214, Dallas County, Texas, and being the North 75.00 feet of Tract 3, Block O (O/4366, Official City of Dallas Block Numbers), of the Glendale Acres Addition, an addition to the City of Dallas, recorded in Volume 1, Page 517 of the Map Records of Dallas County, Texas, and being all of the land conveyed to Juan I. Zaragoza, by deed recorded in Instrument Number 201600044297 of the Official Public Records of Dallas County, Texas and containing 18,750 Square Feet, or 0.430 Acres of land, according to the map or plat thereof.

This description is approved as to form.

Scott Holt

Scott Holt, RPLS
Survey Program Manager

5/2/2018

Date:

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 Juan I. Zaragoza, a single person of the County of Dallas, State of Texas, acting by and through its duly authorized officer (hereinafter called "Grantor" whether one or more natural persons or legal entities), for and in consideration of the sum of SEVENTY THOUSAND AND NO/100 DOLLARS ($70,000.00) to the undersigned in hand paid by the **City of Dallas,** a Texas municipal corporation, **1500 Marilla Street, Dallas, Texas, 75201**, (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: This conveyance is made and accepted subject to the deed restrictions provided in Exhibit B which is attached hereto and incorporated herein for all purposes.

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 _____, 2018.

Juan I. Zaragoza, a single person

By: _____
Juan I. Zaragoza

* *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____, 2018

by Juan I. Zaragoza, a single person.

_____
Notary Public, State of Texas

* *

After recording return to:
City of Dallas,
Trinity Watershed Management - Real Estate Division
1500 Marilla Street, Room 6B South
Dallas, Texas 75201
Attn: Ann Carraway Bruce

Warranty Deed Log No. TWM 620

File #: 18-502 **Item #:** 12.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 13

DEPARTMENT: Office of Economic Development

EXECUTIVE: Raquel Favela

SUBJECT

Authorize the nomination of Match Group, LLC located at 8750 North Central Expressway, Suite 1400, Dallas, Texas 75231 to receive designation as an Enterprise Project under the Texas Enterprise Zone Act, as amended (Texas Government Code, Chapter 2303) to the Office of the Governor Economic Development and Tourism through the Economic Development Bank - Financing: No cost consideration to the City

BACKGROUND

The City of Dallas has been approached by Match Group, LLC ("Match Group") to nominate by resolution its application for an Enterprise Project designation to the Economic Development Bank, part of the Governor's Office of Economic Development and Tourism. Match Group, a subsidiary of IAC/Interactive Corp., is headquartered at 8750 N. Central Expressway, Suite 1400, Dallas, Texas.

The designation will allow Match Group to apply for a rebate of state sales and use tax refunds on qualified expenditures of up to $2,500 per job created or retained. This project has no cost consideration to the City of Dallas.

Match Group is a leading provider of online dating products through a variety of brands servicing North America, Western Europe, Asia and other regions around the world. Launched in 1995, Match.com was the original dating website and pioneer of the online dating industry. Today, Match Group's portfolio includes brands like Tinder, Match, PlentyOfFish, Meetic, OkCupid, Our Time, and Pairs. Through its range of trusted brands, Match Group has grown to provide tailored services in 42 languages which meet the varying preferences of over 7 million users in more than 190 countries.

Built upon industry-leading technology, Match Group has identified the need to invest in state-of-the-art equipment that will allow users to interact in a reliable and secure environment, while maintaining pace with industry trends and technological developments.

To this goal, over the next five years, Match Group anticipates making capital investments of

approximately $19 million for IT server upgrades, additional hardware for increased data storage capacity, network hardware upgrades (e.g. system routers and switches) and new hardware to improve system firewalls and other redundant security measures.

Section 2303.406(a)(4)(D) of the Texas Government Code allows a project or activity of a qualified business to be designated as an Enterprise Project and receive job retention benefits "if the business has clearly demonstrated that the business is able to employ individuals in accordance with Section 2303.402." To meet this requirement, Match Group, located at 8750 N. Central Expressway Suite 1400, Dallas, TX (the qualified business site) in Census Tract 0078.22, Block Group 1, will actively monitor employment to ensure that 35% of new or replacement personnel certified for benefit are residents of an enterprise zone, or veterans, or economically disadvantaged as required during the Texas Enterprise Program designation.

An Additional Participating Location at 6606 LBJ Freeway (approximately 6 miles from the qualified business site) will be included in the designation. This site directly supports Match Group and the headquarters by housing the primary network computer servers and provides processing, data distribution services, and remote IT storage. The IT infrastructure at this location is essential to the short and long-term operations needed to maintain, operate, and expand Match Group’s online service portfolio.

In addition to Match Group, two subsidiaries, People Media, Inc. and Match.com Events LLC, will be participating in the proposed Texas Enterprise Zone Project as Additional Participating Entities. Both are located at the qualified business site and directly support Match Group in providing tailored products to members.

Match Group, along with People Media, Inc. and Match.com Events LLC, currently employs 336 positions at the Dallas headquarters and commits to retain the existing level of employment. Of those jobs, 290 meet the definition of a "retained job" in Texas Government Code§ 2303.401(2) because they currently exist, provide and will continue to provide at least 1,820 hours of employment annually, and will be employment positions for the longer of the duration of the project's designation period or three years after the expiration date of the claim period for receipt of state benefit.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Economic Development and Housing Committee on August 6, 2018.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

Match Group, LLC

Alexis Willis, Tax Director

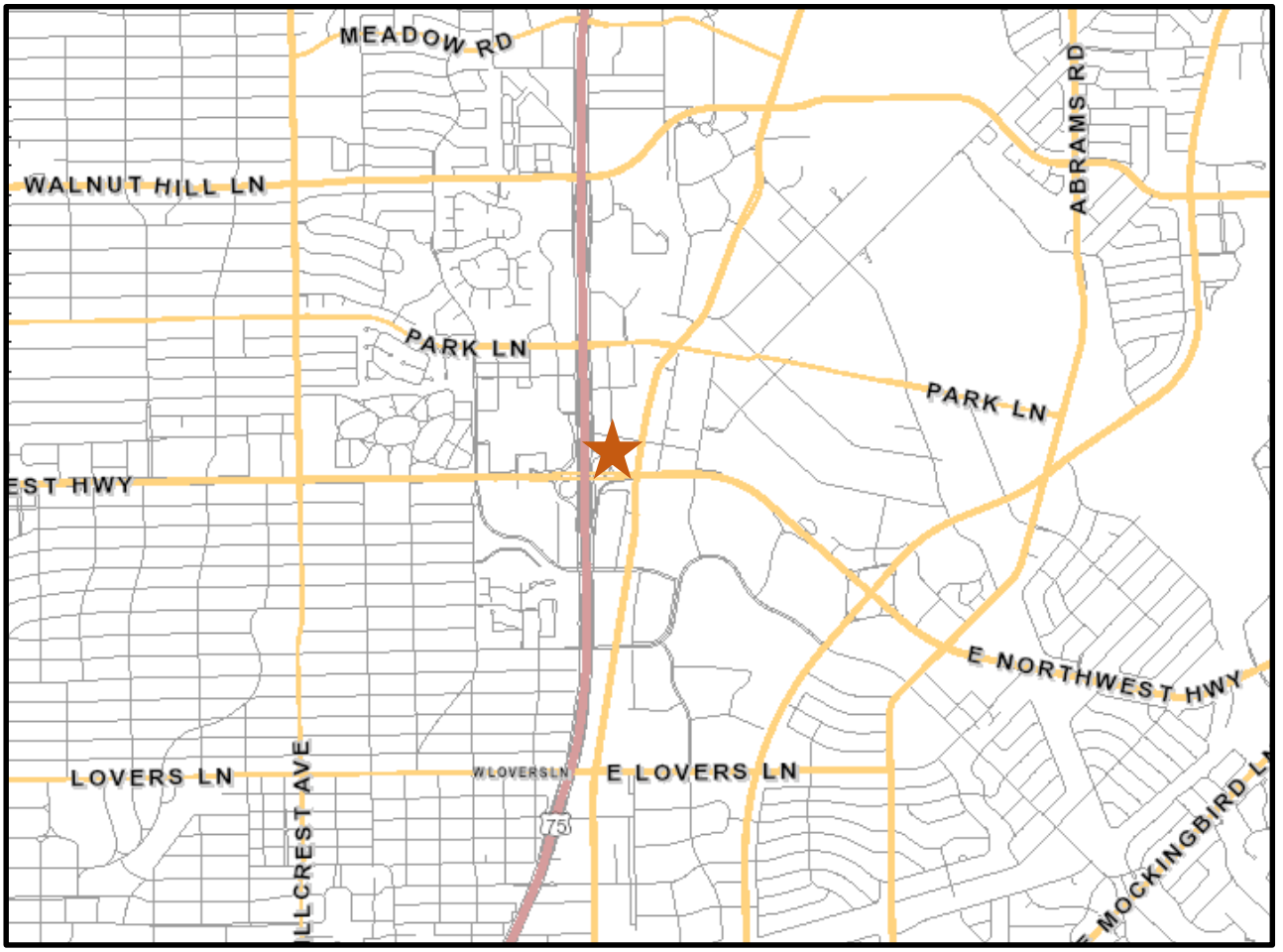
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MAP

Attached

powered by Legistar™

Location Map



WHEREAS, on February 22, 2017, City Council elected to continue its participation in the Texas Enterprise Zone Program by Ordinance No. 30376; and

WHEREAS, the local incentives offered under this resolution are the same on this date as were outlined in Ordinance No. 30376; and

WHEREAS, the Office of the Governor Economic Development and Tourism, through the Economic Development Bank (the "Bank"), will consider Match Group, LLC as an enterprise zone project pursuant to a nomination and an application made by the City; and

WHEREAS, the City of Dallas ("City") desires to pursue the creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City and to provide employment to residents of enterprise zones, economically disadvantaged individuals and veterans; and

WHEREAS, pursuant to Chapter 2303 of the Texas Government Code, Match Group, LLC has applied to the City for designation as an enterprise zone project; and

WHEREAS, the City finds that Match Group, LLC meets the criteria for designation as an enterprise project under Chapter 2303 of the Texas Government Code; and

WHEREAS, the City finds that Match Group, LLC meets the criteria for tax relief and other incentives adopted by the City; and

WHEREAS, the City finds that it is in the best interest of the City to nominate Match Group, LLC as an enterprise project pursuant to the Texas Government Code.

Now, Therefore,

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

SECTION 1. That the recitals above are true and correct.

SECTION 2. That Match Group, LLC is a qualified business and meets the criteria for designation as an Enterprise Project under Chapter 2303 of the Texas Government Code on the following grounds:

A. Match Group, LLC is a "qualified business" under Section 2303.402 of the Texas Government Code since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body's jurisdiction located outside an enterprise zone and at least 35% of the business' new employees will be residents of an enterprise zone, economically disadvantaged individuals, or veterans;

B. There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities within the area; and

C. The designation of Match Group, LLC as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

SECTION 3. That the City finds that Match Group, LLC meets the criteria for incentives adopted by the City and nominates Match Group, LLC for Enterprise Zone project status on the grounds that it will create or retain a higher level of employment and create economic activity and stability.

SECTION 4. That the designation of Match Group, LLC will contribute significantly to the achievement of the plans of the City for development and revitalization.

SECTION 5. That the City finds that it is in the best interest of the City to nominate Match Group, LLC as an Enterprise Project pursuant to the Texas Enterprise Zone Act and hereby authorizes the Director of the Office of Economic Development to prepare and submit an application to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank for designation of Match Group, LLC as an enterprise project.

SECTION 6. That the enterprise project shall take effect on the date of designation of the Enterprise Project by the Office of the Governor, Economic Development and Tourism through the Economic Development Bank and terminate 5 years after date of designation.

SECTION 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 18-293 **Item #:** 13.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Environmental Quality

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize the **(1)** acceptance of grant funds from the U.S. Environmental Protection Agency passed through the Texas Commission on Environmental Quality (TCEQ) (Contract No. 582-19-90030, CFDA No. 97.091) in an amount not to exceed $475,000.00 to conduct the Whole Air Monitoring Program for the period September 1, 2018 to August 31, 2019; **(2)** establishment of appropriations in an amount not to exceed $475,000.00 in the TCEQ 18-19 Whole Air Monitoring Program Fund; **(3)** receipt and deposit of funds in an amount not to exceed $475,000.00 from TCEQ in the TCEQ 18-19 Whole Air Monitoring Program Fund; and **(4)** execution of a contract with TCEQ for the Whole Air Monitoring Program for the period September 1, 2018 through August 31, 2019 - Not to exceed $475,000.00 - Financing: Texas Commission on Environmental Quality Grant Funds

BACKGROUND

Since 1967, the City of Dallas has worked with the Texas Commission on Environmental Quality (TCEQ) and its predecessor agencies, to support clean air monitoring and enforcement of air quality regulations through a set of renewing contracts for services.

This action addresses Contract No. 582-19-90030 which ensures the monitoring of biological contaminants that could be associated with a bioterrorist attack on Dallas County. The TCEQ supports the Department of Homeland Security National's Whole Air Monitoring Network which began in February 2003 in Texas. The TCEQ in turn, contracts with the City to operate the Whole Air Monitoring Network of whole air samplers at various locations throughout the Dallas County. Authorization of this contract will allow for the City to accept TCEQ funds for FY 2019, and enable the City to continue the Whole Air Monitoring Program. TCEQ reimburses the City of Dallas 100% of the cost associated to maintain the program.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 13, 2012, City Council authorized Contract No. 582-13-30015 with the Texas Commission on Environmental Quality to accept state grant funds to operate and maintain whole air samplers and

conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2012 through August 31, 2013, by Resolution No. 12-1542.

On June 26, 2013, City Council authorized the first amendment to the contract with the Texas Commission on Environmental Quality (Contract No. 582-13-30015) to accept state grant funds to operate and maintain whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2013 through August 31, 2014, by Resolution No. 13-1077.

On March 26, 2014, City Council authorized the second amendment to the contract with the Texas Commission on Environmental Quality (Contract No. 582-13-30015) to accept additional state grant funds to operate and maintain the whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2013 through August 31, 2014, by Resolution No. 14-0516.

On June 25, 2014, City Council authorized the third amendment to Contract No. 582-13-30015 with the Texas Commission on Environmental Quality to accept additional grant funds to operate and maintain whole air samplers and to conduct air monitoring activities in Dallas County for the period September 1, 2014 through August 31, 2015, by Resolution No. 14-1024.

Information about this item was provided to the Quality of Life and Environment Committee on August 10, 2015.

On August 26, 2015, City Council authorized Contract No. 582-16-60016 with the Texas Commission on Environmental Quality to accept state grant funds to operate and maintain whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2015 to August 31, 2016, by Resolution No. 15-1563.

On June 13, 2016, the Quality of Life and Environment Committee was briefed regarding this matter.

On June 15, 2016, City Council authorized the first amendment to Contract No. 582-16-60016 with the Texas Commission on Environmental Quality to accept additional state grant funds to operate and maintain whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2016 through August 31, 2017, by Resolution No. 16-0982.

Information about this item was provided to the Transportation and Trinity River Project Committee on March 27, 2017.

On June 30, 2017, The Texas Commission on Environmental Quality authorized the Third amendment to the Whole Air Monitoring Contract No. 582-16-60016 granting a 90 day extension of the FY17 Contract.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on August 14, 2017.

On August 23, 2017, City Council authorized the second amendment to Contract No. 582-16-60016 with the Texas Commission on Environmental Quality to accept additional state grant funds to operate and maintain whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2017 through August 31, 2018, by Resolution No. 17-1309.

On April 30, 2018, The Texas Commission on Environmental Quality authorized the Fourth amendment to the Whole Air Monitoring Contract No. 582-16-60016 granting a cumulative transfer of funds greater than ten percent.

FISCAL INFORMATION

Texas Commission on Environmental Quality Grant Funds - $475,000.00

WHEREAS, there is a continuing need to operate an air pollution control program and a network of whole air samplers monitoring biological contaminants; and

WHEREAS, the City of Dallas Office of Environmental Quality has been approved by the Texas Commission on Environmental Quality to receive up to $475,000.00 to conduct the Whole Air Monitoring Program; and

WHEREAS, on June 13, 2012, City Council authorized Contract No. 582-13-30015 with the Texas Commission on Environmental Quality to accept state grant funds to operate and maintain whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2012 through August 31, 2013, in an amount not to exceed $422,360.00, by Resolution No. 12-1542; and

WHEREAS, on June 26, 2013, City Council authorized the first amendment to the contract with the Texas Commission on Environmental Quality (Contract No. 582-13-30015) to accept state grant funds to operate and maintain whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2013 through August 31, 2014, in an amount not to exceed $422,360.00, from $422,360.00 to $844,720.00, by Resolution No. 13-1077; and

WHEREAS, on March 26, 2014, City Council authorized the second amendment to the contract with the Texas Commission on Environmental Quality (Contract No. 582-13-30015) to accept additional grant funds to operate and maintain whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2013 through August 31, 2014, in an amount not to exceed $49,640.00, from $844,720.00 to $894,360.00, by Resolution No. 14-0516; and

WHEREAS, on June 25, 2014, City Council authorized the third amendment to Contract No. 582-13-30015 with the Texas Commission on Environmental Quality to accept additional grant funds to operate and maintain whole air samplers and to conduct air monitoring activities for the period September 1, 2014 through August 31, 2015, in an amount not to exceed $461,743.30, from $894,360.00 to $1,356,104.00, by Resolution No. 14-1024; and

WHEREAS, on August 26, 2015, City Council authorized Contract No. 582-16-60016 with the Texas Commission on Environmental Quality to accept state grant funds to operate and maintain whole air samplers and to conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2015 through August 31, 2016, in an amount not to exceed $477,811.30, by Resolution No. 15-1563; and

WHEREAS, on June 15, 2016, City Council authorized the first amendment to Contract No. 582-16-60016 with the Texas Commission on Environmental Quality to accept additional state grant funds to operate and maintain whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2016 through August 31, 2017, in an amount not to exceed $483,320.62, from $477,811.30 to $961,131.92, by Resolution No. 16-0982; and

WHEREAS, on August 23, 2017, City Council authorized the second amendment to Contract No. 582-16-60016 with the Texas Commission on Environmental Quality to accept additional state grant funds to operate and maintain whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2017 through August 31, 2018, in an amount not to exceed $475,000.00 from $961,131.92 to $1,436,131.92, by Resolution No. 17-1309; and

WHEREAS, on June 30, 2017, The Texas Commission on Environmental Quality authorized the Third amendment to the Whole Air Monitoring Contract No. 582-16-60016 granting a 90 day extension of the FY17 Contract; and

WHEREAS, on April 30, 2018, The Texas Commission on Environmental Quality authorized the Fourth amendment to the Whole Air Monitoring Contract No. 582-16-60016 granting a cumulative transfer of funds greater than ten percent; and

WHEREAS, it is now necessary to authorize a contract with the Texas Commission on Environmental Quality (Contract No. 582-19-90030, CFDA No. 97.091) to accept reimbursement funds to conduct the Whole Air Monitoring Program for the period September 1, 2018 through August 31, 2019, in an amount not to exceed $475,000.00.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a contract with the Texas Commission on Environmental Quality (Contract No. 582-19-90030, CFDA No. 97.091), approved as to form by the City Attorney, to accept reimbursement funds to conduct the Whole Air Monitoring Program for the period September 1, 2018 through August 31, 2019, in an amount not to exceed $475,000.00.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $475,000.00 in the TCEQ 18-19 Whole Air Monitoring Program Fund, Fund F552, Department MGT, Unit 3639, Object 3099.

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit funds in an amount not to exceed $475,000.00 in the TCEQ 18-19 Whole Air Monitoring Program Fund, Fund F552, Department MGT, Unit 3639, Revenue Code 6526.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount of $475,000.00 from the TCEQ 18-19 Whole Air Monitoring Program Fund, Fund F552, Department MGT, Unit 3639, Object 3099, to reimburse Fund 0001, Department MGT, Unit 4241, Object 5011.

SECTION 5. That the City Manager is hereby authorized to reimburse the granting agency any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of any expenditures identified as ineligible not later than 30 days after the reimbursement.

SECTION 6. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

SECTION 7. That this contract is designated as Contract No. MGT-2018-00006608.

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

Agenda Information Sheet

File #: 18-356 **Item #:** 14.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Environmental Quality

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize the **(1)** acceptance of a grant from the U.S. Environmental Protection Agency passed through the Texas Commission on Environmental Quality (TCEQ) (Contract No. 582-19-90038, CFDA No. 66.034 & 66.605) in an amount not to exceed $96,707.48 to operate the ambient air monitoring station in Rockwall County and air quality monitoring of the particulate matter 2.5 network for the period September 1, 2018 through August 31, 2019; **(2)** establishment of appropriations in an amount not to exceed $96,707.48 in the TCEQ 18-19 Rockwall and PM 2.5 Monitoring Program Fund; **(3)** receipt and deposit of funds in an amount not to exceed $96,707.48 from TCEQ 18-19 Rockwall and PM 2.5 Monitoring Program Fund; and **(4)** execution of a contract for the TCEQ 18-19 Rockwall and PM 2.5 Monitoring Program for the period September 1, 2018 through August 31, 2019 - Not to exceed $96,707.48 - Financing: Texas Commission on Environmental Quality Grant Funds

BACKGROUND

Since 1967, the City of Dallas has worked with TCEQ and its predecessor agencies to support clean air monitoring and enforcement of air quality regulations through a set of renewing contracts for services. There are now three contracts under which TCEQ funds the City's Ambient Air Monitoring Group to monitor local air quality and also purchase and maintain necessary equipment. (In previous years, there were four air monitoring contracts - Whole Air, Ambient Air (105), Rockwall and PM 2.5. This action combines the Rockwall and PM 2.5 contracts and simplifies administration.

This action addresses Contract No. 582-19-90038 for monitoring of Rockwall Ambient Air Program Fund /Texas Particulate Matter (PM) 2.5. The City's Air Specialists collect sample specimens from six PM samplers in Dallas County as well as the continuous air monitoring site (CAMS) in Rockwall County which monitors for ozone and meteorological data. Under this contract, TCEQ reimburses 100% of City's cost in conducting these activities. This program is of importance because of the serious health effects associated with exposure to fine particulates, also TCEQ requested that the City of Dallas operate the Rockwall (Rockwall County) continuous ambient air monitoring station as a part of the City's and Dallas/Fort Worth region's ambient air monitoring network. TCEQ purchased and installed major components of the station and will maintain these components at their expense,

including all hardware and equipment required for the facility to be operational.

Authorization of this contract will allow for the City to accept TCEQ funds for FY 2019, and enable the City to continue the TCEQ 18-19 Rockwall Air Monitoring Program/ Texas PM 2.5. TCEQ reimburses the City of Dallas 100 percent of the cost associated to maintain the program.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council authorized Contract No. 582-15-50039 with the Texas Commission on Environmental Quality for air quality monitoring of the particulate matter 2.5 network for the period September 1, 2014 through August 31, 2015, by Resolution No. 14-1022.

On June 25, 2014, City Council authorized Contract No. 582-15-50031 with the Texas Commission on Environmental Quality (TCEQ) to accept state grant funds to conduct the Rockwall Ambient Air Monitoring Program for the period September 1, 2014 through August 31, 2015, by Resolution No. 14 -1021.

On August 10, 2015, information about this item was provided to the Quality of Life and Environment Committee.

On August 26, 2015, City Council authorized the first amendment to Contract No. 582-15-50039 with the Texas Commission on Environmental Quality to accept grant funds for air quality monitoring of the particulate matter 2.5 network for the period September 1, 2015 through August 31, 2016, by Resolution No. 15-1565.

On August 26, 2015, City Council authorized the first amendment to Contract No. 582-15-50031 with the Texas Commission on Environmental Quality to accept state grant funds in the amount of $28,054 to conduct the Rockwall Ambient Air Monitoring Program for the period September 1, 2015 through August 31, 2016, by Resolution No. 15-1564.

Information about this item was provided to the Quality of Life and Environment Committee on June 13, 2016.

On June 15, 2016, City Council authorized the third amendment to Contract No. 582-15-50039 with the Texas Commission on Environmental Quality to accept additional grant funds for air quality monitoring of the particulate matter 2.5 network for the period September 1, 2016 through August 31, 2017, by Resolution No. 16-0985.

On June 15, 2016, City Council authorized the third amendment to Contract No. 582-15-50031 with the Texas Commission on Environmental Quality to accept additional state grant funds to conduct the Rockwall Ambient Air Monitoring Program for the period September 1, 2016 through August 31, 2017, by Resolution No. 16-0984.

Information about this item was provided to the Transportation and Trinity River Project Committee on March 27, 2017

Information about this item was provided to the Quality of Life, Arts and Culture Committee on August 14, 2017.

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On August 23, 2017, City Council authorized the fourth amendment to Contract No. 582-15-50039 with the Texas Commission on Environmental Quality to accept additional grant funds for air quality monitoring of the particulate matter 2.5 network for the period September 1, 2017 through August 38, 2017, by Resolution No. 17-1307.

On August 23, 2017, City Council authorized the fourth amendment to Contract No. 582-15-50031 with the Texas Commission on Environmental Quality to accept additional state grant funds to conduct the Rockwall Ambient Air Monitoring Program for the period September 1, 2017 through August 31, 2018, by Resolution No. 17-1306.

FISCAL INFORMATION

Texas Commission on Environmental Quality Grant Funds - $96,707.48

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WHEREAS, there is a continuing need for the City of Dallas to operate an air pollution control program; and

WHEREAS, there is a continuing need for an air pollution monitoring site in Rockwall County; and

WHEREAS, on June 25, 2014, City Council authorized Contract No. 582-15-50031 with the TCEQ to accept state grant funds to conduct the Rockwall Ambient Air Monitoring Program for the period September 1, 2014 through August 31, 2015, with state grant funds in an amount not to exceed $28,053.19 by Resolution No. 14-1021; and

WHEREAS, on June 25, 2014, City Council authorized Contract No. 582-15-50039 with the Texas Commission on Environmental Quality (TCEQ) for air quality monitoring of the particulate matter 2.5 network for the period September 1, 2014 through August 31, 2015, in an amount not to exceed $67,586.52 by Resolution No. 14-1022 ; and

WHEREAS, on August 26, 2015, City Council authorized the first amendment to Contract No. 582-15-50031 with the TCEQ to accept state grant funds to conduct the Rockwall Ambient Air Monitoring Program for the period September 1, 2015 through August 31, 2016, in an amount not to exceed $28,053.19, from 28,053.19 to $56,106.38, by Resolution No. 15-1564; and

WHEREAS, on August 26, 2015, City Council authorized the first amendment to Contract No. 582-15-50039 with the TCEQ to accept grant funds for air quality monitoring of the particulate matter 2.5 network for the period September 1, 2015 through August 31, 2016 in an amount not to exceed $67,586.52, from $67,586.52 to $135,173.04 by Resolution No. 15-1565; and

WHEREAS, on August 27, 2015, the TCEQ authorized the second amendments to Contract No. 582-15-50039 and Contract No. 582-15-50031 to extend the expiration date of the FY 2015 contract by 90 days; and

WHEREAS, on June 15, 2016, City Council authorized the third amendment to Contract No. 582-15-50031 with the TCEQ to accept additional state grant funds to conduct the Rockwall Ambient Air Monitoring Program for the period September 1, 2016 through August 31, 2017, in an amount not to exceed $28,053.19, from $56,160.38 to $84,159.57, by Resolution No. 16-0984; and

WHEREAS, on June 15, 2016, City Council authorized the third amendment to Contract No. 582-15-50039 with TCEQ to accept additional grant funds for air quality monitoring of the particulate matter 2.5 network for the period September 1, 2016 through August 31, 2017 in an amount of not to exceed $67,586.52, from $135,173.04 to $202,759.56 by Resolution No. 16-0985; and

WHEREAS, there is a continuing need for an air pollution control program for particulate matter 2.5; and

WHEREAS, there is a continuing need for an air pollution monitoring site in Rockwall County; and

WHEREAS, on August 23, 2017, City Council authorized the fourth amendment to Contract No. 582-15-50031 with the TCEQ to accept additional state grant funds to conduct the Rockwall Ambient Air Monitoring Program for the period September 1, 2017 through August 31, 2018, in an amount not to exceed $28,053.19, from $84,159.57 to $112,212.76, by Resolution No. 17-1306; and

WHEREAS, on August 23, 2017, City Council authorized the fourth amendment to Contract No. 582-15-50039 with TCEQ to accept additional grant funds for air quality monitoring for the particulate matter 2.5 network for the period September 1, 2017 through August 31, 2018 in an amount not to exceed $67,586.52, from $202,759.56 to $270,346.08, by Resolution No. 17-1307; and

WHEREAS, on April 23, 2018, The Texas Commission on Environmental Quality authorized the Fifth amendment to the Particulate Monitoring 2.5 (PM2.5) Contract No. 582-15-50031 granting a cumulative transfer of funds greater than ten percent; and

WHEREAS, on April 23, 2018, The Texas Commission on Environmental Quality authorized the Fifth amendment to the Rockwall County Ambient Air Monitoring Contract No. 582-15-50039 granting a cumulative transfer of funds greater than ten percent; and

WHEREAS, this action by TCEQ combines the Rockwall and PM 2.5 contracts to simplify administration of both programs. Contract No. 582-19-90038 will fund the Rockwall County Ambient Air Monitoring Program at $32,397.01 (CFDA No. 66.605) and Particulate Matter (PM) 2.5 Air Monitoring Program (CFDA No. 66.034) at $64,310.47, in an amount not to exceed $96,707.48; and

WHEREAS, it is now necessary to authorize Contract No. 582-19-90038 with the TCEQ to accept state grant funds to conduct both Rockwall County Ambient Air Monitoring and particulate matter (PM) 2.5 Air Monitoring for the period September 1, 2018 through August 31, 2019, in an amount not to exceed $96,707.48.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a contract with the Texas Commission on Environmental Quality (TCEQ) (Contract No. 582-19-90038, CFDA No. 66.034 and 66.605), approved as to form by the City Attorney, to accept reimbursement funds to conduct both Rockwall County Ambient Air Monitoring and particulate matter (PM) 2.5 Air Monitoring for the period September 1, 2018 through August 31, 2019, in an amount not to exceed $96,707.48.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $96,707.48 in the TCEQ 18-19 Rockwall and PM 2.5 Monitoring Program Fund, Fund F553, Department MGT, Unit 3643, Object 3099.

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit funds in an amount not to exceed $96,707.48 in the TCEQ 18-19 Rockwall and PM 2.5 Monitoring Program Fund, Fund F553, Department MGT, Unit 3643, Revenue Code 6506.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount of $96,707.48 from the TCEQ 18-19 Rockwall and PM 2.5 Monitoring Program Fund, Fund F553, Department MGT, Unit 3643, Object 3099, to reimburse Fund 0001, Department MT, Unit 4241, Object 5011.

SECTION 5. That the City Manager is hereby authorized to reimburse the granting agency any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of any expenditures identified as ineligible not later than 30 days after the reimbursement.

SECTION 6. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

SECTION 7. That this contract is designated as Contract No. MGT-2018-00006609.

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

Agenda Information Sheet

File #: 18-469 **Item #:** 15.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Environmental Quality

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize the **(1)** acceptance of a grant from the Texas Commission on Environmental Quality (TCEQ) in an amount not to exceed $2,020,468.00 to continue the Air Pollution Compliance Program to provide investigation services and complaint response within the City of Dallas for the period September 1, 2018 to August 31, 2022; **(2)** establishment of appropriations in an amount not to exceed $2,020,468.00 in the TCEQ 18-22 Local Air Pollution Program Fund; **(3)** receipt and deposit of funds in an amount not to exceed $2,020,468.00 from TCEQ in the TCEQ 18-22 Local Air Pollution Program Fund; **(4)** required local match in an amount not to exceed $995,155.88 over the four year period; and **(5)** execution of the contract with TCEQ (Contract No. 582-19-90042) for the Air Pollution Compliance Program for the period September 1, 2018 to August 31, 2022 - Not to exceed $3,015,623.88 - Financing: Texas Commission on Environmental Quality Grant Funds ($2,020,468.00) and General Fund ($995,155.88) (subject to annual appropriations)

BACKGROUND

Since 1967, the City of Dallas has worked with the Texas Commission on Environmental Quality (TCEQ) to support clean air monitoring and enforcement of air quality regulations through a set of annually renewed contracts for services.

Under this contract, TCEQ funds the City's Air Pollution Compliance Program. In the City's Air Pollution Compliance Program, City environmental specialists conduct periodic inspections and site visits to industries and business in Dallas that have the potential to emit pollutants, as defined in the Dallas City Code. These include manufacturing facilities, fueling stations, paint-and-body shops, and other industrial sites. The City's environmental specialists also respond to citizen complaints of odor, smoke or other airborne pollutants. Dallas residents receive enhanced service as a result of this program.

This action will authorize the acceptance of a grant from the TCEQ in an amount not to exceed $2,020,468 over 4 years to continue the Air Pollution Compliance Program to provide investigation services and complaint response within the City of Dallas for the period September 1, 2018 to August

31, 2022. Under this contract, TCEQ reimburses 67 percent of the City's costs.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council authorized Contract No. 582-15-50121 with the Texas Commission on Environmental Quality to accept state grant funds to continue the Air Pollution Compliance Program to provide investigation services and complaint responses, for a one-year period for the period September 1, 2014 through August 31, 2015 with the option to renew the contract for an additional three years by Resolution No. 14-1023.

Information about this item was provided to the Quality of Life Committee on August 10, 2015.

On August 26, 2015, City Council authorized Amendment No. 1 to Contract No. 582-15-50121 with the Texas Commission on Environmental Quality to accept additional state grant funds to continue the Air Pollution Compliance Program to provide investigative services and complaint responses within the City of Dallas for a one-year period, from September 1, 2015 through August 31, 2016, and a local annual match by Resolution No. 15-1566.

On June 15, 2016, City Council authorized the second amendment to Contract No. 582-15-50121 with Texas Commission on Environmental Quality to accept additional state grant funds to continue the Air Pollution Compliance Program to provide investigative services and complaint responses within the City of Dallas for a one-year period, from September 1, 2016 through August 31, 2017, by Resolution No. 16-0983.

Information about this item, including the City's local air programs funded by TCEQ, was provided to the Transportation and Trinity River Project Committee on March 27, 2017.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on August 14, 2017.

On August 23, 2017, City Council authorized the third amendment to the contract with TCEQ (Contract No.582-15-50121) for the Air Pollution Compliance Program, renewing the service agreement through FY 2018. The City and TCEQ share in the cost of this annual program, with TCEQ funding 67 percent of the cost and the City providing 33 percent subject to annual appropriations.

FISCAL INFORMATION

Texas Commission on Environmental Quality Grant Funds - $2,020,468.00
FY 2018-19 $505,117.00
FY 2019-20 $505,117.00 (subject to annual appropriations)
FY 2020-21 $505,117.00 (subject to annual appropriations)
FY 2021-22 $505,117.00 (subject to annual appropriations)

General Fund - $995,155.88
FY 2018-19 $248,788.97
FY 2019-20 $248,788.97 (subject to annual appropriations)
FY 2020-21 $248,788.97 (subject to annual appropriations)

FY 2021-22 $248,788.97 (subject to annual appropriations)

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WHEREAS, there is a continuing need for the City of Dallas to provide investigation services and complaint responses within the City of Dallas; and

WHEREAS, the City of Dallas Office of Environmental Quality has been approved by the Texas Commission on Environmental Quality (TCEQ) to receive grant funds not to exceed $2,020,468.00 per year to accomplish air pollution control investigations within the city of Dallas; and

WHEREAS, on June 25, 2014, City Council authorized Contract No. 582-15-50121 with the Texas Commission on Environmental Quality to accept state grant funds to continue the Air Pollution Compliance Program to provide investigation services and complaint responses, for a one-year period for the period September 1, 2014 through August 31, 2015 with the option to renew the contract for an additional three years by Resolution No. 14-1023; and

WHEREAS, on August 26, 2015, City Council authorized Amendment No. 1 to Contract No. 582-15-50121 with the Texas Commission on Environmental Quality to accept additional state grant funds to continue the Air Pollution Compliance Program to provide investigative services and complaint responses within the City of Dallas for a one-year period, from September 1, 2015 through August 31, 2016, and a local annual match by Resolution No. 15-1566; and

WHEREAS, on June 15, 2016, City Council authorized the second amendment to Contract No. 582-15-50121 with Texas Commission on Environmental Quality to accept additional state grant funds to continue the Air Pollution Compliance Program to provide investigative services and complaint responses within the City of Dallas for a one-year period, from September 1, 2016 through August 31, 2017, by Resolution No. 16-0983; and

WHEREAS, on August 23, 2017, City Council Authorized the third amendment to the contract with TCEQ (Contract No.582-15-50121) for the Air Pollution Compliance Program, renewing the service agreement through FY 2018. The City and TCEQ share in the cost of this annual program, with TCEQ funding 67 percent of the cost and the City providing 33 percent subject to annual appropriations; and

WHEREAS, the total amount to be reimbursed under this agreement shall not exceed 67 percent of the City's total cost for its local air pollution program investigations; and

WHEREAS, the remaining 33 percent of the Air Pollution Compliance Program costs are to be funded by the City as matching funds**,** not to exceed $995,155.88; and

WHEREAS, it is now necessary to authorize the new contract with Texas Commission on Environmental Quality (Contract No. 582-19-90042) to accept state grant funds in an amount not to exceed $2,020,468 to continue the Air Pollution Compliance Program to provide investigative services and complaint responses, and to extend the term for the period September 1, 2018 through August 31, 2022; and a local match in an amount not to exceed $995,155.88.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign the contract with the Texas Commission on Environmental Quality (TCEQ) (Contract No. 582-19-90042), approved as to form by the City Attorney, to accept state grant funds in an amount not to exceed $2,020,468.00 to continue the Local Air Pollution Program to provide investigation services and complaint response, for the period September 1, 2018 through August 31, 2022; and a required local match in an amount not to exceed $995,155.88 over the four year period.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $2,020,468.00 in the TCEQ 18-22 Local Air Pollution Program Fund, Fund S329, Department MGT, Unit 3638, Object 3090.

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit funds in an amount not to exceed $2,020,468.00 in the TCEQ 18-22 Local Air Pollution Program Fund, Fund S329, Department MGT, Unit 3638, Revenue Code 6516.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $2,020,468.00 from the TCEQ 18-22 Local Air Pollution Program Fund, Fund S329, Department MGT, Unit 3638, Object 3090, to reimburse Fund 0001, Department MGT, Unit 4298, Object 5011.

SECTION 5. That the Chief Financial Officer is hereby authorized to disburse a local match from Fund 0001, Department MGT, Unit 4298, Object 1101 in an amount not to exceed $995,155.88 (subject to annual appropriations).

SECTION 6. That the City Manager is hereby authorized to reimburse the granting agency any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of any expenditure identified as ineligible not later than 30 days after the reimbursement.

SECTION 7. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring report not later than 30 days after receipt of the report.

SECTION 8. That this contract is designated as Contract No. MGT-2018-00007048.

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

City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 18-474 **Item #:** 16.

STRATEGIC PRIORITY:	Quality of Life
AGENDA DATE:	August 22, 2018
COUNCIL DISTRICT(S):	6
DEPARTMENT:	Office of Environmental Quality
EXECUTIVE:	Majed Al-Ghafry

SUBJECT

Authorize a resolution of support for a Municipal Setting Designation application to the Texas Commission on Environmental Quality, provided by CADG Mercer Crossing Holdings, LLC and approved by the City of Farmers Branch, that prohibits the use of groundwater as potable water beneath property owned by CADG Mercer Crossing Holdings, LLC and MM Mercer Kensington, LLC, located near the intersection of Valley View Lane and Hutton Drive in Farmers Branch, TX within a 0.5 mile radius of City of Dallas Council District 6 - Financing: No cost consideration to the City
Recommendation of Staff: Approval

BACKGROUND

On September 12, 2017, the City of Farmers Branch approved Ordinance No. 3456 for a proposed Municipal Setting Designation (MSD) submitted by the applicant, CAGD Mercer Crossing Holdings, LLC. The property is located at 1880 Valley View Lane and 1800 Whittington Place (aka Lakeway Parkway). The ordinance from the City of Farmers Branch authorizes support of the issuance of an MSD certification to CADG Mercer Crossing Holdings, LLC by the Texas Commission on Environmental Quality (TCEQ) and to prohibit the use of groundwater beneath the referenced property (see attached map) as potable water. The issuance of an MSD to CADG Mercer Crossing Holdings, LLC by the TCEQ will supplement closure under the TCEQ Voluntary Cleanup Program and will ensure protection of human health and the environment.

In April 2018, CADG Mercer Crossing Holdings, LLC requested a resolution of support from the City of Dallas for its application to the TCEQ for an MSD certification in accordance with the Texas Health & Safety Code (Section 361.8065(a)(1)(A)), which states that the applicant must provide documentation that the MSD is supported by a resolution adopted by the city council of each municipality with a boundary located not more than 0.5 miles from the MSD designated property.

The designated property is located in the City of Farmers Branch and is located within a 0.5 mile radius from the City of Dallas city limits. City of Dallas Council District 6 has property within a 0.5 mile radius of the designated property in Farmers Branch.

Based on information provided by the applicant, the designated property is underlain by a water bearing zone that is encountered at approximately 12 to 15 feet below ground surface (bgs) and extends to the top of the Eagle Ford Group. The anticipated direction of groundwater flow beneath the designated property is to the southwest; away from the City of Dallas city limits. A portion of this water bearing zone has been affected by arsenic at concentrations above groundwater ingestion standards. The probable onsite source identified at the designated property is from activities associated with the manufacturing of lead automotive batteries from approximately 1971 to 2001. The Environmental Protection Agency (EPA) has conducted previous assessment and remedial cleanup activities at the Designated Property. In addition, the applicant has excavated approximately 24,000 cubic yards of impacted soil that has been transported and disposed of at a permitted landfill. The groundwater impacted with arsenic is limited to the designated property. No City of Dallas property is expected to be impacted by the release of chemicals at the MSD designated property in Farmers Branch.

The applicant's current plan is to obtain closure under the Voluntary Cleanup Program supported by an MSD. The designated property is currently vacant and undeveloped. The anticipated future use is residential development.

This item is a resolution supporting the MSD application to the TCEQ by the applicant, CADG Mercer Crossing Holdings, LLC, for designated property located near the intersection of Valley View Lane and Hutton Drive in Farmers Branch and within 0.5 miles from the City of Dallas Council District 6. This resolution fulfills a regulatory requirement of the Texas Health and Safety Code for the applicant.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

OWNERS

CADG Mercer Crossing Holdings, LLC

CADG Holdings, LLC, Managing Member
MMM Ventures, LLC, Governing Person
2M Ventures, L.P., Member
Howell G Martin, General Partner

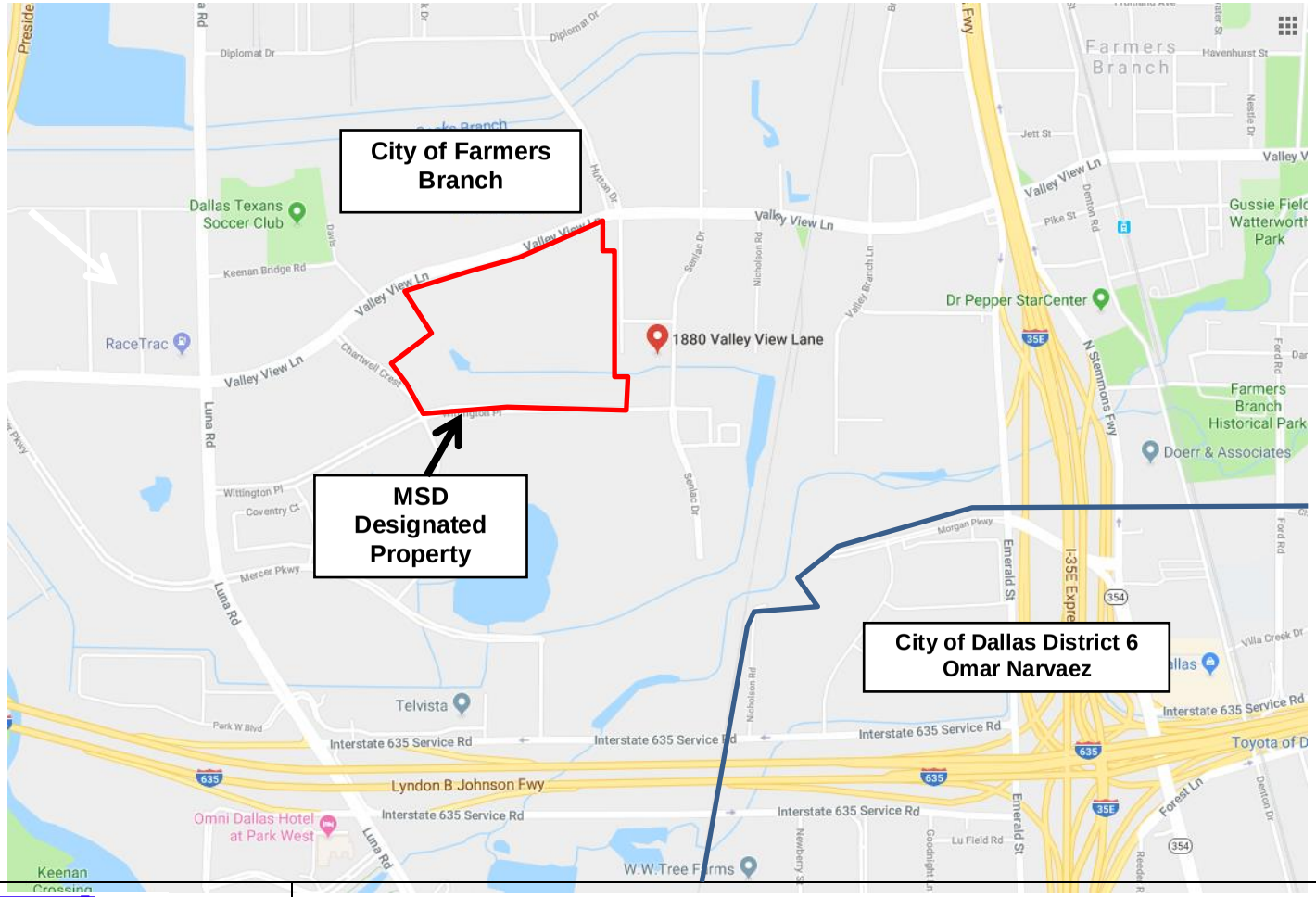
MM Mercer Kensington, LLC

MMM Ventures Limited Liability Company, Manager
Steven F Malone, Director

MAP

Attached

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City of Dallas

Municipal Setting Designation Resolution of Support
Figure Farmers Branch Area Map
Former GNB-Exide Battery/Mercer Crossing
1880 Valley View Lane and 1800 Whittington Place (aka Lakeway Parkway)
Farmers Branch, Texas

COUNCIL CHAMBER

August 22, 2018

WHEREAS, Chapter 361, Subchapter W, of the Texas Solid Waste Disposal Act authorizes the Texas Commission on Environmental Quality (TCEQ) to certify Municipal Setting Designations (MSDs) for properties that have been the subject of contamination but that, due to the availability of other sources of potable water and because of restrictions on the use of ground water at and near the affected property, do not pose a threat to the public health, safety, and welfare; and

WHEREAS, an application to the TCEQ for an MSD requires the applicant to document that the application is supported by: (1) the city council of the city in which the site is located, (2) the city council of each municipality with a boundary located not more than one-half mile from the site, (3) the city council of each municipality that owns or operates a groundwater supply well located not more than five miles from the site, and (4) the governing body of each retail public utility, as defined by Section 13.002, Texas Water Code, that owns or operates a groundwater supply well located not more than five miles from the site; and

WHEREAS, on September 12, 2017, the City of Farmers Branch issued an ordinance establishing an MSD for property located at 1880 Valley View Lane and 1800 Whittington Place (aka Lakeway Parkway), on property described in Exhibit A, which is attached to and made a part of this resolution (the Designated Property); and

WHEREAS, the City of Dallas is a municipality with a boundary located less than one-half mile from the Designated Property; and

WHEREAS, following the issuance of resolutions of support from each additional municipality and retail public utility for which approval is required, the applicant will submit to the TCEQ an application for certification of the ordinance for the Designated Property pursuant to Texas Health and Safety Code, Chapter 361, Subchapter W.

Now, Therefore,

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

SECTION 1. That City of Dallas supports the application of the applicant to the TCEQ for certification of a Municipal Setting Designation for the Designated Property.

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:

LARRY E. CASTO, City Attorney

By _____
Assistant City Attorney

FARMERS BRANCH

ORDINANCE NO. 3456

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, PROHIBITING THE USE OF AND CONTACT WITH DESIGNATED GROUNDWATER FROM BENEATH 59.49± ACRES DESCRIBED IN EXHIBIT "A" HERETON GENERALLY LOCATED AT SOUTH OF VALLEY VIEW LANE, WEST OF HUTTON DRIVE, AND NORTH OF WITTINGTON PLACE IN FARMERS BRANCH, TEXAS, TO FACILITATE CERTIFICATION OF A MUNICIPAL SETTING DESIGNATION ("MSD") OF SAID PROPERTY BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ("TCEQ"), PURSUANT TO THE TEXAS SOLID WASTE DISPOSAL ACT; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED $2,000.00; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 361, Subchapter W, of the Texas Solid Waste Disposal Act ("MSD legislation") authorizes the TCEQ to certify Municipal Setting Designations for properties upon receipt and approval of a proper application to the TCEQ; and

WHEREAS, the Texas legislature, in enacting the MSD legislation, found that an action by a municipality to restrict access to or the use of groundwater in support of or to facilitate a MSD advances a substantial and legitimate State interest; and

WHEREAS, as part of the application process for an MSD, an applicant is required to provide the TCEQ with documentation of a resolution or ordinance of support from the municipality in which the MSD is being sought, which ordinance prohibits the use of and contact with groundwater from beneath the designated property for potable purposes; and

WHEREAS, due to limited quantity and low quality, there are areas of shallow groundwater within the City and its extraterritorial jurisdiction that are not valuable as potable water sources and therefore are not utilized for potable water; and

WHEREAS, some commercial and industrial properties within the City and its extraterritorial jurisdiction are underlain with unusable groundwater that has become contaminated by historical on-site or off-site sources; and

WHEREAS, the potable use of groundwater in designated areas should be prohibited to protect public health and welfare when the quality of the groundwater presents an actual or potential threat to public health; and

WHEREAS, the use of an MSD allows for a State-evaluated corrective action process for groundwater that is directed towards the protection of human health and the environment; and

WHEREAS, Edina Park Plaza Associates, L.P., Art GNB, Inc., and CADG Mercer Crossing Holdings, LLC (collectively the "Applicant") intend to submit an application to the TCEQ for certification of an MSD for 59.49± acres of land within the city limits of the City of Farmers Branch generally located at the south of Valley View Lane, west of Hutton Drive, and north of Wittington Place, a metes and bounds description of which land is set forth in Exhibit "A" attached hereto and made a part hereof (the "MSD Property"); and

WHEREAS, the Applicant has certified that the type of known contaminants in the groundwater beneath the MSD Property are as set forth in Exhibit "B" attached hereto and made a part hereof; and

WHEREAS, the Applicant has certified to the City that:

1. The purpose of the application is to assist the Applicant in obtaining from the TCEQ closure documentation demonstrating the TCEQ's determination, after completion of any remediation requirements and appropriate review by the TCEQ, that no further environmental cleanup or restoration is required by the TCEQ with respect to the MSD Property; and

2. As a part of the application, the Applicant has or will submit to the TCEQ a statement regarding the type of known contamination in the groundwater beneath the MSD Property and has identified that shallow groundwater contains chemicals of concern above Tier 1 groundwater ingestion protective concentration levels, as set forth in 30 Texas Administrative Code, Chapter 350, the Texas Risk Reduction Program; and

WHEREAS, the Applicant has continuing obligations to satisfy applicable statutory and regulatory provisions concerning groundwater contamination investigation and response actions at the MSD Property; and

WHEREAS, a public drinking water supply system exists that satisfies the requirements of Texas Health and Safety Code Chapter 341 for the MSD Property and property within one-half mile of the MSD Property; and

WHEREAS, the City Council finds it to be in the best interest of the public and the City to facilitate the Applicant's efforts to secure an MSD and TCEQ closure documentation by passage of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The City Council finds the declarations and findings set forth in the preamble of this Ordinance are true and correct and are incorporated herein.

SECTION 2. The City Council finds this Ordinance is necessary because the contaminant concentrations exceed TCEQ potable water standards.

SECTION 3. The City Council finds it is in the best interest and welfare of the public to facilitate TCEQ's certification of an MSD for the MSD Property as well as the TCEQ closure documentation.

SECTION 4. Upon and after the effective date of this Ordinance, the drilling of wells and use of designated groundwater for any purpose, including but not limited to any potable purpose, and excepting only: (i) wells used as monitoring wells for the collection of groundwater samples for chemical or biological laboratory analysis; and (ii) wells used for the purpose of remediation of soil or groundwater contamination, is hereby prohibited on or from any portion of the MSD Property.

SECTION 5. Failure of the Applicant to diligently pursue and obtain from the TCEQ an MSD certificate for the MSD Property and TCEQ closure documentation for the MSD Property shall render this Ordinance voidable by the City Council following 30 days' written notice to the TCEQ and the Applicant.

SECTION 6. All provisions of the ordinances of the City of Farmers Branch in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Farmers Branch not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 7. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 8. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 9. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 10. This Ordinance shall take effect from and after its passage and the publication of the caption of said Ordinance as the law and the City Charter in such case provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THE 12TH DAY OF SEPTEMBER, 2017.

APPROVED:

Robert C. Dye, Mayor

ATTEST:

Amy Piukana, City Secretary

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:8/17/17:89207)

ORDINANCE NO. 3456
Exhibit "A" – Boundary Description of the MSD Property

BEING all or portions of those certain tracts of land situated in the Francis Miller Survey, Abstract Number 926, Dallas County, Texas and being all of that tract of land described by deed to Edina Park Plaza Associates Limited Partnership, recorded in Instrument Number 20070299861, Official Public Records, Dallas County, Texas and being the remainder of that tract of land described by deed to ART GNB, Inc., recorded in Instrument Number 20070248392 Official Public Records, Dallas County, Texas, and being all of Block F, of Westside Addition, Section 1, an addition to the City of Farmers Branch, according to the plat thereof recorded as Instrument Number 200600172708, Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of said Edina tract in the south right-of-way of Valley View Lane (a variable width right-of-way) and being the beginning of a non-tangent curve to the right;

THENCE with the south right-of-way of said Valley View Lane the following courses and distances;

with said non-tangent curve to the right, an arc distance of 230.90 feet, through a central angle of 07° 30' 06", having a radius of 1763.60 feet, the long chord of which bears N 58° 52'15" E, 230.74 feet, to the beginning of a non-tangent curve to the right;

with said non-tangent curve to the right, an arc distance of 347.09 feet, through a central angle of 14° 32' 26", having a radius of 1367.69 feet, the long chord of which bears N 68° 43' 04" E, 346.16 feet, to the beginning of a non-tangent curve to the left;

with said non-tangent curve to the left, an arc distance of 759.20 feet, through a central angle of 05° 59' 37", having a radius of 7257.62 feet, the long chord of which bears N 74° 08' 39" E, 758.85 feet, to the beginning of a non-tangent curve to the left;

with said curve to the left, an arc distance of 384.50 feet, through a central angle of 03° 35' 42", having a radius of 6128.08 feet, the long chord of which bears N 68° 52' 24" E, 384.44 feet;

THENCE N 67° 04' 16" E, 251.16 feet, continuing with said south right-of-way, to the northeast corner of said Edina tract;

THENCE S 01° 19' 18" E, 308.82 feet, departing said south right-of-way, to the north line of aforesaid ART GNB tract remainder;

THENCE N 89° 36' 19" E, 252.32 feet, with said north line, to the northeast corner of said ART GNB tract remainder;

THENCE S 01° 10' 40" E, 835.58 feet to an ell corner in the east line of said ART GNB tract;

THENCE N 89° 29' 14" E, 196.38 feet, continuing with said east line, to the northwest corner of a Street Easement recorded in Instrument Number 200002802701, Official Public Records, Dallas County, Texas;

THENCE S 01° 10' 43" E, 121.49 feet, with the west line of said Street Easement, to the south line of said ART GNB remainder, and being in the north line of aforementioned Block F;

THENCE N 88° 42'52" E, 3.98 feet, with said common line, to the west right-of-way of Hutton Road (a called 64-foot right-of-way) at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, an arc distance of 199.73 feet, through a central angle of 07° 37' 45", having a radius of 1500.00 feet, the long chord of which bears S 03° 53' 22" W, 199.58 feet;

THENCE S 07° 42' 15" W, 123.56 feet, continuing with said west right-of-way;

THENCE S 48° 12' 33" W, 38.02 feet, to the north right-of-way line of Wittington Place (a called 110-foot right-of-way;

THENCE S 88° 42' 52" W, 1493.14 feet, with said north right-of-way, to the beginning of a curve to the left;

THENCE with said curve to the left, with said north right-of-way, an arc distance of 305.68 feet, through a central angle of 16° 33' 18", having a radius of 1057.93 feet, the long chord of which bears S 80° 26' 13" W, 304.62 feet;

THENCE N 66° 09' 25" W, 22.29 feet, to the easterly right-of-way of Chartwell Drive (an 85-foot right-of-way);

THENCE N 24° 04' 09" W, 38.83 feet, with said easterly right-of-way, to the beginning of a curve to the left;

THENCE, continuing with said easterly right-of-way, with said curve to the left, an arc distance of 387.71 feet, through a central angle of 34°34'27", having a radius of 642.50 feet, the long chord of which bears N 41° 21' 23" W, 381.85 feet;

THENCE N 44° 06' 55" E, 358.93 feet;

THENCE N 45° 55' 16" W, 597.40 feet to the Point of Beginning and containing 2,591,374 square feet or 59.49 acres of land more or less.

ORDINANCE NO. 3456
Exhibit "B" – Summary of Known Contaminants

Contaminates in groundwater that exceed the groundwater ingestion PCL -

- Arsenic
- Cadmium and Vinyl Chloride historically exceeded the PCL during 1 sampling event.

Contaminants in soil that exceed the soil-leaching-to-groundwater ingestion PCL

- Arsenic
- Barium
- Cadmium
- Lead
- Silver

Agenda Information Sheet

File #: 18-445 **Item #:** 17.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a two-year service price agreement for the purchase of butterfly valves, actuators, and actuator repair services for the Water Utilities Department - Municipal Valve & Equipment in the amount of $1,595,625.00, Mueller Co. LLC in the amount of $183,500.00, Pumps Valves & Equipment dba The Scruggs Company in the amount of $177,260.00, and Rexa, Inc. in the amount of $82,240.00, lowest responsible bidders of four - Total not to exceed $2,038,625.00 - Financing: Water Utilities Current Funds

BACKGROUND

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

This service price agreement will provide for the purchase of butterfly valves, actuators, and actuator repair services for the Water Utilities Department. Butterfly valves are used to control the flow of water within water treatment facilities. This agreement will provide replacement valves, plant control process valves, and valves for new installation of water transmission lines for water treatment plants. Certain valves will be used to isolate sections of the water/wastewater system to allow repairs to existing water mains and to permit additional construction.

Butterfly valves range in size from 6” to 96” with the larger valves requiring additional production time. In some applications butterfly valves will need to be electronically automated in order to be operated remotely, therefore, an actuator is attached.

Services provided for the actuators shall include troubleshooting, removal, installation, repairs on failed equipment, or the replacement thereof. On average, the Water Utilities Department pumps over 417 million gallons of water per day.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 394 email bid notifications to vendors registered

under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized the wage floor rate of $10.94, by Resolution No. 15-2141; the selected vendors meet this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 11, 2017, City Council authorized a two-year master agreement for butterfly valves and actuators with Municipal Valve & Equipment, Mueller Co. LLC, Pumps Valves & Equipment dba The Scruggs Company, and Rexa, Inc. by Resolution No. 17-0067.

The Government Performance & Financial Management Committee will receive this item for consideration on August 20, 2018.

FISCAL INFORMATION

Water Utilities Current Funds - $2,038,625.00

FY 2018-19 $1,019,312.50
FY 2019-20 $1,019,312.50

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE $
$2,038,625.00	Other Services	23.80%	0.78%	$15,957.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				

PROCUREMENT INFORMATION

The Office of Procurement Services received the following bids from solicitation number BM1803. We opened them on March 16, 2018. We recommend the City Council award this service price agreement to the lowest responsive and responsible bidders by group. Information related to this solicitation is available upon request.

*Denotes successful bidders

Bidder	Address	Amount
*Municipal Valve & Equipment	4547 Westgrove Dr.	Multiple Groups

	Addison, TX 75001	
*Mueller Co. LLC	500 W. Eldorado St. Decatur, IL 62525	Multiple Groups
*Pumps Valves & Equipment dba The Scruggs Company	8530 Hansen Rd. Houston, TX 77075	Multiple Groups
*Rexa, Inc.	4 Manley St. West Bridgewater, MA 02379	Multiple Groups

OWNERS

Municipal Valve & Equipment

David McGoodwin, President
Randy Greene, Vice President

Mueller Co. LLC

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

Pumps Valves & Equipment dba The Scruggs Company

James A. Scruggs, President
Jennifer Scruggs, Secretary

Rexa, Inc.

Sam Lalos, President
Geoff Hynes, Vice President
Ken Garron, Secretary

WHEREAS, on September 8, 2016, Administrative Action No. 16-6585 authorized to extend the master agreement for butterfly valves and actuators with Mueller Co. LLC for five-months from August 26, 2016 to January 26, 2017; and

WHEREAS, on September 8, 2016, Administrative Action No. 16-6586 authorized to extend the master agreement for butterfly valves and actuators with Municipal Valve & Equipment for five-months from August 26, 2016 to January 26, 2017; and

WHEREAS, on January 11, 2017, City Council authorized a two-year master agreement for butterfly valves and actuators with Municipal Valve & Equipment in the amount of $601,500.00, Mueller Co. LLC in the amount of $55,000.00, Pumps Valves & Equipment dba The Scruggs Company in the amount of $34,000.00, and Rexa, Inc. in the amount of $11,000.00, by Resolution No. 17-0067.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a service price agreement with Municipal Valve & Equipment (332290) in the amount of $1,595,625.00, Mueller Co. LLC (VS0000021750) in the amount of $183,500.00, Pumps Valves & Equipment dba The Scruggs Company (VS0000067360) in the amount of $177,260.00, and Rexa, Inc. (VC14502) in the amount of $82,240.00, approved as to form by the City Attorney, for butterfly valves, actuators, and repair services for a term of two years in a total amount not to exceed $2,038,625.00. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Municipal Valve & Equipment, Mueller Co. LLC, Pumps Valves & Equipment dba The Scruggs Company, and Rexa, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Municipal Valve & Equipment, Mueller Co. LLC, Pumps Valves & Equipment dba The Scruggs Company, and Rexa, Inc. under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $2,038,625.00 to Municipal Valve & Equipment, Mueller Co. LLC, Pumps Valves & Equipment dba The Scruggs Company, and Rexa, Inc. from Service Contract No. DWU-2018-00006505.

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

Agenda Information Sheet

File #: 18-431 **Item #:** 18.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year service price agreement for street sweeping services - Mister Sweeper LP in the amount of $3,617,246.22 and KAT Klean, Inc. in the amount of $100,570.00, lowest responsible bidders of three - Total not to exceed $3,717,816.22 - Financing: General Fund ($3,617,246.22) and Water Utilities Current Funds ($100,570.00)

BACKGROUND

This action does not encumber funds; the purpose of a service price agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis. We anticipate the following City departments will use this agreement:

- Water Utilities Department
- Department of Public Works

This service price agreement will provide for street sweeping services. This service minimizes street debris which could present potential safety hazards to motorists and pedestrians. Additionally, the removal of debris from streets will minimize the amount of foreign matter entering the City's water system by way of street level stormwater collection infrastructure.

This service price agreement, based on budget allocations, will provide monthly street sweeping services on major thoroughfares throughout the City. This service price agreement includes scheduled street sweeping services of approximately 2,300 curb miles monthly. In the event of unforeseen spills, this services price agreement also provides limited response sweeping of approximately 1,000 curb miles annually. Typically, sweeping maintenance is scheduled and completed once a month. Additionally, this service price agreement, subject to annual appropriations, allows for sweeping of protected and unprotected bike lanes that may not be currently on the scheduled route. Unprotected bike lanes on the scheduled route are swept monthly, while protected bike lanes are not included in the scheduled maintenance.

In addition to the monthly scheduled, limited response, and bike lane sweeping services, this service price agreement provides the City with on demand street sweeping and power washing services. On demand services are used after inclement weather or special events to bring street surfaces up to City standards.

The Department of Transportation will retain the responsibility of providing street sweeping services in the Central Business District and those services are not part of this service price agreement.

In this solicitation, the Office of Procurement Services required bidders to submit a response using unit pricing. This bid resulted in a 27.72 percent increase over comparable prices for the bid awarded in 2015.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 2,287 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized the wage floor rate of $10.94, by Resolution No. 15-2141; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 12, 2015, City Council authorized a three-year service contract for street sweeping services with Mister Sweeper LP by Resolution No. 15-1337.

The Government Performance & Financial Management Committee will receive this item for consideration on August 20, 2018.

FISCAL INFORMATION

General Fund - $3,617,246.22
Water Utilities Current Funds - $100,570.00

Fund	FY 2018-19	FY 2019-20	FY 2020-21
General Fund	$608,489.00	$790,487.00	$790,487.00
Water Utilities Current Funds	$33,523.34	$33,523.33	$33,523.33
Total			

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$3,717,816.22	Other Services	23.80%	23.16%	$860,904.60
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				

PROCUREMENT INFORMATION

The Office of Procurement Services received the following bids from solicitation number BB1802. We opened them on June 8, 2018. We recommend the City Council award this service price agreement to the lowest responsive and responsible bidders by group.

*Denotes successful bidders

Bidder	Address	Amount
*Mister Sweeper LP	3522 Doug Drive Dallas, TX 75247	Group 1 - $3,617,246.22 Group 2 - $ 170,378.00
*KAT Klean, Inc.	4007 Alta Vista Lane Dallas, TX 75229	Group 1 - $6,536,432.50 Group 2 - $ 100,570.00
Pannell Industries, Inc.	4361 Cedar Lake Drive Dallas, TX 75227	Non-responsive**

**Pannell Industries, Inc. was deemed non-responsive due to not meeting specifications.

OWNERS

Mister Sweeper LP

Joseph Clark Thompson III, President
Thomas Seevers, Vice President
Dean Renkes, Secretary

KAT Klean, Inc.

Thomas W. Payne, Jr., President

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August 22, 2018

WHEREAS, on August 12, 2015, City Council authorized a three-year service contract for street sweeping services with Mister Sweeper LP in an amount not to exceed $2,043,742.72, by Resolution No. 15-1337.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a service price agreement with Mister Sweeper LP (VS0000045653) in the amount of $3,617,246.22 and KAT Klean, Inc. (VS95235) in the amount of $100,570.00, approved as to form by the City Attorney, for street sweeping services for a term of three years, in an amount not to exceed $3,717,816.22. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Mister Sweeper LP and KAT Klean, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Mister Sweeper LP and KAT Klean, Inc. under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $3,717,816.22 to Mister Sweeper LP and KAT Klean, Inc. from Service Contract No. POM-2018-00006937.

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

Agenda Information Sheet

File #: 18-446 **Item #:** 19.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year service price agreement for emergency dewatering services during flood events within the City for the Department of Trinity Watershed Management - Moir Watershed Services, LLC, lowest responsible bidder of three - Not to exceed $3,953,240.00 - Financing: Stormwater Drainage Management Current Funds

BACKGROUND

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

This service price agreement provides for emergency dewatering services during localized flood events within the City. Services provided by this contract will augment City staff during rain events which cause localized flooding within certain areas of the City; in these cases the contractor will be required to pump water from the flooded area downstream to the nearest manhole, storm drain, or when close enough for the equipment to reach over the levee. This type of localized flooding can be caused by pump overload, a blocked pipe, failed pump, or no nearby pumping station. The contractor will be required to mobilize necessary personnel, pumping equipment, and vehicles as needed to service various locations and terrain (e.g. paved and unpaved surfaces). The contractor is required to remove up to 50,000 gallons of water per minute when necessary.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 584 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized the wage floor rate of $10.94, by Resolution No. 15-2141; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Government Performance & Financial Management Committee will receive this item for consideration on August 20, 2018.

FISCAL INFORMATION

Stormwater Drainage Management Current Funds - $3,953,240.00

FY 2018 - 2019 $1,317,746.67
FY 2019 - 2020 $1,317,746.66
FY 2020 - 2021 $1,317,746.67

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE $
$3,953,240.00	Other Services	23.80%	33.52%	$1,325,000.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

The Office of Procurement Services received the following bids from solicitation number BM1813. We opened them on March 30, 2018. We recommend the City Council award this service price agreement in its entirety to the lowest responsive and responsible bidder.

*Denotes successful bidder

Bidders	Address	Amount
*Moir Watershed Services, LLC	4134 FM 66 Waxahachie, TX 75167	$ 3,953,240.00
BakerCorp	7800 North Dallas Pkwy. Plano, TX 75024	$12,029,981.80
Bartholow Rental Company, Inc. dba Barco Pumps	940 Hensley Ln. Wylie, TX 75424	Non-responsive**

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**Bartholow Rental Company, Inc. dba Barco Pumps was deemed non-responsive due to not meeting bid specifications.

OWNER

Moir Watershed Services, LLC

James Moir, President

August 22, 2018

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

SECTION 1. That the City Manager is hereby authorized to sign a service price agreement with Moir Watershed Services, LLC (VS0000071835), approved as to form by the City Attorney, for emergency dewatering services during flood events within the City for the Department of Trinity Watershed Management for a term of three years, in an amount not to exceed $3,953,240.00. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Moir Watershed Services, LLC shall be based only on the amount of the services directed to be performed by the City and properly performed by Moir Watershed Services, LLC under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $3,953,240.00 to Moir Watershed Services, LLC from Service Contract No. TWM-2018-00006938.

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

Agenda Information Sheet

File #: 18-447 **Item #:** 20.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year service price agreement for pump overhaul and repair services for the Department of Trinity Watershed Management - Allen's Electric Motor Services, Inc., most advantageous proposer of three - Not to exceed $1,543,899.00 - Financing: Stormwater Drainage Management Current Funds

BACKGROUND

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

This service price agreement will provide pump overhaul and repair services for the Department of Trinity Watershed Management (TWM). The awarded vendor shall provide trained professionals to perform on-site inspections, pump analysis, and testing in order to maintain the pumps to manufacturer's specifications. Further, upon request the vendor will also provide alignments, fabrication of non-production parts, vibration testing, and system analysis.

TWM has 72 pumps with capacities ranging from 350 to 125,000 gallons of water per minute. Proper maintenance of these pumps allows TWM to meet required Texas Commission on Environmental Quality permit requirements.

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

- Department of Trinity Watershed Management (2)
- Water Utilities Department (3)
- Office of Business Diversity (1)*
- Office of Procurement Services (1)*

*The Office of Procurement Services only evaluated cost and the Office of Business Diversity

evaluated the Business Inclusion and Development Plan.

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

- Cost 45 points
- Experience 30 points
- Business Inclusion and Development Plan 15 points
- Approach 10 points

In this solicitation, the Office of Procurement Services required bidders to submit a response using unit pricing. This bid resulted in a 13.15 percent decrease over comparable unit prices for services. Additionally, this solicitation also required bidders to submit discounts/markups on parts to be ordered from manufacturer's catalogs. Therefore, this bid also resulted in an average percentage discount from manufacturer's catalog of 7.50 percent compared to an average discount of 7.63 percent for the bid awarded in 2015.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 450 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized the wage floor rate of $10.94, by Resolution No. 15-2141; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 22, 2015, City Council authorized a three-year service contract for pump overhaul and repair services for Trinity Watershed Management with Allen's Electric Motor Services, Inc. and Xylem Water Solutions USA, Inc. by Resolution No. 15-0745.

The Government Performance & Financial Management Committee will receive this item for consideration on August 20, 2018.

FISCAL INFORMATION

Stormwater Drainage Management Current Funds - $1,543,899.00

FY 2018-19 $514,633.00
FY 2019-20 $514,633.00
FY 2020-21 $514,633.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE $
$1,543,899.00	Other Services	23.80%	100.00%	$1,543,899.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

The Office of Procurement Services received the following proposals from solicitation number BMZ1805. We opened them on December 22, 2017. We recommend the City Council award this service price agreement to the most advantageous proposer by group.

*Denotes successful proposer

Proposers	Address	Score	Amount
*Allen's Electric Motor Services, Inc.	400 Roy Hoppy Hopkins Dr. Vivian, LA 71082	Group 1 - 86.80 Group 2 - 85.60 Group 3 - 84.20	$1,262,945.00 $ 186,858.00 $ 94,096.00
Weisinger Incorporated	2200 E. Davis St. Conroe, TX 77301	Group 1 - 46.20 Group 2 - No Bid Group 3 - 63.00	$4,394,510.00 $ 156,114.50
Xylem Water Solutions USA, Inc.	2400 Tarpley Rd. Carrollton, TX 75006	Group 1 - No Bid Group 2 - 71.00 Group 3 - No Bid	 $ 256,705.46

OWNER

Allen's Electric Motor Services, Inc.

Peggy Allen Parker, President
Clinton R. Walker, Vice President

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August 22, 2018

WHEREAS, on April 22, 2015, City Council authorized a three-year service contract for pump overhaul and repair services for Trinity Watershed Management with Allen's Electric Motor Services, Inc. in the amount of $1,375,710.00 and Xylem Water Solutions USA, Inc. in the amount of $201,500.00, by Resolution No. 15-0745.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a service price agreement with Allen's Electric Motor Services, Inc. (VS0000036492), approved as to form by the City Attorney, for pump overhaul and repair services for the Department of Trinity Watershed Management for a term of three years, in an amount not to exceed $1,543,899.00. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Allen's Electric Motor Services, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Allen's Electric Motor Services, Inc. under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,543,899.00 to Allen's Electric Motor Services, Inc. from Service Contract No. TWM-2018-00006896.

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

Agenda Information Sheet

File #: 18-450 **Item #:** 21.

STRATEGIC PRIORITY: Public Safety

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year service price agreement, with two one-year renewal options, for public safety uniform alterations - CG Wholesale LLC, lowest responsible bidder of two - Not to exceed $254,220.00 - Financing: General Fund

BACKGROUND

This action does not encumber funds; the purpose of a service price agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis. We anticipate the following City departments will use this agreement:

- Police Department
- Fire-Rescue Department
- Court & Detention Services
- Department of Equipment and Building Services

This service price agreement will provide for public safety uniform alterations. Through this agreement the vendor will provide alterations to ensure uniforms fit properly. Alterations may include hemming of trousers, tailoring of police uniforms, dress coats, mending minor tears, adding patches, striping, mohair, piping, or adding buttons. The Police Quartermaster facilitates alterations services to all uniformed personnel in the Police Department and other City departments who receive uniforms from Police Department Quartermaster, including the Department of Equipment and Building Services security and Marshals. Alterations services for the Fire-Rescue Department are being included in this agreement to allow them to have their uniforms mended and patches, mohair, piping, and buttons added.

An estimated 210 alterations are performed weekly and the City is charged a flat monthly fee regardless of actual number of services performed. The monthly charge includes necessary products, accessories, and equipment to support alterations functions and provide services. Alterations are provided on site at the Quartermaster facility and are typically performed while the

customer is waiting. This service price agreement will require the vendor to provide a minimum of one employee during all business hours of 6 am - 6 pm, two employees to cover peak hours of 9:30 am - 2:30 pm, and three employees during times of heightened demand.

The City employees included in the agreement include:

- 3,100 police officers
- 1,936 firefighters
- 54 Marshals
- 71 security staff

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 4,646 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized the wage floor rate of $10.94, by Resolution No. 15-2141; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 26, 2013, City Council authorized a three-year master agreement for uniforms, jackets, rainwear and accessories with Regali, Inc., ERMC IV, LP, Premier Uniform, Inc. and C&G Police Supply dba C&G Wholesale; and a three-year service contract for alterations of police uniforms, jackets and rainwear with C&G Police Supply dba C&G Wholesale by Resolution No. 13-1065.

Information about this item will be provided to the Public Safety & Criminal Justice Committee on August 13, 2018.

FISCAL INFORMATION

General Fund - $254,220.00

FY 2017-18 $83,940.00
FY 2018-19 $83,940.00
FY 2019-20 $86,340.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE $

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$254,220.00	Other Services	23.80%	0.00%	$0.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				

PROCUREMENT INFORMATION

The Office of Procurement Services received the following bids from solicitation number BL1812. We opened them on June 1, 2018. We recommend the City Council award this service price agreement in its entirety to the lowest responsive and responsible bidder.

*Denotes successful bidder

Bidders	Address	Amount
*CG Wholesale LLC	10345 Brockwood Road Dallas, TX 75238	$254,220.00
Galls, LLC	1340 Russel Cave Road Lexington, KY 40505	$374.592.00

OWNER

CG Wholesale LLC

Gail Skees, President
Charles Skees, Vice President

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August 22, 2018

WHEREAS, on June 26, 2013, City Council authorized a three-year master agreement for uniforms, jackets, rainwear and accessories with Regali, Inc. in the amount of $3,903,267.00, ERMC IV, LP in the amount of $559,598.00, Premier Uniform, Inc. in the amount of $238,572.00 and C&G Police Supply dba C&G Wholesale in the amount of $77,525.00; and a three-year service contract for alterations of police uniforms, jackets and rainwear with C&G Police Supply dba C&G Wholesale in the amount of $215,400.00, by Resolution No. 13-1065.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a service price agreement with CG Wholesale LLC (VC19024), approved as to form by the City Attorney, for public safety uniform alterations for a term of three years, with two one-year renewal options, in an amount not to exceed $254,220.00. If the service was bid or proposed on as needed, unit price basis for performance of specified tasks, payment to CG Wholesale LLC shall be based only on the amount of the services directed to be performed by the City and properly performed by CG Wholesale LLC under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $254,220.00 to CG Wholesale LLC from Service Contract No. DPD-2018-00006906.

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

Agenda Information Sheet

File #: 18-456 **Item #:** 22.

STRATEGIC PRIORITY:	Government Performance and Financial Management
AGENDA DATE:	August 22, 2018
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Office of Procurement Services
EXECUTIVE:	Elizabeth Reich

SUBJECT

Authorize a five-year service contract for maintenance and technical support of the point-of-sale and online payment processing system - N Harris Computer Corporation, sole source - Not to exceed $277,676.57 - Financing: Building Inspection Current Funds (subject to annual appropriations)

BACKGROUND

This action does not encumber funds; the purpose of a service contract is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis. We anticipate the following City departments will use this agreement:

- Department of Sustainable Development and Construction
- Department of Communication and Information Services

This service contract will provide continued maintenance and technical support for the point-of-sale and online payment processing system used by the Department of Sustainable Development and Construction to collect payments for the issuance of various permits. The system allows for the department to process payments for walk-in customers at a pay station or accept them online via a web portal. The Department of Communications and Information Services is responsible for the ongoing operations, support and maintenance of the City's system, and technical infrastructure. Annual software maintenance provides staff with access to the manufacturer's technical support team as well as necessary system patches, fixes, and upgrades.

In 2005, the point-of-sale online processing system was implemented for Building Inspection, a division of the Department of Sustainable Development and Construction, payment collections. Building Inspection processes over 95,000 transactions per year to collect various fees, including building permits, certificates of occupancy, plan reviews, trade permits, and inspection fees, that resulted in approximately $42.3 million in revenue throughout FY 16-17.

On November 10, 2015, City Council authorized the wage floor rate of $10.94, by Resolution No. 15-

2141; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 14, 2011, City Council authorized a five-year service contract for maintenance, support and implementation services; and the purchase of hardware and software for the upgrade of the point of sales and online payment processing solution used by Development Services with System Innovators, a division of N. Harris Computer Corporation by Resolution No. 11-3214.

The Government Performance & Financial Management Committee will receive this item for consideration on August 20, 2018.

FISCAL INFORMATION

Building Inspection Current Funds - $277,676.57 (subject to annual appropriations)

FY 2017-18 $74,517.00
FY 2018-19 $47,226.85 (subject to annual appropriations)
FY 2019-20 $49,463.20 (subject to annual appropriations)
FY 2010-21 $51,936.35 (subject to annual appropriations)
FY 2021-22 $54,533.17 (subject to annual appropriations)

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE $
$277,676.57	Other Services	N/A	N/A	N/A
• M/WBE Goal waived due to Proprietary Software				

PROCUREMENT INFORMATION

Bidder	Address	Amount
N Harris Computer Corporation	10550 Deerwood Park Blvd. Suite 700 Jacksonville, FL 32256	$277,676.57

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

OWNER

N Harris Computer Corporation

Jean Soucy, President
Jeffrey Sumner, Vice President

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WHEREAS, on December 14, 2011, City Council authorized a five-year service contract for maintenance, support and implementation services; and the purchase of hardware and software for the upgrade of the point of sales and online payment processing solution used by Development Services with System Innovators, a division of N Harris Computer Corporation, in an amount not to exceed $298,236.00, by Resolution No. 11-3214; and

WHEREAS, on June 29, 2012, Administrative Action No. 12-1796 authorized Supplemental Agreement No. 7 to the service contract with System Innovators a division of N Harris Corporation to add interface development and peripheral hardware to the point of sales and online payment processing solution, in an amount not to exceed $14,878.00, from $298,236.00 to $313,114.00; and

WHEREAS, on January 3, 2013, Administrative Action No. 13-5088 authorized Supplemental Agreement No. 8 to the service contract with System Innovators a division of N Harris Corporation to change the interface development and peripheral hardware to the point of sales and online payment processing solution, in an amount not to exceed $6,240.00, from $313,114.00 to $319,354.00; and

WHEREAS, on April 29, 2013, Administrative Action No. 13-5538 authorized Supplemental Agreement No. 9 to the service contract with System Innovators a division of N Harris Corporation to add maintenance and support for custom code interface to the revenue collector automated cashiering system, in an amount not to exceed $9,766.00, from $319,354.00 to $329,120.00; and

WHEREAS, on October 23, 2013, Administrative Action No. 13-6646 authorized Supplemental Agreement No. 10 to the service contract with System Innovators a division of N Harris Corporation to add technical phone support to the revenue collector automated cashiering system, in an amount not to exceed $2,400.00, from $329,120.00 to $331,520.00; and

WHEREAS, on February 9, 2017, Administrative Action No. 17-5474 authorized Supplemental Agreement No. 11 to extend service contract for the point of sales and online payment processing solution with System Innovators with System Innovators a division of N Harris Corporation through June 30, 2017, in an amount not to exceed $26,298.50, from $331,520.00 to $357,818.50; and

WHEREAS, on March 28, 2017, Administrative Action No. 17-5752 authorized Supplemental Agreement No. 12 to the service contract with System Innovators a division of N Harris Corporation to add professional services for a iNovah custom report, in an amount not to exceed $6,000.00, from $357,818.50 to $363,818.50.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a service contract with N Harris Computer Corporation (VS0000003544), approved as to form by the City Attorney, for maintenance and technical support of the point-of-sale and online payment processing system for a term of five years, in an amount not to exceed $277,676.57. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to N Harris Computer Corporation shall be based only on the amount of the services directed to be performed by the City and properly performed by N Harris Computer Corporation under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $277,676.57 (subject to annual appropriations) to N Harris Computer Corporation from Master Agreement Service Contract No. DSV-2017-00002565.

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

Agenda Information Sheet

File #: 18-437 **Item #:** 23.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize the purchase of **(1)** two pieces of fleet vehicles and equipment with Siddons Martin Emergency Group, LLC in the amount of $924,341.00 and Houston Freightliner, Inc. in the amount of $339,455.75 through the Houston-Galveston Area Council of Governments cooperative agreement; **(2)** six pieces of equipment with Dickson Equipment Co., Inc. in the amount of $893,175.42 through the National Joint Powers Alliance cooperative agreement; **(3)** five pieces of equipment with Rush Truck Centers of Texas, LP in the amount of $358,243.00, Kirby-Smith Machinery in the amount of $135,426.75, Four Brothers Outdoor Power in the amount of $109,999.00, and RDO Equipment Co. in the amount of $108,375.00 through the Texas Association of School Boards cooperative agreement; **(4)** four pieces of fleet vehicles and equipment with Scully's Aluminum Boats, Inc. in the amount of $124,842.26 through the U.S. General Services Administration cooperative agreement; **(5)** four pieces of fleet vehicles with Sam Pack's Five Star Ford in the amount of $107,032.00 through the Texas SmartBuy cooperative agreement; and **(6)** an increase in appropriations in an amount not to exceed $893,175.42 in the Sanitation Capital Improvement Fund - Total not to exceed $3,100,890.18 - Financing: Water Utilities Current Funds ($1,158,531.50), Homeland Security Grant-UASI Funds ($924,341.00), Sanitation Capital Improvement Funds ($893,175.42), and Water Construction Funds ($124,842.26)

BACKGROUND

This item will allow for the purchase of 21 fleet vehicles and equipment for various City departments which includes:

- Backhoes - 2 (Water Utilities Department)
- Articulating boom lift - 1 (Water Utilities Department)
- Boats - 2 (Water Utilities Department)
- Trailers - 2 (Water Utilities Department)
- Sewer cleaner trucks - 2 (Water Utilities Department)
- Vacuum truck - 1 (Water Utilities Department)

- Pickups - 4 (Water Utilities Department)
- Urban search and rescue vehicle - 1 (Fire-Rescue Department)
- 11 cubic yard rear loader refuse truck - 6 (Department of Sanitation Services)

The City conducts an evaluation on vehicles and equipment using established criteria before replacement occurs. This evaluation includes life-to-date maintenance cost, recommended replacement mileage, and recommended replacement life. This purchase includes the replacement of 16 vehicles and equipment and 5 new units.

The Houston-Galveston Area Council of Governments, the Texas Association of School Boards, the National Joint Powers Alliance, the Texas SmartBuy, and the U.S. General Services Administration cooperative agreements are authorized by Chapter 791 of the Texas Government Code and Subchapter F, Chapter 271, Texas Local Government Code. Section 271.102 of the Texas Local Government Code authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 11, 2013, City Council authorized a one-year master agreement for the purchase of two-hundred ten fleet vehicles and equipment with Metro Fire Apparatus Specialists, Inc., Dallas Dodge Chrysler Jeep, Southwest Ambulance Sales, Kinloch Equipment & Supply, Inc. and The Around the Clock Freightliner Group, LLC; thirty-eight fleet vehicles and equipment with RDO Equipment Company, Kirby-Smith Machinery, Inc. and Holt Texas, LTD; and eighty-eight fleet vehicles and equipment with Sam Pack's Five Star Ford by Resolution No. 13-2055.

On October 22, 2014, City Council authorized the purchase of 137 squad cars for Police with Dallas Dodge Chrysler Jeep by Resolution No. 14-1781.

On March 25, 2015, City Council authorized a one-year master agreement for the purchase of eighty-seven fleet vehicles and equipment with 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; twenty fleet vehicles and equipment with Holt Texas, Ltd. dba Holt Cat, Caldwell Country Chevrolet, Sam Pack's Five Star Ford, Ltd. and Southwest International Trucks, Inc.; and one-hundred nine fleet vehicles and equipment with Sam Pack's Five Star Ford, Ltd. by Resolution No. 15-0478.

On June 17, 2015, City Council authorized the purchase of 105 squad cars for Police with Chaperral Dodge, Inc. dba Dallas Dodge Chrysler Jeep by Resolution No. 15-1231.

On December 9, 2015, City Council authorized a one-year master agreement for the purchase of one hundred fleet vehicles and equipment with Chastang Ford, Southwest International Trucks, Inc., Austin Truck & Equipment, LTD dba Freightliner of Austin, Holt Texas, Ltd. dba Holt Cat, RDO Equipment Company, BTE Body Company, Inc., Clark Equipment Company dba Bobcat Company, Kirby-Smith Machinery, Inc., Landmark Equipment, Inc. and Darr Equipment; one hundred eighty-one fleet vehicles with Sam Pack's Five Star Ford, Ltd.; eighty-three Police fleet and equipment with Freedom Dodge, Kinloch Equipment and Supply, Inc. and Blueline Rental, LLC; and twenty-one fleet

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vehicles with Freedom Chevrolet by Resolution No. 15-2199.

On May 11, 2016, City Council authorized the purchase of eleven pieces of fleet vehicles and equipment with Briggs Equipment, Darr Equipment, Southwest International Trucks, Inc., Kirby-Smith Machinery, RDO Equipment, Austin Truck and Equipment, LTD dba Freightliner of Austin, Central Texas Heavy Equipment Co., Inc.; four pieces of fleet vehicles with Sam Pack's Five Star Ford; two pieces of fleet equipment with Rush Truck Centers of Texas, LP; and two fleet vehicles with Freedom Dodge dba Duncanville Automotive by Resolution No. 16-0717.

On June 22, 2016, City Council authorized the purchase of twenty-three pieces of fleet vehicles and equipment with Hudson Bus Sales, LLC and Metro Fire Apparatus Specialists, Inc.; one pumper truck with Brasada Ford, Ltd.; and one excavator with mower attachment with Landmark Equipment, Inc. by Resolution No. 16-1053.

On September 28, 2016, City Council authorized the purchase of four fleet vehicles for Fire-Rescue with Sam Pack's Five Star Ford by Resolution No. 16-1551.

On January 25, 2017, City Council authorized a one-year master agreement for the purchase of 85 pieces of fleet equipment with Chastang Ford, Holt Texas, Ltd., BTE Body Co., Inc., Austin Truck and Equipment dba Freightliner of Austin, Southwest International Trucks, Inc., RDO Equipment Co., Sam Pack's Five Star Ford, and Landmark Equipment; 157 fleet vehicles and equipment with Sam Pack's Five Star Ford; 107 fleet vehicles with Freedom Chevrolet; and 2 pieces of fleet equipment with Wausau Equipment Company, Inc. by Resolution No. 17-0181.

On May 24, 2017, City Council authorized the purchase of 28 pieces of fleet vehicles and equipment with Metro Fire Apparatus Specialists, Daco Fire Equipment, Hudson Bus Sales, LLC, Rush Truck Centers of Texas, LP, Silsbee Ford, Inc., Cues, Inc., Johnston North America, Inc., and Houston Freightliner, Inc.; 8 pieces of fleet and equipment with Bond Equipment, Austin Truck & Equipment, Ltd. dba Freightliner of Austin, RDO Equipment, Chastang Ford, and Briggs Equipment; and 20 pieces of fleet and equipment with Sam Pack's Five Star Ford by Resolution No. 17-0827.

On February 28, 2018, City Council authorized a one-year master agreement for the purchase of 549 pieces of fleet vehicles and equipment with Austin Truck & Equipment, LTD dba Freightliner of Austin, Sam Pack's Five Star Ford, Freedom Dodge dba Duncanville Automotive, Holt Texas, LTD, Chastang Ford, BTE Body Co., Inc., Freedom Chevrolet dba Duncanville Automotive, Grande Truck Center, Bond Equipment, Rush Truck Centers of Texas, LP dba Rush Truck Center Dallas Light and Medium Duty, and Landmark Equipment; 56 pieces of fleet vehicles and equipment with Siddons Emergency Group, LLC, Hudson Bus Sales, LLC dba Hudson Emergency Vehicle Sales, Sam Pack's Five Star Ford, and Houston Freightliner, Inc.; 89 pieces of fleet vehicles with Sam Pack's Five Star Ford; 9 pieces of fleet vehicles with Southwest International Trucks, Inc.; and 1 piece of equipment with East Texas Mack Sales, LLC by Resolution No. 18-0374.

The Government Performance & Financial Management Committee will receive this item for consideration on August 20, 2018.

FISCAL INFORMATION

Water Utilities Current Funds - $1,158,531.50

Homeland Security Grant-UASI Funds - $924,341.00
Sanitation Capital Improvement Funds - $893,175.42
Water Construction Funds - $124,842.26

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE $
$3,100,890.18	COOP	N/A	N/A	N/A
• The Business Inclusion and Development Plan does not apply to Cooperative Purchas Agreements (COOPs)				

OWNERS

Siddons Martin Emergency Group, LLC

Patrick Siddons, President
Kirk Givler, Vice President

Houston Freightliner, Inc.

Rob Gerwood, President
Rick Stewart, Vice President
Roger Poser, Secretary

Dickson Equipment Co., Inc.

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

Rush Truck Centers of Texas, LP

W.M. "Rusty" Rush, President
Derrek R. Weaver, Vice President

Kirby-Smith Machinery

Ed Kirby, President
Jeff Weller, Vice President
Celise Blewett, Secretary

Four Brothers Outdoor Power

Rex Kelly, President
Russell Kelly, Vice President
Eddy Kelly, Secretary

RDO Equipment Co.

Ron Offut, President
Christi Offut, Vice President
Al Knoll, Secretary

Scully's Aluminum Boats, Inc.

Elwood Scully, President
Shane Scully, Secretary

Sam Pack's Five Star Ford

Sam Pack, President

WHEREAS, on December 11, 2013, City Council authorized a one-year master agreement for the purchase of two-hundred ten fleet vehicles and equipment with Metro Fire Apparatus Specialists, Inc. in the amount of $6,072,222.00, Dallas Dodge Chrysler Jeep in the amount of $4,628,922.00, Southwest Ambulance Sales in the amount of $2,470,586.00, Kinloch Equipment & Supply, Inc. in the amount of $473,093.00 and The Around the Clock Freightliner Group, LLC in the amount of $351,162.00; thirty-eight fleet vehicles and equipment with RDO Equipment Company in the amount of $2,107,702.00, Kirby-Smith Machinery, Inc. in the amount of $452,915.00 and Holt Texas, LTD in the amount of $1,249,431.00; and eighty-eight fleet vehicles and equipment with Sam Pack's Five Star Ford in the amount of $2,780,382.00, by Resolution No. 13-2055; and

WHEREAS, on October 22, 2014, City Council authorized the purchase of 137 squad cars for Police with Dallas Dodge Chrysler Jeep in the amount of $3,489,858.00, by Resolution No. 14-1781; and

WHEREAS, on March 25, 2015, City Council authorized a one-year master agreement for the purchase of eighty-seven fleet vehicles and equipment with Rush Truck Centers of Texas, LP dba Rush Crane & Refuse Systems International in the amount of $2,192,504.00, The Around The Clock Freightliner Group, LLC in the amount of $2,038,730.00, Freedom Chevrolet in the amount of $1,258,030.00, Southwest International Trucks, Inc. in the amount of $1,076,486.00, Equipment Southwest, Inc. in the amount of $784,665.00, RDO Equipment Company in the amount of $803,325.00, Kirby-Smith Machinery, Inc. in the amount of $596,920.00 and Bobcat of Dallas in the amount of $68,136.00; twenty fleet vehicles and equipment with Holt Texas, Ltd. dba Holt Cat in the amount of $1,105,672.00, Caldwell Country Chevrolet in the amount of $457,350.00, Sam Pack’s Five Star Ford, Ltd. in the amount of $220,560.00 and Southwest International Trucks, Inc. in the amount of $157,458.00; and one-hundred nine fleet vehicles and equipment with Sam Pack's Five Star Ford, Ltd. in the amount of $4,279,479.00, by Resolution No. 15-0478; and

WHEREAS, on June 17, 2015, City Council authorized the purchase of 105 squad cars for Police with Chaperral Dodge, Inc. dba Dallas Dodge Chrysler Jeep in the amount of $2,427,915.00, by Resolution No. 15-1231; and

WHEREAS, on December 9, 2015, City Council authorized a one-year master agreement for the purchase of one hundred fleet vehicles and equipment with Chastang Ford in the amount of $3,629,204.00, Southwest International Trucks, Inc. in the amount of $2,809,369.00, Austin Truck & Equipment, LTD dba Freightliner of Austin in the amount of $2,224,153.00, Holt Texas, Ltd. dba Holt Cat in the amount of $1,302,446.00, RDO Equipment Company in the amount of $1,710,940.00, BTE Body Company, Inc. in the amount of $925,174.00, Clark Equipment Company dba Bobcat Company in the amount of $465,363.00, Kirby-Smith Machinery, Inc. in the amount of $78,178.00, Landmark Equipment, Inc. in the amount of $73,751.00 and Darr Equipment in the amount of $27,395.00; one hundred eighty-one fleet vehicles with Sam Pack's Five Star Ford, Ltd. in the amount of $4,331,599.00; eighty-three Police fleet and equipment with Freedom Dodge in the amount of $1,764,139.00, Kinloch Equipment and Supply, Inc. in the amount of $736,747.00 and Blueline Rental, LLC in the amount of $358,365.00; and twenty-one fleet vehicles with Freedom Chevrolet in the amount of $826,491.00, by Resolution No. 15-2199; and

WHEREAS, on May 11, 2016, City Council authorized the purchase of eleven pieces of fleet vehicles and equipment with Briggs Equipment in the amount of $157,610.00, Darr Equipment in the amount of $92,726.00, Southwest International Trucks, Inc. in the amount of $156,547.00, Kirby-Smith Machinery in the amount of $649,693.00, RDO Equipment in the amount of $88,875.00, Austin Truck and Equipment, LTD dba Freightliner of Austin in the amount of $347,425.00, Central Texas Heavy Equipment Co., Inc. in the amount of $167,000.00; four pieces of fleet vehicles with Sam Pack's Five Star Ford in the amount of $76,080.00; two pieces of fleet equipment with Rush Truck Centers of Texas, LP in the amount of $384,030.00; and two fleet vehicles with Freedom Dodge dba Duncanville Automotive in the amount of $52,200.00, by Resolution No. 16-0717; and

WHEREAS, on June 22, 2016, City Council authorized the purchase of twenty-three pieces of fleet vehicles and equipment with Hudson Bus Sales, LLC in the amount of $2,665,662.00 and Metro Fire Apparatus Specialists, Inc. in the amount of $7,053,525.00; one pumper truck with Brasada Ford, Ltd. in the amount of $151,750.00; and one excavator with mower attachment with Landmark Equipment, Inc. in the amount of $107,399.00, by Resolution No. 16-1053; and

WHEREAS, on September 28, 2016, City Council authorized the purchase of four fleet vehicles for Fire-Rescue with Sam Pack's Five Star Ford in the amount of $121,381.00, by Resolution No. 16-1551; and

WHEREAS, on January 25, 2017, City Council authorized a one-year master agreement for the purchase of 85 pieces of fleet equipment with Chastang Ford in the amount of $5,747,210.00, Holt Texas, Ltd. in the amount of $3,004,194.00, BTE Body Co., Inc. in the amount of $1,623,647.00, Austin Truck and Equipment dba Freightliner of Austin in the amount of $1,173,754.00, Southwest International Trucks, Inc. in the amount of $705,197.00, RDO Equipment Co. in the amount of $385,605.00, Sam Pack's Five Star Ford in the amount of $99,064.00, and Landmark Equipment in the amount of $17,436.00; 157 fleet vehicles and equipment with Sam Pack's Five Star Ford in the amount of $4,868,401.00; 107 fleet vehicles with Freedom Chevrolet in the amount of $3,289,989.00; and 2 pieces of fleet equipment with Wausau Equipment Company, Inc. in the amount of $371,411.00, by Resolution No. 17-0181; and

WHEREAS, on May 24, 2017, City Council authorized the purchase of 28 pieces of fleet vehicles and equipment with Metro Fire Apparatus Specialists in the amount of $5,779,817.00, Daco Fire Equipment in the amount of $1,663,124.00, Hudson Bus Sales, LLC in the amount of $1,534,608.00, Rush Truck Centers of Texas, LP in the amount of $319,062.00, Silsbee Ford, Inc. in the amount of $316,938.00, Cues, Inc. in the amount of $169,500.00, Johnston North America, Inc. in the amount of $140,600.00, and Houston Freightliner, Inc. in the amount of $51,717.00; 8 pieces of fleet and equipment with Bond Equipment in the amount of $1,000,560.00, Austin Truck & Equipment, Ltd. dba Freightliner of Austin in the amount of $148,532.00, RDO Equipment in the amount of $111,750.00, Chastang Ford in the amount of $83,879.00, and Briggs Equipment in the amount of $59,874.00; and 20 pieces of fleet and equipment with Sam Pack's Five Star Ford in the amount of $1,280,051.00, by Resolution No. 17-0827; and

WHEREAS, on February 28, 2018, City Council authorized a one-year master agreement for the purchase of 549 pieces of fleet vehicles and equipment with Austin Truck & Equipment, LTD dba Freightliner of Austin in the amount of $7,739,741.00, Sam Pack's Five Star Ford in the amount of $7,336,461.00, Freedom Dodge dba Duncanville Automotive in the amount of $3,915,044.00, Holt Texas, LTD in the amount of $3,836,090.00, Chastang Ford in the amount of $3,503,450.00, BTE Body Co., Inc. in the amount of $1,121,466.00, Freedom Chevrolet dba Duncanville Automotive in the amount of $534,680.00, Grande Truck Center in the amount of $380,778.00, Bond Equipment in the amount of $273,429.00, Rush Truck Centers of Texas, LP dba Rush Truck Center Dallas Light and Medium Duty in the amount of $259,328.00, and Landmark Equipment in the amount of $154,388.00; 56 pieces of fleet vehicles and equipment with Siddons Emergency Group, LLC in the amount of $7,548,946.00, Hudson Bus Sales, LLC dba Hudson Emergency Vehicle Sales in the amount of $4,196,597.00, Sam Pack's Five Star Ford in the amount of $599,212.00, and Houston Freightliner, Inc. in the amount of $344,746.00; 89 pieces of fleet vehicles with Sam Pack's Five Star Ford in the amount of $2,914,138.00; 9 pieces of fleet vehicles with Southwest International Trucks, Inc. in the amount of $1,766,519.00; and 1 piece of equipment with East Texas Mack Sales, LLC in the amount of $264,125.00, by Resolution No. 18-0374.

Now, Therefore,

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

SECTION 1. That the purchase of **(1)** two pieces of fleet vehicles and equipment is authorized with Siddons Martin Emergency Group, LLC (VS90252) in the amount of $924,341.00 and Houston Freightliner, Inc. (518741) in the amount of $339,455.75 through the Houston-Galveston Area Council of Governments cooperative agreement; **(2)** six pieces of equipment is authorized with Dickson Equipment Co., Inc. (VS0000023390) in the amount of $893,175.42 through the National Joint Powers Alliance cooperative agreement; **(3)** five pieces of equipment is authorized with Rush Truck Centers of Texas, LP (371932) in the amount of $358,243.00, Kirby-Smith Machinery (502341) in the amount of $135,426.75, Four Brothers Outdoor Power (256331) in the amount of $109,999.00, and RDO Equipment Co. (500465) in the amount of $108,375.00 through the Texas Association of School Boards cooperative agreement; **(4)** four pieces of fleet vehicles and equipment is authorized with Scully's Aluminum Boats, Inc. (VS98238) in the amount of $124,842.26 through the U.S. General Services Administration cooperative agreement; and **(5)** four pieces of fleet vehicles is authorized with Sam Pack's Five Star Ford (113696) in the amount of $107,032.00 through the Texas SmartBuy cooperative agreement, in a total amount not to exceed $3,100,890.18.

SECTION 2. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed $893,175.42 in the Sanitation Capital Improvement Funds, Fund 0593, Department SAN, Unit W318, Object 4740.

SECTION 3. That the Purchasing Agent is authorized, upon appropriate requisition, to issue a purchase order for 21 fleet vehicles and equipment. If a formal contract is required for this purchase instead of a purchase order, the City Manager is hereby authorized to execute the contract, approved as to form by the City Attorney.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds from the following appropriations in an amount not to exceed $3,100,890.18:

Fund	Department	Unit	Object	Amount	FY	Encumbrance
0100	DWU	7330	4740	$108,375.00	FY18	PODWU00000140765
0100	DWU	7320	4740	$135,426.75	FY18	PODWU00000140766
0102	DWU	CW50	4750	$124,842.26	FY18	PODWU00000140767
0100	DWU	7410	4740	$358,243.00	FY18	PODWU00000140768
0100	DWU	7410	4740	$339,455.75	FY18	PODWU00000140769
0100	DWU	7330	4720	$109,999.00	FY18	PODWU00000141025
0100	DWU	7450	4742	$107,032.00	FY18	PODWU00000140771
F539	MGT	3558	4742	$924,341.00	FY18	PODFD00000140772
0593	SAN	W318	4740	$893,175.42	FY18	POSAN00000140802

SECTION 5. That these contracts are designated as Contract Nos. DWU–2018-00006933, DFD-2018-00006747, and EBS-2018-00007127.

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

Agenda Information Sheet

File #: 18-565 **Item #:** 24.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize an increase to the master agreement with Shannon Chemical Corporation for dipotassium orthophosphate to be used by the Water Utilities Department - Not to exceed $656,000.00, from $6,034,624.06 to $6,690,624.06 - Financing: Water Utilities Current Funds

BACKGROUND

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

The increase to the master agreement is necessary in order to allow sufficient time to complete the solicitation process. This master agreement provides dipotassium orthophosphate to the City's three water treatment plants. Dipotassium orthophosphate is a National Sanitation Foundation certified chemical used for corrosion control in potable water systems. The Water Utilities Department (DWU) uses this chemical to reduce the effects of corrosion and maintenance on the water system infrastructure. DWU has been using this corrosion inhibitor at all three water treatment plants since 2010, this product has also been shown to minimize and greatly reduce the occurrence of lead and copper which are regulated under the Safe Drinking Water Act. DWU provides service to an estimated 2.4 million people in Dallas and surrounding communities. On average, the City pumps over 417 million gallons of water per day.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 22, 2015, City Council authorized a three-year master agreement for dipotassium orthophosphate to be used by Water Utilities with Shannon Chemical Corporation by Resolution No. 15-1741.

The Government Performance & Financial Management Committee will receive this item for consideration on August 20, 2018.

FISCAL INFORMATION

Water Utilities Current Funds - $656,000.00

FY 2017-18 $327,999.00
FY 2018-19 $328,001.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE $
$656,000.00	Goods	18.00%	0.00%	$0.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				

OWNER

Shannon Chemical Corporation

Daniel C. Flynn, President
Karl Spivak, Vice President

August 22, 2018

WHEREAS, on September 22, 2015, City Council authorized a three-year master agreement for dipotassium orthophosphate to be used by Water Utilities with Shannon Chemical Corporation in the amount of $6,034,624.06, by Resolution No. 15-1741.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to increase the master agreement with Shannon Chemical Corporation (516884), approved as to form by the City Attorney, for dipotassium orthophosphate to be used by the Water Utilities Department, in an amount not to exceed $656,000.00, increasing the master agreement from $6,034,624.06 to $6,690,624.06.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $656,000.00 to Shannon Chemical Corporation from Master Agreement BP1515.

SECTION 3. That this contract is designated as Contract No. DWU-2018-00007143.

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

Agenda Information Sheet

File #: 18-462 **Item #:** 25.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize **(1)** the rejection of the bids received for steel drum trash receptacles, lids, and bases for the Park & Recreation Department; and **(2)** the re-advertisement for a new solicitation - Financing: No cost consideration to the City

BACKGROUND

This action will authorize the rejection of the bids received for solicitation BW1802 for a three-year master agreement for the purchase of steel drum trash receptacles, lids, and bases for the Park & Recreation Department. The Park & Recreation Department will review and modify the specifications before re-advertisement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 7, 2018, the Park and Recreation Board rejected the solicitation for steel drum trash receptacles, lids, and bases.

The Government Performance & Financial Management Committee will receive this item for consideration on August 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

August 22, 2018

WHEREAS, it has been determined by the Park and Recreation Board to reject the bids that were received for steel drum trash receptacles, lids, and bases.

Now, Therefore,

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

SECTION 1. That the bids received for steel drum trash receptacles, lids, and bases for the Park and Recreation Department are hereby rejected and authorization to advertise a solicitation is granted.

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

Agenda Information Sheet

File #: 18-448 **Item #:** 26.

STRATEGIC PRIORITY:	Quality of Life
AGENDA DATE:	August 22, 2018
COUNCIL DISTRICT(S):	6
DEPARTMENT:	Park & Recreation Department
EXECUTIVE:	Willis C. Winters

SUBJECT

Authorize a professional services contract with Huitt-Zollars, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration phases for renovations at Bachman Recreation Center located at 2750 Bachman Drive - Not exceed $316,250.00 - Financing: Park and Recreation Facilities B Funds (2017 Bond Funds)

BACKGROUND

The scope of work for the project includes a facility condition assessment update to identify prioritized needs; design of interior renovations to include restroom re-design, exterior metal panel wall and window system replacements; mechanical, electrical and plumbing improvements as required for the interior renovation; lighting upgrades; outdoor east patio improvements; and other improvements as identified in the priorities needs list. Based on previously identified needs, a study of the reconfiguration of interior spaces and replacement of finishes will be included.

On March 21, 2018, a Request for Qualifications was issued for Consultant Services for Recreation Center Renovations and Additions, which included four recreation centers. On April 13, 2018, fourteen firms submitted qualifications statements. On April 23, 2018, a selection committee evaluated the Statements of Qualifications and shortlisted six firms that demonstrated the best qualifications for the four recreation center projects.

On April 30, 2018, a Request for Proposals was sent to the six shortlisted firms and five firms responded. On May 18, 2018, a separate selection panel evaluated the five proposals and Huitt-Zollars, Inc. was selected as the most qualified firm for the Bachman Recreation Center project.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	September 2018
Complete Design	February 2019
Begin Construction	May 2019

Complete Construction December 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 2, 2018, the Park and Recreation Board authorized a professional services contract with Huitt-Zollars, Inc.

FISCAL INFORMATION

Park and Recreation Facilities B Funds (2017 Bond Funds) - $316,250.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE $
$316,250.00	Architecture & Engineering	25.66%	32.03%	$101,306.00
• This contract exceeds the M/WBE goal of 25.66%				

PROCUREMENT INFORMATION

Five proposals were received from solicitation number CIZ1706 and opened on May 18, 2018. This professional services contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposers

Proposers	Address	Rank
*Huitt-Zollars, Inc.	401 N. Houston Street Dallas, Texas 75202	**1
Corgan Associates, Inc.	1717 McKinney Avenue Suite1400 Dallas, Texas 75202	2
Moody Nolan Inc.	5001 Spring Valley Road Suite 225E Dallas, Texas 75244	3
Freese and Nichols, Inc.	2711 Haskell Avenue Suite 3300 Dallas, Texas 75204	4
Good, Fulton and	2808 Fairmount	5

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Farrell, Inc. Suite 300
Dallas, Texas 75201

**The solicitation and rankings included four recreation centers. *Huitt-Zollars, Inc. was selected as the most qualified proposer for the Bachman Recreation Center project.

OWNER

Huitt-Zollars, Inc.

John Anthony Sosebee, Senior Vice President

Cliff Wall, Chief Financial Officer

MAPS

Attached



Dallas Park & Recreation

0 250 500 1,000 1,500 2,000 Feet

Bachman Lake Recreation Center
2750 Bachman Drive

Mapsco 33 B C

CD 6

August 2, 2018



Dallas Park & Recreation

0 250 500 1,000 1,500 2,000 Feet

Bachman Lake Recreation Center
2750 Bachman Drive

Mapsco 33 B C

CD 6

August 2, 2018

August 22, 2018

WHEREAS, on March 21, 2018, a Request for Qualifications was issued for Consultant Services for Recreation Center Renovations and Additions, which included four recreation centers; and

WHEREAS, on April 13, 2018, fourteen firms submitted Statements of Qualifications; and

WHEREAS, on April 30, 2018, a Request for Proposals was sent to six shortlisted firms and five firms responded; and

WHEREAS, on May 18, 2018, Huitt-Zollars, Inc. was selected as the most qualified firm for the Bachman Recreation Center project; and

WHEREAS, it is now desirable and in the best interest of the City of Dallas to authorize a professional services contract with Huitt-Zollars, Inc. to provide architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration phases for renovations at Bachman Recreation Center located at 2750 Bachman Drive, in an amount not to exceed $316,250.00.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a professional services contract with Huitt-Zollars, Inc., approved as to form by the City Attorney, to provide architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration phases for renovations at Bachman Recreation Center located at 2750 Bachman Drive, in an amount not to exceed $316,250.00.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a professional services contract with Huitt-Zollars, Inc., approved 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 $316,250.00 in accordance with the terms and conditions of the contract to Huitt-Zollars, Inc. from Park and Recreation Facilities (B) Funds (2017 Bond Funds), Fund 1V00, Department PKR, Unit VB23, Object 4112, Activity RECC, Program PKR17VB23, Encumbrance CX-PKR-2018-00007057, Commodity 92500, Vendor 090025.

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

Agenda Information Sheet

File #: 18-449 **Item #:** 27.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 5

DEPARTMENT: Park & Recreation Department

EXECUTIVE: Willis C. Winters

SUBJECT

Authorize a professional services contract with Pacheco Koch Consulting Engineers, Inc. for schematic design and engineering services for the Crawford Memorial Park Phase 1 Improvements Project located at 8700 Elam Road - Not exceed $655,667.00 - Financing: Park and Recreation Facilities (2006 Bond Funds)

BACKGROUND

This professional services contract will include schematic design of the Crawford Memorial Park Master Plan, Phase 1 Implementation. Phase 1 improvements include the construction of dam on Prairie Creek and creation of a lake; removal and relocation of an existing pedestrian bridge; re-establishment and expansion of a loop trail; boat ramps; picnic amenities; and public art. The scope of professional services also includes environmental evaluation; hydraulic and hydrologic evaluations; water rights and TCEQ permit applications. Funding for the design of the Master Plan Phase 1 Implementation is included in the 2006 bond program and funding for construction is included in the 2017 bond program.

On November 17, 2012, the Park Board adopted a Park Master Plan for Crawford Memorial Park which recommended creation of a 45- to 50-acre lake. On February 15, 2018, a Request for Qualifications (RFQ) was issued for the Crawford Memorial Park Phase 1 Improvements, with 5 firms submitting a Statement of Qualifications. Three firms were shortlisted and a Request for Proposals (RFP) was sent to the shortlisted firms on April 27, 2018. On May 11, 2018, three firms submitted proposals. Pacheco Koch, Inc. was selected as the most qualified proposer for this project.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	October 2018
Complete Design	May 2020
Begin Construction	October 2020
Complete Construction	April 2022

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 17, 2012, the Park and Recreation Board adopted a Park Master Plan for Crawford Memorial Park which recommended creation of a 45 to 50-acre lake as Phase 1 implementation.

FISCAL INFORMATION

Park and Recreation Facilities (2006 Bond Funds) - $655,667.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE $
$655,667.00	Architecture & Engineering	25.66%	77.00%	$504,856.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

Three proposals were received from solicitation number CIZ1707 and opened on May 11, 2018. This professional services contract is being awarded in its entirety to the most qualified proposer.

*Denotes most qualified proposer

Proposers	Address	Rank
*Pacheco Koch Consulting Engineers, Inc.	7557 Rambler Road Suite 1400 Dallas, Texas 75231	1
Freese and Nichols, Inc.	2711 Haskell Avenue Suite 3300 Dallas, Texas 75204	2
Halff Associates, Inc.	1201 N. Browser Road Richardson, Texas 75081	3

OWNER

Pacheco Koch Consulting Engineers, Inc.

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Wade C. Peterson, RLA., Principal

MAP

Attached

powered by Legistar™



0 500 1,000 2,000 3,000 Feet

1 in = 1,000 ft

Dallas Park & Recreation

Crawford Memorial Park
(8700 Elam Road)

Mapsco
58 V,Z
59 S,W

District
5

August 22, 2018

WHEREAS, on February 15, 2018, a Request for Qualifications was issued for the Crawford Memorial Park Phase 1 Improvements Project; and

WHEREAS, five firms submitted Statements of Qualifications; and

WHEREAS, on April 27, 2018, a Request for Proposals was sent to the shortlisted firms and three firms responded; and

WHEREAS, on May 11, 2018, Pacheco Koch Consulting Engineers, Inc. was selected as the most qualified firm of three for the Crawford Memorial Park Phase 1 Improvements Project; and

WHEREAS, it is now desirable and in the best interest of the City of Dallas to authorize a professional services contract with Pacheco Koch Consulting Engineers, Inc. to provide schematic design and engineering services for the Crawford Memorial Park Phase 1 Improvements Project, in an amount not to exceed $655,667.00.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a professional services contract with Pacheco Koch Consulting Engineers, Inc., approved as to form by the City Attorney, to provide schematic design and engineering services for the Crawford Memorial Park Phase 1 Improvements Project located at 8700 Elam Road, in an amount not to exceed $655,667.00.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a professional services contract with Pacheco Koch Consulting Engineers, Inc., approved 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 $655,667.00 to Pacheco Koch Consulting Engineers, Inc., in accordance with the terms and conditions of the contract as follows:

Park and Recreation Facilities Funds (2006 Bond Funds)	
Fund 9T00, Department PKR, Unit T055, Object 4111	
Activity RFSI, Program PK06T055	
Encumbrance/Contract No. PKR-2018-00007067	
Commodity 92500, Vendor 342980	$ 5,813.90

SECTION 3. (continued)

Park and Recreation Facilities Funds	
Fund 4T00, Department PKR, Unit T055, Object 4111	
Activity RFSI, Program PK06T055	
Encumbrance/Contract No. PKR-2018-00007067	
Commodity 92500, Vendor 342980	$649,853.10
Total amount not to exceed	$655,667.00

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 Information Sheet

File #: 18-430 **Item #:** 28.

STRATEGIC PRIORITY:	Quality of Life
AGENDA DATE:	August 22, 2018
COUNCIL DISTRICT(S):	10
DEPARTMENT:	Park & Recreation Department
EXECUTIVE:	Willis C. Winters

SUBJECT

Authorize an increase in the construction services contract with Henneberger Construction, Inc. to provide additional Americans with Disabilities Act-accessible swings, poured-in-place rubber play surfacing, artificial turf surfacing, additional stone wall and concrete playground edge for the Flagpole Hill Playground Replacement at Flagpole Hill Park located at 8015 Doran Circle - Not to exceed $101,575.14, from $406,708.93 to $508,284.07 - Financing: Neighborhood & Community Park, Playground Recreation Funds

BACKGROUND

On April 11, 2018, City Council authorized a contract with Henneberger Construction, Inc. for the construction of the Flagpole Hill Playground Replacement Project at Flagpole Hill Park located at 8015 Doran Circle by Resolution No. 18-0550.

This action will authorize Change Order No. 1 to the construction services contract with Henneberger Construction, Inc., in an amount not to exceed $101,575.14, from $406,708.93 to $508,284.07, for an increase in the contract to include additional Americans with Disabilities Act-accessible swings, poured-in-place rubber play surfacing, artificial turf surfacing, additional stone wall, and concrete playground edge.

The funding is provided by Council District 10 savings in the 2003 Bond Program in the amount of $101,575.14.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	May 2018
Complete Construction	September 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 22, 2018, the Park and Recreation Board authorized a contract with Henneberger Construction Inc. for the construction of the Flagpole Hill Playground Replacement Project at Flagpole Hill Park.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on April 9, 2018.

On April 11, 2018, City Council authorized a contract with Henneberger Construction, Inc. for the construction of the Flagpole Hill Playground Replacement Project at Flagpole Hill Park by Resolution No. 18-0550.

On August 2, 2018, the Park and Recreation Board will consider an increase in the construction contract with Henneberger Construction, Inc.

FISCAL INFORMATION

Neighborhood & Community Park, Playground Recreation Funds - $101,575.14

Construction Contract	$406,708.93
Change Order No. 1 (this action)	$101,575.14
Total not to exceed	$508,284.07

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$101,575.14	Construction	25.00%	100.00%	$101,575.14
• Change Order No. 1 - 100.00% M/WBE participation				
• This contract exceeds the M/WBE goal of 25.00%, and has a 100.00% Overall M/WBE participation				

OWNER

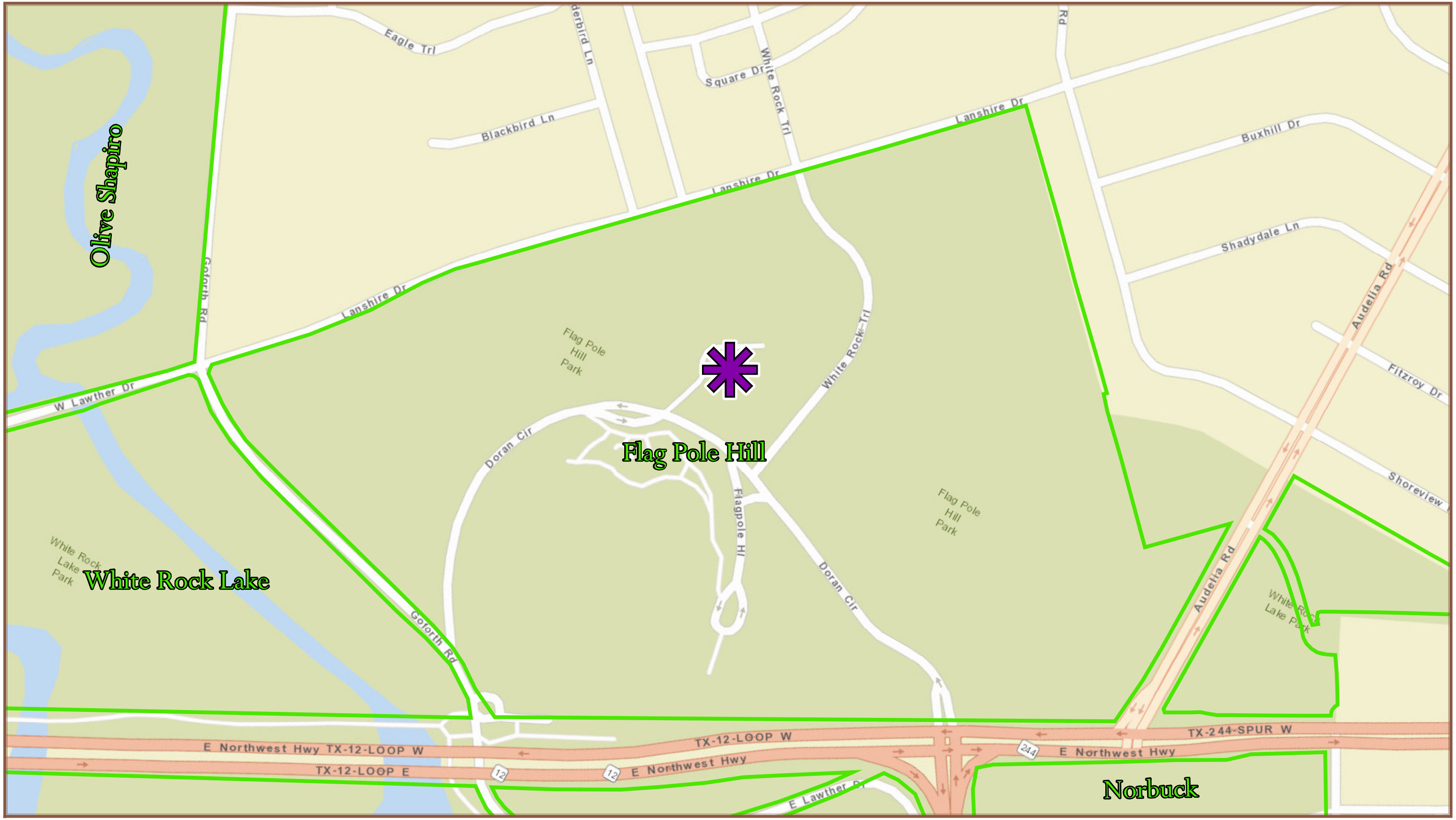
Henneberger Construction, Inc.

Cynthia Henneberger, President

MAP

Attached

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0 150 300 600 900 Feet

1 in = 300 ft

Dallas Park & Recreation

Flag Pole Hill Park
(8015 Doran Circle)

Mapsco
27 X,Y

District
10

August 22, 2018

WHEREAS, on April 11, 2018, City Council authorized a contract with Henneberger Construction, Inc. for the construction of the Flagpole Hill Playground Replacement Project at Flagpole Hill Park located at 8015 Doran Circle, in an amount not to exceed $406,708.93, by Resolution No. 18-0550; and

WHEREAS, this action will authorize Change Order No. 1 to the construction services contract with Henneberger Construction, Inc. to provide additional Americans with Disabilities Act-accessible swings, poured-in-place rubber play surfacing, artificial turf surfacing, additional stone wall and concrete playground edge for the Flagpole Hill Playground Replacement Project at Flagpole Hill Park located at 8015 Doran Circle, in an amount not to exceed $101,575.14, increasing the contract amount from $406,708.93 to $508,284.07.

Now, Therefore,

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

SECTION 1. That an increase in the construction services contract with Henneberger Construction, Inc. (Change Order No. 1) is authorized to provide additional Americans with Disabilities Act-accessible swings, poured-in-place rubber play surfacing, artificial turf surfacing, additional stone wall and concrete playground edge for the Flagpole Hill Playground Replacement Project at Flagpole Hill Park located at 8015 Doran Circle, in an amount not to exceed $101,575.14, increasing the contract amount from $406,708.93 to $508,284.07.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse an amount not to exceed $101,575.14 in accordance with the terms and conditions of the contract to Henneberger Construction, Inc. from Neighborhood & Community Park, Playground Recreation Funds, Fund 6R05, Department PKR, Unit W146, Object 4599, Activity PLGI, Program PK03W146.2, Encumbrance/Contract No. PKR-2018-00005693, Commodity 91200, Vendor 331939.

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

Agenda Information Sheet

File #: 18-440 **Item #:** 29.

STRATEGIC PRIORITY:	Quality of Life
AGENDA DATE:	August 22, 2018
COUNCIL DISTRICT(S):	10
DEPARTMENT:	Park & Recreation Department
EXECUTIVE:	Willis C. Winters

SUBJECT

Authorize Supplemental Agreement No. 2 to the professional services contract with Dunaway Associates, L.P. for the design of the Lake Highlands Trail Phase 2A, 2B and the Northern Extension which will provide an east-west connection between the existing Lake Highlands Trail and the existing White Rock Creek Trail; and a north-south connection between the existing Lake Highlands Trail and the Lake Highlands DART Station at Walnut Hill Lane - Not to exceed $643,099.00, from $140,823.00 to $783,922.00 - Financing: 2012 Bond Funds

BACKGROUND

On January 8, 2014, City Council authorized a professional services contract with Newman, Jackson, Bieberstein for topographic survey, geotechnical services, and design development through construction administration services of a hike and bike trail to include retaining wall design and hike and bike lane striping on roadway for the Lake Highlands Trail, Phase 2 located between White Rock Trail and Skillman Road, in an amount not to exceed $140,823.00, by Resolution No. 14-0113.

On December 6, 2017, Administrative Action No. 17-7254 authorized Supplemental Agreement No. 1 to the professional services contract for the reassignment of the contract to Dunaway Associates, L.P.

This action will authorize Supplemental Agreement No. 2 to the professional services contract with Dunaway Associates, L.P. for the design of the Lake Highlands Trail Phase 2A which connects Arbor Park to the existing White Rock Creek Trail at Harry Moss Park; Phase 2B which connects Arbor Park to the existing Lake Highlands Trail Phase 1; and the Lake Highlands Trail Northern Extension which provides a safe route to schools and connects the Lake Highlands Trail Phase 1 at Lake Highlands High School to the Lake Highlands DART Station at Walnut Hill Lane.

In July 2017, the City of Dallas was notified of an award for the Transportation Alternatives Set-Aside (TA Set-Aside) Program funding from the North Central Texas Council of Governments in the amount of $4,079,294.00 for Lake Highlands Trail Phases 2A and 2B and Safe Routes to School TA Set-Aside Program funding in the amount of $1,597,200.00 for the Lake Highlands Trail Northern

Extension. The TA Set-Aside Program funding will be utilized for construction. Consideration of an Advanced Funding Agreement with Texas Department of Transportation will be on a future agenda.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	September 2018
Complete Design	September 2019
Begin Construction	December 2019
Complete Construction	June 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 5, 2013, the Park and Recreation Board authorized a professional services contract with Newman, Jackson Bieberstein.

On January 8, 2014, City Council authorized a professional services contract with Newman, Jackson, Bieberstein for topographic survey, geotechnical services, and design development through construction administration services of a hike and bike trail to include retaining wall design and hike and bike lane striping on roadway for the Lake Highlands Trail, Phase II located between White Rock Trail and Skillman Road by Resolution No. 14-0113.

On August 2, 2018, the Park and Recreation Board authorized Supplemental Agreement No. 2 to the professional services contract with Dunaway Associates, L.P.

FISCAL INFORMATION

2012 Bond Funds - $643,099.00

Design Contract	$140,823.00
Supplemental Agreement No. 1	$ 0.00
Supplemental Agreement No. 2 (this action)	$643,099.00
Total	$783,922.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE $
$643,099.00	Architecture & Engineering	25.66%	25.64%	$164,895.00
• Supplemental Agreement No. 2 - 25.64% MWBE participation				
• This contract does not exceed the M/WBE goal of 25.66%, there are no other sub-contracting opportunities, and has a 25.33% Overall M/WBE participation.				

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OWNER

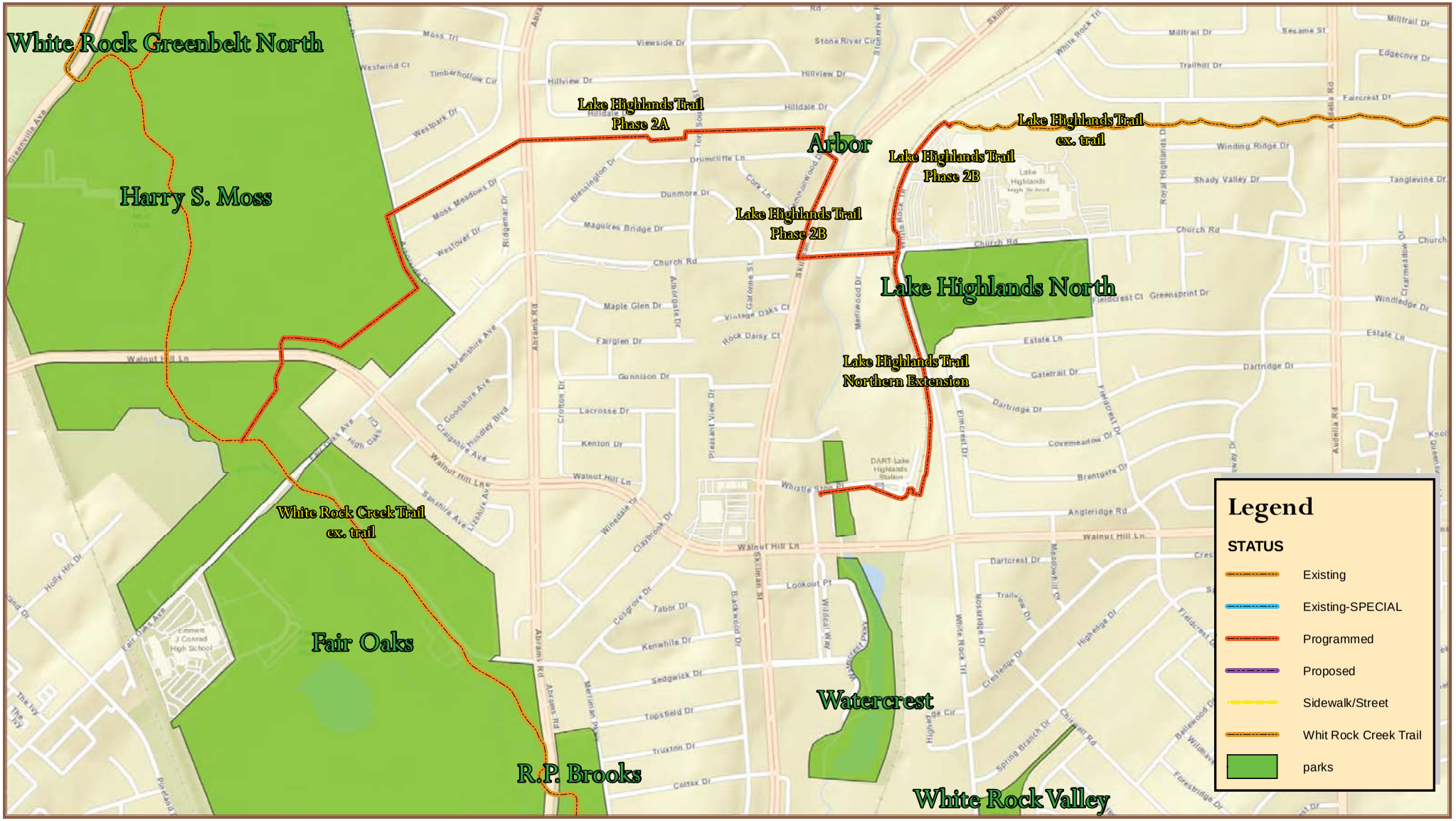
Dunaway Associates, L.P.

Tom Galbreath, Chief Executive Officer

MAP

Attached

powered by Legistar™



0 400 800 1,600 2,400 Feet

Lake Highlands Trail

Phase 2A, 2B

Northern Extension

District 10

August 22, 2018

WHEREAS, on January 8, 2014, City Council authorized a professional services contract with Newman, Jackson, Bieberstein for topographic survey, geotechnical services, and design development through construction administration services of a hike and bike trail to include retaining wall design and hike and bike lane striping on roadway for the Lake Highlands Trail, Phase II located between White Rock Trail and Skillman Road, in an amount not to exceed $140,823.00, by Resolution No. 14-0113; and

WHEREAS, on December 6, 2017, Administrative Action No. 17-7254 authorized Supplemental Agreement No. 1 to the professional services contract for the reassignment of the contract to Dunaway Associates, L.P.; and

WHEREAS, this action will authorize Supplement Agreement No. 2 to the professional services contract with Dunaway Associates, L.P. for the design of the Lake Highlands Trail Phase 2A, 2B and the Northern Extension which will provide an east-west connection between the existing Lake Highlands Trail and the existing White Rock Creek Trail; and a north-south connection between the existing Lake Highlands Trail and the Lake Highlands DART Station at Walnut Hill Lane, in an amount not to exceed $643,099.00, increasing the contract amount from $140,823.00 to $783,922.00.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign Supplemental Agreement No. 2 to the professional services contract with Dunaway Associates, L.P., approved as to form by the City Attorney, for the design of the Lake Highlands Trail Phase 2A, 2B and the Northern Extension which will provide an east-west connection between the existing Lake Highlands Trail and the existing White Rock Creek Trail; and a north-south connection between the existing Lake Highlands Trail and the Lake Highlands DART Station at Walnut Hill Lane, in an amount not to exceed $643,099.00, increasing the contract amount from $140,823.00 to $783,922.00.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to sign Supplemental Agreement No. 2 to the professional services contract with Dunaway Associates, L.P., approved 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 $643,099.00 to Dunaway Associates, L.P. from 2012 Bond Funds, Fund 4U22, Department PKR, Unit S617, Object 4111, Activity HIBT, Program PB12S617, Encumbrance/Contract No. PKR-2018-00003973, Commodity 92500, Vendor VS0000059194.

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

Agenda Information Sheet

File #: 18-452 **Item #:** 30.

STRATEGIC PRIORITY:	Quality of Life
AGENDA DATE:	August 22, 2018
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Park & Recreation Department
EXECUTIVE:	Willis C. Winters

SUBJECT

Authorize a public hearing to be held on September 12, 2018, to receive comments on readopting and continuing in effect Chapter 12, "City Youth Program Standards of Care," of the Dallas City Code, to re-establish standards of care for certain city youth programs in compliance with state law - Financing: No cost consideration to the City

BACKGROUND

Section 42.041(b)(14) of the Texas Human Resources Code, as amended, allows city-sponsored youth recreation programs to be exempted from the state's day care licensing laws if the city adopts standards of care for those programs and complies with other requirements of that legislation. One requirement is that the City Council hold a public hearing annually on the city's youth program standards of care and adopt an ordinance re-establishing and continuing in effect the standards.

Ordinance No. 23159, adopted by the City Council on June 11, 1997, created Chapter 12 of the Dallas City Code in order to exempt City of Dallas youth programs from State child-care licensing requirements and provide minimum standards by which the City operates youth programs. Chapter 12 was readopted on June 10, 1998, by Ordinance No. 23534, on June 9, 1999, by Ordinance No. 23907, on June 14, 2000, by Ordinance No. 24281, on May 23, 2001, by Ordinance No. 24611, on May 22, 2002, by Ordinance No. 24943, on May 28, 2003, by Ordinance No. 25269, on June 9, 2004, by Ordinance No. 25628, on May 25, 2005, by Ordinance No. 25998, on June 14, 2006, by Ordinance No. 26376, on June 13, 2007, by Ordinance No. 26800, on June 11, 2008, by Ordinance No. 27222, on June 10, 2009, by Ordinance No. 27565, on June 9, 2010, by Ordinance No. 27911, on May 25, 2011, by Ordinance No. 28217, on May 23, 2012, by Ordinance No. 28670, on June 12, 2013, by Ordinance No. 29036, on May 28, 2014, by Ordinance No. 29358; on May 28, 2016, by Ordinance No. 30106; on September 13, 2017 by Ordinance No. 30650. Chapter 12 will expire on September 16, 2018 unless sooner extended by City Council.

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The Director of the Park and Recreation Department implements, administers, and enforces Chapter 12, which applies to youth programs sponsored by the City, whether offered after school, during the summer, or during holidays. A coordinator initiates an inspection report for each program to confirm that standards of care are being met.

The youth program coordinators and leaders must meet certain qualifications pertaining to age, education, and experience and are provided orientation and training relating to working with children.

Each program must operate with a participant to leader ratio of 20:1 and must follow guidelines pertaining to safety, fire, and health as set forth in the standards of care.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 5, 2016, the Park and Recreation Board authorized a public hearing.

On May 11, 2016, City Council authorized a public hearing on May 25, 2016, by Resolution No. 16-0730.

On August 3, 2017, the Park and Recreation Board authorized a public hearing.

On August 23, 2017, City Council authorized a public hearing on September 13, 2017, by Resolution No. 17-1497.

On August 2, 2018, the Park and Recreation Board authorized a public hearing to be held on September 12, 2018.

FISCAL INFORMATION

No cost consideration to the City.

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WHEREAS, the City of Dallas has a long history of providing recreational programs for youths ages 5 through 13 years, which contribute to the overall well-being of the city's youth and their families; and

WHEREAS, the City Council finds it necessary to adopt standards of care for those youth programs in compliance with the requirements of Section 42.041(b)(14) of the Texas Human Resources Code, as amended, to exempt those programs from state child-care licensing requirements; and

WHEREAS, on June 11, 1997, the City Council, after holding a public hearing, adopted Ordinance No. 23159, which took effect on June 16, 1997, and added Chapter 12 to the Dallas City Code to establish standards of care for city-sponsored youth programs; and

WHEREAS, Section 42.041(b)(14) of the Texas Human Resources Code, as amended, requires that the city's youth program standards of care be readopted by ordinance annually after a public hearing; and

WHEREAS, Chapter 12 of the Dallas City Code, which establishes standards of care for city-sponsored youth programs, was readopted by the city council on June 10, 1998, by Ordinance No. 23534, on June 9, 1999, by Ordinance No. 23907, on June 14, 2000, by Ordinance No. 24281, on May 23, 2001, by Ordinance No. 24611, on May 22, 2002, by Ordinance No. 24943, on May 28, 2003, by Ordinance No. 25269, on June 9, 2004, by Ordinance No. 25628, on May 25, 2005, by Ordinance No. 25998, on June 14, 2006, by Ordinance No. 26376, on June 13, 2007, by Ordinance No. 26800, on June 11, 2008, by Ordinance No. 27222, on June 10, 2009, by Ordinance No. 27565, on June 9, 2010, by Ordinance No. 27911, on May 25, 2011, by Ordinance No. 28217, on May 23, 2012, by Ordinance No. 28670, on June 12, 2013, by Ordinance No. 29036, on May 28, 2014, by Ordinance No. 29358; on May 28, 2016 by Ordinance No. 30106; and

WHEREAS, Chapter 12 of the Dallas City Code will expire on September 16, 2018 unless extended by ordinance of the City Council; and

WHEREAS, it is now necessary for the City Council to readopt its standards of care for city-sponsored youth programs.

Now, Therefore,

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

SECTION 1. That a public hearing on readopting and continuing in effect Chapter 12, "City Youth Program Standards of Care," of the Dallas City Code, which establishes standards to care for certain city youth programs sponsored by the City of Dallas, will be held Wednesday, September 12, 2018.

SECTION 2. That an ordinance readopting and continuing in effect Chapter 12, "City Youth Program Standards of Care," of the Dallas City Code, to re-establish standards of care for certain city-sponsored youth programs in compliance with State law, will be considered by the Council on Wednesday, September 12, 2018, after the public hearing.

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

Agenda Information Sheet

File #: 18-443 **Item #:** 31.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 6, Outside City Limits

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a thirty-year contract with the City of Coppell to provide untreated water services from August 22, 2018 through August 21, 2048 - Estimated Annual Revenue: $1,010,138.00 (at current wholesale water rate)

BACKGROUND

The City of Coppell is located within Dallas Water Utilities' service area and desires to purchase untreated water services from the City of Dallas under the terms of a standard wholesale untreated water customer contract. The new contract will provide untreated water services from August 22, 2018 through August 21, 2048 and a maximum of 3,100 acre-feet per year with an estimated annual revenue of $1,010,138.

The City of Coppell will use the untreated water to maintain the surface elevation of North Lake and for irrigation of the property surrounding the lake. By allowing the City of Coppell to utilize untreated water for irrigation, the contract will enable the City of Dallas to reduce potable demands on its system.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 22, 2017, City Council authorized the City Manager to enter into an Interlocal Agreement with the City of Coppell by Resolution No. 17-0410.

On October 25, 2017, City Council authorized a thirty-year Wholesale Treated Water Contract with the City of Coppell by Resolution No. 17-1681.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on August 13, 2018.

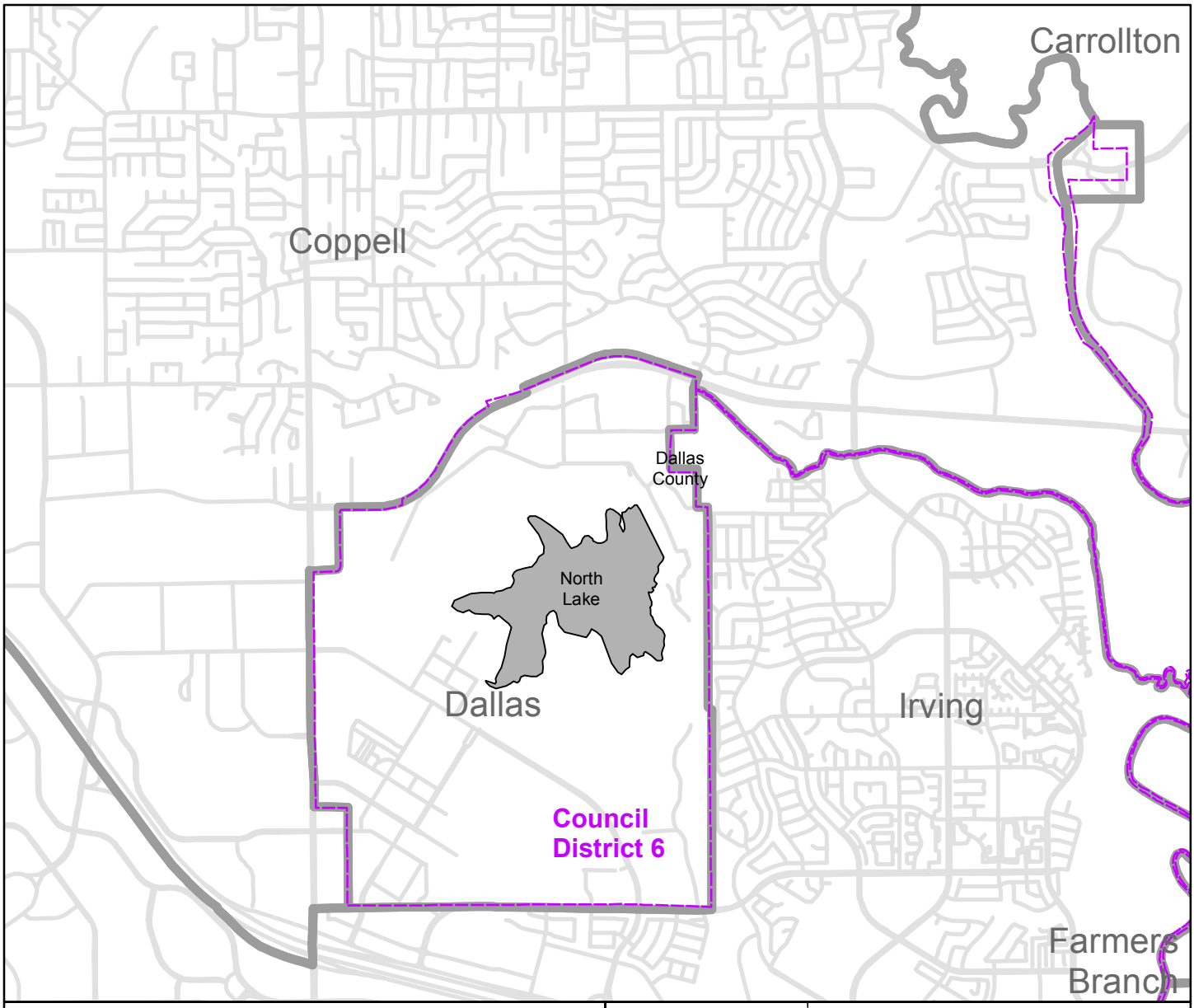
FISCAL INFORMATION

Estimated Annual Revenue: $1,010,138.00 (at current wholesale water rate)

MAP

Attached

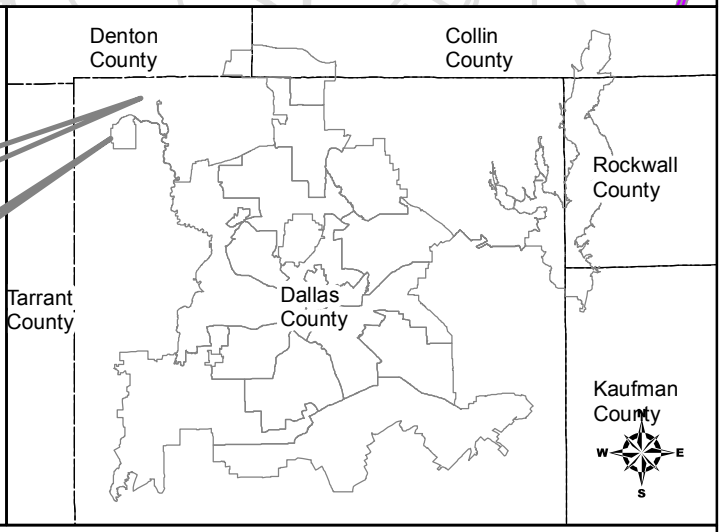
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Council District: Outside City Limit

Council District 6



Dallas Water Utilities
City of Coppell Wholesale Untreated Water Contract

August 22, 2018

WHEREAS, the City of Coppell, Texas desires to purchase from the City of Dallas untreated water to maintain the surface elevation of Northlake and for irrigation of the property surrounding the lake; and

WHEREAS, the City of Dallas and the City of Coppell desire to enter into a new Wholesale Untreated Water Contract; and

WHEREAS, the term of the new thirty-year Wholesale Untreated Water Contract will be from August 22, 2018 through August 21, 2048; and

WHEREAS, approval of the new contract would be in the best interest of the City of Dallas as well as the City of Coppell.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a Wholesale Untreated Water Contract with the City of Coppell, approved as to form by the City Attorney, to purchase wholesale untreated water services from the City of Dallas for the period from August 22, 2018 through August 21, 2048, in the estimated annual amount of $1,010,138.

SECTION 2. That the Chief Financial Officer is hereby authorized and directed to deposit receipts for service provided under this contract to the Water Utilities Current Fund, Fund 0100, Department DWU, Unit 7005, Function 7REV, Revenue Code 7836.

SECTION 3. That this contract is designated as Contract No. DWU-2018-00006672.

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

Agenda Information Sheet

File #: 18-444 **Item #:** 32.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 8

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize an increase in the construction services contract with Archer Western Construction, LLC for additional work associated with Grit Removal Improvements at Southside Wastewater Treatment Plant - Not to exceed $248,021.56, from $14,893,000.00 to $15,141,021.56 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

On February 22, 2017, City Council authorized a construction contract with Archer Western Construction, LLC for grit removal improvements at the Southside Wastewater Treatment Plant. These improvements include the replacement of deteriorated mechanical equipment with more efficient technology, structural modifications to accommodate new equipment and space for maintenance activities, and improvements to the electrical, heating, ventilation, air conditioning and odor control systems at both grit facilities.

During the construction of the grit removal improvements, two of the existing screens at the Influent Pump Station C failed from damage sustained to the chain and guide rail systems. The screens are an essential first line of protection for the equipment and processes downstream. The failure of these screens reduces the plant's operational capacity, and if not repaired can potentially damage the pumps and the new grit removal equipment being replaced through this contract. This action will authorize Change Order No. 1 to the construction services contract for additional work to repair the existing screens at the influent pump station.

ESTIMATED SCHEDULE OF PROJECT

Began Design	October 2015
Completed Design	October 2016
Began Construction	April 2017
Complete Construction	April 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 14, 2014, City Council authorized a contract with CP&Y, Inc. for preliminary engineering services associated with improvements to the grit removal and screenings handling processes at the Southside Wastewater Treatment Plant by Resolution No. 14-0765.

On August 26, 2015, City Council authorized Supplemental Agreement No. 1 to the engineering services contract with CP&Y, Inc. to provide engineering services associated with grit removal improvements at the Southside Wastewater Treatment Plant by Resolution No. 15-1581.

On February 22, 2017, City Council authorized a contract with Archer Western Construction, LLC for the construction of grit removal improvements at the Southside Wastewater Treatment Plant by Resolution No. 17-0411.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on August 13, 2018.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - $248,021.56

Engineering Contract	$ 850,000.00
Supplemental Agreement No. 1	$ 1,779,270.00
Construction Contract	$14,893,000.00
Change Order No. 1 (this action)	$ 248,021.56
Total Project Cost	$17,770,291.56

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE $
$248,021.56	Construction	25.00%	34.41%	$85,352.00
• This contract exceeds the M/WBE goal.				
Change Order No. 1 - 34.41% M/WBE participation, and has a 24.86% Overall M/WBE participation				

OWNER

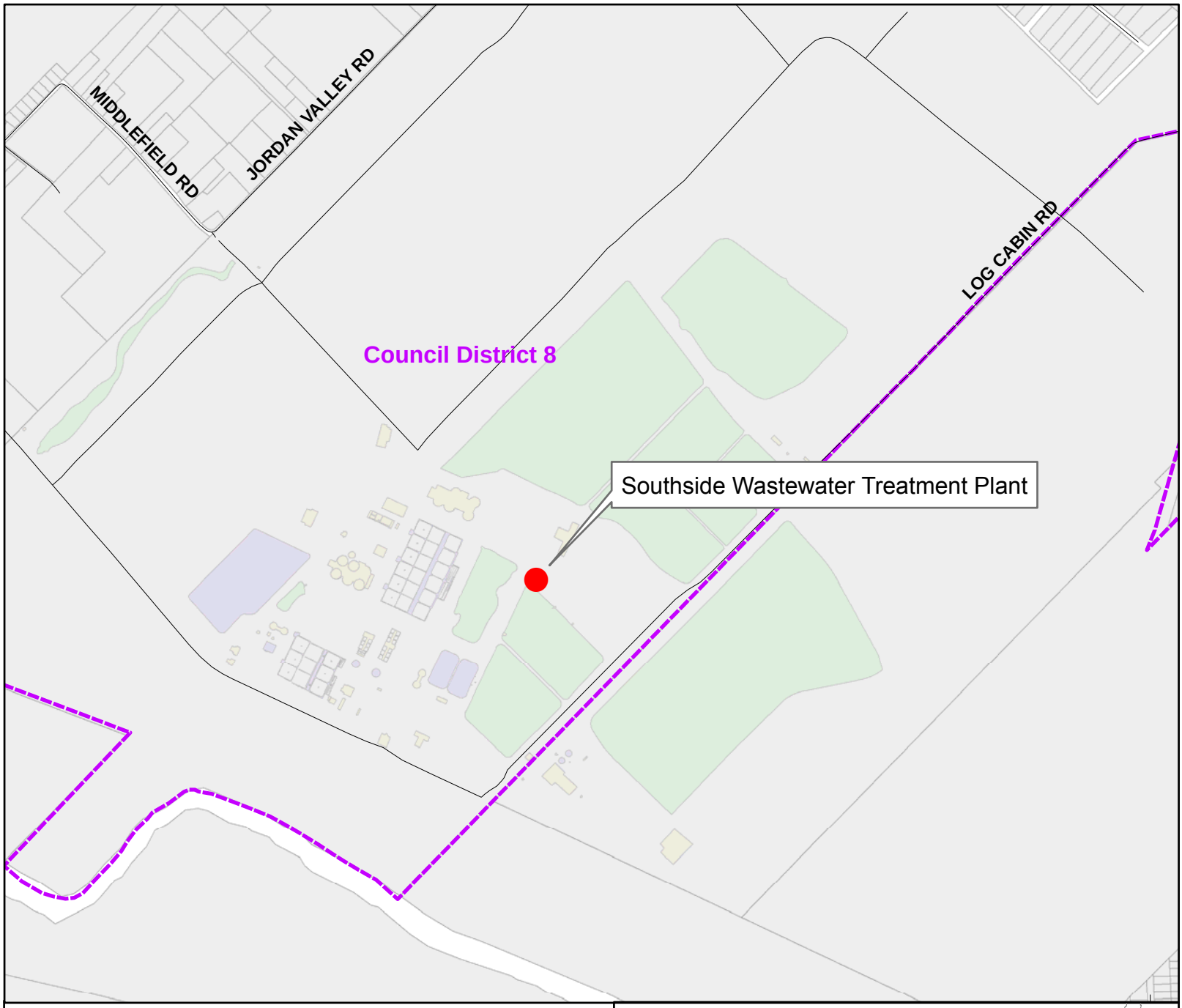
Archer Western Construction, LLC

Daniel P. Walsh, President
Matthew M. Walsh IV, Secretary

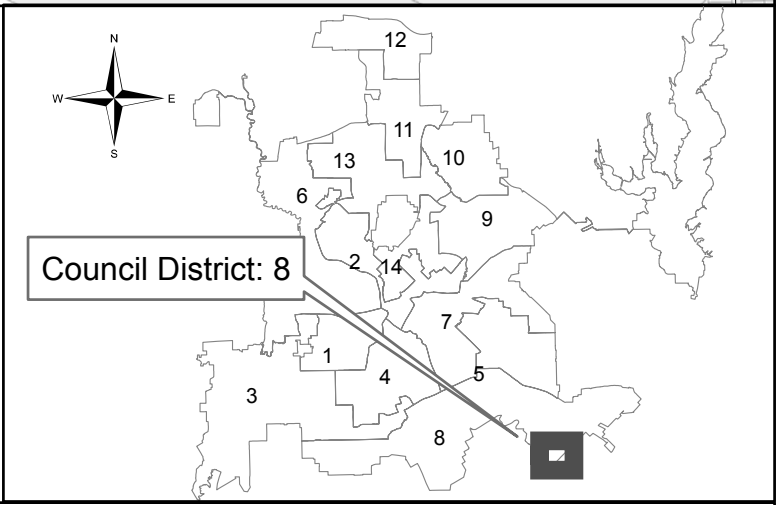
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Dallas Water Utilities
Contract No. 16-174, Change Order No. 1
Southside Wastewater Treatment Plant
Grit Removal Improvements

August 22, 2018

WHEREAS, on February 22, 2017, City Council authorized a contract with Archer Western Construction, LLC for the construction of grit removal improvements at the Southside Wastewater Treatment Plant, in an amount not to exceed $14,893,000.00, by Resolution No. 17-0411; and

WHEREAS, Dallas Water Utilities has identified a need to make influent screen repairs to protect downstream equipment and processes including new grit removal equipment; and

WHEREAS, Archer Western Construction, LLC, 1411 Greenway Drive, Irving, Texas 75038, has submitted an acceptable proposal for this additional work; and

WHEREAS, Dallas Water Utilities recommends that Contract No. 16-174 be increased by $248,021.56, from $14,893,000.00 to $15,141,021.56.

Now, Therefore,

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

SECTION 1. That an increase in the construction services contract with Archer Western Construction, LLC (Change Order No. 1) is authorized for additional work associated with Grit Removal Improvements at Southside Wastewater Treatment Plant, in an amount not to exceed $248,021.56, increasing the contract amount from $14,893,000.00 to $15,141,021.56.

SECTION 2. That the proposed Change Order No. 1 with Archer Western Construction, LLC be accepted and that Contract No. 16-174 be revised accordingly.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $248,021.56 to Archer Western Construction, LLC from the Wastewater Capital Improvement Fund, Fund 2116, Department DWU, Unit PS31, Object 4330, Program 716174, Encumbrance CT-DWU716174CP, Vendor VS0000064407.

SECTION 4. That this contract is designated as Contract No. DWU-2016-00001475.

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 Information Sheet

File #: 18-487 **Item #:** 33.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 6, Outside City Limits

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize Supplemental Agreement No. 2 to the professional services contract with CDM Smith, Inc. to provide additional engineering services for major rehabilitation of the ozone systems at the Bachman, East Side, and Elm Fork Water Treatment Plants - Not to exceed $5,975,197.00, from $288,380.00 to $6,263,577.00 - Financing: Water Utilities Capital Construction Funds

BACKGROUND

Ozone is Dallas Water Utilities' primary water treatment disinfectant at all three water treatment plants and is necessary to comply with federal regulations governing disinfection by-products, as well as improve the finished water quality by destroying taste and odor causing compounds. The first ozone system was installed at Elm Fork Water Treatment Plant in the early 1990's and was added to the East Side and Bachman Water Treatment Plants in 2002 and 2006 respectively. Preliminary engineering has identified Critical Performance Limiting Factors at each plant and for each part of the ozone systems. Initial evaluations were based on performance data, maintenance logs, energy consumption and mapping, as well as input from key plant operations and maintenance staff.

This action includes additional engineering services for the refinement of initial recommendations and to develop ozone process improvement designs. The driving forces will be to increase operational resiliency and equipment reliability and modify systems where applicable to minimize operational and maintenance costs. The design will provide reliable ozone production systems to meet system/customer demands now and in the future. The additional engineering services include design, construction phase services, system start-up assistance, operations training, control system improvements, performance warranty testing and updated operations and maintenance manuals. The ozone design and future construction improvements will be concurrent with water quality construction projects at the plants and will be coordinated to minimize impact on treatment plant capacity.

The estimated construction cost for this project is $40,000,000.00

ESTIMATED SCHEDULE OF PROJECT

Begin Design	September 2018
Completed Design	November 2019
Begin Construction	May 2020
Complete Construction	February 2022

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 17, 2015, City Council authorized a professional services contract with CDM Smith, Inc. for evaluation of the ozone systems at the Bachman, East Side, and Elm Fork Water Treatment Plants by Resolution No. 15-1189.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on August 13, 2018.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - $5,975,197.00

Design	$ 271,980.00
Supplemental Agreement No. 1	$ 16,400.00
Construction (this action)	$5,975,197.00
Total Project Cost	$6,263,577.00

Council District	Amount
6	$3,000,000.00
Outside City Limits	$2,975,197.00
Total	$5,975,197.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE $
$5,975,197.00	Construction	25.00%	26.66%	$1,592,956.00
• Supplemental Agreement No. 2 - 26.66% M/WBE participation				
• This contract exceeds the M/WBE goal of 25.00%, and has an 26.55% Overall MWBE participation				

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OWNER

CDM Smith Inc.

Tim Wall, Chief Executive Officer

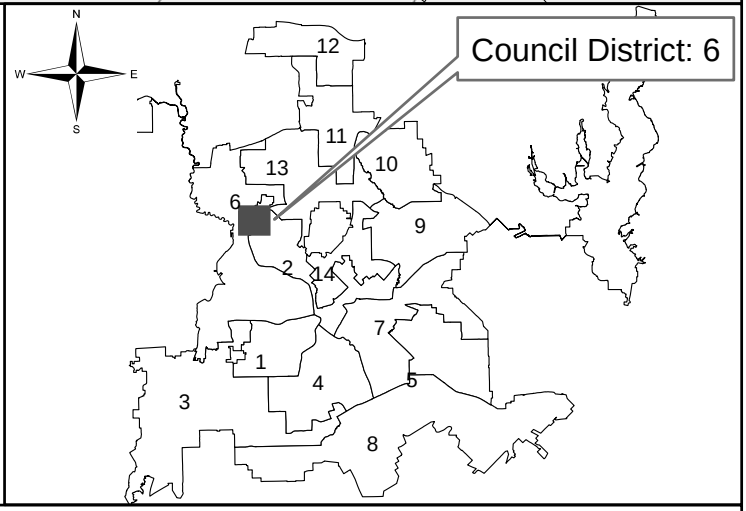
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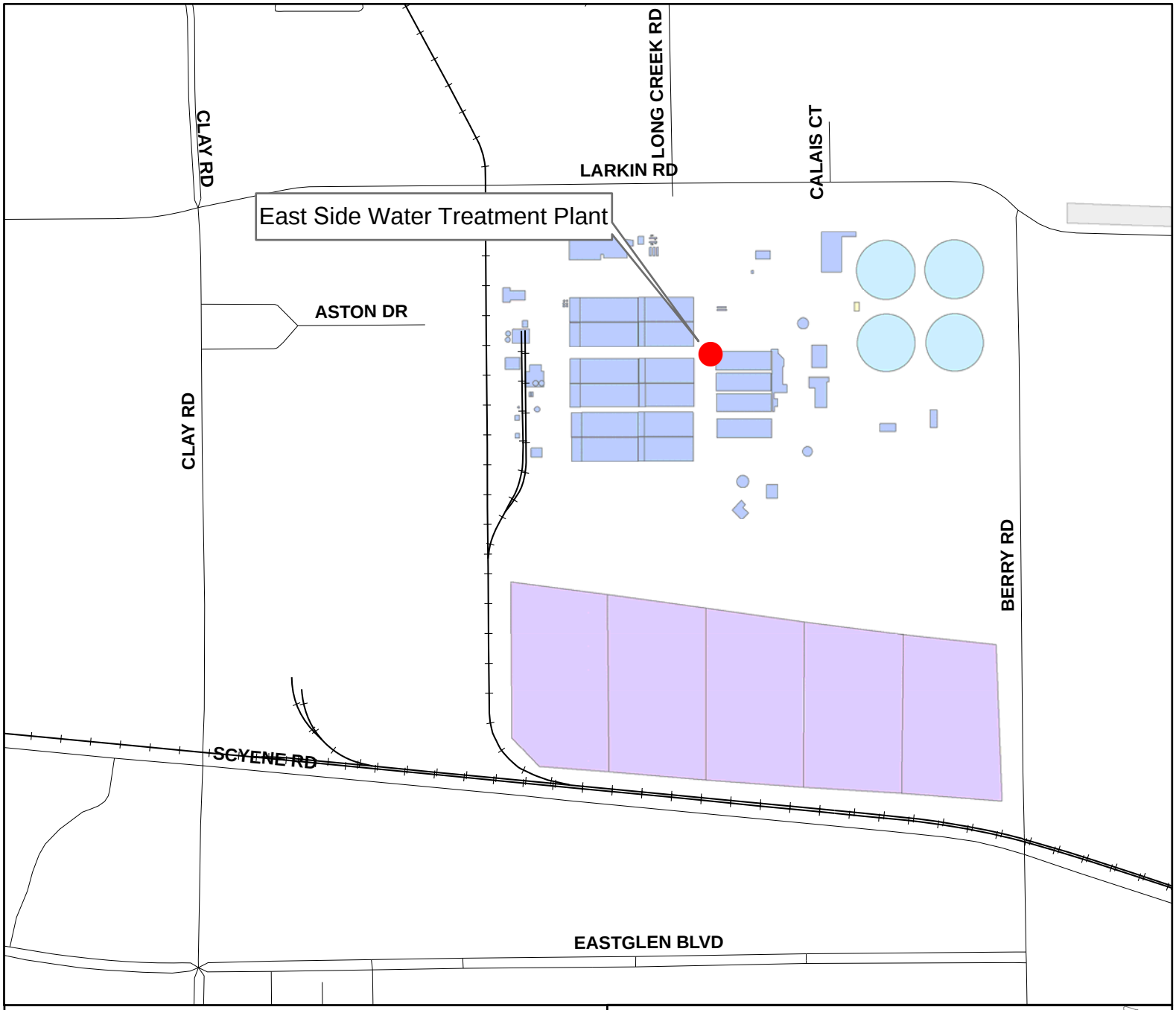
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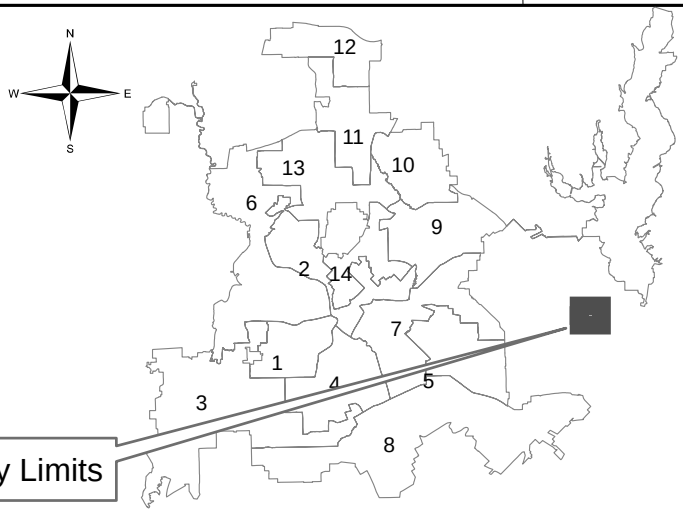
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Dallas Water Utilities
Contract No. 15-011E, Supplemental Agreement No. 2
Rehabilitation of Ozone Systems at Bachman, East Side, and Elm Fork Water Treatment Plants

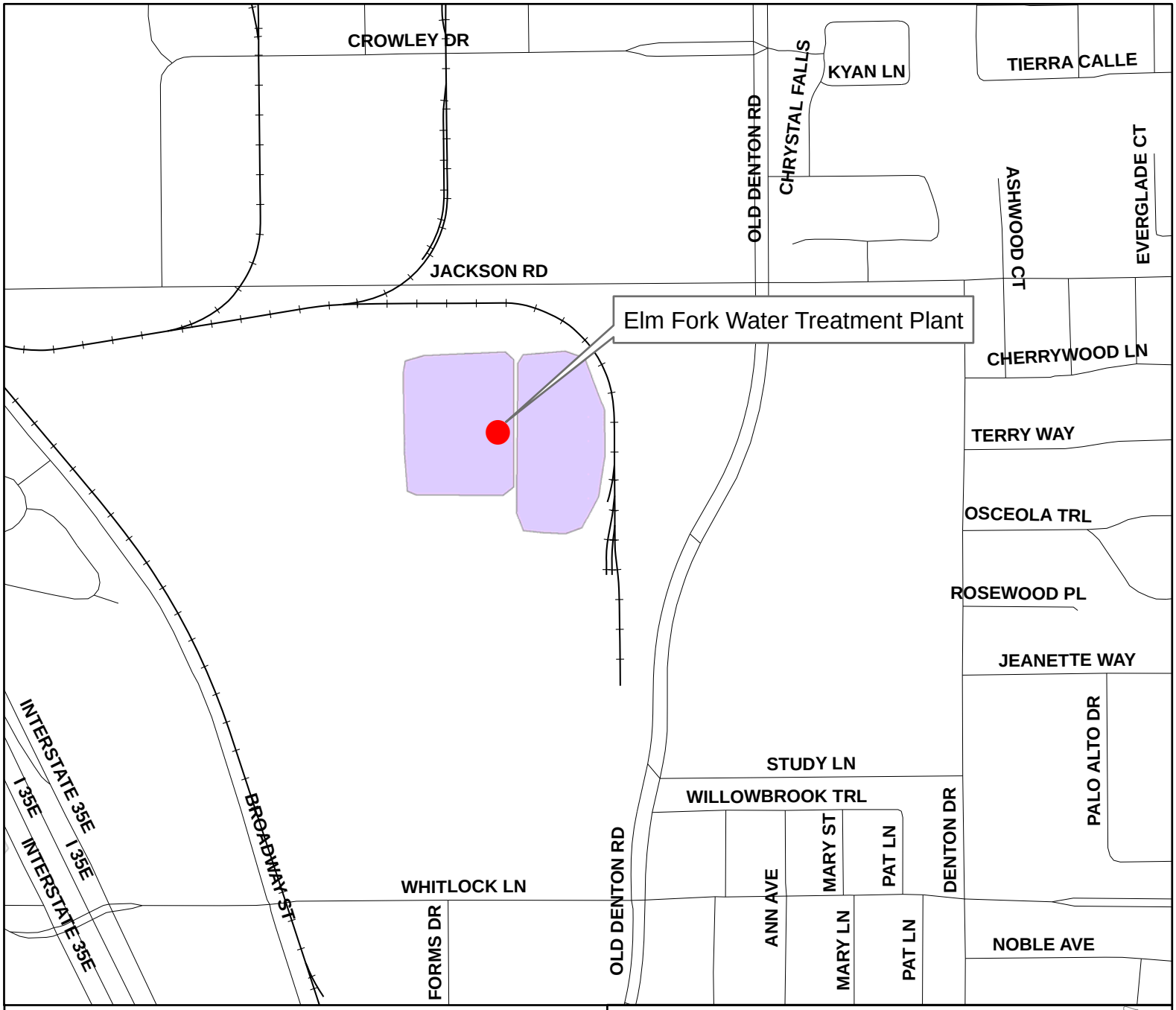


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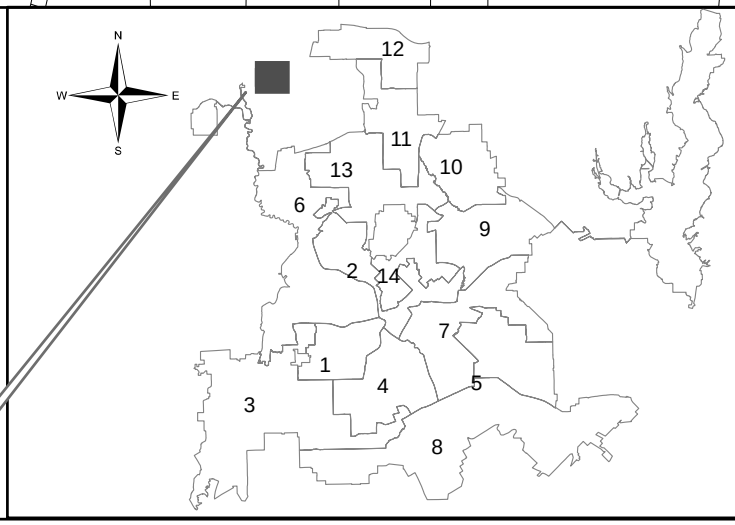


Council District: Outside City Limits

Dallas Water Utilities
Contract No. 15-011E, Supplemental Agreement No. 2
Rehabilitation of Ozone Systems at Bachman, East Side, and Elm Fork Water Treatment Plants



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Council District: Outside City Limits

Dallas Water Utilities
Contract No. 15-011E, Supplemental Agreement No. 2
Rehabilitation of Ozone Systems at Bachman, East Side, and Elm Fork Water Treatment Plants

WHEREAS, on June 17, 2015, City Council authorized a professional services contract with CDM Smith, Inc. for evaluation of the ozone systems at the Bachman, East Side and Elm Fork Water Treatment Plants, in an amount not to exceed $271,980.00, by Resolution No. 15-1189; and

WHEREAS, on November 9, 2016, Administrative Action No. 16-7015 authorized Supplemental Agreement No. 1 to the professional services contract with CDM Smith, Inc. to provide additional engineering services related to the Water Facilities Ozone System Evaluation, in an amount not to exceed $16,400.00, from $271,980.00 to $288,380.00; and

WHEREAS, critical needs were identified for design and construction of rehabilitation improvements of the ozone systems at all three water treatment plants; and

WHEREAS, CDM Smith, Inc., 12400 Coit Road, Suite 400, Dallas, Texas 75251, has submitted an acceptable proposal to provide these engineering services; and

WHEREAS, Dallas Water Utilities recommends that Contract No. 15-011E be increased by $5,975,197.00, from $288,380.00 to 6,263,577.00.

Now, Therefore,

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

SECTION 1. That the proposed Supplemental Agreement No. 2 to the professional services contract be accepted and that Contract No. 15-011E with CDM Smith, Inc., be revised accordingly.

SECTION 2. That the City Manager is hereby authorized to sign Supplemental Agreement No. 2 to the professional services contract with CDM Smith, Inc., approved as to form by the City Attorney, to provide additional engineering services for major rehabilitation of the ozone systems at the Bachman, Eastside, and Elm Fork Water Treatment Plants, in an amount not to exceed $5,975,197.00, increasing the contract amount from $288,380.00 to $6,263,577.00.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $5,975,197.00 to CDM Smith, Inc. from the Water Construction Fund, Fund 0102, Department DWU, Unit CW50, Object 4111, Program 715011, Encumbrance CT-DWU715011EN, Vendor 089614.

SECTION 4. That this contract is designated as Contract No. DWU-2016-00001315.

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.

1500 Marilla Street
Dallas, Texas 75201

City of Dallas

Agenda Information Sheet

File #: 18-609 **Item #:** 34.

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Secretary’s Office

SUBJECT

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

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Agenda Information Sheet

File #: 18-573 **Item #:** 35.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize **(1)** the acceptance of a grant from the Texas Department of Housing and Community Affairs (TDHCA) in an amount not to exceed $837,283.00, to provide services to the homeless through the Homeless Housing and Services Program (HHSP), for the period September 1, 2018 through August 31, 2019; **(2)** the establishment of appropriations in an amount not to exceed $837,283.00 in the FY2019 TDHCA-Homeless Housing and Services Program 18-19 Fund; **(3)** the receipt and deposit of funds in an amount not to exceed $837,283.00 in the FY2019 TDHCA-Homeless Housing and Services Program 18-19 Fund; **(4)** the Chief of Community Services to enter into, represent the City with respect to, and execute, the contract with TDHCA for FY2019 TDHCA-Homeless Housing and Services Program grant funds; **(5)** the first amendment to the amended and restated Management Services Contract, Phase II (MSC), with Bridge Steps, to revise Exhibit I to include FY2019 TDHCA HHSP grant funds in an amount not to exceed $837,283.00, for the period September 1, 2018 through August 31, 2019; and **(6)** execution of the grant agreement - Not to exceed $837,283.00 - Financing: Texas Department of Housing and Community Affairs Grant Funds

BACKGROUND

Beginning in 2009, the State Legislature has appropriated funding to be administered by the Texas Department of Housing and Community Affairs (TDHCA) for the Homeless Housing and Services Program (HHSP), to provide funding to the largest cities in Texas (with a population greater than 285,500), in support of services to homeless individuals and families.

There are currently eight cities receiving HHSP funding: Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, and San Antonio. In FY 2019, a ninth Texas municipality, City of Plano, will become eligible to receive HHSP funding.

The purpose of the HHSP program is to provide housing and services for individuals and families who are homeless or at risk of homelessness. Eligible activities are administrative costs, case management, construction/conversion/rehabilitation, essential services, homelessness prevention, homelessness assistance (like rapid re-housing), operation of emergency shelters, and other local

programs approved by TDHCA.

The City of Dallas has received HHSP funding since 2010, and has used the funding primarily to provide operating assistance for The Bridge Homeless Assistance Center as leverage for City of Dallas and Dallas County operational funding. On July 5, 2019, TDHCA notified the City of Dallas of its FY2019 HHSP allocation in the amount of $837,283.00.

Approval of this item will authorize acceptance of the grant from TDHCA in an amount not to exceed $837,283.00 to provide services to the homeless through HHSP and provide those funds as operating assistance to The Bridge Homeless Assistance Center.

The performance goals for the FY 2019 HHSP allocation include serving 382 unduplicated persons with a variety of homeless services, and assisting 153 person with a positive exit to temporary/transitional or permanent housing destinations during the contract term. All services related to the grant will be reported in the Homeless Management Information System.

Under a newly adopted HHSP rule, each municipality receiving HHSP funding must provide a resolution that, in addition to accepting the grant, includes specific authorization to enter into a contract with TDHCA for HHSP funds and provides the title of the person authorized to represent the entity and having signature authority to execute a contract.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 14, 2015, City Council authorized an amendment to Resolution No. 14-1792, to accept additional funds in the amount of $20,142.00 (from $756,818.00 to $776,960.00) in the grant from the Texas Department of Housing and Community Affairs; to allow Bridge Steps to count the additional funds toward Bridge Steps' required contribution to The Bridge operating budget; and to require Bridge Steps to comply with all conditions of the grant agreement by Resolution No. 15-0114.

On October 14, 2015, City Council authorized acceptance of a grant from the Texas Department of Housing and Community Affairs (TDHCA) to provide services to the homeless through the Homeless Housing and Services Program (HHSP) for the period September 1, 2016 through August 31, 2016, and execution of the required grant agreement; the acceptance of a grant from the Texas Department of State Health Services (TDSHS), to provide services to the homeless through the Healthy Community
Collaborative for the period July 1, 2014 through August 31, 2017, with a private 1:1 cash match and execution of the grant agreement; and the first amendment to the Management Services Contract, Phase II, with Bridge Steps to allow Bridge Steps to count the TDHCA and TDSHS funds toward Bridge Steps' required contribution to the Bridge operating budget for the period September 1, 2015 through August 31, 2016 and to require Bridge Steps to comply with all conditions of the TDHCA and TDSHS grant agreements by Resolution No. 15-1893.

On October 11, 2016, City Council authorized the second amendment to the first five-year renewal option to the Management Services Contract, Phase II (MSC) with Bridge Steps for the continued operation, programming, and management of The Bridge for the period October 1, 2015 through September 30, 2020; funding for the first year of the five-year renewal term of the MSC with General Funds for the period October 1, 2016 through September 30, 2017; an Interlocal Agreement with Dallas County to assist in providing homeless assistance services at The Bridge through the City's

contractor, Bridge Steps, for the period October 1, 2016 through September 30, 2017; award of FY2016-17 Emergency Solutions Grant funds for shelter operations at The Bridge; and acceptance of a grant from the Texas Department of Housing and Community Affairs (TDHCA) through the Homeless Housing and Services Program in the amount of $811,130.00 to provide services to the homeless through the City's contractor Bridge Steps for the period September 1, 2016 through August 31, 2017, by Resolution No. 16-1670.

On September 13, 2017, City Council authorized the acceptance of a grant from the Texas Department of Housing and Community Affairs in the amount of $833,841.00, to provide services to the homeless through the Homeless Housing and Services Program for the period September 1, 2017 through August 30, 2018; establishment of appropriations in an amount not to exceed $833,841.00 in the FY2018 TDHCA-Homeless Housing and Services Program 17-18 Fund; receipt and deposit of funds in an amount not to exceed $833,841.00 in the FY2018 TDHCA-Homeless Housing and Services Program 17-18 Fund; and execution of the grant agreement by Resolution No. 17-1421.

Information about this item will be provided to the Human and Social Needs Committee on August 20, 2018.

FISCAL INFORMATION

Texas Department of Housing and Community Affairs Grant Funds - $837,283.00

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August 22, 2018

WHEREAS, beginning in 2009, the State Legislature has appropriated funds to be administered by the Texas Department of Housing Community Affairs (TDHCA) to fund the Homeless Housing and Services Program (HHSP) in Texas cities with a population of 285,500 or more; and

WHEREAS, eight cities currently receive HHSP funding, including Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, and San Antonio, and a ninth Texas municipality, City of Plano, will become eligible in FY2019; and

WHEREAS, the City of Dallas has received HHSP funding since 2010, and has used the funding primarily to provide operating assistance for The Bridge Homeless Assistance Center as leverage for City and County funding; and

WHEREAS, on July 5, 2018, TDHCA notified the City of Dallas of its FY2019 HHSP preliminary allocation in the amount of $837,283.00, for the period September 1, 2018 through August 31, 2019, and the City desires to accept this award for the continued provision of homeless assistance to persons experiencing homelessness.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to accept a grant from the Texas Department of Housing and Community Affairs in an amount not to exceed $837,283.00, to provide services to the homeless through the Homeless Housing and Services Program for the period September 1, 2018 through August 31, 2019; and sign the contract, approved as to form by the City Attorney.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $837,283.00 in the FY2019 TDHCA-Homeless Housing and Services Program 18-19 Fund, Fund S330, Department MGT, Unit 3649, Object 3070.

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit TDHCA grant funds in an amount not to exceed $837,283.00 in the FY2019 TDHCA-Homeless Housing and Services Program 18-19 Fund, Fund S330, Department MGT, Unit 3649, Revenue Code 6516.

SECTION 4. That the Chief of Community Services is hereby authorized to enter into, represent the City with respect to, and execute the contract with TDHCA for FY 2019 TDHCA-Homeless Housing and Services Program grant funds.

SECTION 5. That following approval as to form by the City Attorney, the City Manager is authorized to enter into the first amendment to the amended and restated Management Services Contract, Phase II (MSC), with Bridge Steps, to revise Exhibit I to include FY2019 TDHCA HHSP grant funds in an amount not to exceed $837,283.00, for the period September 1, 2018 through August 31, 2019.

SECTION 6. That the Chief Financial Officer is hereby authorized to disburse TDHCA grant funds to Bridge Steps, Vendor VS0000067075, in an amount not to exceed $837,283.00 from the FY2019 TDHCA-Homeless Housing and Services Program 18-19 Fund, Fund S330, Department MGT, Unit 3649, Object Code 3070, MASC No. HOU-2017-00003150, for the period September 1, 2018 through August 31, 2019.

SECTION 7. That the City Manager is hereby authorized to provide additional information and take other actions or make adjustments relating to the grant budget as may be necessary in order to satisfy TDHCA requirements.

SECTION 8. That the City Manager is hereby authorized to reimburse to TDHCA any HHSP expenditures identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

SECTION 9. That the City Manager shall keep the appropriate City Council Committee informed of all final TDHCA HHSP monitoring reports no later than 30 days after the receipt of the report.

SECTION 10. That the contract with Texas Department of Housing and Community Affairs (TDHCA) for FY2019 TDHCA-Homeless Housing and Services Program grant funds, is designated as Contract No. MGT-2018-00007100.

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.

Agenda Information Sheet

File #: 18-503 **Item #:** 36.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize **(1)** the City Manager to address the current shelter crisis through the emergency procurement of additional shelter beds at Dallas Life; and **(2)** a contract with Dallas Mission For Life dba Dallas Life to provide up to 100 pay-to-stay shelter beds, consisting of overnight shelter stays of up to 90 days per person at a rate of $12.00 per person per night, support services and hygiene kits with no requirement to participate in faith-based programming, for the period August 22, 2018 through September 30, 2019 - Not to exceed $440,000.00 - Financing: General Fund

BACKGROUND

The local 2018 Homeless Point-In-Time Count revealed that 3,506 persons were experiencing homelessness in the City of Dallas, an almost 9 percent increase from the 2017 count. Similarly, 1,098 unsheltered persons experiencing homelessness were identified, a 24 percent increase from the 2017 results. The increase of both total and unsheltered homelessness in the City of Dallas has trended for several years. Numerous factors contribute to these devastating results including decreased shelter capacity; a lack of available and affordable housing units; and an uncoordinated and underutilized homeless response system to name a few.

The City of Dallas has intensified its efforts to assist and serve persons experiencing homelessness as well as to reduce the impacts of homelessness on communities and businesses in Dallas by establishing the Office of Homeless Solutions (OHS) on October 1, 2017. OHS is designed to prevent and intervene in homelessness by combating the complexity of homelessness with effective and efficient solutions. The mission of OHS is to positively impact quality of life in the City of Dallas through innovative, collaborative, and comprehensive solutions for homelessness.

OHS has proposed the Homeless Solutions Strategy to address homelessness in the City of Dallas. In this proposal, four tracks concurrently meet the immediate need by providing habitable living environments for the unsheltered while developing the infrastructure for sustainability by increasing the supply of affordable housing. The Homeless Solution Strategy includes:

- Track 1: Increase Shelter Capacity - Expand capacity of existing providers through contracted pay-to-stay shelter beds.
- Track 2: Temporary Homeless Centers - Provide shelter and support services for up to 90 days in the 4 quadrants of the city simultaneously.
- Track 3: Master Lease/Landlord Incentive Programs - Provide security deposits, rent, utilities, and incentives to tenants as well as incentives and risk mitigation services to participating landlords.
- Track 4: New Developments - Leverage the $20M Proposition J (Homeless Assistance Facilities) of the 2017 Dallas Bond Program for permanent supportive housing targeting chronic homeless; rapid rehousing addressing the elderly, disabled, families with children and young adults; and Day Centers for seamless wraparound services.

Approval of this agenda item will authorize implementation of Track 1 (Increase Shelter Capacity), which aims to expand capacity of existing providers through contracted pay-to-stay shelter beds by paying a rate of $12.00 per night per person for stays of up to 90 days per person.

In the development of Track 1, the Office of Homeless Solutions, with assistance from the Immediate Solutions Committee of the Citizen Homelessness Commission, solicited informal quotes from the larger emergency shelters in the city (including The Bridge, Salvation Army, Dallas Life, Union Gospel Mission, and Austin Street Center) for additional available shelter beds. It was determined that the existing emergency shelter system is consistently full night after night and does not have capacity to shelter additional homeless persons without funding for expansion.

This lack of available shelter capacity has created a shelter crisis that requires the immediate creation of additional available shelter beds to preserve and protect the public health and safety of unsheltered homeless residents of the city and, as such, the Office desires to procure additional shelter beds on an immediate and emergency basis.

During the informal solicitation process mentioned above, Dallas Life indicated that they could extend their current capacity by making additional beds available on a pay-to-stay basis, as follows:

- Dallas Life operates a 100,000 square foot facility capable of sheltering up to 700 men, women and children a day. Dallas Life has agreed to make available up to 100 additional shelter beds in its facility (modeled after its existing pay-to-stay rate of $12.00 per night). While Dallas Life is a faith-based organization, the agency has agreed to make the City-funded pay-to-stay beds available without a requirement to participate in faith-based programming. This contract would include pay-to-stay nights of shelter for a total budget of $440,000.00. Using these additional 100 beds, Dallas Life could provide overnight shelter to an additional 400 unsheltered homeless persons (based on the maximum 90-day stay).

Through this Track 1 (Increase Shelter Capacity), up to 100 pay-to-stay shelter beds, consisting of overnight shelter stays of up to 90 days per person at a rate of $12.00 per person per night, support services, and hygiene kits, would be made available through contract with Dallas Life for payment by the City of Dallas at a rate of $12.00 per night per person. Payment would be on reimbursement basis, and would require the contracted provider to document the nights of shelter provided. Referral of unsheltered persons to the City-funded pay-to-stay shelter beds would be made through the Office

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of Homeless Solutions street outreach team. Track 1 could be expected to provide overnight shelter to an additional 400 unsheltered homeless persons (based on the maximum 90-day stay).

Pay-to-stay guests at the shelter will receive the usual and customary services available to other shelter guests, including but not limited to, support services (such as case management, meals, clothing, service referrals, etc.) and hygiene kits. Pay-to-stay shelter beds must be made available on a non-discriminatory basis, with equal access to all persons regardless of sexual orientation or gender identity, as required under fair housing laws and regulations issued by the U.S. Department of Housing and Urban Development (HUD). All pay-to-stay shelter stays will be recorded in the Homeless Management Information System (HMIS).

Performance metrics for Track 1 (Increase Shelter Capacity) will include:

- Number of referrals
- Number of unduplicated clients served
- Number of housing plans developed
- Average length of stay
- Percent exited to housing
- Shelter bed utilization rate

Contracted providers will be required to provide monthly reports on these performance metrics, as well as monthly HMIS reports.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 7, 2018, May 21, 2018, June 4, 2018, and June 18, 2018, the Human and Social Needs Committee was briefed on the Office of Homeless Solutions Proposed Strategy.

On May 10, 2018, June 14, 2018, and July 12, 2018, the Citizen Homelessness Commission was briefed on the Office of Homeless Solutions Proposed Strategy.

On May 17, 2018, the Dallas Area Partnership to End and Prevent Homelessness Local Government Corporation was briefed on the Office of Homeless Solutions Proposed Strategy.

On August 1, 2018, City Council was briefed on the Office of Homeless Solutions Proposed Strategy.

Information about this item will be provided to the Human and Social Needs Committee on August 20, 2018.

FISCAL INFORMATION

General Fund - $440,000.00

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August 22, 2018

WHEREAS, the 2018 Homeless Point In Time Count shows that there are, on any given night, over 3,500 homeless persons in the City of Dallas (a 9% increase over last year), of which almost 1,100 are unsheltered living on the streets and other places not meant for human habitation within the City limits (a 24% increase over last year); and

WHEREAS, the City of Dallas Office of Homeless Solutions, with assistance from the Immediate Solutions Committee of the Citizen Homelessness Commission, solicited informal quotes from the larger emergency shelters in the city (including The Bridge, Salvation Army, Dallas Life, Union Gospel Mission, and Austin Street Center) for available shelter beds, and found that the existing emergency shelter system is consistently full night after night and does not have capacity to shelter additional homeless persons without additional funding for expansion; and

WHEREAS, the lack of available shelter capacity within the City of Dallas has created a shelter crisis necessitating the immediate creation of additional available shelter beds to preserve and protect the public health and safety of unsheltered homeless residents of the City of Dallas, the procurement of which is exempt from competitive bidding requirements; and

WHEREAS, the City of Dallas Office of Homeless Solutions has proposed a four-track Homeless Solutions Strategy, with Track 1 (Increase Shelter Capacity) aiming to expand capacity of existing providers through contracted pay-to-stay shelter beds at a rate of $12 per night per person for stays of up to 90 days per person; and

WHEREAS, Dallas Mission For Life dba Dallas Life (Dallas Life) operates a 100,000 square foot facility capable of sheltering up to 700 men, women and children a day, and has agreed to make available up to 100 additional shelter beds in its facility, and the City of Dallas desires to provide funding to Dallas Life for these pay-to-stay shelter beds to implement Track 1 of the Homeless Solutions Strategy.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to: **(1)** address the current shelter crisis through the emergency procurement of additional shelter beds at Dallas Life; and **(2)** execute a contract with Dallas Mission For Life dba Dallas Life (Dallas Life) to provide up to 100 pay-to-stay shelter beds, consisting of overnight shelter stays of up to 90 days per person at a rate of $12.00 per person per night, support services, and hygiene kits, with no requirement to participate in faith-based programming, for the period August 22, 2018 through September 30, 2019, in an amount not to exceed $440,000.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds to Dallas Mission For Life dba Dallas Life (Dallas Life) (Vendor VS97522) in an amount not to exceed $440,000.00, from Fund 0001, Department MGT, Unit 4289, Object 3099, MASC Service No. MGT-2018-00006298.

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

Agenda Information Sheet

File #: 18-569 **Item #:** 37.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize Supplemental Agreement No. 1 to the FY 2017-18 contract with Health Services of North Texas, Inc. to provide scattered site housing assistance for persons with HIV/AIDS, to revise the Statement of Services and budget to reallocate funding in the total amount of $26,344.00 from the Emergency/Tenant Based Rental Assistance (E/TBRA) - Housing Services and Program Administration/Project Sponsors budget categories to the E/TBRA - Financial Assistance budget category with no net change in the contract amount - Financing: No cost consideration to the City

BACKGROUND

On August 9, 2017, City Council adopted the FY2017-18 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) grant funds, including Housing Opportunities for Persons with AIDS (HOPWA) grant funds in the amount of $6,470,345.00, by Resolution No. 17-1171.

On August 23, 2017, City Council approved a contract with Health Services of North Texas in the amount of $585,674.00, to provide HOPWA scattered site housing assistance for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1290.

Health Services of North Texas, Inc. (HSNT) is a non-profit agency located in Denton, with offices also located in Plano, providing quality medical and support services to persons living with HIV/AIDS in the rural and outer urban communities of North Texas. The agency was founded in 1988, and has been providing HOPWA scattered site housing assistance through Tarrant County since 1995, and through Dallas County since 1996.

Under the HOPWA program, HSNT provides short-term emergency assistance and long-term tenant based rental assistance to low income persons living with HIV/AIDS primarily in Collin, Denton, Hunt, Kaufman, and Rockwall counties. The emergency assistance program includes short-term rent, mortgage, and utility payments, for up to 21 weeks in any 52-week period, to prevent the homelessness of the client.

The tenant-based rental assistance program includes rent assistance (with a utility allowance) similar to the Section 8 voucher program. In addition to housing assistance, HOPWA clients also receive supportive services through case managers who ensure that clients have access to needed services.

Under the contract, HSNT expects to have cost savings in salaries and benefits for case management and administrative staff, which the agency can use to provide additional assistance to participants. For this reason, the agency has requested to reallocate funding in the total amount of $26,344 from the Emergency/Tenant Based Rental Assistance (E/TBRA) - Housing Services and Program Administration/Project Sponsors budget categories to the Emergency/Tenant Based Rental Assistance (E/TBRA) - Financial Assistance budget category, with no net change in the contract amount.

All HOPWA projects use the local Homeless Management Information System (HMIS) to collect client -level data for service coordination and reporting/evaluation purposes.

PERFORMANCE MEASURES

Number of Persons Assisted

	2017-18 Goal	2017-18 Actual*
Emergency-unduplicated clients served	45	56
Tenant-based-unduplicated clients served	40	47
Total-unduplicated clients served	85	103

OUTCOME MEASURES

Housing Stability

	2017-18 Goal	2017-18 Actual*
Emergency - percent in stable/temp housing	98%	TBD%
Tenant-based - percent in stable housing	96%	98%

*YTD data through 5/31/18 (8 months)
**TBD - Housing Stability for Emergency Assistance determined at year end

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 11, 2016, City Council authorized a twelve-month contract with Health Services of North Texas, Inc. for the period of October 1, 2016 through September 30, 2017, by Resolution No. 16-1663.

On August 9, 2017, City Council adopted the FY 2017-18 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) grant funds by Resolution No. 17-1171.

On August 23, 2017, City Council authorized the first twelve-month renewal option to the contract with Health Services of North Teas, Inc. for scattered site housing assistance by Resolution No. 17-1290.

Information about this item will be provided to the Human and Social Needs Committee on August 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

Health Services of North Texas, Inc.

Board of Directors

Honorable David Garcia, President
Trang Dang-Le, Vice President
Michael Foster, Treasurer
Gloria Herron, Secretary
Derrell Bulls
Louise Baldwin
James Henderson
Glen McKenzie
Dean Perkins
Clara Sanchez
Howard Shaw
Dale Tampke

August 22, 2018

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides grant funds through the Housing Opportunities for Persons with AIDS (HOPWA) program according to the terms of 24 C.F.R. Part 574, to assist grantees in meeting the housing needs of to low-income persons with HIV/AIDS and HIV-related illness and their families within the grantee's Eligible Metropolitan Statistical Area (EMSA); and

WHEREAS, the City is a grantee of HOPWA funds to serve the Dallas EMSA, and the City's FY2017-18 Consolidated Plan Budget includes the HOPWA grant funds from HUD in the amount of $6,470,345; and

WHEREAS, the City of Dallas entered into a contract with Health Services of North Texas, Inc. to provide HOPWA scattered site housing assistance for the period October 1, 2017 through September 30, 2018; and

WHEREAS, on August 23, 2017, City Council authorized the first twelve-month renewal option to the contract with Health Services of North Texas, Inc. by Resolution No. 17-1290; and

WHEREAS, Health Services of North Texas, Inc. has requested to reallocate funding in the total amount of $26,344 from the Emergency/Tenant Based Rental Assistance (E/TBRA) – Housing Services and Program Administration/Project Administration budget categories to the Emergency/Tenant Based Rental Assistance (E/TBRA) – Financial Assistance budget category, with no net change in the contract amount.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign Supplemental Agreement No. 1 to the FY 2017-18 contract with Health Services of North Texas, Inc., approved as to form by the City Attorney, to provide scattered site housing assistance for persons with HIV/AIDS, to revise the Statement of Services and budget to reallocate funding in the total amount of $26,344.00 from the Emergency/Tenant Based Rental Assistance (E/TBRA) - Housing Services and Program Administration/Project Sponsors budget categories to the Emergency/Tenant Based Rental Assistance (E/TBRA) - Financial Assistance budget category with no net change in the contract amount, and execute any and all documents required by the agreement.

SECTION 2. That the Chief Financial Officer is hereby authorized to reallocate funds Service Contract No. HOU-2016-00001258 for Health Services of North Texas, Inc. (Vendor 516465), as follows:

Fund	Dept	Unit	Object	Encumb	Description	Original	Change	Revised
HW17	MGT	291B	3099	691149	E/TBRA – Financial Asst	$429,757	26,344	$456,101
HW17	MGT	292B	3099	691154	E/TBRA – Housing Services	$113,137	(14,922)	$ 98,215

SECTION 2. (continued)

Fund	Dept	Unit	Object	Encumb	Description	Original	Change	Revised
HW17	MGT	298B	3099	691158	Program Admin/Project Spon	$ 37,943	(11,422)	$ 26,521
0001	MGT	4311	3099	691159	HMIS User Fees	$ 4,837	0	$ 4,837
					Total	$585,674	0	$585,674

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.

File #: 18-579 **Item #:** 38.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize Supplemental Agreement No. 1 to the FY 2017-18 contract with Legacy Counseling Center, Inc. for Housing Opportunities for Persons with AIDS (HOPWA) master leasing/emergency vouchers, to revise the Statement of Services and budget to reallocate funds in the amount of $42,000.00 from the Housing Facility Operations (Emergency Vouchers), Supportive Services, and Administrative Costs budget categories to the Housing Facility Operations (Master Leasing) budget category, with no net change in the contract amount - Financing: No cost consideration to the City

BACKGROUND

On August 9, 2017, City Council adopted the FY 2017-18 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) grant funds, including Housing Opportunities for Persons with AIDS (HOPWA) grant funds in the amount of $6,470.345.00, by Resolution No. 17-1171.

On August 23, 2017, City Council approved a contract with Legacy Counseling Center, Inc. in the amount of $469,579.00, to provide HOPWA master leasing and emergency vouchers for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1293.

Legacy Counseling Center, Inc. (Legacy) is a non-profit agency located in the Oak Lawn area. Legacy was founded in 1989, and has been providing services to the HIV/AIDS impacted population of Dallas and surrounding counties since that time. The agency's programs fall under three categories of services - mental health, substance abuse, and housing. Mental health and substance abuse services include individual, couple, and family therapy and support groups for persons impacted by the HIV/AIDS epidemic, including crisis counseling as well as short and long-term therapy.

Legacy provides a HOPWA master leasing program, as well as emergency hotel/motel vouchers, for homeless persons with HIV/AIDS. Under master leasing, Legacy leases apartment units under a master lease with a private landlord, and subleases those units to homeless persons with HIV/AIDS

for independent, long-term living.

The master leasing program covers the cost of rent and utilities (less the required tenant portion), along with other costs to operate the units. The agency also provides a housing case manager to provide support for the client in maintaining housing stability and access to care and services. Through emergency vouchers, Legacy provides emergency hotel/motel vouchers for homeless persons with HIV/AIDS for up to 30 days to reduce their stay on the streets or in a shelter prior to moving into permanent housing. Utilization of the emergency hotel/motel vouchers has been lower than expected, due to this 30-day time limit and the requirement to identify permanent housing upfront.

The agency has requested to reallocate funds in the total amount of $42,000.00 from the Housing Facility Operations (Emergency Vouchers), Supportive Services, and Administrative Costs budget categories to Housing Facility Operations (Master Leasing) budget category, with no net change in the contract amount and no disruption in services. The master leasing program has experienced higher than expected utility costs, which can be offset by cost savings under the emergency voucher program due to lower utilization, as well as cost savings for case management and administrative staff.

All HOPWA projects use the local Homeless Management Information System (HMIS) to collect client -level data for service coordination and reporting/evaluation purposes.

PERFORMANCE MEASURES

Number of Persons Assisted

	2017-18 Goal	2017-18 Actual*
Unduplicated clients (master leasing)	50	40
Unduplicated clients (vouchers)	15	12

OUTCOME MEASURES

Housing Stability

	2017-18 Goal	2017-18 Actual*
Percent in stable housing (master lsg)	97%	93%
Percent in stable/temporary (vouchers)	86%	92%

*YTD data through 5/31/18 (8 months)

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 12, 2015, City Council authorized the second twelve-month renewal option to the contract with Legacy Counseling Center, Inc. for a master leasing program by Resolution No. 15-1370.
On October 11, 2016, City Council authorized a twelve-month contract, with two twelve-month renewal options contingent upon available funding with Legacy Counseling Center, Inc. for a master leasing program by Resolution No. 16-1666.

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On August 9, 2017, City Council adopted the FY 2017-18 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development Grant Funds by Resolution No. 17-1171.

On August 23, 2017, City Council authorized the first twelve-month renewal option to the contract with Legacy Counseling Center, Inc. for a master leasing/emergency voucher program by Resolution No. 17-1293.

Information about this item will be provided to the Human and Social Needs Committee on August 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

Legacy Counseling Center, Inc.

Board of Directors

David Andrews, Chair
Cody Lynch, Vice Chair
Scott Kahle, Secretary
Nina Ojeda, Treasurer
Rick Adams
Carlo Barone
Robert Cantrell
Steve Lopez
Vince Martinez
Roberta McDonald
Scott Pharr
John Rieger
Pamela Robert

August 22, 2018

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides grant funds through the Housing Opportunities for Persons with AIDS (HOPWA) program according to the terms of 24 CFR Part 574, to assist grantees in meeting the housing needs of to low-income persons with HIV/AIDS and HIV-related illness and their families within the grantee's Eligible Metropolitan Statistical Area (EMSA); and

WHEREAS, the City is a grantee of HOPWA funds to serve the Dallas EMSA, and the City's FY2017-18 Consolidated Plan Budget includes the HOPWA grant funds from HUD in the amount of $6,470,345.00; and

WHEREAS, the City of Dallas entered into a contract with Legacy Counseling Center, Inc. to provide HOPWA master leasing and emergency vouchers for the period October 1, 2017 through September 30, 2018; and

WHEREAS, due to higher than expected utility costs in the master leasing program and cost savings under the emergency voucher program, as well as case management and administrative staffing, the agency has requested to reallocate funds in the total amount of $42,000.00 from the Housing Facility Operations (Emergency Vouchers), Supportive Services, and Administrative Costs budget categories to the Housing Facility Operations (Master Leasing) budget category, with no net change in the contract amount and no disruption in services.

Now, Therefore,

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

SECTION 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to enter into Supplemental Agreement No. 1 to the FY 2017-18 contract with Legacy Counseling Center, Inc. for Housing Opportunities for Persons with AIDS (HOPWA) master leasing/emergency vouchers, to revise the Statement of Services and budget to reallocate funds in the amount of $42,000.00 from the Housing Facility Operations (Emergency Vouchers), Supportive Services, and Administrative Costs budget categories to the Housing Facility Operations (Master Leasing) budget category, with no net change in the contract amount; and execute any and all documents required by the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to reallocate funds in Service Contract No. HOU-2017-00002130 for Legacy Counseling Center, Inc. (Vendor 502679), as follows:

Fund	Dept	Unit	Object	Encumb	Description	Original	Change	Revised
HW17	MGT	293B	3099	688617	Housing Facilities Oper (EV)	$ 37,100	(22,000)	$ 15,100
HW17	MGT	293B	3099	688624	Housing Facilities Oper (ML)	$292,400	42,000	$334,400
HW17	MGT	294B	3099	688628	Supportive Services	$104,245	(6,000)	$ 98,245
HW17	MGT	298B	3099	688634	Program Admin/Project Spon	$ 30,360	(14,000)	$ 16,360
0001	MGT	4311	3099	688643	HMIS User Fees	$ 5,474	0	$ 5,474
					Total	$469,579	0	$469,579

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

Agenda Information Sheet

File #: 18-532 **Item #:** 39.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 10

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 758 with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations in an area generally along both sides of Walnut Hill Lane, east of Skillman Street and an ordinance granting the amendments
Recommendation of Staff and CPC: Approval, subject to conditions
Z156-326(VP)

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 22, 2018**

ACM: Majed A. Al-Ghafry

FILE NUMBER: Z156-326(VP) **DATE FILED:** July 21, 2016

LOCATION: Generally along both sides of Walnut Hill Lane, east of Skillman Street

COUNCIL DISTRICT: 10 **MAPSCO:** 27 N; P; S; T

SIZE OF REQUEST: Approx. 69.27 acres **CENSUS TRACT:** 78.14

PROPOSAL: City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 758 with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations.

SUMMARY: The purpose of this authorized hearing is to provide for appropriate land uses and regulations to ensure: compatibility with existing and future development; suitable density to encourage new development in the undeveloped areas; and enhanced sidewalks, streetscape, and design standards to promote walkability.

CPC RECOMMENDATION: **Approval**, subject to conditions.

STAFF RECOMMENDATION: **Approval**, subject to conditions.

BACKGROUND INFORMATION:

- On June 13, 2007, Planned Development District No. 758 was created by City Council. The PD is comprised of approximately 69.27 acres, and is established on property located on both sides of Walnut Hill Lane, east of Skillman Street. This district is divided into Subareas A, B, C, and D.

- On July 21, 2016, City Plan Commission authorized a public hearing to determine the proper zoning on property zoned Planned Development District No. 758 with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations.

- In November 2017, Council Member McGough appointed a Steering Committee representative of the area and the surrounding neighborhood.

- Between November 13, 2017, and April 17, 2018, staff met with the Steering Committee five times to discuss proposed zoning changes for the area. Approximately 9 Steering Committee members attended each of these meetings.

- On July 19, 2018, the City Plan Commission voted to recommend approval of the planned development district, subject to conditions.

Zoning History: There has been one Board of Adjustment case and one zoning case in the vicinity within the last five years**.**

1. **BDA145-049:** On April 22, 2015, the Board of Adjustment Panel B granted a variance of 30 feet to the front yard setback regulations at 6939 Blackwood Drive.

2. **Z178-238: O**n June 21, 2018, an application for 1) a Planned Development District for R-7.5(A) Single Family District uses on property zoned an NO(A) Neighborhood Office District, CS Commercial Service District, and R-7.5(A) Single Family District with Specific Use Permit No. 1781 for a transit passenger station or transfer center on a portion and 2) the termination of existing deed restrictions. It was reviewed by the City Plan Commission and held under advisement until August 2, 2018.

Thoroughfare/Street:

Thoroughfare/Street	Type	Existing Dimension
Skillman Street	Principal Arterial	Minimum-6 lanes-Divided, 100' ROW
Walnut Hill Lane	Principal Arterial	Minimum-6 lanes-Divided, 100' ROW
Whistle Stop Place	Local Street	60 ft.
Wildcat Way	Local Street	60 ft.
Lookout Point	Local Street	60 ft.
Sedgwick Drive	Local Street	60 ft.

Traffic: The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing 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.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.5.1 Promote pedestrian-friendly streetscapes.

The proposed zoning changes meet the vision of the *forwardDallas! Comprehensive Plan* by providing additional housing opportunity and density near established single family neighborhoods. The recommended changes focused on enhancing the design elements to promote a pedestrian friendly, walkable neighborhood adjacent to the DART station, Lake highlands Trail, and retail center.

Other Plans:

Planned Development District No. 758 is within the Skillman Corridor Tax Increment Financing (TIF) District and Lake Highlands Public Improvement District. The Skillman Corridor TIF District adopted plan offers the following goals, among others, that are directly related to the purposes of the planned development district proposed amendments:

- Goal 3 - To focus on encouraging the redevelopment of properties on the Skillman Street corridor and the existing DART Light Rail Station at LBJ and Skillman Street to increase density and provide enhanced urban design for the District.
- Goal 6 – To improve access and connections to the DART light rail system within the District.
- Goal 7 – To increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the District.

PD No. 758 is also in the Lake Highlands Public Improvement District which collects assessments: for neighborhood improvements; to enhance public safety and security; design and construct public infrastructure improvements; and provide pedestrian amenities and linkages.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 758	Mixed use with multifamily, retail and single-family use
North	MF (1)	Multifamily apartments
East	PD No. 459, MF-1 (A), SUP No. 740, NO(A), CS, D (A)	Child-care facility, private school, office, undeveloped area, duplexes, and nursing home
South	MF-1 (A)	Condominiums
West	R-10(A), and CR with DR Z890-249	Single family uses, retail, and restaurants

STAFF ANALYSIS

General Overview:

The area of request, PD No. 758, is divided into four subareas: A, B, C, and D. Subareas A and B are currently vacant; Subarea C includes: restaurants; retail space; apartments; and 2.5 acres of currently vacant land; and Subarea D includes 55 townhomes.

The Steering Committee focused on Subareas A, B and C: restricting those uses that are not compatible with the existing development; maintaining the current building setbacks and creating design standards to promote walkability; combining dwelling unit density to provide flexibility; and amending parking setbacks to encourage new development compatible with the surrounding neighborhoods. There are no changes proposed to Subarea D as it is completely developed.

Land uses:

	Subarea A	Subarea B	Subarea C
Land uses no longer allowed			
Catering service	No	No	No
Labor hall	No	No	No
Group residential facility	No	No	No
Residential hotel	No	No	No
Mortuary, funeral home, or commercial wedding chapel	No	No	No
Recycling drop-off container	No	No	No
Recycling drop-off for special occasion collection	No	No	No
Accessory medical/infectious waste incinerator	No	No	No
Accessory medical/infectious waste incinerator	No	No	No
Additional land uses recommended			
Custom woodworking, furniture construction, or repair.	Yes	Yes	Yes
Public school	No	No	SUP
Private school or open enrollment charter school	SUP	SUP	SUP
Currently allowed land uses - changes recommended			
Hotel or motel ~~[by SUP if 60 or fewer guests rooms]~~	SUP	SUP	SUP
Child-care facility	SUP	SUP	Allowed by right
College, university, or seminary	SUP	SUP	Allowed by right
Commercial parking lot or garage	commercial parking garage only	commercial parking garage only	Commercial parking lot and commercial parking garage are permitted in Subarea C
Surface parking	No	No	Yes

Setbacks:
The Steering Committee recommended keeping the current building setback standards for Subarea A, B, and C.

Dwelling unit density:
The dwelling unit densities in Subarea A (280 units) and B (850 units) are combined for a total of 1,130 to provide flexibility for future development. The total density within the district will remain the same.

Design Standards:
Wildcat Way runs north and south, connecting the district from north to south. The placement of the buildings, orientation, building setbacks, location of the garages, and parking structures contribute to maintaining a continuous street front to promote a walkable public realm. To achieve this, the Steering Committee proposed:

- A minimum of 70 percent of the building facade must be located between the minimum and maximum front yard setbacks

- Single family garages may not face Wildcat Way. Vehicular access to single family structures must be to the rear of the structure.
- Off-street surface parking is prohibited within 30 feet of the property line along Wildcat Way in Subarea A, and Whistle Stop Place in Subarea B.
- Parking structure facades facing Wildcat Way must contain active uses for the first 30 feet of the building measured inward from the street-facing facade
- Parking structures may have only one point of vehicular ingress/egress on Wildcat Way. The point of vehicular ingress/egress may be no more than 24 feet wide.

Recognizing the significance of Wildcat Way as a connector between the north and south ends of the district and the intent expressed throughout the Steering Committee meetings to promote an active pedestrian public realm, Staff recommends these additional design elements:

- On Wildcat Way, a minimum of 70 percent of the street-facing, ground-level dwelling units must have:
  (1) individual entries accessed directly from the outside;
  (2) street access; and
  (3) improved paths connecting the dwelling unit to the sidewalk.

Sidewalks:

The sidewalks in the district are well designed and maintained and to further enhance and promote walkability and access the DART station, the Steering Committee recommended several amendments:

- On the north side of Whistle Stop Place in Subarea A, a minimum five-foot-wide sidewalk is required
- On the south side of Lookout Point, a five-foot-wide sidewalk is required.
- Sidewalks along Wildcat Way and Whistle Stop Place in Subarea A and B must be continuous and level across all driveways and curb cuts and must be constructed at the same grade as the adjacent connecting sidewalk.

Surface parking screening:

The Steering Committee recommended screening for the surface parking lots in Subarea A and B to improve the esthetics of area.

- In Subareas A and B, when visible from Wildcat Way and Whistle Stop Place, off-street surface parking must be screened by a minimum five-foot-wide landscape buffer strip with an evergreen berm or an evergreen hedge with a minimum height of three feet at the time of planting.

CPC ACTION
July 19, 2018

Motion: It was moved to recommend **approval** of amendments to Planned Development District No. 758, subject to staff's recommended conditions on property zoned Planned Development District No. 758 with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations in an area generally along both sides of Walnut Hill Lane, east of Skillman Street.

Maker: Housewright
Second: Rieves
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 8

Notices: Area: 200 Mailed: 203
Replies: For: 1 Against: 1

Speakers For: Bill Rafkin, 2501 N. Harwood, Dallas, TX, 75201
Against: None

"ARTICLE 758.

PD 758.

SEC. 51P-758.101. LEGISLATIVE HISTORY.

PD 758 was established by Ordinance No. 26786, passed by the Dallas City Council on June 13, 2007. (Ord. 26786)

SEC. 51P-758.102. PROPERTY LOCATION AND SIZE.

PD 758 is established on property located on both sides of Walnut Hill Lane, east of Skillman Street. The size of PD 758 is approximately 69.27 acres. (Ord. 26786)

SEC. 51P-758.103. CREATION OF SUBAREAS.

This district is divided into Subareas A, B, C, and D, as shown on the conceptual plan. (Ord. 26786)

SEC. 51P-758.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 758A: conceptual plan.

(2) Exhibit 758B: street sections.

(3) Exhibit 758C: mixed-use development parking chart.

(4) Exhibit 758D: Subarea D conceptual lot layout plan. (Ord. 30084)

SEC. 51P-758.104. 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) In this district, the following definitions apply:

(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) ACTIVE USE means any permitted use other than parking.

~~(2)~~ (3) BLADE SIGN means a sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft materials.

~~(3)~~ (4) ENTERTAINMENT FACILITY means a facility for sporting events or the performing arts, including indoor motion picture theaters, theaters for live musical or dramatic performances, indoor and outdoor concert halls, and exhibition halls.

~~(4)~~ (5) FACADE GRAPHICS SIGNS means a sign composed of a pattern of shapes, colors, text, or symbols that are applied to, projected on, or integrated into the full or partial facade of a building.

~~(5)~~ (6) LARGE TREE means a tree with a minimum caliper of three inches, or a minimum height of 12 feet, depending on the standard measuring technique for the species.

~~(6)~~ (7) LARGE SHRUB means a shrub with a minimum height of three feet.

~~(7)~~ (8) MARQUEE SIGN means a changeable message sign attached to, applied on, or supported by a permanent canopy projecting over a pedestrian street entrance of a building.

~~(8)~~ (9) SMALL TREE means a tree taller than six feet but less than twelve feet in height.

~~(9)~~ (10) STOOP means a small porch leading to the entrance of a residence.

~~(10)~~ (11) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space from a street, lane, or driveway.

~~(11)~~ (12) VIDEOBOARD SIGN means a flat-screen premise sign that is capable of displaying moving images similar to television images, by light-emitting diode or other similar technology, and that is mounted to the exterior of a building.

(d) This district is considered to be a nonresidential zoning district. (Ord. Nos. 26786; 27852)

SEC. 51P-758.105. CONCEPTUAL PLAN.

(c) Development and use of the Property must comply with the conceptual plan (Exhibit 758A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

(d) Development of a shared access development in Subarea D must comply with the Subarea D conceptual lot layout plan (Exhibit 758D).

(c) A final plat for a shared access development may make minor deviations from the lot and shared access area configuration shown on the conceptual lot layout plan provided that the final plat does not increase the number of lots or provide additional access points. (Ord. Nos. 26786; 30084)

SEC. 51P-758.106. DEVELOPMENT PLAN.

(a) Except as provided in this section, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district.

(b) For a public park, playground, or golf course use, a development plan must be approved by the park and recreation board, and an approved copy of the development plan must be submitted to the director of development services before the issuance of any building permit to authorize the development of a public park, playground, or golf course use in this area.

(c) If a conflict exists between the text of this article and a development plan, the text of this article controls.

(d) The building official may issue building permits for the following work without the approval of a development plan:

(1) the repair of existing structures;

(2) demolition of existing structures;

(3) grading;

(4) the installation of fencing or other structures for security purposes;

(5) work associated with permitted temporary uses; and

(6) work intended to provide for irrigation or maintenance of landscaping.

(e) Development plans may be submitted in phases.

(f) For single family uses, a preliminary plat may serve as the development plan and must be submitted to city plan commission for approval.

(g) The portion of Section 51A-4.702(c)(5) requiring submission of a development plan within six months of the city council's approval of this district does not apply.

(h) In addition to the requirements in Section 51A-4.702, the development plan must also include the following:

(1) The cumulative floor area broken out into use categories, total number of dwelling units, and total amount of open space for:

(A) the building site;

(B) the subarea in which the building site is located; and

(C) the district.

(2) Ingress and egress locations.

(3) Measurements of visibility triangles, showing that they remain unobstructed as required by Section 51P-758.110.

(i) Development plans do not have to show the location of signs. (Ord. 26786)

SEC. 51P-758.107. MAIN USES PERMITTED.

(a) The following uses are the only main uses permitted in Subareas A, B, and C:

(1) Agricultural uses.

-- None permitted.

(2) Commercial and business service uses.

[-- ~~Catering service.~~]
-- Custom business services.
-- Electronics service center.
-- Custom woodworking, furniture construction, or repair.
[-- ~~Labor hall. [SUP]~~]
-- Medical or scientific laboratory.
-- Tool or equipment rental.

(3) Industrial uses.

-- 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 *[SUP required in Subareas A and B; otherwise by right]*.
-- Church.
-- College, university, or seminary *[SUP required in Subareas A and B; otherwise by right]*.
-- Community service center. *[SUP]*
-- Convalescent and nursing homes, hospice care, and related institutions.
-- Convent or monastery.
-- Foster home.
-- Hospital.
-- Library, art gallery, or museum.
-- Public school *[SUP in Subarea C only]*
-- Private school or open enrollment charter school. *[SUP]*

(5) Lodging uses.

-- Hotel or motel. *[By SUP* [~~*if 60 or fewer guest rooms*~~].*]*

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[DIR]*
-- 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.

-- Duplex.
[~~--~~ ~~Group residential facility. *[SUP required if spacing component of Section 51A-4.209(b)(3) is not met.]*~~]
-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
-- Multifamily.
[~~--~~ ~~Residential hotel.~~]
-- Retirement housing.
-- Single family.

(10) Retail and personal service uses.

-- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4). Treat as if in a mixed use district.]*
-- Animal shelter or clinic without outside runs.
-- Business school.
-- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B). Treat as if in a mixed use district.]*
-- Commercial amusement (outside). *[SUP]*
-- Commercial parking lot or garage. *[Commercial parking lot and commercial parking garage are permitted in Subarea C; commercial parking garage only is permitted in Subareas A and B.]*

-- Dry cleaning or laundry store.
-- Entertainment facility.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Household equipment and appliance repair.
-- Home improvement center, lumber, brick, or building materials sales yard.
-- Liquor store.
[-- ~~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. *[DIR]*
-- Surface parking. *[Subarea C only]*
-- Temporary retail use.
-- Theater.

(11) Transportation uses.

-- Private street or alley.
-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) Utility and public service uses.

-- Commercial radio or television transmitting station.
-- Local utilities.
-- Police or fire station.
-- Post office.
-- Radio, television, or microwave tower. *[SUP]*
-- Tower/antenna for cellular communication. *[By SUP if tower height exceeds 65 feet for monopole tower; otherwise, see Section 51A-4.212(10.1). Treat as if in a mixed use district.]*
-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

-- Mini-warehouse. *[SUP]*
-- Office showroom/warehouse.
-- Recycling buy-back center. *[See Section 51A-4.213(11). Treat as if in a mixed use district.]*
-- Recycling collection center. *[See Section 51A-4.213(11.1). Treat as if in a mixed use district.]*

[-- ~~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(11.2)(E) are not satisfied.]*~~]

(b) The following uses are the only main uses permitted in Subarea D:

(1) Recreation uses.

-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(2) Residential uses.

-- Duplex.
-- Group residential facility. *[SUP required if spacing component of Section 51A-4.209(3) is not met.]*
-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
-- Multifamily.
-- Residential hotel.
-- Retirement housing.
-- Single family.

(3) Utility and public service uses.

-- Local utilities.

(Ord. Nos. 26786; 27852)

SEC. 51P-758.108. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted:

-- Private stable.
-- Accessory medical/infectious waste incinerator.

(c) The following accessory uses are permitted by SUP only:

[-- ~~Accessory medical/infectious waste incinerator.~~]

-- Accessory pathological waste incinerator.
-- Pedestrian skybridges.

(Ord. 26786)

SEC. 51P-758.109. 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) In general. Except as provided in this subsection, the following regulations apply in all subareas:

(1) Window sills, bay windows, belt courses, cornices, fireplace chimneys, and other architectural features may project up to three feet into the required front, side, or rear yard setback.

(2) Attached premise signs may project up to three feet into the required front, side, or rear yard setback if the sign has eight feet of vertical clearance above grade.

(3) Unenclosed balconies, unenclosed patios, awnings, stairs, and stoops may project up to six feet into the required front, side, or rear yard setback, provided the width of the encroachment is 12 feet or less for any one encroachment.

(4) Underground parking structures may project to the lot line.

(5) The city plan commission may approve a development plan that increases the maximum setback to create pedestrian plazas or courtyards.

(6) If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope, except:

(A) In all subareas, the 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.

(B) In all subareas, chimneys may project through the slope to a height 12 feet above the slope.

(C) In Subarea C, a turret, spire, or clock tower meeting the requirements of Section 51P-758.109(e)(6) may project through the slope to a height 24 feet above the slope.

(7) To meet the maximum setback requirements of this article, a minimum of 75 percent of the main building width, excluding areas designated as open space, pedestrian plazas, or courtyards on an approved development plan, must be located between the minimum

and maximum front yard setback.

(8) In Subarea A, on Wildcat Way, a minimum of 70 percent of the building facade must be located between the minimum and maximum front yard setbacks.

(b) Open space.

(1) Open space must be provided as shown on the conceptual plan.

(2) Except as otherwise provided, open space must be unobstructed to the sky.

(3) Open space may not contain any permanent structures except:

(A) structures supporting pedestrian or outdoor recreational uses;

(B) kiosks that provide information related to the open space;

(C) security, audio-visual, recreational, or maintenance equipment; and

(D) streets and bridges that traverse the open space if they are approved by the director of public works and transportation.

(4) Open space that is dedicated and accepted as park land will still be considered open space under this article.

(c) Subarea A.

(1) Front yard.

(A) Minimum front yard is six feet.

(B) Except as provided in this subparagraph, maximum front yard is 20 feet. No maximum setback is required along Skillman Street and Walnut Hill Lane or in areas designated as open space, pedestrian plazas, or courtyards on an approved development plan.

(2) Side and rear yard. No minimum side yard is required. Minimum rear yard is six feet.

(3) Density. Maximum number of dwelling units in Subareas A and B combined is 1,130 [~~280~~].

(4) Floor area. Maximum total floor area for nonresidential uses is 155,000 square feet. There is no maximum total floor area for residential uses. Maximum floor area for any home improvement center, lumber, brick, or building materials sales yard use is 15,000 square feet.

(5) Floor area ratio. Maximum floor area ratio is 4.0.

(6) Height. Except as provided in this paragraph, maximum structure height is 75 feet. Chimneys may project 12 feet above the maximum structure height.

(7) Lot coverage. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Stories. Maximum number of stories above grade is five.

(9) Garages.

(A) Single family garages may not face Wildcat Way. Vehicular access to single family structures must be to the rear of the structure.

(d) Subarea B.

(1) Front yard.

(A) Minimum front yard setback is six feet except that no minimum setback is required along Walnut Hill Lane.

(B) Except as provided in this subparagraph, maximum front yard setback is 20 feet. No maximum setback is required along Walnut Hill Lane or in areas designated as open space, pedestrian plazas, or courtyards on an approved development plan.

(2) Side and rear yard. No minimum side yard is required. Minimum rear yard is six feet.

(3) Density. Maximum number of dwelling units in Subareas A and B combined is 1,130 [~~850~~].

(4) Floor area. Maximum total floor area for nonresidential uses is 35,000 square feet. There is no maximum total floor area for residential uses. Maximum floor area for any home improvement center, lumber, brick, or building materials sales yard use is 15,000 square feet.

(5) Floor area ratio. Maximum floor area ratio is 4.0.

(6) Height. Except as provided in this paragraph, maximum structure height is 105 feet. Chimneys may project 12 feet above the maximum structure height.

(7) Lot coverage. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Stories. Maximum number of stories above grade is seven.

(e) Subarea C.

(1) Front yard.

(A) Minimum front yard setback is six feet.

(B) Except as provided in this subparagraph, maximum front yard setback is 20 feet. No maximum setback is required along Skillman Street and Walnut Hill Lane or in areas designated as open space, pedestrian plazas, or courtyards on an approved development plan.

(2) Side and rear yard. No minimum side yard is required. Minimum rear yard is six feet.

(3) Density. Maximum number of dwelling units is 900.

(4) Floor area. Maximum total floor area for nonresidential uses is 300,000 square feet. There is no maximum total floor area for residential uses. Maximum floor area for any home improvement center, lumber, brick, or building materials sales yard use is 15,000 square feet.

(5) Floor area ratio. Maximum floor area ratio is 2.85.

(6) Height. Except as provided in this paragraph, maximum structure height is 75 feet. Chimneys may project 12 feet above the maximum structure height. A turret, spire, or clock tower may exceed the maximum structure height by 24 feet if the portion above 75 feet is not designed for habitation and the floor area does not exceed 900 square feet.

(7) Lot coverage. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Stories. Maximum number of stories above grade is five.

(f) Subarea D.

(1) Front yard. The minimum front yard setback is eight feet.

(2) Side and rear yard. No minimum side yard is required. Minimum rear yard is six feet.

(3) Density.

(A) Single family and handicapped group dwelling unit. Maximum number of dwelling units is 60.

(B) Other residential uses. Maximum number of dwelling units is 175.

(4) Height.

(A) In general. Except as provided in this paragraph, maximum structure height is 75 feet.

(B) Single family and handicapped group dwelling unit.

(i) Except as provided in this paragraph, maximum structure height is 36 feet.

(ii) Residential proximity slope does not apply.

(C) Chimneys. Chimneys may project 12 feet above the maximum structure height.

(5) Lot coverage.

(A) In general. Except as provided in this paragraph, maximum lot coverage is 90 percent.

(B) Single family and handicapped group dwelling unit. Maximum lot coverage is 80 percent. For purposes of this paragraph, a shared access development is treated as a multifamily district.

(C) Parking. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(6) Garages.

(A) For single-family and handicapped group dwelling unit uses, enclosed parking garages with automatic garage doors may be located within the required 20-foot setback from the right-of-way line of an alley.

(7) Lot size. Minimum lot size for single family and handicapped group dwelling unit uses is 1,200 square feet.

(8) Stories. Maximum number of stories above grade is four. (Ord. Nos. 26786; 27852; 30084)

SEC. 51P-758.110. VISUAL OBSTRUCTION REGULATIONS.

(a) Except as provided in this section, the visual obstruction regulations in Section 51A-4.602(d) apply in this district.

(b) The visibility triangle is the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the street curb lines) and points on each of the street curb lines 30 feet from the intersection.

(c) A 45-foot visibility triangle is required at:

(1) the Skillman Street and Walnut Hill Lane intersection; and

(2) all ingress and egress points intersecting with Walnut Hill Lane. (Ord. 26786)

SEC. 51P-758.111. INTERNAL STREET STANDARDS.

(a) In general.

(1) The regulations in this section apply to all internal public and private streets within this district except alleys, shared access areas in Subarea D, and driveways.

(2) Except as provided in this section, internal streets must be constructed in accordance with this section and the rights-of-way standards and pavement widths as shown in the street sections (Exhibit 758B), which includes residential, retail, and park-side street sections. If there is a conflict between the text of this article and Exhibit 758B, the text of this article controls.

(3) Minimum pavement widths include on-street parking. Neck-downs and landscape islands are permitted in that portion of the minimum pavement width designated for on street parking.

(b) Street plan. A street plan showing the layout of streets and the applicable street section, must be approved by the director of public works and transportation and submitted with the development plan to the city plan commission for approval. Internal streets must be provided as shown on the street plan and street sections.

(c) Street sections.

(1) Residential street sections A and B. The minimum right-of-way is 60 feet, and the minimum pavement width is 40 feet from back-of-curb to back-of-curb. This street section may be applied to all subareas.

(2) Retail street section A. The minimum right-of-way is 148 feet, and each couplet section must be constructed with a minimum pavement width of 42 feet from back-of-curb to back-of-curb. This street section may be applied to Subareas A, B, or C.

(3) Retail street section B. The minimum right-of-way is 92 feet, and the minimum pavement width is 70 feet from back-of-curb to back-of-curb. This street section may be applied to Subareas A, B, or C.

(4) Park-side street section. The minimum right-of-way is 62 feet, and the minimum pavement width is 40 feet from back-of-curb to back-of-curb. This street section may be applied to all subareas.

(d) Alternate street sections.

(1) To deviate from Exhibit 758B, an alternate street section must be approved by the director of public works and transportation and approved by city plan commission along with the development plan.

(2) To be approved, an alternate street section must provide a street width that reduces vehicle speeds and promotes a pedestrian-friendly environment. An alternate street section may not reduce the minimum sidewalk width or tree planting zone requirements. (Ord. Nos. 26786; 30084)

SEC. 51P-758.112. 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) Multifamily. A minimum of one space per unit for dwelling units with one bedroom, and a minimum of 1.5 spaces per unit for dwelling units with two or more bedrooms is required.

(c) Compact parking. No more than 35 percent of the required parking spaces for any use may be provided in compact (7.5-foot-wide) stalls.

(d) Parking reduction for proximity to DART light rail stations.

(1) Parking for any use, except a residential use, that is located within one-half mile of a light rail station may be reduced by 20 percent if:

(A) a minimum eight-foot-wide pedestrian connection is provided from that use to the closest DART light rail station; and

(B) the pedestrian connection is illuminated with a minimum average illumination level of 1.5 footcandles.

(2) Measurement to a light rail station is measured in a direct line from the nearest point of the light rail station to the nearest point of the lot containing the use.

(e) Screening of off-street loading spaces and areas.

(1) Off-street loading spaces and any area used for loading and unloading must be screened if visible from a public street or neighboring lot.

(2) The screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods for providing screening described in Section 51A-4.602(b)(3), except that garbage storage areas must be visually screened by a masonry wall.

(3) Evergreen plant materials are encouraged to satisfy screening requirements.

(f) On-street parking.

(1) Except as provided in this subsection, parallel parking spaces or angled head-in parking spaces are permitted. Angled head-in on-street parking spaces must be striped.

(2) On-street parking spaces are prohibited on Skillman Street or Walnut Hill Lane.

(3) Angled head-in on-street parking spaces are prohibited within 60 feet of Skillman Street or Walnut Hill Lane.

(4) Except as provided in this paragraph, on-street parking spaces may be counted toward the parking requirement of a nonresidential or multifamily use adjacent to the on-street parking space, and the guest parking requirements of an adjacent shared access development in Subarea D. To receive credit, parking spaces must be marked per city regulations.

(A) An on-street parking space may not be used to reduce the required parking for more than one use.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time 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 ÷ 24 = one-third). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(g) Tandem parking. Tandem parking is permitted for residential uses.

(h) Mixed-use development parking reduction.

(1) In general.

(A) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed-use development parking chart (Exhibit 758C).

(B) In this subsection, mixed-use development means a subarea with more than one type of use (i.e. residential with retail uses).

(C) This reduction may be used in combination with other parking reductions, so long as the standard off-street parking requirement for a mixed-use development is not reduced by more than 30 percent. A special exception for the number of required parking spaces, however, may not be combined with a mixed-use development parking reduction.

(2) Calculation of adjusted standard off-street parking requirement. An adjusted standard off-street parking requirement for a mixed-use development is calculated as follows:

(A) The standard parking requirements for each of the uses in the mixed-use development must be ascertained.

(B) The parking demand for each use is determined for each of the five 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 five times of day.

(C) The time of day columns are totalled 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 mixed-use development.

(3) 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 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.

(i) Parking setback.

(1) Except for parking structures, valet parking pick-up and drop-off sites, single-family uses, and duplex uses, off-street parking is prohibited within 30 feet of a pavement line of a street between grade and 12 feet above grade.

(2) In Subareas A and B, off-street surface parking is prohibited within 30 feet of the Property line along Wildcat Way and Whistle Stop Place.

(j) Fees. A property owner may charge a fee on a daily, hourly, or other basis for the use of required off-street parking.

(k) Surface parking lot pedestrian pathways. Surface parking lots having more than four rows of parking across the width of the lot must have a pedestrian pathway system. To qualify, the pedestrian pathway must be distinguished from the parking and driving surface by landscape barriers or a change in surface materials such as pavers or patterned concrete. Pedestrian pathways may not be distinguished by paint alone. Pedestrian pathways must be a minimum of four feet wide. (Ord. Nos. 26786; 27852; 30084)

(L) Wrapping of parking structures. In Subarea A, parking structure facades facing Wildcat Way must contain active uses for the first 30 feet of the building measured inward from the street-facing facade.

SEC. 51P-758.113. TRAFFIC IMPROVEMENTS.

(a) Traffic improvements required. Except as otherwise provided, the following traffic improvements must be provided before the issuance of a certificate of occupancy:

(1) A northbound right-turn lane at ingress/egress point 1 on Skillman Street as shown on the conceptual plan.

(2) A westbound right-turn lane at ingress/egress point 2 on Walnut Hill Lane as shown on the conceptual plan.

(3) An eastbound right-turn lane at ingress/egress point 3 on Walnut Hill Lane as shown on the conceptual plan.

(4) A northbound right-turn lane at ingress/egress point 5 on Skillman Street as shown on the conceptual plan.

(5) Westbound dual left-turn lanes at the intersections of Skillman Street and Walnut Hill Lane must be provided before the issuance of a certificate of occupancy for any use that would result in more than 1,700 residential dwelling units, more than 315,000 square feet of floor area for retail uses, or more than 50,000 square feet of floor area for office uses.

(b) Emergency access. Ingress/egress point 7 as shown on the conceptual plan is limited to emergency access only. (Ord. 26786)

SEC. 51P-758.114. ENVIRONMENTAL PERFORMANCE STANDARDS.

(a) In general. Except as otherwise provided in this section, Article VI applies.

(b) Pedestrian-scale lighting. Pedestrian-scale lighting that provides a minimum maintained average illumination level of 1.5 footcandles must be provided along sidewalks adjacent to internal streets. In this subsection, pedestrian-scale lighting means lighting that emanates from a source that is no more than 14 feet above the grade of the sidewalk or a pedestrian light fixture approved by the director of public works and transportation. The design and placement of both the standards and fixtures must be approved by the director of public works and transportation. Unless otherwise provided, each property owner is responsible for the cost of installation, operation, and maintenance of the lighting on their property or in the public right-of-way adjacent to their property. (Ord. 26786)

SEC. 51P-758.115. LANDSCAPING.

(a) Landscape plan.

(1) Except as provided in this section, a landscape plan must be submitted with the development plan and approved by the city plan commission before issuance of a building permit to authorize work in this district. Landscaping must be provided as shown on the landscape plan.

(2) A landscape plan is not required for:

(A) a public park use;

(B) the repair of existing structures;

(C) demolition;

(D) grading;

(E) the installation of fencing or other structures for security purposes;

(F) work associated with permitted temporary uses;

(G) work intended to provide for the irrigation or maintenance of landscaping;

(H) a single-family or handicapped group dwelling unit use in Subarea D; or

(I) the reconstruction or restoration of a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of public enemy, or accident of any kind if that reconstruction or restoration does not increase:

(i) the number of buildings on the lot;

(ii) the number of stories in a building on the lot;

(iii) the floor area of any building on the lot by more than 10 percent or 10,000 square feet, whichever is less; or

(iv) the nonpermeable coverage of the lot by more than 2,000 square feet.

(3) A landscape plan must be submitted with two blue-line or black-line prints. The plan must have a scale of one inch equals 50 feet or larger (e.g. one inch equals 40 feet, one inch equals 30 feet, etc.) and must be on a standard drawing sheet no greater than 56 inches by 48 inches. A plan that is not drawn in its entirety on a 36 inch by 48 inch sheet must be drawn with appropriate match lines on two or more sheets.

(4) A landscape plan must contain the following information:

(A) Date, scale, north point, and the names, addresses, and telephone numbers of both the property owner and the person preparing the plan.

(B) Location of existing boundary lines and dimensions of the lot, the zoning classification of the lot, the subarea classification of adjacent properties and a vicinity map.

(C) Approximate centerlines of existing water courses and the location of the 100-year flood plain, the escarpment zone, and geologically similar areas, if applicable; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, utility easements, driveways, and sidewalks on or adjacent to the lot.

(D) Project name, street address, and lot and block description.

(E) Location, height, and material of proposed screening and fencing (with berms to be delineated by one-foot contours).

(F) Locations and dimensions of proposed landscape buffer strips.

(G) Complete description of plant materials shown on the plan, including names (common and botanical name), locations, quantities, container or caliper sizes at installation, heights, spread, and spacing. The location and type of all existing trees on the lot over six inches in caliper must be specifically indicated.

(H) Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area to be provided interior to parking areas and the number and location of required off-street parking and loading spaces.

(I) An indication of how existing healthy trees proposed to be retained will be protected from damage during construction.

(J) Size, height, location, and material of proposed seating, lighting, planters, sculptures, and water features.

(K) A description of proposed watering methods.

(L) Location of visibility triangles on the lot (if applicable).

(M) Tabulation of design standard points earned by the plan *[See Subsection (c)]*.

(N) Percentage of lot coverage, impervious area, and front yard landscape area.

(O) Total size of pedestrian facilities, special amenities, and enhanced pavement each.

(P) The total tree mitigation for the district as a running total and the total of proposed tree replacement plantings and alternate tree mitigation methods for that landscape plan. Each landscape plan should subtract tree mitigation credit after a landscape plan has been approved by city plan commission.

(Q) The adjacent parkway area and any landscaping within the parkway area.

(5) All landscape plans must comply with the mandatory provisions in Subsection (b). The city plan commission may approve a landscape plan that does not comply with the requirements of this section if:

(A) strict compliance with this section is impractical due to site constraints or the location of protected trees, or would result in substantial hardship;

(B) the landscape plan complies with the spirit and intent of this section;

(C) the landscape plan furthers the stated purpose of this section; and

(D) the variation or exception from this section will not adversely affect surrounding properties.

(b) Mandatory provisions.

(1) In general.

(A) Trees must be planted no closer than 2.5 feet on center from any curb or paved surface. Large trees must be planted no closer than 10 feet on center from a building wall and no closer than 20 feet on center from another large tree.

(B) Landscaping for a shared access development in Subarea D must be provided in accordance with the mandatory landscaping requirements for shared access developments in Section 51A-10.125(a)(2)(B)(i) and (ii). The parkway tree requirements in this section are mandatory for a shared access development in Subarea D.

(2) Parkway trees.

(A) Tree planting zone. In this section, the tree planting zone is that area located in the parkway, parallel to and between 2.5 and 10 feet from the back of the street curb.

(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 caliper inches per block face is determined by dividing the block face, excluding driveways and visibility triangles, by 25. This number is then multiplied by 3.5 to determine the total caliper inches for that block face. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next whole number. Required trees must be of a species recommended by the building official. Protected trees relocated from another location on the Property and preserved trees may be counted toward the number of required caliper inches. Trees located in the median of Wildcat Way may be counted towards the required caliper inches for Wildcat Way.

(C) Parkway landscape permits and alternate tree planting options. The property owner must apply for a parkway landscape permit before any required trees may be planted in the parkway. If a property owner cannot obtain a parkway landscape permit to locate a required tree in the parkway, the property owner must 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 parkway landscape permit to locate the required tree in the parkway, the property owner need not provide that required tree.

(D) 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 at the time of installation. For this provision, height is measured from the top of the root ball or, if the plant is in a container, from the soil level in the container.

(E) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The maximum spacing between required trees is 50 feet on center, excluding open spaces or pedestrian plazas designated on an approved development plan.

(3) Surface parking area trees and landscaping. The following regulations apply to surface parking lots.

(A) All required parking spaces must be within 100 feet of a large canopy tree.

(B) Parking lots must be divided into sections containing no more than 120 parking spaces. Parking lot sections must be divided by landscaped dividers with a minimum width of eight feet. Landscaped dividers must have large canopy trees spaced at a maximum of 30 feet on center and ground cover or shrubs. Parking lot sections may contain up to 160 parking spaces if, in addition to the landscape dividers, each grouping of parking rows is divided by a landscape island of a minimum of 20 square feet per row of cars. Landscaped islands must have ground cover and trees or shrubs.

(C) Except as provided in this subparagraph, a landscaped buffer strip with a minimum width of 20 feet must be located between any parking area and Skillman Street or Walnut Hill Lane. The landscape buffer may be interrupted by vehicular and pedestrian access areas. The landscape buffer strip may be located in whole or in part in the public right-of-way. The landscape buffer strip must have an evergreen berm with a minimum height of three feet. If the topography prevents installation of a berm, an evergreen hedge with a minimum height of three feet may be substituted. The landscape buffer must also have large canopy trees spaced at a maximum of 30 feet on center. A landscape buffer strip is not required for single-family or handicapped group dwelling unit uses in Subarea D.

(D) In Subareas A and B, when visible from Wildcat Way and Whistle Stop Place, off-street surface parking must be screened by a minimum five-foot-wide landscape buffer strip with an evergreen berm or an evergreen hedge with a minimum height of three feet at the time of planting.

(4) Structured parking trees and landscaping. Except as provided in this paragraph, the following regulations apply to the highest level of a parking structure that is unobstructed to the sky and is visible from an adjacent street right-of-way. Screening and ornamental trees are not required for individual garages serving single-family and handicapped group dwelling unit uses in Subarea D.

(A) Parking must be screened with~~:~~

~~(i)~~] a solid parapet wall to a minimum of three feet in height above the parking surface[~~, or~~

~~(ii) a landscape buffer strip with an evergreen berm or an evergreen hedge with a minimum height of three feet at the time of planting~~].

(B) An ornamental tree in a landscape planter is required at the ends of each parking row.

(5) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. An owner or tenant is not required to pay an initial or annual fee for this license,

although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(B) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(C) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, and $2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(D) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this 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.

(6) 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. 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, 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 section 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 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.

(7) Landscape materials.

(A) No artificial plant materials may be used to satisfy the requirements of this section.

(B) In satisfying the landscaping requirements of this section, the use of high quality, hardy, and drought tolerant plant materials is encouraged.

(8) Soil requirements.

(A) Except as otherwise provided in this paragraph, landscape planting areas must have the following soil depths and dimensions:

(i) Each large shrub and each small tree must be planted in soil that is at least 24 inches deep with a surface area of at least 16 square feet (total of 32 cubic feet).

(ii) Each large tree must be planted in soil that is at least 36 inches deep with a surface area of at least 25 square feet (total of 75 cubic feet).

(B) Landscape planting areas located above underground buildings or structures must have the following soil depths and dimensions:

(i) Each large shrub and each small tree must be planted in soil that is at least 30 inches deep with a surface area of at least 25 square feet (total of 62.5 cubic feet).

(ii) Each large tree must be planted in soil that is at least 40 inches deep with a surface area of at least 36 square feet (total of 120 cubic feet).

(C) The building official may waive the minimum soil requirements if a landscape architect certifies that the proposed alternative soil depths and dimensions are sufficient to support the healthy and vigorous growth of the proposed plant materials.

(9) Protection of landscape areas. Required landscape areas must be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barriers.

(10) Irrigation requirements. Required plant materials must be located within 100 feet of a verifiable water supply, and proposed watering methods (irrigation or otherwise) must be adequate to maintain the plant materials in a healthy, growing condition.

[~~(11) Sidewalks.~~

~~(A) Except as provided in this subparagraph, in Subareas A, B, and C, sidewalks must be a minimum of eight feet wide.~~

~~(i) On the side of Watercrest Parkway adjacent to the open space, the minimum unobstructed sidewalk width is four and one half feet.~~

~~(ii) On the north side of Whistle Stop Place, from Skillman Street to Wildcat Way, no sidewalk is required.~~

~~(iii) If a 12-foot-wide sidewalk is provided on the south side of the Jackson Branch Bridge and street crosswalks are provided at the east and west ends of the Jackson Branch Bridge, no sidewalk is required on the north side of the Jackson Branch Bridge.~~

~~(iv) On Walnut Hill Lane to the east side of Wildcat Way, minimum sidewalk width is five feet.~~

~~(v) On the south side of Lookout Point,no sidewalk is required.~~

~~(B) In Subarea D, sidewalks must be a minimum of six feet wide.~~

~~(C) All sidewalks must be located in an area parallel to and within five to 15 feet of the back of the street curb.~~

~~(D) A minimum of four feet of the sidewalk must be unobstructed and clear. ADA-approved tree grates are not a sidewalk obstruction.~~

~~(E) In Subareas A and B, sidewalks along Wildcat Way and Whistle Stop Place must be continuous and level across all driveways and curb cuts and must be constructed at the same grade as the adjacent connecting sidewalk.~~

~~(F) If the sidewalk is to be located in the front yard, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.~~

(c) Design standards. All landscape plans must earn a minimum of 20 points. Points are earned for the use of design standards only when landscaping is provided in the front yard. For purposes of this subsection, the front yard includes those areas of public right-of-way located behind the curb and utilized for landscaping.

(1) Points for landscaping in front yard. The front yard area is determined by multiplying the lot width and the minimum front yard setback. One point is awarded for each three percent of the total front yard area provided as landscape area up to a maximum of 15 points. To qualify, the landscape area must:

(A) be at least 50 square feet;

(B) be covered with grass or other plant material used as ground cover; and

(C) for every 100 square feet of landscape area, or fraction thereof, have a minimum of:

(i) one large canopy tree [This requirement may be satisfied by existing tree credits under Section 51P-758.115(c)(2)];

(ii) three small trees;

(iii) two small trees and one large shrub;

(iv) one small tree and two large shrubs; or

(v) three large shrubs.

(2) Existing tree credits. Existing healthy trees are credited toward meeting design standards as follows:

(A) For each canopy tree retained or relocated to the front yard of the building site or to the parkway, having a caliper equal to or greater than four inches but less than six inches, a credit of one required large canopy tree is allowed.

(B) For each canopy tree retained or relocated to the front yard of the building site or to the parkway, having a caliper equal to or greater than six inches but less than 12 inches, a credit of two required large canopy trees is allowed.

(C) For each canopy tree retained or relocated to the front yard of the building site, to the parkway, or within any of the subareas, having a caliper equal to or greater than 12 inches, a credit of three required large canopy trees is allowed.

(3) Special amenities.

(A) Enhanced pavement material.

(i) Three points are awarded when at least 50 percent of all outdoor vehicular pavement area in the front yard of a lot consists of enhanced pavement. (Note: All vehicular pavement must comply with the construction and maintenance provisions for off-street parking in the Dallas Development Code, as amended.)

(ii) Three points are awarded when at least 50 percent of all outdoor pedestrian pavement area consists of enhanced pavement. (Note: All pedestrian pavement material and design must be approved by the director of public works and transportation.)

(B) Pedestrian facilities. One point is awarded for each one percent increment of lot area covered by publicly accessible special pedestrian facilities and features such as plazas, covered walkways, fountains, lakes and ponds, seating areas, bicycle racks, and outdoor recreation facilities, up to a maximum of five points.

(d) When landscaping must be completed.

(1) Except as otherwise provided, all landscaping must be completed in accordance with an approved landscape plan before a certificate of occupancy may be issued for any building on the lot.

(2) With city plan commission's approval, landscaping may be installed in phases for the purpose of protecting installed landscaping during construction of adjacent phases. Landscaping for all phases, however, must be installed within 18 months of an approved landscape plan unless an alternate phasing plan is approved by city plan commission.

(3) If the property owner provides the building official with documented assurance that the landscaping will be completed within six months, the building official may issue one six-month temporary certificate of occupancy and permit the property owner to complete his landscaping during the six-month period. For purposes of this subsection, "documented assurance" means a copy of a valid contract to install the landscaping in accordance with the landscape plan within the six-month period, or a set of deed restrictions containing a covenant to install the landscaping in accordance with the landscape plan within the six-month period. The deed restrictions must:

(A) expressly provide that they may be enforced by the city;

(B) be approved as to form by the city attorney; and

(C) be filed in the deed records of the county in which the land is located.

(e) General maintenance. Required landscaping must be maintained in a healthy, growing condition. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all plantings, as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within 90 days after notification by the city. (Ord. Nos. 26786; 27852; 30084)

SEC. 51P-758.115.1. SIDEWALKS.

(A) Except as provided in this subparagraph, in Subareas A, B, and C, sidewalks must be a minimum of eight feet wide.

(i) On the side of Watercrest Parkway adjacent to the open space, the minimum unobstructed sidewalk width is four and one half feet.

(ii) In Subarea A, on the north side of Whistle Stop Place, a minimum five-foot-wide sidewalk is required.

(iii) If a 12-foot-wide sidewalk is provided on the south side of the Jackson Branch Bridge and street crosswalks are provided at the east and west ends of the Jackson Branch Bridge, no sidewalk is required on the north side of the Jackson Branch Bridge.

(iv) On Walnut Hill Lane to the east side of Wildcat Way, minimum sidewalk width is five feet.

(v) On the south side of Lookout Point, a five-foot-wide sidewalk is required.

(B) In Subarea D, sidewalks must be a minimum of six feet wide.

(C) All sidewalks must be located in an area parallel to and within five to 15 feet of the back of the street curb.

(D) A minimum of four feet of the sidewalk must be unobstructed and clear. ADA-approved tree grates are not a sidewalk obstruction.

(E) In Subareas A and B, sidewalks along Wildcat Way and Whistle Stop Place must be continuous and level across all driveways and curb cuts and must be constructed at the same grade as the adjacent connecting sidewalk.

(F) If the sidewalk is to be located in the front yard, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

SEC. 51P-758.116. TREE MITIGATION AND PROTECTION.

(a) Tree protection. After the development plan and landscape plan are approved, a tree protection plan that complies with Section 51A-10.136 must be submitted to the building official before the issuance of a building permit. Tree protection must be provided as shown on the tree protection plan.

(b) Tree mitigation in general.

(1) Except as provided in this section, tree mitigation must be provided in accordance with Article V and Article X.

(2) Except as otherwise provided, this section applies to all property within this district.

(3) This section does not apply to lots smaller than two acres that have single family or duplex uses, except that replacement trees will be considered protected trees even if planted on lots smaller than two acres that have single family or duplex uses. This means that if a replacement tree is planted on a lot smaller than two acres with a single family use, and the owner of that lot were to one day remove the tree, he would have to replace that tree in accordance with this section.

(4) Tree mitigation is not required if trees are removed because of infrastructure and water retention areas approved under Article V.

(5) The total number of caliper inches required to be mitigated is 4,502. Of the total required caliper inches, a minimum of 855 caliper inches must be replaced or preserved within the open space shown on the conceptual plan.

(c) Replacing trees.

(1) Tree mitigation may be accomplished by planting replacement trees in this district. Replacement trees may be counted towards tree mitigation only if they are not planted within 2.5 feet of a utility easement.

(2) Except in the open space shown on the conceptual plan, the building official shall give tree mitigation credit of two caliper inches for every caliper inch of a protected tree with a caliper of 18 or more inches that is preserved within the district and a credit of 1.5 caliper inches for every caliper inch of tree with a caliper of 12 inches or more that is preserved or relocated within the district. Preserved trees may not be counted twice to meet the tree mitigation requirements of two lots or tracts. Tree mitigation credits in Subsection (c)(2) may count towards the required caliper inches to be mitigated in Subsection (b)(5).

(d) Tree conservation area.

(1) In general. Tree mitigation may also be accomplished by establishing a tree conservation area. A tree conservation area is established if the building official approves the tree conservation area plan and the Property owner creates a conservation easement on the Property pursuant to Section 51A-10.135(d) or shows a conservation area on an approved landscape plan.

(2) Tree conservation area plan. A tree conservation area plan must be submitted to the building official. The tree conservation area plan must include:

(A) A survey of the boundaries for the tree conservation area.

(B) A tree survey of the tree conservation area that complies with Section 51A-10.132, or an estimate of the caliper and type of protected trees using a method determined to be reasonably accurate by the building official.

(C) A plan for the preservation and maintenance of the conservation area.

(3) Approval. The building official shall approve the tree conservation area if the building official determines that the tree conservation area will preserve protected trees and other vegetation, considering:

(A) the size of the tree conservation area;

(B) the health and condition of protected trees within the tree conservation area; and

(C) other features worthy of preservation, such as topography or rare plant species.

(4) Landscape plan. The tree conservation area must be shown on an approved landscape plan.

(5) Development prohibited. Playground equipment and park amenities may not be placed within the tree conservation area unless the building official determines that the playground equipment or park amenities will not be detrimental to the tree conservation area.

(6) Tree mitigation credit.

(A) If the tree conservation area is 25 percent or less of the area of the tree removal property, the responsible party will receive an inch-for-inch credit for trees in the conservation area, up to 50 percent of the total caliper of replacement trees required.

(B) If the tree conservation area is more than 25 percent, but less than 50 percent, of the area of the tree removal property, the responsible party will receive inch-for-inch credit for trees in the conservation easement area, up to 65 percent of the total caliper of replacement trees required.

(C) If the tree conservation area is 50 percent or more of the area of the tree removal property, the responsible party will receive inch-for-inch credit for trees in the conservation easement area, up to 80 percent of the total caliper of replacement trees required.

(e) Completion.

(1) The landscape plan for the final phase of development within the district must include a plan to accomplish any remaining tree mitigation requirements.

(2) Tree mitigation must be completed by June 13, 2012. The city plan commission may extend the deadline for completion if significant delays result from the permitting process or the installation of public improvements. (Ord. Nos. 26786; 27852)

SEC. 51P-758.117. STRUCTURE FACADE STANDARDS.

(a) Off-street parking structures.

(1) All permanent parking structures must be located either underground or be concealed behind a facade that is similar in appearance to the facade of either the building to which the parking structure is accessory or another adjacent structure.

(2) If a parking structure facade is visible from an adjacent street right-of-way, at least 10 percent of the area of the parking structure facade must be covered with the same material used predominantly on the first 50 feet of height of the building to which the parking structure is accessory or another adjacent structure. The area of the parking structure facade is calculated by including openings, if any.

(3) Openings in a [~~the~~] parking structure facade must not exceed 52 percent of the total building facade area, excluding ingress and egress points. In Subareas A and B, openings in a parking structure facade may not exceed 52 percent of the total of each parking structure facade area, excluding ingress and egress points.

(4) In Subarea A, parking structures may have only one point of vehicular ingress/egress on Wildcat Way. The point of vehicular ingress/egress may be no more than 24 feet wide.

(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.) (Ord. Nos. 26786; 27852)

(c) On Wildcat Way, a minimum of 70 percent of the street-facing, ground-level dwelling units must have:

(1) individual entries accessed directly from the outside;

(2) street access; and

(3) improved paths connecting the dwelling unit to the sidewalk.

SEC. 51P-758.118. SIGNS.

(a) In general. Except as otherwise provided in this section, signs must comply with the provisions for business zoning districts in Article VII. For purposes of complying with this section, the premise is the Property.

(b) Non-monument signs. Subarea A and Subarea C are each allowed to have one detached multi-tenant premise-identification non-monument sign on Skillman Street and one detached multi-tenant premise-identification non-monument sign on Walnut Hill Lane, for a total of four signs.

(c) A-frame signs. A-frame signs are permitted to identify a business in accordance with the following provisions:

(1) The maximum size of the sign is 32 inches wide and 36 inches tall.

(2) The maximum effective area per side is 1,200 square inches.

(3) A-frame signs may only be displayed when the business it identifies is open.

(4) A-frame signs may be located on the sidewalk or in the front yard of the business that it is identifying, provided a minimum of four feet of unobstructed sidewalk area is provided, and all necessary licenses and permits have been obtained.

(5) Only one A-frame sign is permitted per business.

(6) A-frame signs must be separated by a minimum of 50 feet.

(7) A-frame signs may not be located closer than 25 feet to a street intersection and in no case may a sign be located in a visibility triangle.

(d) Blade signs.

(1) Blade signs are permitted.

(2) Blade signs may not be internally illuminated.

(3) Blade signs may be horizontal or vertical.

(4) There is no limit on the number of blade signs.

(5) The maximum area for blade signs is 30 square feet.

(6) Blade signs may be located no lower than nine feet and no higher than 29 feet from street level as measured at the lowest and highest point of the sign.

(7) A blade sign cannot project into the right-of-way.

(8) A blade sign cannot be located closer than 15 feet to another projecting sign.

(e) Videoboard signs.

(1) Location.

(A) Videoboard signs may only be oriented toward Wildcat Way or Watercrest Parkway and may not be visible from Walnut Hill Lane or Skillman Street.

(B) A videoboard sign may only be attached to a facade on both sides of Wildcat Way between the northern right-of-way line of Lookout Point and the southern right-of-way line of Sedgwick Drive.

(2) Number. A maximum of two videoboard signs are permitted in this district.

(3) Size.

(A) The maximum size of a videoboard sign is 1,500 square feet; the video display area may not exceed 500 square feet. The message area within the remaining 1,000 square feet may not change more than one time in a 24-hour period.

(B) The maximum height of the highest point of the video display area is 30 feet.

(4) Operation.

(A) Display. Videoboard signs:

(i) must contain a default mechanism that freezes the image in one position in case of a malfunction;

(ii) must automatically adjust the sign brightness based on natural ambient light conditions in compliance with the following formula:

(aa) the ambient light level measured in luxes, divided by 256 and then rounded down to the nearest whole number, equals the dimming level; then

(bb) the dimming level, multiplied by .0039 equals the brightness level; then

(cc) the brightness level, multiplied by the maximum brightness of the specific sign measured in nits, equals the allowed sign brightness, measured in nits. For example:

32768	=	ambient light in luxes
÷ 256		
128	=	dimming level
x .0039		
.4992	=	brightness level
x 9000	=	(maximum brightness of the example sign)
4492.8	=	allowed brightness in nits;

(iii) must be turned off between 12:00 a.m. (midnight) and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday; and

(iv) may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance.

(B) Light intensity. Before the issuance of a videoboard sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity:

(i) has been factory programmed to comply with the maximum brightness and dimming standards in the table in Subparagraph (e)(5)(A); and

(ii) is protected from end-user manipulation by password-protected software, or other method satisfactory to the building official.

(C) Change of message. Except as provided in this section, changes of message must comply with the following:

(i) Each message must be displayed for a minimum of eight seconds.

(ii) Changes of message must be accomplished within two seconds.

(iii) Changes of message must occur simultaneously on the entire sign face.

(iv) No flashing, dimming, or brightening of message is permitted except to accommodate changes of message.

(D) Streaming information. Streaming messages are limited to non-commercial messages. Ticker tape streaming is permitted at all times when the videoboard sign is operating. Ticker tape streaming must be located within the bottom 10 percent of the effective area.

(E) Malfunction. Videoboard sign operators must respond to a malfunction or safety issue within one hour after notification.

(f) Marquee signs.

(1) A marquee sign may not exceed 1,000 square feet of effective area.

(2) A marquee sign may not be longer than two-thirds of the length of the frontage of the building to which the marquee is attached.

(3) Only a theater, commercial amusement (inside), or entertainment facility use may have a marquee sign.

(4) The message area on a marquee sign may consist of LED, LCD, or other changeable message technology. The message area on any marquee sign may not exceed 60 percent of the effective area of the sign.

(5) No lot may have more than one marquee sign per street frontage.

(6) The message cannot change more than three times in a 24 hour period.

(7) A maximum of two marquee signs are allowed.

(g) Facade graphic signs.

(1) Facade graphic signs may only be displayed on facades facing Wildcat Way or Watercrest Parkway.

(2) Facade graphic signs may be constructed of mesh, metal, vinyl, decal, fritted glass, light sources, or other similar material and may be applied to, projected on, or viewable through the architecture or building materials such as glass, concrete, and wood of the structure.

(3) Facade graphic signs must be designed to be viewed as a part of the architecture of the building to which it is attached rather than appear as an attached element.

(4) A facade graphic sign must have a large visual display with a minimum of 75 percent non-textual graphic content (no more than 25 percent text).

(5) The maximum permitted effective area for a facade graphic sign is 90 percent of the facade to which the facade graphic sign is attached.

(6) No facade graphic sign may exceed 30 feet in height.

(7) No more than six facade graphic signs are permitted.

(8) A facade graphic sign may not display the same message for more than 60 days within a 12-month period. (Ord. Nos. 26786; 27852)

SEC. 51P-758.119. 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.

(b) Pedestrian/bicycle paved pathway.

(1) Before the issuance of any certificate of occupancy, a pedestrian/bicycle paved pathway must be provided. The pathway must run the length of the district from the DART rail station right-of-way to the south property line and be located on the west side of the creek channel in the open space as shown on the conceptual plan. The pedestrian/bicycle paved pathway must be designed so that it can connect with the city trail system and sidewalks located within the district. The pathway must have a minimum width of 12 feet.

(2) The following amenities must be installed when the property adjacent to the pedestrian/bicycle paved pathway is developed. These amenities must be shown on a development plan approved by city plan commission or the park and recreation board, whichever is applicable (See 51P-758.119(b)(3) and (4)). Development of adjacent property, however, does not trigger the installation of all amenities along the pedestrian/bicycle paved pathway, but only the installation of those amenities within the area covered by the development plan.

(A) Three-inch caliper trees must be provided and located along the pathway at a minimum of one per 30 feet of pathway. The trees must be of the species listed in Section 51A-10.134.

(B) Benches and trash cans must be provided and located along the pathway at one per 400 feet of pathway. Benches and trash cans must be the same or equivalent as those used by the parks and recreation department in any city park.

(C) Drinking water fountains must be provided and located along the pathway at one per 800 feet of pathway. Drinking water fountains must be the same or equivalent as those used by the parks and recreation department in any city park.

(D) Pedestrian street lamps must be provided and located along the pathway at one lamp per 120 feet of pathway. The pedestrian street lamps must be the same or equivalent as those used by the department of parks and recreation in any city park or meet the requirements of Section 51P-758.114.

(3) For any portion of a pedestrian/bicycle paved pathway located in a public park, that portion of the pathway must be shown on the development plan and approved by the park and recreation board.

(4) For any portion of a pedestrian/bicycle paved pathway located outside of a public park, that portion of the pathway must be shown on the development plan and approved by the city plan commission.

(c) Bicycle parking. Bicycle racks must be provided outside of the open space shown on the conceptual plan to accommodate one bicycle for every 20 required non-residential off-street parking spaces.

(d) Shared access development in Subarea D.

(1) A shared access development may contain up to 60 lots with two shared access points.

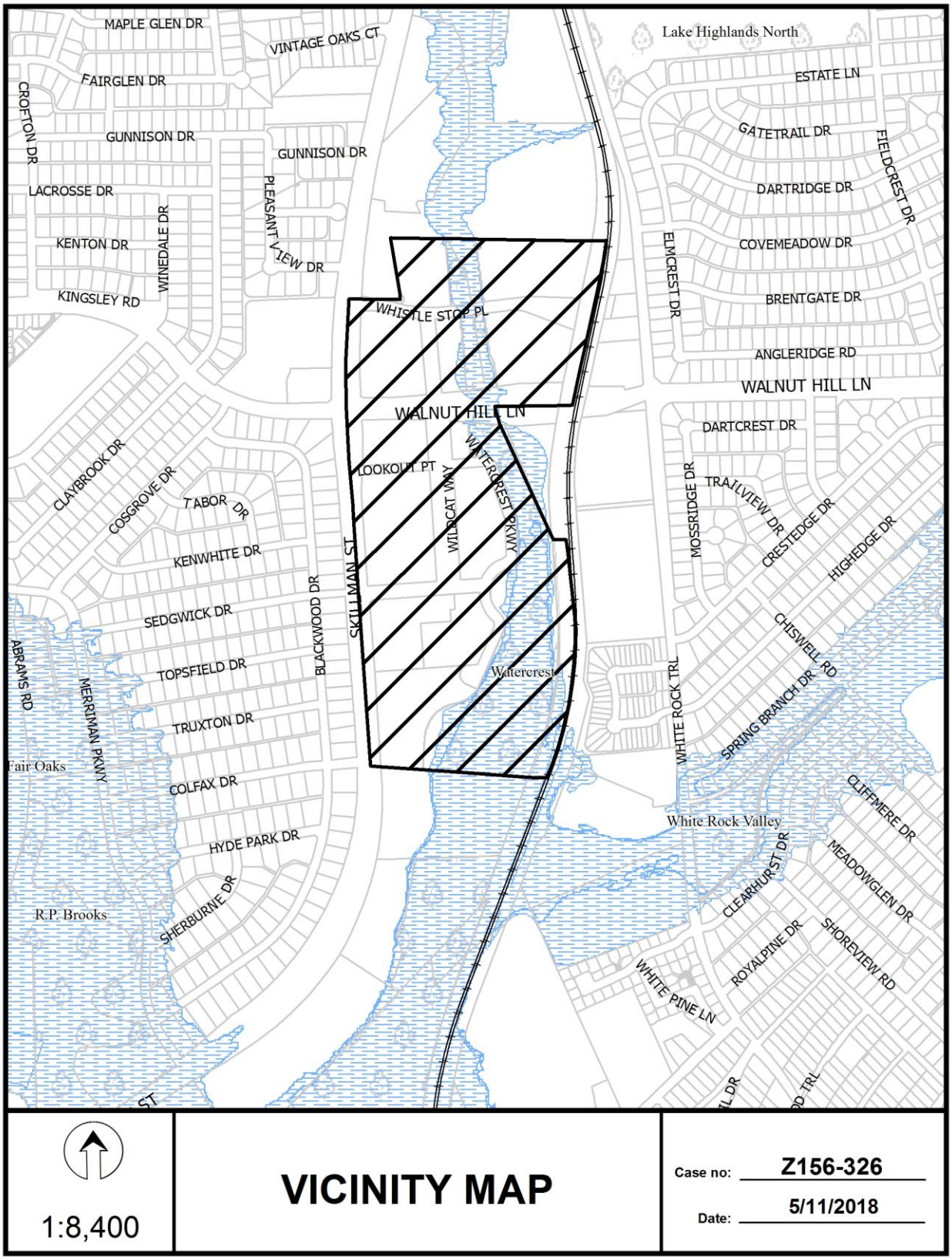
(2) A fence located within the front yard setback that surrounds a shared access development may be masonry, wrought iron, or a combination of these materials and up to eight feet in height.

(3) A minimum of 15,000 square feet of common area must be provided. (Ord. Nos. 26786; 27852; 30084)

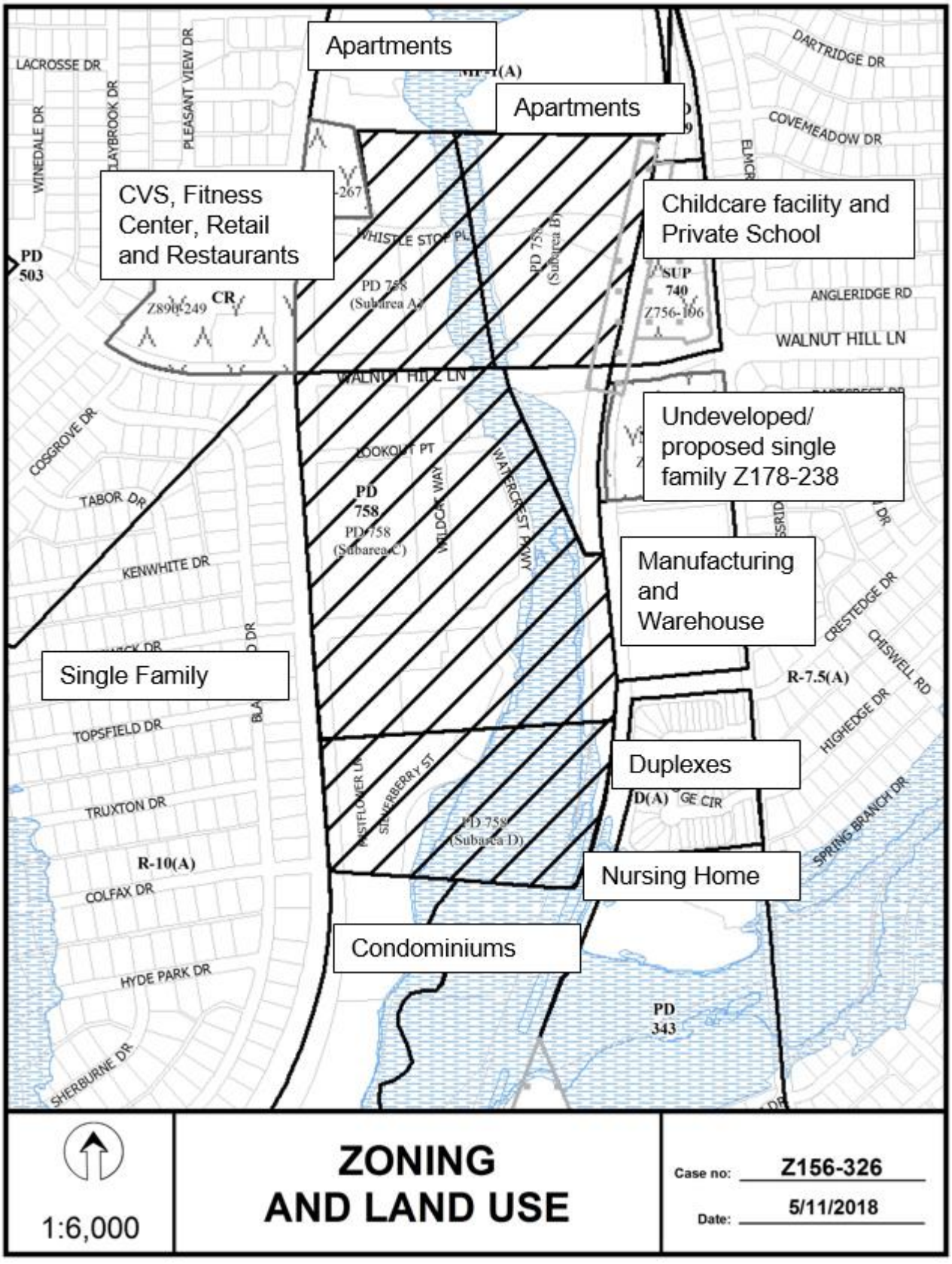
SEC. 51P-758.120. COMPLIANCE WITH CONDITIONS.

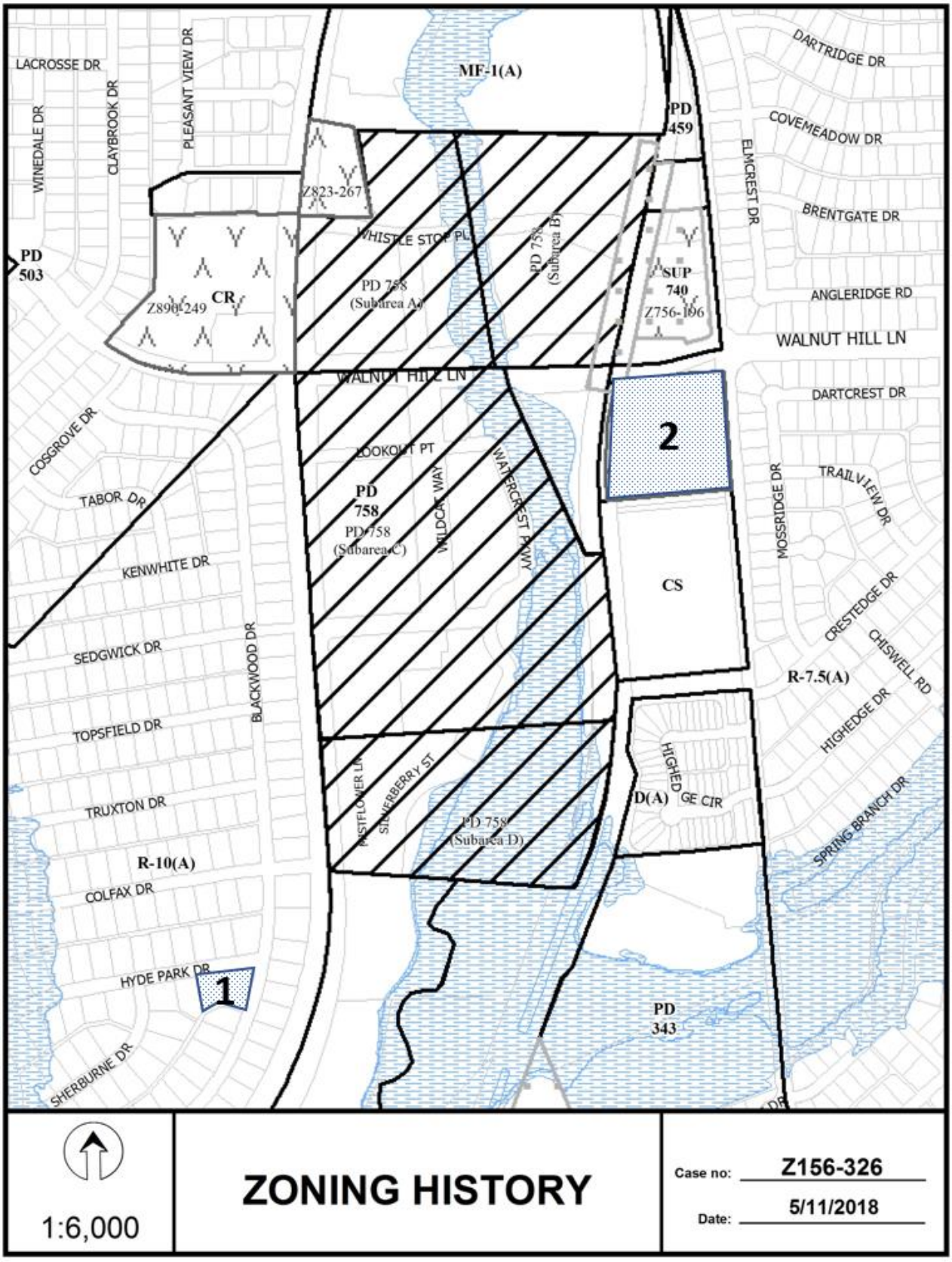
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the department of public works and transportation.

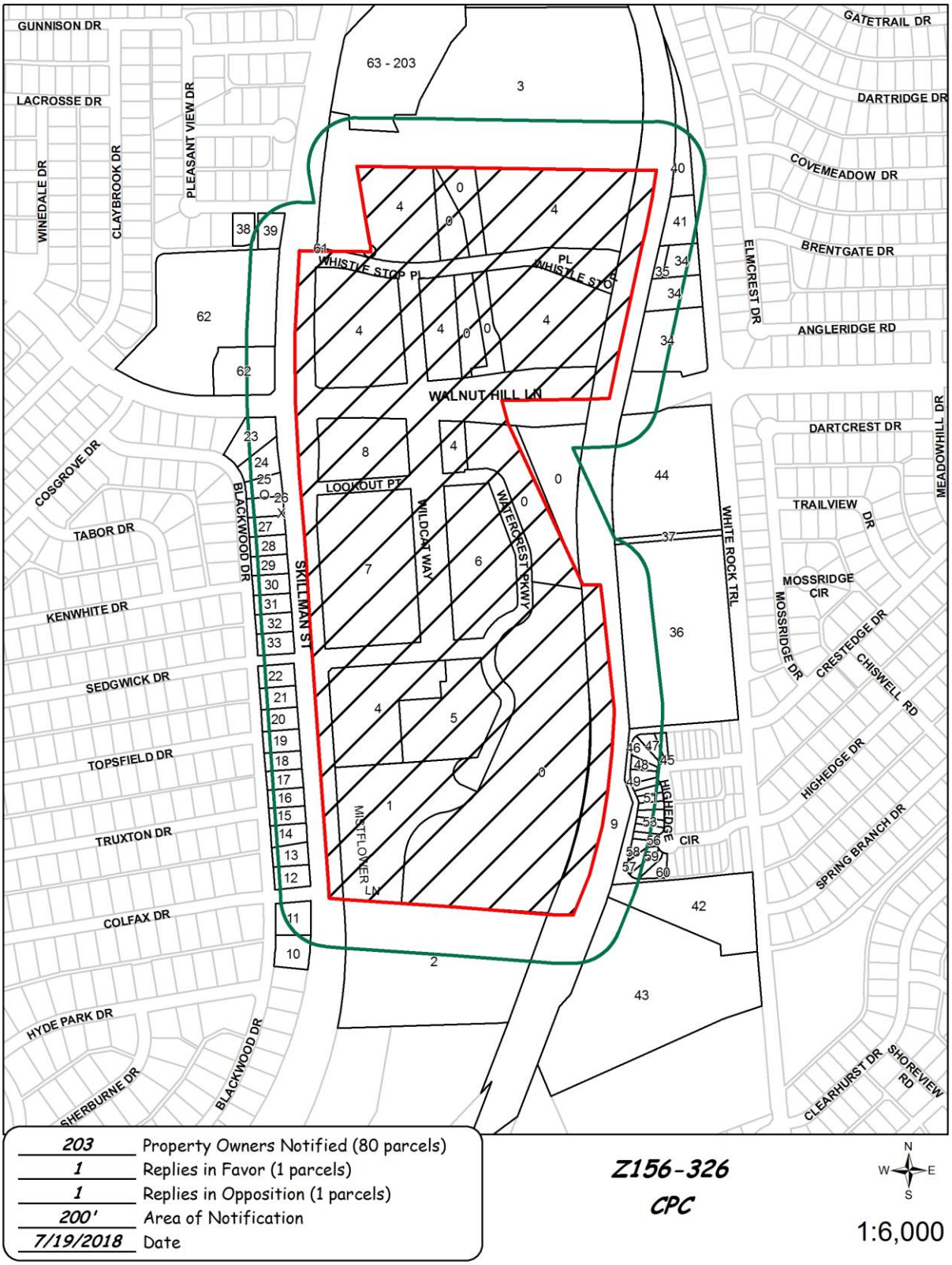
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 26786)"


MAPLE GLEN DR
VINTAGE OAKS CT
FAIRGLEN DR
CROFTON DR
GUNNISON DR
GUNNISON DR
LACROSSE DR
PLEASANT VIEW DR
WINEDALE DR
KENTON DR
KINGSLEY RD
Lake Highlands North
ESTATE LN
GATETRAIL DR
FIELDCREST DR
DARTRIDGE DR
ELMCREST DR
COVEMEADOW DR
BRENTGATE DR
ANGLERIDGE RD
WALNUT HILL LN
WHISTLE STOP PL
WALNUT HILL LN
DARTCREST DR
LOOKOUT PT
WATERCREST PKWY
WILDCAT WAY
MOSSRIDGE DR
TRAILVIEW DR
CRESTEDGE DR
HIGHEDGE DR
CHISWELL RD
SPRING BRANCH DR
CLAYBROOK DR
COSGROVE DR
TABOR DR
KENWHITE DR
SEDGWICK DR
TOPSFIELD DR
TRUXTON DR
COLFAX DR
HYDE PARK DR
SHERBURNE DR
SKILLMAN ST
BLACKWOOD DR
ABRAMS RD
MERRIMAN PKWY
Fair Oaks
R.P. Brooks
Watercrest
WHITE ROCK TRL
White Rock Valley
CLIFFMERE DR
MEADOWGLEN DR
CLEARHURST DR
ROYALPINE DR
SHOREVIEW RD
WHITE PINE LN
1:8,400
VICINITY MAP
Case no: Z156-326
Date: 5/11/2018


LACROSSE DR
WINEDALE DR
CLAYBROOK DR
PLEASANT VIEW DR
WHISTLE STOP PL
DARTRIDGE DR
COVEMEADOW LN
ELMCREST DR
BRENTMEADE DR
ANGLERIDGE RD
WALNUT HILL LN
DARTCREST DR
TRAILVIEW DR
MOSSRIDGE DR
CRESTEDGE DR
CHISWELL RD
HIGHEDGE DR
HIGHEDGE CIR
WHITE ROCK TRL
SPRING BRANCH DR
CLEARHURST DR
LOOKOUT PT
WILDCAT WAY
WATERCREST PKWY
SKILLMAN ST
MISTFLOWER LN
SILVERBERRY ST
COSGROVE DR
TABOR DR
KERWICK DR
SEDGWICK DR
BLACKWOOD DR
TOPSFIELD DR
TRUXTON DR
COLFAX DR
HYDE PARK DR
HERBURNE DR
1:6,000
AERIAL MAP
Case no: Z156-326
Date: 5/11/2018


Apartments
Apartments
CVS, Fitness Center, Retail and Restaurants
Childcare facility and Private School
Undeveloped/ proposed single family Z178-238
Manufacturing and Warehouse
Single Family
Duplexes
Nursing Home
Condominiums
LACROSSE DR
WINEDALE DR
CLAYBROOK DR
PLEASANT VIEW DR
DARTRIDGE DR
COVEMEADOW DR
ANGLERIDGE RD
WALNUT HILL LN
PD 503
PD 758 (Subarea A)
PD 758 (Subarea B)
SUP 740
Z756-106
Z890-249
CR
COSGROVE DR
TABOR DR
KENWHITE DR
LOOKOUT PT
WILDCAT WAY
WATERCREST TRAIL
PD 758 (Subarea C)
CRESTEDGE DR
CHISWELL RD
HIGHEDGE DR
SPRING BRANCH DR
R-7.5(A)
TOPSFIELD DR
TRUXTON DR
R-10(A)
COLFAX DR
HYDE PARK DR
SHERBURNE DR
PD 758 (Subarea D)
PD 343
1:6,000
ZONING AND LAND USE
Case no: Z156-326
Date: 5/11/2018


LACROSSE DR
WINEDALE DR
CLAYBROOK DR
PLEASANT VIEW DR
MF-1(A)
PD 459
DARTRIDGE DR
COVEMEADOW DR
ELMCREST DR
BRENTGATE DR
ANGLERIDGE RD
WALNUT HILL LN
DARTCREST DR
Z823-267
WHISTLE STOP PL
PD 758 (Subarea B)
PD 758 (Subarea A)
PD 503
CR
Z890-249
SUP 740
Z756-196
WALNUT HILL LN
2
COSGROVE DR
TABOR DR
LOOKOUT PT
PD 758
PD 758 (Subarea C)
WILDCAT WAY
WATERCREST PKWY
MOSSRIDGE DR
TRAILVIEW DR
KENWHITE DR
CS
CRESTEDGE DR
CHISWELL RD
SEDGWICK DR
BLACKWOOD DR
R-7.5(A)
HIGHEDGE DR
TOPSFIELD DR
TRUXTON DR
PISTFLOWER LN
SILVERBERRY ST
HIGHEDGE CIR
D(A)
PD 758 (Subarea D)
SPRING BRANCH DR
R-10(A)
COLFAX DR
HYDE PARK DR
1
PD 343
SHERBURNE DR
1:6,000
ZONING HISTORY
Case no: Z156-326
Date: 5/11/2018


GUNNISON DR
LACROSSE DR
WINEDALE DR
CLAYBROOK DR
PLEASANT VIEW DR
GATETRAIL DR
DARTRIDGE DR
COVEMEADOW DR
BRENTGATE DR
ANGLERIDGE RD
ELMCREST DR
DARTCREST DR
MEADOWHILL DR
TRAILVIEW DR
MOSSRIDGE CIR
MOSSRIDGE DR
CRESTEDGE DR
CHISWELL RD
HIGHEDGE DR
HIGHEDGE CIR
SPRING BRANCH DR
WHITE ROCK TRL
WHISTLE STOP PL
WALNUT HILL LN
LOOKOUT PT
WILDCAT WAY
WATERCREST PKWY
MISTFLOWER LN
SKILLMAN ST
BLACKWOOD DR
COSGROVE DR
TABOR DR
KENWHITE DR
SEDGWICK DR
TOPSFIELD DR
TRUXTON DR
COLFAX DR
HYDE PARK DR
SHERBURNE DR
CLEARHURST DR
SHOREVIEW RD
63 - 203
3
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2
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8
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6
5
4
0
61
203 Property Owners Notified (80 parcels)
1 Replies in Favor (1 parcels)
1 Replies in Opposition (1 parcels)
200' Area of Notification
7/19/2018 Date
Z156-326
CPC
N
W
E
S
1:6,000

07/18/2018

Reply List of Property Owners

Z156-326

203 Property Owners Notified ***1 Property Owners in Favor*** ***1*** ***Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	7160	SKILLMAN ST	LAKE HIGHLANDS SOLUTIONS LLC
	2	6910	SKILLMAN ST	EVERWOOD APARTMENTS LP
	3	7324	SKILLMAN ST	CNC SWAGAT FOUR LTD PS
	4	9321	LOOKOUT PT	PC LH LAND PARTNERS LP
	5	7077	WATERCREST PKWY	LHTC BLOCK D LLC
	6	9330	LOOKOUT PT	LHTC MF I LP
	7	7110	SKILLMAN ST	LHTC RETAIL LP
	8	9285	LOOKOUT PT	LHTC RETAIL LP
	9	555	2ND AVE	DART
	10	6954	BLACKWOOD DR	CHASTAIN LYDIA ANNE
	11	6968	BLACKWOOD DR	LONGANECKER MICHAEL L &
	12	7006	BLACKWOOD DR	RICHTER EVAN SCOTT &
	13	7012	BLACKWOOD DR	WILSON JEANENE T &
	14	7018	BLACKWOOD DR	SCHAFER PROPERTY TRUST 1
	15	7024	BLACKWOOD DR	ESTRADA EDUARDO J
	16	7030	BLACKWOOD DR	BABIN DANNY PAUL &
	17	7032	BLACKWOOD DR	JEFFERSON WILLIE B
	18	7036	BLACKWOOD DR	SCHMMING MCKENZIE E
	19	7038	BLACKWOOD DR	GOURLEY JAMES ROBERT
	20	7044	BLACKWOOD DR	HOLDER STEPHANIE B & WILLIAM J JR
	21	7050	BLACKWOOD DR	MELSON MICHAEL R & KIMBERLY E
	22	7056	BLACKWOOD DR	BAILEY JOHN &
	23	7144	BLACKWOOD DR	REBUCK CHRISTOPHER L & MELONY B
	24	7140	BLACKWOOD DR	BERRELEZ MANUEL GABINO & CARMEN VERONICA ALEMAN
O	25	7136	BLACKWOOD DR	LEJA KLEBOLD LUCY A
X	26	7132	BLACKWOOD DR	TASSOPOULOS S KERRY &

Reply	*Label #*	*Address*		*Owner*
	27	7128	BLACKWOOD DR	MASON CODY AARON & ASHLEY LOUISE
	28	7124	BLACKWOOD DR	DUFFY JASON PATRICK & CHRISTINE MEDINA
	29	7120	BLACKWOOD DR	STROUD ADAM & ANA
	30	7116	BLACKWOOD DR	DERVIN JAMES P & NANCY
	31	7112	BLACKWOOD DR	GRAHAM MATTHEW
	32	7108	BLACKWOOD DR	GERDES JOHN L &
	33	7104	BLACKWOOD DR	GODFREY ANTHONY D & TAMMY L
	34	9727	WHITE ROCK TRL	ADAMS JOHN & MARY LP
	35	9735	WHITE ROCK TRL	ADAMS JOHN & MARY LP
	36	9525	WHITE ROCK TRL	PIERCE LARRY ERNEST TR &
	37	9525	WHITE ROCK TRL	PIERCE LARRY ERNEST &
	38	7113	PLEASANT VIEW DR	OSBORNE FRED L &
	39	7105	PLEASANT VIEW DR	HAYTER PAUL G &
	40	9757	WHITE ROCK TRL	RJG LLC
	41	9757	WHITE ROCK TRL	THE WHITE ROCK NORTH SCHOOLS TRUST
	42	9271	WHITE ROCK TRL	PHNTUS STONEBRIDGE LLC
	43	9215	WHITE ROCK TRL	NIC 13 WHITEROCK COURT OWNER LLC
	44	9601	WHITE ROCK TRL	RICHARDSON ISD
	45	9229	HIGHEDGE CIR	WMG REAL ESTATE LLC SERIES 7
	46	9235	HIGHEDGE CIR	DEL CID DIANNE
	47	9233	HIGHEDGE CIR	ANDREASEN TERRY D &
	48	9239	HIGHEDGE CIR	MCBRIDE BRENDA
	49	9241	HIGHEDGE CIR	INNOCENT JAMES C &
	50	9247	HIGHEDGE CIR	JOHNSON LIVING TRUST
	51	9251	HIGHEDGE CIR	MEESA HOLDINGS LLC
	52	9253	HIGHEDGE CIR	WOODCOCK ROBERT A
	53	9303	HIGHEDGE CIR	HENDERSON MICHAEL &
	54	9305	HIGHEDGE CIR	HENDERSON MICHAEL &
	55	9311	HIGHEDGE CIR	SMALL REBECCA
	56	9309	HIGHEDGE CIR	WOODALL RAMSAY PACE
	57	9317	HIGHEDGE CIR	STALDER LYNDA C TRUST THE

Reply	*Label #*	*Address*		*Owner*
	58	9315	HIGHEDGE CIR	HAGEMEIER SUSAN K & STEPHEN C KINCHELOE
	59	9321	HIGHEDGE CIR	WINBORN APRIL
	60	9323	HIGHEDGE CIR	WOODALL RAMSAY & CARY
	61	7320	SKILLMAN ST	HUNTINGTON CRK DALLAS LTD
	62	7211	SKILLMAN ST	SUN LIFE ASSURANCE CO OF CANADA
	63	7340	SKILLMAN ST	LIPCHITZ MITCHELL J
	64	7340	SKILLMAN ST	PRYDE TIM
	65	7340	SKILLMAN ST	HERRERA JUANA
	66	7340	SKILLMAN ST	GRZYWINSKI VALERIE
	67	7340	SKILLMAN ST	BLANDING CATHRYN S
	68	7340	SKILLMAN ST	SKILLMAN 106 SERIES
	69	7340	SKILLMAN ST	RIEDEL BRENT
	70	7340	SKILLMAN ST	HAIDDAR RASHAD
	71	7340	SKILLMAN ST	SIRMAN GARY &
	72	7340	SKILLMAN ST	SMITH JUSTIN HAROLD
	73	7340	SKILLMAN ST	TAYLOR SAM
	74	7340	SKILLMAN ST	HAIDDAR RASHAD
	75	7340	SKILLMAN ST	BISHOP SHARHONDA
	76	7340	SKILLMAN ST	SRO HOLDING GROUP LLC
	77	7340	SKILLMAN ST	GEAR ELIZABETH
	78	7340	SKILLMAN ST	TAN CINDY LILIANE
	79	7340	SKILLMAN ST	OLIVARES SANDRA M
	80	7340	SKILLMAN ST	MENSAH KOFI K
	81	7340	SKILLMAN ST	LAMBERT ARETES ANN
	82	7340	SKILLMAN ST	GARZA FRANCISCO
	83	7340	SKILLMAN ST	DUONG THIEC AU
	84	7340	SKILLMAN ST	AIKENS ESTER T
	85	7340	SKILLMAN ST	SMITH JILL M
	86	7340	SKILLMAN ST	
	87	7340	SKILLMAN ST	SKILLMAN 401 SERIES OLIVER AVE REALTY LLC
	88	7340	SKILLMAN ST	WARBINGTON RICK

Reply	*Label #*	*Address*		*Owner*
	89	7340	SKILLMAN ST	JUSTIZ JOANNE
	90	7340	SKILLMAN ST	RODRIGUEZ ANA LAURA
	91	7340	SKILLMAN ST	EATON HOLDINGS LLC
	92	7340	SKILLMAN ST	LINZ & ASSOC INC
	93	7340	SKILLMAN ST	ARRINGTON ANGIE
	94	7340	SKILLMAN ST	AGUILAR ANDREW D
	95	7340	SKILLMAN ST	ZOLTON MICHAEL J &
	96	7340	SKILLMAN ST	KLASSEN KAREN L
	97	7340	SKILLMAN ST	DARROW MEGAN
	98	7340	SKILLMAN ST	SMITH LAURA A
	99	7340	SKILLMAN ST	JORDAN CONDOMINIUM
	100	7340	SKILLMAN ST	XU JINYUAN
	101	7340	SKILLMAN ST	DUBOIS PATRICIA ANN
	102	7340	SKILLMAN ST	HENSON JOSEPH C
	103	7340	SKILLMAN ST	BLACKBURN JANA D
	104	7340	SKILLMAN ST	OAKS 510 SERIES OLIVER AVE REALTY LLC
	105	7340	SKILLMAN ST	TRAN THANH
	106	7340	SKILLMAN ST	FRANKLIN ALETHEA
	107	7340	SKILLMAN ST	TOBIAS CORRINE
	108	7340	SKILLMAN ST	TOBIAS CORRINE S
	109	7340	SKILLMAN ST	ZABIDI ZHARIFF
	110	7340	SKILLMAN ST	HERNANDEZ KARINA
	111	7340	SKILLMAN ST	NGUYEN MICHAEL
	112	7340	SKILLMAN ST	SPERA GREOGRY
	113	7340	SKILLMAN ST	RAMIREZAVILA MA DE LOS ANGELES
	114	7340	SKILLMAN ST	CANTU PATRICIA LORENA GOMEZ
	115	7340	SKILLMAN ST	RUTLEDGE JAY
	116	7340	SKILLMAN ST	LOPEZ ADRIENNE NICOLE
	117	7340	SKILLMAN ST	SKILLMAN 701 SERIES OLIVER AVE
	118	7340	SKILLMAN ST	LOVE BIANCA M
	119	7340	SKILLMAN ST	PENDERGRASS ALLEN B &

Reply	*Label #*	*Address*		*Owner*
	120	7340	SKILLMAN ST	CHOPLICK ADAM &
	121	7340	SKILLMAN ST	OAKS 705 SERIES
	122	7340	SKILLMAN ST	SKILLMAN 706 SERIES OF OLIVER AVENUE REALTY LLC
	123	7340	SKILLMAN ST	LEGG GERALD J
	124	7340	SKILLMAN ST	SALSBERRY BRANDY ALLISON
	125	7340	SKILLMAN ST	FENLAW RICK
	126	7340	SKILLMAN ST	DURAY MICHAEL & BILLI
	127	7340	SKILLMAN ST	SIGNATURE LEASING & MGMT INC
	128	7340	SKILLMAN ST	KLASSEN KYLE
	129	7340	SKILLMAN ST	FORT LEONARD K
	130	7340	SKILLMAN ST	GARY KIM L
	131	7340	SKILLMAN ST	JORDAND MICHAEL & DIANA
	132	7340	SKILLMAN ST	GARVIN KRISTI D
	133	7340	SKILLMAN ST	DAVIS SHIRLEY A
	134	7340	SKILLMAN ST	NERUDA PPTIES LLC SERIES 808
	135	7340	SKILLMAN ST	SEWELL MAUREEN E
	136	7340	SKILLMAN ST	ABRAHAM SUE B
	137	7340	SKILLMAN ST	WATSON JACK D JR
	138	7340	SKILLMAN ST	ARRINGTON ANGIE K
	139	7340	SKILLMAN ST	MOORE DENNIS
	140	7340	SKILLMAN ST	FLIES LARRY G
	141	7340	SKILLMAN ST	KELSO KAREN S
	142	7340	SKILLMAN ST	SHELTON BRIAN E
	143	7340	SKILLMAN ST	JORDAN MICHAEL J & DIANE T
	144	7340	SKILLMAN ST	SHELTON BRIAN E
	145	7340	SKILLMAN ST	FLIES LARRY G
	146	7340	SKILLMAN ST	LOCKE BRITAIN L &
	147	7340	SKILLMAN ST	BAILEYMCGRAW SHANNON
	148	7340	SKILLMAN ST	SHEARER MARK
	149	7340	SKILLMAN ST	CANTU PATRICIA LORENA GOMEZ
	150	7340	SKILLMAN ST	MORALES ANTONIO

Reply	*Label #*	*Address*		*Owner*
	151	7340	SKILLMAN ST	CHERRYHOLMES STEVEN D
	152	7340	SKILLMAN ST	AYALA JUAN JOSE
	153	7340	SKILLMAN ST	SKILLMAN 1008 SERIES
	154	7340	SKILLMAN ST	TAYLOR CHRISTOPHER LEE
	155	7340	SKILLMAN ST	STANLEY JOHN R & JENNIFER J
	156	7340	SKILLMAN ST	CHIU ROBERT J
	157	7340	SKILLMAN ST	NOACK SCOTT D &
	158	7340	SKILLMAN ST	SKILLMAN 1014 SERIES
	159	7340	SKILLMAN ST	EMFK HOLDINGS LLC SERIES A
	160	7340	SKILLMAN ST	EMFK HOLDINGS LLC SERIES B
	161	7340	SKILLMAN ST	NOLAN PATRICK ROGER
	162	7340	SKILLMAN ST	CANTU PATRICIA LORENA GOMEZ
	163	7340	SKILLMAN ST	TOBIAS CORRINE S
	164	7340	SKILLMAN ST	DORMAN HUBERT MONROE JR
	165	7340	SKILLMAN ST	DUGGER PAUL KENNETH
	166	7340	SKILLMAN ST	HINTON ROBERT C JR
	167	7340	SKILLMAN ST	BARTH BRENDA NAN
	168	7340	SKILLMAN ST	LABONTE RICHARD
	169	7340	SKILLMAN ST	HIGH DAVID LEE
	170	7340	SKILLMAN ST	LEHMBERG LAURIE A
	171	7340	SKILLMAN ST	MELGOZA DANIEL W
	172	7340	SKILLMAN ST	CLAWSON BEVERLY A
	173	7340	SKILLMAN ST	BELL LISA E
	174	7340	SKILLMAN ST	MATA JUAN A
	175	7340	SKILLMAN ST	HARRISON BRANDON
	176	7340	SKILLMAN ST	MASOOD MUHAMMAD U
	177	7340	SKILLMAN ST	SMITH JUSTIN HAROLD
	178	7340	SKILLMAN ST	ALPHA OMEGA INFINITY LLC
	179	7340	SKILLMAN ST	BOOTH ROBERT & LINDA JANSS
	180	7340	SKILLMAN ST	GEESLIN EMILY A
	181	7340	SKILLMAN ST	FIRST UNION NATIONAL BANK

Reply	*Label #*	*Address*		*Owner*
	182	7340	SKILLMAN ST	ISAWYER PROPERTIES LLC
	183	7340	SKILLMAN ST	SKEEN CARRIE
	184	7340	SKILLMAN ST	BOADA ZHAMIRA SEMYASE CAIROS
	185	7340	SKILLMAN ST	GUILLORY CAROLYN
	186	7340	SKILLMAN ST	DARROW LISA
	187	7340	SKILLMAN ST	NERUDA PPTIES LLC
	188	7340	SKILLMAN ST	HEADLEY STEVEN & ZSALETTA
	189	7340	SKILLMAN ST	MAYS JUSTIN RYAN
	190	7340	SKILLMAN ST	MEKONNEN BIRUKTAYET TADESSE
	191	7340	SKILLMAN ST	SUN JINGHUI
	192	7340	SKILLMAN ST	HEADLEY STEVEN & ZSALETTA
	193	7340	SKILLMAN ST	GLEASON GLENN H
	194	7340	SKILLMAN ST	PEACH JORDAN & MARSHA
	195	7340	SKILLMAN ST	HOMES OPPORTUNITY LLC
	196	7340	SKILLMAN ST	QUIGLEY JOHN
	197	7340	SKILLMAN ST	RODRIGUEZ RAUL LEANDRO
	198	7340	SKILLMAN ST	TRAN STEVE
	199	7340	SKILLMAN ST	BESSOLO PATRICIA
	200	7340	SKILLMAN ST	GUILLORY TRINISE
	201	7340	SKILLMAN ST	DESCHLER WILLIAM
	202	7340	SKILLMAN ST	WILSON SHARON
	203	7340	SKILLMAN ST	GREER RAIVON

Agenda Information Sheet

File #: 18-533 **Item #:** 40.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1992 for a commercial amusement (inside) limited to a dance hall within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on the north line of Royal Lane, between Reeder Road and Harry Hines Boulevard
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions
Z167-334(SM)

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 22, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z167-334(SM) **DATE FILED:** June 26, 2017

LOCATION: North line of Royal Lane, between Reeder Road and Harry Hines Boulevard

COUNCIL DISTRICT: 6 **MAPSCO:** 22 H

SIZE OF REQUEST: Approx. 8.4 acres **CENSUS TRACT:** 99.00

APPLICANT/REPRESENTATIVE: Hye Sun Si, International Event Center, LLC

OWNER: Intermart, Inc.

REQUEST: An application for the renewal of Specific Use Permit No. 1992 for a commercial amusement (inside) limited to a dance hall within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District.

SUMMARY: The applicant requests to continue to operate the existing dance hall use [International Event Center, LLC] within the existing multi-tenant structure.

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 with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.

BACKGROUND INFORMATION:

- The subject site is currently developed with one-story multi-tenant structures and surface parking areas. This suite is primarily used for special events (e.g. weddings, anniversaries, reunion, parties, etc.) and operates during the evening and late hours.

- The suite was converted from a large warehouse/commercial space to a space for special events in 2011. The applicant divided the approximately 21,450 square foot space into two banquet halls.

- Planned Development District No. 498 allows for a commercial amusement (inside) by right; however, because the applicant requests a dance hall license to permit dancing, a Specific Use Permit is required.

- On October 10, 2012, the City Council approved Specific Use Permit No. 1992 for a commercial amusement (inside) use limited to a dance hall.

- The applicant requests to continue to operate the existing dance hall use [International Event Center, LLC] within the existing multi-tenant structure.

Zoning History: There have been three recent zoning changes requested in the area in the last five years.

1. **Z134-133:** On June 11, 2014, City Council approved Specific Use Permit No. 2092 for an alcoholic beverage establishment limited to a private-club bar for a two-year period.

2. **Z134-146:** On June 11, 2014, City Council approved Tract 3 in Subdistrict 1 within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District.

3. **Z145-344:** On January 27, 2016, City Council approved a D-1 Liquor Control Overlay and Specific Use Permit No. 2176 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.

Thoroughfares/Streets:

Thoroughfare/Street	Type	ROW
Royal Lane	Principal Arterial	100 ft.

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the renewal of SUP No. 1992 will not have a negative impact on the surrounding street system.

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request does not support or obstruct the Plan's goals or policies.

Economic Element

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 498	OSW, restaurant, and commercial amusement (inside)
North	PDD No. 498	Warehouse/Commercial
South	PDD No. 498	Retail and personal services
East	PDD No. 498	Auto related uses, Warehouse, Commercial
West	PDD No. 498, IR	Auto related use, Industrial, Restaurant

Land Use Compatibility:

The request site is a one-story multi-tenant development on the north line of Royal Lane that was originally constructed as an office/showroom/warehouse (OSW) development. Over time, the site has been sold to two separate owners and the southern parcel, which is the request site, transitioned some of the suites into evening dining and entertainment uses such as banquet halls, restaurants, and karaoke uses.

The request site is developed with a one-story, 21,450-square-foot banquet hall that is located within an existing OSW development. The applicant's request to renew Specific Use Permit No. 1992 will allow for the existing banquet hall to continue to have a maximum of 1,500 square feet of dance floor areas for special events such as weddings, anniversaries, and reunions. The applicant has indicated their willingness to continue to include restrictions within the Specific Use Permit conditions to provide security officers on site.

The Dallas Development Code does not have a use designated for a "banquet hall" use. Therefore, the applicant had to request a Special Use Permit for a commercial amusement (inside) for a dance hall to accommodate their specific requirements to provide dancing for all ages. Planned Development District No. 498 allows for a commercial amusement (inside) by right; however, because the applicant requests to continue to operate a dance floor, a Specific Use Permit is required.

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.

Because the request is to renew an existing Specific Use Permit for a dance hall, the site is located adjacent to a major thoroughfare, and the request site is within an existing OSW development, staff recommends an approval period of five years with eligibility for five-year automatic renewals. The initial five-year time period has allowed the applicant to establish a track record as being a good neighbor with the adjacent retail businesses.

Parking:

The Dallas Development Code requires one parking space per 25 square feet of floor area for the portion of a commercial amusement (inside) use limited to a dance floor and one parking space per 100 square feet of floor area for the remainder of the use.

Based on the 1,500-square-foot dance floor and the remainder of the suite, the applicant is required to provide 260 off-street parking spaces. Since the site was originally constructed as an OSW development which included the parcel just north of the area of request, both parcels are considered one building site and parking is determined cumulatively for all the uses on the building site. Because the southern parcel has transitioned to uses that require more parking than an OSW and primarily operate in the evenings, a parking agreement was filed in the deed records to satisfy parking requirements. The parking agreement for the building site was recently updated and requires 478 of the building site's 506 parking spaces to be shared between uses that operate during the day and uses that operate in the evening.

Police Report:

Staff obtained the following list of offenses from the Dallas Police Department since SUP No. 1992 was approved on October 10, 2015 through July 11, 2017.

Incident No.	Date	Time	Offense	Premise
43431	2012	23:55	Assault	Rental Hall
35945	6/1/2013	20:00	UUMV	937 - Parking - M
25022	7/5/2013	19:00	Theft/BMV	Parking Lot
19716	8/4/2013	20:30	Theft/BMV	Parking Lot
19719	8/3/2013	21:30	Theft/BMV	Parking Lot
52375	10/11/2014	19:15	UUMV	Entertainment/Sports Venue
20238	5/30/2015	20:00	Theft/BMV	Parking Lot (All Others)
22310	6/13/2015	20:30	UUMV	Parking Lot (All Others)
11786	3/14/2015	20:00	Theft/BMV	Parking Lot (All Others)
22983	6/20/2015	20:45	UUMV	Bar/Nightclub/Dancehall ETC.
41756	10/17/2015	19:30	UUMV	Parking Lot (All Others)
28640	7/19/2015	0:01	UUMV	Retail Store
2773	1/3/2015	19:15	UUMV	Parking Lot (All Others)
12766	7/19/2015	0:01	UUMV	Retail Store
109811	6/24/2017	19:45	Theft/BMV	Parking Lot (All Others)
24358	10/17/2015	19:30	UUMV	Parking Lot (All Others)
54061	5/7/2016	19:00	Theft/BMV	Parking Lot (All Others)
205659	3/6/2016	1:45	Assault	Bar/Nightclub/Dancehall ETC.
61121	5/27/2017	5:00	Assault	Entertainment/Sports Venue

Note: UUMV means unauthorized use of motor vehicle

Prior CPC Action – July 19, 2018:

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1992 for a commercial amusement (inside) limited to a dance hall for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on the north line of Royal Lane, between Reeder Road and Harry Hines Boulevard.

Maker: Rieves
Second: Mack
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 8

Notices: Area: 400 Mailed: 37
Replies: For: 0 Against: 1

Speakers None

CPC Recommended SUP No. 1992 Amendments

1. USE: The only use authorized by this specific use permit is a commercial amusement (inside) limited to a dance hall.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on (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.) [~~October 10, 2017.~~]

4. FLOOR AREA: Maximum floor area for a dance floor is 1,500 square feet in the location shown on the attached site plan.

5. HOURS OF OPERATION: The commercial amusement (inside) limited to a dance hall may only operate between 6:00 p.m. and 4:00 a.m., Monday through Sunday.

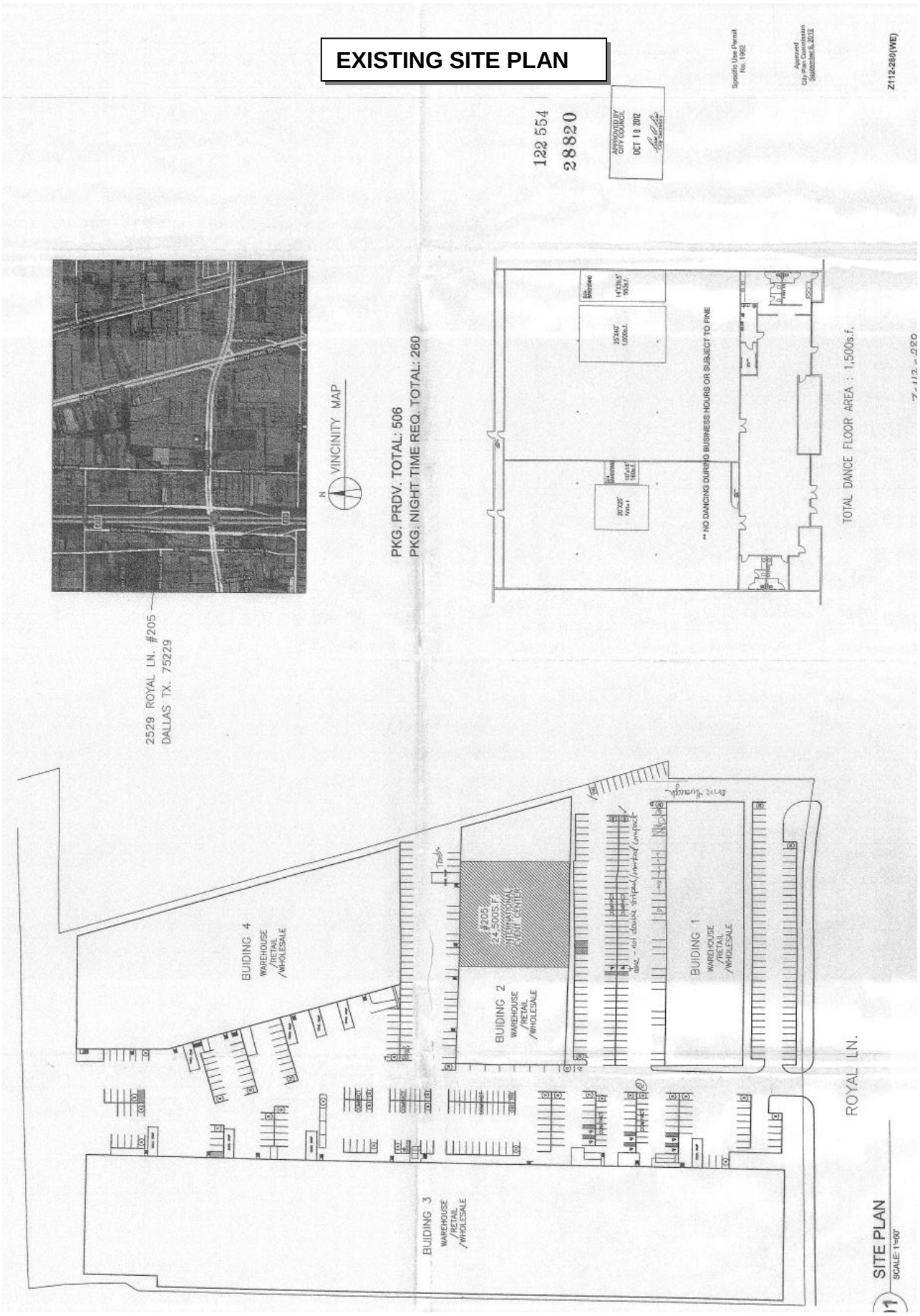
6. OFF-STREET PARKING: A minimum of 260 off-street parking spaces must be provided in the location shown on the attached site plan.

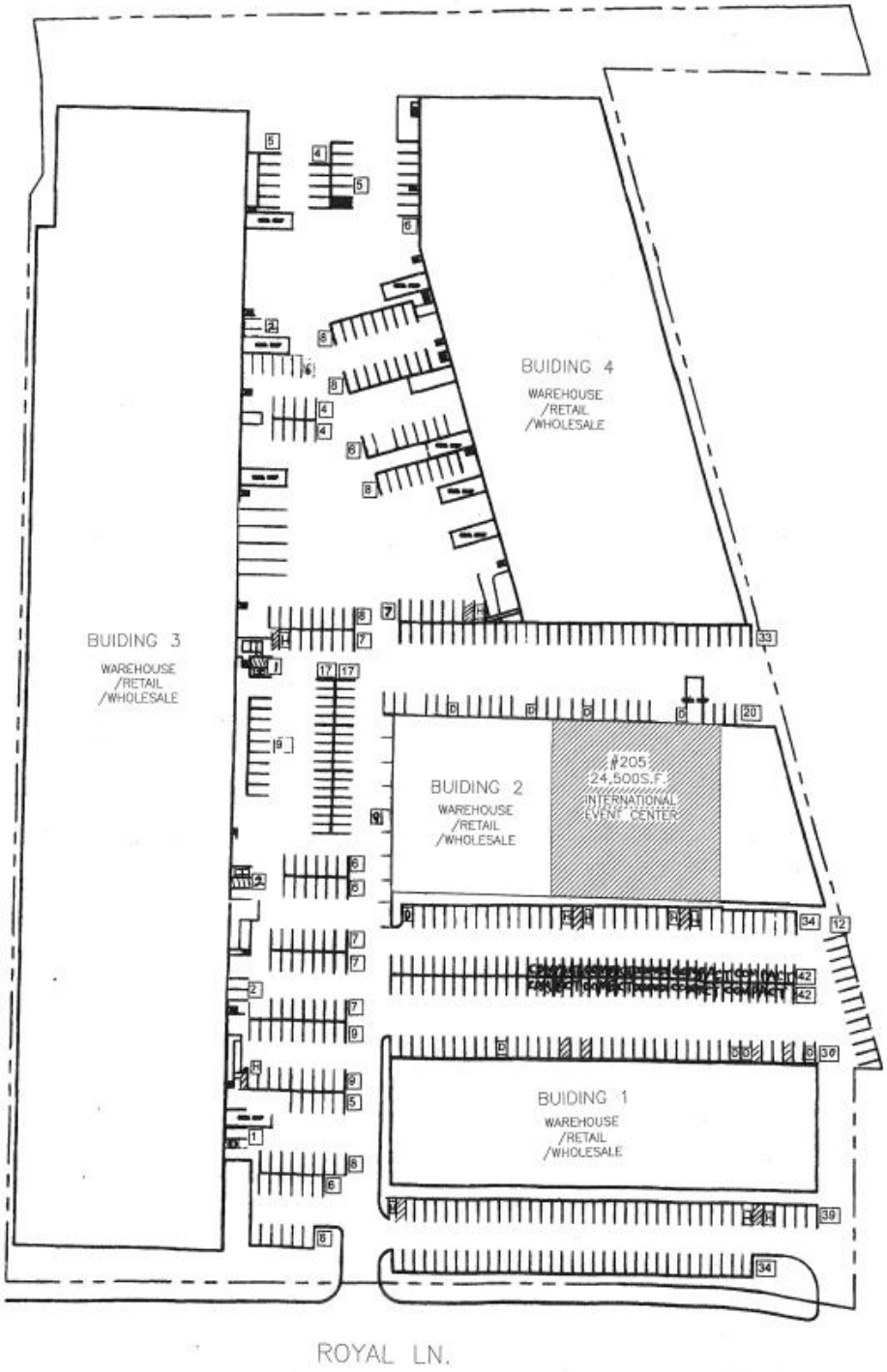
7. ON SITE SECURITY: A minimum of two security [~~peace~~] officers must be provided on site between 9:00 p.m. and 4:00 a.m. (the next day). The security [~~peace~~] officers must monitor the P[~~p~~]roperty and required parking areas.

8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

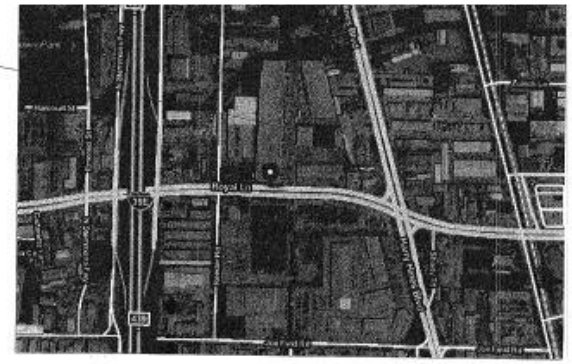
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN





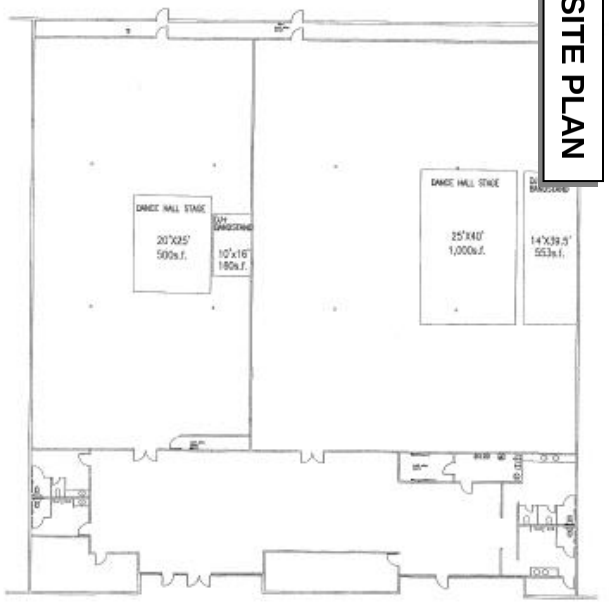
2529 ROYAL LN. #205
DALLAS TX. 75229



N
VINCINITY MAP

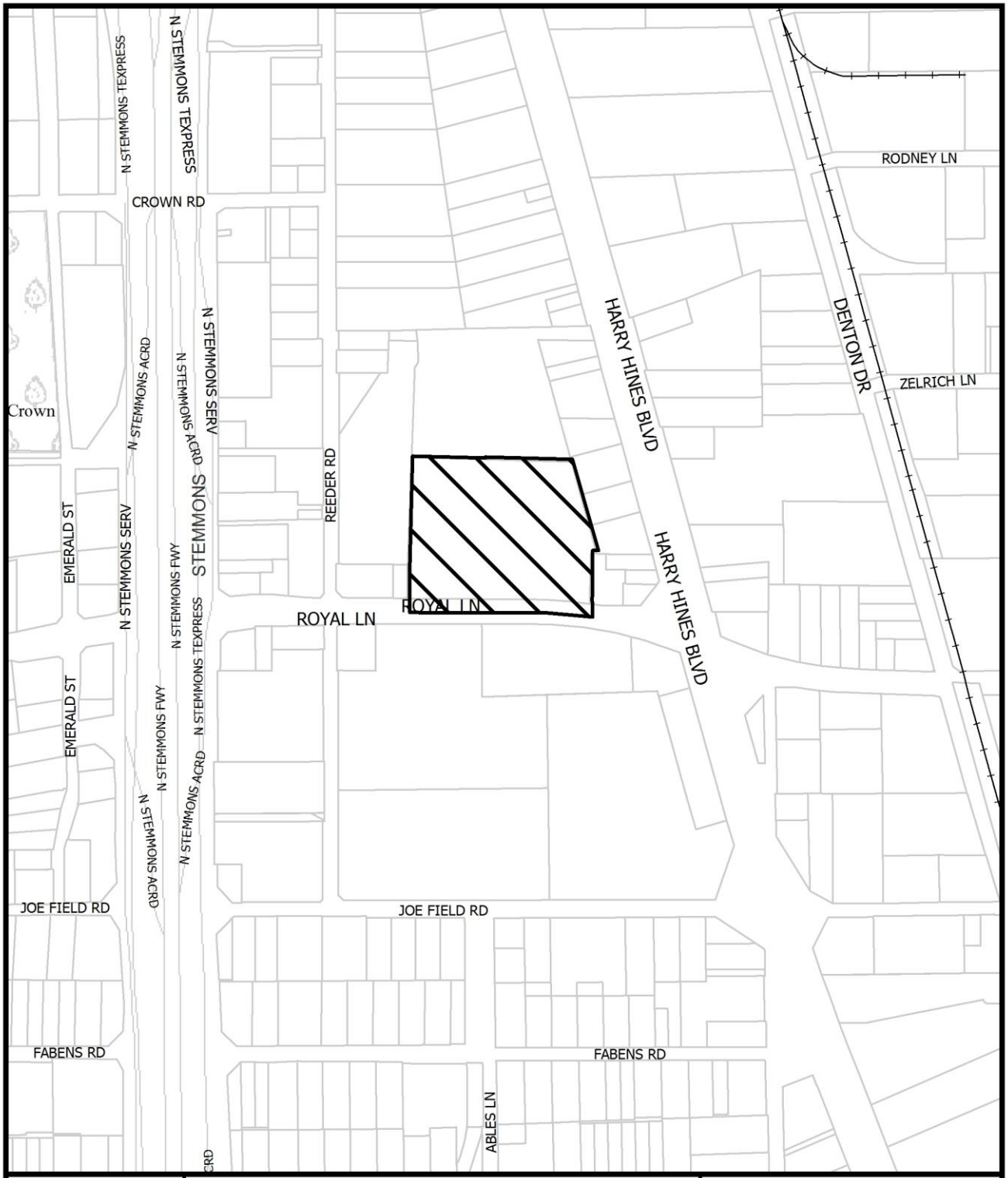
TOTAL PROVIDE PARKING 506 PARKING
12 (H) HANDICAPPED PARKING INCLUDED
D DUMPSTER
PKG. REQ. TOTAL: 260

PROPOSED SITE PLAN



TOTAL DANCE FLOOR AREA : 1,500s.f.

CASE NUMBER
Z167-334



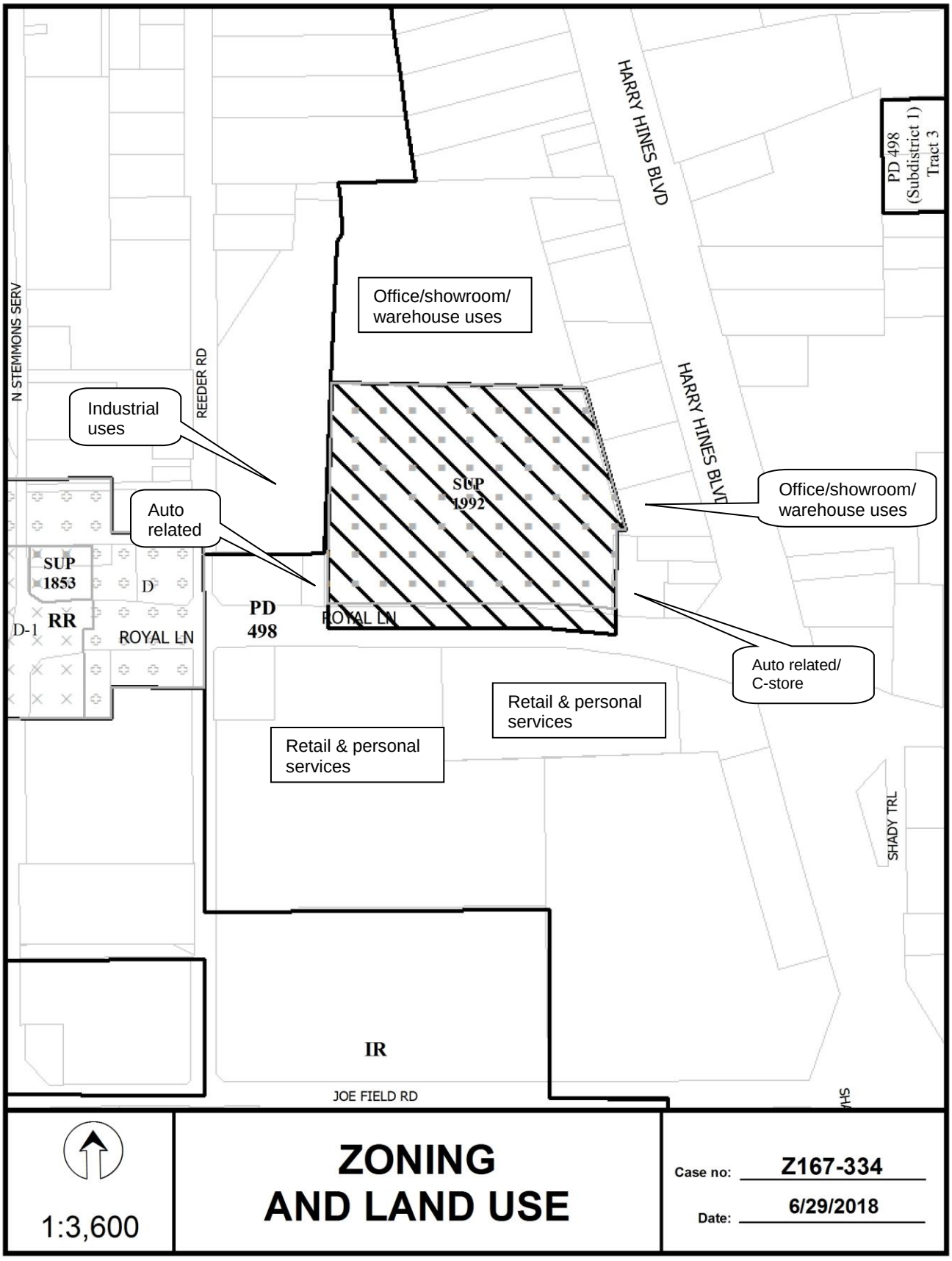
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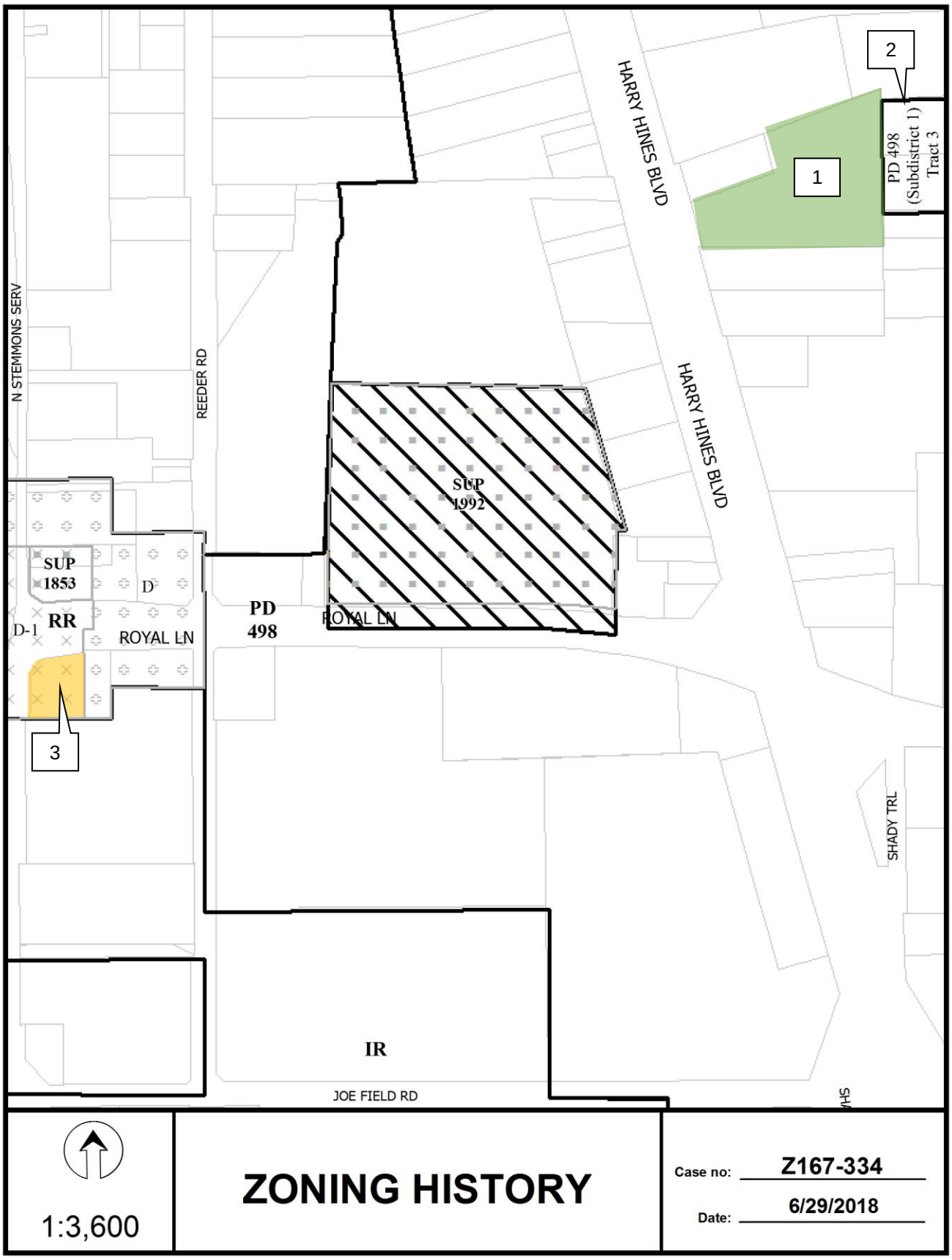
VICINITY MAP

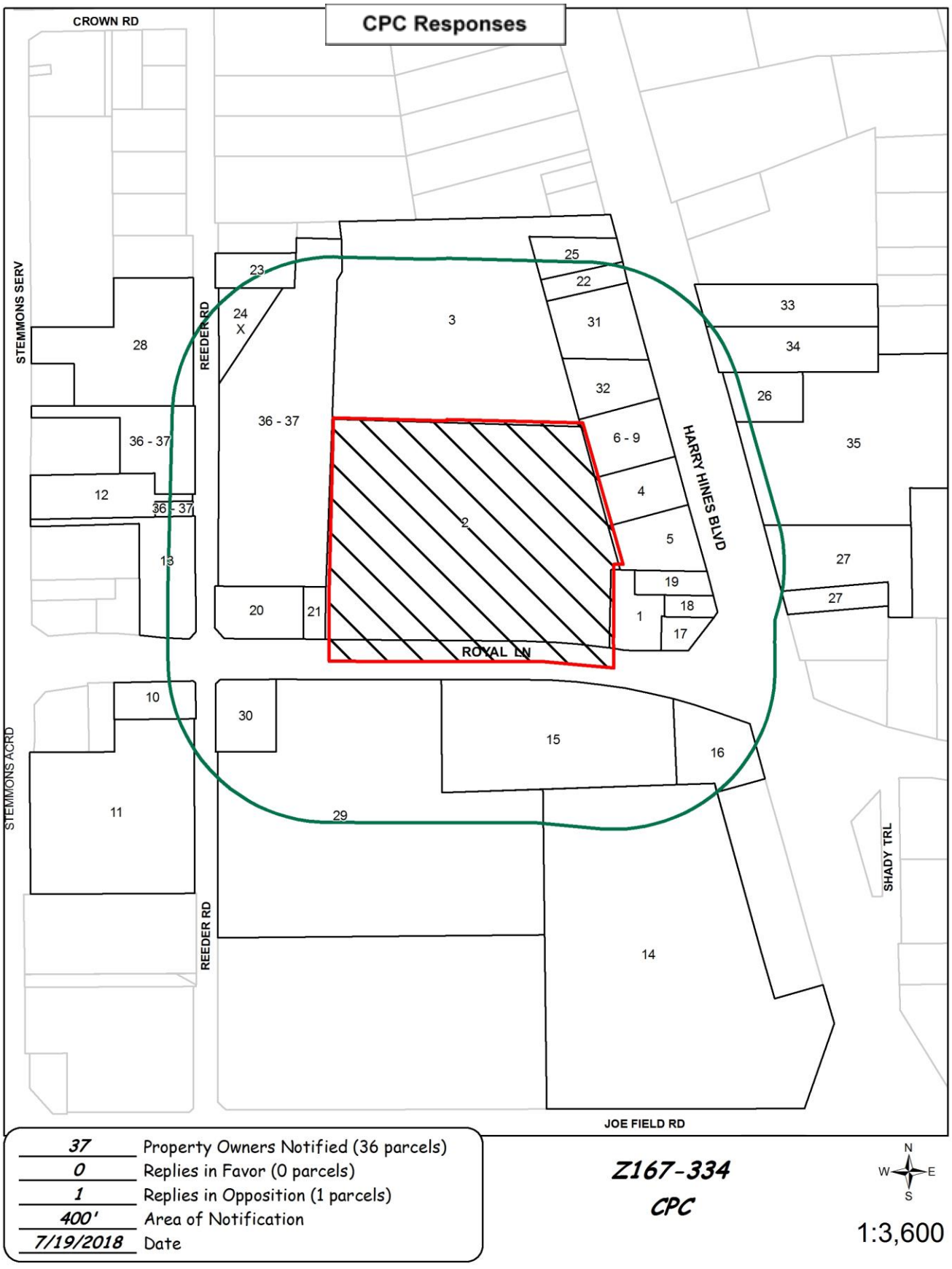
Case no: Z167-334

Date: 6/29/2018


HARRY HINES BLVD
HARRY HINES BLVD
N STEMMONS SERV
REEDER RD
ROYAL LN
ROYAL LN
JOE FIELD RD
SHADY TRL
1:3,600
AERIAL MAP
Case no: Z167-334
Date: 6/29/2018


HARRY HINES BLVD
PD 498 (Subdistrict 1) Tract 3
Office/showroom/ warehouse uses
N STEMMONS SERV
REEDER RD
Industrial uses
HARRY HINES BLVD
SUP 1992
Office/showroom/ warehouse uses
Auto related
SUP 1853
D
RR
D-1
ROYAL LN
PD 498
ROYAL LN
Auto related/ C-store
Retail & personal services
Retail & personal services
SHADY TRL
IR
JOE FIELD RD
1:3,600
ZONING AND LAND USE
Case no: Z167-334
Date: 6/29/2018


2
1
PD 498
(Subdistrict 1)
Tract 3
HARRY HINES BLVD
HARRY HINES BLVD
N STEMMONS SERV
REEDER RD
SUP
1992
SUP
1853
D
RR
D-1
ROYAL LN
PD
498
ROYAL LN
3
SHADY TRL
IR
JOE FIELD RD
1:3,600
ZONING HISTORY
Case no: Z167-334
Date: 6/29/2018


CPC Responses
CROWN RD
STEMMONS SERV
REEDER RD
HARRY HINES BLVD
ROYAL LN
STEMMONS ACRD
REEDER RD
SHADY TRL
JOE FIELD RD
23
24
X
25
22
3
31
33
34
28
32
26
36 - 37
6 - 9
35
36 - 37
12
36 - 37
4
2
5
13
27
19
27
20
21
18
1
17
10
30
15
16
11
29
14
37 Property Owners Notified (36 parcels)
0 Replies in Favor (0 parcels)
1 Replies in Opposition (1 parcels)
400' Area of Notification
7/19/2018 Date
Z167-334
CPC
N
W
E
S
1:3,600

07/18/2018

Reply List of Property Owners

Z167-334

37 Property Owners Notified ***0 Property Owners in Favor*** ***1 Property Owner Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	2581	ROYAL LN	2581 ROYAL LLC
	2	2527	ROYAL LN	INTERMART INC
	3	2525	ROYAL LN	INTERMART II INC
	4	11429	HARRY HINES BLVD	C & Y PLAZA LLC
	5	11423	HARRY HINES BLVD	AFWS PROPERTIES LLC
	6	11447	HARRY HINES BLVD	JH DFW INVESTMENTS LLC
	7	11447	HARRY HINES BLVD	NORTHSTAR CROSSING GP LLC
	8	11447	HARRY HINES BLVD	J LIU PROPERTY LLC
	9	11447	HARRY HINES BLVD	J LIU PROPERTY LLC
	10	2464	ROYAL LN	KLACHIAN GARY &
	11	11359	REEDER RD	DONNA CATHERINE MACDONALD CHARITABLE TRUST
	12	11434	N STEMMONS FWY	JAMES INVESCO INC
	13	2475	ROYAL LN	MCDONALDS USA LLC
	14	11325	HARRY HINES BLVD	JBP LAND LTD
	15	2560	ROYAL LN	ROYAL PLAZA INVESTMENT LLC
	16	2598	ROYAL LN	KORIO INC
	17	11401	HARRY HINES BLVD	HAYES CURTIS A & SHERRY L
	18	11407	HARRY HINES BLVD	HAYES SHERRY L
	19	11415	HARRY HINES BLVD	ROA TRUST
	20	2507	ROYAL LN	BLATERI JOHN & ANN
	21	2519	ROYAL LN	KIM BO
	22	11479	HARRY HINES BLVD	GARCIA APOLINAR
	23	11436	REEDER RD	RAYMOND GARY ARTHUR
X	24	11432	REEDER RD	AYLMER TED
	25	11481	HARRY HINES BLVD	PARKS FAMILY CORPORATION
	26	11444	HARRY HINES BLVD	TENNINGTON INVESTMENTS LLC

07/18/2018

Reply	*Label #*	*Address*		*Owner*
	27	11410	HARRY HINES BLVD	HANKUK PLAZA CORPORATION
	28	11422	SPROWLES ST	11422 SPROWLES INC
	29	2534	ROYAL LN	IYK TEXAS CORP
	30	2502	ROYAL LN	TEXAS TOZEE LLC
	31	11461	HARRY HINES BLVD	FAVORLAND LLC
	32	11453	HARRY HINES BLVD	DIVA PROPERTY MGMT INC
	33	11464	HARRY HINES BLVD	SUNDER HOLDINGS LLC
	34	11456	HARRY HINES BLVD	PARIS PLAZA REALTY LLC
	35	11422	HARRY HINES BLVD	SHIN CHON DEV CORP
	36	11420	REEDER RD	BLESSINGS PPTIES INC
	37	11430	REEDER RD	LALANI AMIR ALI

Agenda Information Sheet

File #: 18-534 **Item #:** 41.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to an established conservation district on property zoned Conservation District No. 20, the Stevens Park Conservation District, in an area generally bounded by North Plymouth Road, Atlantic Street, and North Hampton Road
Recommendation of Staff and CPC: Approval, subject to the revised architectural survey and conditions
Z178-113(AR)

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 22, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-113(AR) **DATE FILED:** December 18, 2017

LOCATION: Generally bounded by North Plymouth Road, Atlantic Street, and North Hampton Road

COUNCIL DISTRICT: 1 **MAPSCO:** 43Z and 44W

SIZE OF REQUEST: Approx. 76 acres **CENSUS TRACT:** 44.00

REQUEST: An application to amend an established conservation district on property zoned Conservation District No. 20, the Stevens Park Conservation District.

SUMMARY: The purpose of this request is to amend certain regulations in the conservation district which were developed based on neighborhood input and staff analysis over a series of neighborhood meetings. The requested amendments are to provide for the flexibility, clarification, and relocation of some existing regulations including accessory structures, nonconforming structures, driveways, building height, tree mitigation, retaining walls, setbacks, remodels and additions, new main structures, and architectural standards.

CPC RECOMMENDATION: **Approval**, subject to the revised architectural survey and conditions.

STAFF RECOMMENDATION: **Approval**, subject to the revised architectural survey and conditions.

BACKGROUND INFORMATION AND PROCESS:

- On September 28, 2011, the City Council passed ordinance No. 28407 which established the Stevens Park Conservation District. This district is divided into three subareas, Subareas A, B, and C.

- On April 8, 2015, the City Council passed ordinance No. 29702 which amended the process for the establishment and amendments to conservation districts to allow for a more clear and transparent process which encourages property owner participation.

- On May 16, 2016, a neighborhood committee comprised of 10 property owners within the Stevens Park Conservation District submitted a request for pre-application meetings to begin the process for amending regulations in the established conservation district.

- On July 11, 2016 and September 12, 2016, staff held pre-application meetings to inform property owners of the conservation district amendment process, discuss issues with the existing conservation district ordinance, and establish a list of development standards the neighborhood wanted to consider amending. 37 people attended the July 11th meeting and 14 people attended the September 12th meeting.

- On October 25, 2016, following the two pre-application meetings, staff provided the neighborhood committee with petitions listing the development standards the neighborhood wanted to consider amending. The neighborhood committee was tasked with gathering signed petitions of at least 58% of property owners within the Stevens Park Conservation District in order to bring forward an application to amend regulations in the established conservation district.

- On December 18, 2017, the neighborhood committee submitted 128 petitions which were verified by staff and met the criteria, which enabled the neighborhood committee to bring forward a complete application.

- On February 22, March 13, and March 27, 2018 staff held post-application neighborhood meetings to discuss and develop proposed amendments based on the petition language listing the development standards to be addressed. During each neighborhood meeting, staff presented information and facilitated discussion on each topic to solicit feedback from the meeting attendees on the preferred intent of any amendments. 28 people attended the February 22nd meeting, 21 people attended the March 13th meeting, and nine people attended the March 27th meeting.

- On June 19, 2018, staff held the final neighborhood meeting to present and review the proposed amendments that had been developed, in detail, based on

neighborhood input and staff analysis during the prior neighborhood meetings. 18 people attended the June 19th meeting.

- On July 19, 2018, the City Plan Commission voted to recommend approval of the proposed amendments, subject to the architectural survey and conditions.

Zoning History: There has been one zoning case and one Board of Adjustment case in the vicinity within the last five years.

1. **Z134-291**: On April 8, 2015, the City Council denied an application for a zoning change from a R-7.5(A) Single Family District to a Planned Development District for residential uses.
2. **BDA145-041**: On April 21, 2015, the Board of Adjustment Panel A granted a variance of 6' 6" to the front yard setback regulations at 1036 N Oak Cliff Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Function	Existing Dimension and ROW
N. Hampton Road	Principal Arterial	6 lane divided, 100' ROW
N. Plymouth Road	Local Street	2 lane undivided, Variable width ROW
Atlantic Street	Local Street	2 lane undivided, Variable width ROW

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 proposed zoning meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

Other Plans:

Subarea C (Plymouth Park) is included within the Davis Garden TIF District. The proposed amendments do not impact Subarea C.

Surrounding Land Use:

	Existing Zoning	Land Use
Site	CD No. 20	Single family, Church, Public Park
North	MF-2(A) and PD 714	Multi-Family, Gen Merchandise or Food Store < 3500 sq. ft., Office, Pawn Shop, Auto Service Center
East	TH-1(A), R-7.5(A), and SUP 235	Single family, Golf Course
South	R-7.5(A) and SUP 235	Golf Course
West	R-7.5(A), RR, and PD 714	Golf Course, Office, Gen Merchandise or Food Store < 3500 sq. ft., Personal Service

NEIGHBORHOOD INPUT & STAFF ANALYSIS:

General Overview:

This is the first time the revised process, approved by Council in April of 2015, for amending an established conservation district has been implemented. It proved to be successful because of the clear and transparent process which garnered neighborhood support and input throughout the process.

Two meetings, specifically pre-application meetings, were held by the department in the neighborhood prior to any petitions being circulated by the neighborhood committee. The pre-application meetings assisted the neighborhood committee by informing property owners about the process for amending the CD regulations, the existing regulations, the determination of eligibility, and the options for amending. The pre-application meetings

allowed for the discussion (specifically at the first pre-application meeting) of the development and architectural standards the neighborhood committee and the community were interested in amending. While not the final detailed architectural and development standards, these initial standards were included on the petitions to give property owners (who will be signing the petition in support of amending the CD ordinance) an idea of which regulations would be discussed in detail later during the post-application neighborhood meetings. The petitions were circulated by the neighborhood committee and once collected were submitted to the department, setting in motion the post-application neighborhood meetings. During the three post-application meetings the intent and details of the amendments to the architectural and developments standards listed on the petitions were hammered out and agreement was reached by the neighborhood. In addition, the department held a final neighborhood meeting 30 days prior to the CPC hearing to review the proposed ordinance in detail with the neighborhood.

The purpose of the amendments is to provide flexibility, clarification, and reorganization to some of the existing regulations while retaining the development and architectural standards to continue to conserve the unique characteristics of the Stevens Park neighborhood. The amendments were developed through a series of neighborhood meetings to gain consensus on changes based on the petition language and staff analysis. All items listed on the petition were discussed, however, through the course of the discussions not all items were recommended to be amended.

The district is divided into three subareas, Subareas A, B, and C. Subarea A contains the vast majority of the single family properties within the district along with a church property. Subarea B contains the single family properties fronting N. Plymouth Road along the southeast side of the district. Subarea B contains some varying regulations from Subarea A due to the lot size in this subarea generally being larger than the properties in Subarea A. Subarea C contains Annie Stevens Park, a public park within the district.

Stevens Park CD has a variety of significant architectural styles, including Art Deco, Colonial Revival, French Eclectic, Georgian, Mid-Century Modern, Minimal Traditional, Monterey Colonial, Spanish Eclectic, Texas Regional, and Tudor. The majority of the homes were built between 1920 and 1940. No two homes in the district are alike. Many of the homes have influences from several architectural styles and designs that are a mix and influence of the different styles of the late 1920’s and 1930’s.

Conservation Districts are intended to conserve the architectural and physical characteristics of a neighborhood and preserve, to the greatest extent possible, a neighborhood’s existing sense of place.

Petition:

Below is the petition language established by the neighborhood at the pre-application neighborhood meetings for regulations to be potentially amended.

- Height - proposed amendments may include:
  - Modifying how height is measured
  - Height of Structures in Subarea B - establishing the maximum allowed height for structures.

- Accessory Structures - proposed amendments may include:
  - Revising the definition of accessory structure to include, "pool houses".
  - Existing Nonconforming Accessory Structures - applying the language for nonconforming accessory structures in Subarea B to Subarea A; and permitting use of similar architectural materials
  - New Accessory Structures - adding language (to Subareas A and B) that new accessory structures must be built in the architectural style applicable to the main structure on the lot; and permitting use of similar architectural materials.
  - Small Accessory Structures - exempting small accessory structures from compliance with the architectural styles
  - Subarea A - establishing setbacks for accessory structures greater than 16 feet in height, less than 16 feet in height; and establishing rules for accessory structures that are nonconforming as to setbacks
  - Subarea B - amending the side and rear yard setbacks, height, and how height is measured
  - Replacement or Remodel of Accessory Structures - clarifying the architectural styles permitted for a replacement or remodeled accessory structure; establishing the permitted size of rebuilt nonconforming accessory structures;

- Wrap-Around and Front Facade - proposed amendments may include:
  - Reducing the depth of the wrap-around
  - Revising the definition of New Main Structure to mean a main structure that does not incorporate an existing structure's "Wrap-around" and "Front façade."
  - Revising the definition of Remodel to apply to a change to a main structure's "Wrap-around" and "Front façade;" and the exterior of other structures

- Similar Architectural Materials - proposed amendments may include, defining similar architectural materials to mean similar in terms of physical appearance and function and not material composition

- Setbacks for Main Structures - proposed amendments may include:
  - Front Yard Setback Subarea A - making the front yard setback consistent for both existing and new main structures
  - Side Yard Setback Subarea A- modify the language to address additions or remodels to existing main structures with nonconforming side yard setbacks
  - Setbacks for Main Structures (Subarea B) - modifying the language to address additions or remodels to existing main structures with nonconforming side yard setbacks

- Permitted Uses - proposed amendments may include:
  - Modifying the permitted uses in Subareas A and B

- Architectural Styles - for new main structures - proposed amendments may include:
  - Clarifying required architectural styles for new main structures
  - Modifying the roof form and material requirements, the porch requirement, and the architectural features requirement for some architectural styles.

- Materials for architectural Styles - proposed amendments may include:

  - Clarifying the use of “similar materials” and amending the allowable materials for some architectural styles in Subareas A and B
  - Modifying the requirements for replacement windows and clarifying that similar architectural materials can be used for replacement windows

- Architectural Survey - proposed amendments may include: correcting errors in the architectural survey in the CD ordinance

- Driveways - proposed amendments may include: increasing the maximum driveway width in Subarea A and B

- Lot Coverage - proposed amendments may include: clarifying the maximum lot coverage for a lot with a new main structure in Subarea A is 35% and in Subarea B is 45%.
- Retaining Walls - proposed amendments may include clarifying the materials that may be used to construct retaining walls; and permitting use of similar materials
- Tree Mitigation - proposed amendments may include clarifying the size and number of trees that may replace protected trees

Development Standards:

Following are the development standards discussed, developed, and detailed throughout the neighborhood meetings.

Accessory Structures
Proposed amendments include a revised definition of accessory structures for clarification. The regulations for accessory structures in Subarea A and Subarea B are proposed to match each other to clarify the accessory structure matches the architectural style of the main structure if visible from the street and has a floor area of 100 square feet or more. This provision is intended to ensure large accessory structures which are visible from the street match the architectural style of the main structure which is an important feature of the aesthetic characteristics of the neighborhood.

Nonconforming Structures
Regulations for nonconforming accessory structures and retaining walls were relocated for clarification. The nonconforming accessory structures language is proposed to apply to all Subareas instead of just Subarea B and includes revised language for clarification. Additionally, a provision for “documented assurance” was added to apply to nonconforming structures meaning that a nonconforming structure may be rebuilt as outlined in the ordinance with evidence, or proof of the original or existing appearance of the nonconforming structure.

Driveways
Proposed amendments include increasing the driveway width from 12 feet, as currently allowed, to 14 feet in Subarea A to match the driveway width in Subarea B, which is 14 feet, for consistency between the two subareas.

Building Height
The measurement of height is proposed to be different between Subarea A and Subarea B. Subarea A height measurement is proposed to remain as currently defined but

relocated in the ordinance language to differentiate between Subarea A and Subarea B. Subarea A existing height measurement is from the grade to the highest peak of the structure, or to the top of a flat structure with a maximum height of 32 feet for structures with sloped roofs and 24 feet for structures with flat roofs. Subarea B residents expressed a desire to have height in Subarea B be measured the same as an R-7.5(A) District which is measured from grade to the midpoint of the lowest eave and the highest ridge for a structure with a gable, hip, or gambrel roof with the maximum structure height to be 30 feet, matching the R-7.5(A) base regulations.

Tree Mitigation

Property owners expressed a desire to retain the tree mitigation requirements in Subarea A but allow realistic tree mitigation methods of compliance. The proposed amendments add language which gives a property owner the ability to utilize alternative methods of compliance as outlined in Article X for tree mitigation requirements if the tree mitigation site cannot reasonably plant replacement trees on site.

Retaining Walls

Proposed amendments include the addition of “similar and compatible materials” for the construction of retaining walls within the district for added flexibility. Additionally, provisions were added that only retaining walls which are visible from the street are subject to the revised regulations. The regulations for retaining walls in Subarea A and Subarea B were revised to encompass the same language for consistency.

Setbacks

Currently, in Subarea A, front yard setbacks are more restrictive for new main structures than existing main structures to encourage the retention of existing main structures and are intended to stay that way. However, the proposed amendments include revising the minimum front yard setback for a new main structure in Subarea A to be the average of the two contiguous lots along the blockface which provides some flexibility for new main structures while preserving the intent of the original regulations and removing the onerous and expensive process of surveying the entire blockface to determine the front yard setback. Proposed amendments to setbacks in Subarea B include the clarification and consistency of the front, side, and rear yard setback regulations in Subarea A. Additionally, setbacks for accessory structures in Subarea A were added for the clarification and consistency of the setbacks for accessory structures regulations in Subarea B.

Remodel

Proposed amendments include a revised definition of “remodel” for clarification between accessory structures and main structures and to clarify that remodeling applies to the exterior appearance of a structure.

New Main Structure

Proposed amendments include a revised definition of “new main structure” for clarification on the wording of what constitutes a new main structure.

Architectural Standards:

Following are the architectural standards discussed, developed, and detailed throughout the neighborhood meetings.

Architectural Survey
Property owners within the Stevens Park Conservation District notified staff of potential errors in the architectural survey from the original ordinance. Staff verified the architectural style for the properties in question and assigned the appropriate architectural style as a part of the amendments to the ordinance. The architectural survey is found in Exhibit C of the ordinance.

Architectural Styles for New Main Structures
The neighborhood proposed to clarify that new main structures are not required to be built in the same architectural style as the structure being replaced for added flexibility of the architectural style of a new main structure. All new main structures are still required to be built in one of the architectural styles listed in the ordinance. Additionally, some architecturally significant features in each style were reviewed and amended for added flexibility, clarification, and relocation. The proposed features to be amended include roof form, porch requirements, and architecturally significant features for some architectural styles.

Windows
For each architectural style, the requirements for the types of allowable windows was expanded to provide for added flexibility while retaining an appropriate window type for each architectural style. Provisions were added to require a profile for applicable windows to maintain the typical window characteristics of each architectural style. Additionally, provisions were added to allow replacement windows that are “typical or look typical” of the style and period of the applicable architectural style within the conservation district and that windows may be replaced “in-kind,” meaning that a window can be replaced with similar materials and exterior appearance as the existing window.

Similar Architectural Materials
For each architectural style, the requirements for materials was expanded to allow similar materials to the existing allowable materials to provide added flexibility. Additionally, provisions were added to allow appropriate materials for remodeling that are consistent with the architectural style within the conservation district.

Materials for Architectural Styles
Each architectural style was reviewed and provisions were added for acceptable similar materials. Some architectural styles prohibited certain materials that are substandard. Example: vinyl siding

CPC ACTION
July 19, 2018

Motion: It was moved to recommend **approval** of an amendment to an established conservation district, subject to the architectural survey and revised conditions (as briefed) on property zoned Conservation District No. 20, the Stevens Park Conservation District, in an area generally bounded by Plymouth Road, Atlantic Street, and Hampton Road.

Maker: Carpenter
Second: Houston
Result: Carried: 13 to 0

For: 13 - Rieves, Houston, Davis, Shidid, Carpenter, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 8
Conflict: 1 - West

Notices: Area: 200 Mailed: 226
Replies: For: 42 Against: 1

Speakers For: Dodie Bulter, 1016 N. Oak Cliff Blvd., Dallas, TX, 75208
For (Did not speak): J. E. Mustin, 1103 N. Plymouth Rd., Dallas, TX, 75208
Michelle Touchet, 1909 Old Orchard Dr., Dallas, TX, 75208
Carole Somers-Clark, 1131 N. Plymouth Rd., Dallas, TX, 75208
Ronald Somers-Clark, 1131 N. Plymouth Rd., Dallas, TX, 75208
John Cox, 1033 N. Plymouth Rd., Dallas, TX, 75208
Against: None

EXHIBIT B
STEVENS PARK CONSERVATION DISTRICT REGULATIONS

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(a) Interpretations and definitions.

(1) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51A of the Dallas City Code, as amended.

(2) Unless otherwise stated, the definitions in Chapter 51A of the Dallas City Code, as amended, apply to this ordinance. In this ordinance:

(A) ACCESSORY STRUCTURES means a structure located on the same lot as the main building that is subordinate in floor area, location, and purpose to the main building and is used for a permitted purpose, including but not limited to garages, pergolas, arbors, work shops, storage buildings, pool houses, habitable structures, and carports.

(B) ART DECO means Art Deco architectural style as shown in Exhibit C.

(C) COLONIAL REVIVAL means American Colonial Revival architectural style as shown in Exhibit C.

(D) CIRCULAR DRIVEWAY means a non-permeable or permeable surface located in a front yard or cornerside yard, used to access off-street parking or for off-street parking, that has two curb cuts onto the same street or perpendicular streets.

(E) COMPATIBLE means harmonious with or able to exist without conflict.

(F) CORNER LOT means a lot that has frontage on two intersecting streets.

(G) CORNERSIDE LOT LINE means the side lot line of a corner lot that abuts a side street.

(H) CORNERSIDE YARD means a side yard that abuts a street.

(I) DISTRICT means the Stevens Park Conservation District.

(J) DOCUMENTED ASSURANCE means an architectural drawing or photograph delineating the original or existing appearance of the structure.

(K) EXISTING means a main structure that existed on August 24, 2011.

(L) FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.

(M) FRENCH ECLECTIC means French Eclectic architectural style as shown in Exhibit C.

(N) FRONT FACADE means the main structure elevation facing the front yard.

(O) GEORGIAN means Georgian architectural style as shown in Exhibit C.

(P) ~~HEIGHT means the vertical distance measured from the grade to the highest peak of the structure, or top of the flat structure.~~

(Q) IN-KIND REPLACEMENT means to replace the existing materials on a structure with the same material type, design, dimension, texture, detailing, and exterior appearance

(R) LARGE CANOPY TREE means a tree that normally:

(i) reaches a height of 30 feet or more upon maturity; and

(ii) bears crown foliage no lower than six feet above ground upon maturity.

(S) LOT COVERAGE means the total square footage of ground surface covered by a roofed structure, including an accessory building more than 200 square feet in area, breezeway, covered deck, covered patio, covered porch, garage, or main structure, measured to the outside faces of the exterior walls or to the omitted wall lines, whichever produces the larger area, but excluding the following:

(i) Window box 12 inches or less deep.

(ii) Bay window 12 inches or less deep.

(iii) Building eaves 36 inches or less deep.

(iv) Private balconies (not accessible to the public).

(T) MAIN STRUCTURE means the building on a lot intended for occupancy as the main use.

(U) MID-CENTURY MODERN means Mid-Century Modern architectural style as shown in Exhibit C.

(V) MINIMAL TRADITIONAL means Minimal Traditional architectural style as shown in Exhibit C.

(W) MONTEREY COLONIAL means Monterey Colonial architectural style as shown in Exhibit C.

(X) NEW MAIN STRUCTURE means a main structure built after August 24, 2011 that does not incorporate the front facade and at least the front 50 percent of each of the side facades of an existing main structure.

(Y) REAR YARD means:

(i) for lots that are not corner lots, that portion of the lot between two side lot lines that does not abut a street and that extends across the width of the lot between the rear setback line and the rear lot line.

(ii) for corner lots, that portion of the lot between the interior side lot line and the cornerside lot line that extends across the width of the lot, between a rear set back line and the rear lot line.

(Z) REMODEL means

(i) for accessory structures, alterations, improvements, or repairs that change the exterior appearance of the accessory structure or replace materials of the accessory structure with other materials.

(ii) ~~In the case of a~~ for main structures, ~~remodel means~~ alterations, improvements, or repairs that change the exterior appearance of the front facade and wrap around of a main structure or replace materials of the front facade and wrap around of a main structure with other materials to an extent less than what would constitute a new main structure.

(AA) RETAINING WALL means a wall that is greater than two feet in height and is used to prevent the erosion of land.

(BB) SIDE FACADE means the main structure elevation facing a side yard.

(CC) SPANISH ECLECTIC means Spanish Eclectic architectural style as shown in Exhibit C.

(DD) TEXAS REGIONAL means Texas Regional architectural style as shown in Exhibit C.

(EE) TUDOR means Tudor architectural style as shown in Exhibit C.

(FF) WRAP-AROUND means that portion of ~~a~~ each side facade of a main structure as measured from the corner of the front facade to a point 25 feet

behind the corner of the front facade, excluding the front porch.

(GG) YARD, LOT, AND SPACE REGULATIONS means regulations related to front, side, and rear yard setbacks, density, height, lot coverage, lot size, lot width, and number of stories.

(3) This district is considered to be a residential zoning district.

(b) Conceptual plan. The Stevens Parks Conservation District Conceptual Plan is attached to and made a part of this ordinance as Exhibit C. If there is a conflict between Exhibit B (the district regulations) and Exhibit C (the conceptual plan), Exhibit B controls.

(c) Creation of subareas. This district is divided into three subareas, Subareas A, B, and C. Property descriptions of Subareas A, B, and C are attached to and made a part of this ordinance as Exhibit A. A map showing the subarea boundaries is attached to and made a part of this ordinance as Exhibit D.

(d) Nonconforming structures.

(1) Except as provided in this section, Section 51A-4.704(c) of the Dallas City Code, "Nonconforming Structures," applies.

(2) Except as provided in this section, if the degree of nonconformity is voluntarily reduced, all rights to the previous degree of nonconformity are lost.

(3) If a nonconforming driveway is destroyed by the intentional act of the owner or the owner's agent, the driveway may be rebuilt if it is not enlarged.

(4) If a nonconforming retaining wall is destroyed by the intentional act of the owner or the owner's agent, the retaining wall may be rebuilt if it is not enlarged, is rebuilt in the same location, with the same style and materials as the retaining wall being demolished.

(5) ~~In Subarea B,~~ I~~i~~f a nonconforming accessory structure ~~or retaining wall~~ is destroyed by the intentional act of the owner or the owner's agent and if it is not being enlarged by height or structure footprint, the accessory structure ~~or retaining wall~~ may be rebuilt in the same location, with ~~a similar style~~ the same style, materials, and roof slope as the structure being demolished,

(6) ~~In Subarea B,~~ B~~b~~efore an accessory structure or retaining wall is demolished with intent to rebuild, a permit for the new accessory structure or retaining wall must be obtained.

(7) The property owner must provide documented assurance of the original or existing structure as related to the previous degree of nonconformity.

(e) Development standards for Subarea A.

(1) In general.

(A) Except as provided in this Exhibit B, the development standards for the R-7.5(A) Single Family District apply.

(B) The yard, lot, and space regulations in this Exhibit B must be read together with the yard, lot, and space regulations in Division SIA-4.400 of the Dallas City Code. If there is a conflict between this Exhibit B and Division 51A-4.400 of the Dallas City Code, this Exhibit B controls.

(2) Accessory structures.

(A) Location. Accessory structures~~, including detached garages, pergolas, arbors, and carports,~~ must be located ~~to the side or rear of the main structure and must be~~ at least two feet behind the front facade of the main structure, excluding the front porch.

(B) Style and materials. Except as provided in Section (d)(5), ~~T~~the color, style, design, and materials of accessory structures that are visible from the street must be compatible with the color, architectural style, design, and materials of the main structure.

(C) Roof slope. If an accessory structure is visible from the street, the slope of the roof must either match the roof slope of the main structure or be compatible with the architectural style of the main structure.

(D) Applicability. The requirements in Paragraphs (B) and (C) apply to accessory structures that are visible from the street and have a floor area of 100 square feet or more.

(3) Driveways.

(A) Driveways in front of the main structure may not exceed ~~12~~ 14 feet in width.

(B) Parking is not allowed between the main structure and the street except on circular driveways and driveways.

(4) Fences. Chain link fences are not allowed in the front yard or in front of a main structure.

(5) Height.

(A) In Subarea A, height means the vertical distance measured from the grade to the highest peak of the structure, or top of the flat structure.

(B) Maximum structure height for structures with sloped roofs is 32 feet to the peak.

(C) Maximum structure height for structures with a flat roof is 24 feet.

(6) Landscaping.

(A) In general.

(i) Except as provided in this subsection, Article X, "Landscape and Tree Preservation Regulations," for single family uses apply.

(ii) The landscape and tree preservation regulations in this Exhibit B must be read together with the landscape and tree preservation regulations in Article X of the Dallas City Code. If there is a conflict between this Exhibit B and Article X of the Dallas City Code, this Exhibit B controls.

(iii) Artificial or synthetic grasses or artificial ground cover is not allowed in front of the main structure.

(B) Tree mitigation.

(i) This paragraph applies only to new construction and only in the parkway and the front and side yards.

(ii) A tree removal application must be approved by the building official before removal of or serious injury to a protected tree.

(iii) If a tree removal application is approved, replacement trees must be planted in accordance with the following requirements:

1. The total caliper of replacement trees must meet or exceed half the caliper of the protected trees that were removed or seriously injured.

2. Replacement trees must have a minimum caliper of three inches.

3. At least one of the replacement trees must be a large canopy tree.

(iv) If the building official approves a tree removal application because the protected tree is diseased, unworthy of preservation, or has a short life expectancy, no replacement tree is required.

(v) If the building official determines that, due to inhospitable soil conditions or inadequate space, it would be impracticable or imprudent for the responsible party to plant a replacement tree on the lot where the protected tree was removed or seriously injured (the "tree removal property"), the responsible party shall comply

with the provisions stated in SEC. 51A-10.135 for alternative methods of compliance with tree replacement requirements.

(vi) The board of adjustment may grant a special exception to the tree replacement requirement in Provision (e)(6)(B)(iii) using the standard in Section 51A-10.110.

(7) Lot coverage.

(A) Maximum lot coverage for a lot with a new main structure is 30 percent, except that lot coverage is 35 percent if the front porch of the new main structure has a minimum depth of six feet and is at least 25 percent of the width of the front facade. The purpose of this provision is to provide an incentive for large porches on new main structures.

(B) Maximum lot coverage for a lot with an existing structure is 40 percent. The purpose of this provision is to provide an incentive for the retention of existing main structures.

(8) Paint and colors. Florescent colors are not allowed.

(9) Retaining walls. Except as provided in Section (d)(4), ~~R~~retaining walls located in front of a main structure or visible from the street must be constructed of materials that are compatible with the materials and color of the main structure or compatible with the style of retaining walls within the Stevens Park Conservation District. Retaining walls may be constructed of natural stone, materials that look like natural stone, brick, materials that look like brick, reinforced concrete, or a combination of these materials. Retaining walls may be clad in wood or a living wall.

(10) Setbacks.

(A) In general. Except for fences, ~~and~~ retaining walls, and as provided in this subsection, setbacks must be open and unobstructed by any structure.

(B) Front yard.

(i) For existing main structures, the minimum front yard setback is 25 feet.

(ii) For new main structures, the minimum front yard setback is the average of the two contiguous lots along the blockface.

(iii) For new main structures on corner lots, the minimum front yard setback is the average of the two closest lots along the blockface.

(iv) For new main structures on lots adjacent to the property at 1931 Marydale Road, the minimum front yard setback is the average of the two closest lots along the blockface not including the property

at 1931 Marydale Road.

(v) The purpose of provisions (e)(~~11~~10)(B) ~~(i), and (ii)~~ is to provide an incentive for the retention of existing main structures.

(C) Side yard.

(i) For main structures, the minimum side yard setback is five feet on one side, 10 feet on the other side.

(ii) Side and rear additions to an existing main structure that do not increase the structure's height may maintain the existing side yard setback.

(D) Rear yard. For main structures, the minimum rear yard setback is 10 feet.

(E) Accessory structures.

(i) For accessory structures more than 16 feet in height, measured at the highest point of the structure, minimum setbacks must comply with the setback regulations for main structures.

(ii) For accessory structures 16 feet in height or less, measured at the highest point of the structure, no minimum side and or rear yard setbacks are required.

(iii) Accessory structures may not overhang on adjacent property.

(11) Signs. Signs must comply with the provisions for non-business zoning districts in Article VII.

(12) Uses. The following main uses are the only main uses permitted:

-- Church.

-- Handicapped group dwelling units. *[SUP required if the spacing component of Section 51A-4.209(b)(3.1) is not met.]*

-- Local utilities. *[SUP may be required See Section 51A-4.212(4)(B).]*

-- Single family.

(f) Development standards for Subarea B.

(1) In general.

(A) Except as provided in this Exhibit B, the development standards for the R-

7.5(A) Single Family District apply.

(B) The yard, lot, and space regulations in this Exhibit B must be read together with the yard, lot, and space regulations in Division SlA-4.400 of the Dallas City Code. If there is a conflict between this Exhibit B and Division SlA-4.400 of the Dallas City Code, this Exhibit B controls.

(2) Accessory structures.

(A) Location.

(i) Accessory structures must be located at least two feet behind the front facade of the main structure, excluding the front porch.

(ii) Accessory structures may be attached to the main structure by an unenclosed covered walkway or breezeway. Unenclosed covered walkways or breezeways must be located at least two feet behind the front facade of the main structure, excluding the front porch.

(B) Style and Materials. Except as provided in Section (d)(5), the color, style, design, and materials~~, and roof slope~~ of accessory structures that are visible from the street must be compatible with the color, architectural style, design, and materials~~, and roof slope~~ of the main structure.

(i) ~~Except as provided in Section (d)(4) and this paragraph, accessory structures must have similar materials, including roofing materials, roof pitch, foundation fascia, and fenestration as the main structure. For purposes of this provision, similar materials does not mean identical materials, pattern, quality, shape, or other characteristics. For example, cementious siding materials such as Hardi plank or Hardi board may be used instead of wood.~~

(ii) ~~Except as provided in Section (d)(4), the property owner has the burden of proving that the proposed materials, roof pitch, foundation fascia, and fenestration are similar to the main structure.~~

(C) Roof slope. If an accessory structure is visible from the street, the slope of the roof must either match the roof slope of the main structure or be compatible with the architectural style of the main structure.

(D) Applicability. The requirements in ~~this~~ Paragraphs (B) and (C) ~~do not~~ apply to accessory structures that are visible from the street and have ~~with~~ a floor area of ~~200~~ 100 square feet or ~~less~~ more.

(3) Driveways.

(A) Driveways in front of the main structure may not exceed 14 feet in width.

(B) Driveway materials must be concrete, brick, stone, stone pavers, or a combination of these materials. Gravel driveways are prohibited.

(C) Parking is not allowed between the main structure and the street except on circular driveways and driveways.

(4) Fences. Chain link fences are not allowed in the front yard or in front of a main structure.

(5) Height.

(A) In Subarea B, height means the vertical distance measured from grade to:

(i) for a structure with a gable, hip, or gambrel roof, the midpoint of the vertical dimension between the lowest eaves and the highest ridge of the structure;

(ii) for a structure with a dome roof, the midpoint of the vertical dimension of the dome; and

(iii) for any other structure, the highest point of the structure.

(B) Maximum structure height is 30 feet.

(6) Lot coverage.

(A) Maximum lot coverage for a lot with a new main structure is 40 percent, except that lot coverage is 45 percent if the front porch of the new main structure has a minimum depth of six feet and is at least 25 percent of the width of the front facade. The purpose of this provision is to provide an incentive for large porches on new main structures.

(B) Maximum lot coverage for a lot with an existing structure is 45 percent. The purpose of this provision is to provide an incentive for the retention of existing main structures.

(7) Paint and colors. Florescent colors are not allowed.

(8) Retaining walls. Except as provided in Section (d)(4), ~~R~~retaining walls located in front of the main structure or visible from the street must be constructed of ~~natural stone, brick, reinforced concrete~~ materials that ~~resemble stone or brick, or a combination of these materials~~ are compatible with the materials and color of the main structure or compatible with the style of retaining walls within the Stevens Park Conservation District. Retaining walls may be constructed of natural stone, materials that look like natural stone, brick, materials that look like brick, reinforced concrete, or a combination of these materials. Retaining walls may be clad in wood or a living wall.

(9) Setbacks.

(A) In general. Except for fences, retaining walls, and as provided in this subsection, setbacks must be open and unobstructed by any structure.

(B) Front yard. For main structures, the ~~M~~minimum front yard setback is 25 feet.

(C) Side yard.

(i) For main structures, the ~~M~~minimum side yard setback is five feet.

(ii) Side and rear additions to an existing main structure that do not increase the structure's height may maintain the existing side yard setback.

(D) Rear yard. For main structures, the ~~M~~minimum rear yard setback is 10 feet.

(E) Accessory structures.

(i) For accessory structures more than 26 feet in height, measured at the highest point of the structure, minimum setbacks must comply with the setback regulations for main structures.

(ii) For accessory structures 26 feet in height or less, measured at the highest point of the structure, no minimum side and or rear yard setbacks are required.

(iii) Accessory structures may not overhang on adjacent property.

(10) Signs. Signs must comply with the provisions for non-business zoning districts in Article VII.

(11) Uses. The following main uses are the only main uses permitted:

-- Church.

-- Handicapped group dwelling units. *[SUP required if the spacing component of Section 51A-4.209(b)(3.1) is not met.]*

-- Local utilities. *[SUP may be required See Section 51A-4.212(4)(B).]*

-- Single family.

(g) Development standards for Subarea C.

(1) In general. Except as provided in this section, the development standards for the R-7.5(A) Single Family District apply.

(2) Uses. The following main uses are the only main uses permitted:

-- Local utilities. *[SUP may be required See Section 51A-4.212(4)(B).]*

-- Park.

(h) Architectural standards for Subareas A and B.

(1) Remodels and additions.

(A) If a main structure is remodeled, the remodeling of the front facade and wrap-around must comply with the standards for its architectural style.

(B) If an addition is added to a main structure on the front facade and wrap-around, it must comply with the standards for its architectural style.

(2) New main structures. The front facade and wrap-around of a new main structure may only be built in the Art Deco, Colonial Revival, French Eclectic, Georgian, Mid-Century Modern, Minimal Traditional, Monterey Colonial, Spanish Eclectic, Texas Regional, or Tudor architectural style in compliance with the architectural standards. New main structures are not required to be built in the same architectural style as the structure being replaced.

(3) Art Deco.

(A) Applicability.

(i) Existing main structures that are Art Deco are identified in Exhibit C.

(ii) New main structures that are built in the Art Deco architectural style must comply with the standards in this subsection.

(iii) Art Deco structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Art Deco architectural style must incorporate the following architectural feature:

(i) Asymmetrical front facade.

(C) Front porches.

(i) No front porch is required.

(ii) If a front porch is constructed, it must be a small portico.

(D) Building Materials.

(i) Structures must be clad in stucco, materials that look like stucco, concrete block, materials that look like concrete block, or brick laid with smooth mortar joints to appear monolithic.

(ii) Any materials used for remodeling must be appropriate to the Art Deco style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(E) Roof form. Structures must have a flat or low-pitched roof hidden behind a ledge or parapet.

(F) Windows.

(i) Structures must have single-light windows, single-light casement windows, or multi-light casement windows with optional distinctive-shaped accent windows such as round, hexagonal, or glass block.

(ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.

(iii) Windows must be typical or look typical of the style and period of Art Deco structures within the Stevens Park Conservation District.

(iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(4) Colonial Revival.

(A) Applicability.

(i) Existing main structures that are Colonial Revival are identified in Exhibit C.

(ii) New main structures that are built in the Colonial Revival architectural style must comply with the standards in this subsection.

(iii) Colonial Revival structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Colonial Revival architectural style must incorporate the following architectural features:

(i) Symmetrical front facade.

(ii) One and one-half or two-story box with optional one-story~~, flat roof~~ appendages.

(C) Building Materials.

(i) Structures must be clad in brick, materials that look like brick, stone, materials that look like stone, wood clapboard~~,~~ siding, materials that look like wood clapboard siding, or a combination of these materials. Vinyl siding is not permitted.

(ii) Any materials used for remodeling must be appropriate to the Colonial Revival style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Front porches. A new main structure must have an accentuated front door with an entry porch, a decorative crown and pilasters, or a full-width porch.

(E) Roof form.

(i) Side-gabled roof with a slope between 25 and 45 degrees with optional dormers.

(ii) If provided, one-story appendages must have a flat roof or side-gabled roof with a slope between 25 and 45 degrees.

(F) Windows.

(i) Windows must be symmetrically balanced, located on both sides of a centered door.

(ii) Windows must ~~have~~ be single-hung or double-hung sashes, typically with six-over-six divided-panes ~~windows~~.

(iii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.

(iv) Windows must be typical or look typical of the style and period of Colonial Revival structures within the Stevens Park Conservation District.

(v) Windows that pre-date August 22, 2018 may be replaced in-kind.

(5) French Eclectic.

(A) Applicability.

(i) Existing main structures that are French Eclectic are identified in Exhibit C.

(ii) New main structures that are built in the French Eclectic architectural style must comply with the standards in this subsection.

(iii) French Eclectic structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the French Eclectic architectural style must incorporate the following architectural features:

(i) Symmetrical or asymmetrical front facade.

(ii) One and one-half or two-story block with optional one-story appendages. An additional half-story ~~third story~~ block is permitted within a mansard roof.

(iii) Optional e~~E~~ntry turret feature.

(iv) Predominant massive chimney ~~on front roofline~~.

(C) Building Materials.

(i) Structures must be clad in brick, materials that look like brick, stone, materials that look like stone, stucco, materials that look like stucco, or a combination of these materials

(ii) Any materials used for remodeling must be appropriate to the French Eclectic style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Porch.

(i) No front porch is required.

(ii) Courtyards are permitted in the front and side yard.

(E) Roof form. Structures may have tall, steeply-pitched hipped or mansard roofs with flared eaves at the roof-wall junction.

(F) Windows.

(i) Structures must have multi-light casement windows, single-hung windows with multi-light sashes, or double-hung windows with multi-light sashes ~~with true divided panes.~~

(ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.

(iii) Windows must be typical or look typical of the style and period of French Eclectic structures within the Stevens Park Conservation District.

(iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(6) Georgian.

(A) Applicability.

(i) Existing main structures that are Georgian are identified in Exhibit C.

(ii) New main structures that are built in the Georgian architectural style must comply with the standards in this subsection.

(iii) Georgian structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Georgian architectural style must incorporate the following architectural features:

(i) Two story with simple side gable.

(ii) Symmetrical front facade with centered entry door.

(C) Building Materials.

(i) Structures must be clad in brick or materials that look like brick with optional decorative stone quoins at corners.

(ii) Any materials used for remodeling must be appropriate to the Georgian style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Front porches. Optional front porch or pediment may be added.

(E) Roof form. Structures may have a side-gabled roof with a slope between 25 and 45 degrees.

(F) Windows.

(i) Structures must have double-hung sashes ~~with true divided panes~~, typically with nine-over-nine or six-over-six divided-panes.

(ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.

(iii) Windows must be typical or look typical of the style and period of Georgian structures within the Stevens Park Conservation District.

(iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(7) Mid-Century Modern.

(A) Applicability.

(i) Existing main structures that are Mid-Century Modern are identified in Exhibit C.

(ii) New main structures that are built in the Mid-Century Modern architectural style must comply with the standards in this subsection.

(iii) Mid-Century Modern structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Mid-Century Modern architectural style must incorporate the following architectural features:

(i) One story or split level ~~with hipped or side-gabled roof~~.

(ii) Asymmetrical front facade.

(C) Building Materials.

(i) Structures must be clad in brick, materials that look like brick, stone, materials that look like stone, wood siding, materials that look like wood siding, or a combination of these materials. Vinyl siding is not permitted.

(ii) Any materials used for remodeling must be appropriate to the Mid-Century Modern style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Porches.

(i) Structures may have a front entry feature with narrow porch supports that could be either steel posts or decorative wrought iron.

(ii) Porch supports or columns must be typical of the Mid-Century Modern style within the Stevens Park Conservation District.

(E) Roof~~s~~ form. Structures may have a flat, low-pitched, or slanted ~~side-gabled or hipped~~ roof~~s~~ with broad overhangs.

(F) Windows.

(i) Structures must have ribbon, grouped, plate glass, awning windows,

hopper windows, or a combination of these window types.

(ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.

(iii) Windows must be typical or look typical of the style and period of Mid-Century Modern structures within the Stevens Park Conservation District.

(iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(8) Minimal Traditional.

(A) Applicability.

(i) Existing main structures that are Minimal Traditional are identified in Exhibit C.

(ii) New main structures that are built in the Minimal Traditional architectural style must comply with the standards in this subsection.

(iii) Minimal Traditional structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Minimal Traditional architectural style must incorporate the following architectural features:

(i) One story or one and one-half story ~~with front-facing or side-gabled roof.~~

(ii) Symmetrical or asymmetrical front facade.

(C) Building Materials.

(i) Structures must be clad in brick, materials that look like brick, stone, materials that look like stone, wood siding, materials that look like wood siding, or a combination of these materials. Vinyl siding is not permitted.

(ii) Any materials used for remodeling must be appropriate to the Minimal Traditional style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Porches.

(i) Structures may have a front entry feature with narrow porch supports that could be either steel posts or decorative wrought iron.

(ii) Porch supports or columns must be typical of the Minimal Traditional style within the Stevens Park Conservation District.

(E) Roofs form. Structures may have low-pitched gabled roofs with shallow or no overhangs.

(F) Windows.

(i) Structures must have double-hung sashes ~~with true divided panes~~, typically with one-over-one or six-over-six divided-pane windows.

(ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.

(iii) Windows must be typical or look typical of the style and period of Minimal Traditional structures within the Stevens Park Conservation District.

(iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(9) Monterey Colonial.

(A) Applicability.

(i) Existing main structures that are Monterey Colonial are identified in Exhibit C.

(ii) New main structures that are built in the Monterey Colonial architectural style must comply with the standards in this subsection.

(iii) Monterey Colonial structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Monterey Colonial architectural style must incorporate the following architectural features:

(i) Two stories ~~with front-facing or side-gabled roof~~.

(ii) Asymmetrical front facade with a cantilevered second-story balcony covered by the principal roof.

(C) Building Materials.

(i) Structures must be clad in brick, materials that look like brick, stucco, materials that look like stucco, wood siding, materials that look like wood siding, or a combination of these materials, with the second story typically a different material than the first story. Vinyl siding is not permitted.

(ii) Any materials used for remodeling must be appropriate to the Monterey Colonial style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Porches. Porches are not required.

(E) Roofs form. Structures may have low-pitched gabled or hipped roofs ~~with composition shingle, wood, or tile materials~~.

(F) Roof materials.

(i) Structures must have Spanish tile, materials that look like Spanish tile, wood shingle, materials that look like wood shingle, or composition shingle~~, or materials that look like composition shingle~~ roofs.

(ii) Any roofing materials used for remodeling must be appropriate to the Monterey Colonial style within the Stevens Park Conservation District.

(G) Windows.

(i) Structures must have casement windows, ~~or~~ single-hung sashes, or double-hung sashes with ~~true divided panes~~ divided-pane windows.

(ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.

(iii) Windows must be typical or look typical of the style and period of Monterey Colonial structures within the Stevens Park Conservation District.

(iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(10) Spanish Eclectic.

(A) Applicability.

(i) Existing main structures that are Spanish Eclectic are identified in Exhibit C.

(ii) New main structures that are built in the Spanish Eclectic architectural style must comply with the standards in this subsection.

(iii) Spanish Eclectic structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Spanish Eclectic architectural style must incorporate the following architectural features:

(i) Two stories with projecting gable-wing or L-shaped design with front-projecting wing.

(ii) ~~Floor plan layout according to solar orientation and predominant breezes.~~

(iii) Asymmetrical facade.

(C) Building Materials.

(i) Structures must be clad in brick, materials that look like brick, stone, materials that look like stone, stucco, materials that look like stucco, or a combination of these materials.

(ii) Any materials used for remodeling must be appropriate to the Spanish Eclectic style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Porches. A front entry porch may have a small pent roof with second floor sleeping porches or one-story side porches.

(E) Roof~~s~~ form. Structures ~~may~~ must have low-pitched gabled, flat, or hipped roofs ~~hip standing seam or wood shingle roofs~~.

(F) Roof materials.

(i) Structures must have Spanish tile, materials that look like Spanish tile, wood shingle, materials that look like wood shingle, or composition shingle~~, or materials that look like composition shingle~~ roofs.

(ii) Any roofing materials used for remodeling must be appropriate to the Spanish Eclectic style within the Stevens Park Conservation District.

(G) Windows.

(i) Structures must have double-hung sashes ~~with true divided panes~~,

typically with six-over-six divided-pane windows.

(ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.

(iii) Windows must be typical or look typical of the style and period of Spanish Eclectic structures within the Stevens Park Conservation District.

(iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(11) Texas Regional.

(A) Applicability.

(i) Existing main structures that are Texas Regional are identified in Exhibit C.

(ii) New main structures that are built in the Texas Regional architectural style must comply with the standards in this subsection.

(iii) Texas Regional structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Texas Regional architectural style must incorporate the following architectural features:

(i) Two stories with projecting gable-wing or L-shaped design with front-projecting wing.

(ii) ~~Floor plan layout according to solar orientation and predominant breezes.~~

(iii) Asymmetrical facade.

(C) Building Materials.

(i) Structures must be clad in brick, materials that look like brick, stone, materials that look like stone, stucco, materials that look like stucco, or a combination of these materials.

(ii) Any materials used for remodeling must be appropriate to the Texas Regional style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Porches. A front entry porch may have a small pent roof with second floor sleeping porches or one-story side porches.

(E) Roofs form. Structures may have low-pitched gabled, hipped, or shed roof. ~~hip standing seam or wood shingle roofs~~.

(F) Roof materials.

(i) Structures must have wood shingle, materials that look like wood shingle, composition shingle, ~~materials that look like composition shingle,~~ or metal roofs.

(ii) Any roofing materials used for remodeling must be appropriate to the Texas Regional style within the Stevens Park Conservation District.

(G) Windows.

(i) Structures must have single-hung or double-hung sashes ~~with true divided panes~~, typically with six-over-six divided-pane windows.

(ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.

(iii) Windows must be typical or look typical of the style and period of Texas Regional structures within the Stevens Park Conservation District.

(iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(12) Tudor.

(A) Applicability.

(i) Existing main structures that are Tudor are identified in Exhibit C.

(ii) New main structures that are built in the Tudor architectural style must comply with the standards in this subsection.

(iii) Tudor structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features.

(i) ~~Subarea A and C.~~ The following architectural features must be maintained or duplicated. New main structures built in the Tudor architectural style must incorporate the following architectural features:

(aa) Symmetrical or asymmetrical front facade.

(bb) At least one front-facing gable.

(cc) ~~A massive~~ Tudor style chimney with optional stone accents.

(ii) ~~Subarea B. The following architectural features must be maintained or duplicated. New main structures built in the Tudor architectural style must incorporate the following architectural features:~~

~~(aa) Symmetrical or asymmetrical front facade.~~

~~(bb) At least one front-facing gable.~~

(C) Building Materials.

(i) Structures must be clad in brick, materials that look like brick, stone, materials that look like stone, ~~and~~ stucco, or materials that look like stucco, with wood half timbering or a combination of these materials.

(ii) Any materials used for remodeling must be appropriate to the Tudor style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Porches. Structures may have a front entry feature with either a covered or uncovered front door and an arcaded side porch with arched openings.

(E) Roof~~s~~ form. Structures must have a roof that is cross-gabled and steeply pitched with a roof slope of at least 45 degrees but no more than 70 degrees.

(F) Windows.

(i) Structures must have some tall, narrow windows, commonly in multiple groups with ~~true-divided~~ multi-pane sashes ~~glazing~~ or art glass.

(ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.

(iii) Windows must be typical or look typical of the style and period of Tudor structures within the Stevens Park Conservation District.

(iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(i) Architectural standards for Subarea C. No architectural standards apply.

(j) Procedures.

(1) Review form applications.

(A) Except as provided in this subsection, a review form application must be submitted to the Director for any work covered by the standards in this ordinance.

(B) A work review form is not required for painting.

(2) Work requiring a building permit.

(A) Upon receipt of a review form application for work requiring a building permit, the building official shall refer it to the Director to determine whether the work meets the standards of this ordinance. The Director shall make this determination within 30 days after submission of a complete application.

(B) If the Director determines that the work complies with the standards of this ordinance, the Director shall approve the application and send it back to the building official, who shall issue the building permit if all requirements of the construction codes and other applicable ordinances have been met.

(C) If the Director determines that the work does not comply with the standards of this ordinance, the Director shall state in writing the specific requirements to be met before the issuance of a building permit and send it back to the building official, who shall deny the building permit. The Director shall give written notice to the applicant stating the reasons for denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address given on the application.

(3) Work not requiring a building permit.

(A) Upon receipt of a review form application for work not requiring a building permit, the building official shall refer it to the Director to determine whether the work meets the standards of this ordinance. The Director shall make this determination within 10 days after submission of a complete application.

(B) If the Director determines that the work complies with the standards of this ordinance, the Director shall approve the application and give written notice to the applicant.

(C) If the Director determines that the work does not comply with the standards of this ordinance, the Director shall state in writing the specific requirements to be met before an approval can be granted. The Director shall give written notice to the applicant stating the reasons for denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address given on the application.

(4) Appeals.

(A) An applicant may appeal any decision made by the Director to the board of adjustment by filing a written appeal with the Director within 10 days after notice is given to the applicant of the Director's decision.

(B) The Director shall send written notice of the appeal to the applicant, the neighborhood association, and all owners of real property located within 200 feet, including streets and alleys, of the boundary of the area for which the application was made. The notice must be given not less than 10 days before the day set for the hearing. Notice is given by depositing the notice properly addressed and postage paid in the United States mail to the property owners as evidenced by the last approved city tax roll.

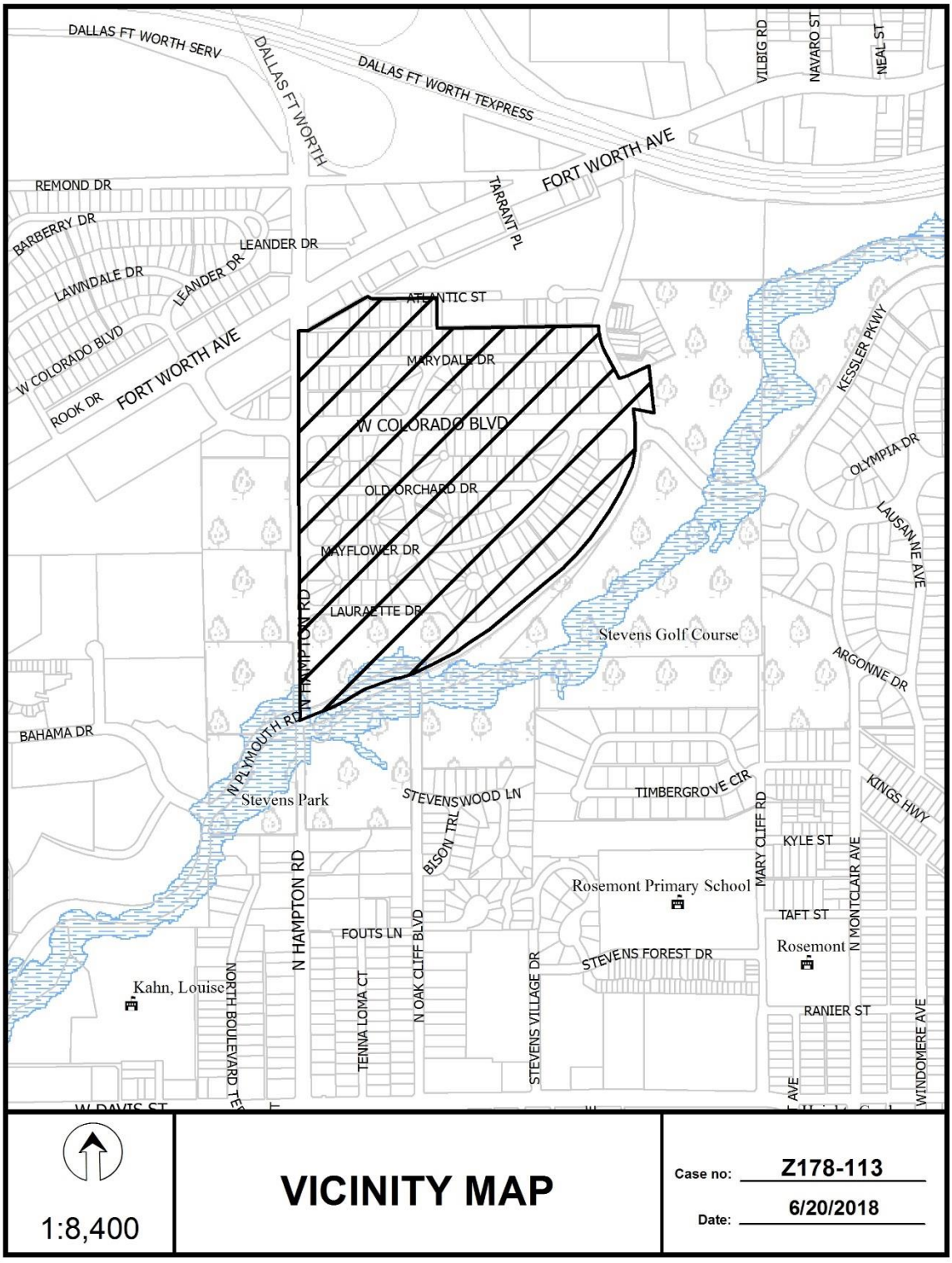
(C) The board of adjustment shall hold a public hearing on all appeals.

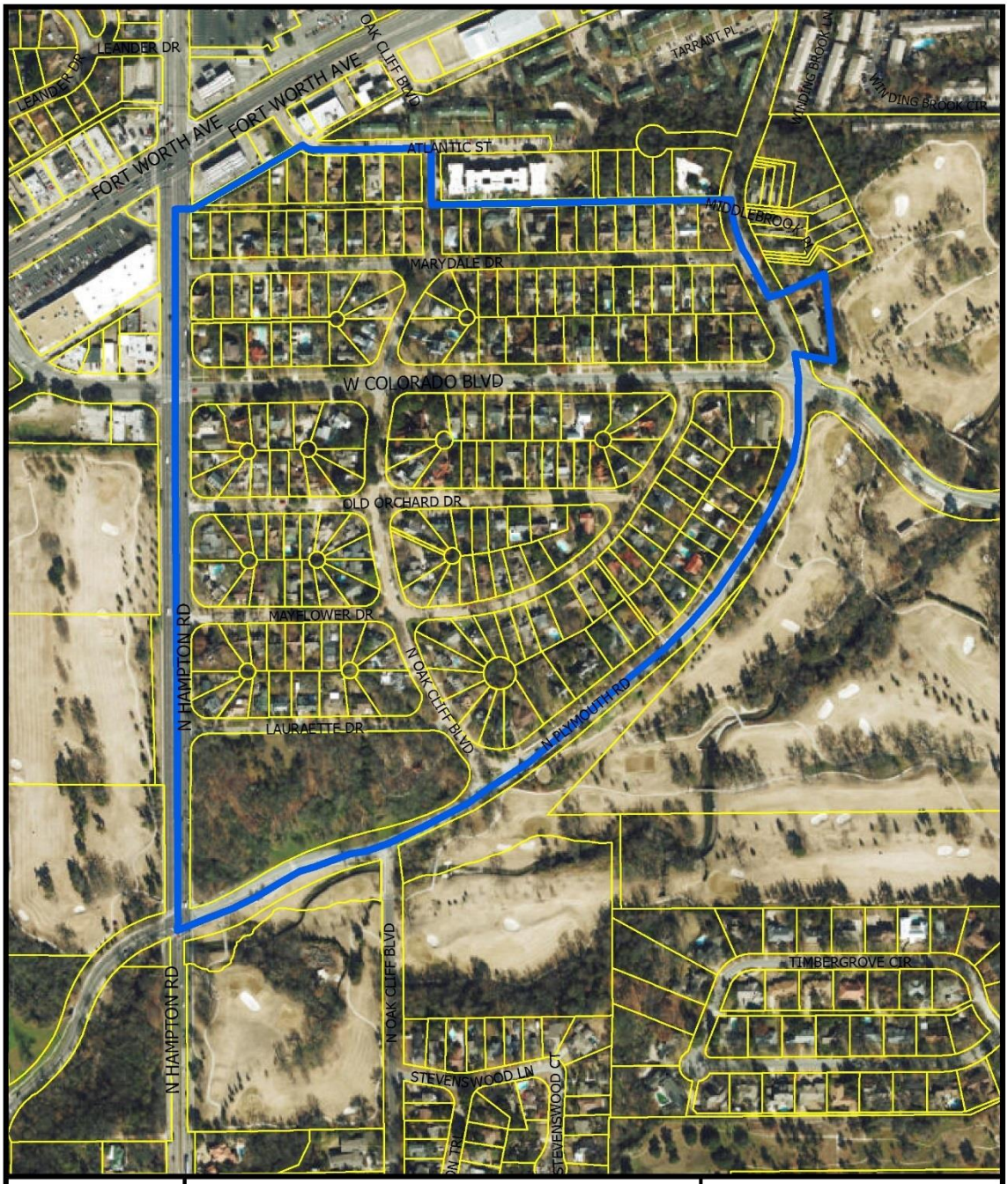
(D) In considering the appeal, the sole issue before the board of adjustment shall be whether the Director erred in the decision, and the board shall consider the same standards that were required to be considered by the Director.

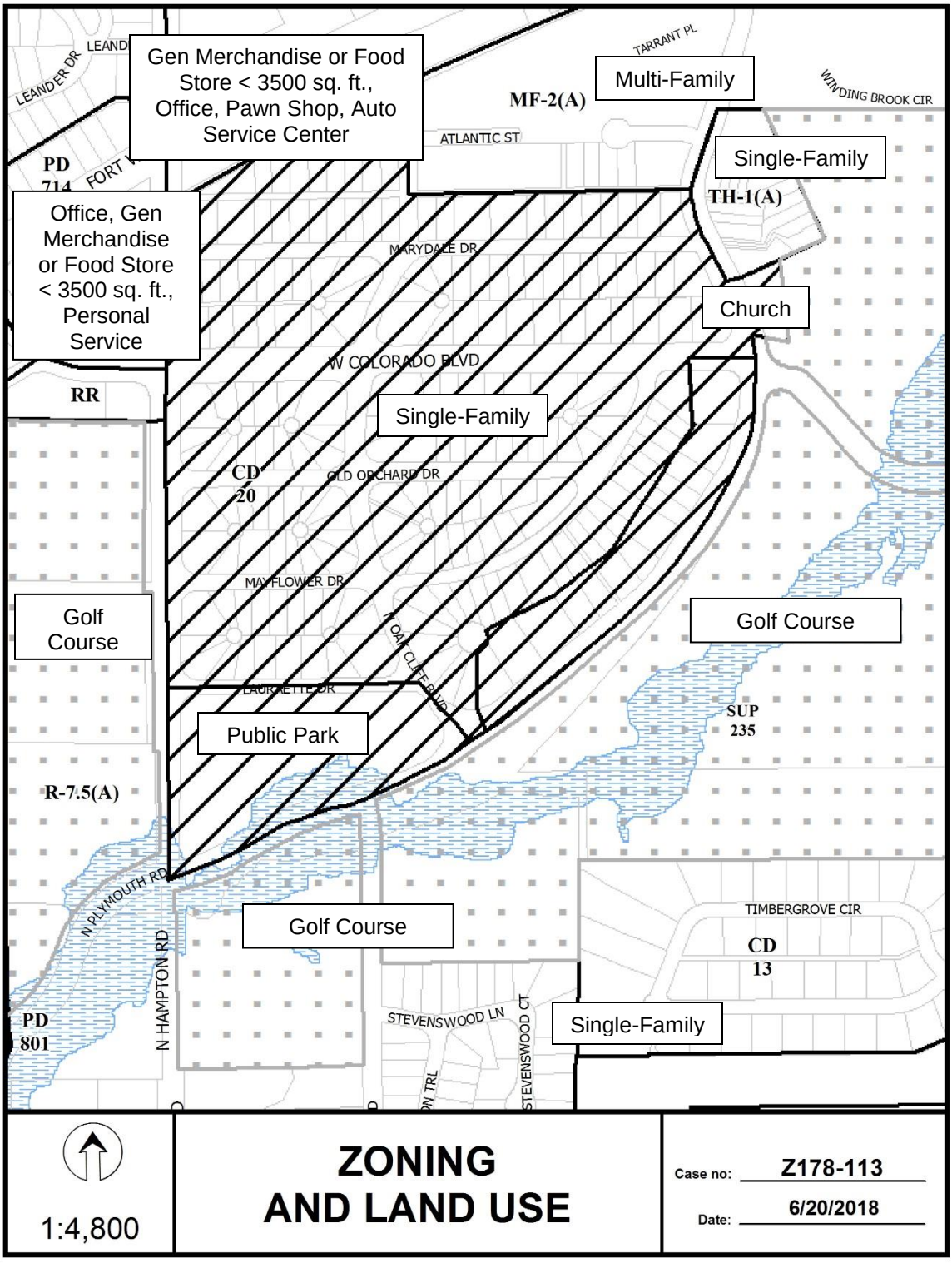
(E) Appeals to the board of adjustment are the final administrative remedy.

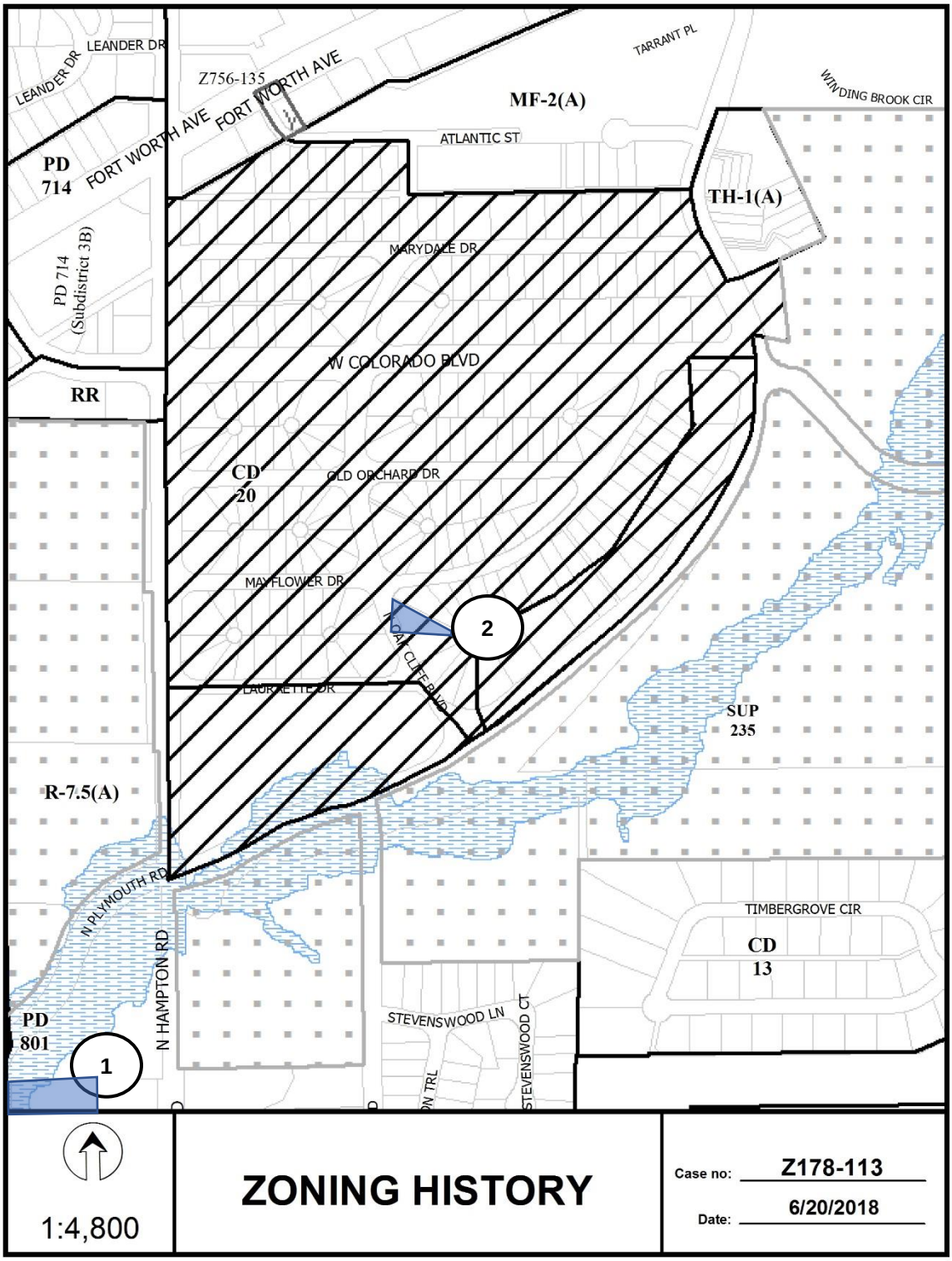
Exhibit C – Architectural Survey

2015 W Colorado	~~Art Deco~~	Colonial Revival
1803 Marydale	~~Texas Regional (modified)~~	Minimal Traditional

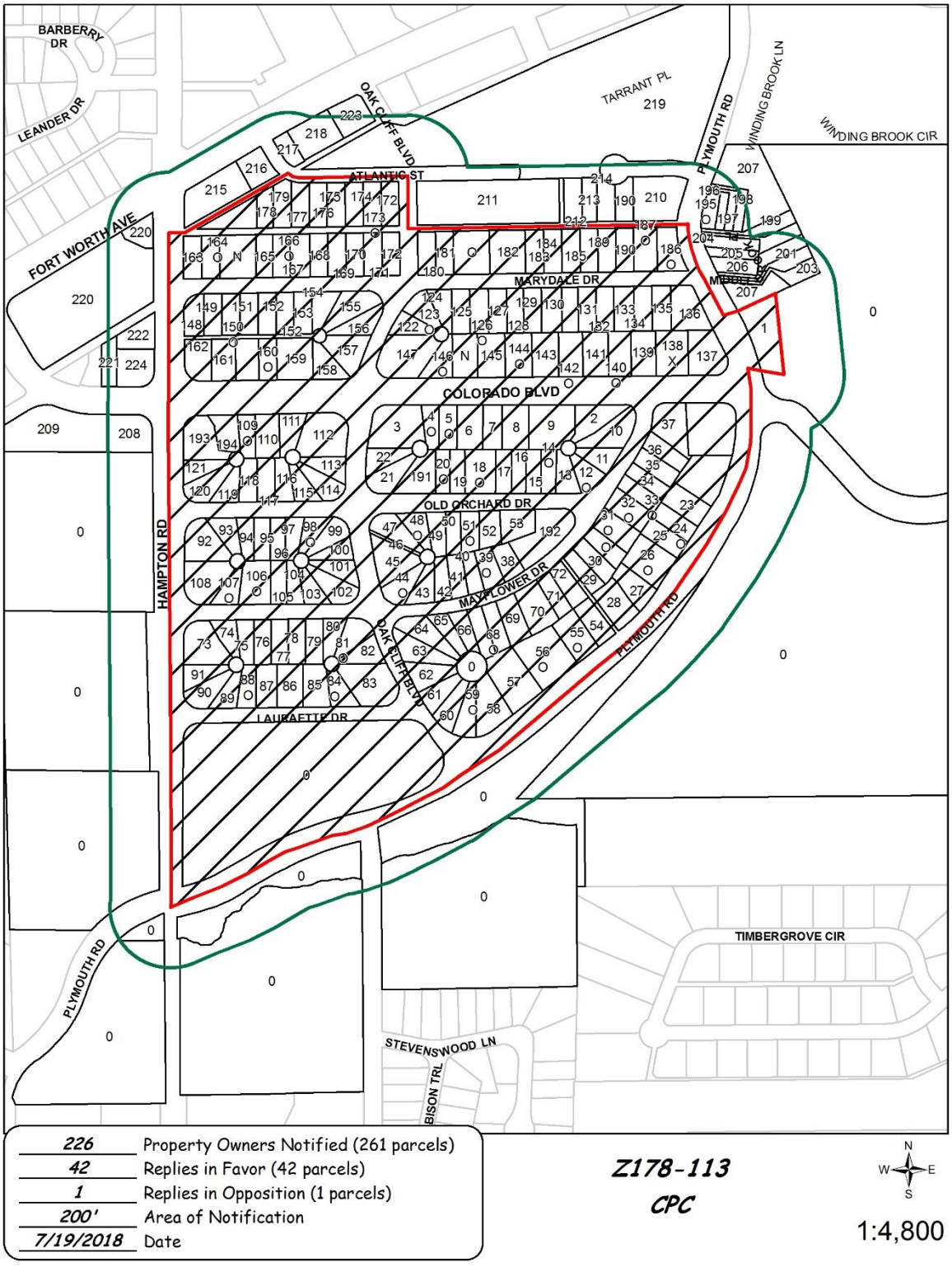

DALLAS FT WORTH SERV
DALLAS FT WORTH
DALLAS FT WORTH TEXPRESS
VILBIG RD
NAVARO ST
NEAL ST
FORT WORTH AVE
REMOND DR
BARBERRY DR
LEANDER DR
LAWNDALE DR
LEANDER DR
TARRANT PL
W COLORADO BLVD
ROOK DR
FORT WORTH AVE
ATLANTIC ST
MARYDALE DR
W COLORADO BLVD
OLD ORCHARD DR
MAYFLOWER DR
LAURADETTE DR
N HAMPTON RD
KESSLER PKWY
OLYMPIA DR
LAUSANNE AVE
Stevens Golf Course
ARGONNE DR
BAHAMA DR
N PLYMOUTH RD
Stevens Park
STEVENSWOOD LN
BISON TRL
TIMBERGROVE CIR
KINGS HWY
MARY CLIFF RD
KYLE ST
N HAMPTON RD
Rosemont Primary School
TAFT ST
N MONTCLAIR AVE
FOUTS LN
N OAK CLIFF BLVD
STEVENS FOREST DR
Rosemont
Kahn, Louise
NORTH BOULEVARD TER
TENNA LOMA CT
STEVENS VILLAGE DR
RANIER ST
WINDOMERE AVE
W DAVIS ST
1:8,400
VICINITY MAP
Case no: Z178-113
Date: 6/20/2018


LEANDER DR
LEANDER DR
OAK CLIFF BLVD
FORT WORTH AVE
FORT WORTH AVE
TARRANT PL
WINDING BROOK LN
WINDING BROOK CIR
ATLANTIC ST
MIDDLEBROOK
MARYDALE DR
W COLORADO BLVD
OLD ORCHARD DR
MAYFLOWER DR
N HAMPTON RD
N OAK CLIFF BLVD
N PLYMOUTH RD
LAURAETTE DR
N HAMPTON RD
N OAK CLIFF BLVD
TIMBERGROVE CIR
STEVENSWOOD LN
STEVENSWOOD CT
1:4,800
AERIAL MAP
Case no: Z178-113
Date: 6/20/2018


Gen Merchandise or Food Store < 3500 sq. ft., Office, Pawn Shop, Auto Service Center
Multi-Family
Office, Gen Merchandise or Food Store < 3500 sq. ft., Personal Service
Single-Family
Church
Single-Family
Golf Course
Golf Course
Public Park
Golf Course
Single-Family
MF-2(A)
TH-1(A)
RR
CD 20
R-7.5(A)
PD 714
PD 801
SUP 235
CD 13
TARRANT PL
WINDING BROOK CIR
ATLANTIC ST
MARYDALE DR
W COLORADO BLVD
OLD ORCHARD DR
MAYFLOWER DR
LAURETTE DR
OAK CLIFF BLVD
N PLYMOUTH RD
N HAMPTON RD
STEVENSWOOD LN
STEVENSWOOD CT
TIMBERGROVE CIR
1:4,800
ZONING AND LAND USE
Case no: Z178-113
Date: 6/20/2018


LEANDER DR
LEANDER DR
Z756-135
FORT WORTH AVE
FORT WORTH AVE
TARRANT PL
WINDING BROOK CIR
MF-2(A)
ATLANTIC ST
PD 714
PD 714 (Subdistrict 3B)
TH-1(A)
MARYDALE DR
W COLORADO BLVD
RR
CD 20
OLD ORCHARD DR
MAYFLOWER DR
2
LOAT CLIFF BLVD
LAURETTE DR
SUP 235
R-7.5(A)
N PLYMOUTH RD
N HAMPTON RD
TIMBERGROVE CIR
CD 13
STEVENSWOOD LN
STEVENSWOOD CT
PD 801
1
1:4,800
ZONING HISTORY
Case no: Z178-113
Date: 6/20/2018

CPC Responses



07/18/2018

Reply List of Property Owners

Z178-113

226 Property Owners Notified ***42 Property Owners in Favor*** ***1 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	1200	N PLYMOUTH RD	PEIRSON WILLIAM & CHRIS
	2	1908	W COLORADO BLVD	LOPEZ CHRYSTN KAY DAVILA &
	3	1950	W COLORADO BLVD	FURNESS GREGORY R & AIMEE M
O	4	1944	W COLORADO BLVD	EDWARDS MARK D
O	5	1940	W COLORADO BLVD	NUTTALL MICHAEL A &
	6	1936	W COLORADO BLVD	MARTINEZ RAMONA &
	7	1932	W COLORADO BLVD	GONZALEZ FERNANDO & CRYSTAL M
	8	1928	W COLORADO BLVD	TEBBETTS TERRYE B
	9	1920	W COLORADO BLVD	SKLAR FREDERICK H
	10	1805	MAYFLOWER DR	THOMPSON DAVID P &
	11	1815	MAYFLOWER DR	HALLER AMY
O	12	1901	OLD ORCHARD DR	CALVO MARY & STEVE
	13	1905	OLD ORCHARD DR	BEATHARD KATHLEEN
O	14	1909	OLD ORCHARD DR	MCLAUGHLIN KASSANDRA G &
	15	1913	OLD ORCHARD DR	WATKINS KAREN R &
	16	1917	OLD ORCHARD DR	KING JAKE & VICTORIA
	17	1921	OLD ORCHARD DR	ROCKBITER CORPORATION
O	18	1929	OLD ORCHARD DR	JORDAN THOMAS P
	19	1933	OLD ORCHARD DR	PAUL JEFFERY
O	20	1937	OLD ORCHARD DR	PULLEN THOMAS E
	21	1949	OLD ORCHARD DR	ALLEN J C &
	22	1134	N OAK CLIFF BLVD	VARNEY LAUREL LYN
	23	1139	N PLYMOUTH RD	GAUDET MICHAEL JR &
O	24	1131	N PLYMOUTH RD	SOMERSCLARK RONALD LEE & CAROLE
	25	1127	N PLYMOUTH RD	GILLES STEPHEN J
O	26	1117	N PLYMOUTH RD	HECK DAVID A & KIMBERLY K

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Reply	*Label #*	*Address*		*Owner*
	27	1111	N PLYMOUTH RD	TUCK CHRISTOPHER
	28	1103	N PLYMOUTH RD	MUSTIN JOHN E & GAY H
	29	1846	MAYFLOWER DR	VALLEY AUTOMOTIVE INC
	30	1842	MAYFLOWER DR	ATIYEH ENTERPRISES LTD PS
O	31	1826	MAYFLOWER DR	CARLISLE KEITH E
O	32	1824	MAYFLOWER DR	MEADOR WILSON &
O	33	1822	MAYFLOWER DR	BURGHER SHARON M
	34	1818	MAYFLOWER DR	JUNCKER BRIAN &
	35	1814	MAYFLOWER DR	ROBBEN EDWARD & JOANNA
	36	1810	MAYFLOWER DR	KELLY MEREDITH LYNN
	37	1818	W COLORADO BLVD	SALERNO BRIAN R
	38	1917	MAYFLOWER DR	FULLWOOD MARGARET MEBANE
O	39	1921	MAYFLOWER DR	NICHOLSON BRENT J &
	40	1925	MAYFLOWER DR	FITE COY M
	41	1929	MAYFLOWER DR	RACINE MARIE L A &
	42	1933	MAYFLOWER DR	DEBERGH SERENA C & JOHN R
	43	1939	MAYFLOWER DR	HERRINGTON JEFFREY WAYNE
O	44	1943	MAYFLOWER DR	GOREE GREGORY KYLE
	45	1110	N OAK CLIFF BLVD	NASH FREDORIC B & SANDRA
	46	1112	N OAK CLIFF BLVD	WILLSON ROBERT RILEY & NANCY
	47	1940	OLD ORCHARD DR	WILLSON ROBERT RILEY &
O	48	1936	OLD ORCHARD DR	PITTENGER DAVID F & MICHELE G
	49	1930	OLD ORCHARD DR	BARK BENNETT &
	50	1926	OLD ORCHARD DR	MOORE DEAVON L
O	51	1922	OLD ORCHARD DR	HERMANN LAWRENCE W
	52	1918	OLD ORCHARD DR	BLACK SCOTT
	53	1914	OLD ORCHARD DR	HOUSE KAYLI ANNE &
	54	1047	N PLYMOUTH RD	PICKETT ROGER A &
O	55	1043	N PLYMOUTH RD	ELLIS JOHN MARK &
O	56	1033	N PLYMOUTH RD	COX JOHN C &
	57	1023	N PLYMOUTH RD	SNODGRASS GLORIA

07/18/2018

Reply	*Label #*	*Address*		*Owner*
	58	1015	N PLYMOUTH RD	WRIGHT WILLIAM A &
O	59	1004	N OAK CLIFF BLVD	FORD NEAL P & KAYCE L
	60	1008	N OAK CLIFF BLVD	PAULEIT NICHOLAS H
	61	1016	N OAK CLIFF BLVD	BUTLER JOHN & DODIE
	62	1024	N OAK CLIFF BLVD	BUCA STEFAN &
	63	1036	N OAK CLIFF BLVD	CRANDALL MICHAEL J &
	64	1940	MAYFLOWER DR	PEARSON DANIEL B III &
	65	1934	MAYFLOWER DR	DILLARD CLARA D
	66	1930	MAYFLOWER DR	COPELAND KELLEY MCCARTER
	67	1926	MAYFLOWER DR	DRISCOLL WILLIAM J &
O	68	1922	MAYFLOWER DR	YEARGAN ALBERT
	69	1918	MAYFLOWER DR	LEE AMY & ROBERT
	70	1910	MAYFLOWER DR	REAGAN ROBERT L & DIANA
	71	1906	MAYFLOWER DR	BAILEY JORDAN &
	72	1902	MAYFLOWER DR	KENNEDY LINDA LEE
	73	2040	MAYFLOWER DR	GREEN J MICHAEL
	74	2036	MAYFLOWER DR	BRADLEY JAMES
	75	2030	MAYFLOWER DR	DWYER KELLY O
	76	2026	MAYFLOWER DR	WHITNAH KEITH
	77	2022	MAYFLOWER DR	PEIRSON ESTHER H EST OF
	78	2018	MAYFLOWER DR	AYERS CHARLES MONROE &
	79	2014	MAYFLOWER DR	SENOUR ALISHA H
	80	2010	MAYFLOWER DR	CARPENTER FAMILY REVOCALBE LIVING TRUST
O	81	2000	MAYFLOWER DR	KULSTAD ERIK B & CHRISTINE E
	82	1039	N OAK CLIFF BLVD	WHITTINGTON EMILY J
	83	1025	N OAK CLIFF BLVD	WHITE EMMA
O	84	2009	LAURAETTE DR	ARGY MICHAEL
	85	2017	LAURAETTE DR	1539 ROUNDTABLE ASSOCIATES LLC
	86	2023	LAURAETTE DR	BAILEY CHARLES M JR
	87	2031	LAURAETTE DR	LEAL MARIO &
O	88	2035	LAURAETTE DR	RUEFFER CHAD NELSON & TRACIE LYNN

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Reply	*Label #*	*Address*		*Owner*
	89	2041	LAURAETTE DR	RUSSELL BETH E
	90	2045	LAURAETTE DR	FISCHER GLENN & KAREN REVOCABLE TRUST
	91	1032	N HAMPTON RD	VANDERMOLEN BRIAN
	92	2036	OLD ORCHARD DR	PICKEL JOHN MATTHEW
	93	2030	OLD ORCHARD DR	BACA MARIKA E
	94	2024	OLD ORCHARD DR	BUCKER ROBERT A
	95	2020	OLD ORCHARD DR	BEDIMO ROGER
	96	2016	OLD ORCHARD DR	BLUM ELLEN
	97	2012	OLD ORCHARD DR	NORWOOD JOAN EVELYN
O	98	2006	OLD ORCHARD DR	BURNS TIMOTHY PAUL
	99	2000	OLD ORCHARD DR	MILNER VALERIE &
	100	1117	N OAK CLIFF BLVD	COLLORA SHELLEY & STEVEN
	101	1111	N OAK CLIFF BLVD	LAMAR LEIGH A
	102	2007	MAYFLOWER DR	ASOLATI MASSIMO
	103	2011	MAYFLOWER DR	BREWER JANET LEE
	104	2015	MAYFLOWER DR	GRIFFITTS J E EST OF
	105	2021	MAYFLOWER DR	BICK KAREN H
O	106	2029	MAYFLOWER DR	PATTERSON JANE L &
O	107	2037	MAYFLOWER DR	WARREN KATHRYN H & JAMES H
	108	2041	MAYFLOWER DR	JUMPER RUSSELL
O	109	2022	W COLORADO BLVD	LYLE ALEXANDER DOUGLAS
	110	2016	W COLORADO BLVD	WILL CLARK B & DONNA G
	111	2012	W COLORADO BLVD	HALBROOK KOBY DALE &
	112	2000	W COLORADO BLVD	SLOVACEK FRANK JOHN III &
	113	1135	N OAK CLIFF BLVD	NIROOMAND FARHAD TRUSTEE
	114	2003	OLD ORCHARD DR	SILVA PHILLIP EDWARD & REBEKAH SILVA
	115	2011	OLD ORCHARD DR	HUMPHREYS JERRY D
	116	2015	OLD ORCHARD DR	CAVALIER LINDA &
	117	2019	OLD ORCHARD DR	MCCORMACK DAVID E JR & TALLY P
	118	2023	OLD ORCHARD DR	RAMIREZ ALLISON G & SCOTT A
	119	2029	OLD ORCHARD DR	KENNEDY DONNEL L

07/18/2018

Reply	*Label #*	*Address*		*Owner*
	120	2033	OLD ORCHARD DR	VILLARREAL JUAN CARLOS &
	121	1132	N HAMPTON RD	MINOR LINDSAY ADKINS &
	122	1212	N OAK CLIFF BLVD	WICK KYLE P & STEPHANIE L
O	123	1938	MARYDALE DR	WALL DIANNE L &
	124	1934	MARYDALE DR	HANSEN CARMEN KAY
	125	1930	MARYDALE DR	MOCKINGBIRD TRUST
O	126	1926	MARYDALE DR	M & S FAMILY TRUST
	127	1920	MARYDALE DR	MOORE KEITH W & KATHLEEN C
	128	1914	MARYDALE DR	BERLIN AMY A
	129	1910	MARYDALE DR	ADINOFF BRYON &
	130	1906	MARYDALE DR	MAYNARD BRIAN T &
	131	1826	MARYDALE DR	HELWIG JULIE K
	132	1822	MARYDALE DR	STEWART ANNETTE
	133	1818	MARYDALE DR	STEGER ROBERT W
	134	1814	MARYDALE DR	CASAREZ ACIDALIA & FERNANDO
	135	1808	MARYDALE DR	NAVARRO KEVIN W & LAURIE L
	136	1800	MARYDALE DR	SCHMIDT RODNEY J & ELOISE HAJEK
	137	1803	W COLORADO BLVD	ROBERTS CONNIE SUE & NEIL SMITH
X	138	1817	W COLORADO BLVD	STELLMAKER MICHELLE B
	139	1823	W COLORADO BLVD	MADRID GREG JR
O	140	1903	W COLORADO BLVD	SEWELL BRAD WILLIAM &
	141	1909	W COLORADO BLVD	LOLLAR BRADLEY K & NAN D
O	142	1915	W COLORADO BLVD	FREYDBERG CHERYL
	143	1921	W COLORADO BLVD	SNOOK RUSSELL & ERICA
O	144	1935	W COLORADO BLVD	RYBARSKI JOSEPH & CAROL
	145	1939	W COLORADO BLVD	SAMPLE TRAVIS
O	146	1951	W COLORADO BLVD	KERR LYNN R
	147	1957	W COLORADO BLVD	VRANA DENNIS RAY &
	148	2050	MARYDALE DR	GARZA ELIZABETH ANN &
	149	2046	MARYDALE DR	LUPTON JAMES MATTHEW & COURTNEY ANN
O	150	2044	MARYDALE DR	LAXSON THOMAS LEE &

07/18/2018

Reply	*Label #*	*Address*		*Owner*
	151	2042	MARYDALE DR	CREEL SYBLE
	152	2030	MARYDALE DR	SEPULVEDA MERITH
	153	2020	MARYDALE DR	POOL ELLEN M
	154	2014	MARYDALE DR	WEINSTEIN LARRY
	155	2006	MARYDALE DR	TALMAGE & NAOMI LIVING
	156	1215	N OAK CLIFF BLVD	FORD HULEN
	157	1207	N OAK CLIFF BLVD	HOWARD SUSAN G &
	158	2007	W COLORADO BLVD	TREVINO MANUEL E &
	159	2015	W COLORADO BLVD	CHEEK CELINA
O	160	2023	W COLORADO BLVD	DELOACHE RICHARD F
	161	2031	W COLORADO BLVD	DOWD MALINDA M &
	162	2041	W COLORADO BLVD	WEST COLORADO COMPANY
	163	2053	MARYDALE DR	RUELAS MANUEL
O	164	2051	MARYDALE DR	HAUS & STARK LLC
	165	2037	MARYDALE DR	MADRID GREG & DIANE
O	166	2031	MARYDALE DR	WATSON JENNIFER K
	167	2027	MARYDALE DR	HUPERT MARK J
	168	2023	MARYDALE DR	SMITH BRIAN PAUL
	169	2015	MARYDALE DR	WIGGINS RONALD ALAN &
	170	2011	MARYDALE DR	COX ALICE LYNN
	171	2007	MARYDALE DR	SCHOONOVER CARL J
	172	2003	MARYDALE DR	SHINN GEORGE L
O	173	2006	ATLANTIC ST	MORGAN BILLIE JEAN
	174	2012	ATLANTIC ST	MADRID GREGORIO JR &
	175	2018	ATLANTIC ST	ATLANTIC HOUSE LLC
	176	2022	ATLANTIC ST	ATLANTIC ENTERPRISE
	177	2026	ATLANTIC ST	CHABOLLA DEBRA ANN &
	178	2034	ATLANTIC ST	MADRID GREG & DIANE
	179	2030	ATLANTIC ST	CHABOLLA DEBRA ANN
	180	1943	MARYDALE DR	GOODEN CASEY & ERIN
	181	1937	MARYDALE DR	GUY MARGARET B

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Reply	*Label #*	*Address*		*Owner*
	182	1921	MARYDALE DR	SPENCE GARY JR & ALICIA
	183	1911	MARYDALE DR	SIMMONS CHRISTINE SUMMER & JASON PAUL
	184	1907	MARYDALE DR	MCVEY MICHAEL K &
	185	1903	MARYDALE DR	SNOW ANDREW F & JENNIFER GADD
O	186	1803	MARYDALE DR	MELTON JASON E &
O	187	1811	MARYDALE DR	BROWN MARTIN L JR & LAURA
	188	1827	MARYDALE DR	PETTINEO DAVID RICHARD &
	189	1823	MARYDALE DR	DIPPERY LORI &
	190	1817	MARYDALE DR	HAWKINS CINDY A.
	191	1941	OLD ORCHARD DR	SPENCE DAVID & CYNTHIA
	192	1903	MAYFLOWER DR	ALLISON MICHAEL G
	193	1138	N HAMPTON RD	HERNANDEZ RAUL
	194	2028	W COLORADO BLVD	CARPENTER DAVID S &
O	195	1224	MIDDLEBROOK PL	BURNS CELINA H
	196	1222	MIDDLEBROOK PL	SHUBERT LLOYD J JR
	197	1220	MIDDLEBROOK PL	MEEKS RANDALL S
	198	1218	MIDDLEBROOK PL	HENDRIX BILLY J &
	199	1210	MIDDLEBROOK PL	MCCASKELL NANCY C &
	200	1208	MIDDLEBROOK PL	HAUTEMAN J GORDAN
	201	1206	MIDDLEBROOK PL	NASH JERRY C &
	202	1204	MIDDLEBROOK PL	CHANDLER MILDRED E
	203	1202	MIDDLEBROOK PL	PARTLETON ALFRED W
	204	1211	MIDDLEBROOK PL	THOMPSON TOYA D
	205	1209	MIDDLEBROOK PL	KLEMOW STEVEN R &
	206	1207	MIDDLEBROOK PL	RIVAS FAUSTINO & DORA
	207	1	MIDDLEBROOK PL	MIDDLEBROOK PL HOMEOWNR
	208	2100	W COLORADO BLVD	C & H REAL ESTATE PS ETAL
	209	2100	W COLORADO BLVD	CALABRIA JAMES THOMAS
	210	1812	ATLANTIC ST	DEMAREST SYLVIA M
	211	1930	ATLANTIC ST	DWELLINGS AT KESSLER PARK LP THE
	212	1828	ATLANTIC ST	SNOW ANDREW F & JENNIFER G

07/18/2018

Reply	*Label #*	*Address*		*Owner*
	213	1826	ATLANTIC ST	PETTINEO DAVID R &
	214	1822	ATLANTIC ST	DIPPREY GARY E & LORI A
	215	2052	FORT WORTH AVE	7 ELEVEN INC
	216	2036	FORT WORTH AVE	7 ELEVEN INC
	217	2028	FORT WORTH AVE	MADRID INVESTMENTS
	218	2010	FORT WORTH AVE	THIRD COAST FINANCIAL
	219	1305	N PLYMOUTH RD	CPIF INVESTORS VM LP
	220	2102	FORT WORTH AVE	CENTRO NP HOLDINGS 12 SPEC LLC
	221	2111	W COLORADO BLVD	ARTELL CORPORATION
	222	1221	N HAMPTON RD	SPECIALTY INVESTMENTS CORPORATION
	223	2000	FORT WORTH AVE	SANTOS JUAN J
	224	1205	N HAMPTON RD	RODRIGUEZ ROSARIO PADILLO
O	225	1931	MARYDALE	MCMAHON SEAN P &
O	226	1838	MAYFLOWER	BUCHANAN WALTER

Agenda Information Sheet

File #: 18-535 **Item #:** 42.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1252 for a child-care facility on property zoned an R-7.5(A) Single Family District, on the northwest corner of North Jim Miller Road and Sarah Lee Drive
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions
Z178-177(CY)

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HONORABLE MAYOR AND CITY COUNCIL **WEDNESDAY AUGUST 22, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER:	Z178-177(CY)	**DATE FILED:**	February 6, 2018
LOCATION:	Northwest corner of North Jim Miller Road and Sarah Lee Drive		
COUNCIL DISTRICT:	5	**MAPSCO:**	58 J
SIZE OF REQUEST:	Approx. 0.46 acres	**CENSUS TRACT:**	93.01

OWNER/APPLICANT: G+J Learning Center

REPRESENTATIVE: Gloria Johnson

REQUEST: An application for an amendment to Specific Use Permit No. 1252 for a child-care facility on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to amend the existing SUP site plan to reflect existing site conditions and to amend the SUP conditions to allow for lesser off-street parking requirements.

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 with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.

BACKGROUND INFORMATION:

- On August 23, 1995, City Council approved SUP No. 1252 for a child-care facility for a two-year period subject to a site plan and conditions.

- On May 14, 1997, City Council approved an amendment to SUP No. 1252 amending the site plan and conditions. The time period granted was five years with eligibility for automatic renewals for additional five-year periods.

- On April 8, 2002, an application for the automatic renewal for SUP No. 1252 was approved for a five-year period with eligibility for automatic renewals for additional five-year periods.

- On March 26, 2007, an application for the automatic renewal for SUP No. 1252 was approved for a five-year period with eligibility for automatic renewals for additional five-year periods.

- On June 11, 2008, City Council approved an amendment to SUP No. 1252 amending the site plan and conditions. The time period granted was five years with eligibility for automatic renewals for additional five-year periods.

- On March 12, 2013, an application for the automatic renewal for SUP No. 1252 was approved for a five-year period with eligibility for automatic renewals for additional five-year periods.

- On February 6, 2018 the owner submitted an application for the automatic renewal of SUP No. 1252.

- During the review of the application it was determined that the site is not in compliance with the approved SUP site plan nor with the SUP conditions.

- The applicant is unable to bring the site into compliance and therefore has revised the application to request the amendment of the site plan to match the existing site conditions and the amendment of the SUP conditions to allow for reduced off-street parking requirements.

Zoning History: There have been no recent zoning changes in the vicinity during the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Required ROW
North Jim Miller Road	Major Arterial	100’
Sarah Lee Drive	Minor Arterial	50’

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined the proposed parking is justified based on the existing traffic operations and it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

NEIGHBORHOOD PLUS

GOAL 2.3 EXPAND HEALTH, CHILDCARE, AND TRANSPORTATION PROGRAMS FOR LOW INCOME AREAS.

Action 2.3.5 Build partnerships between employers, transportation providers, apartment managers, developers, and childcare providers to increase accessibility of affordable childcare to working parents.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) with SUP No. 1252	Child care facility
North	R-7.5(A)	Single Family Dwelling
East	R-7.5(A)	Single Family Dwelling
South	R-7.5(A)	Single Family Dwelling
West	R-7.5(A)	Single Family Dwelling.

Land Use Compatibility:

The approximate 0.46-acre site is zoned an R-7.5(A) Single Family District with Specific Use Permit No. 1252 for a child care facility and is currently developed with a one-story structure for the main use and two one-story structures for storage. Single family uses surround the subject site to the north, east, south and west.

The property has been operating under the same ownership as a child-care facility since 1995 when Specific Use Permit No. 1252 was approved by City Council. The corresponding SUP conditions granted a time period of two years without eligibility for automatic renewals [Expiration date: August 23, 1997]. The conditions also included landscaping to be provided in accordance with Article X of the Dallas Development Code, as amended; a circular drive to be provided for the off-street loading and unloading of children and requirements for off-street parking to be provided at a minimum of two spaces as shown on the approved site plan.

Following the initial approval of the Specific Use Permit for the child-care facility use, there have been a series of applications detailed in a time line below that provides a background and reference information that staff has taken into consideration in making a recommendation.

- **1997.** The owner submitted an application for an amendment to the site plan and conditions. The purpose of the request was to allow for an addition to the main building. City Council approved the amendment of the SUP site plan and conditions establishing a new time period for the expiration of the SUP of five years with eligibility for automatic renewal for additional five-year periods. [Expiration date May 14, 2002].
  The amended conditions included changes in the Landscaping provisions requiring compliance with the landscaping shown on the site plan when the child

care facility exceeded 1,615 square feet; however, there are no records that indicate what the floor area of the existing main building was prior to the proposed addition. Building Inspections' records affirm that a building permit was issued on June 4, 1997, to "enclose existing patio for new floor area" with a new floor area (addition) of 1,344 square feet. Dallas Central Appraisal District indicates that currently the main structure has a total floor area of 2,123 square feet. The conditions also amended the parking regulations to require off-street parking to be provided pursuant to the Dallas Development Code, as amended.

An update to the existing Certificate of Occupancy that was originally issued on September 14, 1995, was done following the issuance of the 1997 building permit for the addition. The CO reflects a total floor area of 2,370 square feet, a required off-street parking of three spaces and a total of four off-street parking spaces provided on site.

- **2002.** An application for the automatic renewal of the SUP was approved for a five-year period with eligibility for automatic renewals for additional five-year periods. [Expiration date: May 14, 2007]

- **2007.** An application for the second automatic renewal of the SUP was approved for five-year period with eligibility for automatic renewals for additional five-year periods. [Expiration date: May 14, 2012]

- **2008.** Before the time period to apply for the automatic renewal was due, the owner submitted an application for an amendment to the site plan and conditions. The purpose of the request was to allow for a 694-square-foot addition in the rear of the main building. City Council approved the amendment granting the SUP for a five-year time period with eligibility for automatic renewals for additional five-year periods. The approved conditions amended once more the parking regulations to require a minimum of seven off-street parking spaces to be provided as depicted on the site plan. The site plan however, depicted only six off-street parking spaces, with two of them located in the front yard setback.
  Sec. 51A-4.300(b)(1) states that in a residential district, off-street parking for a nonresidential use must comply with the minimum front yard requirements of Sec. 51A-4.401.
  Sec. 51A-401(a)(1) states that front yards must be open and unobstructed except for fences.

  The landscaping provisions were only amended to require the landscaping to be completed and maintained in accordance with Article X, but maintained the

requirement of being provided as shown on the attached site plan when the child care-facility exceeded the 1,615 square feet in floor area. The amended site plan did not show any landscaping but stated that landscaping was existing and had been installed per the last SUP amendment and inspected under the 1997 building permit.

- **2013.** An application for an automatic renewal of the SUP was approved for a five-year period with eligibility for automatic renewals for additional five-year period. [Expiration date: June 11, 2018]

- **February 2018**. The owner submitted an application for the automatic renewal of the SUP. During staff review of this application, it was determined that the required off-street parking is not being provided in accordance with the latest SUP conditions approved nor with the approved site plan. Out of the seven off-street parking spaces required, only four are provided on site. The location of the two spaces that were wrongfully approved to be provided in the front yard setback have never been provided in that location but rather have remained in the original location they were prior to the 2008 amendment.

After a second site visit and a meeting with the applicant, it was determined that the site conditions were never changed as proposed in the 2008 approved site plan. The applicant stated that due to lack of funds, the changes were never made and, as a result, she expressed her intentions to maintain the site as it currently exists.

Sec. 51A-4.204(3)(C) states that the required off-street parking for a child-care facility may be established in the ordinance granting a required SUP for the use, otherwise the requirement is at a ratio of one space per 500 square feet of floor area.
Taking the 2,694 square feet of floor area depicted in the proposed site plan (including the main building and the storage structures) as the current floor area for the use, and considering a scenario where this use would not require an SUP, the off-street parking required at the above ratio, would be a total of five spaces.

The request to amend the SUP site plan and conditions to continue to operate the child-care facility use as it existed prior to the 2008 amendment, is not foreseen to have a negative impact on the surrounding uses as the amendment is to reflect the existing site conditions in which the use has been operating for the past ten years.

Parking:

The purpose of the request is to amend the SUP conditions and allow for the child-care facility to require and provide a minimum of four off-street parking spaces as depicted on the proposed site plan.

In order to comply with Sec. 51A-4.301(a)(7) that states that except for residential uses, head-in parking adjacent to a public street where the maneuvering of the vehicle in parking or leaving the parking space is done on a public street is excluded in computing the off-street parking requirements; the applicant proposes a maneuvering area for two of the required off-street parking spaces on the east side of the property fronting North Jim Miller Road.

Landscaping:

The request also seeks to amend the landscaping conditions to remove the provision of providing the landscape subject to the use exceeding a certain floor area and instead require it to be provided in accordance with Article X of the Dallas Development Code, as amended.

PRIOR CPC ACTION- JULY 19, 2018

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1252 for a child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions on property zoned R-7.5(A) Single Family District, on the northwest corner of North Jim Miller Road and Sarah Lee Drive.

Maker: Rieves
Second: Mack
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 8

Notices: Area: 200 Mailed: 29
Replies: For: 1 Against: 0

Speakers None

List of Officers

G & J LEARNING CENTER.

- Gloria Johnson — Chairman
- Felicia Alford — Vice-Chairman
- Nathan Kemps III — Second Chairman
- Iesha Alford — Secretary
- Demetral Richardson — Treasury
- Gloria Johnson — Affected Data

SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a c[~~C~~]hild-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 time period that~~] expires on (five-year period from the passage of this ordinance) [~~June 11, 2013~~], but is eligible for automatic renewals 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: [~~When the floor area for the Child-care facility exceeds 1,615 square feet, landscaping must be provided as shown on the attached site plan.~~] Landscaping must be provided [~~completed~~] and maintained in accordance with Article X of the Dallas Development Code, as amended. Plant materials must be maintained in a health, growing condition.

5. DRIVE: A circular drive or similar area must be provided for the off-street loading and unloading of children, as shown on the attached site plan.

6. FENCING: The outdoor play area must be enclosed by a minimum four-foot-high fence, as shown on the attached site plan.

7. HOURS OF OPERATION: The child-care facility may only operate between 6:00 a.m. and [~~to~~] 6:00 p.m., Monday through Friday.

8. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.

~~9. [INDOOR FLOOR AREA: A minimum of 50 square feet of indoor floor area must be provided for each child in attendance.]~~

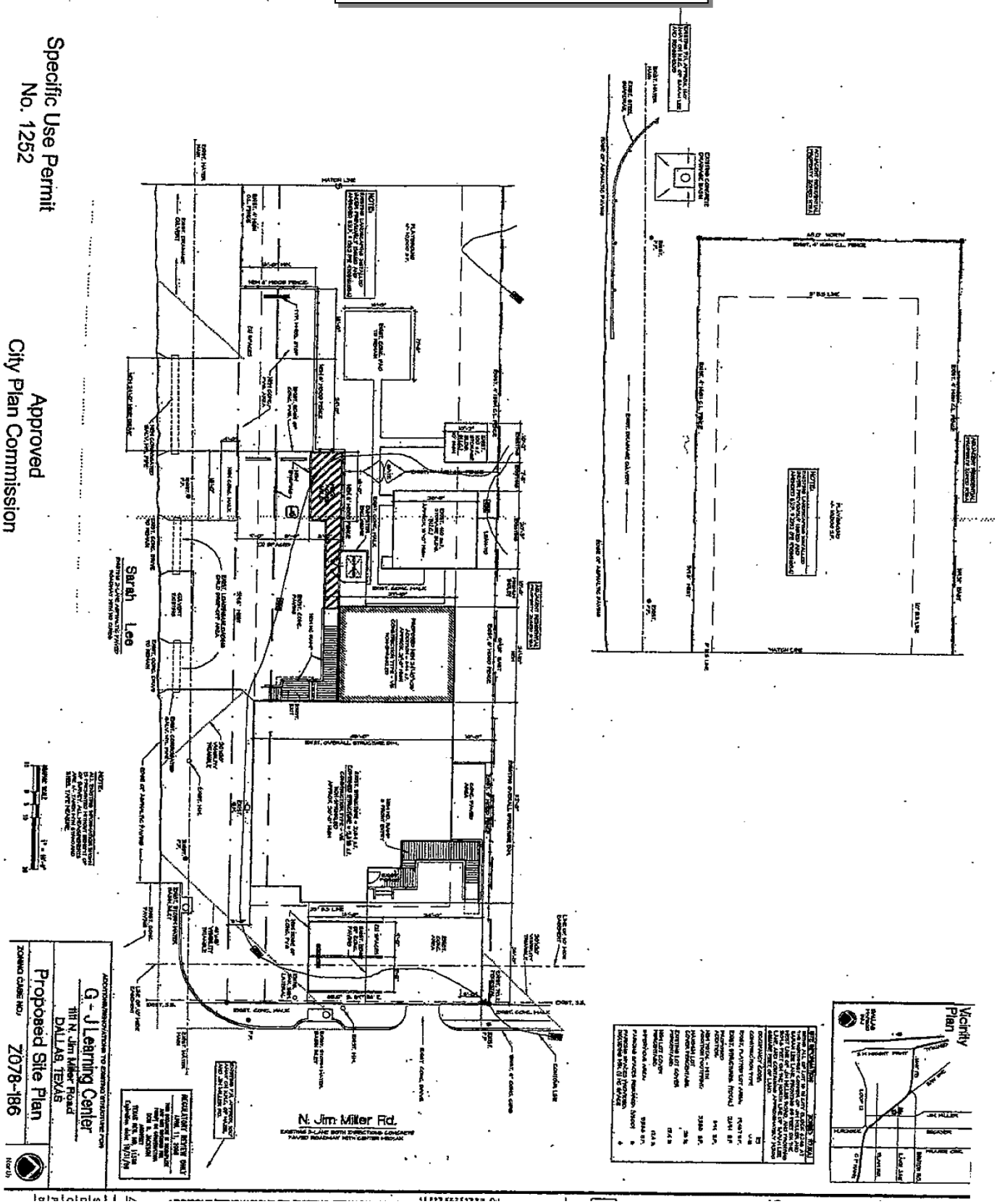
9. OUTDOOR FLOOR AREA: [~~A minimum of 100 square feet must be provided for each child in attendance.~~] The outdoor play area must be provided in the location shown on the attached site plan.

10. PARKING: A minimum of four [~~seven~~] off-street parking spaces must be provided as shown on the attached site plan.

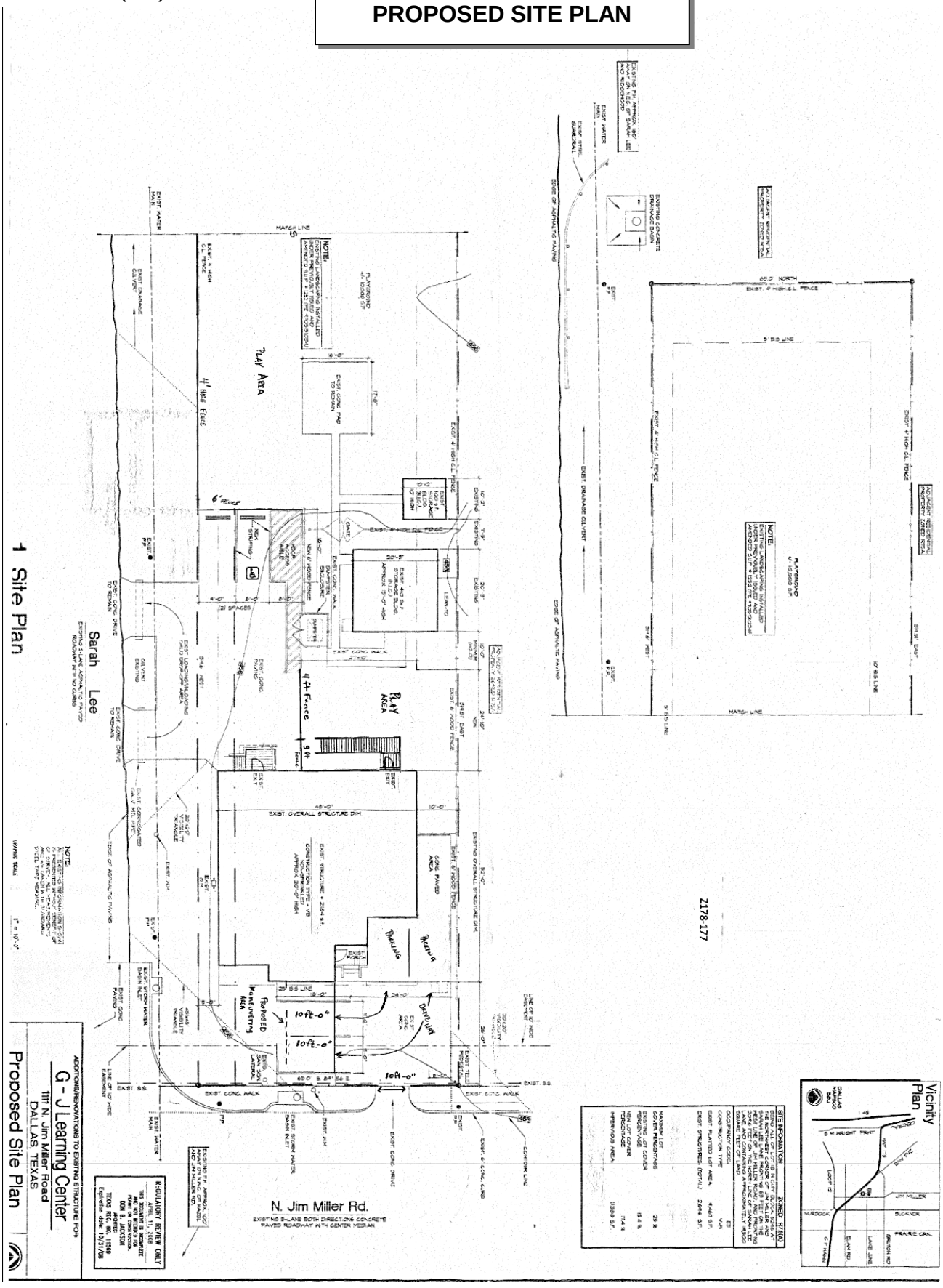
11. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

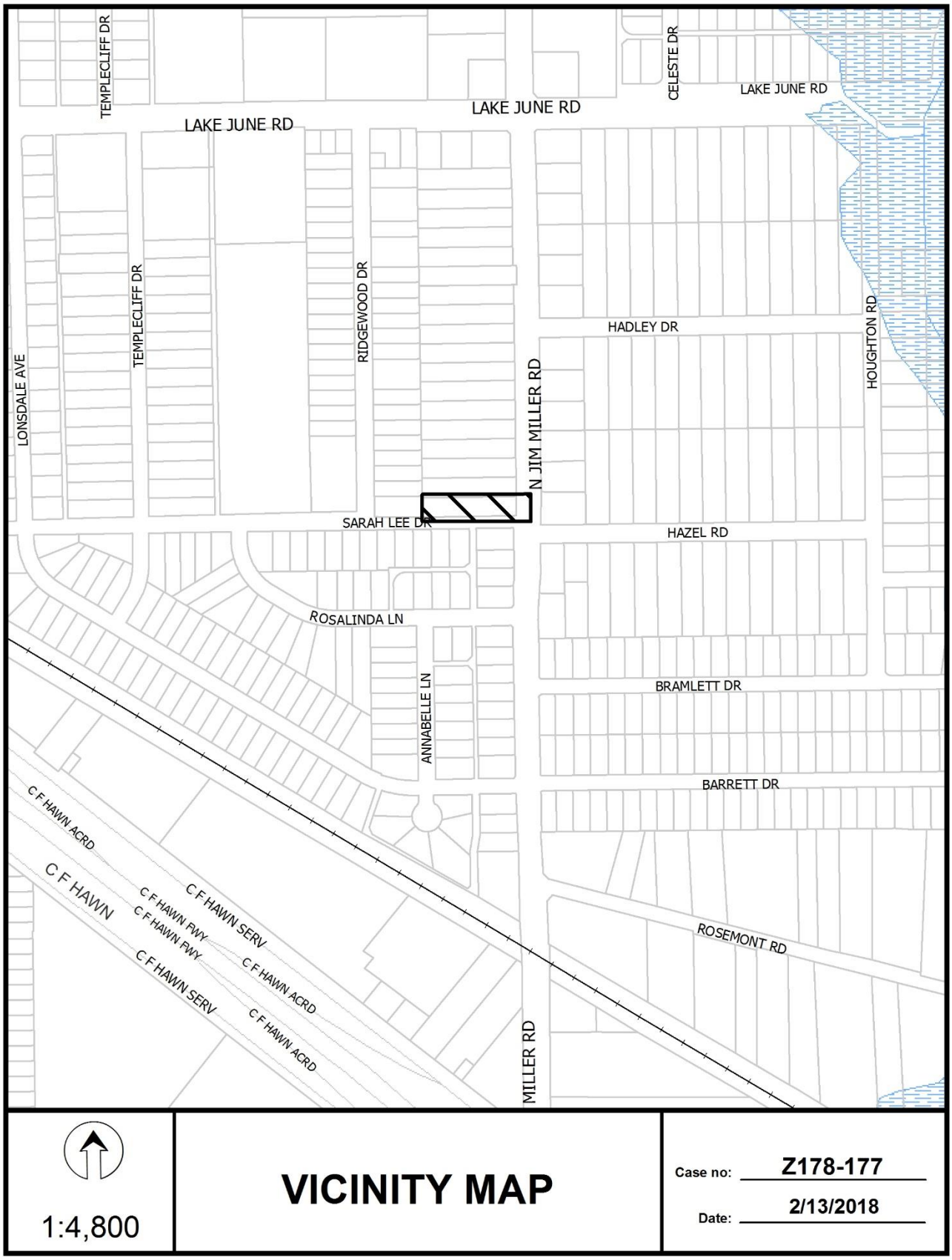
12. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN



PROPOSED SITE PLAN




TEMPLECLIFF DR
LAKE JUNE RD
LAKE JUNE RD
CELESTE DR
LAKE JUNE RD
LAKE JUNE RD
TEMPLECLIFF DR
RIDGEWOOD DR
HADLEY DR
HOUGHTON RD
LONSDALE AVE
N JIM MILLER RD
SARAH LEE DR
HAZEL RD
ROSALINDA LN
ANNABELLE LN
BRAMLETT DR
BARRETT DR
C F HAWN ACRD
C F HAWN
C F HAWN FWY
C F HAWN SERV
C F HAWN FWY
C F HAWN ACRD
C F HAWN SERV
C F HAWN ACRD
ROSEMONT RD
MILLER RD
1:4,800
VICINITY MAP
Case no: Z178-177
Date: 2/13/2018

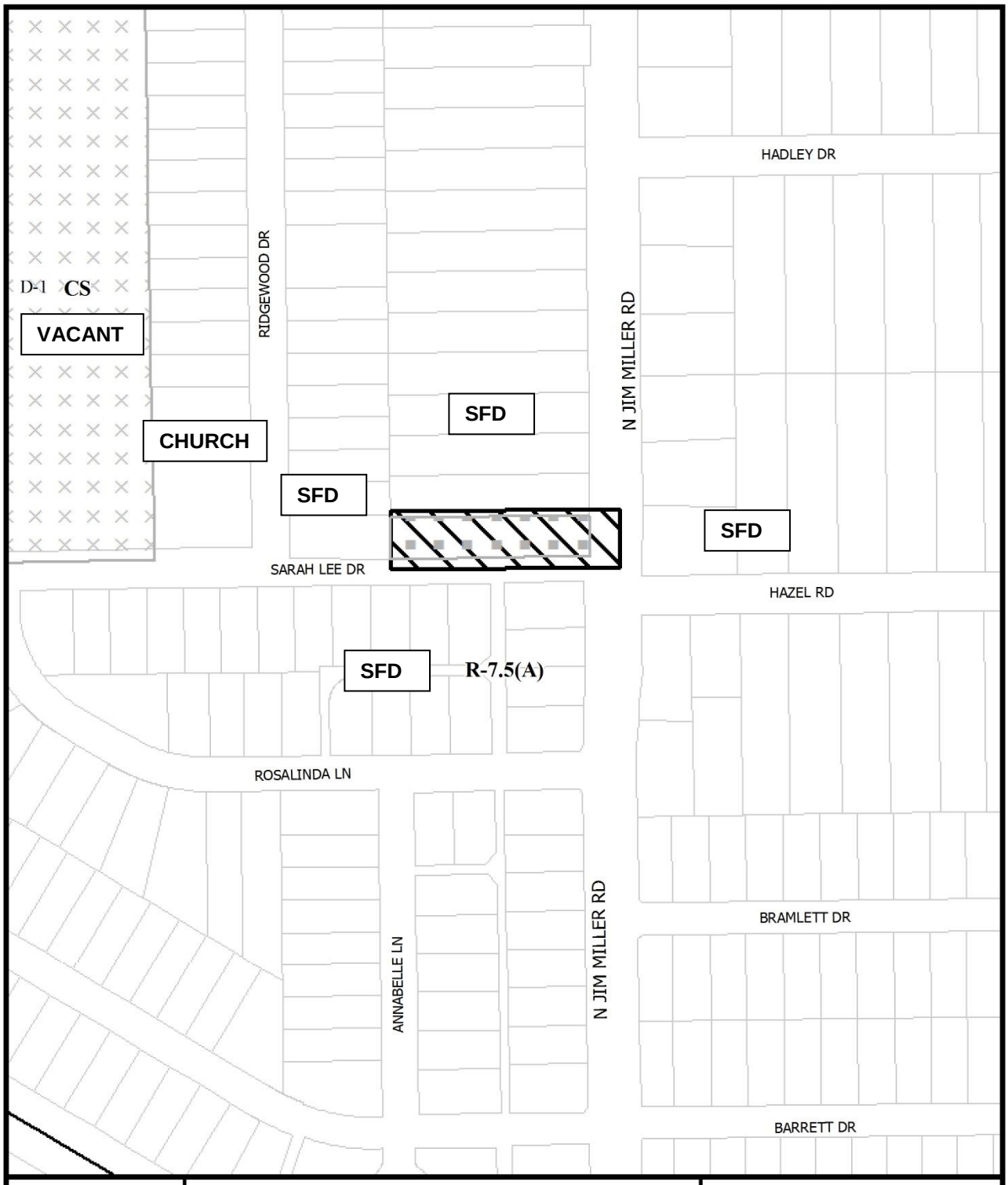


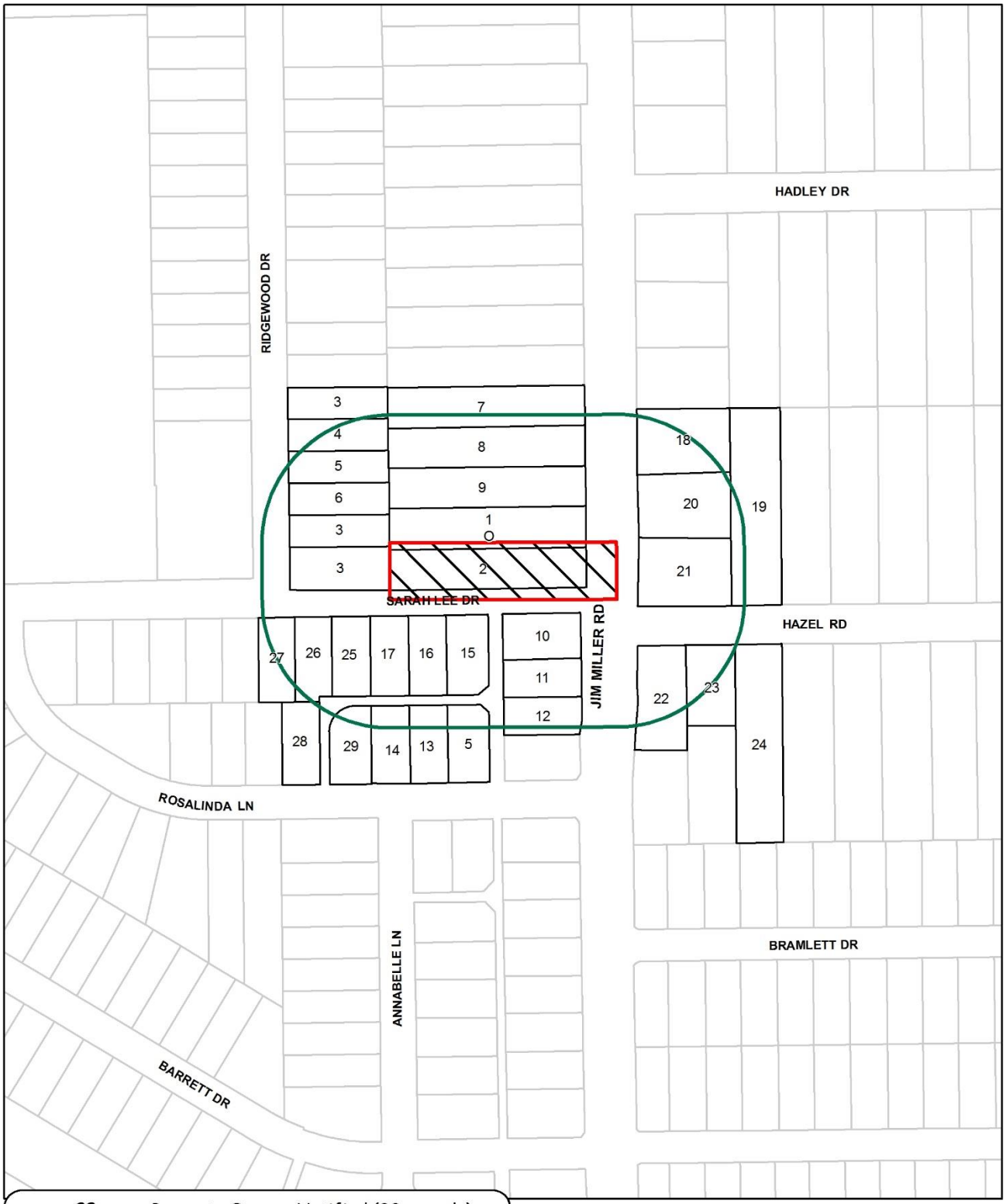
1:2,400

AERIAL MAP

Case no: Z178-177

Date: 2/13/2018


D-1 CS
VACANT
CHURCH
SFD
SFD
SFD
SFD
R-7.5(A)
RIDGEWOOD DR
N JIM MILLER RD
HADLEY DR
SARAH LEE DR
HAZEL RD
ROSALINDA LN
ANNABELLE LN
N JIM MILLER RD
BRAMLETT DR
BARRETT DR
1:2,400
ZONING
AND LAND USE
Case no: Z178-177
Date: 2/13/2018



29	Property Owners Notified (32 parcels)
1	Replies in Favor (1 parcels)
0	Replies in Opposition (0 parcels)
200'	Area of Notification
7/19/2018	Date

Z178-177
CPC

N
W E
S

1:2,400

07/17/2018

Reply List of Property Owners

Z178-177

29 Property Owners Notified 1 Property Owner in Favor 0 Property Owners Opposed

Reply	*Label #*	*Address*		*Owner*
O	1	1109	N JIM MILLER RD	SALDANA ESTHER
	2	1111	N JIM MILLER RD	JOHNSON GLORIA J &
	3	1122	RIDGEWOOD DR	MECCA APRIL INC
	4	1118	RIDGEWOOD DR	HERNANDEZ DANIEL G &
	5	1114	RIDGEWOOD DR	1G CAPITAL LLC
	6	1110	RIDGEWOOD DR	SANTOYO MANUEL & CATALINA
	7	1127	N JIM MILLER RD	RAMOS ELOY &
	8	1119	N JIM MILLER RD	LOMELI JESUS & ARACELI
	9	1115	N JIM MILLER RD	LOMELI JESUS
	10	1045	N JIM MILLER RD	CRUZ MIGUEL
	11	1039	N JIM MILLER RD	CLUCK ELMER L EST OF
	12	1035	N JIM MILLER RD	ROWLETT BERTHA
	13	7023	ROSALINDA LN	RENTAL EQUITY LLC
	14	7019	ROSALINDA LN	JAUREGUI EXEQUIEL &
	15	7028	SARAH LEE DR	ARMENDARIZ GUILLERMO &
	16	7024	SARAH LEE DR	KNOX SHARON
	17	7020	SARAH LEE DR	GOMEZSILLAS RAMON
	18	1122	N JIM MILLER RD	WEITZ STUART & CAROL A
	19	7117	HAZEL RD	MUNOZ SCARLETH & RENE
	20	1114	N JIM MILLER RD	DIAZ JOSE HERNANDEZ
	21	1100	N JIM MILLER RD	MACKEY SHIRLEY
	22	7106	HAZEL RD	PIEDRA JOSE O &
	23	7112	HAZEL RD	SEGOVIA JOSE T
	24	7116	HAZEL RD	LEWIS LECRESHA L
	25	7016	SARAH LEE DR	CAMACHO ALFREDO
	26	7012	SARAH LEE DR	KIKS PPTY DEV LLC

07/17/2018

Reply	*Label #*	*Address*		*Owner*
	27	7008	SARAH LEE DR	PAEZ VICTOR M
	28	6943	ROSALINDA LN	DELEON HILARO J
	29	7015	ROSALINDA LN	DELTORO LAURA P

Agenda Information Sheet

File #: 18-536 **Item #:** 43.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1464 for a refuse transfer station on property zoned an IM Industrial Manufacturing District, on the south line of California Crossing Road, east of Wildwood Drive
Recommendation of Staff and CPC: Approval for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a revised site plan and conditions
Z178-229(MB/AM)

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HONORABLE MAYOR AND CITY COUNCIL **WEDNESDAY, AUGUST 22, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-229(MB/AM) **DATE FILED:** April 9, 2018

LOCATION: South line of California Crossing Road, east of Wildwood Drive

COUNCIL DISTRICT: 6 **MAPSCO:** 22 T

SIZE OF REQUEST: Approx. 11.5 acres **CENSUS TRACT:** 99.00

APPLICANT/OWNER: Community Waste Disposal/Gregory Roemer

REPRESENTATIVE: Kevin D. Yard

REQUEST: An application for an amendment to Specific Use Permit No. 1464 for a refuse transfer station on property zoned an IM Industrial Manufacturing District.

SUMMARY: The purpose of the request is to allow for various improvements to the existing Community Waste Disposal facility, as follows: 1) the expansion of the maintenance building and related improvement; 2) the relocation and expansion of the truck washing facility; 3) the enclosure of certain areas of the recycling building; 4) the future expansion of the operation support building; and, 5) pavement and parking area improvements.

CPC RECOMMENDATION: **Approval** for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a revised site plan and conditions

STAFF RECOMMENDATION: **Approval** for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a revised site plan and conditions

BACKGROUND INFORMATION:

- The 11.5-acre site is developed with a refuse transfer station.
- The refuse transfer station requires a Specific Use Permit in IM Industrial Manufacturing District.
- In April 10, 2002, City Council approved a zoning request for a Specific Use Permit No. 1464 for a refuse transfer station on property zoned IM Industrial Manufacturing District for a 10-year period with eligibility for automatic renewals for additional 10-year periods. The SUP was automatically renewed for an additional 10-year period on March 23, 2012.
- The applicant is requesting to amend SUP No. 1464 to allow the following: 1) the expansion of the maintenance building and related improvement; 2) the relocation and expansion of the truck washing facility; 3) the enclosure of certain areas of the recycling building; 4) the future expansion of the operation support building; and, 5) pavement and parking area improvements.

Zoning History: There have been no recent zoning cases in the area in the past five years.

Thoroughfares:

Thoroughfare/Street	Type	Existing ROW
California Crossing Road	Local Street	50 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing 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 comprehensive plan does not make a specific land use recommendation related to the request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.4.3 Embrace environmental sustainability

ENVIRONMENTAL USE

GOAL 6.6 INCREASE RECYCLING AND CONSERVATION OF RENEWABLE RESOURCES

Policy 6.6.1 Increase recycling and composting

Surrounding Land Uses:

	Zoning	Land Use
Site	IM	Industrial inside
North	IR, CS	Industrial inside, Office Showroom/warehouse
East	IR	Industrial inside
South	IR	Nursery
West	PD 444	Office Showroom/warehouse

Land Use Compatibility:

The 11.5-acre request site is located within an industrial area and is currently developed with a refuse station use (CDW) which was granted by Specific Use Permit No. 1464 in 2002. According to the applicant's land use statement, CWD provides non-hazardous waste collection and recycling services for numerous businesses in the City of Dallas. The site is currently developed with the following structures: an approximately 47,000-square-foot office recycling building, 7,500-square-foot vehicle maintenance shop, and 25,000-square-foot shop to refurbish trash cans/dumpster.

In order to meet the recycling and waste collections needs for the expanded service for CWD's customers, the applicant is proposing certain improvements to the existing facility as follows: 1) the expansion of the maintenance building and related improvement; 2) the relocation and expansion of the truck washing facility; 3) the enclosure of certain areas of the recycling building; 4) the future expansion of the operation support building; and, 5) pavement and parking area improvements. The applicant has indicated that there is no proposed change in the use of the buildings and

the maximum height of the proposed structures will be less than the maximum height of existing structures on the site.

The surrounding land uses include office showroom/warehouse and industrial inside to the north, east, and west and a nursery to the south. The use is compatible with the surrounding industrial uses and the proposed expansion to the site is not anticipated to have a negative impact on the surrounding uses.

Parking:

The proposed request requires 262 parking spaces based on the floor area. Specifically, the proposed use requires parking at a rate of 1 space per 1,000 square feet of floor area. The applicant is proposing 261,360 square feet of land area, excluding the parking area.

Landscaping:

Landscaping must be provided as shown on the attached landscape plan. Plant materials must be maintained in a healthy, growing condition.

CPC Action:
June 21, 2018

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1464 for a refuse transfer station for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a revised site plan and conditions on property zoned IM Industrial Manufacturing District, on the south line of California Crossing Road, east of Wildwood Drive.

Maker: Carpenter
Second: Rieves
Result: Carried: 12 to 0

For: 12 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Jung, Housewright, Schultz*, Peadon, Murphy

Against: 0
Absent: 2 - Ridley, Tarpley
Vacancy: 1 - District 8

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 19
Replies: For: 0 Against: 1

Speakers: For: Kevin Yard, 1901 Central Dr., Bedford, TX, 76021
Dale Pound, 8341 Polish Ave., McKinney, TX, 75071
Against: None

List of Officers

CWD
CommunityWasteDisposal.com

City of Dallas
Development Services Department
Dallas, Texas 76004-0231

March 15, 2018

Re: List of Partners, Principals, and Officers
Community Waste Disposal, L.P.
Dallas County, Texas

Dear Sir / Madam:

This is to advise the City of Dallas Development Services Department that Mr. Greg A. Roemer, Jason Roemer and Nicole Roemer, son and daughter of Mr. Greg A. Roemer, own 100% of Community Waste Disposal, L.P. (CWD), located at 2010 California Crossing. Mr. Greg A. Roemer is the President of CWD.

ATTEST:

Signature

Greg A. Roemer
President

SWORN TO AND SUBSCRIBED BEFORE ME by Greg A. Roemer on the 15th day of March 2018, which witness my hand and seal of office.

Notary Public in and for the State of Texas

Hilda Alanis
Printed Name

My Commission Expires 04-03-2021

HILDA LISSETTE ALANIS
Notary Public, State of Texas
Comm. Expires 04-03-2021
Notary ID 131070870

2010 California Crossing
Dallas, Texas 75220-1510
Telephone: 972 392 9300 817 795 9300
Facsimile: 972-392 9301

CPC Recommended Conditions

1. USE: The only use authorized by this specific use permit is a refuse transfer station.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on (ten years from the passage of this ordinance) but is eligible for automatic renewal for additional 10-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 landscape plan. Plant materials must be maintained in a healthy, growing condition.

5. INGRESS AND EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress and egress is permitted.

6. PLATTING: The Property must be platted as a single lot before issuance of a building permit or a certificate of occupancy for a refuse transfer station.

7. OFF-STREET PARKING AND LOADING: A minimum of 262 off-street parking spaces must be provided in the location shown on the attached site plan.

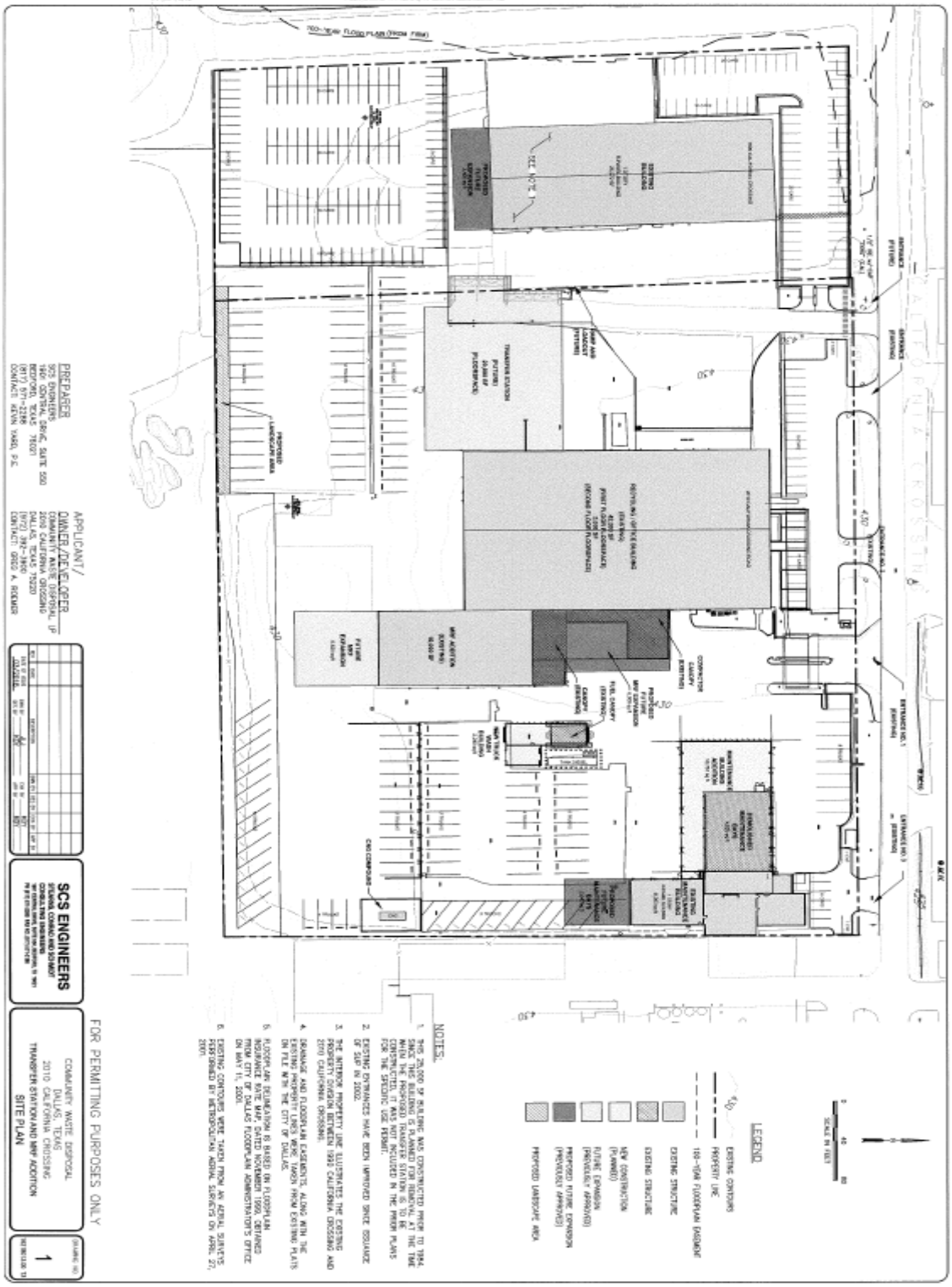
8. SOLID WASTES: This use must comply with Chapter 18 of the Dallas City Code, as amended.

9. STORM WATER DRAINANGE: Storm water drainage system and rain event sampling must comply with Chapter 19 of the Dallas City Code, as amended.

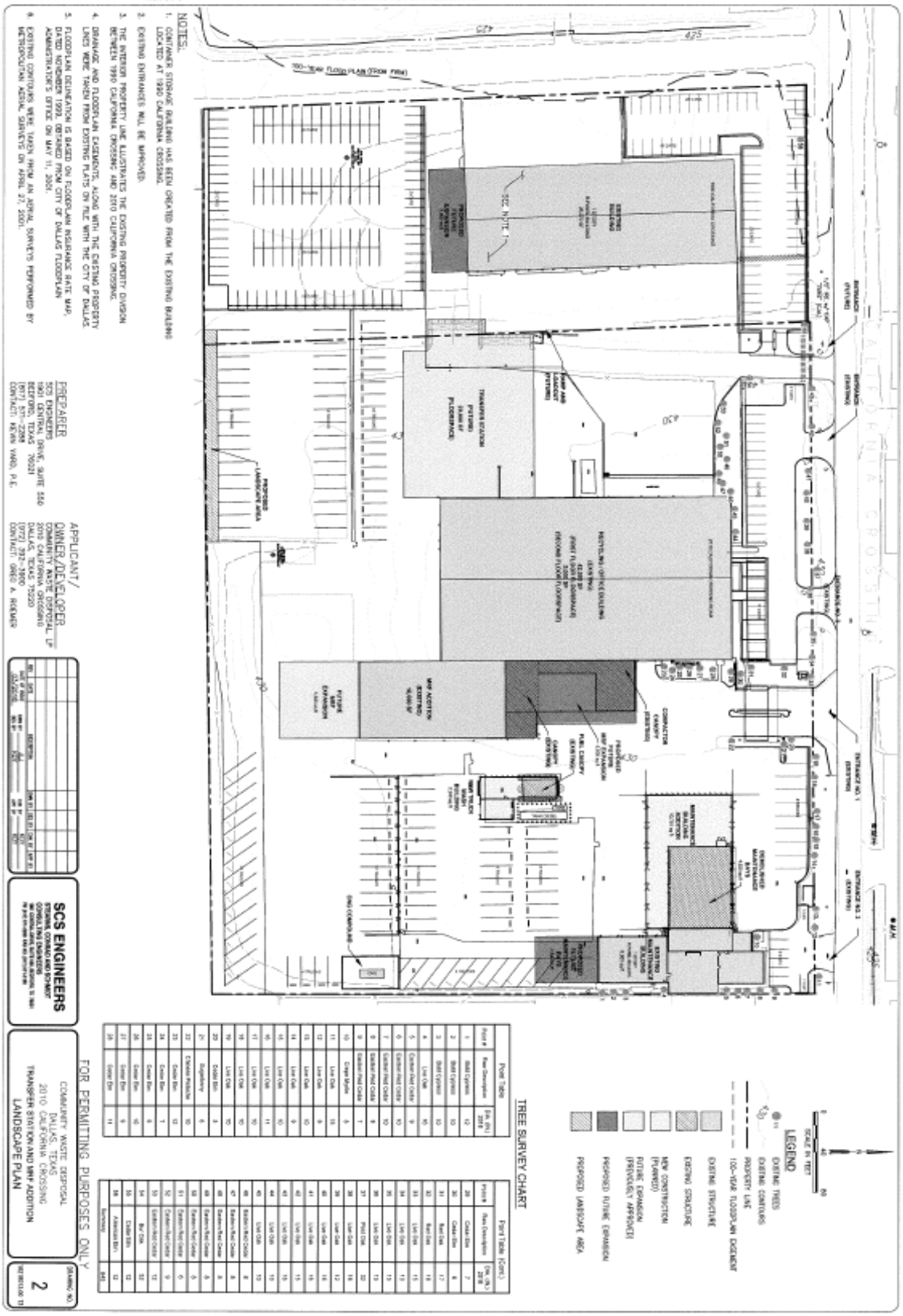
10. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance at all times.

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.

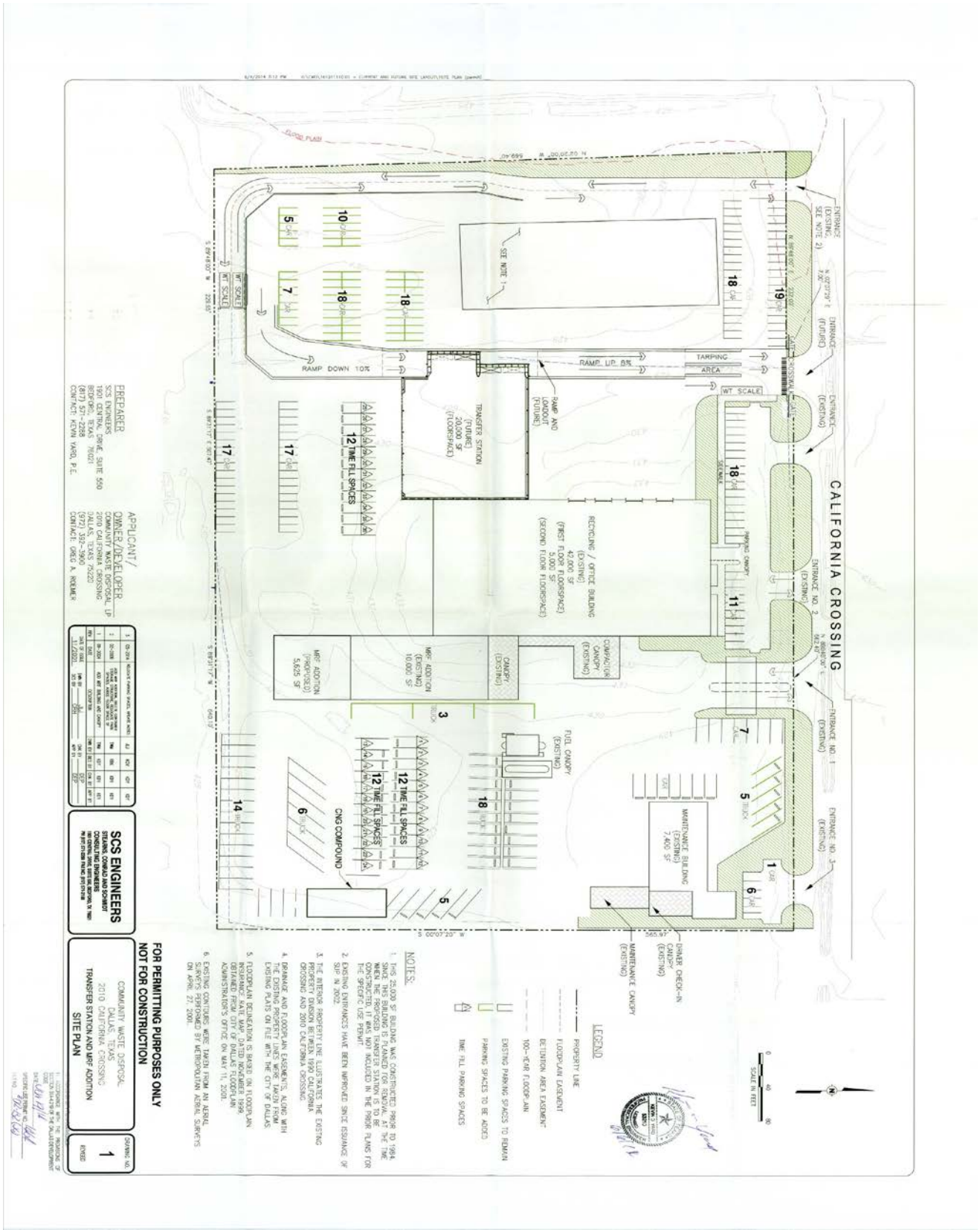
Proposed Site Plan

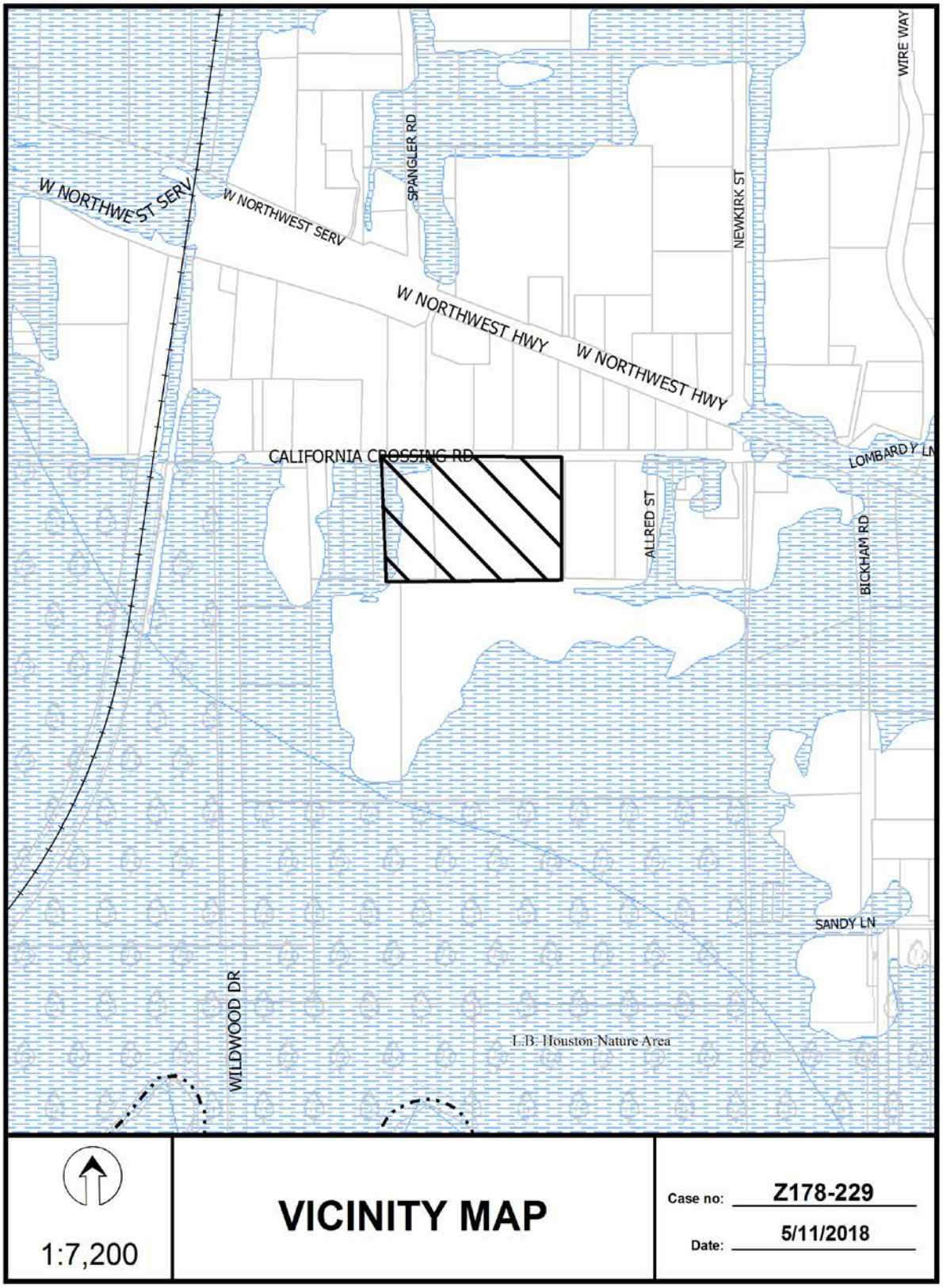


Landscape Plan

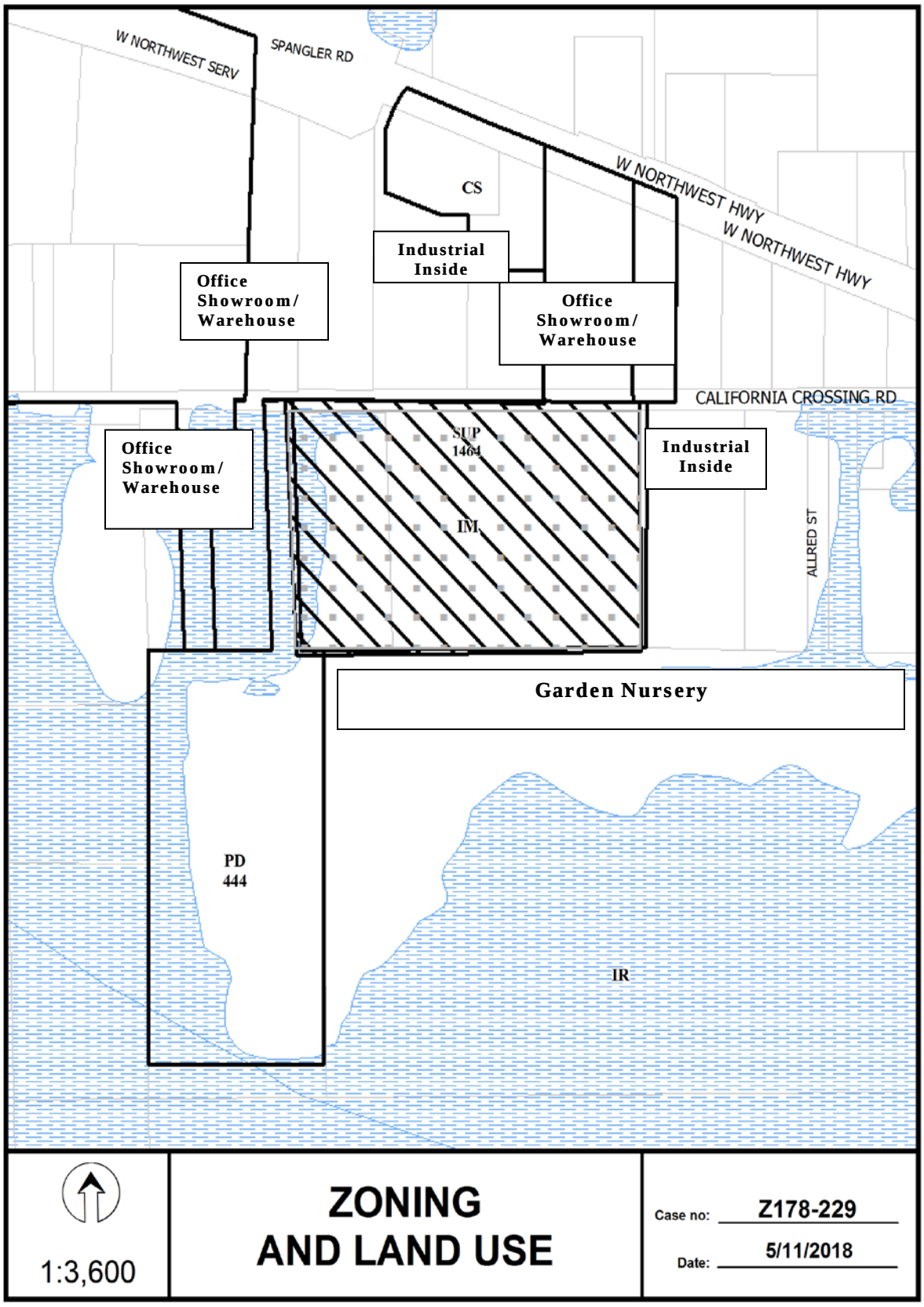


Existing Site Plan

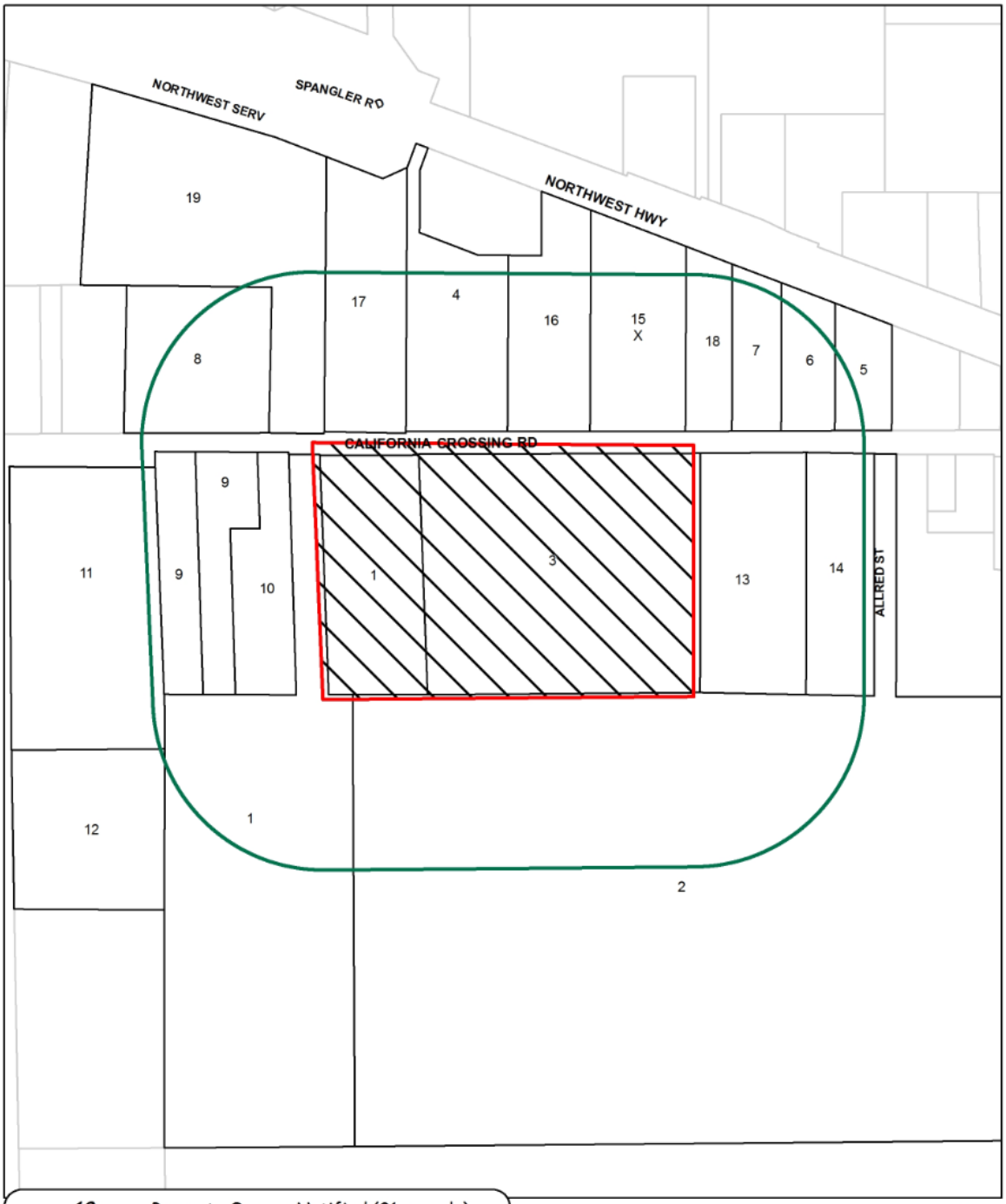



W NORTHWEST SERV
W NORTHWEST SERV
SPANGLER RD
NEWKIRK ST
WIRE WAY
W NORTHWEST HWY
W NORTHWEST HWY
CALIFORNIA CROSSING RD
LOMBARDY LN
ALLRED ST
BICKHAM RD
SANDY LN
WILDWOOD DR
L.B. Houston Nature Area
1:7,200
VICINITY MAP
Case no: Z178-229
Date: 5/11/2018


W NORTHWEST SERV
SPANGLER RD
W NORTHWEST HWY
W NORTHWEST HWY
CALIFORNIA CROSSING RD
ALLRED ST
1:3,600
AERIAL MAP
Case no: Z178-229
Date: 5/11/2018


W NORTHWEST SERV
SPANGLER RD
W NORTHWEST HWY
W NORTHWEST HWY
CS
Industrial Inside
Office Showroom/ Warehouse
Office Showroom/ Warehouse
CALIFORNIA CROSSING RD
Office Showroom/ Warehouse
SUP 1464
IM
Industrial Inside
ALLRED ST
Garden Nursery
PD 444
IR
1:3,600
ZONING AND LAND USE
Case no: Z178-229
Date: 5/11/2018

CPC RESPONSES



19	Property Owners Notified (21 parcels)
0	Replies in Favor (0 parcels)
1	Replies in Opposition (1 parcels)
400'	Area of Notification
6/21/2018	Date

Z178-229
CPC

N
W E
S

1:3,600

06/20/2018

Reply List of Property Owners

Z178-229

19 Property Owners Notified ***0 Property Owners in Favor*** ***1 Property Owner Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	1990	CALIFORNIA CROSSING RD	TONG DEVELOPMENT LLC
	2	2118	CALIFORNIA CROSSING RD	TOBIN EUGENE W
	3	2010	CALIFORNIA CROSSING RD	H R DEVELOPMENT INC
	4	2011	CALIFORNIA CROSSING RD	FIRE PROTECTION &
	5	2020	W NORTHWEST HWY	NA KI PONG &
	6	1990	W NORTHWEST HWY	PARSIYAR SAEED
	7	1970	W NORTHWEST HWY	BUSH THOMAS ALMA TRUST UA &
	8	1975	CALIFORNIA CROSSING RD	VOGT JOHN ET AL
	9	1964	CALIFORNIA CROSSING RD	INTERNATIONAL SUPPLY
	10	1976	CALIFORNIA CROSSING RD	STOCKWEATHER E J &
	11	1946	CALIFORNIA CROSSING RD	SOUTHERN STAR CONCRETE IN
	12	10402	WILDWOOD DR	F & F INVESTMENT CO
	13	2040	CALIFORNIA CROSSING RD	MBSR PPTIES LLC
	14	2110	CALIFORNIA CROSSING RD	AHSU LLC
X	15	1960	W NORTHWEST HWY	YAW LP
	16	1940	NORTHWEST HWY	BERRIDGE MANUFACTURING COMPANY
	17	1888	W NORTHWEST HWY	MARTECO RENTAL CO INC
	18	1966	W NORTHWEST HWY	LONE STARR MULTI THEATRES
	19	1864	W NORTHWEST HWY	BBK PROPERTIES

Agenda Information Sheet

File #: 18-539 **Item #:** 44.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bar, lounge, or tavern on property zoned Subdistrict 2 within Planned Development District No. 317, the Cedars Special Purpose District, on the northeast line of South Harwood Street, south of Hickory Street
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions
Z178-247(SM)

powered by Legistar™

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 22, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-247(SM) **DATE FILED:** April 27, 2018

LOCATION: Northeast line of South Harwood Street, south of Hickory Street

COUNCIL DISTRICT: 2 **MAPSCO:** 45 R

SIZE OF REQUEST: Approx. 0.18 acres **CENSUS TRACT:** 204.00

APPLICANT: Mike's Gemini Twin Lounge

OWNER: Harwood At Hickory, LP

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for a Specific Use Permit for a bar, lounge, or tavern on property zoned Subdistrict 2 within Planned Development District No. 317, the Cedars Special Purpose District.

SUMMARY: The purpose of this request is to allow on-premise consumption of alcohol in an approximately 1,700-square-foot suite within an existing two-story, multi-tenant structure that will maintain the existing multifamily use.

CPC RECOMMENDATION: **Approval** for a two-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- On July 26, 1989, City Council approved PD No. 317, the Cedars Area Special Purpose District, containing approximately 580 acres.

- The site contains a two-story building that was constructed in 1925, according to Dallas Central Appraisal District. The first floor contains two vacant suites and the second floor consists of four multifamily units.

Zoning History: There has been one recent zoning case in the area in the past five years:

1. Z134-336: On January 14, 2015, the City Council approved an expansion to Subdistrict 2 onto property zoned Subdistrict 6 within Planned Development District No. 317, the Cedars Area Special Purpose District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
S. Harwood Street	Minor Arterial	Variable

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway 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 applicant's request is consistent with the following goals and policies of the comprehensive plan.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes

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:

Surrounding Land Uses:

Location	PDD No. 317 Subdistricts	Land Use
Site	Mixed Use Corridor (Sub 2)	Vacant, Multifamily on Second Floor
Northeast	Transition Warehouse/Residential (Sub 4)	Retail
Southeast	Mixed Use Corridor (Sub 2)	Vacant
Southwest	Mixed Use Corridor (Sub 2)	Vacant
Northwest	Mixed Use Corridor (Sub 2)	Vacant, Warehouse

Land Use Compatibility:

The request site consists of a two-story structure fronting on the northeast line of South Harwood Street, just south of Hickory Street and contains two vacant non-residential spaces on the first floor and a four-unit apartment on the second floor. The suite the applicant requests to utilize as a bar, lounge, or tavern use was previously occupied as a nonconforming bar, lounge or tavern use that obtained a Certificate of Occupancy in 1990, prior to a zoning change that now require bars to obtain a Specific Use Permit. The previous bar discontinued the nonconforming bar, lounge, or tavern use more than six months ago; and therefore, the nonconforming rights to operate a bar ceased[1].

The development pattern of the subject site and vicinity include architecture that appear to be originally constructed in the first half of the Twentieth Century and were likely originally occupied by restaurants, bars, and various retail stores. Over time, these uses vacated the area some of the buildings transitioned into commercial and warehouse uses. Current operating surrounding land uses include a multi-tenant retail strip to the northeast and a warehouse across Hickory Street to the northwest; the remaining surrounding uses appear to be vacant.

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

[1] Reference Section 51A-4.7.04(a)(2) of the Dallas Development Code.

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 proposed bar, lounge, or tavern will contribute to the character of the neighborhood and promote further reinvestment and reactivation in the area. Additionally, the two-year period will allow for a review of the use within a short time-period to reevaluate the use's compatibility with surrounding uses.

Parking:

According to a determination letter the applicant received from Building Inspection, dated June 21, 2018, the site has 23 nonconforming parking spaces provided, or delta credits. A Certificate of Occupancy was issued for a bar, lounge, or tavern use in 1990 which accepted the 14 off-street parking spaces shown on the proposed site plan which are now considered nonconforming because maneuvering areas for these spaces are not located on site. Although nonconforming rights to operate cease after six months of vacancy, nonconforming rights to parking spaces do not terminate due to vacancy.

The site consists of three uses within the two-story building. The first floor is currently vacant and consists of two suites. The first ground-story suite was previously occupied by a nonconforming bar, lounge or tavern use which the applicant proposes to re-open if the proposed SUP is approved. The second ground-story suite is also vacant and was previously an office/showroom/warehouse use. On the second floor there are four multifamily units. Therefore, the combination of these uses and the nonconforming layout of the parking spaces results in 23 nonconforming parking spaces, or delta credits, for the site. As a result, the proposed bar, lounge, or tavern is not required to provide additional parking.

Landscaping:

The request will not trigger landscaping per PDD No. 317 and Article X of the Dallas Development Code, as amended.

Prior CPC Action – July 19, 2018:

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bar, lounge, or tavern for a two-year period, subject to a site plan and conditions on property zoned Subdistrict 2 within Planned Development District No. 317, the Cedars Special Purpose District, on the northeast line of South Harwood Street, south of Hickory Street.

Maker: Rieves
Second: Mack
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 8

Notices: Area: 200 Mailed: 14
Replies: For: 1 Against: 0

Speakers None

List of Partners/Principals/Officers

List of Partners/Principals/Officers

HARWOOD AT HICKORY, L.P.:
Shannon S. Wynne, Principal
Teslatex Partners, L.L.C., GP: Shannon S. Wynne, Director/Managing Member

MIKE'S PARTNERS, L.P.:
Gemini Twins, GP:
Shannon S. Wynne, President and Secretary
Pasha K. Heidari, Vice President and Treasurer

CPC Recommended Conditions for
Specific Use Permit

1. USE: The only uses authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge, or tavern.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on [two years from the passage of this ordinance].

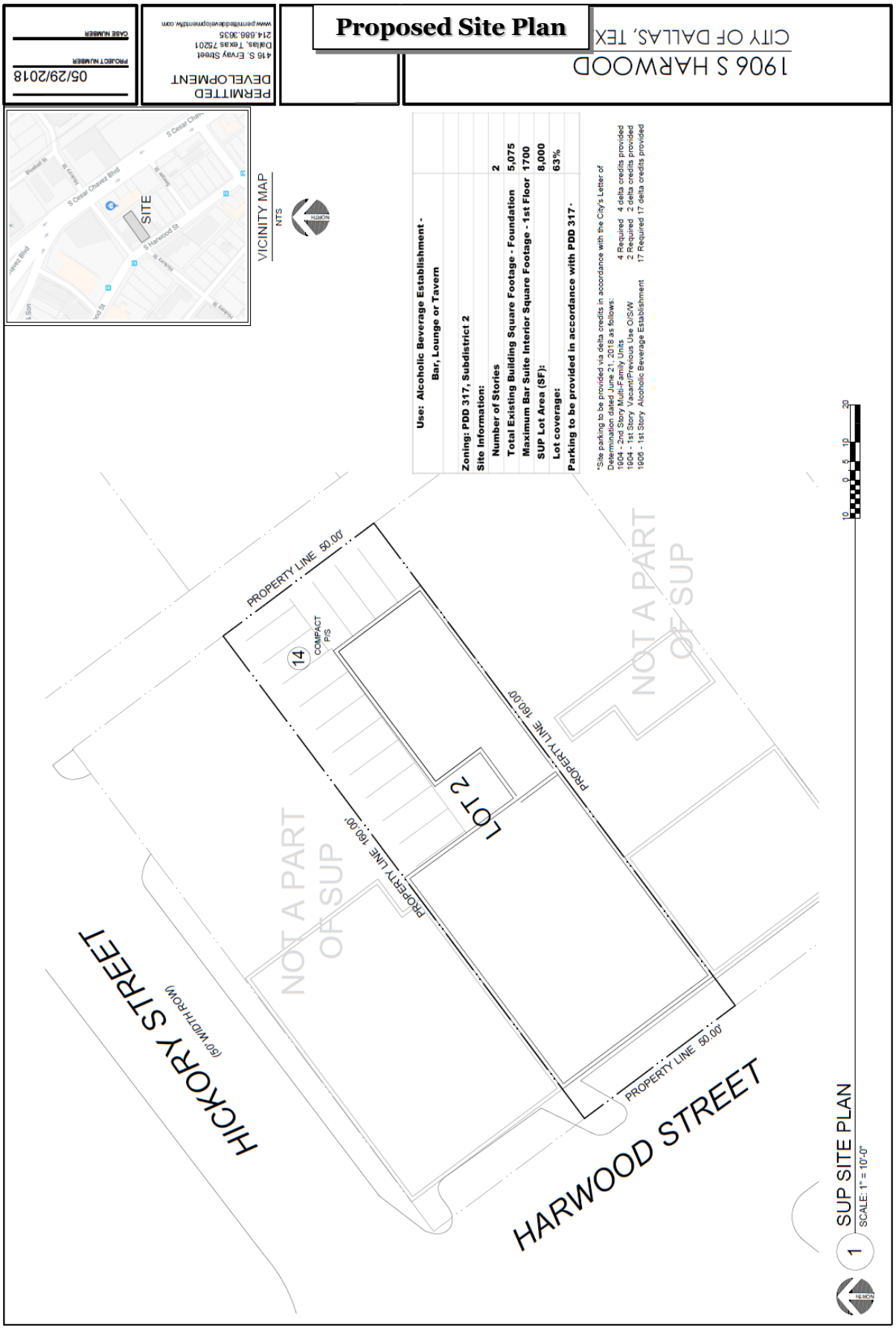
4. FLOOR AREA: The maximum floor area is 1,700 square feet in the location shown on the attached site plan.

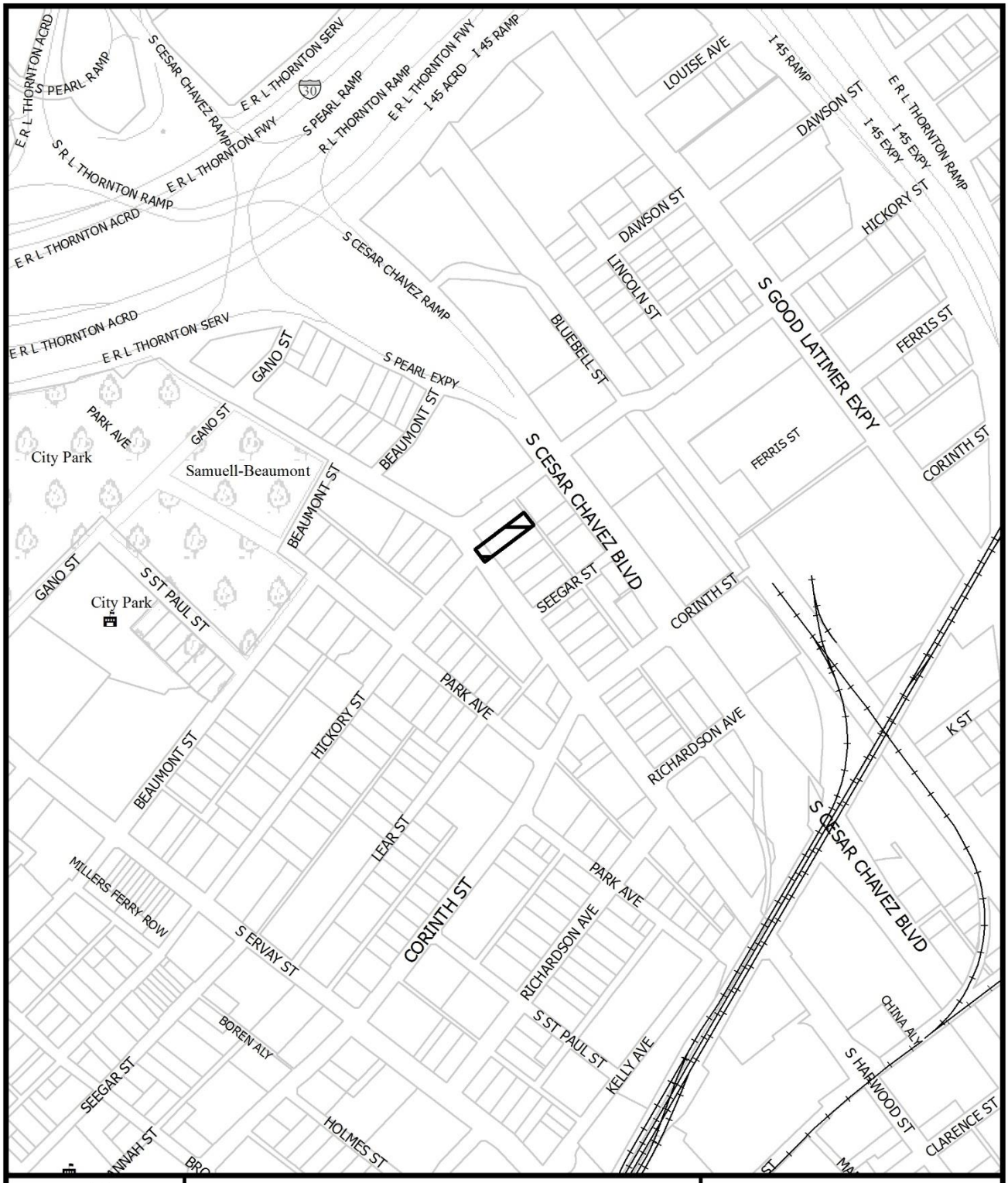
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge, or tavern may only operate between 11:00 a.m. and 2:00 a.m. (the next day) Monday through Sunday.

6. OUTSIDE SPEAKERS: Outside speakers are prohibited.

7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.


Proposed Site Plan
1906 S HARWOOD
CITY OF DALLAS, TEX
PERMITTED
DEVELOPMENT
05/29/2018
VICINITY MAP
NTS
SITE
Use: Alcoholic Beverage Establishment - Bar, Lounge or Tavern
Zoning: PDD 317, Subdistrict 2
Site Information:
Number of Stories 2
Total Existing Building Square Footage - Foundation 5,075
Maximum Bar Suite Interior Square Footage - 1st Floor 1700
SUP Lot Area (SF): 8,000
Lot coverage: 63%
Parking to be provided in accordance with PDD 317 -
*Site parking to be provided via delta credits in accordance with the City's Letter of Determination dated June 21, 2018 as follows:
1904 - 2nd Story Multi-Family Units 4 Required 4 delta credits provided
1904 - 1st Story Vacant/Previous Use O/S/W 3 Required 2 delta credits provided
1906 - 1st Story Alcoholic Beverage Establishment 17 Required 17 delta credits provided
PROPERTY LINE 50.00'
14 COMPACT P/S
PROPERTY LINE 160.00'
LOT 2
PROPERTY LINE 160.00'
PROPERTY LINE 50.00'
NOT A PART OF SUP
NOT A PART OF SUP
HICKORY STREET
(60' WIDTH ROW)
HARWOOD STREET
1 SUP SITE PLAN
SCALE: 1" = 10'-0"



1:4,800

VICINITY MAP

Case no: Z178-247

Date: 5/11/2018

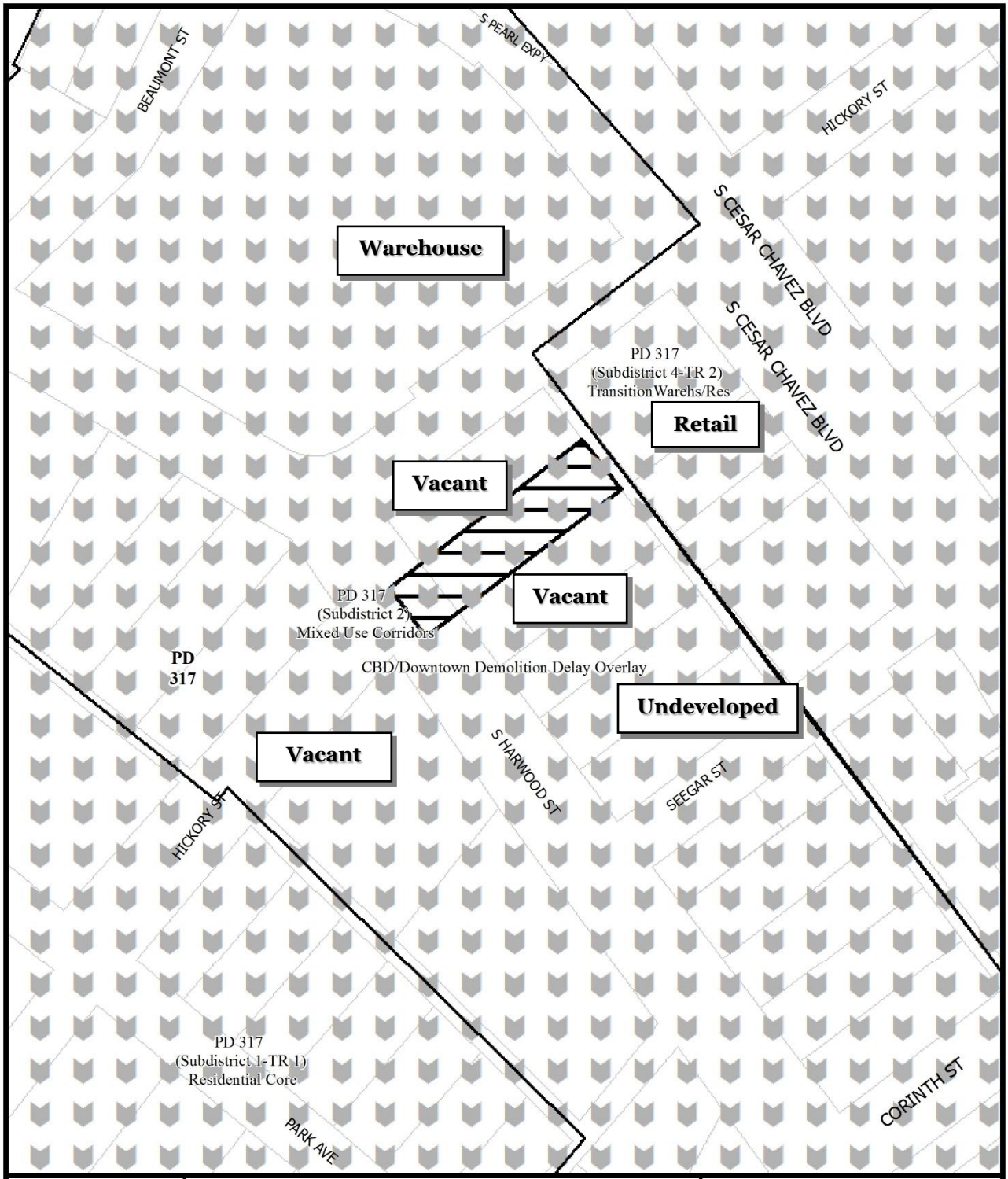


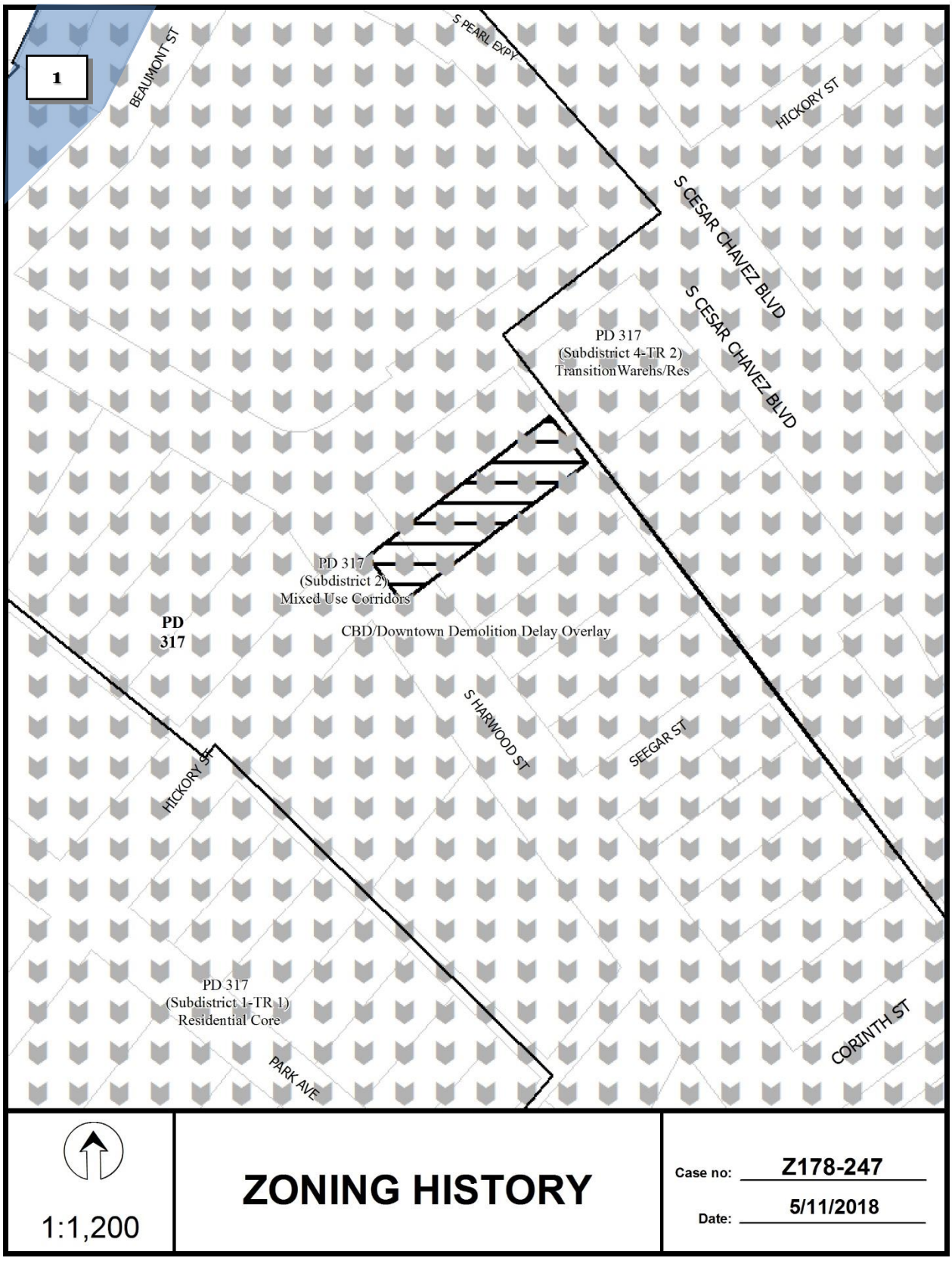
1:1,200

AERIAL MAP

Case no: Z178-247

Date: 5/11/2018


BEAUMONT ST
S PEARL EXPY
HICKORY ST
S CESAR CHAVEZ BLVD
S CESAR CHAVEZ BLVD
Warehouse
PD 317
(Subdistrict 4-TR 2)
Transition Warehs/Res
Retail
Vacant
Vacant
PD 317
(Subdistrict 2)
Mixed Use Corridors
PD
317
CBD/Downtown Demolition Delay Overlay
Undeveloped
Vacant
S HARWOOD ST
SEEGAR ST
HICKORY ST
PD 317
(Subdistrict 1-TR 1)
Residential Core
PARK AVE
CORINTH ST
1:1,200
ZONING
AND LAND USE
Case no: Z178-247
Date: 5/11/2018


1
BEAUMONT ST
S PEARL EXPY
HICKORY ST
S CESAR CHAVEZ BLVD
S CESAR CHAVEZ BLVD
PD 317
(Subdistrict 4-TR 2)
Transition Warehs/Res
PD 317
(Subdistrict 2)
Mixed Use Corridors
CBD/Downtown Demolition Delay Overlay
PD
317
S HARWOOD ST
SEEGAR ST
HICKORY ST
PD 317
(Subdistrict 1-TR 1)
Residential Core
PARK AVE
CORINTH ST
1:1,200
ZONING HISTORY
Case no: Z178-247
Date: 5/11/2018


CPC Responses
PEARL EXPY
BEAUMONT ST
14
CESAR CHAVEZ BLVD
12
1
1
11
6
1
7
8
9
10
4
4
4
5
O
HICKORY ST
HARWOOD ST
SEEGAR ST
2
3
13
PARK AVE
CORINTH ST
14 Property Owners Notified (18 parcels)
1 Replies in Favor (1 parcels)
0 Replies in Opposition (0 parcels)
200' Area of Notification
7/19/2018 Date
Z178-247
CPC
N
W
E
S
1:1,200

07/18/2018

Reply List of Property Owners

Z178-247

14 Property Owners Notified ***1 Property Owner in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	1906	S HARWOOD ST	INTERRANTE INTERESTS LTD
	2	1901	S HARWOOD ST	GANO15 LLC
	3	1900	PARK AVE	ROBERTS NADIA KHAN &
	4	1821	S HARWOOD ST	KAOLIN RE HOLDINGS CORPORATION
O	5	1835	S HARWOOD ST	TOMAINO PPTIES LP
	6	1900	S HARWOOD ST	INTERRANTE FRANK
	7	1910	S HARWOOD ST	FLOREZ MARK P &
	8	1912	S HARWOOD ST	FLOREZ MARK P &
	9	1916	S HARWOOD ST	BOUCHER DANIEL D
	10	1920	S HARWOOD ST	BUDDYS INVESTMENT INC
	11	2019	S CESAR CHAVEZ BLVD	INTERRANTE ANTHONY J
	12	1907	S CESAR CHAVEZ BLVD	INTERRANTE FRANK J
	13	1919	S HARWOOD ST	G5 RE HOLDINGS LLC
	14	1814	S HARWOOD ST	POLA LTD

Agenda Information Sheet

File #: 18-540 **Item #:** 45.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the northwest line of Kimsey Drive, northeast of Maple Avenue
Recommendation of Staff and CPC: Approval
Z178-251(CT)

powered by Legistar™

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 22, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-251(CT) **DATE FILED:** April 30, 2018

LOCATION: Northwest line of Kimsey Drive, northeast of Maple Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 34 P

SIZE OF REQUEST: ±7,500 sq. ft. **CENSUS TRACT:** 4.06

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

OWNERS: Alicia Glafire Vasquez

APPLICANT: Ruben Bravo

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District.

SUMMARY: The applicant's request for an MF-2(A) Multifamily District will allow for the construction of one four-unit multifamily structure.

CPC RECOMMENDATON: **Approval**

STAFF RECOMMENDATION: **Approval**

BACKGROUND INFORMATION:

- The request site is developed with a single-family structure at 2623 Kimsey Drive.
- The applicant's request for an MF-2(A) Multifamily District will allow for the demolition of the existing single family structure and construction of one four-unit multifamily structure.

Zoning History: There have been six zoning changes requested in the area in the last five years.

1. **Z178-220** On June 27, 2018, the City Council approved a request for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District.

2. **Z167-305** On August 23, 2017, the City Council approved a request for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District.

3. **Z167-223** On June 28, 2017, the City Council approved an MF-2(A) Multifamily District in lieu of the requested Planned Development District on property zoned an IR Industrial Research District.

4. **Z145-208** On June 10, 2015, the City Council approved a Planned Form District and to repeal Shopfront Overlay No. 2 on property zoned a WMU-8 Walkable Mixed Use District.

5. **Z145-172** On October 28, 2015, the City Council approved an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.

6. **Z123-339** On March 26, 2014, City Council approved a Planned Development District for MF-2(A) Multifamily District uses on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Kimsey Drive	Local	50 ft.

Traffic:
The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

Land Use:

	Zoning	Land Use
Site	IR	Single Family
North	IR	Warehouse
South	IR/MF-2(A)	Single Family/Multifamily
East	IR	Single Family
West	MU-2	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 request site is located within a part of the city where the development pattern has transitioned from a mix of light and heavy industrial (inside) uses with scattered single-family uses to primarily multifamily uses, with pockets of medical related office uses. Although Kimsey Drive is zoned an IR Industrial Research District several multifamily uses exist. Therefore, extending the MF-2(A) District by one parcel should not create a negative impact on the adjacent properties.

The proposed zoning request meets the following goals and objectives of the comprehensive plan.

Land Use Element

Goal 1.1 Align land use strategies with economic development priorities

> Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

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

Goal 5.1 Promote a sense of place, safety and walkability

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Neighborhood Plus

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety

Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Stemmons Corridor - Southwestern Medical District Area Plan:
The request site is within the Stemmons Corridor - Southwestern Medical District Area Plan and primarily complies with the intent of this plan, adopted June 2010. The Plan identifies the request site as being in the Medical Campus Development Block. The Plan recommends this development block be predominantly medical related offices and facilities; however, it is also envisioned to be home to a highly walkable mix of residential and mixed-use developments accommodating medical district employees. Guidance from the plan for the Medical Campus Development Block on residential developments include they "…should enable residents to easily access work, shopping, and leisure activities by transit and pedestrian-oriented streets as well as by driving." (pg. 38) The plan envisions structures in this area to range from 2 to 7 stories, although some medical facilities may include downtown-scale towers.

The request is consistent with the Stemmons Corridor - Southwestern Medical District Area Plan as the applicant proposes multifamily units within proximity to the DART Rail station and UT Southwestern Medical campus; thus, providing a highly walkable development easily accessible to work, shop and leisure activities.

STAFF ANALYSIS:

Land Use Compatibility:
The 7,500-square foot site is currently developed with a single-family dwelling. The applicant's request for an MF-2(A) Multifamily District will allow for the construction of one 4-unit structure consisting of two bedrooms per unit with attached two-car garages.

Per the representative, the proposed structure will reflect a townhouse-style design like the new construction on the corner of Maple Avenue and Kimsey Drive.

An MF-2(A) zoning limits the lot coverage to 60 percent with a maximum height of 36-feet as opposed to the 80 percent lot coverage allowed by the IR Industrial Research District with 200-foot maximum height. Kimsey Drive is developed with a mix of light industrial/office uses, single family uses, and newly constructed multifamily uses. The area further northwest and southwest of the request site along Maple Avenue between Bomar Avenue and Stutz Drive, have been predominately redeveloped with multifamily uses. Developments of light and heavy industrial (inside) uses with scattered single-family uses had been predominate prior to 2003. The site is within a half-mile walking distance of the Inwood DART rail station. Thus, the need for these multifamily developments as additional housing options arise due in part to the proximity of the DART rail station and the UT Southwestern Medical campus.

Upon review of the recommendations in the area plan and the existing development pattern of the surrounding properties, staff recognizes the positive benefits of an MF-2(A) Multifamily District. Therefore, staff recommends approval of an MF-2(A) Multifamily District.

Development Standards:

DISTRICT	SETBACKS Front	SETBACKS Side/Rear	Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
Proposed							
MF-2(A) Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
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:
Landscaping is required in accordance with Article X of the Dallas Development Code.

CPC ACTION:
July 19, 2018

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the northwest line of Kimsey Drive, northeast of Maple Avenue.

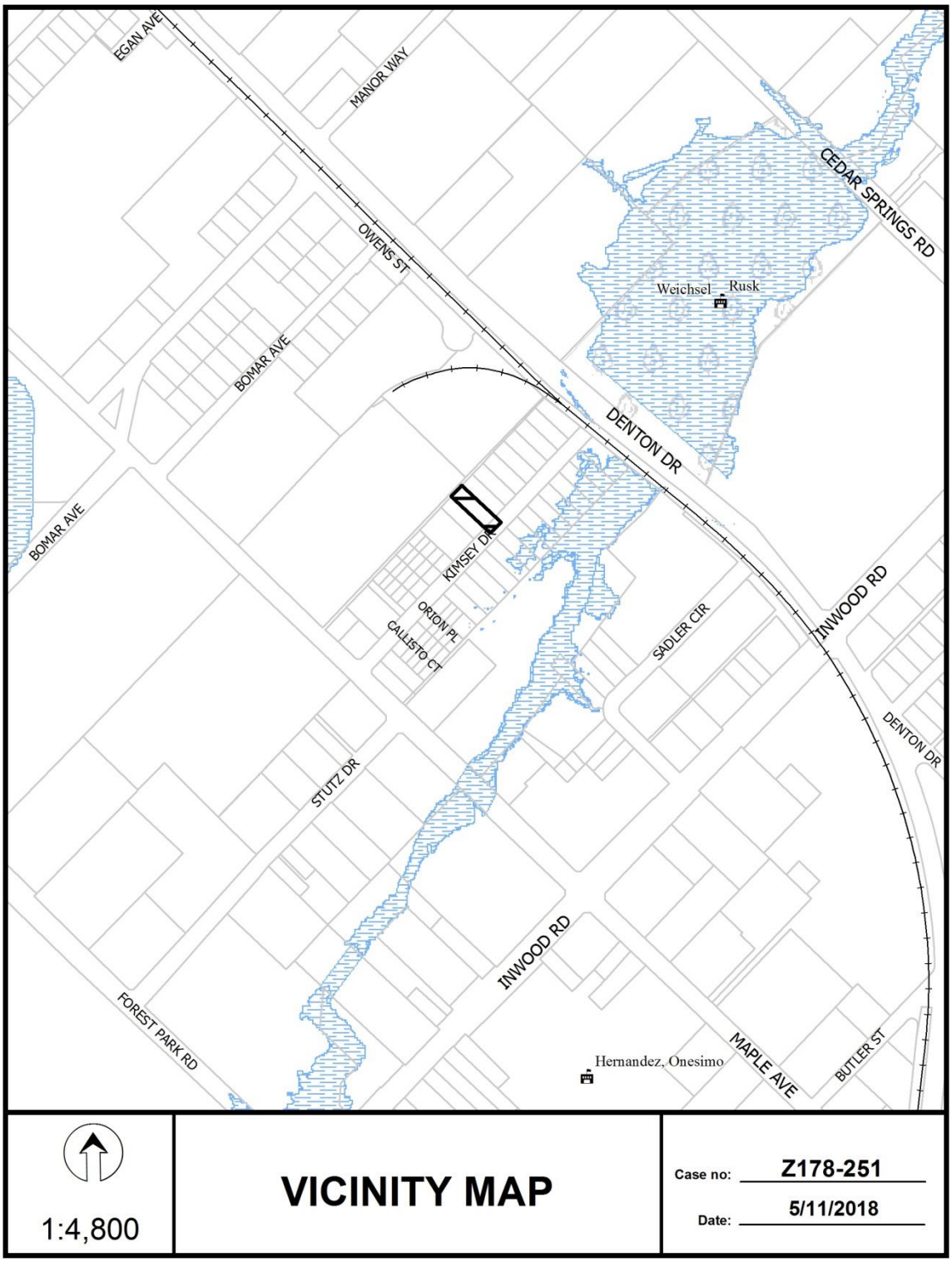
Maker: Rieves
Second: Mack
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 8

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0

Speakers: None


EGAN AVE
MANOR WAY
OWENS ST
CEDAR SPRINGS RD
Weichsel
Rusk
BOMAR AVE
DENTON DR
BOMAR AVE
KIMSEY DR
ORION PL
CALLISTO CT
SADLER CIR
INWOOD RD
DENTON DR
STUTZ DR
INWOOD RD
FOREST PARK RD
Hernandez, Onesimo
MAPLE AVE
BUTLER ST
1:4,800
VICINITY MAP
Case no: Z178-251
Date: 5/11/2018

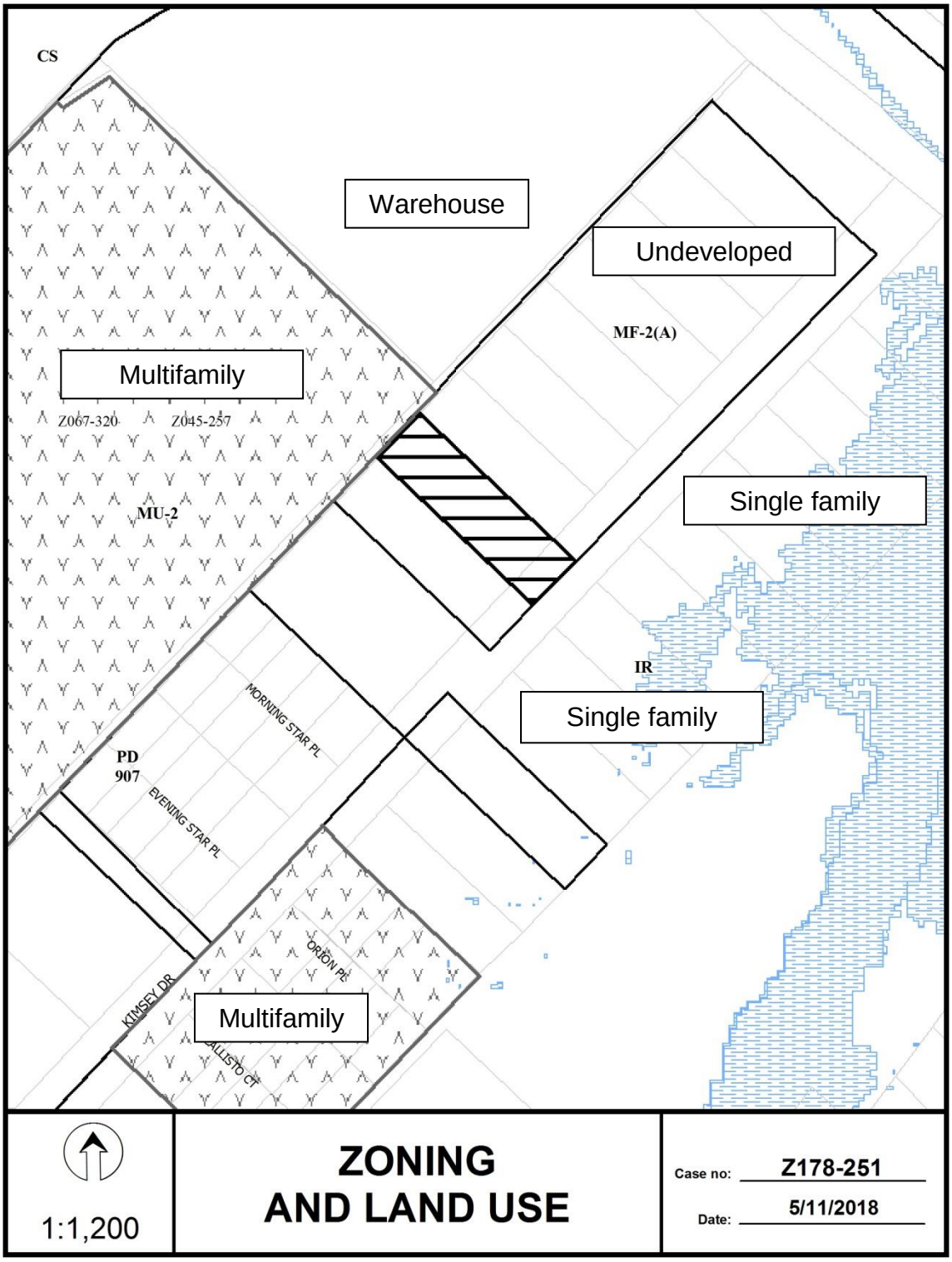


1:1,200

AERIAL MAP

Case no: Z178-251

Date: 5/11/2018


CS
Warehouse
Undeveloped
MF-2(A)
Multifamily
Z067-320
Z045-257
MU-2
Single family
IR
Single family
MORNING STAR PL
PD
907
EVENING STAR PL
ORION PL
KIMSEY DR
Multifamily
ALLISTO CT
1:1,200
ZONING
AND LAND USE
Case no: Z178-251
Date: 5/11/2018

CPC RESPONSES



07/17/2018

Reply List of Property Owners

Z178-251

21 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	2623	KIMSEY DR	VASQUEZ ALICIA GLAFIRA
	2	2606	KIMSEY DR	COPELAND D K
	3	2610	KIMSEY DR	MADISON KIMSEY TLD
	4	2614	KIMSEY DR	GALARZA APOLINAR & MINERVA
	5	2618	KIMSEY DR	HEED CYNTHIA LOUISE
	6	2622	KIMSEY DR	MARTINEZ ALEXANDER C &
	7	2626	KIMSEY DR	MACMAHON PAUL
	8	2702	KIMSEY DR	PATTERSON DAVID C ETAL
	9	2706	KIMSEY DR	PORTILLO SOCORRO H LIFE ESTATE
	10	2710	KIMSEY DR	CORONADO JOSE & ANA M
	11	2619	KIMSEY DR	RUBIN CANDACE &
	12	2627	KIMSEY DR	ALDAPE GABRIELA
	13	2703	KIMSEY DR	MADISON KIMSEY LTD
	14	2707	KIMSEY DR	MADISON KIMSEY LTD
	15	2711	KIMSEY DR	PECINA DAGOBERTO &
	16	5760	MAPLE AVE	ADLER PROPERTY CO LLP
	17	5916	MORNING STAR PL	LASHER JAMIE E
	18	5932	MORNING STAR PL	WEEKLEY HOMES LLC
	19	2611	KIMSEY DR	WINE MAISON LLC
	20	6025	OWENS ST	CALVARY BEN
	21	6008	MAPLE AVE	AMLI 6008 MAPLE AVENUE LLC

Agenda Information Sheet

File #: 18-544 **Item #:** 46.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a TH-3 (A) Townhouse District and a resolution accepting the deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the west line of North St. Augustine Drive, south of Scyene Road
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant
Z178-252(CT)

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HONORABLE MAYOR AND CITY COUNCIL **WEDNESDAY, AUGUST 22, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER:	Z178-252(CT)	**DATE FILED:**	April 30, 2018
LOCATION:	West line of North St. Augustine Drive, south of Scyene Road		
COUNCIL DISTRICT:	7	**MAPSCO:**	49 X
SIZE OF REQUEST:	Approx. 1.14 acres	**CENSUS TRACT:**	120.00

OWNER: Next Stop, LLC

APPLICANT: Next Stop, LLC

REPRESENTATIVE: Ron Salamie

REQUEST: An application for a TH-3(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to utilize the existing lot for a townhome development consisting of 13 units. Applicant has volunteered deed restrictions to restrict the height to 30 feet.

CPC RECOMMENDATION: **Approval**, subject to deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: **Approval**, subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The existing lot is currently undeveloped.
- The applicant requests to utilize the existing land to construct 13 single-family townhome units.

Zoning History: There has not been a zoning change requested in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Function	ROW
North St. Augustine Drive	Community Collector	60 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

STAFF ANALYSIS:

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.

Economic Element

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Surrounding Land Uses:

Location	Zoning	Land Use
Site	R-7.5(A)	Undeveloped Land
North	CR	Retail/Personal Service
East	R-7.5(A)	Church
South	R-7.5(A)	Single Family/Undeveloped Land
West	R-7.5(A)	Undeveloped Land

Land Use Compatibility:

The approximately 1.14-acre site is currently undeveloped. Surrounding properties are mainly residential in nature and include retail and personal service uses to the north and northeast, a church to the east, residential to the south, and undeveloped land to the west of the subject site.

Staff supports the applicant's proposal as the area is largely residential in nature. Uses allowed in the current zoning district as compared to the proposed zoning district are very similar in nature preventing the neighborhood from veering from its initial make up. The proposed development will also serve as a transitional area from the commercial uses to the north and the residential uses to the south. The applicant has volunteered deed restrictions to retain the maximum height of the existing R-7.5(A) district as well.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: R-7.5(A) Residential	25'	5' adjacent to residential OTHER: 10'	No Maximum FAR	30' No Maximum Stories	45% For Residential Structures 25% for nonresidential structures	Residential
Proposed: TH-3(A) Townhouse	No Minimum front yard	No Minimum side and rear yard for single family structures	No Maximum FAR	36' No Maximum Stories	60% For residential structures 25% for Nonresidential structures	Residential

Landscaping:

Landscaping, when triggered, will be in accordance with Article X, as amended.

Proposed Volunteered Deed Restrictions

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

(1) Maximum height not to exceed 30 feet.

LIST OF OFFICERS
Next Stop, LLC

Yigel Lelah is the sole owner of Next Stop, LLC.

CPC ACTION:
July 19, 2018

Motion: It was moved to recommend **approval** of a TH-3(A) Townhouse District, subject to deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Residential District, on the west line of North St. Augustine Drive, south of Scyene Road.

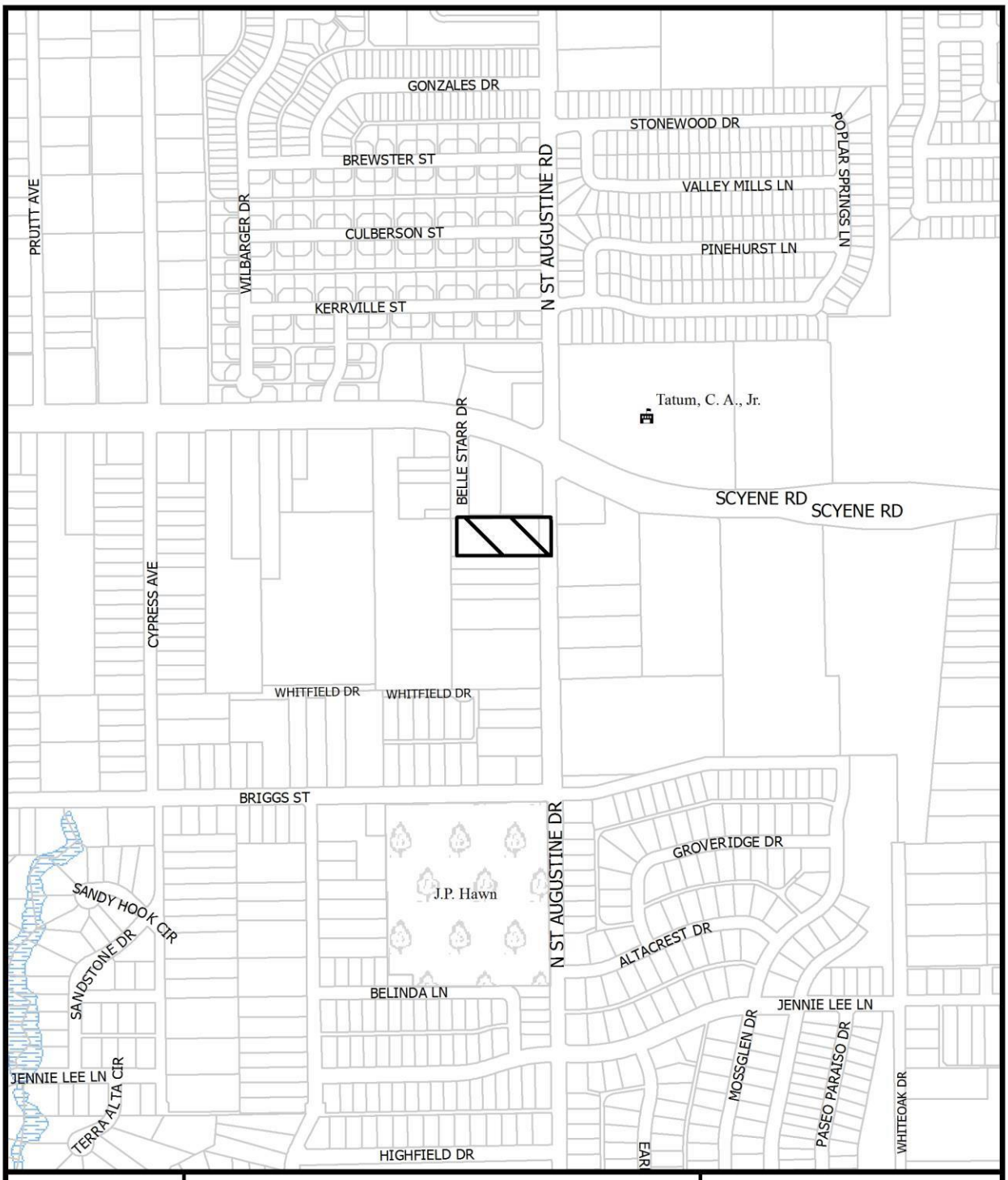
Maker: Mack
Second: Houston
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 8

Notices: Area: 300 Mailed: 16
Replies: For: 1 Against: 0

Speakers: For: Ronald Salamie, 6175 Main St., Frisco, TX, 75035
Cynthia Oliva, 2201 Main St., Dallas, TX, 75201
Against: None


GONZALES DR
STONEWOOD DR
POPLAR SPRINGS LN
BREWSTER ST
VALLEY MILLS LN
PRUITT AVE
WILBARGER DR
CULBERSON ST
N ST AUGUSTINE RD
PINEHURST LN
KERRVILLE ST
Tatum, C. A., Jr.
BELLE STARR DR
SCYENE RD
SCYENE RD
CYPRESS AVE
WHITFIELD DR
WHITFIELD DR
BRIGGS ST
GROVERIDGE DR
J.P. Hawn
N ST AUGUSTINE DR
SANDY HOOK CIR
SANDSTONE DR
ALTACREST DR
BELINDA LN
JENNIE LEE LN
MOSSGLEN DR
JENNIE LEE LN
PASEO PARAISO DR
WHITEOAK DR
TERRA ALTA CIR
HIGHFIELD DR
1:6,000
VICINITY MAP
Case no: Z178-252
Date: 5/11/2018

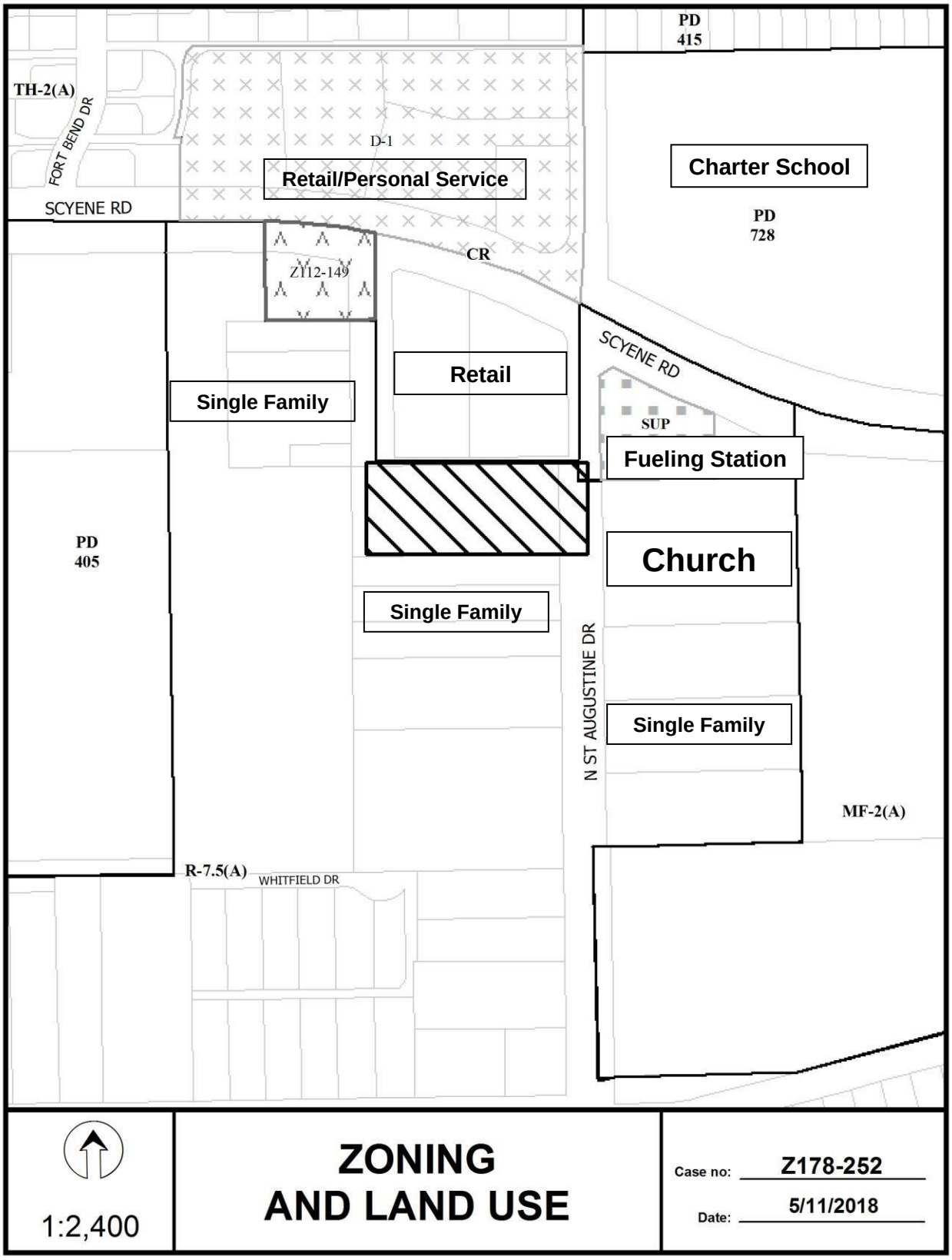


1:2,400

AERIAL MAP

Case no: Z178-252

Date: 5/11/2018


PD
415
TH-2(A)
FORT BEND DR
D-1
Retail/Personal Service
Charter School
SCYENE RD
PD
728
CR
Z112-149
SCYENE RD
Retail
Single Family
SUP
Fueling Station
PD
405
Church
Single Family
N ST AUGUSTINE DR
Single Family
MF-2(A)
R-7.5(A)
WHITFIELD DR
1:2,400
ZONING
AND LAND USE
Case no: Z178-252
Date: 5/11/2018

CPC RESPONSES



07/17/2018

Reply List of Property Owners

Z178-252

16 Property Owners Notified ***1 Property Owner in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	2945	ST AUGUSTINE RD	RODRIGUEZ JOSE A
	2	9520	SCYENE RD	YARBOROUGH H J
	3	2835	N ST AUGUSTINE RD	THOMAS CHARLES DOUGLAS &
	4	2921	ST AUGUSTINE RD	DELBOSQUE JUAN A
	5	2911	ST AUGUSTINE RD	MORALES JESSE G
	6	2903	ST AUGUSTINE RD	ZEPEDA HECTOR JUNIOR
	7	2915	ST AUGUSTINE RD	AGUILAR PAULINO
	8	2933	BELLE STARR DR	GUTIERREZ CAIN LOPEZ
	9	2943	BELLE STARR DR	GNG PROPERTIES INCORP
	10	2906	N ST AUGUSTINE RD	GRACE & TRUTH APOSTOLIC CHURCH INC
	11	2836	ST AUGUSTINE RD	CANO ERIKA G
	12	9554	SCYENE RD	TERRELL ALLEN R & JULIE W
	13	9546	SCYENE RD	SPEEDY UNITED USA INC
O	14	9530	SCYENE RD	EDJC ENTERPRISE INC
	15	9602	SCYENE RD	SILWAD INC
	16	3002	N ST AUGUSTINE RD	Dallas ISD

Agenda Information Sheet

File #: 18-546 **Item #:** 47.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District on property zoned a CR-D Community Retail District with a D Liquor Control Overlay and Specific Use Permit No. 532 for a community center and outside playground, on the east line of South Corinth Street Road, south of Morrell Avenue
Recommendation of Staff and CPC: Approval
Z178-253(AM)

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HONORABLE MAYOR AND CITY COUNCIL **WEDNESDAY, AUGUST 22, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER:	Z178-253(AM)	**DATE FILED:**	April 30, 2018
LOCATION:	East line of South Corinth Street Road, south of Morrell Avenue		
COUNCIL DISTRICT:	4	**MAPSCO:**	55 K
SIZE OF REQUEST:	± .22 acres	**CENSUS TRACT:**	89.00

APPLICANT/OWNER: KnowVest, Inc.

REPRESENTATIVE: Maxwell J. Fisher, Masterplan

REQUEST: An application for an MF-2(A) Multifamily District on property zoned a CR-D Community Retail District with a D Liquor Control Overlay and Specific Use Permit No. 532 for a community center and outside playground.

SUMMARY: The applicant proposes a two-story multifamily development on a property divided into commercial and residential districts.

CPC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Approval**

BACKGROUND INFORMATION

- The area of request is currently undeveloped.
- The parcel at present is dually zoned MF-2(A) and CR with a SUP 532 overlay. The applicant proposes rezoning the portion of the property with the CR zone to MF-2(A) to create a parcel that is entirely zoned MF-2(A) Multifamily with a D Liquor Control overlay and SUP No. 532. Only the portion of the parcel zoned CR is being proposed as part of the area of request; the portion zoned MF-2(A) is excluded from this application.
- Specific Use Permit No. 532, with a permanent time limit, is for a community center with outside playground on property located at 1007 Hutchins Road, North of High Hill Boulevard.

Zoning History: There have been zero zoning changes requested in the area within the last five years.

Thoroughfares/Streets:

Thoroughfares/Streets	Type	Existing ROW
South Corinth Street Road	Principal Arterial	100 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department, upon reviewing the request, has determined that the proposed development shall have no negative impact on the surrounding street system.

COMPREHENSIVE PLAN:

The *forwardDallas! Comprehensive Plan* was adopted by the Dallas City Council on June 2006. Outlined in *forwardDallas! Comprehensive Plan* are several goals and policies which may serve as a framework for assisting in the evaluation of the applicant's request.

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

Goal 5.1 Promote a sense of place, safety and walkability

Policy 5.1.1 - Promote pedestrian-friendly streetscapes

Neighborhood Plus

Policy 4.3 – Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety

Policy 5.1 – Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	CR	Vacant
North	CR	Vacant
East	MF-2(A)	Community Service Center
South	MF-2(A)	Multifamily
West	CR	Auto-repair

Land Use Compatibility:

The site is currently undeveloped. The parcel is currently divided into commercial and residential uses. The zoning change is requested to harmonize the zoning on the entire property to accommodate development commensurate with adjacent zoning to the south and east. The request would have no impact on the existing D Liquor Control Overlay or the existing Specific Use Permit for community center and outside playground.

The proposed MF-2(A) zoning limits the maximum height allowed to 36 feet with uses limited to residential, as opposed to the 54 feet maximum height with retail, personal, and service uses allowed by the existing CR Community Retail District.

The area of request is surrounded by an undeveloped parcel to the north, a community service center to the east, multifamily housing to the south, and automotive repair to the west. The owner proposes to develop the site with a two-story 12-unit multifamily building.

The proposed zoning change is consistent with the development and zoning patterns found in the area. The area of request is located in front of a DART bus stop and is within a half-mile walking distance of the Morrell DART rail station. Residents would benefit from these transportation options.

After review of the existing development patterns of surrounding properties, staff recognizes the positive benefits to be found in an MF-2(A) Multifamily district. Therefore, staff recommends approval of the request.

Development Standards:

DISTRICT	SETBACKS Front	Side/Rear	Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
Proposed							
MF-2(A) Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
Existing							
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code.

Prior CPC Action – July 19, 2018

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District on property zoned a CR-D Community Retail District with a D Liquor Control Overlay and Specific Use Permit No. 532, for a community center and outside playground, on the east line of South Corinth Street Road, south of Morrell Avenue.

Maker: Rieves
Second: Mack
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

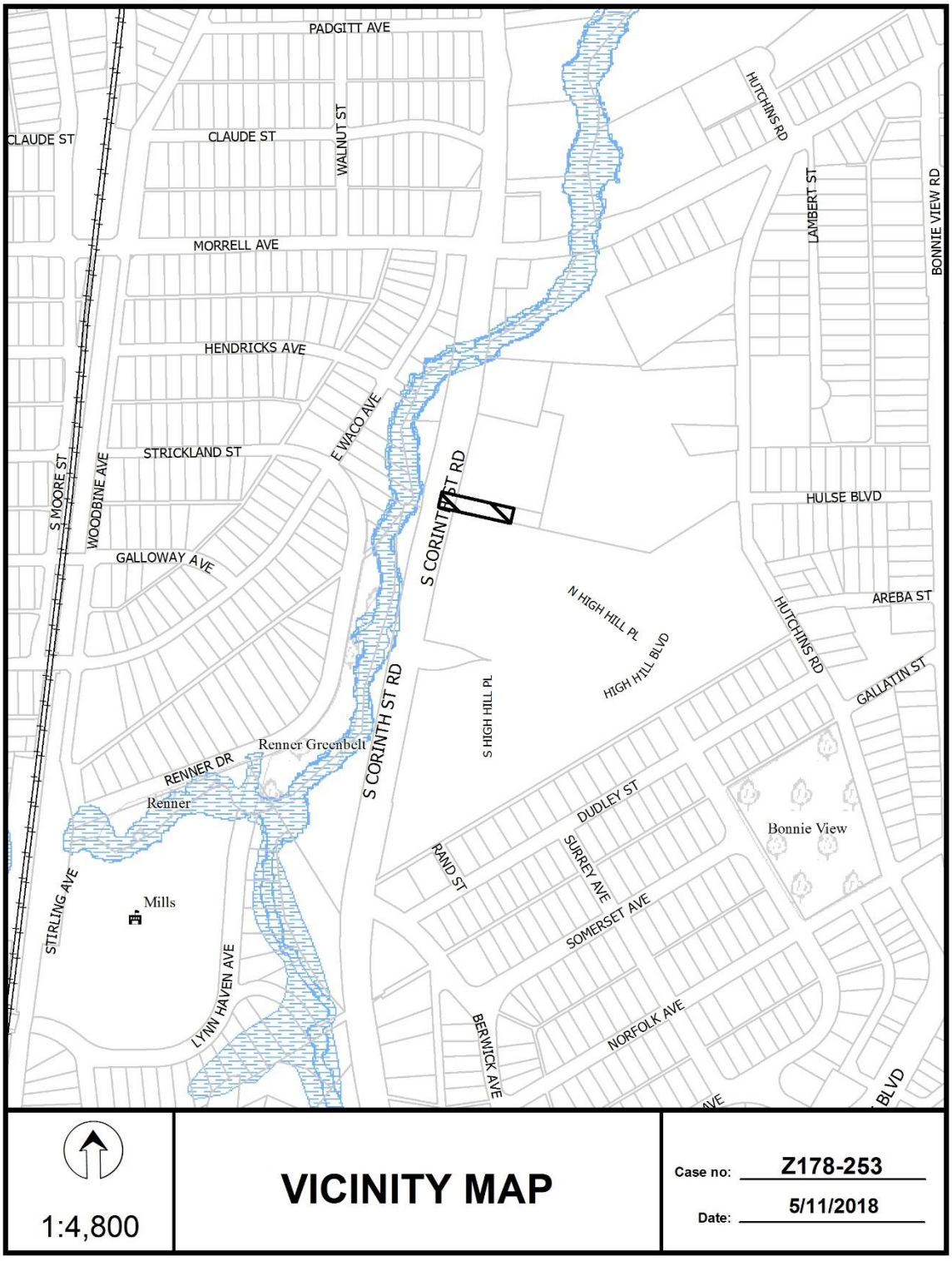
Against: 0
Absent: 0
Vacancy: 1 - District 8

Notices: Area: 200 Mailed: 11
Replies: For: 0 Against: 0

Speakers For: None
For (Did not speak): Christopher Mayes, 9609 Vista View Dr., Austin, TX, 75750
Against: None

List of Officers

KnowVest, Inc.
Christopher Mayes – Sole Owner


PADGITT AVE
CLAUDE ST
CLAUDE ST
WALNUT ST
HUTCHINS RD
LAMBERT ST
BONNIE VIEW RD
MORRELL AVE
HENDRICKS AVE
E WACO AVE
STRICKLAND ST
S MOORE ST
WOODBINE AVE
GALLOWAY AVE
S CORINTH ST RD
HULSE BLVD
AREBA ST
N HIGH HILL PL
HIGH HILL BLVD
S HIGH HILL PL
HUTCHINS RD
GALLATIN ST
Renner Greenbelt
RENNER DR
Renner
DUDLEY ST
Bonnie View
RAND ST
SURREY AVE
SOMERSET AVE
STIRLING AVE
Mills
LYNN HAVEN AVE
BERWICK AVE
NORFOLK AVE
1:4,800
VICINITY MAP
Case no: Z178-253
Date: 5/11/2018

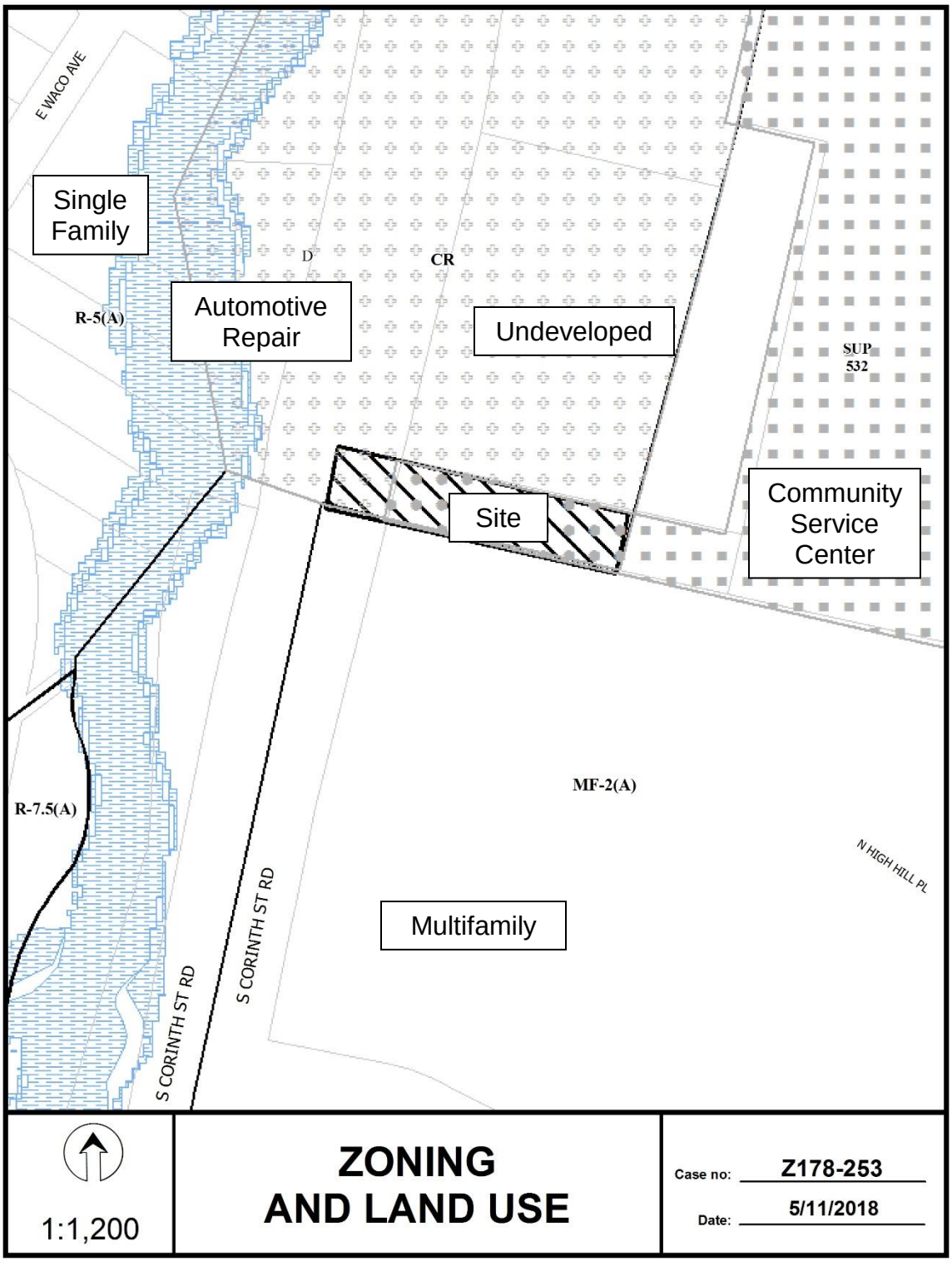


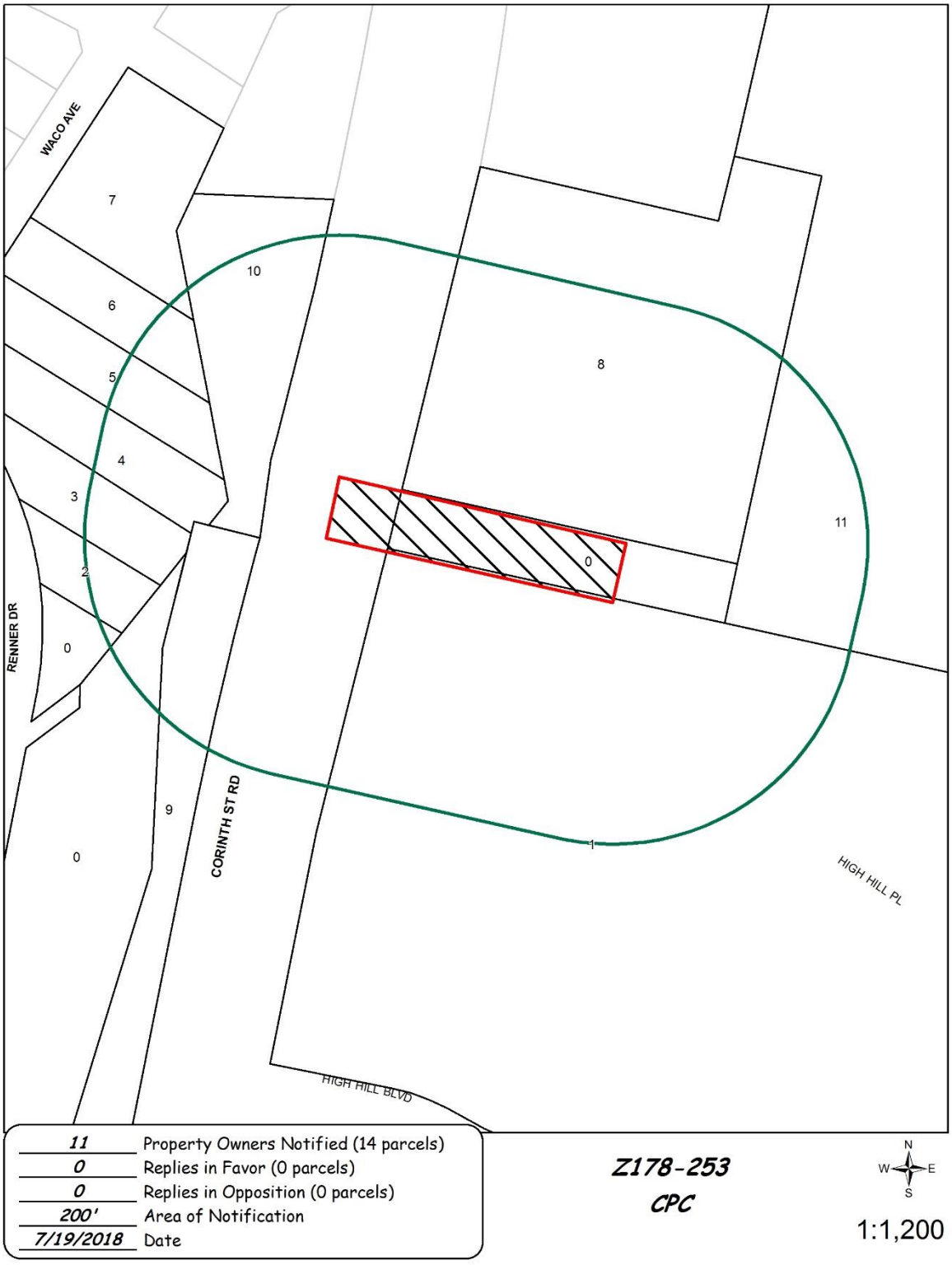
1:1,200

AERIAL MAP

Case no: Z178-253

Date: 5/11/2018


E WACO AVE
Single Family
D
CR
R-5(A)
Automotive Repair
Undeveloped
SUP 532
Site
Community Service Center
MF-2(A)
R-7.5(A)
N HIGH HILL PL
Multifamily
S CORINTH ST RD
S CORINTH ST RD
1:1,200
ZONING AND LAND USE
Case no: Z178-253
Date: 5/11/2018


WACO AVE
RENNER DR
CORINTH ST RD
HIGH HILL BLVD
HIGH HILL PL
7
10
6
5
8
4
3
11
2
0
0
9
0
1
11 Property Owners Notified (14 parcels)
0 Replies in Favor (0 parcels)
0 Replies in Opposition (0 parcels)
200' Area of Notification
7/19/2018 Date
Z178-253
CPC
N
W
E
S
1:1,200

07/17/2018

Reply List of Property Owners

Z178-253

11 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	1000	S CORINTH ST RD	GH PARTNERS LLC
	2	1566	RENNER DR	HERNANDEZ MARIA
	3	1570	RENNER DR	GUEVARA CONSUELO G
	4	1602	WACO AVE	SMITH ALENE H
	5	1606	WACO AVE	MURILLOMONCADA ARIANA
	6	1610	WACO AVE	GOMEZ CLAUDIA E
	7	1614	WACO AVE	HAPPY FAMILY RENTALS LLC
	8	944	S CORINTH ST RD	MANNING BROTHERS BARNETT LTD INC
	9	1000	S CORINTH ST RD	BALLAS VICTOR
	10	955	S CORINTH ST RD	DUKES R C ETAL
	11	807	HUTCHINS RD	SALVATION ARMY

Agenda Information Sheet

File #: 18-547 **Item #:** 48.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1862 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northeast corner of South Hampton Road and Marvin D. Love Freeway
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Z178-258(SM)

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 22, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-258(SM) **DATE FILED:** May 14, 2018

LOCATION: Northeast corner of South Hampton Road and Marvin D. Love Freeway

COUNCIL DISTRICT: 3 **MAPSCO:** 63 R

SIZE OF REQUEST: Approx. 0.499 acres **CENSUS TRACT:** 110.01

REPRESENTATIVE: Santos Martinez, MASTERPLAN

APPLICANT/OWNER: Karim Somani, President of Z Petroleum

REQUEST: An application for the renewal of Specific Use Permit No. 1862 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to continue to sell alcohol for off-premise consumption at the existing convenience store [Hampton Food Mart].

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.

BACKGROUND INFORMATION:

- The request site is currently developed with a general merchandise or food store use 3,500 square feet or less and a motor vehicle fueling station.
- On June 22, 2011, City Council approved Specific Use Permit No. 1862 for a two-year period with eligibility for automatic renewals for additional five-year periods.
- On February 11, 2013, an automatic renewal extended the expiration date to June 22, 2018.
- On May 14, 2018, 20 days after the February 22, 2018 deadline to submit for an automatic renewal, an application to renew SUP No. 1862 was submitted.

Zoning History: There have not been any zoning cases in the area over the past five years.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
S. Hampton Road	Principle Arterial	100 feet

Traffic: The Engineering Division of the Sustainable Development and Construction Department 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.

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.

URBAN DESIGN ELEMENT

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:

Surrounding Land Uses:

	Zoning	Land Use
Site	RR-D -1, SUP No. 1862	General merchandise or food store 3,500 square feet or less with motor vehicle fueling
North	RR-D-1, SUP No. 1891	Restaurant without drive-through
Southeast	R-7.5(A)	Divided highway and single family
West	IR and SUP No. 169	Offices

Land Use Compatibility:

The request site is currently developed with a convenience store and gas station. The site is situated on two major roadways: Marvin D Love Freeway on the southeast and S. Hampton Road on the west. The only abutting land use is a restaurant to the north. Across Marvin D Love Freeway, to the southeast, is a single family neighborhood and two large office buildings lie to the west, across S. Hampton Road.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The site is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime,

and increasing the successful prosecution of crime that occurs in convenience stores in the city. The applicant's CS license expires November 2018.

The continued sale of alcoholic beverages in conjunction with the existing general merchandise or food store should not be a detriment to the adjacent properties because the Specific Use Permit requires periodic review to ensure the site continues to comply with approved plans and other regulations, such as the CS license; therefore, staff supports the request.

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 and the parking requirement for a motor vehicle fueling station is two parking spaces. The existing convenience store is approximately 1,104 square feet, which therefore requires six parking spaces and the two spaces required for the motor vehicle fueling station requires a total of eight spaces for the site. The site has provided 11 parking spaces.

Police Report:

Staff obtained the following list of offenses from the Dallas Police Department since June 22, 2013.

Date	Time	Offense	Description
2/2/2018	21:53	Drunk & Disorderly	Drunk & Disorderly
9/6/2017	13:00	Theft/BMV	Theft
3/7/2017	18:15	Vandalism & Criminal Mischief	Criminal Mischief/Vandalism

Prior CPC Action – July 19, 2018:

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1862 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northeast corner of South Hampton Road and Marvin D. Love Freeway.

Maker: Rieves
Second: Mack
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 8

Notices: Area: 200 Mailed: 20
Replies: For: 1 Against: 0

Speakers None

SUP No. 1862 Amendments

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

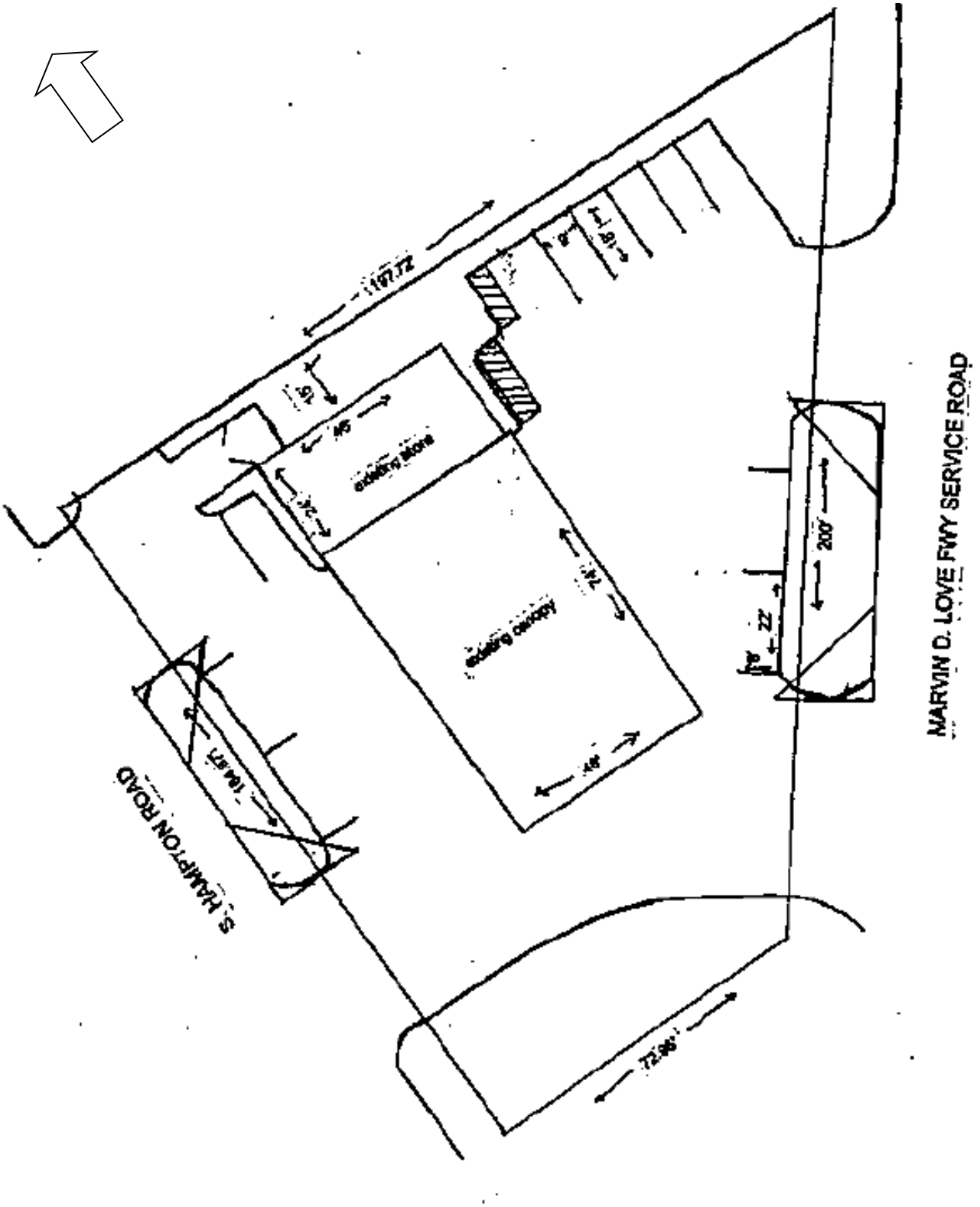
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

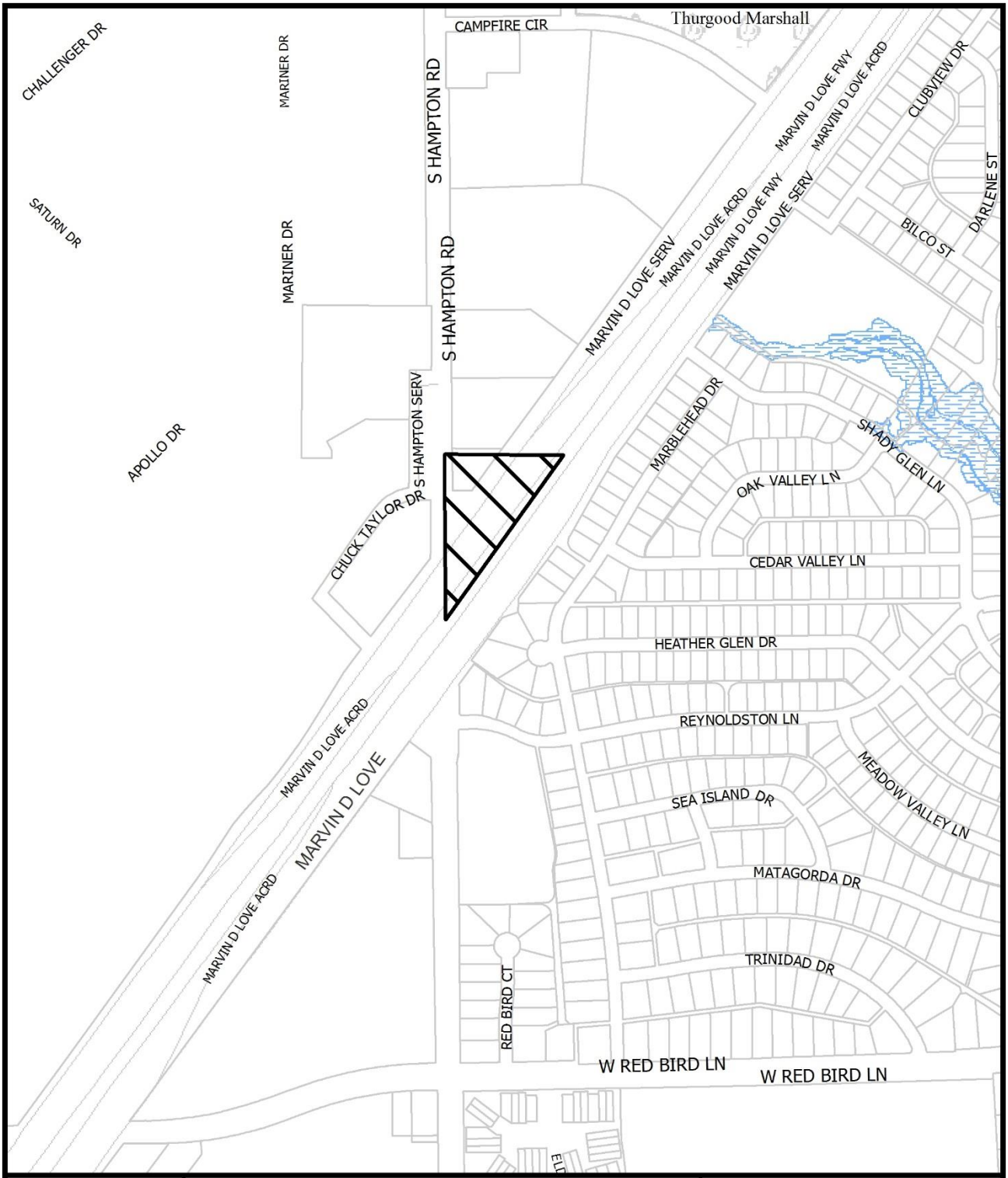
3. TIME LIMIT: This specific use permit expires on (five years) [~~June 22, 2013~~], but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a 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. 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.

Existing Site Plan (no changes)



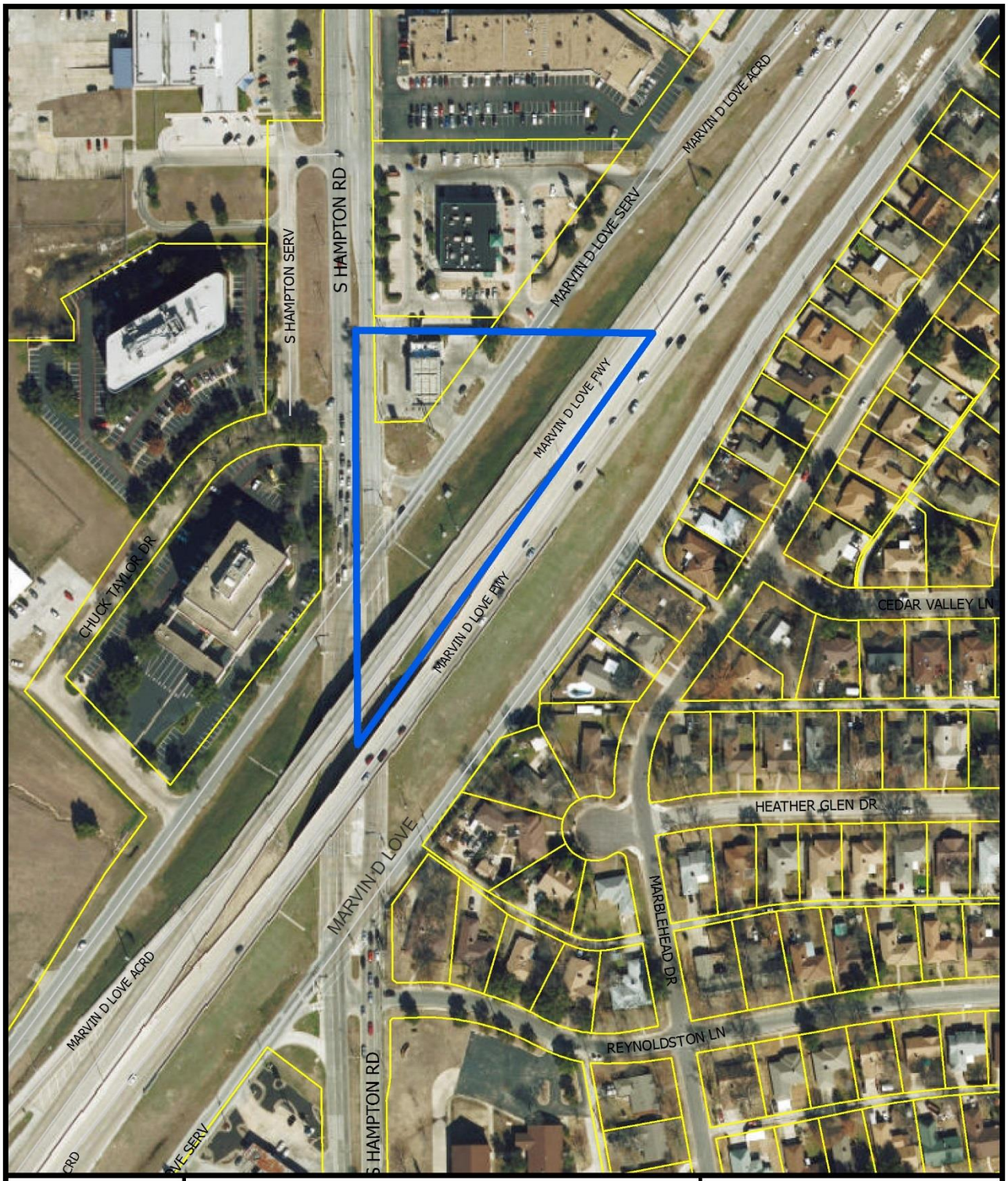


1:6,000

VICINITY MAP

Case no: Z178-258

Date: 6/15/2018

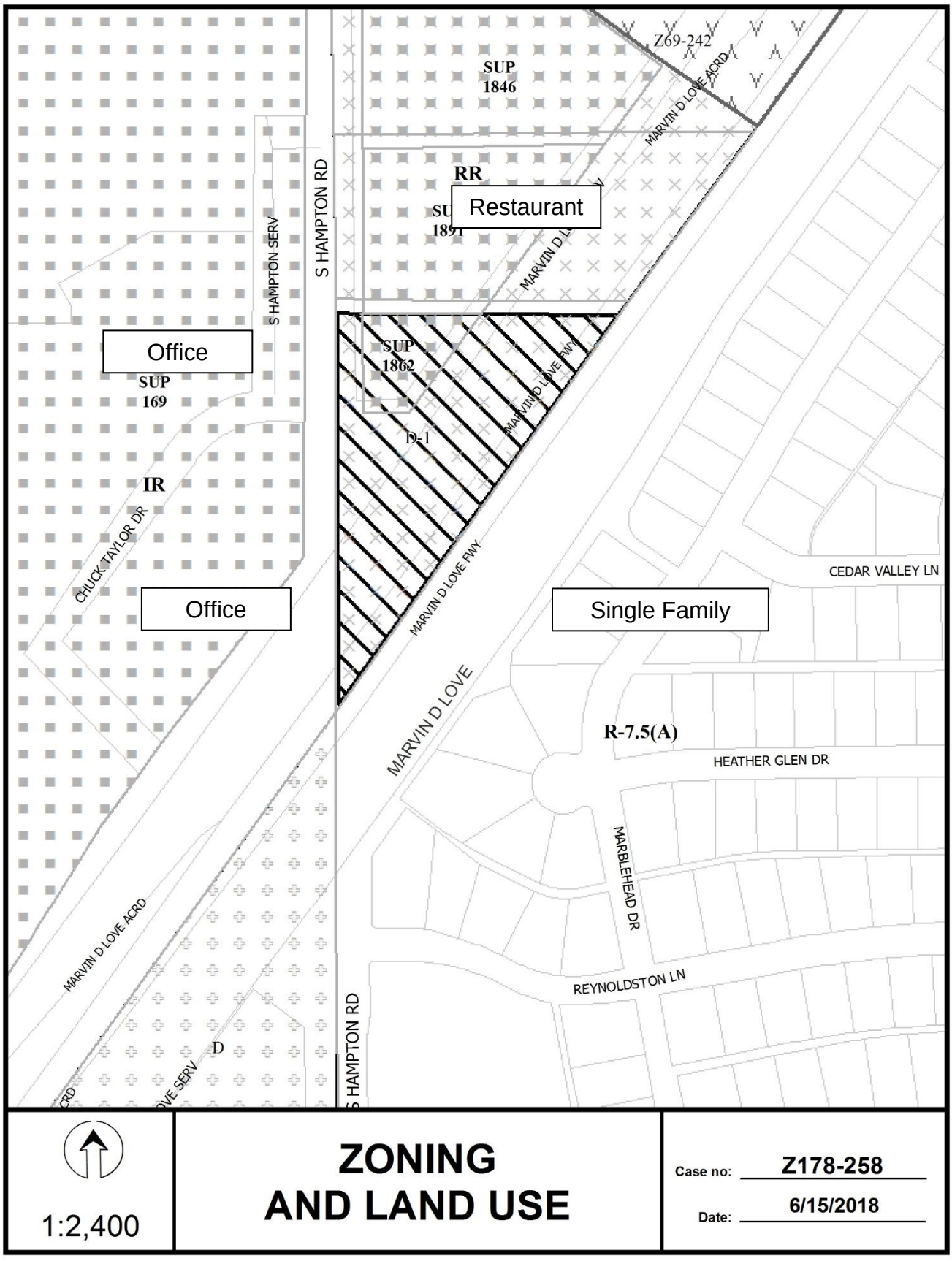


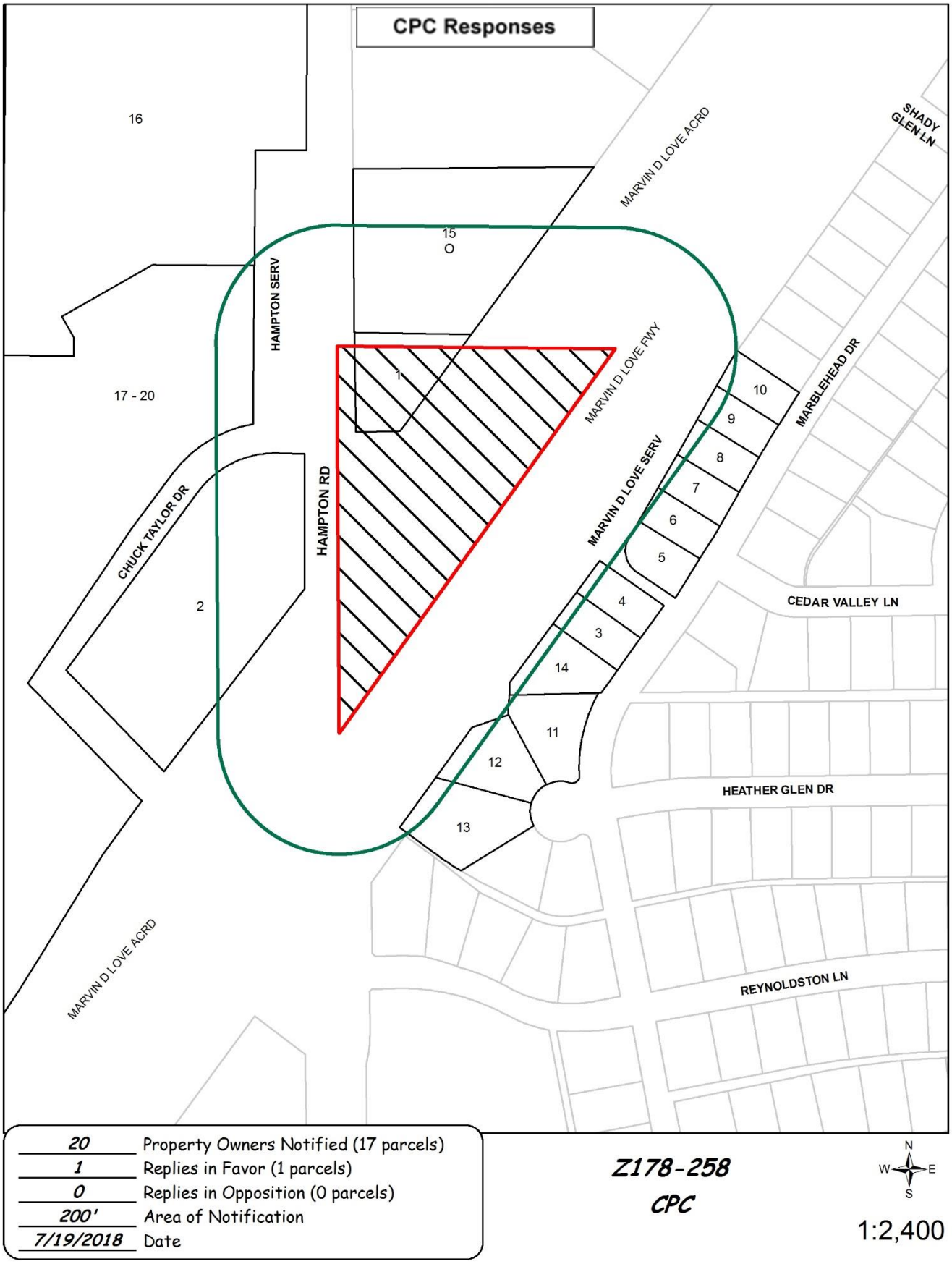
1:2,400

AERIAL MAP

Case no: Z178-258

Date: 6/15/2018


Z69-242
SUP
1846
RR
Restaurant
SUP
1891
MARVIN D LOVE ACRD
S HAMPTON SERV
S HAMPTON RD
Office
SUP
169
SUP
1862
D-1
MARVIN D LOVE FWY
IR
CHUCK TAYLOR DR
Office
MARVIN D LOVE FWY
CEDAR VALLEY LN
Single Family
MARVIN D LOVE
R-7.5(A)
HEATHER GLEN DR
MARBLEHEAD DR
MARVIN D LOVE ACRD
REYNOLDSTON LN
S HAMPTON RD
D
1:2,400
ZONING
AND LAND USE
Case no: Z178-258
Date: 6/15/2018


CPC Responses
16
17 - 20
15
O
1
2
HAMPTON SERV
HAMPTON RD
CHUCK TAYLOR DR
MARVIN D LOVE ACRD
MARVIN D LOVE FWY
MARVIN D LOVE SERV
SHADY GLEN LN
MARBLEHEAD DR
CEDAR VALLEY LN
HEATHER GLEN DR
REYNOLDSTON LN
3
4
5
6
7
8
9
10
11
12
13
14
20 Property Owners Notified (17 parcels)
1 Replies in Favor (1 parcels)
0 Replies in Opposition (0 parcels)
200' Area of Notification
7/19/2018 Date
Z178-258
CPC
N
W
E
S
1:2,400

07/18/2018

Reply List of Property Owners

Z178-258

20 Property Owners Notified ***1 Property Owner in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	5707	S HAMPTON RD	Z PETROLEUM INC
	2	5801	MARVIN D LOVE FWY	OXLEY LEASING NORTH LOOP LLC
	3	5723	MARBLEHEAD DR	JONES MARY R
	4	5717	MARBLEHEAD DR	COLLIER LOURICE
	5	5707	MARBLEHEAD DR	HENDERSON VERDIE M
	6	5659	MARBLEHEAD DR	CASTLE SHIRLEANNE B
	7	5653	MARBLEHEAD DR	BRITO JOSE ISABEL &
	8	5649	MARBLEHEAD DR	MITCHELL MARGIE ANN
	9	5643	MARBLEHEAD DR	BROWN GLOVER
	10	5639	MARBLEHEAD DR	CARMOUCHE MERLE L
	11	5737	MARBLEHEAD DR	TAYLOR WILLIE &
	12	5747	MARBLEHEAD DR	KING ELLIS & YVONNE
	13	5757	MARBLEHEAD DR	MITCHELL HELEN G
	14	5727	MARBLEHEAD DR	BARBER REGIS C
O	15	5602	S HAMPTON RD	HAMPTON 67 ASSOCIATES
	16	5701	S HAMPTON RD	U S POSTAL SERVICE
	17	5787	S HAMPTON RD	OXLEY LEASING NORTH LOOP LLC
	18	4831	S HAMPTON RD	SERVION
	19	4831	S HAMPTON RD	MODERN AERO OF TEXAS
	20	4831	S HAMPTON RD	J C AVIATION INV

Agenda Information Sheet

File #: 18-550 **Item #:** 49.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2199 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of West Illinois Avenue and Toluca Avenue
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Z178-262(JM)

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 22, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-262(JM) **DATE FILED:** May 24, 2018

LOCATION: Northeast corner of West Illinois Avenue and Toluca Avenue

COUNCIL DISTRICT: 4 **MAPSCO:** 54 V

SIZE OF REQUEST: ±0.766 acres **CENSUS TRACT:** 54.00

APPLICANT/OWNER: Bora Petroleum Inc.

REPRESENTATIVE: Santos Martinez, Masterplan

REQUEST: An application for the renewal of Specific Use Permit No. 2199 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant requests renewal of the SUP for the continued right to sell alcohol for off-premise consumption in conjunction with the existing general merchandise or food store [Illinois Food Mart/Chevron].

STAFF RECOMMENDATION: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

CPC RECOMMENDATION: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

BACKGROUND INFORMATION:

- The approximately 0.766-acre site contains a one-story, 2,121 square-foot building erected in 1997.

- On June 22, 2016, the City Council approved Specific Use Permit No. 2199 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to a site plan and conditions. The application for renewal was received prior to the expiration date of June 15, 2018. No changes are requested to the existing site plan.

- This property previously held Specific Use Permit No. 1832 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less. However, that SUP was never renewed and consequently expired on August 10, 2013.

Zoning History: There have not been any zoning requests in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
West Illinois Avenue	Principal Arterial	85 feet	100 feet
Toluca Avenue	Local	50 feet	--

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Surrounding Land Uses:

	Zoning	Land Use
Site	CR-D-1 Community Retail w/a D-1 Liquor Control Overlay	General Merchandise or Food Store <3,500 SF w/Fueling Station
North	R-7.5(A) Single Family	Single family
East	CR-D Community Retail w/a D Liquor Control Overlay	Car wash and retail uses
South	CR-D Community Retail w/a D Liquor Control Overlay	Office, retail, dance school, residential, restaurant, and auto service center
West	RR-D Regional Retail w/a D Liquor Control Overlay	Office

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 request complies with the following land use goals and policies of the Comprehensive Plan:

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

ECONOMIC ELEMENT

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

The existing use serves the neighborhood by adding a convenient shopping option to the area within walking distance to residential properties.

Land Use Compatibility:

The approximately 0.766-acre site is developed with a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station. The applicant is proposing to continue the sale of alcohol for off-premise consumption in conjunction with the general merchandise or food store on the property, which requires a Specific Use Permit.

The adjacent land uses are single family residential to the north; a car wash and retail uses to the east; office, retail, dance school, residential, restaurant, and auto service center to the south; and, office 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.

The general merchandise or food store use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores, which is enforced by the Dallas Police Department. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. The business has passed an annual inspection with the Dallas Police Department and is up-to-date with Chapter 12B requirements.

The continued sale of alcoholic beverages in conjunction with the existing general merchandise or food store should not be a detriment to the adjacent properties because the Specific Use Permit requires periodic review to ensure the site continues to comply with approved plans and other regulations, such as the CS license; therefore, staff supports the request.

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and two parking spaces for the motor vehicle fueling station. The proposed use requires 13 spaces for the proposed use; 11 spaces for the general merchandise or food store and two spaces for the motor vehicle fueling station. Parking must be provided as shown on the site plan, which depicts 17 parking spaces. No changes to the site plan are proposed with the renewal request.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request does not trigger any Article X requirements, as no new construction is proposed on the site.

Dallas Police Department:

Crime statistics provided by DPD reflect ongoing activity beginning one year prior to when the SUP was granted by City Council on June 22, 2016. The statistics reflect a total of 1,640 calls with reports ranging from routine investigation, business hold-up, panhandlers, theft, prostitution, robbery, traffic stops, violence, criminal mischief, burglary, suspicious person(s), auto theft, burglary of a motor vehicle, minor accidents, meet complainant, 911 hang-up calls, off-duty jobs, and other. The total number of incidents are 31 with a total of 16 offences related to arrests.

Incidents:

Date1	Time1	UCR_Offense	UCR_OffDesc	Address	Premise	MO
5/21/2015	21:00	UUMV	AUTO THEFT - UUMV	225 W ILLINOIS AVE	Parking Lot (All Others)	UNKNOWN SUSPECT TOOK COMP VEHICLE WITHOUT CONSENT.
5/22/2015	18:00	UUMV	AUTO THEFT - UUMV	225 W ILLINOIS AVE	Parking Lot (All Others)	UNKNOWN SUSP TOOK COMP VEHICLE WITHOUT CONSENT.
11/16/2015	13:35	ROBBERY-BUSINESS	ROBBERY	225 W ILLINOIS AVE	Convenience Store	SUSP DISPLAYED GUN TO TAKE MONEY AT GUNPOINT.
7/7/2016	20:00	THEFT/BMV	THEFT	225 W ILLINOIS AVE	Parking Lot (All Others)	UNKNOWN SUSPECT REMOVED THE REAR LICENSE PLATE.
7/24/2016	2:00	INVESTIGATION OF	PRELIMINARY INVESTIGATION	225 W ILLINOIS AVE	Parking Lot (All Others)	PRELIMINARY INVESTIGATION OF A BMV
8/2/2016	16:50	MISCELLANEOUS	MISCELLANEOUS	225 W ILLINOIS AVE	Gas or Service Station	CRIMINAL TRESPASS WARNING
8/22/2016	21:40	ROBBERY-INDIVIDUAL	ROBBERY	225 W ILLINOIS AVE	Gas or Service Station	SUSP HIT COMP AND TOOK HIS PROPERTY WITHOUT CONSENT
10/21/2016	17:00	VANDALISM & CRIM MISCHIEF	CRIMINAL MISCHIEF/VANDALISM	225 W ILLINOIS AVE	Gas or Service Station	UNK SUSP ATTEMPTED TO STEAL PROPERTY AND DAMAGED ENTRY DOOR
12/10/2016	18:30	THEFT/SHOPLIFT	THEFT	225 W ILLINOIS AVE	Convenience Store	SUSP TOOK PROP FROM COMP W/O PAYING
1/18/2017	12:30	UUMV	AUTO THEFT - UUMV	225 W ILLINOIS AVE	Parking Lot (All Others)	UNK SUSP TOOK COMPS VEH WITHOUT CONSENT
3/8/2017	13:00	FOUND	FOUND PROPERTY	225 W ILLINOIS AVE	Gas or Service Station	FOUND PROP ON AP
3/14/2017	5:30	OTHER THEFTS	THEFT	225 W ILLINOIS AVE	Gas or Service Station	UNK SUSP TOOK LISTED PROPERTY WITHOUT PERMISSION
6/20/2017	0:27	MISCELLANEOUS	MISCELLANEOUS	225 W ILLINOIS AVE	Convenience Store	MIR
8/22/2017	9:40	ROBBERY-BUSINESS	ROBBERY	225 W ILLINOIS AVE	Convenience Store	AP TOOK BEER FROM COMP BUSINESS WHILE DISP GUN
8/22/2017	9:40	ROBBERY-BUSINESS	ROBBERY	225 W ILLINOIS AVE	Convenience Store	AP TOOK BEER FROM COMP BUSINESS WHILE DISP GUN
9/4/2017	0:01	NOT CODED	NO UCR REPORTABLE OFFENSE	225 W ILLINOIS AVE	Gas or Service Station	WARRANTS ONLY
9/4/2017	0:46	VANDALISM & CRIM MISCHIEF	CRIMINAL MISCHIEF/VANDALISM	225 W ILLINOIS AVE	Parking Lot (All Others)	SUSP DAMAGED COMP'S PROPERTY WITHOUT CONSENT
9/8/2017	11:00	CRIMINAL TRESPASS	MISCELLANEOUS	225 W ILLINOIS AVE	Convenience Store	A CRIMINAL TRESPASS ON FILE/RELEASE CTA.
9/8/2017	20:15	ASSAULT	ASSAULT	225 W ILLINOIS AVE	Outdoor Area Public/Private	A/P ASSAULTED COMP CAUSING PAIN
11/18/2017	7:13	THEFT/BMV	THEFT	225 W ILLINOIS AVE	Gas or Service Station	SUSP ENTERED VEHICLE W/O CONSENT AND TOOK PROPERTY
1/10/2018	19:35	MISCELLANEOUS	MISCELLANEOUS	225 W ILLINOIS AVE	Gas or Service Station	MIR
1/19/2018	18:00	THEFT/SHOPLIFT	THEFT	225 W ILLINOIS AVE	Gas or Service Station	UNK SUSP TOOK PROPERTY FROM THE COMP WITHOUT CONSENT
1/29/2018	10:35	NOT CODED	NO UCR REPORTABLE OFFENSE	225 W ILLINOIS AVE		APOWW

1/29/2018	10:35	ASSAULT	ASSAULT	225 W ILLINOIS AVE	Convenience Store	AP PUSHED COMP WITH HIS HANDS CAUSING OFFENSIVE CONTACT
2/27/2018	19:45	ROBBERY-BUSINESS	ROBBERY	225 W ILLINOIS AVE	Gas or Service Station	SUSPECT POINTED GUN AT THE R/P AND WITNESS AND DEMANDED MONEY
4/6/2018	3:06	SEIZED PROPERTY	SEIZED PROPERTY	225 W ILLINOIS AVE	Convenience Store	SEIZED PROPERTY
4/9/2018	12:06	VANDALISM & CRIM MISCHIEF	CRIMINAL MISCHIEF/VANDALISM	225 W ILLINOIS AVE	Convenience Store	SUSP DAMAGED FROM DOOR
4/11/2018	8:12	THEFT/SHOPLIFT	THEFT	225 W ILLINOIS AVE	Convenience Store	UNK SUSPECT TOOK PROPERTY FROM COMP WITHOUT PERMISSION
6/13/2018	19:45	VANDALISM & CRIM MISCHIEF	CRIMINAL MISCHIEF/VANDALISM	225 W ILLINOIS AVE	Single Family Residence - Occupied	THE SUSP BROKE THE COMP'S PROPERTY
6/23/2018	3:27	NOT CODED	NO UCR REPORTABLE OFFENSE	225 W ILLINOIS AVE	Other	AP HAD A PROBATION VIOLATION.

Arrests:

ArrestDate	ChargeDesc	ArrestNumber	ArrestTime	UCRArrestChg	ArLAddress
7/2/2018	PUBLIC INTOXICATION	18-022898	9:15:00 PM	PUBLIC INTOXICATION	225 W ILLINOIS AVE
6/23/2018	WARRANT HOLD (OUTSIDE AGENCY)	18-021521	3:40:00 AM	HOLDS DSO	225 W ILLINOIS AVE
9/8/2017	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	17-037042	8:39:00 PM	OTHER /ASSAULT	225 W ILLINOIS AVE
9/8/2017	WARRANT HOLD (OUTSIDE AGENCY)	17-037042	8:39:00 PM	HOLDS DSO	225 W ILLINOIS AVE
9/8/2017	EVADING ARREST DETENTION	17-037042	8:39:00 PM	OTHER	225 W ILLINOIS AVE
9/8/2017	WARRANT HOLD (OUTSIDE AGENCY)	17-037042	8:39:00 PM	HOLDS DSO	225 W ILLINOIS AVE
9/4/2017	WARRANT-DALLAS PD (ALIAS)	17-036345	1:40:00 AM	ALIAS/CAPIAS	225 W ILLINOIS AVE
9/4/2017	WARRANT-DALLAS PD (CAPIAS)	17-036345	1:40:00 AM	ALIAS/CAPIAS	225 W ILLINOIS AVE
3/8/2017	WARRANT-DALLAS PD (CAPIAS)	17-009516	1:30:00 PM	ALIAS/CAPIAS	225 W ILLINOIS AVE
3/8/2017	WARRANT-DALLAS PD (CAPIAS)	17-009516	1:30:00 PM	ALIAS/CAPIAS	225 W ILLINOIS AVE
3/8/2017	PUBLIC INTOXICATION	17-009515	1:30:00 PM	PUBLIC INTOXICATION	225 W ILLINOIS AVE
3/8/2017	PUBLIC INTOXICATION	17-009515	1:30:00 PM	PUBLIC INTOXICATION	225 W ILLINOIS AVE
7/24/2016	WARRANT HOLD (OUTSIDE AGENCY)	16-032307	11:16:00 PM	HOLDS DSO	225 W ILLINOIS AVE
1/18/2016	POSS MARIJUANA <2OZ	16-002283	6:00:00 AM	NARCOTIC CHARGES	225 W ILLINOIS AVE
1/18/2016	DWI	16-002283	6:00:00 AM	DWI	225 W ILLINOIS AVE

CPC Action
July 19, 2018

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2199 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 conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of West Illinois Avenue and Toluca Avenue.

Maker: Rieves
Second: Mack
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 8

Notices: Area: 200 Mailed: 35
Replies: For: 0 Against: 0

Speakers None

List of Officers

Bahaa Souweid Presic

CPC RECOMMENDED PROPOSED SUP CONDITIONS SUP NO. 2199

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

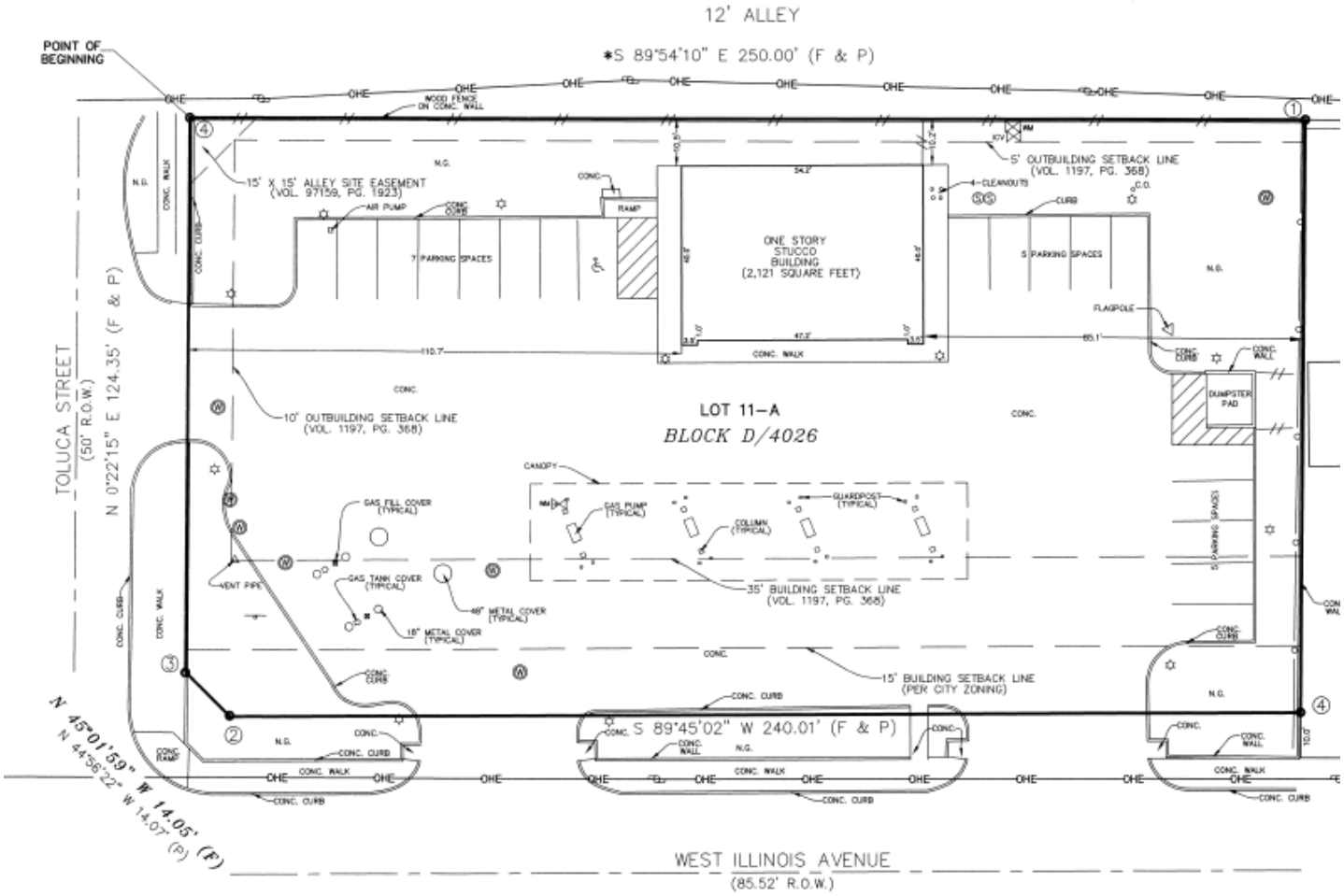
3. TIME LIMIT: This specific use permit expires on ~~(June 15, 2018)~~ (two-years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application 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.

Existing Site Plan



SITE DEVELOPMENT STANDARDS AS PER THE CITY OF DALLAS
PLANNING & ZONING (214) 948-4480

ZONED CR; COMMERCIAL RETAIL

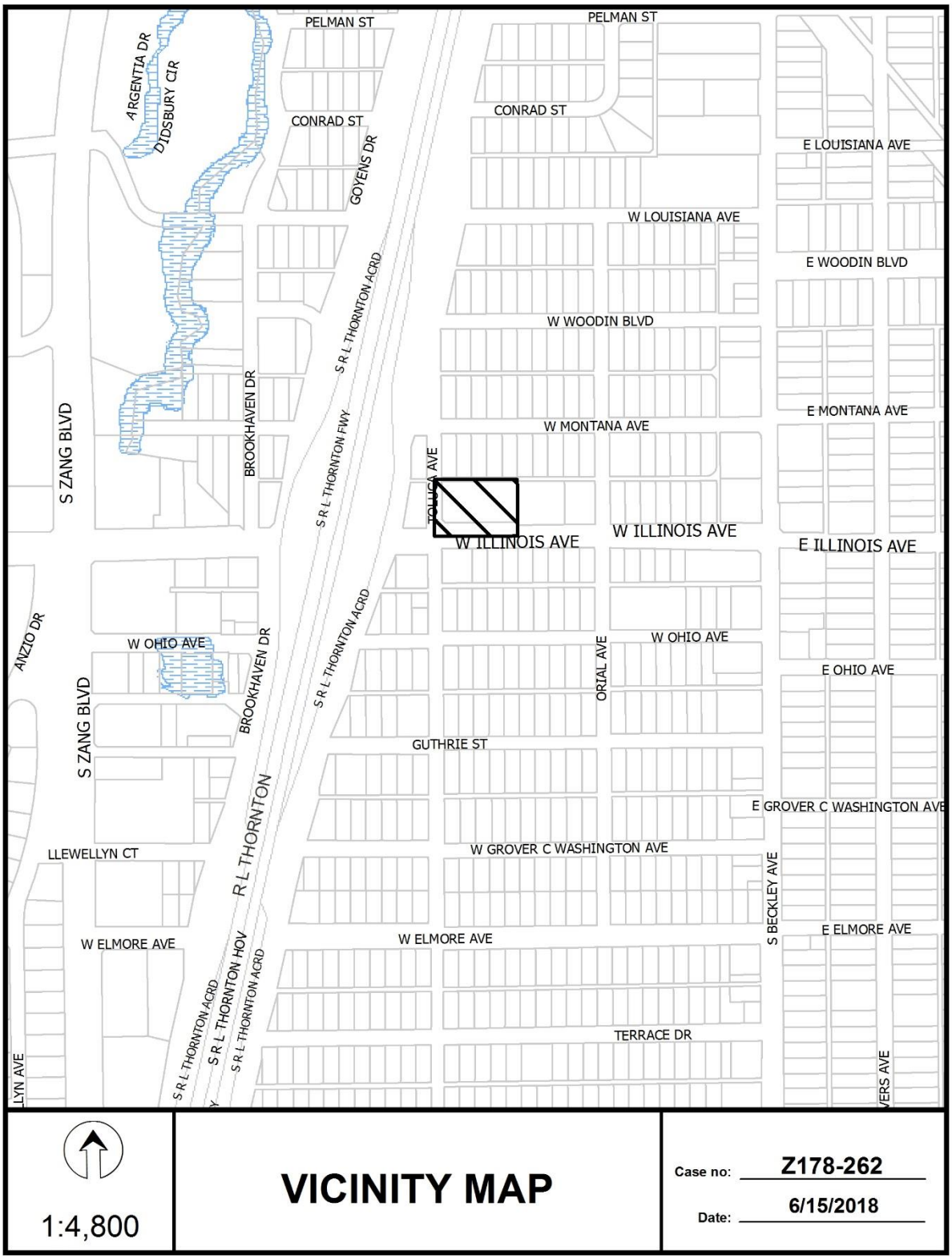
MAXIMUM BUILDING HEIGHT = 54' FEET, OR 4 STORIES.

1 PARKING SPACE PER 200 SQUARE FEET OF BUILDING SPACE AND 2 SPACES PER GAOLINE PUMP.

15' FRONT BULDING SETBACK LINE.

BUILDING SIZE = 2,121 SQUARE FEET

17 REGULAR PARKING SPACES
1 HANDICAP PARKING SPACE
18 TOTAL PARKING SPACES

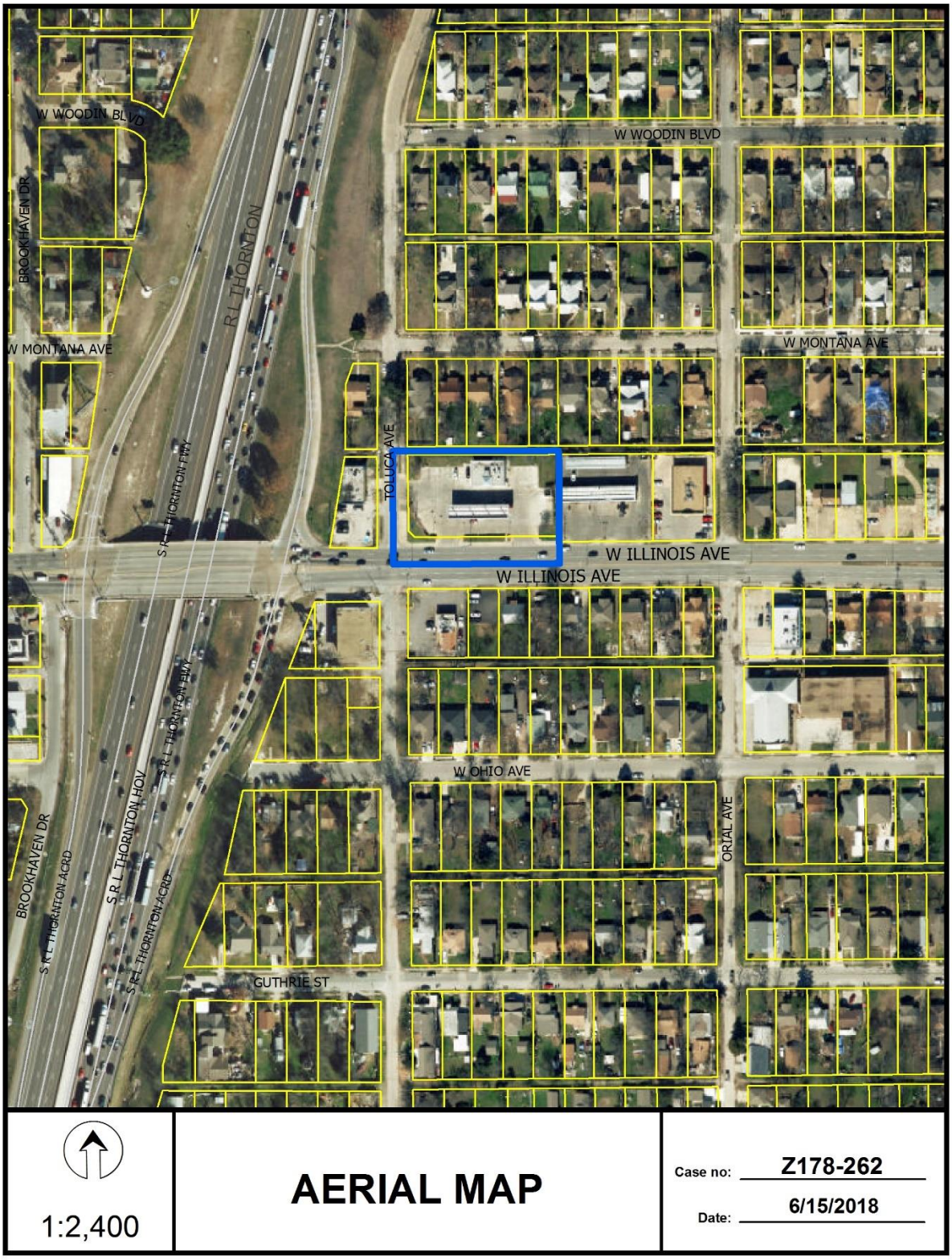


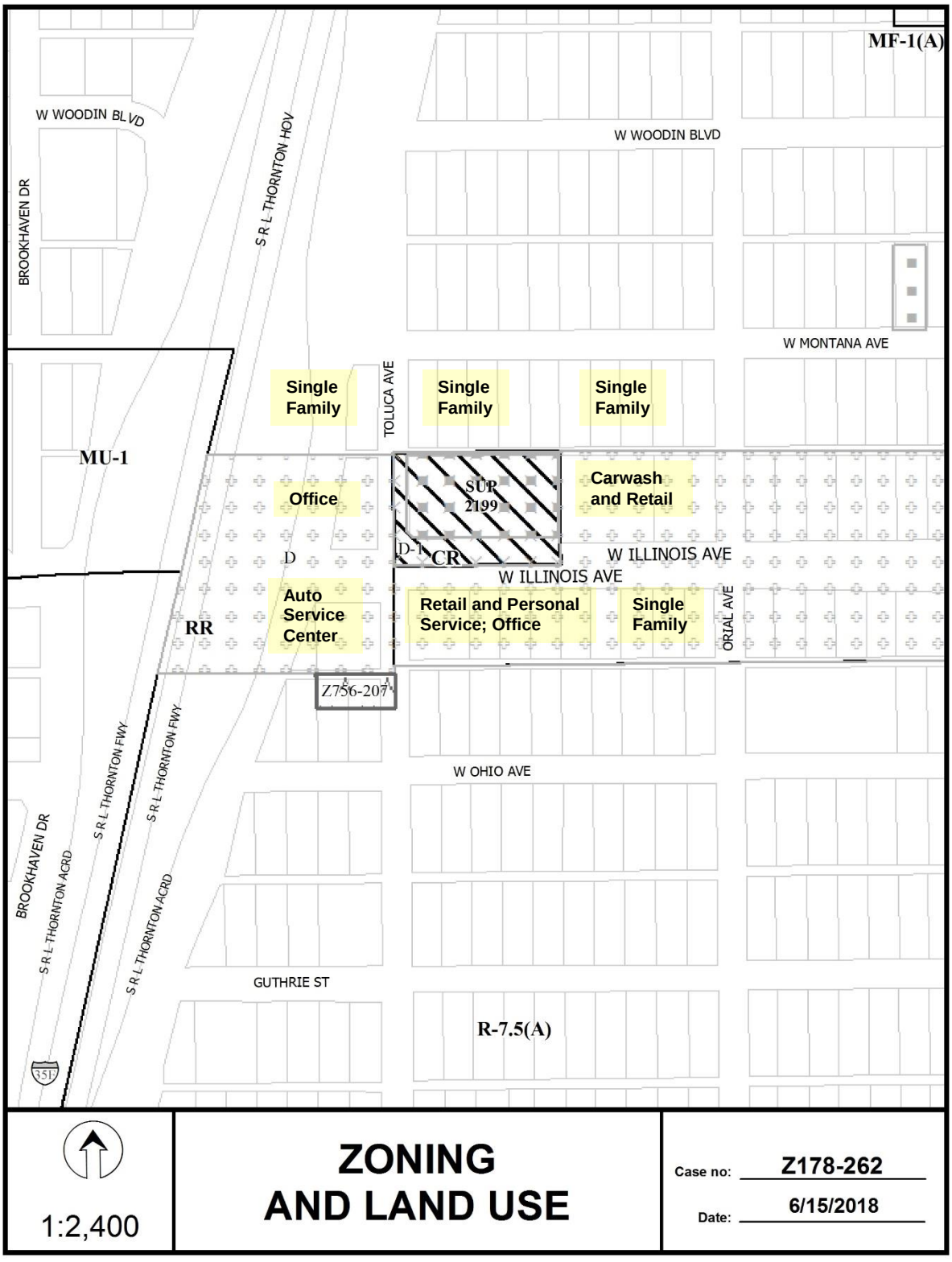
1:4,800

VICINITY MAP

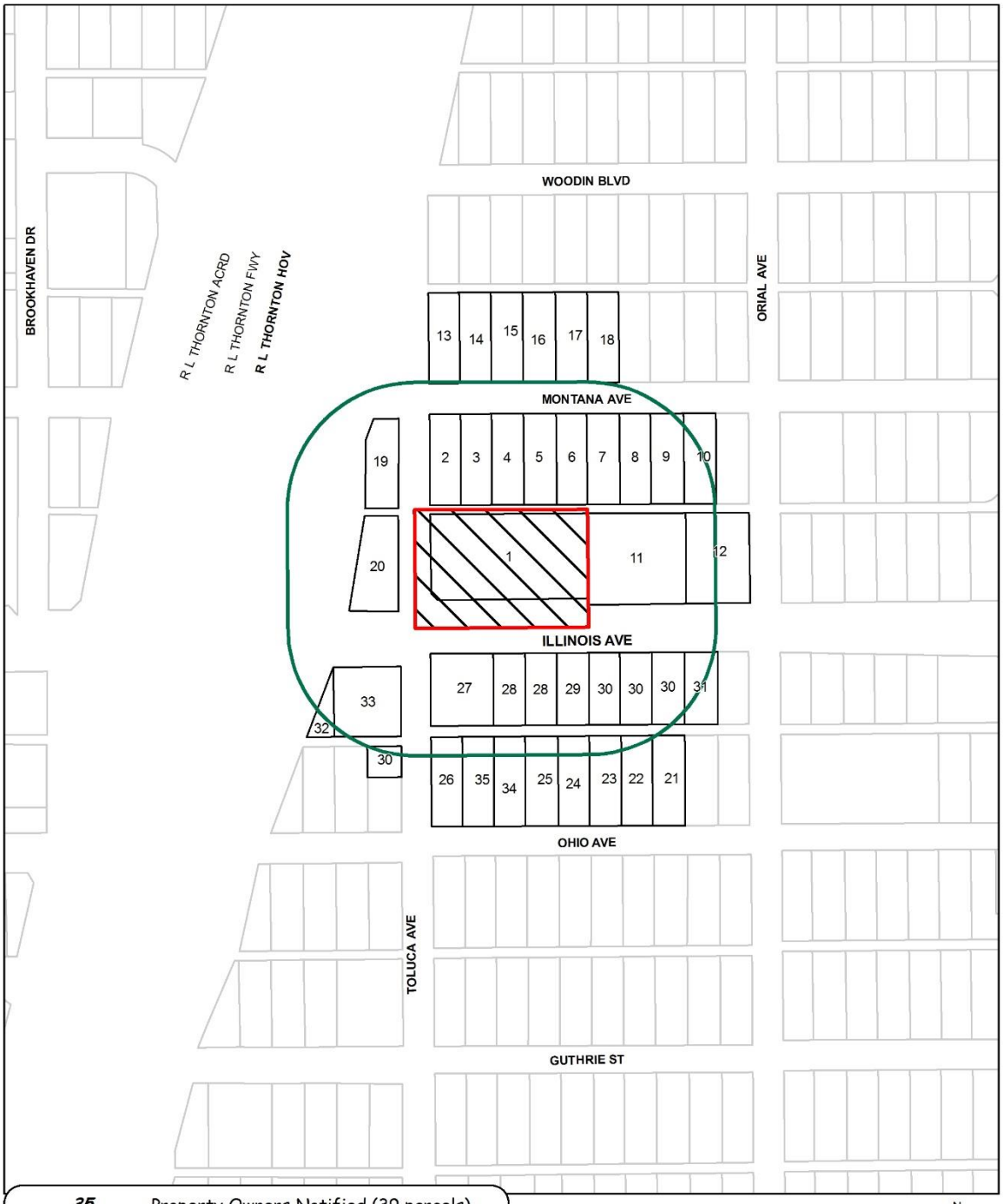
Case no: Z178-262

Date: 6/15/2018


W WOODIN BLVD
W WOODIN BLVD
BROOKHAVEN DR
R L THORNTON
W MONTANA AVE
W MONTANA AVE
TOLUCA AVE
S R L THORNTON FWY
W ILLINOIS AVE
W ILLINOIS AVE
W OHIO AVE
ORIAL AVE
BROOKHAVEN DR
S R L THORNTON HOV
S R L THORNTON FWY
S R L THORNTON ACRD
S R L THORNTON ACRD
GUTHRIE ST
1:2,400
AERIAL MAP
Case no: Z178-262
Date: 6/15/2018


MF-1(A)
W WOODIN BLVD
W WOODIN BLVD
BROOKHAVEN DR
S R L THORNTON HOV
W MONTANA AVE
TOLUCA AVE
Single Family
Single Family
Single Family
MU-1
Office
SUP 2199
Carwash and Retail
D
D-1
CR
W ILLINOIS AVE
W ILLINOIS AVE
RR
Auto Service Center
Retail and Personal Service; Office
Single Family
ORIAL AVE
Z756-207
W OHIO AVE
BROOKHAVEN DR
S R L THORNTON FWY
S R L THORNTON FWY
S R L THORNTON ACRD
S R L THORNTON ACRD
GUTHRIE ST
R-7.5(A)
351
1:2,400
ZONING AND LAND USE
Case no: Z178-262
Date: 6/15/2018

CPC RESPONSES



07/17/2018

Reply List of Property Owners

Z178-262

35 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	225	W ILLINOIS AVE	BORA PETROLEUM INC
	2	238	W MONTANA AVE	FAGGETT FELECIA
	3	234	W MONTANA AVE	JOHNSON GWENDA LAJOYCE
	4	230	W MONTANA AVE	WILLIAMS TOMASA G
	5	226	W MONTANA AVE	PEREZ ALICE RAMIREZ
	6	222	W MONTANA AVE	DOROTEO ALFREDO &
	7	218	W MONTANA AVE	MIRELES OVIDIO JR
	8	212	W MONTANA AVE	ORTEGA JOEL F SALINAS &
	9	208	W MONTANA AVE	POWELL DEBRA A
	10	204	W MONTANA AVE	AGUILAR ROGELIO & ESMERALDA DE LA SANCHA ALONSO
	11	213	W ILLINOIS AVE	KRIN MARK C & SUZANNE
	12	207	W ILLINOIS AVE	A & I INSURANCE SERV INC
	13	237	W MONTANA AVE	WHEELER MARGIE FAY
	14	233	W MONTANA AVE	ROMERO ARMANDO JOEL
	15	231	W MONTANA AVE	GEORGE JOHNNY R &
	16	227	W MONTANA AVE	SEALS WILBA L
	17	221	W MONTANA AVE	PAVIA INVESTMENTS LLC
	18	219	W MONTANA AVE	CASAS RAUL
	19	302	W MONTANA AVE	WHEELER ALEXANDER R II
	20	2220	S R L THORNTON FWY	SAROFIA HOLDINGS INC
	21	211	W OHIO AVE	MORALES JOSE ANTONIO
	22	215	W OHIO AVE	SALAZAR GLORIA M
	23	219	W OHIO AVE	MENDOZA PAULA S &
	24	223	W OHIO AVE	AGUIRRE XOCHITL
	25	227	W OHIO AVE	BADILLO ARISTEO R &
	26	239	W OHIO AVE	RIOJAS NOLBERTO & ANTONIA M &

07/17/2018

Reply	*Label #*	*Address*		*Owner*
	27	238	W ILLINOIS AVE	WILLIAMS FRIED CHICKEN
	28	230	W ILLINOIS AVE	RIVERA SUPPLY INC
	29	222	W ILLINOIS AVE	RAFTER WALKER REAL EST VI
	30	218	W ILLINOIS AVE	BLAIR EVELYN
	31	206	W ILLINOIS AVE	SALINAS JOEL F &
	32	2310	S R L THORNTON FWY	EASDON STEVEN L
	33	308	W ILLINOIS AVE	JOHNSON PARTNERS LTD ETAL
	34	231	W OHIO AVE	ALVARADO FRANCISCO
	35	235	W OHIO AVE	ESPINOZA MERCEDALIA

Agenda Information Sheet

File #: 18-552 **Item #:** 50.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2048 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-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the south line of East R.L. Thornton Freeway, west of South Buckner Boulevard
Recommendation of Staff and CPC: Approval for a four-year period, subject to conditions
Z178-264(PD)

powered by Legistar™

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 22, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER:	Z178-264(PD)	**DATE FILED:**	May 25, 2018
LOCATION:	South line of East R.L. Thornton Freeway, west of South Buckner Boulevard		
COUNCIL DISTRICT:	7	**MAPSCO:**	48 F
SIZE OF REQUEST:	Approx. 22.573 acres	**CENSUS TRACT:**	122.07

APPLICANT: Ms. Dana Morrison

OWNER: Walmart Real Estate Business Trust.

REPRESENTATIVE: Lauren Nuffer, PE

REQUEST: An application for the renewal of Specific Permit No. 2048 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-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to continue the sale of alcoholic beverages for off-premise consumption within the existing discount store. [Walmart Super Center]

CPC RECOMMENDATION: **Approval** for a four-year period, subject to conditions

STAFF RECOMMENDATION: **Approval** for a four-year period, subject to conditions

BACKGROUND:

- The 22.5729-acre site is developed with a one-story, 100,000 square foot general merchandise or food store. [Walmart Super Center]

- Originally approved on September 25, 2013, Specific Use Permit No. 2048 allows for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more.

- On September 25, 2015, the City Council approved the renewal of SUP No. 2048 with amendments to the site plan to reflect a reduction in the number of off-street parking spaces, limit the time period to a four-year period without automatic renewals, and reduce the SUP area.

- No new construction is proposed to the 208,653-square foot building by this application.

Zoning History: There have been six zoning requests in the area within the last 5 years.

1. **Z167-271:** On June 1, 2017, the Director approved an automatic renewal of Specific Use Permit No.1975 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

2. **Z167-139:** On March 22, 2017, the City Council approved the renewal of Specific Use Permit No. 2142 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 100,000 square feet or more.

3. **Z145-325:** On December 9, 2015, the City Council denied a request to remove the D-1 Liquor Control Overlay and approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

4. **Z145-275:** On September 22, 2015, the City Council approved an amendment to Specific Permit No. 2048 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.

5. **Z145-258:** On August 12, 2015, the City Council approved the renewal of Specific Use Permit No. 1975 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-1 Liquor Control Overlay.

6. **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.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
East R.L. Thornton Freeway	Freeway	Variable lane width	Variable lane width
Samuell Boulevard	Collector	120 ft.	120 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed request will not have a negative impact on the surrounding street system.

Surrounding Land Uses:

	Zoning	Land Use
Site	RR-D-1, SUP No. 2048	General merchandise or food store
North	RR-D-1, SUP No. 1908	Drive-through restaurant, vehicle sales, motel
South	RR-D-1	Single Family
East	RR-D-1	Retail and personal service
West	RR-D-1	Bank, Retail, Fueling 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 which can serve as a framework for assisting in evaluating the applicant's request.

The *fowardDallas! Comprehensive Plan* outlines several goals and policies to support the applicant's request:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

URBAN DESIGN ELEMENT

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 Compatibility:

The ±23.2-acre request site is developed with a ±208,653-square foot discount store, which is permitted by right in the RR Regional Retail District. The sale of alcoholic beverages on the property required a Specific Use Permit due to the D-1 Liquor Control Overlay. The renewal of SUP No. 2048 will allow the continued sale of alcoholic beverages for off-premise consumption in conjunction with the existing discount store.

The request site is surrounded by a restaurant with drive-through service, vehicle display, sales and service and a motel to the north; retail to the east; single family residential to the south and a bank, retail and motor vehicle fueling station 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.

While staff supports the applicant's request for the renewal of Specific Use Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more, staff requests a time period of four years for the renewal.

Landscaping:
Landscaping of any development will be in accordance with Article X, as amended. The request site will not trigger any landscaping because there is no increase in the total floor area.

Parking:
The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store 100,000 square feet or greater at a ratio of one space for each 300 square feet of floor area.

The request site exceeds the required number of off-street parking spaces for the site. The ±208,653 square foot development requires 696 spaces and the applicant is providing 837 spaces per the attached site plan.

Dallas Police Department:
Crime statistics provided by Dallas Police Department reflect a total of 8,354 calls with reports ranging from theft, violence, criminal mischief, robbery, burglary, suspicious person(s), missing person-critical to parking violations, routine investigation, meet complainant, abandoned property and other. The total number of incidences is 410 with a total of 512 offenses related to arrests. As a result of the number of calls, incidences and arrests, the crime statistics spreadsheet has been included in the plans folder rather than included as a spreadsheet within the report.

While staff cannot draw the conclusion as to whether the sale of alcohol directly or indirectly correlates to the high crime within the area, staff believes it is not only necessary, but beneficial, to inform the Commission of the Southeast Patrol's Summer Crime Initiative. The goal of the initiative is to tackle guns, gangs and drugs in the target area which includes the area of request for the SUP. For additional information regarding the Southeast Patrol's Summer Crime Initiative, please view the link below.

Southeast Patrol's Summer Crime Initiative link:
https://dpdbeat.com/2018/07/11/southeast-patrols-summer-crime-initiative/

SOLE MANAGING TRUSTEE OF WAL-MART REAL ESTATE BUSINESS TRUST

John P. Suarez	President and Executive Vice President
Claire L. Babineaux-Fontenot	Executive Vice President
Daniel Eckert	Senior Vice President
Michael A. Cook	Senior Vice President
Jerry D. Spencer	Senior Vice President
Bryant Harris	Senior Vice President
Steven Zielske	Senior Vice President and Treasurer
Gordon Y. Allison	Vice President and Secretary
Wyman K. Atwell	Vice President
Volker Heimeshoff	Vice President
Caroline K. Clarke	Vice President
John E. Clarke	Vice President
Carl Crowe	Vice President
Brian E. Hooper	Vice President
Hunter Hart	Vice President
L.B. Johnson	Vice President
Shannon E. Letts	Vice President
Alex May	Vice President
Jay Mitchael	Vice President
Mark Vanderhelm	Vice President
Lisa Wadlin	Vice President
Monique Brennan	Assistant Secretary
Michele Butler-Thuo	Assistant Secretary
Nicole Chapman	Assistant Secretary
Bernard W. Coerber	Assistant Secretary
James A. Cole	Assistant Secretary
Geoffrey W. Edwards	Assistant Secretary
B.A. Glass	Assistant Secretary
Nicholas S. Goodner	Assistant Secretary
Amber R. Graham	Assistant Secretary
Nicholas Henry	Assistant Secretary
Mary M. Kendall	Assistant Secretary
Harry Long Jr.	Assistant Secretary
Andrew Marshall	Assistant Secretary
Richard H. Martin	Assistant Secretary
John T. Okwubanego	Assistant Secretary
Brad T. Rogers	Assistant Secretary
Jennifer M. Rudolph	Assistant Secretary
John Sjovall	Assistant Secretary
Erron W. Smith	Assistant Secretary
Joni Sartain	Assistant Secretary
Eneida Boniche Silcott	Assistant Secretary
Darryl J. Spinks	Assistant Secretary
Gregory L. Tesoro	Assistant Secretary

SOLE MANAGING TRUSTEE OF WAL-MART REAL ESTATE BUSINESS TRUST

Sonya L. Webster	Assistant Secretary
Ginger Jackson	Assistant Secretary
Amber Lee Williams	Assistant Secretary
Andrea M. Lazenby	Assistant Secretary
Myles Cochran	Assistant Secretary

CPC ACTION:
July 19, 2018

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more for a four-year period, subject to staff's recommended conditions on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the south line of East R.L. Thornton Freeway and west of South Buckner Boulevard.

Maker: Mack
Second: Murphy
Result: Carried: 13 to 0

For: 13 - West, Houston*, Davis*, Shidid, Carpenter, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 8
Conflict: 1 - Rieves

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 66
Replies: For: 1 Against: 2

Speakers: For: Lauran Nuffer, 13455 Noel Rd., Dallas, TX, 75240
Against: None

CPC RECOMMENDED CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more.

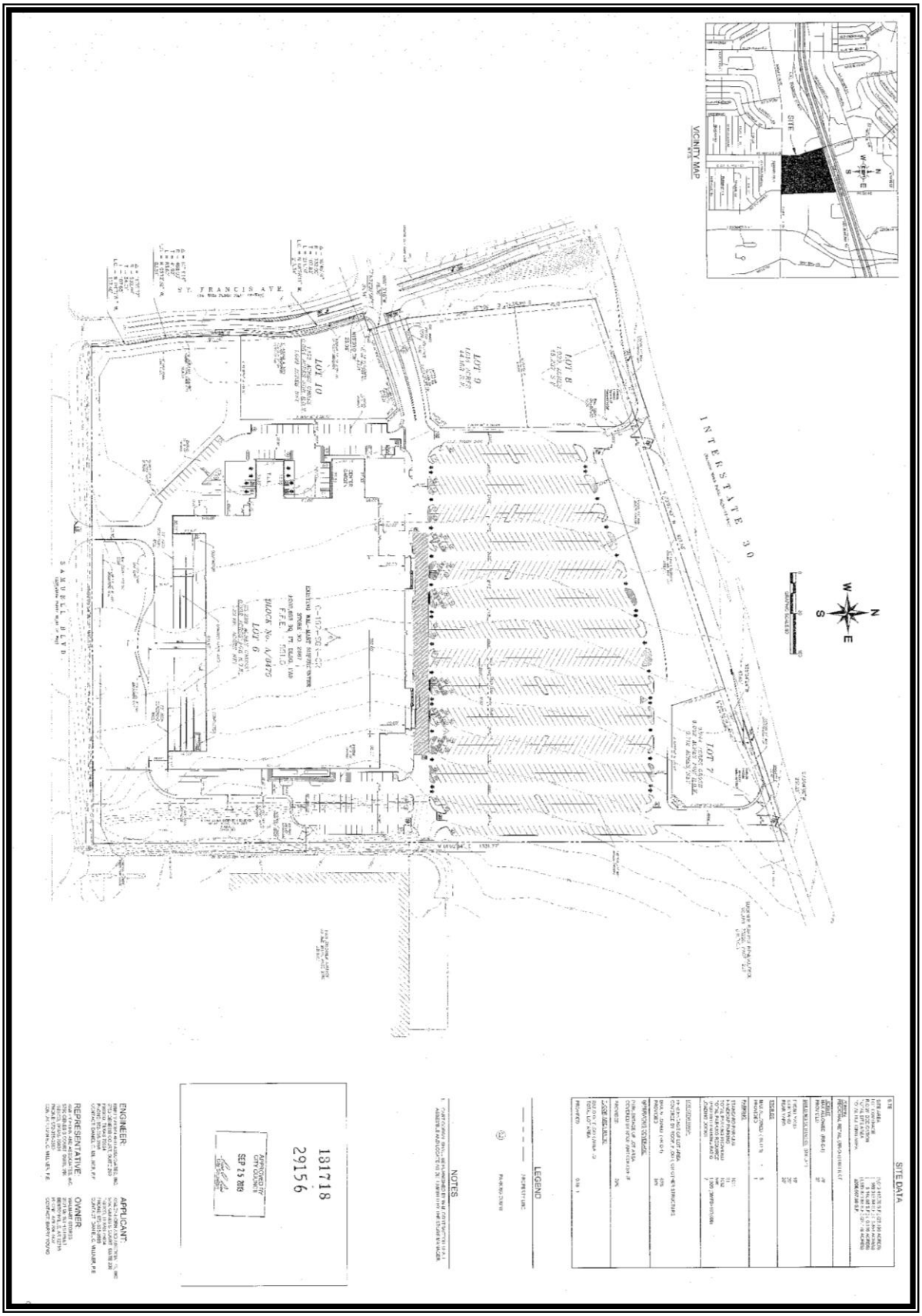
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

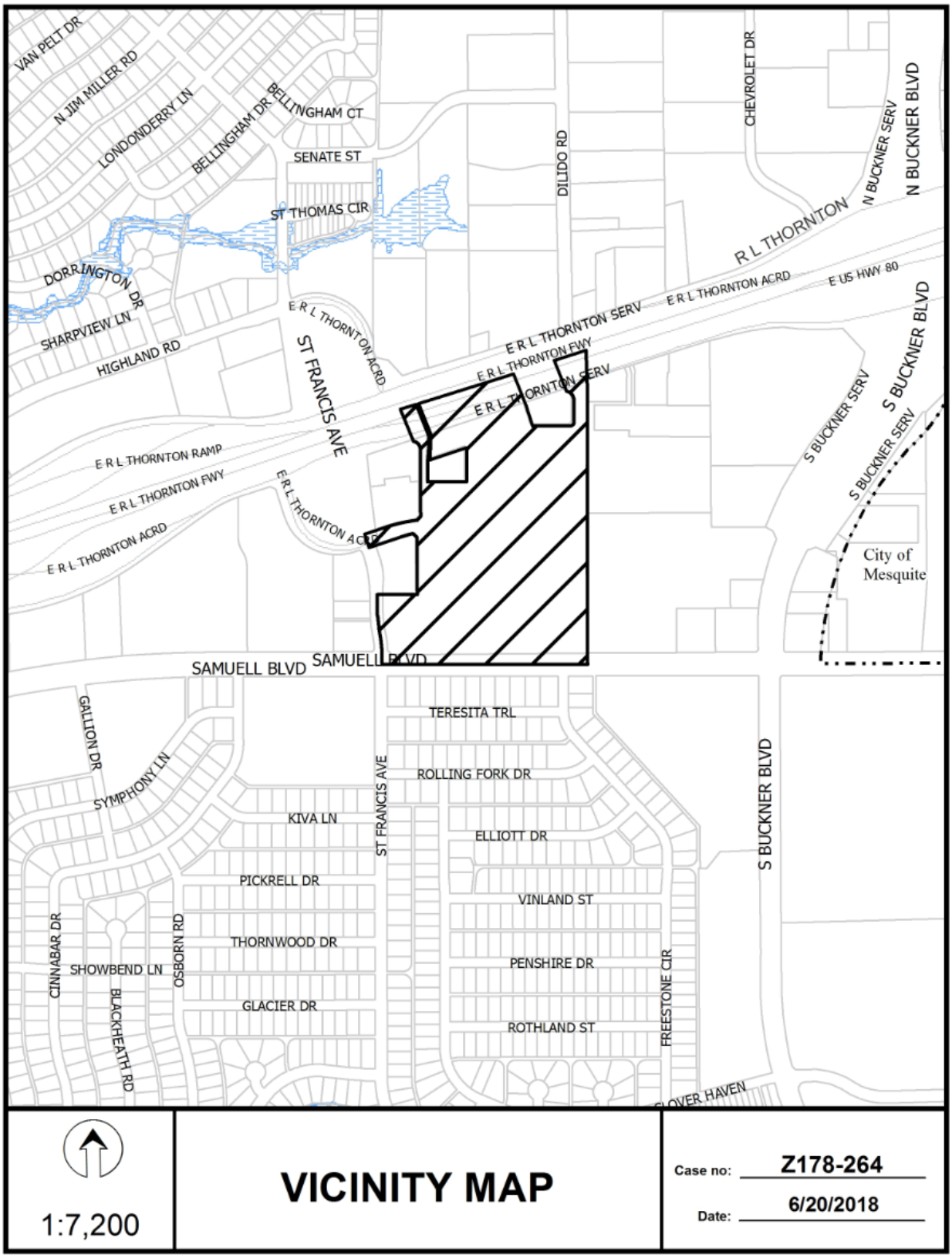
3. TIME LIMIT: This specific use permit automatically terminates on ~~September 22, 2018~~ (four years from the passage of this ordinance).

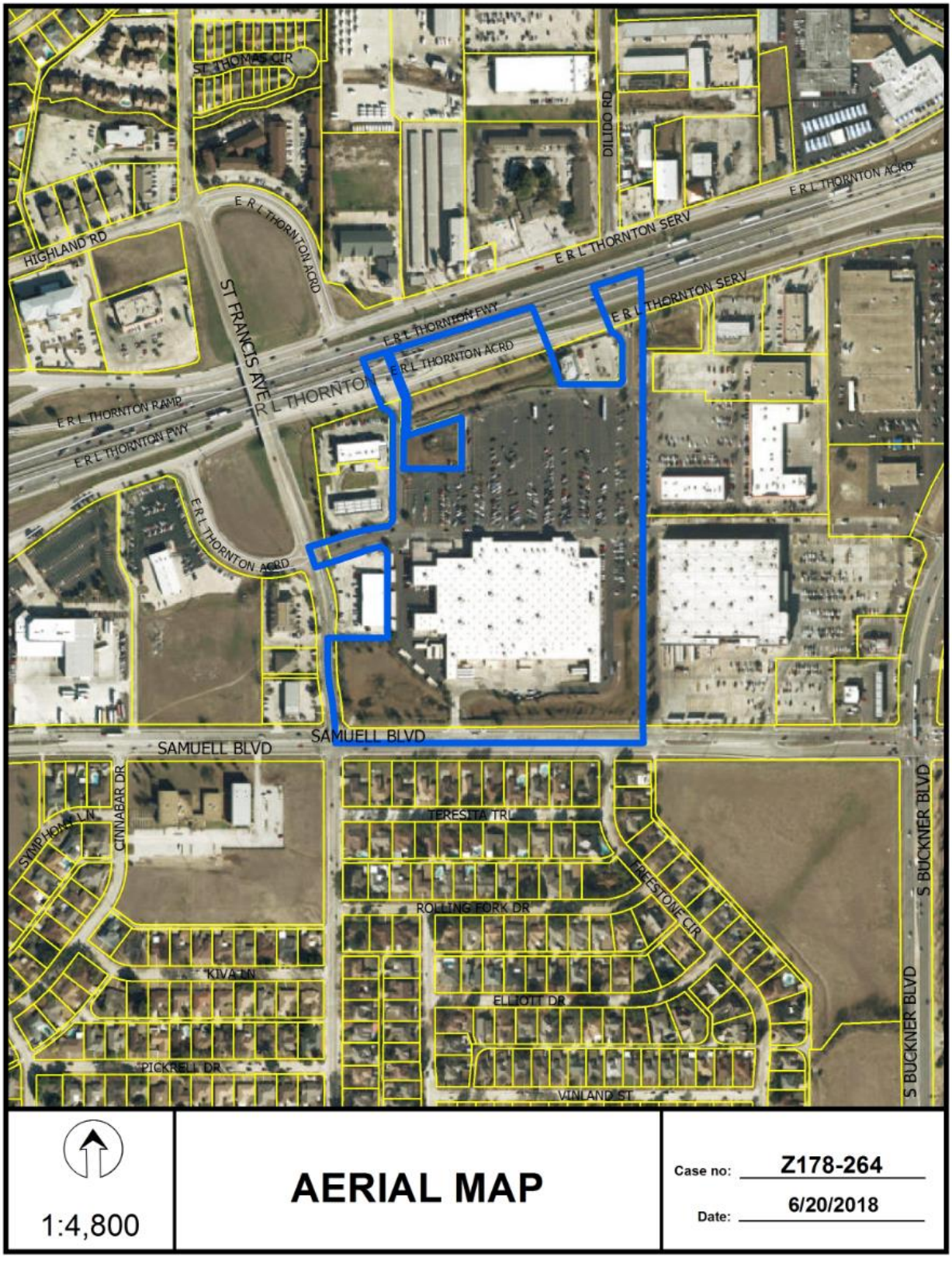
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

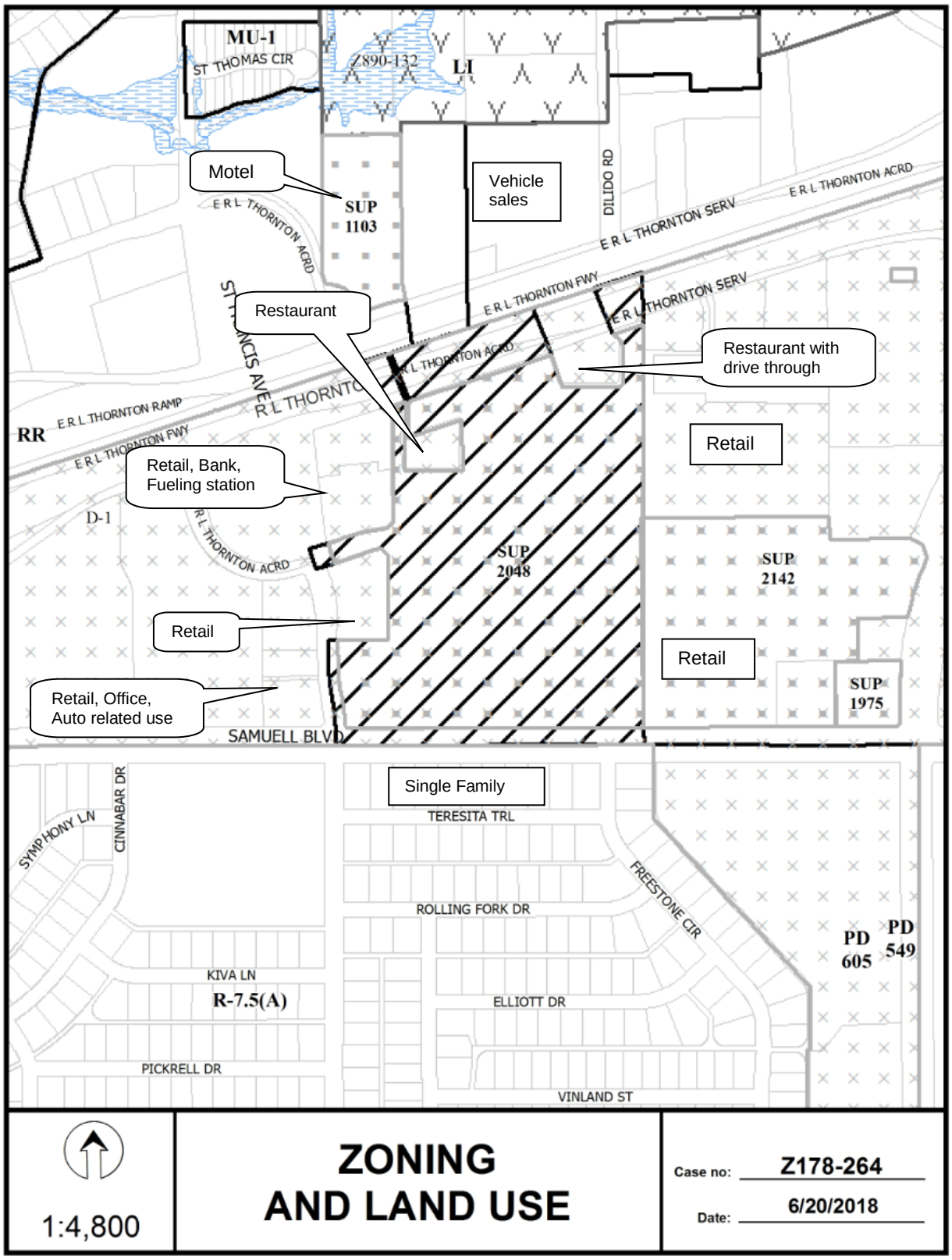
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

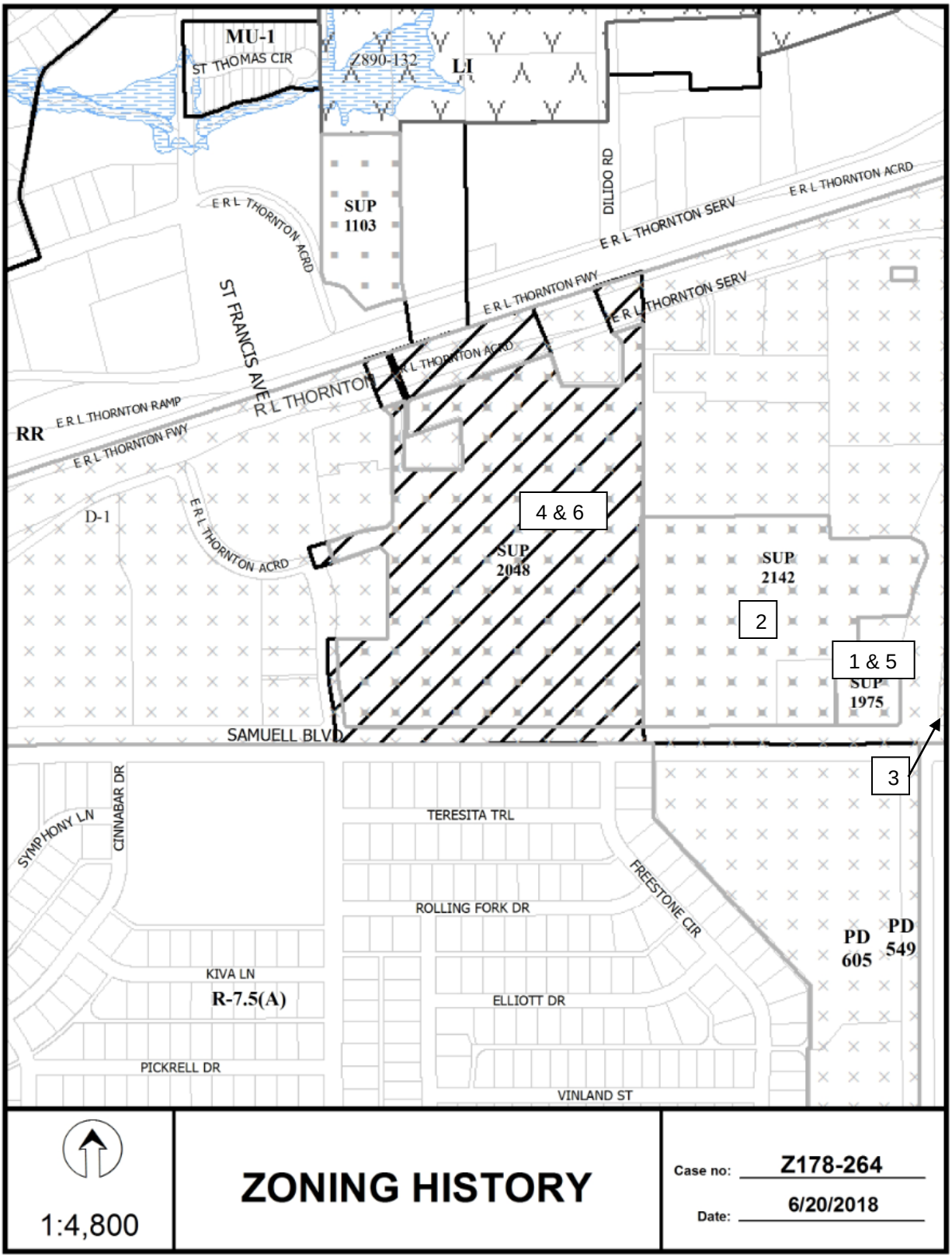
EXISTING SITE PLAN



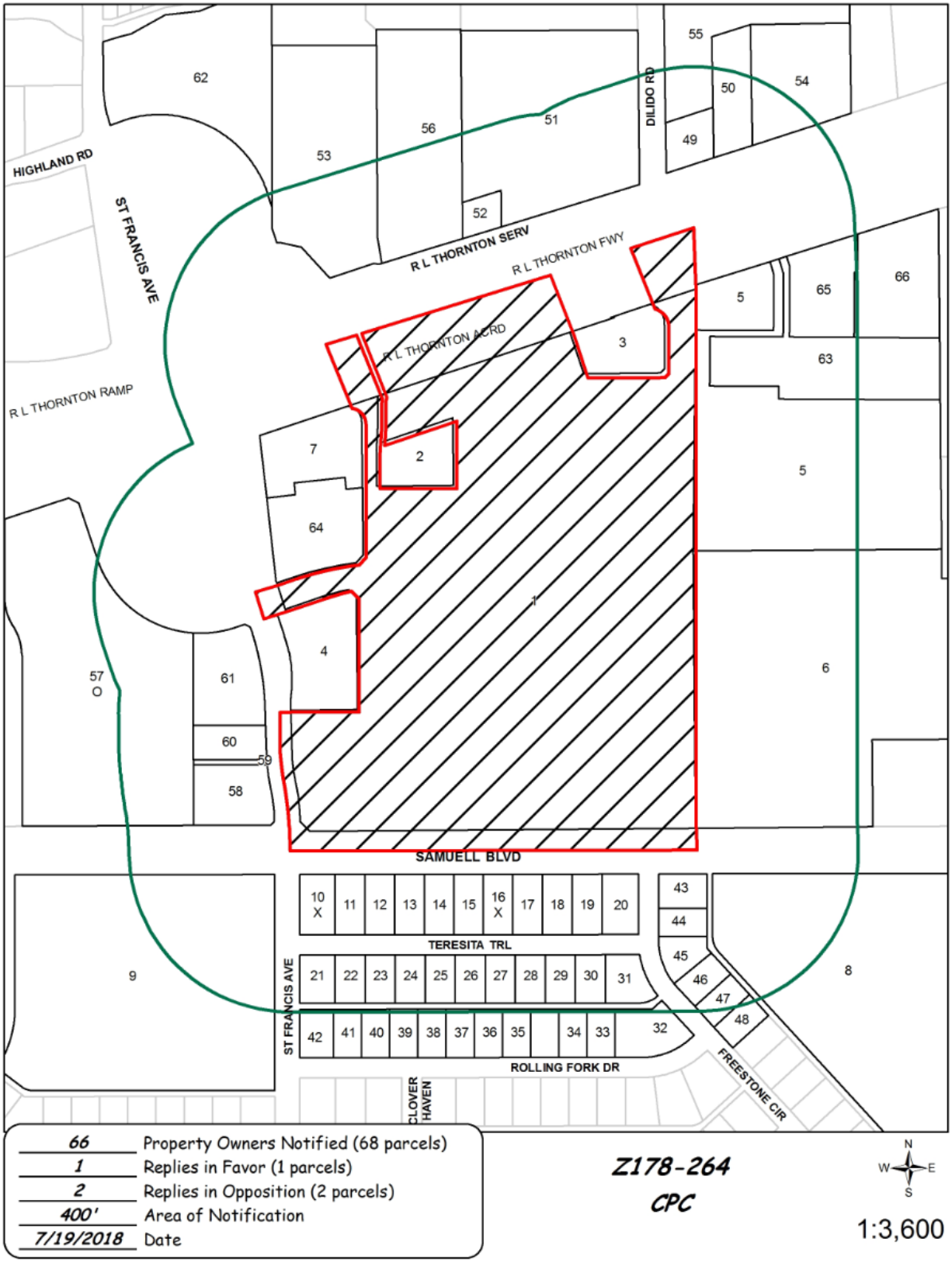

VAN PELT DR
N JIM MILLER RD
LONDONDERRY LN
BELLINGHAM DR
BELLINGHAM CT
SENATE ST
ST THOMAS CIR
DILIDO RD
CHEVROLET DR
N BUCKNER SERV
N BUCKNER BLVD
R L THORNTON
DORRINGTON DR
SHARPVIEW LN
HIGHLAND RD
E R L THORNTON ACRD
ST FRANCIS AVE
E R L THORNTON SERV
E R L THORNTON FWY
E R L THORNTON SERV
E R L THORNTON ACRD
E US HWY 80
S BUCKNER BLVD
S BUCKNER SERV
S BUCKNER SERV
E R L THORNTON RAMP
E R L THORNTON FWY
E R L THORNTON ACRD
E R L THORNTON ACRD
City of Mesquite
SAMUELL BLVD
SAMUELL BLVD
GALLION DR
SYMPHONY LN
TERESITA TRL
ROLLING FORK DR
ST FRANCIS AVE
KIVA LN
ELLIOTT DR
S BUCKNER BLVD
PICKRELL DR
VINLAND ST
CINNABAR DR
SHOWBEND LN
OSBORN RD
THORNWOOD DR
PENSHIRE DR
FREESTONE CIR
BLACKHEATH RD
GLACIER DR
ROTHLAND ST
CLOVER HAVEN
1:7,200
VICINITY MAP
Case no: Z178-264
Date: 6/20/2018


ST THOMAS CIR
DILIDO RD
E R L THORNTON ACRD
E R L THORNTON SERV
HIGHLAND RD
ST FRANCIS AVE
E R L THORNTON FWY
E R L THORNTON RAMP
SAMUELL BLVD
CINNABAR DR
SYMPHONY LN
TERESITA TRL
FIRESTONE CIR
ROLLING FORK DR
KIVA LN
ELLIOTT DR
PICKRELL DR
VINLAND ST
S BUCKNER BLVD
1:4,800
AERIAL MAP
Case no: Z178-264
Date: 6/20/2018


MU-1
ST THOMAS CIR
Z890-132
LI
Motel
SUP 1103
Vehicle sales
DILIDO RD
E R L THORNTON ACRD
E R L THORNTON SERV
E R L THORNTON FWY
Restaurant
Restaurant with drive through
RR
E R L THORNTON RAMP
Retail
Retail, Bank, Fueling station
D-1
SUP 2048
SUP 2142
Retail
Retail
SUP 1975
Retail, Office, Auto related use
SAMUELL BLVD
Single Family
TERESITA TRL
SYMPHONY LN
CINNABAR DR
FREESTONE CIR
ROLLING FORK DR
PD 605
PD 549
KIVA LN
R-7.5(A)
ELLIOTT DR
PICKRELL DR
VINLAND ST
1:4,800
ZONING AND LAND USE
Case no: Z178-264
Date: 6/20/2018


MU-1
ST THOMAS CIR
Z890-132
LI
SUP 1103
DILIDO RD
E R L THORNTON ACRD
E R L THORNTON SERV
E R L THORNTON ACRD
ST FRANCIS AVE
E R L THORNTON FWY
E R L THORNTON SERV
E R L THORNTON ACRD
E R L THORNTON
RR
E R L THORNTON RAMP
E R L THORNTON FWY
D-1
E R L THORNTON ACRD
4 & 6
SUP 2048
SUP 2142
2
1 & 5
SUP 1975
SAMUELL BLVD
3
SYMPHONY LN
CINNABAR DR
TERESITA TRL
FREESTONE CIR
ROLLING FORK DR
PD 605
PD 549
KIVA LN
R-7.5(A)
ELLIOTT DR
PICKRELL DR
VINLAND ST
1:4,800
ZONING HISTORY
Case no: Z178-264
Date: 6/20/2018

CPC RESPONSES



07/17/2018

Reply List of Property Owners

Z178-264

66 Property Owners Notified ***1 Property Owner in Favor*** ***2 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	9100	E R L THORNTON FWY	WAL MART REAL EST BUS TR
	2	8950	E R L THORNTON FWY	CFT DEVELOPMENTS LLC
	3	9210	E R L THORNTON FWY	WAM JERI A FAMILY TRUST &
	4	3940	ST FRANCIS AVE	SHOQUIST PROPERTIES LP
	5	9208	E R L THORNTON FWY	BUCKNER JUBILEE INVESTMENTS
	6	5555	S BUCKNER BLVD	WM DALLAS PORTFOLIO LP
	7	8930	E R L THORNTON FWY	8930 RL THORNTON LLC &
	8	5204	S BUCKNER BLVD	HEB GROCERY COMPANY LP
	9	6810	SAMUELL BLVD	CHRISTIAN STRONGHOLD BAPTIST CHURCH
X	10	7105	TERESITA TRL	FLETCHER ARGELL ETAL
	11	7111	TERESITA TRL	THOMAS K T
	12	7117	TERESITA TRL	RAMOS RUFINO
	13	7123	TERESITA TRL	CUSTARD SANDRA KAY
	14	7129	TERESITA TRL	HILLBURN BERTHA L
	15	7135	TERESITA TRL	LEE DERRICK
X	16	7141	TERESITA TRL	RAMIREZ RUBY & JUAN
	17	7147	TERESITA TRL	WHITEHEAD KELLY JOE
	18	7153	TERESITA TRL	ADEYOJU EMMANUEL ETUX
	19	7159	TERESITA TRL	MURILLO PABLO JR
	20	7165	TERESITA TRL	MARSHALL LENWOOD &
	21	7106	TERESITA TRL	WASHINGTON SYLVESTER ETAL
	22	7112	TERESITA TRL	BROWN MARK D & DEBRA D
	23	7118	TERESITA TRL	COLLINS LAURINE H LF EST
	24	7124	TERESITA TRL	MILLER KEITH
	25	7130	TERESITA TRL	SANDERS TRAVIS G & JO ANN
	26	7136	TERESITA TRL	CHAVEZ RAFAEL & MARIA DEL CARMEN

07/17/2018

Reply	*Label #*	*Address*		*Owner*
	27	7142	TERESITA TRL	FLORES RAMON H & ROSA U
	28	7148	TERESITA TRL	LEANOS JOSE JR
	29	7154	TERESITA TRL	HILL CE ESTER & EUNICE
	30	7160	TERESITA TRL	TAING AN & PHA
	31	7166	TERESITA TRL	OSBORNE KENNETH L
	32	7177	ROLLING FORK DR	NEWMAN TERENCE T
	33	7165	ROLLING FORK DR	LANE LOIS H
	34	7159	ROLLING FORK DR	FLORES ELVIRA
	35	7147	ROLLING FORK DR	RUIZ ROSIE OCHOA &
	36	7141	ROLLING FORK DR	GARCIA SERGIO M
	37	7135	ROLLING FORK DR	TOMPKINS STEPHEN ROYCE
	38	7129	ROLLING FORK DR	BARRIENTOS MARIO C
	39	7123	ROLLING FORK DR	TRENT WILLIAM D & WILMA J
	40	7117	ROLLING FORK DR	TIPTON CATHLEEN
	41	7111	ROLLING FORK DR	CHENG JASON
	42	7105	ROLLING FORK DR	MAYES QUINCY LAVELL
	43	5430	FREESTONE CIR	MARQUEZ MARTINA
	44	5424	FREESTONE CIR	PERRY ELLEN MARIE
	45	5418	FREESTONE CIR	COMBEST KENNETH ROYCE
	46	5412	FREESTONE CIR	RAMOS FE DALIDA
	47	5406	FREESTONE CIR	WAITS TATIANA ALEXANDER
	48	5330	FREESTONE CIR	CARR MARGARET
	49	9103	E R L THORNTON FWY	GARLAND E PARTNERSHIP LP
	50	9103	E R L THORNTON FWY	GARLAND E PARTNERSHIP LP
	51	9001	E R L THORNTON FWY	LAMPLIGHTER MOTEL LTD
	52	9001	E R L THORNTON FWY	SINNI CORPORATION
	53	8901	E R L THORNTON FWY	NORTHSTAR HOTELS LLC
	54	9125	E R L THORNTON FWY	9125 THORNTON LLC
	55	3830	DILIDO RD	THESEUS HOLDINGS INC
	56	8951	E R L THORNTON FWY	PS TEXAS HOLDINGS LTD
O	57	8640	E R L THORNTON FWY	CORINTH REALTY I30 &

07/17/2018

Reply	*Label #*	*Address*		*Owner*
	58	4025	ST FRANCIS AVE	RAE STRATEGIES CORP
	59	4020	ST FRANCIS AVE	INTERSTATE NATIONAL BANK
	60	3949	ST FRANCIS AVE	3949 ST FRANCIS LLC
	61	3939	ST FRANCIS AVE	FIDELITY BANK NATL ASSOC
	62	3550	ST FRANCIS AVE	CASA BONITA APARTMENTS LLC
	63	9222	E R L THORNTON FWY	IACONO ELANA FAMILY LTD
	64	3936	ST FRANCIS AVE	WAL MART REAL EST BUS TR
	65	9226	E R L THORNTON FWY	BANK OF AMERICA NA
	66	9310	E R L THORNTON FWY	DOCKSIDE THREADING INC

Agenda Information Sheet

File #: 18-555 **Item #:** 51.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District, on the north line of Commerce Street, west of Sylvan Avenue
Recommendation of Staff: Approval for a two-year period, subject to conditions
Recommendation of CPC: Approval for a one-year period, subject to conditions
Z178-159(SM)

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 22, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-159(SM) **DATE FILED:** December 20, 2017

LOCATION: North line of Commerce Street, west of Sylvan Avenue

COUNCIL DISTRICT: 6 **MAPSCO:** 44 P

SIZE OF REQUEST: Approx. 0.64 acres **CENSUS TRACT:** 43.00

OWNER/APPLICANT: Listocon Group, LLC

REPRESENTATIVE: Tailim Song, Tailim Song Law Firm

REQUEST: An application for the renewal of Specific Use Permit No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to continue the operation of a concrete batch plant on the property.

CPC RECOMMENDATION: **Approval** for a one-year period, subject to conditions

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to conditions

BACKGROUND:

- The request site is currently developed with an existing concrete batch plant.

- The applicant received a Certificate of Occupancy (CO) for a machinery, heavy equipment, or truck sales or service use in 1997. The applicant received an Air Quality Permit from the Texas Commission on Environmental Quality in 2006. A CO for an office was issued in 2007.

- On April 28, 2010, City Council approved SUP No. 1800 for a concrete batch plant.

Zoning History:

1. **Z089-260:** On April 28, 2010, City Council approved SUP No. 1800 for a concrete batch plant for a five-year period, with eligibility for one automatic renewal for a three-year period.

2. **Z134-327:** On December 10, 2014, City Council approved the renewal and amendment of Specific Use Permit No. 1752 for an industrial (outside) use limited to a concrete batch plant for a five-year period.

3. **Z134-145:** On September 10, 2014, City Council approved Planned Development District No 922 for certain Residential and Utility and public service uses on property zoned a TH-3(A) Townhouse District, an MF-2(A) Multifamily District, an MF-4(A) Multiple Family District, and a CS Commercial Service District.

4. **Z134-286:** On February 25, 2015, City Council approved Planned Development District No. 933 for certain Residential and Utility and public service uses on property zoned an IR Industrial Research District and an R-7.5(A) Single Family District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Dimension; ROW
W. Commerce Street	Collector	Standard-4 lanes-undivided; 60 ft.

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact 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 applicant's request is not consistent with the goals and policies of the comprehensive plan; however, a short time period can be supported to allow the existing industrial use to continue to support the surrounding construction activities in the vicinity as the area transitions.

STAFF ANALYSIS:

Surrounding Land Uses:

Direction	Zoning	Land Use
Site	IR, SUP No. 1804	Concrete batch plant
North	IR, TH-3(A)	Railroad, Single family
East	IR, SUP No. 1752	Concrete batch plant
South	IR, PDD Nos. 935 & 922	Commercial parking lot or garage, Undeveloped (future single family and multifamily)
West	IR	Office/showroom/warehouses

Land Use Compatibility:

The site is developed with an existing concrete batch plant. The applicant requests to renew the existing SUP to permit the continued operation of this use. The dominate land use within the immediate area is industrial (with screening of outside operations) and scattered office uses to the west, on both sides of W. Commerce Street. However, residential areas are located near the site: one existing residential area is north of the site, approximately 350 feet, and is buffered from the site by rail right-of-way, and another is planned to be located approximately 300 feet south of the site and is buffered from the site by IR Industrial Research District zoned property. The creation of PDD No. 922 brought residential zoning approximately 100 feet closer to the request site since the original SUP was approved.

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 compatible with the adjacent property and 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 zoning regulations and standards.

The site is in a strategic location for major development/redevelopment efforts near downtown and along the Trinity River Corridor. However, there is a concrete batch plant adjacent to the site that has an existing SUP that is scheduled to expire on December 10, 2018. Therefore, staff recommends approval for a two-year period to allow the site to be reevaluated as development occurs to implement the Trinity River Plan.

Parking:

Parking for the use is one space per 600 square feet of floor area. The existing office is comprised of 872 square feet of floor area, requiring two parking spaces. The applicant is providing five parking spaces.

Landscaping:

The applicant is providing screening along the perimeter on West Commerce Street.

Prior CPC Action – July 19, 2018:

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant for a one-year period, subject to conditions on property zoned an IR Industrial Research District, on the north line of Commerce Street, west of Sylvan Avenue.

Maker: Carpenter
Second: Rieves
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 8

Notices: Area: 200 Mailed: 12
Replies: For: 1 Against: 0

Speakers For: Haben Tewelde, 8111 LBJ Freeway, Dallas, TX, 75251
For (Did not speak): Jonathan Reyes, 347 N. Patton Ave., Dallas, TX, 75203
Against: None
Against (Did not speak): Starlet Ramirez, 4146 Weisenberger Dr., Dallas, TX, 75212
Isabel Martinez, 3119 Weisenberger Dr., Dallas, TX, 75212
Debbie Solis, 2322 Kenesaw Dr., Dallas, TX, 75212
Daniel Solis, 2322 Kenesaw Dr., Dallas, TX, 75212
Betty Orozco, 2329 Kenesaw Dr., Dallas, TX, 75212
Linda De La Rosa, 3522 Tumalo Trail, Dallas, TX, 75212
Ralph Hernandez, 3435 Tumalo Trail, Dallas, TX, 75212
Margarita Hernandez, 3435 Tumalo Trail, Dallas, TX, 75212
Margaret Hernandez, 3435 Tumalo Trail, Dallas, TX, 75212
Bibiana Bustamante, 737 N. Beckley Ave., Dallas, TX, 75203
Mary Gonzales, 4007 Odessa St., Dallas, TX, 75212
Maria Story, 4563 Ginger Ave., Dallas, TX, 75211
Esperanza Flores, 812 Keeneland Ct., Dallas, TX, 75211
Angelina Perez, 1901 W. Davis St., Dallas, TX, 75211
Rebecca Valadez, 2630 Clymer St., Dallas, TX, 75212
Lonita Muñoz, 2522 Fort Worth Ave., Dallas, TX, 75211
Sharon Howard, 4116 Plum Leaf Ct., Dallas, TX, 75212
Macario Martinez, 901 NE 17th St., Grand Prairie, TX, 75050

CPC RECOMMENDED AMENDMENTS TO SUP No. 1804

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 AND LANDSCAPE PLAN: Use and development of the Property must comply with the attached site and landscape plan.

3. TIME LIMIT: This specific use permit expires on (one-year from the passage of this ordinance), [~~April 28, 2015, but is eligible for automatic renewal for one three-year period pursuant to Section 5 IA-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 and landscape[~~ing~~] plan. [~~Landscaping must be provided by October 28, 2010.~~]

5. DUST CONTROL:

(A) The following conditions must be met on an ongoing basis:

(1) Trucks must be loaded through a discharge equipped with a water ring that eliminates visible dust emissions.

(2) All permanent roads inside the plant must be paved, watered, and swept to eliminate visible dust emissions.

(3) 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 dust emissions.

(4) During operations, all stockpiles must be sprinkled with water or chemicals as necessary to eliminate visible dust emissions.

(5) The cement storage silos and cement weigh hopper must be vented to a fabric filter to eliminate visible dust emissions.

(6) During operations, the conveyor charge hopper must have a water spray sufficient to eliminate visible dust emissions.

(7) To avoid overloading, a mechanism must be installed on each cement storage silo to warn operator that the solo is full.

(8) 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) A written ground and soot control plan incorporating existing and proposed infrastructure must be delivered to the director of environmental and health services and the director of sustainable development and construction by June 28, 2010.

6. FLOOR AREA: The maximum floor area is 872 square feet in the location shown on the attached site and landscape plan.

7. INGRESS/EGRESS: Ingress and egress must be provided in the locations shown on the attached site and landscape plan. No other ingress or egress is permitted.

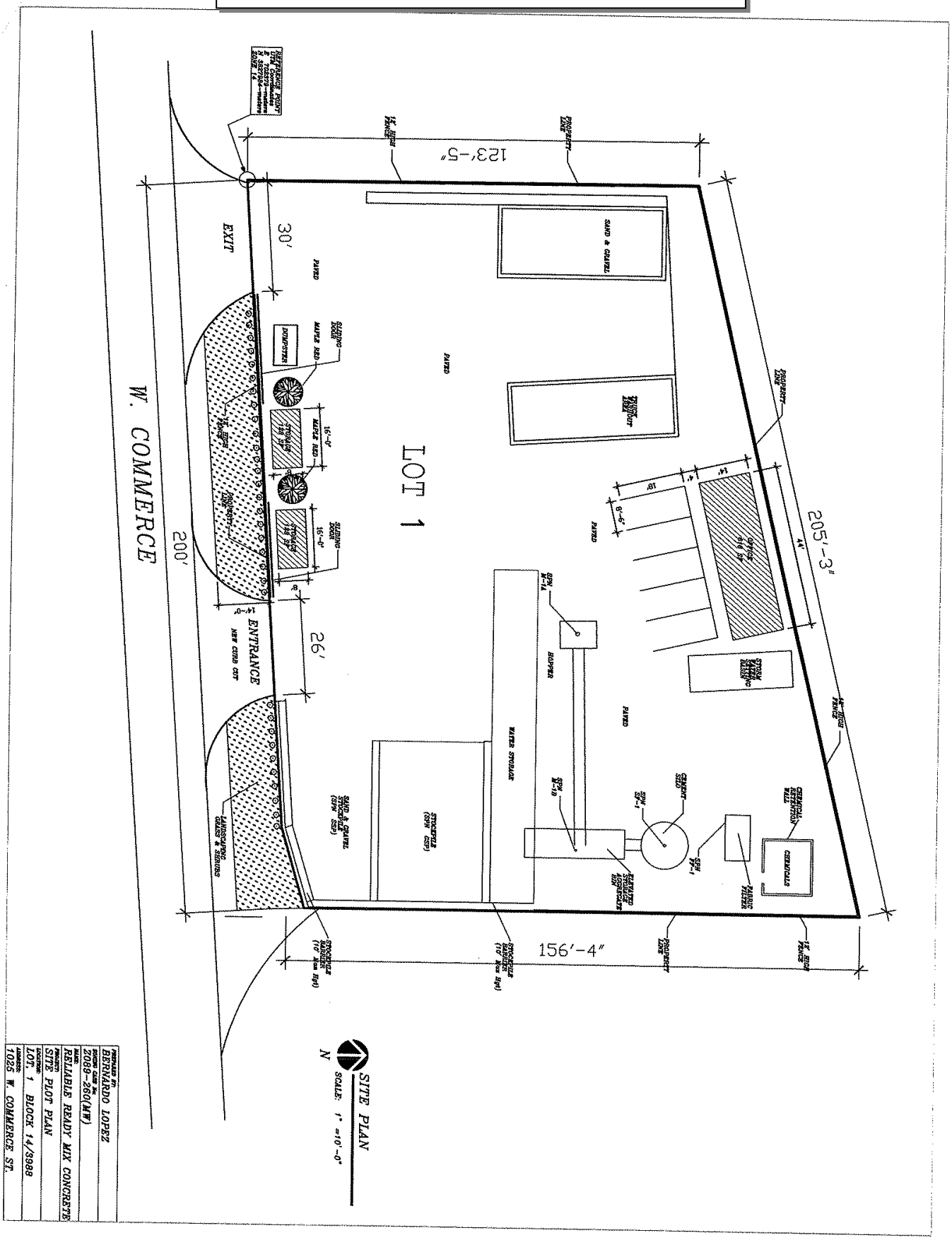
8. PARKING: A minimum of two off-street parking spaces must be provided in the locations [~~as~~] shown on the attached site and landscape plan.

9. STOCKPILE HEIGHT: Maximum stockpile height for materials in the sand/gravel stockpile area shown on the attached site and landscaping plan is ten feet.

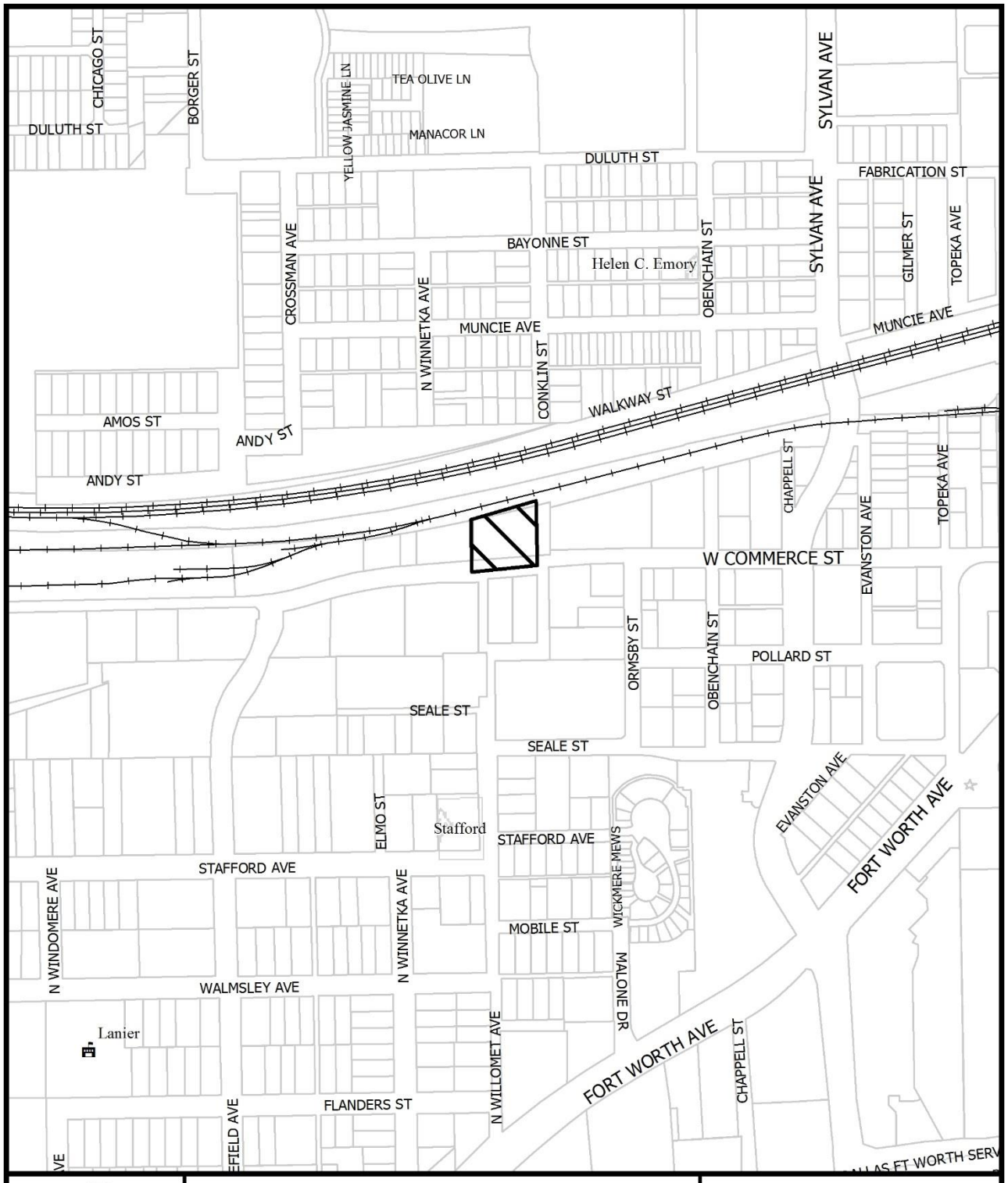
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Existing Site & Landscape Plan (no changes)



PREPARED BY	BERNARDO LOPEZ
DRAWING NO.	
DATE	2008-260(MF)
NAME	RELIABLE READY MIX CONCRETE
PROJECT	SITE PLOT PLAN
DESCRIPTION	LOT 1 BLOCK 14/8988
ADDRESS	1025 W. COMMERCE ST.



1:4,800

VICINITY MAP

Case no: Z178-159

Date: 1/2/2018

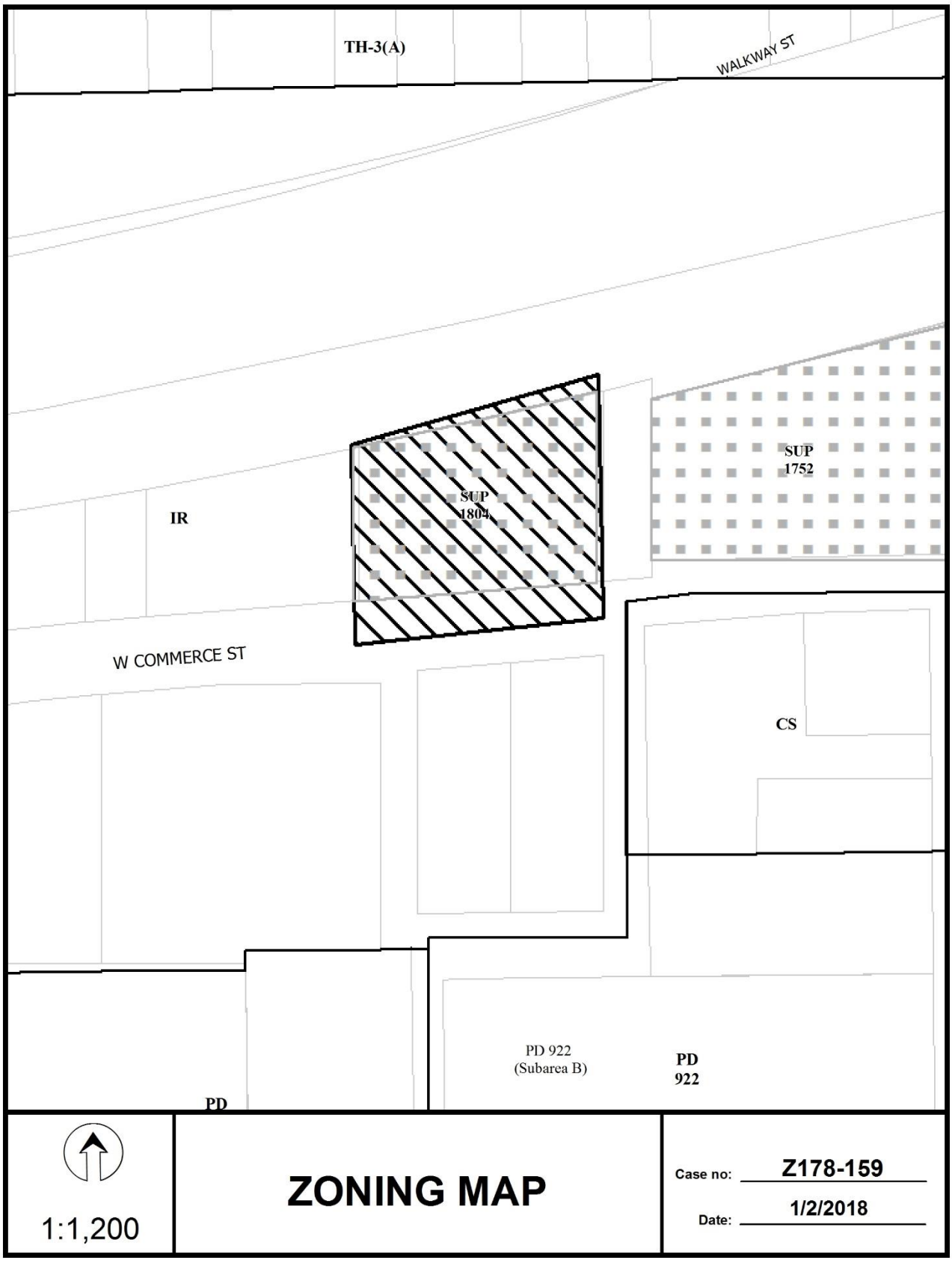


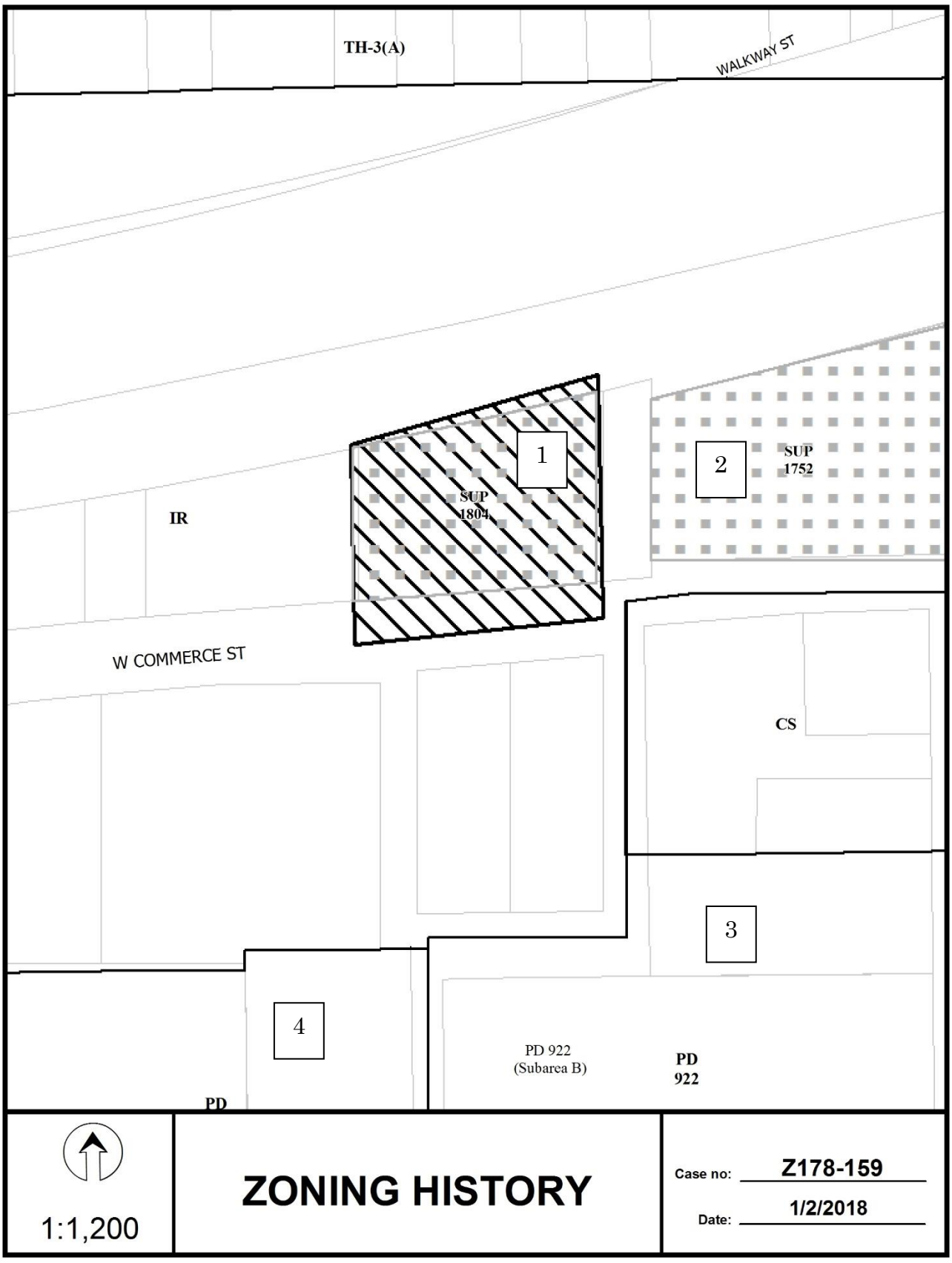
1:1,200

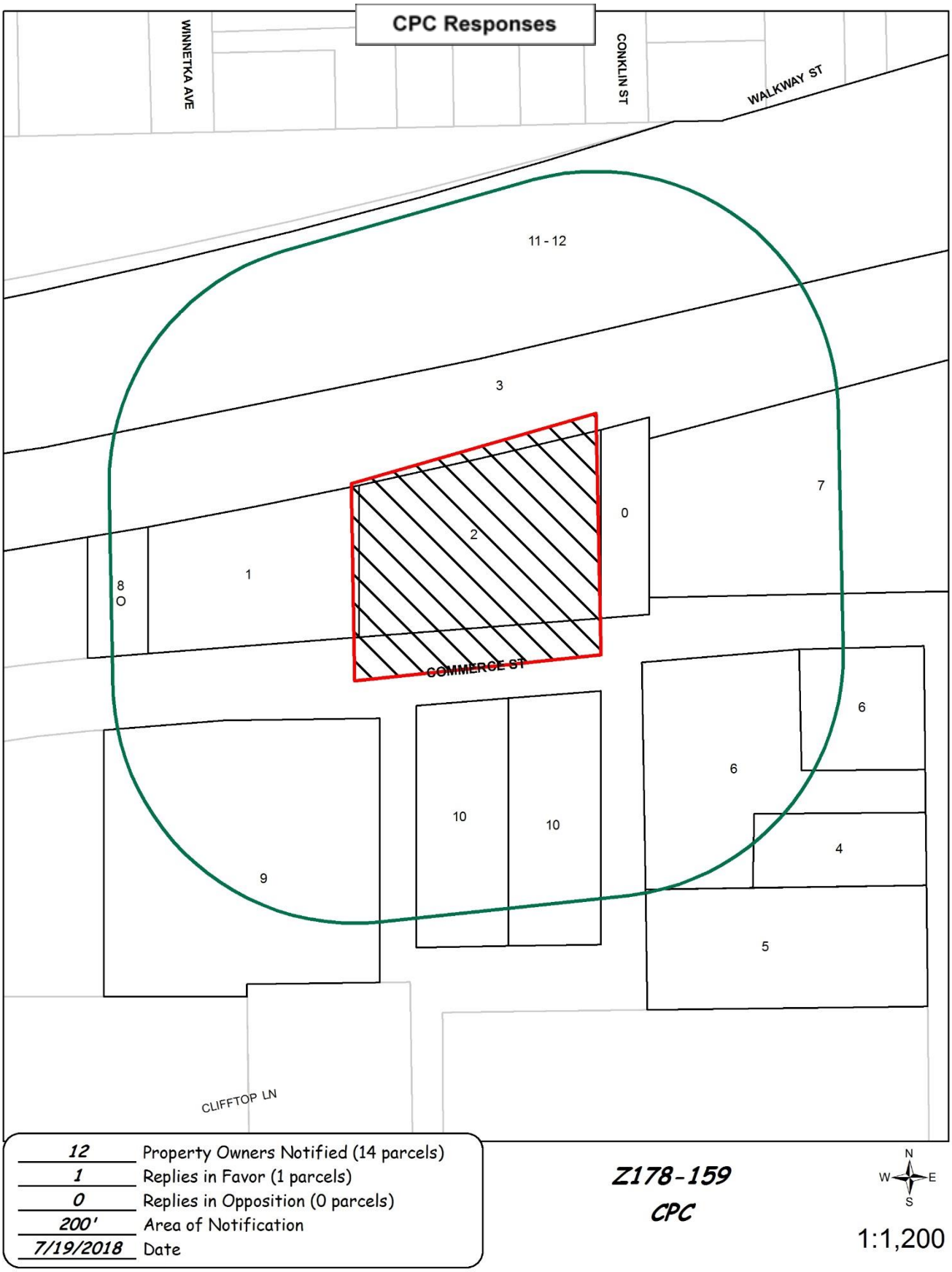
AERIAL MAP

Case no: Z178-159

Date: 1/2/2018


TH-3(A)
WALKWAY ST
SUP
1752
SUP
1804
IR
W COMMERCE ST
CS
PD 922
(Subarea B)
PD
922
PD
1:1,200
ZONING MAP
Case no: Z178-159
Date: 1/2/2018


TH-3(A)
WALKWAY ST
1
2
SUP
1752
SUP
1804
IR
W COMMERCE ST
CS
3
4
PD 922
(Subarea B)
PD
922
PD
1:1,200
ZONING HISTORY
Case no: Z178-159
Date: 1/2/2018


CPC Responses
WINNETKA AVE
CONKLIN ST
WALKWAY ST
11 - 12
3
7
0
2
1
8
O
COMMERCE ST
6
6
10
10
4
9
5
CLIFFTOP LN
12 Property Owners Notified (14 parcels)
1 Replies in Favor (1 parcels)
0 Replies in Opposition (0 parcels)
200' Area of Notification
7/19/2018 Date
Z178-159
CPC
N
W
E
S
1:1,200

07/19/2018

Reply List of Property Owners

Z178-159

12 Property Owners Notified ***1 Property Owner in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	1107	W COMMERCE ST	HMK LTD
	2	1025	W COMMERCE ST	LISTOCON GROUP LLC
	3	2300	AL LIPSCOMB WAY	BNSF RAILWAY
	4	2207	ORMSBY ST	WADE TRANSMISSION & GEAR
	5	2203	ORMSBY ST	CLAY ARTHUR DEVELOPMENT GROUP THE &
	6	1002	W COMMERCE ST	MARTINEZ JAIME
	7	1001	W COMMERCE ST	MARTINEZ DIONICIO JR
O	8	1201	W COMMERCE ST	1201 W COMMERCE LLC
	9	1212	W COMMERCE ST	ROPECO INC
	10	1032	W COMMERCE ST	HUERTA AGUSTO
	11	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
	12	9999	NO NAME ST	UNION PACIFIC RR CO

Agenda Information Sheet

File #: 18-556 **Item #:** 52.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for an MU-2 Mixed Use District and an R-5(A) Single Family District on property zoned an R-10(A) Single Family District, on the southwest corner of South Belt Line Road and Fish Road, and an ordinance granting a CR Community Retail District on approximately 12 acres, and a resolution accepting the deed restrictions volunteered by the applicant

Recommendation of Staff and CPC: Approval of a CR Community Retail District on approximately 12 acres, subject to deed restrictions volunteered by the applicant, and no change on the remainder, in lieu of the requested MU-2 Mixed Use District and R-5(A) Single Family District

Z178-215(SM)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, AUGUST 22, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER:	Z178-215(SM)	**DATE FILED:**	March 23, 2018
LOCATION:	Southwest corner of South Belt Line Road and Fish Road		
COUNCIL DISTRICT:	8	**MAPSCO:**	70 A
SIZE OF REQUEST:	Approx. 34.747 acres	**CENSUS TRACT:**	171.01

OWNER: DFW Projects, LLC

APPLICANT: Johnny Aguinaga, DFW Projects, LLC

REPRESENTATIVE: Jennifer Haynes

REQUEST: An application for an MU-2 Mixed Use District and an R-5(A) Single Family District with deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District.

SUMMARY: The applicant proposes to construct a mixed use project with retail and multifamily buildings in the front half of the site along South Belt Line Road and construct approximately 102 single family lots with access to South Belt Line Road, Sarah Lane, and Greengrove Lane. The applicant's volunteered deed restrictions include limiting the maximum structure height to 50 feet and prohibiting certain MU-2 Mixed Use District uses.

CPC RECOMMENDATION: **Approval** of a CR Community Retail District on approximately 12 acres, subject to deed restrictions volunteered by the applicant, and **no change** on the remainder, **in lieu of** the requested MU-2 Mixed Use District and R-5(A) Single Family District.

STAFF RECOMMENDATION: **Approval** of a CR Community Retail District on approximately 12 acres, subject to deed restrictions volunteered by the applicant, and **no change** on the remainder, **in lieu of** the requested MU-2 Mixed Use District and R-5(A) Single Family District.

BACKGROUND INFORMATION:

- The request site is currently undeveloped and is zoned an R-10(A) Single Family District.

Zoning History: There have been two recent zoning changes requested in the area in the last five years.

1. **Z178-107:** On June 27, 2018, City Council approved 1) a CR Community Retail District and 2) Specific Use Permit No. 2297 for ten years for mini-warehouse use on property zoned an A(A) Agricultural District with Specific Use Permit No. 1301 for a tower/antenna for cellular communication.

2. **Z167-362:** On June 27, 2018, City Council approved a CS Commercial Service District with deed restrictions volunteered by the applicant and a Specific Use Permit for outside sales on property zoned an R-10(A) Single Family District.

3. **Z145-117:** On February 11, 2015, the City Council approved a CR Community Retail District on property zoned an A(A) Agricultural District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Designation; ROW
South Belt Line Road	Principal Arterial	Standard 6 lanes, divided; 100 ft.
Fish Road	Local	30 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and is concerned that the proposed development will have a negative impact on the surrounding street system. Revisions to the applicant's traffic impact analysis was requested on May 24, 2018.

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.

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

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

West Kleberg Community Plan (2007):

The intent of "The West Kleberg Community Plan" was to provide an overall vision to create economic development that will stimulate specific types of development for the community. The West Kleberg Community Plan identified a vision statement as follows: "To reflect 'Old Kleberg's' historical heritage, to promote a strong rural atmosphere, to allow for future growth with sensitivity to future amenities and infrastructure of a modern urban environment." Long-time residents seem to have mixed feelings about growth, noting on one side the negative impacts of crowds, noise, traffic, and pollution, while acknowledging the benefits of improved public services, better schools, and new neighborhood-serving retail and commercial business locating to the area. However, the motto "country living in the city" reverberated throughout the course of the land use study. Citizens within this community share a strong sense of place and a connection to its former identify as the small town of Kleberg. The "suburban/rural" character, developable land and easy freeway access to I-20/I-635 Hwy. 175 make it a very attractive place to live. Neighborhood organizations and stakeholders have fought to protect it from speculators that deem the undeveloped parcels economical feasible for industrial and high density residential uses.

Based on the Community Plan, the request site is located within an area that is designated as "Sub-area 1, which was comprised of approximately 2,047 acres of which 46 percent was vacant or undeveloped, and 33 percent was comprised of Single Family (SF) uses" at the time of publication in 2007. An analysis of the existing conditions in Sub-area 1 on page 3-15 states, "Of utmost concern by the community is land speculation. In areas zoned Agricultural (A) and R-10(A) where there are large parcels of undeveloped land, developers are seeking high density development that may devalue existing property in stable areas."

The Community Vision section of the Plan was developed in close cooperation with community stakeholders and paints a picture of what the community desires to see happen in the area in terms of future development patterns. The third growth forecast for the study area was based on a build-out of vacant land according to the Community Vision. In contrast to the previous two forecasts that were made for the Year 2030, this Community Vision forecast is not tied to a specific timeframe. Instead, it is intended to quantify anticipated growth when all vacant land is built out according to the Community Vision. This build-out was conducted by subarea based on assumptions of development patterns that were informed by community choices. The assumptions and calculations are provided below.

TABLE 5: SUB-AREA 1 BUILD-OUT

Development Type	Net Vacant Land (Minus Streets, Civic, Parks)	DENSITY (DU/AC)	FAR (Input)	HOUSING UNITS	COMMERCIAL SQ FT
RESIDENTIAL					
- Large Lot SF	169	1	n/a	169	n/a
- Medium Lot SF	429	4	n/a	1,717	n/a
- Townhouse SF	28	6	n/a	168	n/a
RETAIL/COMMERCIAL					383,328
- Neighborhood Commercial	35	n/a	0.25	n/a	344,995
- Highway Commercial Strip	40	n/a	0.20	n/a	
MIX USE	14	n/a	1.2	120	577,083
Totals	715			2,174	1,305,406

The residential build-out for Sub-area 1 would be 66.4% medium and 22.4% large lot development, with the remaining build-out at 9.1% for commercial and 2.1% for mix use development. Based on these figures, the forecast would generate 2,174 new housing units and 1,305,406 square feet of new commercial construction.

In conclusion, the Plan notes the following on page 5-13:

> Citizens continue to be adamant about retention of the area as a "bedroom community" with neighborhood-serving businesses along Hwy. 175-freeway corridor. They are supportive of new development that will contribute to open space and recreational facilities, with appropriate buffers from residential land uses. If the infrastructure demand does not parallel development activity, various neighborhoods within the community will continue to suffer from issues that already plague it (e.g., flooding, crime, school system, public facilities and so on). There is a need to ensure that development of residential subdivisions occurs in such a manner that it does not adversely impact existing low density residential neighborhoods and that adequate land is reserved for large-lot single family type

development. Where higher density housing occurs, adequate setbacks, buffers and open space are needed to protect adjacent single family neighborhoods.

The original request proposes to develop approximately half of the R-10(A) Single Family District zoned parcel as an R-5(A) Single Family District subdivision and the other half as primarily multifamily with some retail uses. The original request does not conform to the West Kleberg Land Use Plan's vision for Sub-area 1.

The applicant has since facilitated meetings with surrounding property owners and, as a result of some of the concerns expressed, has decided to abandon the request to rezone the 22.3356 acres in the rear of the property and to refocus the requested change to the front 12.1114 acres that abut South Belt Line Road for a CR Community Retail District. Since the West Kleberg Plan proposes that additional retail uses are needed for the surrounding community, staff can support a limited area that would allow community-serving retail and nonresidential uses.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	R-10(A)	Undeveloped
North	CR with SUP No.2297 (Z178-107)	Future shopping center and mini-warehouse
Northeast	R-10(A)	Single family
Southeast	R-10(A)	Undeveloped, Single family
Southwest	R-7.5(A) with DR No. Z845-214	Undeveloped
Northwest	R-10(A), A(A)	Undeveloped

Land Use Compatibility:

The 34.747-acre site is undeveloped and was originally proposed to be zoned with two zoning districts: 13.399 acres of MU-2 Mixed Use District abutting the southwest line of South Belt Line Road and 20.348 acres of land of R-5(A) Single Family District further southwest of the portion proposed to be rezoned MU-2 Mixed Use District.

The site is surrounded by large tracts of undeveloped land to the northwest, southeast, and southwest. Single family developments are also developed on both sides of Sarah Lane and Greengrove Lane to the southeast and a large lot single family lot is located on the northeast line of South Belt Line Road, to the northeast of the area of request. The single family lots on Sarah Lane vary in size but are a minimum of 7,500 square

feet each. The single family lots on Greengrove Lane also vary in size but are a minimum of 10,000 square feet. Each lot within the single family development along Applegate Drive to the south of the area of request is a minimum of 13,000 square feet of land. Finally, the area to the southwest of the site is currently undeveloped but the zoning would prescribe a minimum lot size of 7,500 square feet, or a minimum 6,850 square feet with additional area reserved as community open space, if a Community Unit Development (CUD) was proposed.

The applicant's original request for an R-5(A) Single Family District would allow twice as much density as the surrounding zoning districts allow and runs contrary to the West Kleberg Community Plan which envisions large-lot single family development. Further, the applicant's request for MU-2 Mixed Use District not only allows a myriad of nonresidential and residential uses, but it also prohibits single family uses. Therefore, since the general pattern of development of the area is single family lots with a minimum of 7,500 square feet of land, staff recommends denial of the applicant's original request. However, staff supports an alternative for a CR Community Retail District for approximately 12.1114 acres that abut South Belt Line Road and no change for the remainder.

The applicant has volunteered deed restrictions to prohibit an auto service center, car wash, pawn shop, liquor store, mini-warehouse, and the wholesale, distribution, and storage uses allowed within the CR Community Retail District. The following uses are prohibited in the existing R-10(A) Single Family District zoning and allowed in a CR Community Retail District. The following list also excludes uses proposed to be prohibited by the deed restrictions volunteered by the applicant.

(1) Commercial and business service uses. [As noted in CR, prohibited in R-10(A)]

- Building repair and maintenance shop. [RAR]
- Catering service.
- Custom business services.
- Electronics service center.
- Medical or scientific laboratory. [SUP]
- Tool or equipment rental.

(2) Institutional and community service uses. [By right in CR, SUP in R-10(A)]

- Adult day care facility.
- Child-care facility.
- College, university, or seminary.
- Convent or monastery.
- Hospital. [SUP in CR, prohibited in R-10(A)]
- Library, art gallery, or museum.
- Public school other than an open-enrollment charter school.

(3) Lodging uses. [SUP in CR, prohibited in R-10(A)]

- Hotel and motel.
- Lodging or boarding house.
- Overnight general purpose shelter.

(4) Office uses. [As noted in CR, prohibited in R-10(A)]

- Alternative financial establishment. [SUP]
- Financial institution without drive-in window.
- Financial institution with drive-in window. [DIR]
- Medical clinic or ambulatory surgical center.
- Office.

(5) Recreation uses. [By right in CR, SUP in R-10(A)]

- Country club with private membership.
- Private recreation center, club, or area.

(6) Residential uses. [By right in CR, prohibited in R-10(A)]

- College dormitory, fraternity, or sorority house.

(7) Retail and personal service uses. [As noted in CR, prohibited in R-10(A)]

- Alcoholic beverage establishments. [SUP]
- Ambulance service. [RAR]
- Animal shelter or clinic without outside runs. [RAR]
- Business school.
- Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B).]
- Commercial amusement (outside). [SUP]
- Commercial parking lot or garage. [RAR]
- Convenience store with drive-through. [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.
- General merchandise or food store 100,000 square feet or more. [SUP]
- Home improvement center, lumber, brick or building materials sales yard. [DIR]
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Paraphernalia shop. [SUP]
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Swap or buy shop. [SUP]
- Temporary retail use.
- Theater.

(8) Utility and public service uses. [As noted in CR, prohibited in R-10(A)]

- Commercial radio and television transmitting station.
- Police or fire station. [By right in CR, SUP in R-10(A)]
- Post office. [By right in CR, SUP in R-10(A)]

CPC recommends approval of a CR Community Retail District with deed restrictions volunteered by the applicant for 12.1114 acres in lieu of an MU-2 Mixed Use District and no change on the remainder because 1) the remaining CR District uses are more consistent with the emerging development pattern of this section along South Belt Line Road, 2) adjacency to residentially zoned property would require a perimeter landscape buffer and parking lot screening which would provide a suitable transition to the adjacent undeveloped property, and 3) when a block is divided by two or more zoning districts, the largest front yard setback on the blockface applies to all parcels that front on the blockface and therefore, a 30-foot front yard setback would apply to the subject property along South Belt Line Road.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing: R-10(A) Single Family	30’	6’	1 Dwelling Unit/ 10,000 sq. ft.	30’	45%		Single family
Proposed: R-5(A) Single Family	20’	5’	1 Dwelling Unit/ 5,000 sq. ft.	30’	45%		Single family
Proposed: MU-2 Mixed use-2	15’	20’ adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	50’ per Deed Restrictions	80%	RPS Urban-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
Staff recommendation for 12.1114 acres: CR Community Retail	15’	20’ adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	50’ per Deed Restrictions	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping will be in accordance with Article X, as amended.

Parking: Parking will be provided in accordance with the Dallas Development Code, as amended.

Prior CPC Action – May 17, 2018:

Motion: In considering an application for an MU-2 Mixed Use District and an R-5(A) Single Family District with deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District, on the southwest corner of Beltline Road and Fish Road, it was moved to **hold** this case under advisement until June 7, 2018.

Maker: Houston
Second: Mack
Result: Carried: 13 to 0

For: 13 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Jung, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 1 - District 8

Notices: Area: 500 Mailed: 130
Replies: For: 1 Against: 1

Speakers: For: Angela Hunt, 500 N. Akard St., Dallas, TX, 75201
Against: None

Prior CPC Action – June 7, 2018:

Motion: In considering an application for an MU-2 Mixed Use District and an R-5(A) Single Family District with deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District, on the southwest corner of Beltline Road and Fish Road, it was moved to **hold** this case under advisement until July 19, 2018.

Maker: Houston
Second: Housewright
Result: Carried: 12 to 0

For: 12 - Rieves, Houston, Davis, Carpenter, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - West, Shidid
Vacancy: 1 - District 8

Notices: Area: 500 Mailed: 130
Replies: For: 2 Against: 5

Speakers: For: Angela Hunt, 500 N. Akard St., Dallas, TX, 75201
Against: None

Prior CPC Action – July 19, 2018:

Motion: It was moved to recommend **approval** of an of a CR Community Retail District with revised deed restrictions volunteered by the applicant with a modification to include prohibition of liquor stores, pawn shops and car washes for approximately 12 acres in lieu of an MU-2 Mixed Use District and no change on the remainder on property zoned an R-10(A) Single Family District, on the southwest corner of Beltline Road and Fish Road.

Maker: Houston
Second: Housewright
Result: Carried: 14 to 0

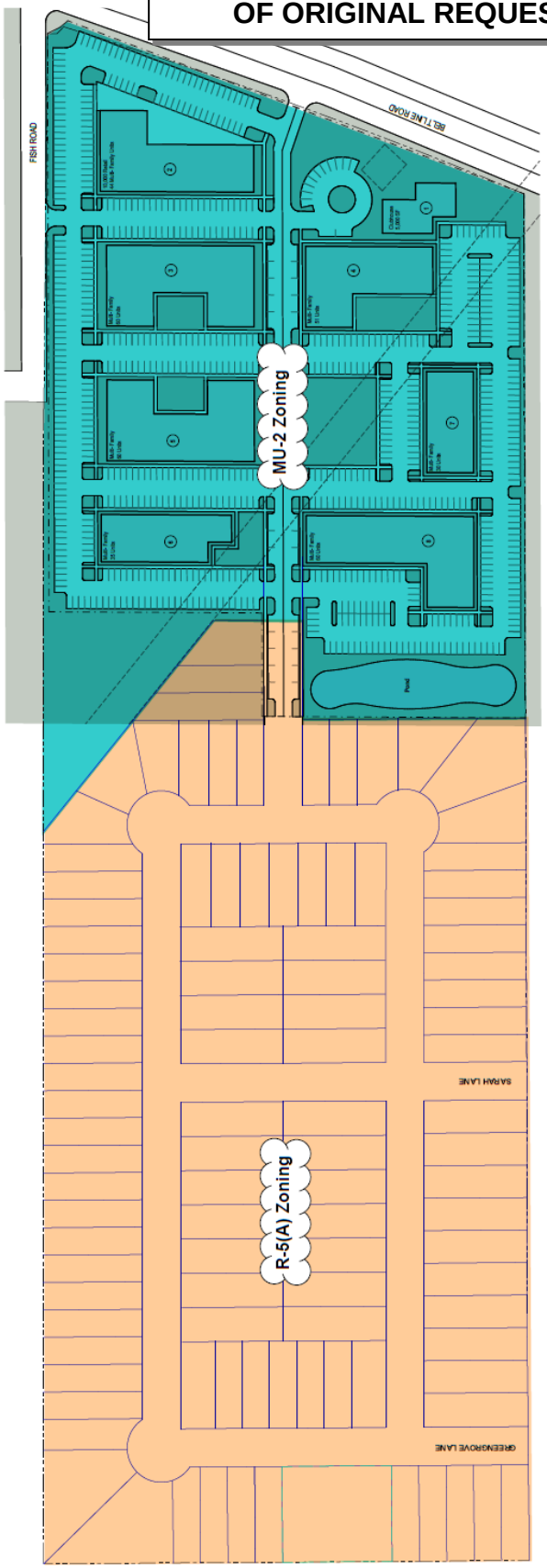
For: 14 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 8

Notices: Area: 500 Mailed: 130
Replies: For: 3 Against: 5

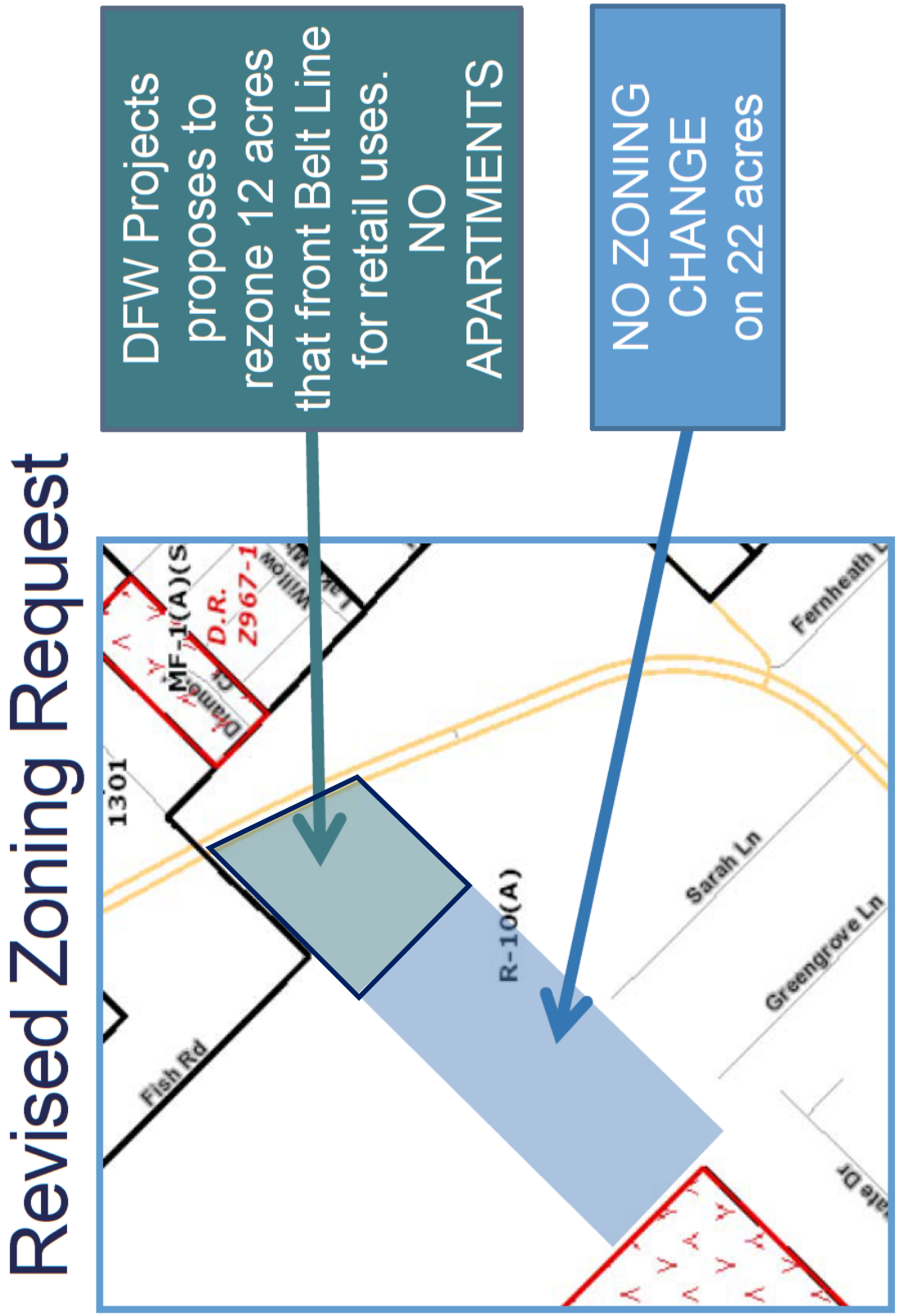
Speakers For: Angela Hunt, 500 N. Akard St., Dallas, TX, 75201
Johnny Aguinaga, 8117 Preston Rd., Dallas, TX, 75225
For (Did not speak): Teri Wilson, 13045 Fish Rd., Dallas, TX, 75252
Against: None

ILLUSTRATIVE ZONING EXHIBIT OF ORIGINAL REQUEST



13064 FISH ROAD
ZONING CHANGE EXHIBIT

PROPOSED ILLUSTRATIVE ZONING EXHIBIT OF CPC RECOMMENDATION



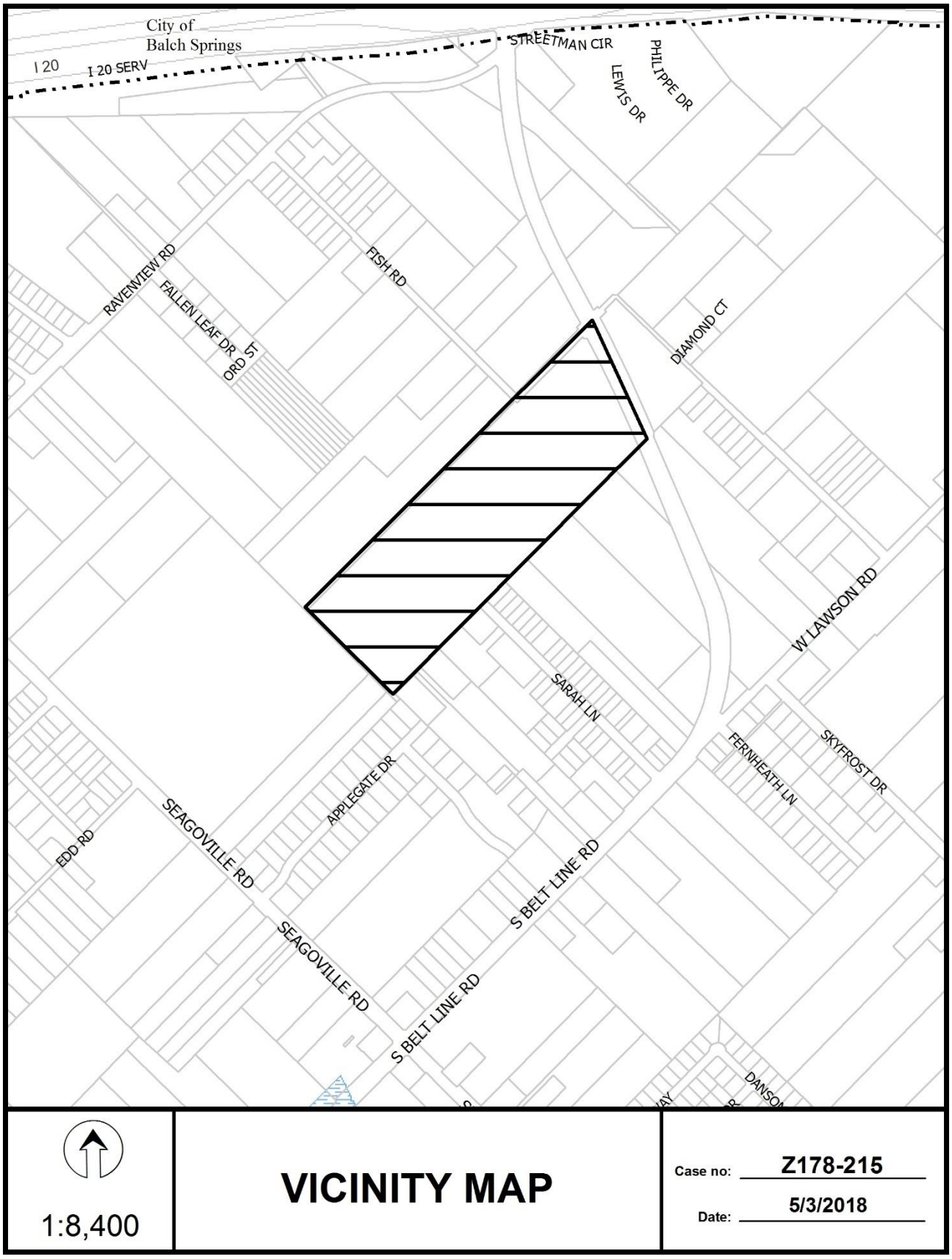
PROPOSED DEED RESTRICTIONS

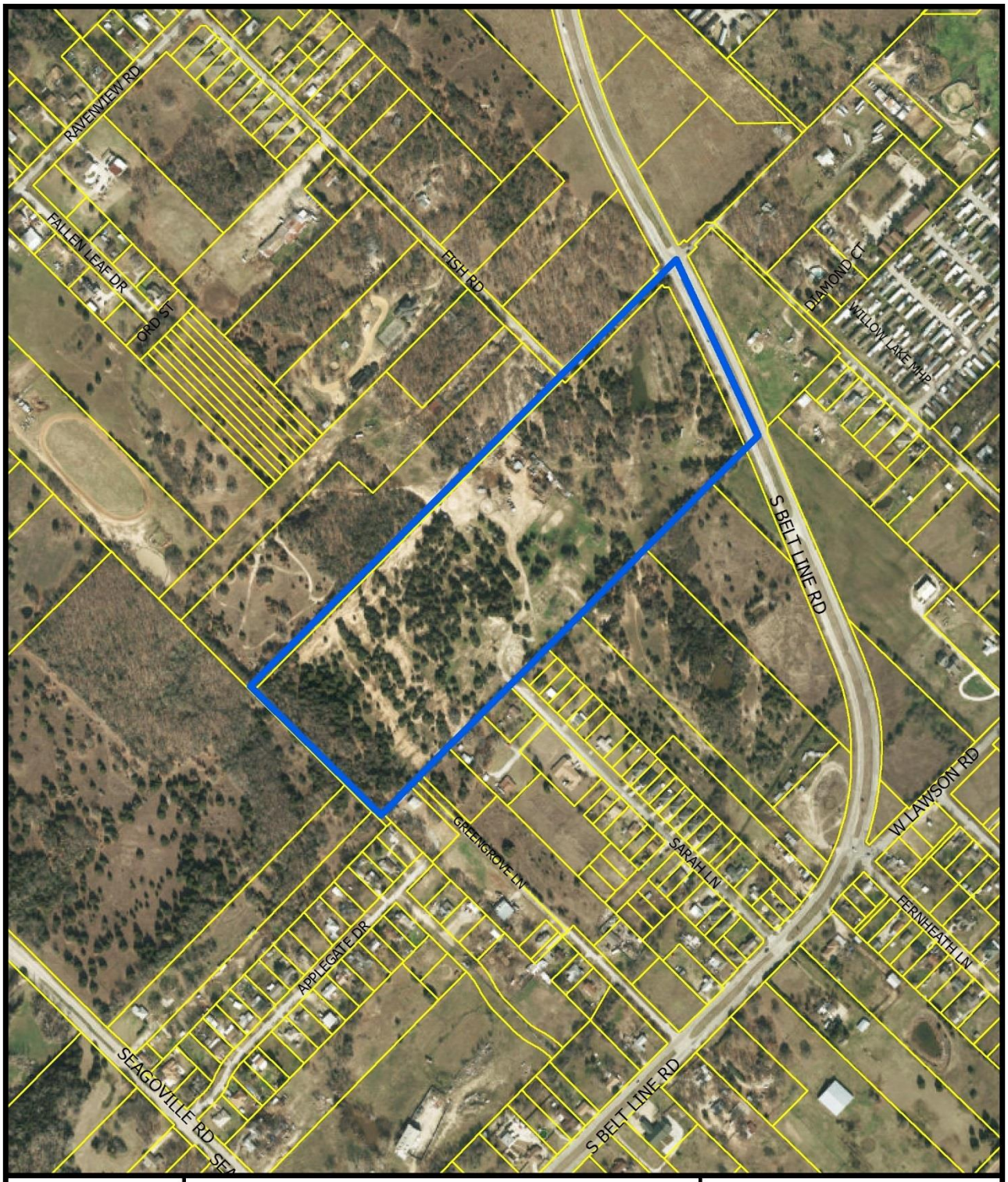
The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

1. Maximum structure height is 50 feet.

2. The following main uses are prohibited:

    -- Auto service center.
    -- Car wash.
    -- Liquor store.
    -- Mini-warehouse.
    -- Pawn shop.
    -- Recycling buy-back center
    -- Recycling collection center.
    -- Recycling drop-off container.
    -- Recycling drop-off for special occasion collection.


City of
Balch Springs
I 20
I 20 SERV
STREETMAN CIR
LEWIS DR
PHILIPPE DR
RAVENVIEW RD
FALLEN LEAF DR
ORD 51
FISH RD
DIAMOND CT
W LAWSON RD
SARAH LN
FERNHEATH LN
SKYFROST DR
APPLEGATE DR
EDD RD
SEAGOVILLE RD
SEAGOVILLE RD
S BELT LINE RD
S BELT LINE RD
DANSON
1:8,400
VICINITY MAP
Case no: Z178-215
Date: 5/3/2018

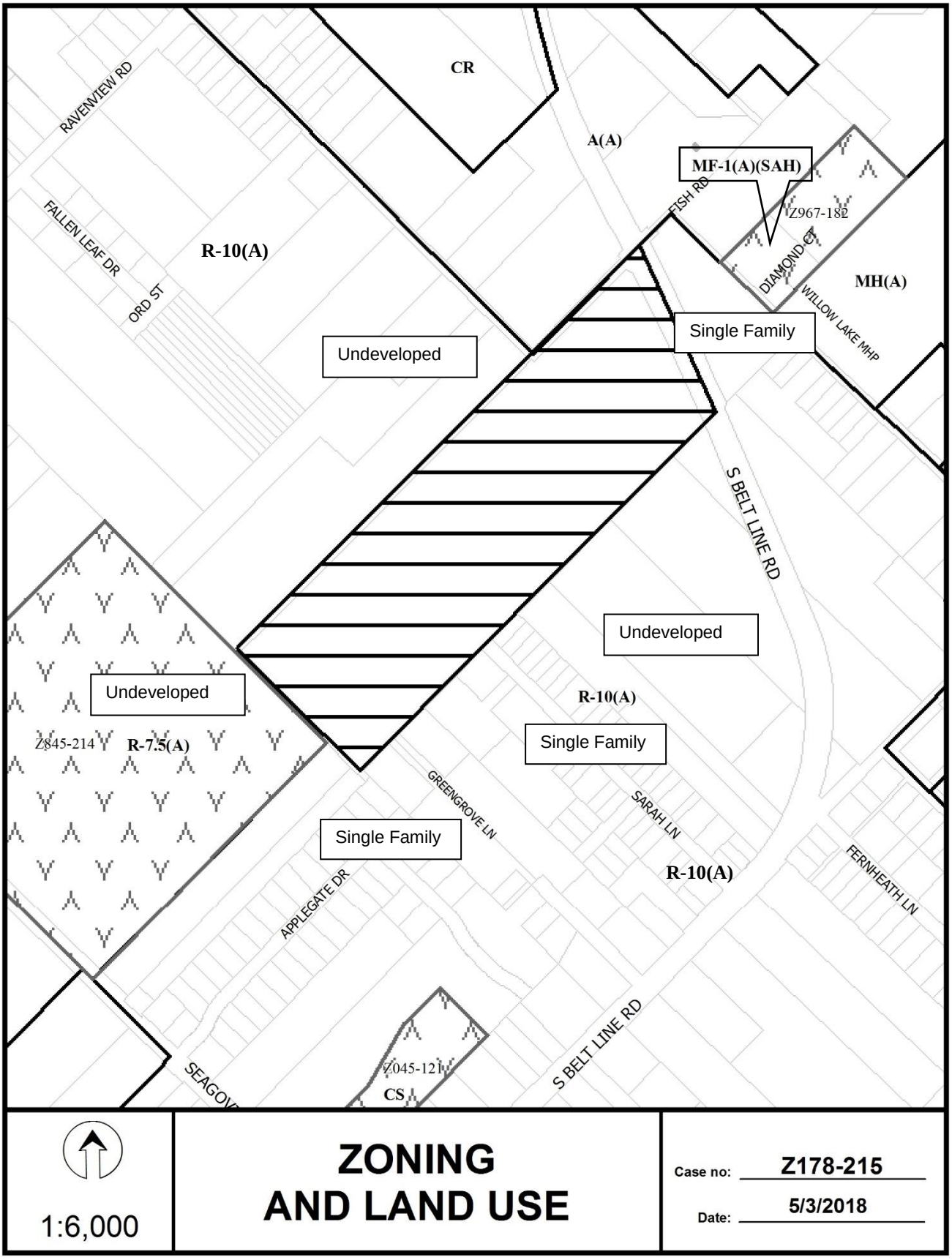


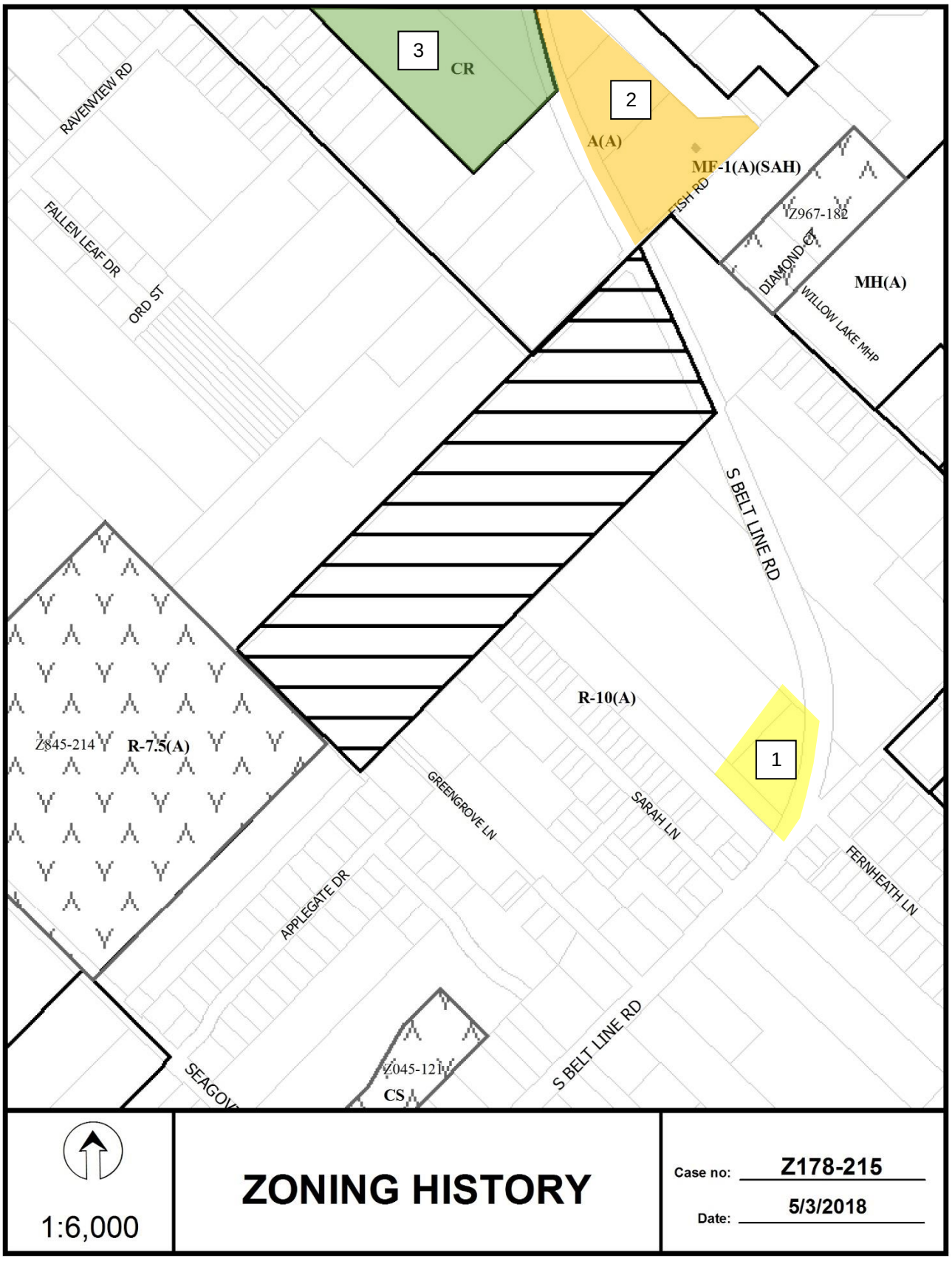
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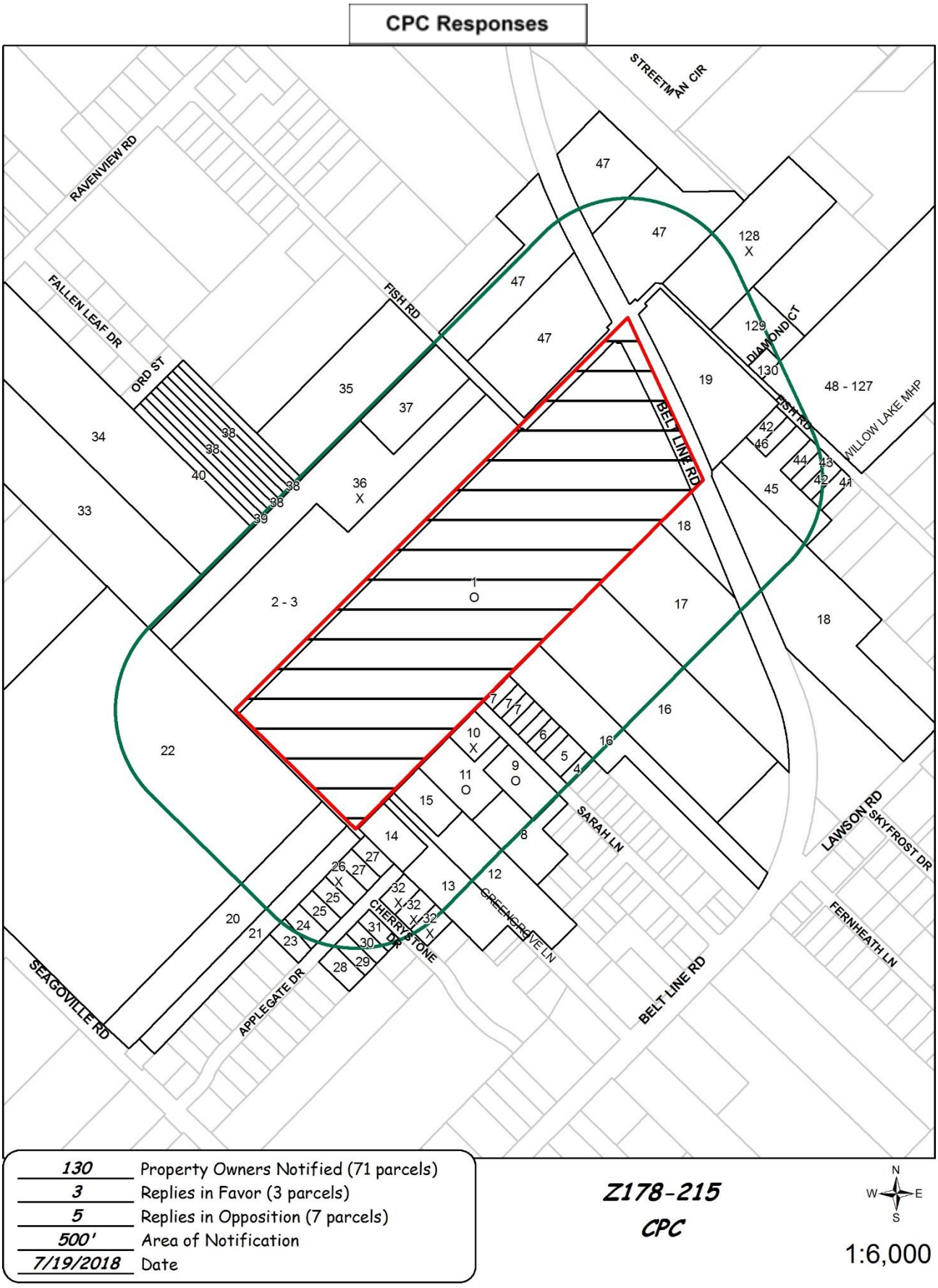
AERIAL MAP

Case no: Z178-215

Date: 5/3/2018


CR
A(A)
MF-1(A)(SAH)
Z967-182
RAVENVIEW RD
FALLEN LEAF DR
ORD ST
R-10(A)
FISH RD
DIAMOND CT
MH(A)
WILLOW LAKE MHP
Single Family
Undeveloped
S BELT LINE RD
Undeveloped
Undeveloped
Z845-214
R-7.5(A)
R-10(A)
Single Family
GREENGROVE LN
SARAH LN
Single Family
R-10(A)
FERNHEATH LN
APPLEGATE DR
Z045-121
CS
S BELT LINE RD
SEAGOVE
1:6,000
ZONING
AND LAND USE
Case no: Z178-215
Date: 5/3/2018


3
CR
2
A(A)
MF-1(A)(SAH)
RAVENVIEW RD
FALLEN LEAF DR
ORD ST
FISH RD
Z967-182
DIAMOND CT
MH(A)
WILLOW LAKE MHP
S BELT LINE RD
R-10(A)
Z845-214
R-7.5(A)
1
GREENGROVE LN
SARAH LN
FERNHEATH LN
APPLEGATE DR
Z045-121
CS
S BELT LINE RD
1:6,000
ZONING HISTORY
Case no: Z178-215
Date: 5/3/2018



130	Property Owners Notified (71 parcels)
3	Replies in Favor (3 parcels)
5	Replies in Opposition (7 parcels)
500'	Area of Notification
7/19/2018	Date

07/18/2018

Reply List of Property Owners

Z178-215

130 Property Owners Notified ***3 Property Owners in Favor*** ***5 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
O	1	13064	FISH RD	COOPER RICKEY LEROY &
	2	12856	FISH RD	PEREZ ARNULFO
	3	12856	FISH RD	PEREZ ARNULFO
	4	13241	SARAH LN	RAGLE MARGARET JANE
	5	13235	SARAH LN	MARSHALL ELSIE EST OF
	6	13223	SARAH LN	HERNANDEZ LEOBARDO
	7	13127	SARAH LN	CASTILLO MORENO DEISY
	8	13240	SARAH LN	WHITE ROCK BIBLE FELLOWSHIP CHURCH
X	10	13126	SARAH LN	JARVIS CASSIE
O	11	13204	SARAH LN	DERUVO GEORGE VICTORY III
	12	13305	GREENGROVE LN	TUCKER TOMMY & NANCY
	13	13304	GREENGROVE LN	RIZO MARY &
	14	801	APPLEGATE DR	RODRIGUEZ PEDRO
	15	13101	GREENGROVE LN	TUCKER TOMMY & NANCY
	16	639	S BELTLINE RD	CHAVES RONNY DAVID
	17	599	BELTLINE RD	LEE LARRY
	18	551	LAWSON RD	BALCH RANDY
	19	13038	FISH RD	SRS ENTERPRISE LLC
	20	14825	SEAGOVILLE RD	BRASWELL EVELYN J L
	21	14831	SEAGOVILLE RD	GREGORY RICKEY
	22	14709	SEAGOVILLE RD	SEAGOVILLE REALTY LTD
	23	845	APPLEGATE DR	COSTLOW CLINT & LENELLE
	24	839	APPLEGATE DR	COSTLOW CLINT L III
	25	833	APPLEGATE DR	COSTLOW NORA L
X	26	821	APPLEGATE DR	WARREN CHRISTMAN LEA &
	27	815	APPLEGATE DR	SANCHEZ MARIA S &

Reply	*Label #*	*Address*		*Owner*
	28	846	APPLEGATE DR	BURKHAM DELORES A
	29	840	APPLEGATE DR	PAUL SAMUEL NEWBERRY
	30	834	APPLEGATE DR	MALAVEAR FRANK
	31	828	APPLEGATE DR	HARRIS DENNIS
X	32	14909	CHERRYSTONE DR	GONZALEZ-LOZANO HOMERO &
	33	13050	RAVENVIEW RD	CULVER JOHN S
	34	13114	RAVENVIEW RD	LOPEZ RUFINA C
	35	12740	FISH RD	ALVAREZ JUAN A
X	36	12826	FISH RD	SCHNEIDMILLER DENNIS
	37	12746	FISH RD	TORRES GILBERTO &
	38	13102	ORD ST	BUSEY WILLIAM S ETAL
	39	13130	ORD ST	BUSEY WILLIAM S
	40	13134	ORD ST	MERRIMAN LEONARD C
	41	13210	FISH RD	CAH 2014 2 BORROWER LLC
	42	13206	FISH RD	SHETH HEMANG A
	43	13202	FISH RD	TEXAS SIZE PPTIES
	44	13122	FISH RD	GONZALEZ MODESTO
	45	13130	FISH RD	CASTILLO MARTIN J
	46	13114	FISH RD	SOLORZANO TOMAS SANCHEZ &
	47	300	W LAWSON RD	CENTRAL 15TH LLC
	48	13223	FISH RD	YES COMPANIES WFC LLC
	49	13223	FISH RD	YES COMMUNITIES
	50	13223	FISH RD	CONNELL NYDIA
	51	13223	FISH RD	HERNANDEZ VICENTE
	52	13223	FISH RD	VASQUEZ MARCO
	53	13223	FISH RD	SANCHEZ HECTOR
	54	13223	FISH RD	CUADROS DIANA
	55	13223	FISH RD	LUCAS SUSANNA AND FLORENCIO
	56	13223	FISH RD	FLORES MARIA CARREON
	57	13223	FISH RD	WAYMIRE CYNTHIA
	58	13223	FISH RD	HERNANDEZ SILVESTER

07/18/2018

Reply	*Label #*	*Address*		*Owner*
	59	13223	FISH RD	CANDELAS ISMAEL
	60	13223	FISH RD	JOHNSON LORNE
	61	13223	FISH RD	ACOSTA MIGUEL
	62	13223	FISH RD	SOTO JOSE
	63	13223	FISH RD	ROBINSON CLAY WADE
	64	13223	FISH RD	CAIN BOBBY
	65	13223	FISH RD	HEDRICK DALE & WILLODEAN
	66	13223	FISH RD	RUIZ GABRIEL
	67	13223	FISH RD	POOL REBECCA K
	68	13223	FISH RD	LOPEZ ROCIO
	69	13223	FISH RD	FUENTES SAN JUANITA
	70	13223	FISH RD	BRUMLEY KEVIN
	71	13223	FISH RD	FOSTER KARRI
	72	13223	FISH RD	PENA JAVIER
	73	13223	FISH RD	VALENZUELA MOISES
	74	13223	FISH RD	MOTAHARI ALI S
	75	13223	FISH RD	YES COMMUNITIES
	76	13223	FISH RD	ARROYO SAMUEL
	77	13223	FISH RD	FLOYD JOHN
	78	13223	FISH RD	CABRERA MARVIN
	79	13223	FISH RD	PATTERSON CHRISTINE
	80	13223	FISH RD	DAWSON STEFANIE
	81	13223	FISH RD	FINELY SHERRYL
	82	13223	FISH RD	CASTILLO LORENZO
	83	13223	FISH RD	NICHOLS WILLIAM S
	84	13223	FISH RD	YES COMMUNITIES
	85	13223	FISH RD	MOREY TRINA NILSON
	86	13223	FISH RD	DELUCA ALFRED
	87	13223	FISH RD	RUEDA FAVIAN & MONICA
	88	13223	FISH RD	MADRID JUAN C
	89	13223	FISH RD	MARTINEZ-GUERRERO HERENDIRA

07/18/2018

Reply	*Label #*	*Address*		*Owner*
	90	13223	FISH RD	GULICK CODY
	91	13223	FISH RD	CURRY MARTHA
	92	13223	FISH RD	CHANDLER AMY (MARIA)
	93	13223	FISH RD	CONTRERAS FRANCISCO
	94	13223	FISH RD	ROWE JOSEPH
	95	13223	FISH RD	SHEETS CHRISTINE ET AL
	96	13223	FISH RD	GOODRICH JOHNNY
	97	13223	FISH RD	ENRIQUEZ MARIA
	98	13223	FISH RD	WILLIAMS JONELL
	99	13223	FISH RD	PEREZ EUSEBIO
	100	13223	FISH RD	HOOPER LINDA
	101	13223	FISH RD	ARNOLD JAMEY
	102	13223	FISH RD	MONRREAL JUAN PARA
	103	13223	FISH RD	LASURE BEULAH
	104	13223	FISH RD	BULLARD CURTIS
	105	13223	FISH RD	ZERBY ZARA
	106	13223	FISH RD	CASTELLANOS ERICK
	107	13223	FISH RD	SANTOS DOMINGO
	108	13223	FISH RD	GRIMALDO MARIO
	109	13223	FISH RD	JENNINGS SUE
	110	13223	FISH RD	LOPEZ EDUARDO
	111	13223	FISH RD	RODRIGUEZ CINDY
	112	13223	FISH RD	VASQUEZ HUGO
	113	13223	FISH RD	JUAREZ MAXIMINA VILLATORO
	114	13223	FISH RD	GARCIA MARCOS
	115	13223	FISH RD	CANDELAS JUAN
	116	13223	FISH RD	CANDELES HECTOR
	117	13223	FISH RD	SMITH DEBORAH
	118	13223	FISH RD	BENNETT LEONA
	119	13223	FISH RD	BERLIN KENNETH
	120	13223	FISH RD	SUNDSTROM PHILLIP

07/18/2018

Reply	*Label #*	*Address*		*Owner*
	121	13223	FISH RD	KNIGHT ARTRINA R
	122	13223	FISH RD	JANOSIK THOMAS
	123	13223	FISH RD	WAGENER JOHN
	124	13223	FISH RD	MASSEY BETTY
	125	13223	FISH RD	RANDS SHARI L
	126	13223	FISH RD	HERNANDEZ TERESA
	127	13223	FISH RD	GUARTUCHE MICHELLE M
X	128	13011	FISH RD	PILGREEN BLOYCE &
	129	13035	FISH RD	WILSON HUBERTA T
	130	13041	FISH RD	WILSON HUBERTA T
O	A1	13234	SARAH LN	WHITE ROCK BIBLE

Agenda Information Sheet

File #: 18-557 **Item #:** 53.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and **(1)** an ordinance granting a Planned Development Subdistrict for O-2 Office uses and a restaurant without drive-in or drive-thru use; **(2)** an ordinance granting the removal of a portion of the D Liquor Control Overlay; and **(3)** an ordinance terminating Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on property zoned an O-2-D Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay and Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on a portion, on the northwest line of Turtle Creek Boulevard, between Gillespie Street and Fairmount Street
Recommendation of Staff: Approval, subject to a development plan, landscape plan and conditions; approval of the termination of Specific Use Permit No. 1293; and denial of the partial removal of the D Liquor Control Overlay
Recommendation of CPC: Approval, subject to a development plan, landscape plan and conditions; approval of the termination of Specific Use Permit No. 1293; and approval of the partial removal of the D Liquor Control Overlay
Z178-218(CY)

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HONORABLE MAYOR AND CITY COUNCIL **WEDNESDAY AUGUST 22, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-218(CY) **DATE FILED:** March 26, 2018

LOCATION: Northwest line of Turtle Creek Boulevard, between Gillespie Street and Fairmount Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45 A

SIZE OF REQUEST: Approx. 5.50 acres **CENSUS TRACT:** 5.00

APPLICANT/OWNER: PRESCOTT GROUP

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP.

REQUEST: An application for **(1)** a Planned Development Subdistrict for O-2 Office uses and a restaurant without drive-in or drive-thru use; **(2)** the removal of a portion of the D Liquor Control Overlay; and, **(3)** the termination of Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on property zoned an O-2-D Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay and Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on a portion.

SUMMARY: The purpose of this request is 1) To remove a portion of the D Liquor Control overlay, 2) Terminate SUP No. 1293 for a bank or savings and loan office with drive-in window use and 3) to create a new subdistrict to allow for a) an increase in the maximum building height from 240 feet to 299 feet, b) modify side yard setbacks, and c) include restaurant without drive-in or drive-thru as a use by right (the PD allows it as a Limited Use only). The new subdistrict will be subject to a development plan and landscape plan.

CPC RECOMMENDATION: **Approval**, subject to a development plan, landscape plan and conditions; **approval** of the termination of Specific Use Permit No. 1293; and **approval** of the partial removal of the D Liquor Control Overlay.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, landscape plan and conditions; **approval** of the termination of Specific Use Permit No. 1293; and **denial** of the partial removal of the D Liquor Control Overlay.

BACKGROUND INFORMATION:

- On February 8, 1985, City Council approved Planned Development District No. 193, the Oak Lawn Special Purpose District. The PD is comprised of approximately 2,593 acres.
- On April 22, 1975, City Council passed ordinance No. 14874, adopting the Turtle Creek Environmental Corridor which established a setback line as a mechanism to preserve the open space of those properties adjoining streets from Turtle Creek Boulevard, Oak Lawn Park and Reverchon Park from Wycliff Avenue to Maple Avenue. The 5.5-acre area of request is located within the Turtle Creek Environmental Corridor.
- The site is currently developed with an 8-story office building, a 7-story office building and a 4-story above ground parking structure. The buildings are currently vacant.
- The applicant is proposing to demolish the existing structures and redevelop the site with a mixed-use development including hotel, condominiums, office, and multifamily uses, in three high-rise buildings with underground parking.
- The purpose of this request is to create a new subdistrict to allow for 1) an increase in the maximum building height from 240 feet to 299 feet, 2) reduce side yard setbacks, and 3) include restaurant without drive-in or drive-thru as a use by right (the PD allows it as a Limited Use only).
- The applicant's request also includes 1) the partial removal of the D Liquor Control Overlay and 2) the termination of Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use.

Zoning History: There have been three zoning requests in the surrounding area in the past five years.

1. Z167-306 On October 11, 2017, the City Council created a PDS for O-2 Office uses within PD No. 193 to allow for an increase in the total square footage of retail and certain street level uses and for reduced landscape requirements on property located on the west corner of Turtle Creek Boulevard and Cedar Springs Road, northeast of the area of request. (PDS No.135)

2. Z167-131 On October 25, 2017, the City Council created a PDS for O-2 Office uses within PD No. 193 to allow for the encroachment on the side yard setback of a covered stairwell to the parking garage on property located at the north corner of Turtle Creek Boulevard and Gillespie Street, northeast of the area of request (PDS No. 136)

3. Z178-186 On April 25, 2018, City Council created a Demolition Delay Overlay for the area of request and surrounding areas.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Turtle Creek Boulevard	Minor Arterial	70’
Gillespie Street	Minor Arterial	45’
Sales Street	Minor Arterial	40’
Brown Street	Minor Arterial	50’
Enid Street	Minor Arterial	60’

Traffic:

The applicant submitted a Traffic Impact Analysis that identifies traffic generation characteristics and potential traffic related impacts on the local street system.

According to the study, the proposed development at the subject site is expected to generate approximately 653 new weekday AM peak hour one-way trips and 662 new weekday PM peak hour one-way trips at buildout. [see Table 1-Trip Generation]. The trip generation presented in the study is based on the development containing 350 dwelling units, a 250-guest-room lodging use and a 300,000-square-foot office building. The distribution of the site-generated traffic volumes onto the street system was based on the surrounding roadway network, existing traffic patterns, and the project’s proposed access locations.

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and the Traffic Impact Analysis submitted with the application and determined that the proposed development is foreseen to cause a significant impact to the adjacent roadways, identifying three key intersections reaching their capacity. These three key intersections of major impact are: Turtle Creek Boulevard at Maple Avenue; Turtle Creek Boulevard at Fairmount Street; and, Turtle Creek Boulevard at Cedar Springs Road.

After discussing staff's comments regarding the traffic impact of the proposed development, and the possibility of the trips generated exceeding the capacity of the above-mentioned key intersections, the applicant submitted a revised Traffic Impact Analysis to include a traffic equivalency table. The proposed equivalency table indicates amounts for maximum densities for each proposed use, obtained from the conversion of the amounts of the other uses, that will generate trips in volumes exceeding what the TIA indicates and that is foreseen as having a significant impact in the existing road infrastructure.

In response to this, staff recommended a revised equivalency table using a different conversion ratio that would limit the maximum densities and floor area to amounts that will not exceed the trips generated as presented in the Traffic Impact Analysis. The applicant was amenable to staff's recommended equivalency table and conversion ratio.

As such, the proposed maximum densities and proposed equivalency table are included as part of the proposed subdistrict conditions further in this report.

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 request complies with the following land use goals and policies of the Comprehensive Plan:

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

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Area Plan:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The request complies with objectives 1, 3, and 7 in the following manner:

The urban design standards in the proposed subdistrict conditions, ensures the proposed buildings are more urban in form by offering pedestrian amenities, ample lighting on sidewalks, streets, walkways and plazas to enhance pedestrian safety. Although the required setback per the Turtle Creek Environmental Corridor does not allow for the proposed buildings to be pulled closer to the street, the applicant is proposing to provide in this development, architectural elements such as prominent public entrances, variation in fenestration and increased transparency all which improve security and pedestrian access.

The proposed development also proposes off-street parking to be provided within below grade structures, with limited at grade off-street parking.

Taking in consideration that the site is in the Turtle Creek Environmental Corridor and that this focuses in preserving the open space of those properties adjoining Turtle Creek Boulevard, the proposed landscape plan promotes streetscape appearance by providing green open space along Turtle Creek Boulevard while at the same time providing internal sidewalks that connect the existing streets through the site. It is staff's opinion that the reduction in the number of proposed driveways along Turtle Creek Boulevard would help this proposed development to better align with objective No. 7 by improving the continuity of the proposed sidewalks. The applicant considers all the driveways are necessary for the development and did not offer any alternatives to reduce these driveways.

Land Use:

	Zoning	Land Use
Site	PD No. 193 Subdistrict O-2 with SUP No. 1293 and D Liquor Control Overlay	Office Building
North	PD No. 193 Subdistrict MF-3 and PDS No. 97 with D Liquor Control Overlay	Multifamily
East	PD No. 374 with Historic Overlay H/29	Hotel and Multifamily
South	PD No. 193 Subdistrict O-2 with D Liquor Control Overlay	Public Park
West	PD No. 193 Subdistrict O-2 with D Liquor Control Overlay	Multifamily.

Land Use Compatibility:

The approximate 5.5-acre site is zoned an O-2 Office Subdistrict within Planned Development District No. 193 with a D Liquor Control Overlay and Special Use Permit No. 1293 for a bank or savings and loan office with drive-in window service use and is currently developed with an 8-story office building, a 7-story office building and a 4-story parking garage. The property is surrounded by medium- to high-density multifamily uses to the north, northwest, west, and east and by a public park to the south.

The applicant is proposing to redevelop the site to construct three high-rise buildings for a mixed-use development to include hotel, office and multifamily uses as well as incorporate restaurant without drive-in or drive-thru use in conjunction with the hotel and office uses.

To maximize the land use for this development, the applicant seeks to create a new subdistrict to allow for the following:

- Increase the maximum height allowed from 240 feet to 299 feet.

The properties to the northwest of the area of request are zoned an MF-3 Multiple Family Subdistrict within Planned Development No. 193 and developed with multifamily uses. The MF-3 subdistrict allows for structures other than single family dwellings and structures on residential development tracts to have any legal height.

The property to the west is zoned an O-2 Office Subdistrict, like the existing zoning of the area of request, and allows for a maximum height of 240 feet. Taking into consideration the surrounding properties, the changes in grade of the subject site, and that the maximum height of a structure is measured from the average of the finished ground surface elevations measured at the highest and lowest exterior corners of a structure, staff deems that the 59-foot increase in height will not have a negative impact on the surrounding areas.

Furthermore, the Aviation Department has reviewed the request and recommended that the applicant files with the Southwest Regional Office of the Federal Aviation Administration, a notice of construction or alteration more than 200 feet above ground level (Form 7460-1). This approval will be required prior to the issuance of a building permit.

- Reduce side yard setbacks for nonresidential structures.

The applicant proposes to remove the additional setback required for nonresidential structures over 36 feet in height in the O-2 Subdistrict and establish a minimum side yard setback of 30 feet for nonresidential structures, allowing for a maximum five-foot encroachment on the west side for that portion of the nonresidential building in area A shown on the development plan with a maximum height of 45 feet and not exceeding 95 feet in length.

Considering that the site is not located perpendicularly contiguous to or perpendicularly across an adjoining alley from single family or duplex subdistrict [Sec.51P-193.119(a)(3)], nor is perpendicularly contiguous to or perpendicularly across an adjoining alley from a TH, MF-1 or MF-2 subdistrict [Sec.51P-193.119(c)(1)], and that the current provisions for nonresidential subdistricts in PD No. 193 establish that the maximum total setback for nonresidential buildings exceeding 36 feet in height in the O-2 district is 50 feet, [Sec. 51P-193.119(c)(7)], the proposed condition will be allowing for a required side yard setback reduction of 20 feet.

- Include restaurant without drive-in or drive-thru as a permitted use by right.

Planned Development No. 193 allows restaurant without drive-in or drive-thru as a limited use in the O-2 subdistrict. A limited use, according to the regulations in PD No. 193, must: 1) be primarily for the service of the occupants of a building; 2) be contained entirely within the main building; 3) have no exterior public entrance except through the general building entrances; and 4) have no exterior advertising or signs. The PD regulations also establishes a restaurant with alcoholic beverages and/or entertainment as one of the additional street-level uses allowed in the O-2 Subdistrict, subject to restrictions such as not having a floor area greater than 2,000 square feet, and restricting the aggregate floor area of the additional street-level uses and other retail uses to not exceed 50 percent of the aggregate floor area of all uses on the street level.

The applicant proposes to allow the restaurant without drive-in or drive-thru use by right, subject to being located within a building with a minimum of one additional main use but without limiting its floor area. The purpose of this request is to include the restaurant use with the proposed hotel.

Staff supports the request provided the proposed condition to limit the use to be in a building with one additional use.

- Partial removal of the D Liquor Control Overlay.

The request includes the removal of the existing D Liquor Control Overlay in a portion of the area of request. The purpose of this request is to allow for the sales of alcoholic beverages for on-premise consumption in conjunction with the hotel and restaurant uses.

The "D" Overlay District is a Liquor Control Overlay District which prohibits an individual from selling or serving alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

Staff does not support the removal of the overlay due to the inability to reinstate it afterwards once it has been removed. Staff's recommendation is instead, to propose a change from the D Liquor Control Overlay to a D-1 Liquor Control Overlay and require an SUP for the sales of alcoholic beverages in conjunction with the restaurant use.

Nevertheless, the applicant has expressed their desire to move forward with the request of removing the D Liquor Control Overlay, despite staff's recommendation of denial of this portion of the request.

- Terminate Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use.

The existing zoning includes SUP No. 1293 for a bank or savings and loan office with drive-in window use with no expiration date. The applicant is proposing to demolish all the existing structures including the bank with drive-in window and is not proposing to include this use in the new development. Therefore, the applicant is seeking to terminate the SUP. Staff supports this request.

It is staff's opinion that as a result of several meetings, the applicant has incorporated most of staff's recommendations into the proposed request, which has led to staff's overall support of this request.

Development Standards:

District	Setbacks		Density				Height	Lot Coverage	Primary Uses
	Front	Side/Rear	FAR	Residential uses	Lodging Uses	Office Uses			
PD 193 O-2 (existing)	20' + TCEC setback	10' (MFD over 36' in height) 10' Other structures. *Additional Setback required for structures over 36'	4.0 :1*	Min. Lot Area per dwelling unit [Sec. 51P-193.125]	Per FAR	Per FAR	240'	75%	Office, Multifamily
PDS No.___ (Proposed)	20' + TCEC setback	30' Residential and Nonresidential uses.	4.0 :1*	Max. 350 units allowed to be converted up to 665 units	Max 250 guest rooms. Allowed to be converted up to 604 guest rooms	Max 300,000 sf allowed to be converted up to 402,000 sf	299'	75%	Office, Multifamily and Restaurant w/o drive-in or drive-thru.

*4.5: 1 When the floor area for residential uses is equal or greater than lot area.

Parking:

Off-street parking will be provided for each use in accordance with Part I of PD No. 193. The applicant proposes to provide the off-street parking in underground structures which is encouraged in the Oak Lawn Special Purpose District and the Oak Lawn Plan. The applicant also proposes to allow for tandem parking for up to 50 percent of the required parking for the hotel and motel use provided that a valet license is secured from the City.

Landscaping:

Landscaping will be provided per the proposed landscape plan. The applicant proposes that the landscaping for the project be installed per areas. This landscape plan will be subject to the approval from the Park and Recreation Board prior to the issuance of a building permit. Any modifications to the plan required by the Board will require an amendment of the landscape plan approved with this application.

The applicant has worked with the chief arborist to ensure the proposed landscape plan includes all the necessary information for staff to review at permitting.

As noted, the property is in the Turtle Creek Environmental Corridor. This overlay, in addition to the setback regulations, requires that no building permit for any proposed subsurface parking facility shall be issued by the Building Official unless a surface landscape plan is approved by the Park and Recreation Board of the City. It is important to note that during the review of this application, the applicant was made aware of this requirement and was recommended by staff to seek the approval of the Park and Recreation Board of their proposed landscape plan prior to presenting this application to the City Plan Commission and City Council. The applicant has instead

requested to move forward with this application and seek the Park and Recreation Board approval prior to applying for a building permit.

As such, key information required for the Park Board review was provided to the applicant at meetings with Park and Recreation staff held during the review of this application.

PRIOR CPC ACTION- JULY 19, 2018

Z178-218(CY) Planner: Carolina Yumet

Motion: It was moved to recommend **approval** of **(1)** a Planned Development Subdistrict for O-2 Office uses and a restaurant without drive-in or drive-thru use, subject to a revised development plan, revised landscape plan and revised conditions with the following modifications: 1) SEC. S-__106., MAIN USES PERMITTED., (b), modify language to read: *"[must be located in a structure whose main use is hotel or office. A maximum of two restaurants are allowed in a building whose main use is office.]*", 2) SEC. S-___108., YARD, LOT, AND SPACE REGULATIONS., (b), Side Yard, (1) to read: "Minimum side yard setback for residential use building is 30 feet." and modify "(e) Height" to read: "Maximum height is 299 feet except office main use limited to 279 feet.", 3) SEC. S-___109., OFF-STREET AND LOADING., add subsection to read: "(e) Required parking for structures whose main use is office or multifamily must be located on the lot on which the office or multifamily use is located notwithstanding any other provision in this ordinance.", 4) SEC. S-___111., LANDSCAPING., add language to read: "Minimum height of 8 foot solid wall will be required along the boundary line with Turtle Creek Gardens on the west side of this project with landscaping of the wall", 5) SEC. S-___113., SIGNS., modify section to incorporate two subsections to read: "(a) Except as provided in this section, Signs must comply with the provisions for business zoning districts in Article VII." and "(b) Tenant signage or LED accent lighting is prohibited on that portion of the north facades of structures whose main use is office or multi-family and share a side yard with Lot 2B of Block 1027 or Lots 1G and 1H of Block 1017, except for the top two stories of a structure whose main use is office, and such signage shall meet the requirements for a business zoning district, shall not include animations or full motion graphics, but may change color twice per day.", and 6) SEC. S-___115., ADDITIONAL PROVISIONS., modify section to incorporate four subsections to read: "(d) Glass used on a structure whose main use is multifamily may not have a reflectance percentage in excess of 20 percent.", "(e) A concave or convex facade is prohibited for any structure whose main use is office, except at the ground floor.", "(f) A minimum of four speed bumps must be added to the perimeter drives.", and "(g) A stop sign must be added at the Gillespie Street exit."; **(2)** the removal of a portion of the D Liquor Control Overlay; and **(3)** the termination of Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on property zoned an O-2-D Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a Liquor Control Overlay and with Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on a portion, on the northwest line of Turtle Creek Boulevard, between Gillespie Street and Fairmount Street.

Maker: Ridley
Second: Murphy
Result: Carried: 12 to 2

For: 12 - West, Houston, Davis, Shidid, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 2 - Carpenter, Rieves
Absent: 0
Vacancy: 1 - District 8

Notices: Area: 500 Mailed: 546
Replies: For: 64 Against: 105

Speakers: For: Vance Detwiler, 6522 Belmead Dr., Dallas, TX, 75230
David Dierkes, 6947 Abbey Ct., Dallas, TX, 75214
Trey Lentz, 3511B Dickerson Ave., Dallas, TX, 75219
Jim Harris, 1722 Routh St., Dallas, TX, 75201
Paula Lambert, 2841 Park Bridge Ct., Dallas, TX, 75219
Sue Krider, 3401 Lee Parkway, Dallas, TX, 75219
For (Did not speak): Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Nicasio Arrieta, 3215 Carlise St., Dallas, TX, 75204
Landon Twague, 3917 Inwood Rd., Dallas, TX, 75209
Jeremy White, 6060 N. Central Expressway, Dallas, TX, 75206
Brian Leslie, 6060 N. Central Expressway, Dallas, TX, 75206
Jud Pankey, 6060 N. Central Expressway, Dallas, TX, 75206
Against: Allen Rubin, 2714 Turtle Creek Cir., Dallas, TX, 75219
Harriet Rubin, 2714 Turtle Creek Cir., Dallas, TX, 75219
Friedrich Elliott, 2525 Turtle Creek Blvd., Dallas, TX, 75219

List of Officers

Applicant: Prescott Realty Group, Inc.

- Judson Pankey CEO
- Vance E. Detwiler President
- Brian Leslie Managing Director

Owner: Republic Tower Property, LP.
A Delaware limited partnership

Republic Tower Property GP, LLC,
A Delaware limited Liability Company,
Its general partner

Republic Tower Associates LP
A Delaware limited partnership
Its sole member

HFI V LLC
No officers and directors.

PG 2727 Turtle Creek Limpar, LP

- Judson L. Pankey President
- Vance Detwiler Manager

PROPOSED CONDITIONS

25 July 2018

"Division S-_____. PD Subdistrict _____.

SEC. S-_____.101. LEGISLATIVE HISTORY.

PD Subdistrict _____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. S-_____.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict _____ is established on property located at _____. The size of PD Subdistrict _____ is 5.5376 acres.

SEC. S-_____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division,

(1) INTERNAL SIDE YARD means that portion of a lot located between two or more lots located within this subdistrict.

(2) SUBDISTRICT means a subdistrict of PD 193.

(3) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space.

(c) Unless otherwise stated, all references 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- _____.104. EXHIBITS.

The following exhibits are incorporated into this division:

(1) Exhibit S-___A: development plan.

(2) Exhibit S-___B: landscape plan.

(3) Exhibit S-___C: equivalency table

SEC. S-_____.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit S-___A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-_____.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the O-2 Subdistrict, subject to the same conditions applicable in the O-2 Subdistrict, as set out in Part I of this article. For example, a use permitted in the O-2 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 Subdistrict is subject to DIR in this subdistrict; etc.

(b) The following use is also permitted in this subdistrict:

- Restaurant without drive-in or drive-through service *[must be located in a building containing a hotel or office use. A maximum of two restaurants are allowed in a building with an office use].*

SEC. S-_____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-_____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot and space regulations for the O-2 Office Subdistrict and Part I of this article apply.

(b) Side yard.

(1) Minimum side yard setback for residential use building is 30 feet.

(2) Minimum side yard setback for nonresidential use buildings is 30 feet, except that a maximum of 5-foot encroachment is allowed for that portion of the nonresidential building in area A shown on the development plan with a maximum height of 45 feet and not exceeding 95 feet in length.

(3) No minimum internal side yard.

(c) Density.

(1) In general. Except as provided in this subsection,

(A) for residential uses, the maximum number of dwelling units is 350.

(B) for lodging uses, the maximum number of guest rooms is 250.

(2) Equivalency table.

(A) Number of dwelling units may be increased up to a maximum of 665 by using the equivalency table (Exhibit ____C).

(B) Number of guest rooms may be increased by using the equivalency table (Exhibit___C).

(d) Floor area ratio.

(1) In general.

(A) Except as provided in this subsection, the maximum floor area for office uses, is 300,000 square feet.

(B) This subdistrict is considered one lot for purposes of floor area ratio.

(2) Equivalency table. Floor area for office uses may be increased up to a maximum of 402,000 square feet by using the equivalency table (Exhibit ___C).

(e) Height.

(1) Except as provided in this subsection, maximum structure height is 299 feet.

(2) For a structure containing an office use, maximum structure height is 279 feet.

(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. No maximum number of stories.

SEC. S-_____.109. OFF-STREET PARKING AND LOADING.

(a) Consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) This district is considered one lot for purposes of required off-street parking and loading.

(c) Required off-street parking for office and multifamily uses must be located on the same lot as the main use notwithstanding any other provision in this ordinance.

(d) Parking spaces are not required to be shown on the development plan.

(e) Tandem parking is permitted for up to 50 percent of the required parking for a hotel or motel use provided a valet license is secured from the City of Dallas.

SEC. S-_____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-_____.111. LANDSCAPING.

(a) Landscaping must be provided as shown on the landscape plan (Exhibit S-___B).

(b) Landscaping may be installed in phases as shown on the landscape plans.

(c) Landscaping must be completed for each area as shown on the landscape plan prior to the issuance of the final certificate of occupancy for that area.

(d) Street trees must be provided within the landscape zone and must be spaced a maximum of 35 feet on-center wherever utilities, other subsurface conditions, visibility triangles, or an approved lay-by lane do not prohibit.

(e) A minimum eight-foot high solid screening wall must be provided along the western property line as shown on the Development Plan (Exhibit S-___A). The screening wall must be covered with green vegetation such as vines visible from adjacent properties to the west.

(f) Plant materials must be maintained in a healthy, growing condition.

SEC. S-_____.112. SIDEWALKS.

(a) Along and adjacent to public right-of-way, a minimum seven-foot-wide unobstructed sidewalk with an additional six-foot landscape zone between the back of curb and the sidewalk must be provided.

(b) Along and adjacent to the centre internal drive, a minimum five-foot-wide unobstructed sidewalk must be provided. The sidewalk must connect Enid Street to Turtle Creek Boulevard.

(c) Sidewalks must be continuous and level across all driveways and curb cuts and must be designed to be at the same grade as the existing sidewalk.

SEC. S-_____.113. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) Attached signs or LED accent lighting are prohibited on that portion of the north and east facades of those buildings located in areas B and C of the Development Plan (Exhibit S-___A), except that these signs may be located on the top two stories and bottom two stories of such buildings as noted on the Development Plan (Exhibit S-___A).

(c) Attached signs or LED accent lighting in the areas described in subsection (b), may change color up to twice per day but it must not include animations or full motion graphics.

SEC. S-_____.114. URBAN DESIGN STANDARDS.

(a) Public realm design.

(1) Bicycle parking. A minimum of one bicycle parking space must be provided for each use and must be located adjacent to a primary street-level building entrance.

(2) Mechanical equipment. All utility boxes, generators, and other large mechanical equipment must be located out of view from the public right-of-way. When conditions do not permit, equipment must be screened from view by a solid screening structure or building element at least six feet in height or landscaping elements such as shrubs, bushes, and trees.

(3) Lighting.

(A) Pedestrian lighting must be provided at regular intervals along all street-facing facades to provide ample lighting on sidewalks, streets, walkways and plazas to enhance pedestrian safety.

(i) Light fixtures must be spaced a maximum of 100 feet. Spacing can be adjusted to achieve optimal photometric performance with a minimum of 0.5-foot candles between fixtures.

(B) Lighting must be directed downward and away from adjacent properties.

(b) Building design.

(1) Ground floor entries.

(A) A minimum of 70 percent of the street-facing, ground-level dwelling units must have:

(i) individual entries accessed directly from the outside;

(ii) street access;

(iii) improved paths connecting the dwelling unit to the sidewalk; and

(iv) individual entries, stoops, or porches that are elevated between a minimum of six inches above the finished sidewalk grade, measured to the top of the entry, stoop, or porch.

(B) Street-facing, street-level dwelling units referenced in Subparagraph (A) may be gated with private yards fenced if the fencing is no more than 36 inches high at its highest point.

(2) Architectural elements.

(A) A minimum of two of the following architectural elements, must be provided at building corners and all public entry points: architecturally prominent public entrances, canopies, awnings, building material variations, variations in building massing, increased transparency, and variations in fenestration.

(B) The ground-level façades of buildings should provide a minimum of 30 percent transparency for all street-facing facades.

(C) For every 50 feet of building facade length within 75 feet of the public right-of-way, the façade must provide a variation within the vertical plane with a minimum five-foot change in the horizontal plane. Recesses, pilasters, canopies, and turns in exterior walls are all considered changes in the horizontal plane.

(D) For every 400 feet of building facade length within 75 feet of the public right-of-way, the façade must provide a variation within the vertical plane with a minimum 25-foot change in the horizontal plane. Recesses, pilasters, canopies, and turns in exterior walls are all considered changes in the horizontal plane.

(E) Highly reflective glass may not be used as an exterior building material on any building or structure. For purposes of this subsection, highly reflective glass means glass with exterior 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).

(i) Glass used on a multifamily structure may not have a reflectance percentage in excess of 20 percent.

(ii) No concave or convex glass may be used on the exterior of an office use structure.

(3) Service and loading.

(A) Service entries and back of house functions must be located away from primary street-facing facades and must be visually screened by a solid screening structure at least six feet in height where visible from the public right-of-way, and incorporate landscaping elements such as shrubs, bushes, and trees.

(B) Loading areas and loading docks must be located away from primary street facades and pedestrian routes. They must provide a closable opaque gate or door that can block the loading area from the sidewalk during times when it is not in use.

(c) Parking design.

(1) Surface parking. All striped surface parking spaces located within 75 feet of the public right-of-way must be screened from the street and residentially zoned property by using one or more of the following two methods to attain a minimum screening height of three and one-half feet above the parking surface:

(A) Earthen berm planted with turf grass. The berm may not have a slope that exceeds one foot of height for each three feet of width.

(B) A building element, plaza area, or landscape zone that serves to visually screen parking while introducing occupiable pedestrian amenity space.

(2) Parking structures.

(A) All aboveground parking structures, including ramps and interior lighting, must be wrapped by occupiable building area or have a facade that is similar materials, composition and rhythm to the facade of the main structure the parking serves.

(B) Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent properties and shining into the airspace above neighbouring property by a minimum 30-inch wall.

(C) All non-entry openings in the aboveground parking structure facade must be screened except for vehicle access. Screening may include architectural grill work or other materials that provide ventilation.

SEC. S-_____.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 federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(d) Development and use of the Property must comply with Part I of this article.

(e) A minimum of four speed bumps must be installed on the property's perimeter drives.

(f) A stop sign must be installed on the property at the intersection of a private driveway and Gillespie Street.

SEC. S-_____.115. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city."

EXHIBIT S-___C

Traffic Equivalency Table

Modifications to the land uses within this planned development district are allowed, provided that the floor area or traffic equivalents of the uses originally studied in the traffic impact analysis (TIA) dated June 18, 2018 are not exceeded.

Development in this planned development district must not exceed the sum of the following land uses, or traffic equivalents as calculated in accordance with this section:

BASE LAND USES (TIA June 18, 2018)

Land Use*	Amount	Unit
Residential Uses	350	Dwelling Units
Lodging Uses	250	Guest Rooms
Office Uses	300,000	Square Feet

*The land use categories correspond to the zoning categories

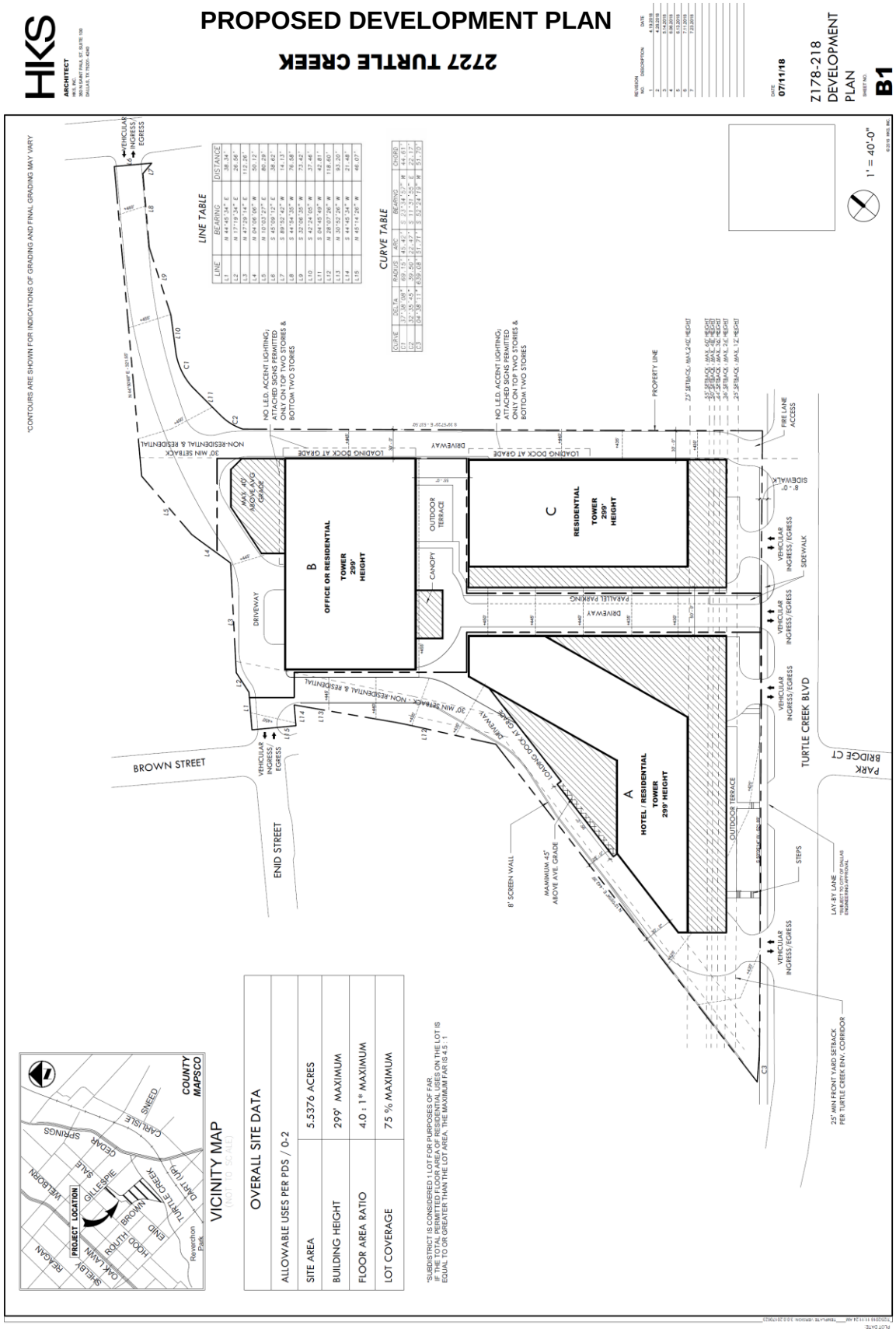
The traffic equivalency factors table must be used to calculate allowed densities and floor areas for land uses. The traffic equivalency factors may be used to convert any of the land uses listed.

Examples: 100 residential dwelling units are equivalent to 60 lodging rooms or 125,000 SF of office uses. 1,000 SF of office floor area is equivalent to 0.8 residential DU or 0.48 lodging rooms.

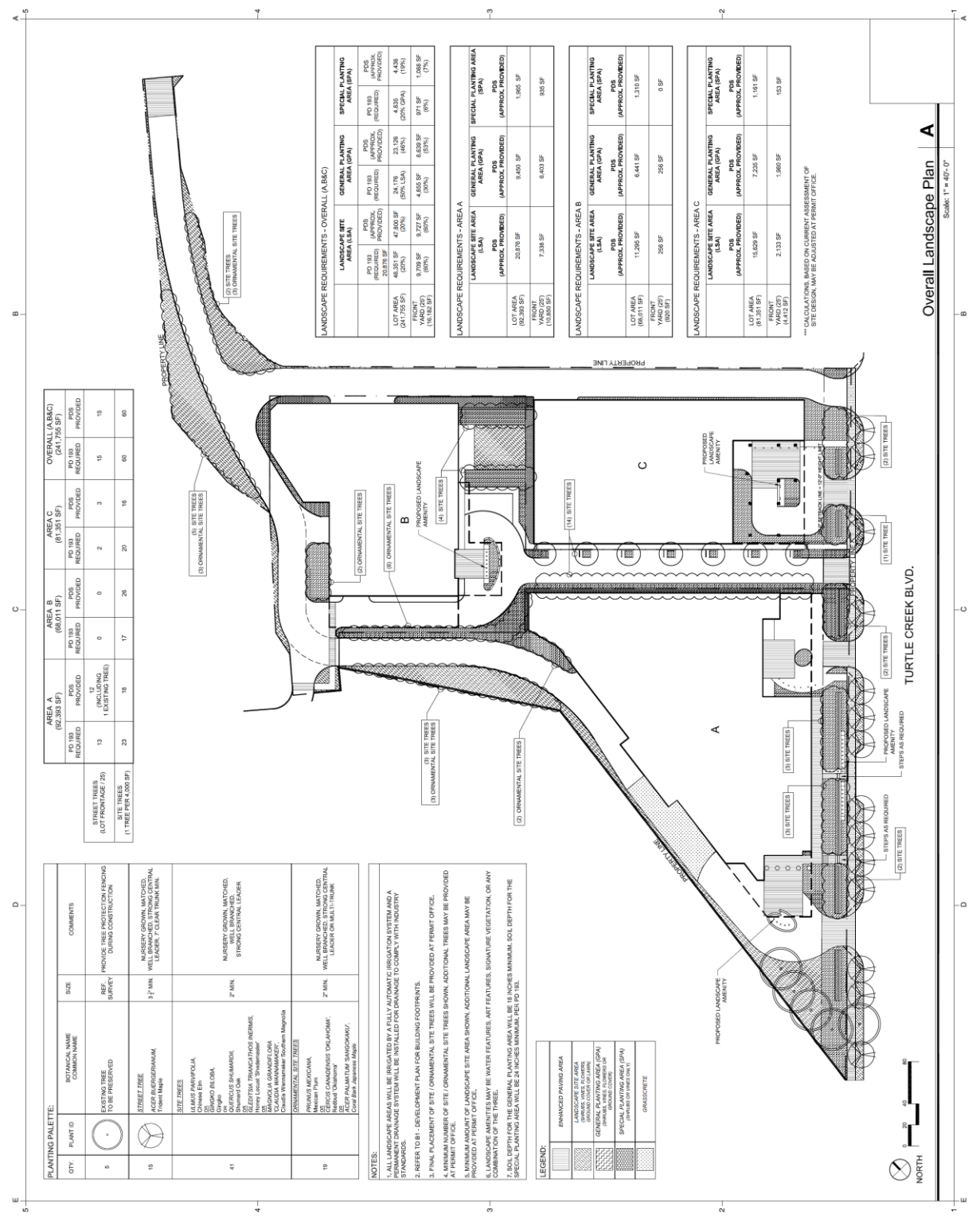
TRAFFIC EQUIVALENCY FACTORS

		Quantity	Use (ITE Land Use)
One (1.0) Residential Dwelling Unit (ITE Land Use 222)	is considered equivalent to	0.6 Guest Room	Lodging Uses (310)
		1,250 Square Feet	Office Uses (710)

In no instance shall residential uses exceed 665 dwelling units.
In no instance shall office uses exceed 402,000 square feet.


PROPOSED DEVELOPMENT PLAN
2727 TURTLE CREEK
HKS
ARCHITECT
Z178-218
DEVELOPMENT
PLAN
B1
07/11/18
1" = 40'-0"
*CONTOURS ARE SHOWN FOR INDICATIONS OF GRADING AND FINAL GRADING MAY VARY
LINE TABLE
CURVE TABLE
NO L.E.D. ACCENT LIGHTING; ATTACHED SIGNS PERMITTED ONLY ON TOP TWO STORIES & BOTTOM TWO STORIES
B
OFFICE OR RESIDENTIAL
TOWER
299'
HEIGHT
C
RESIDENTIAL
TOWER
299'
HEIGHT
A
HOTEL / RESIDENTIAL
TOWER
299' HEIGHT
OUTDOOR TERRACE
CANOPY
DRIVEWAY
PARALLEL PARKING
LOADING DOCK AT GRADE
30' MIN SETBACK - NON-RESIDENTIAL & RESIDENTIAL
NON-RESIDENTIAL & RESIDENTIAL 30' MIN SETBACK
MAX. 40' ABOVE AVG GRADE
PROPERTY LINE
FIRE LANE ACCESS
SIDEWALK
VEHICULAR INGRESS / EGRESS
BROWN STREET
ENID STREET
TURTLE CREEK BLVD
BRIDGE CT
PARK
8' SCREEN WALL
MAXIMUM 45' ABOVE AVE. GRADE
OUTDOOR TERRACE
STEPS
LAY-BY LANE
*SUBJECT TO CITY OF DALLAS ENGINEERING APPROVAL
25' MIN FRONT YARD SETBACK PER TURTLE CREEK ENV. CORRIDOR
VICINITY MAP
(NOT TO SCALE)
PROJECT LOCATION
COUNTY MAPSCO
OVERALL SITE DATA
ALLOWABLE USES PER PDS / D-2
SITE AREA 5.5376 ACRES
BUILDING HEIGHT 299' MAXIMUM
FLOOR AREA RATIO 4.0 ; 1* MAXIMUM
LOT COVERAGE 75 % MAXIMUM
*SUBDISTRICT 1S IS CONSIDERED 1 LOT FOR PURPOSES OF FAR. IF THE TOTAL PERMITTED FLOOR AREA OF RESIDENTIAL USES ON THE LOT IS EQUAL TO OR GREATER THAN THE LOT AREA, THE MAXIMUM FAR IS 4.5 : 1

PROPOSED LANDSCAPE PLAN



962587

SUP 1293 ORDINANCE 7-29-96

ORDINANCE NO. 22832

An ordinance amending CHAPTER 51, "PART I OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by permitting the following described property, which is presently zoned as an O-2-D Office-Dry Subdistrict within Planned Development District No. 193, to wit:

BEING a tract of land in City Block 1021, fronting 663.61 feet on the northwest line of Turtle Creek Boulevard, beginning at a point approximately 131 feet northeast of the northeast line of Fairmount Avenue, and containing approximately 1.44 acres of land,

to be used under Specific Use Permit No. 1293 for a Bank or Savings and Loan Office with Drive-in Window Service; providing that this specific use permit shall be granted subject to certain conditions; 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 applicable ordinances of the city, have given the required notices and have held the required public hearings regarding this application for a specific use permit on the property hereinafter described; and

CHECKED BY

Z956-242/10094-C(KC)/Page 1

WHEREAS, the city council finds that the use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the city council finds that it is in the public interest to grant this specific use permit, subject to certain conditions; Now, Therefore,

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

SECTION 1. That CHAPTER 51, "PART I OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended insofar as it applies to the property hereinafter described ("the Property"), which is presently zoned as an O-2-D Office-Dry Subdistrict within Planned Development District No. 193, and which shall be used under Specific Use Permit No. 1293 for a Bank or Savings and Loan Office with Drive-in Window Service, to wit:

BEING a tract of land situated in the James Sylvester Survey, Abstract No. 1383, in the City of Dallas, Dallas County, Texas, and being part of City Block 1021, and being more particularly described as follows:

BEGINNING at a point in the intersection of the southeasterly line of Brown Street (abandoned by Ordinance No. 8473) and the northwesterly line of Turtle Creek Boulevard;

THENCE North 12°05'04" East, a distance of 337.37 feet to a point for corner;

THENCE South 77°54'06" East, a distance of 75.29 feet to a point for corner;

THENCE South 38°54'06" East, a distance of 75.49 feet to a point for corner;

22832 962587

THENCE North 50°05'14" East, a distance of 354.02 feet to a point for corner;

THENCE South 38°54'06" East, a distance of 75.00 feet to a point for corner on the northwest line of Turtle Creek Boulevard;

THENCE South 50°05'14" West along the northwest line of Turtle Creek Boulevard, a distance of 611.90 feet to the beginning of a curve to the right whose central angle is 4°38'10" and whose radius is 639.08 feet;

THENCE with said curve to the right, continuing along the northwest line of Turtle Creek Boulevard, a distance of 51.71 feet to the end of said curve, the PLACE OF BEGINNING, and containing 1.44 acres of land, more or less.

SECTION 2. That this specific use permit is granted upon the following conditions:

1. USES: The only use authorized by this specific use permit is a Bank or Savings and Loan Office with Drive-In Window Service.

2. SITE PLAN: Use of the Property must comply with the attached site/landscape plan.

3. TIME PERIOD: This specific use permit has no expiration date.

4. MAINTENANCE: The entire premises 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.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, on the Property must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.

SECTION 4. That the building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance

and with the construction codes and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That the director of planning and development shall correct Zoning District Map No. I-7 in the offices of the city secretary, the building official, and the department of planning and development to reflect the changes in zoning made by this ordinance.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.

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

SECTION 8. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of CHAPTER 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.

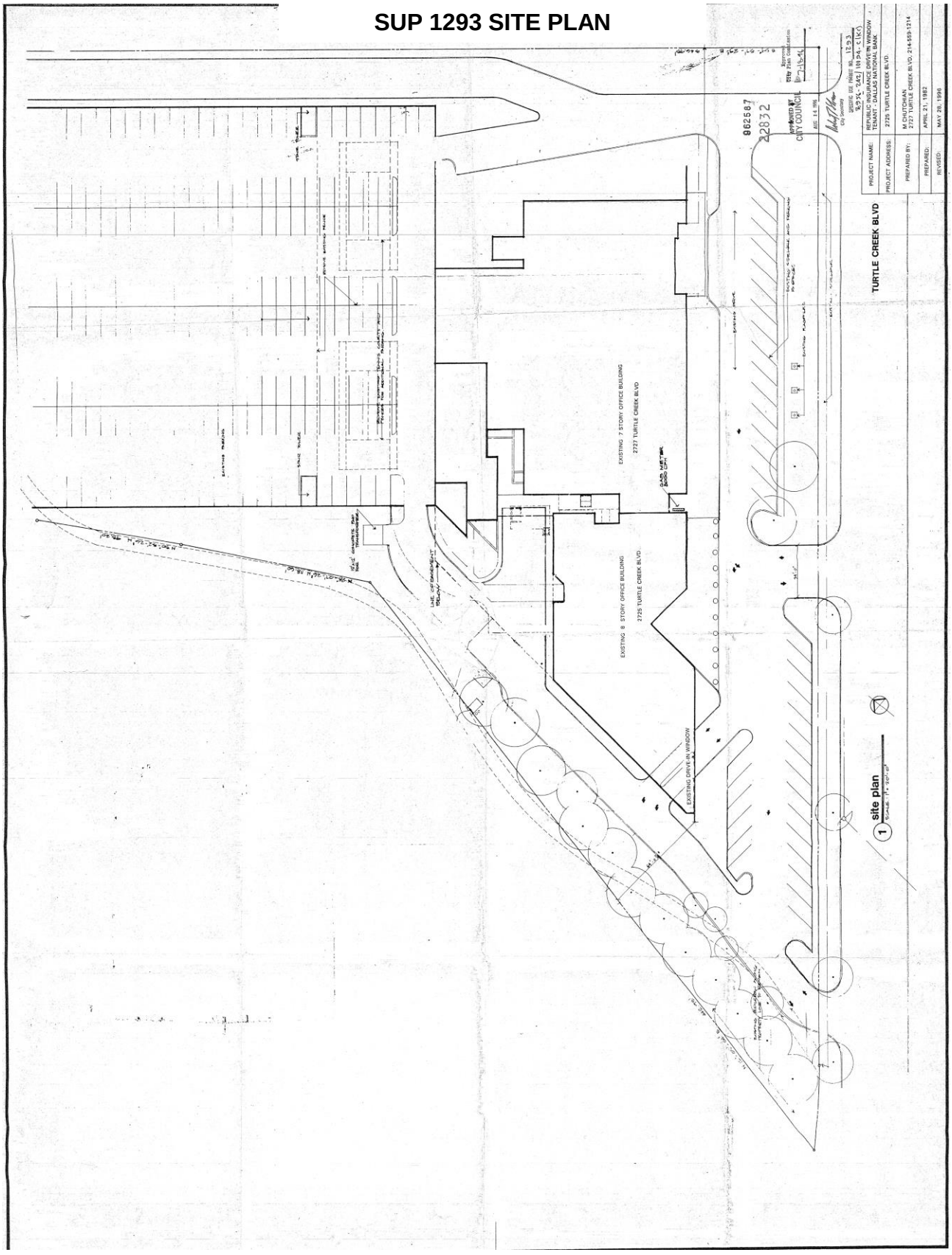
APPROVED AS TO FORM:
SAM A. LINDSAY, City Attorney

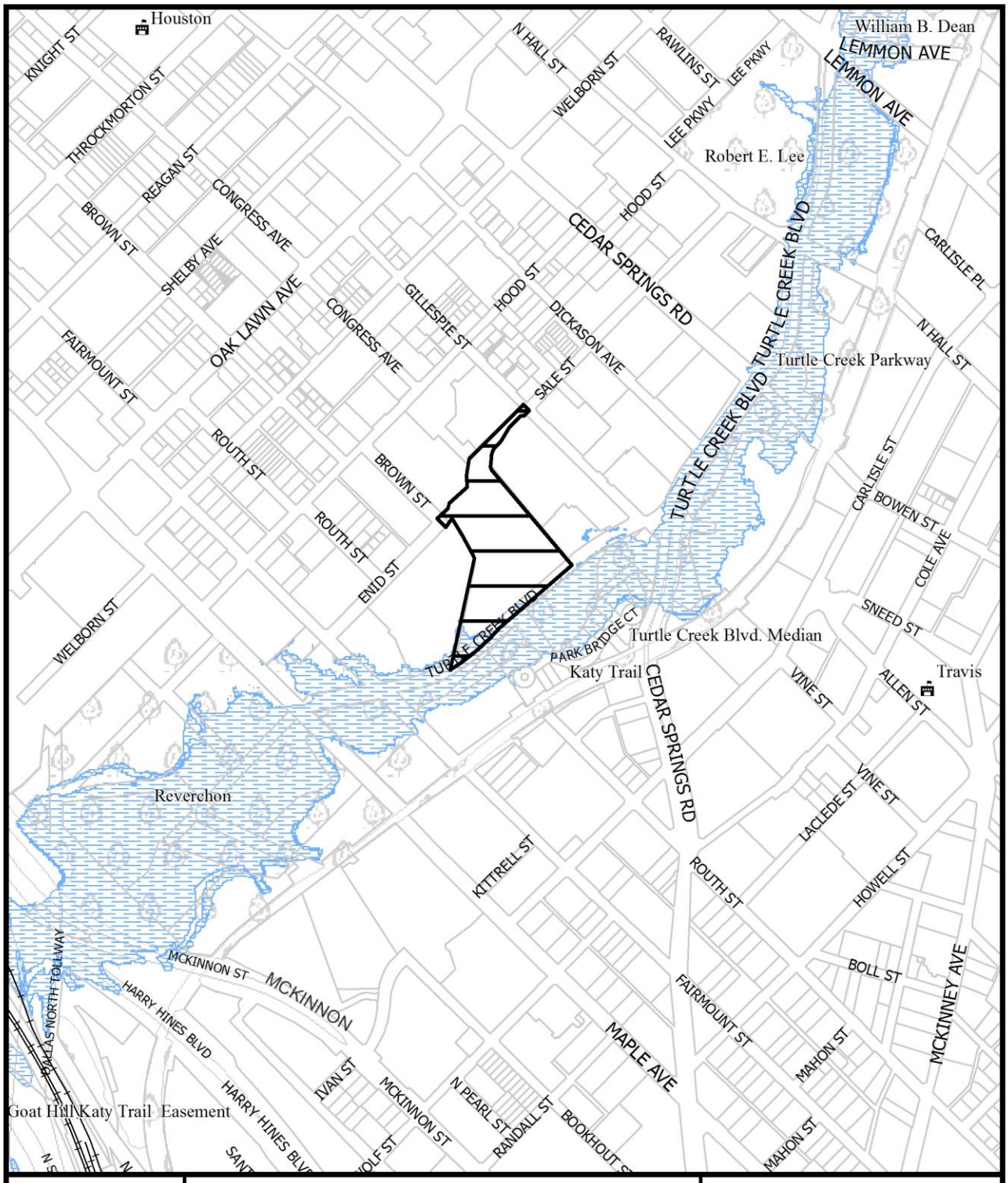
By John Rogers
Assistant City Attorney

Passed AUG 14 1996

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SUP 1293 SITE PLAN



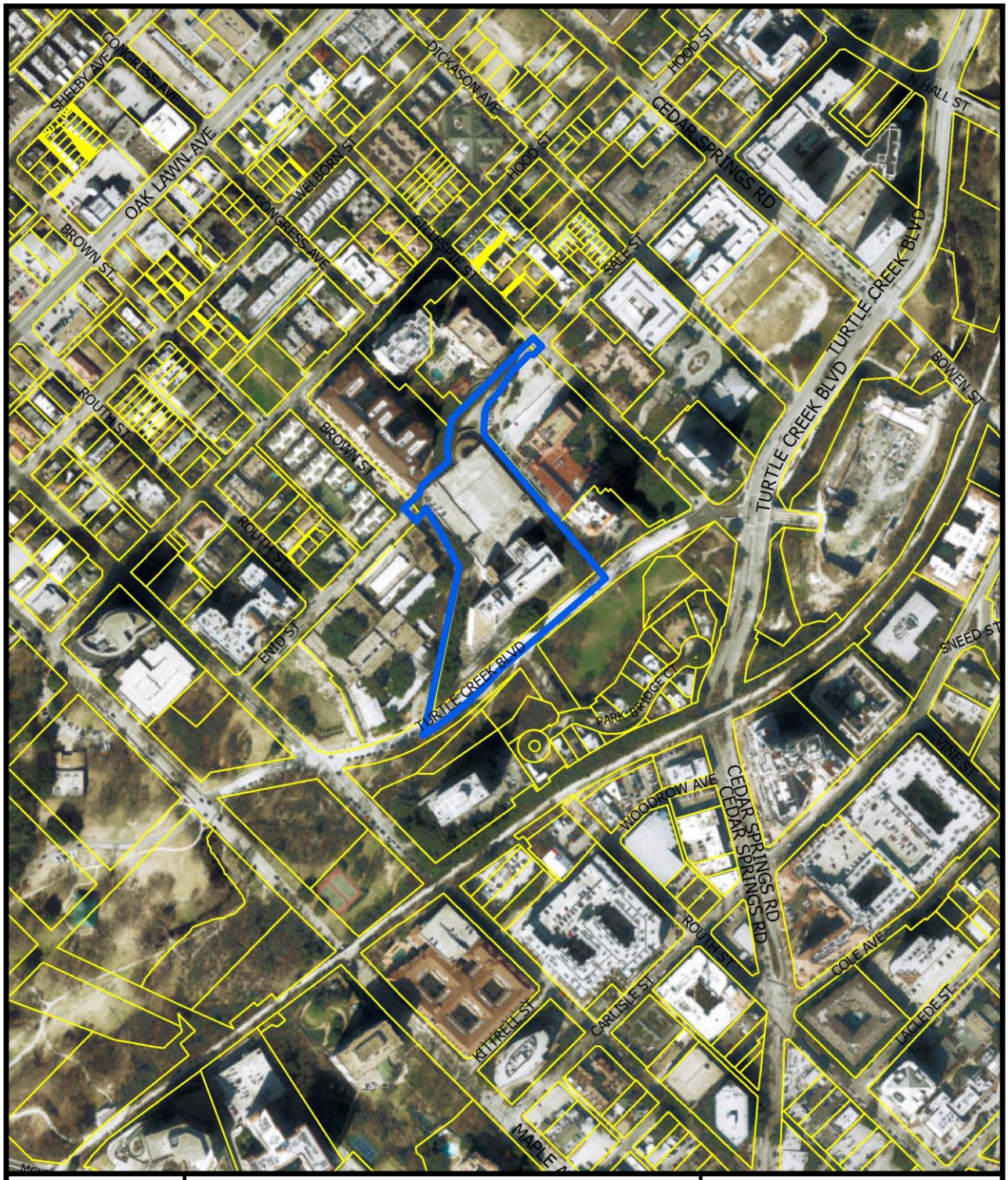


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VICINITY MAP

Case no: Z178-218

Date: 4/5/2018

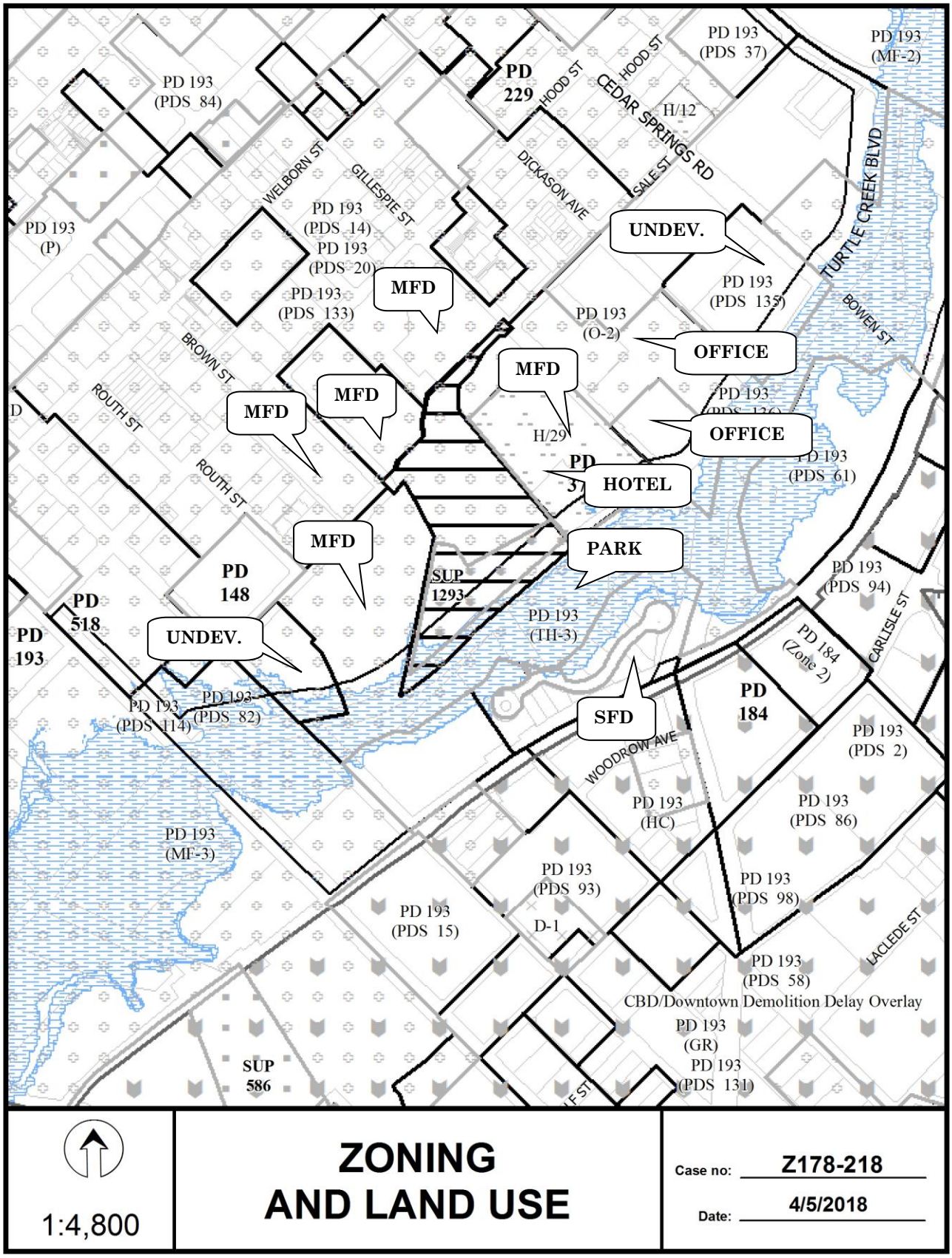


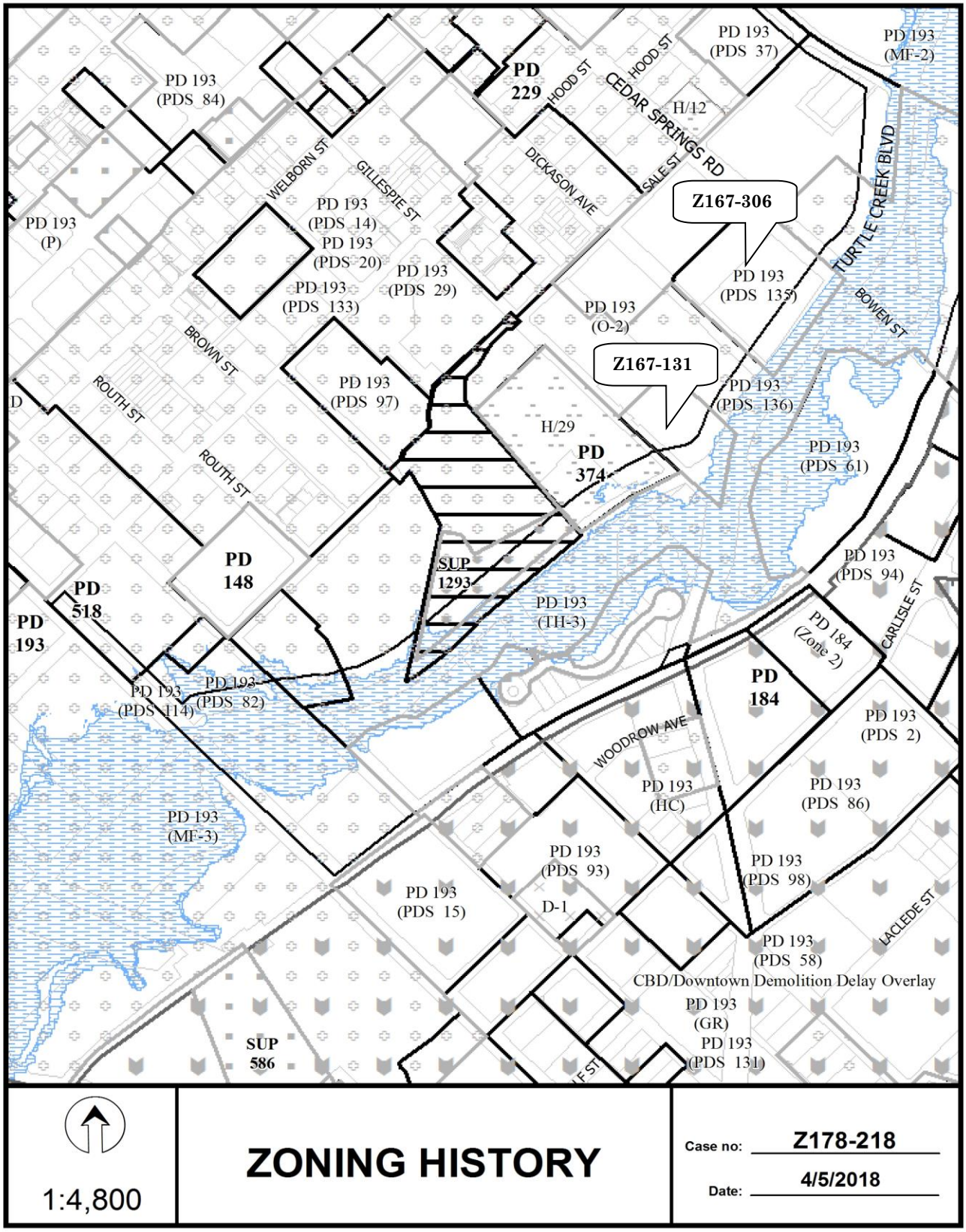
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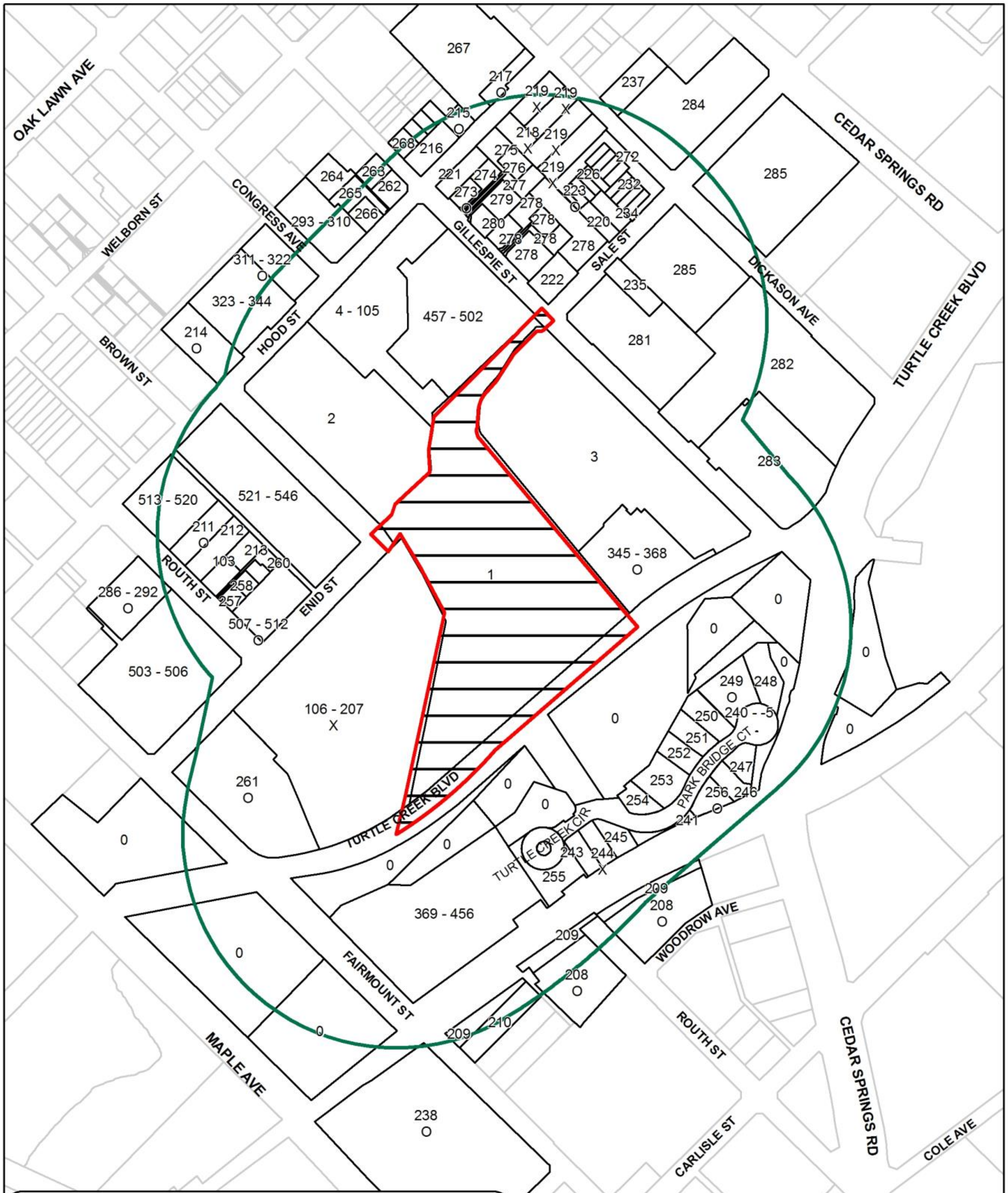
AERIAL MAP

Case no: Z178-218

Date: 4/5/2018


PD 193 (PDS 84)
PD 229
HOOD ST
CEDAR SPRINGS RD
H/12
PD 193 (PDS 37)
PD 193 (MF-2)
TURTLE CREEK BLVD
WELBORN ST
GILLESPIE ST
DICKASON AVE
SALE ST
PD 193 (P)
PD 193 (PDS 14)
PD 193 (PDS 20)
PD 193 (PDS 133)
UNDEV.
PD 193 (PDS 135)
BOWEN ST
PD 193 (O-2)
OFFICE
MFD
BROWN ST
ROUTH ST
H/29
PD 193 (PDS 61)
HOTEL
PARK
PD 148
SUP 1293
PD 193 (PDS 94)
PD 518
PD 193
UNDEV.
PD 193 (TH-3)
CARLISLE ST
PD 184 (Zone 2)
PD 193 (PDS 114)
PD 193 (PDS 82)
SFD
PD 184
WOODROW AVE
PD 193 (PDS 2)
PD 193 (HC)
PD 193 (PDS 86)
PD 193 (MF-3)
PD 193 (PDS 93)
PD 193 (PDS 98)
PD 193 (PDS 15)
D-1
LACLEDE ST
PD 193 (PDS 58)
CBD/Downtown Demolition Delay Overlay
PD 193 (GR)
PD 193 (PDS 131)
SUP 586
1:4,800
ZONING AND LAND USE
Case no: Z178-218
Date: 4/5/2018


PD 193 (PDS 84)
PD 229
HOOD ST
CEDAR SPRINGS RD
H/12
PD 193 (PDS 37)
PD 193 (MF-2)
WELBORN ST
GILLESPIE ST
DICKASON AVE
SALE ST
Z167-306
TURTLE CREEK BLVD
PD 193 (P)
PD 193 (PDS 14)
PD 193 (PDS 20)
PD 193 (PDS 29)
PD 193 (PDS 133)
PD 193 (PDS 135)
BOWEN ST
PD 193 (O-2)
BROWN ST
Z167-131
ROUTH ST
PD 193 (PDS 97)
PD 193 (PDS 136)
H/29
PD 374
PD 193 (PDS 61)
PD 148
SUP 1293
PD 518
PD 193
PD 193 (PDS 94)
PD 193 (TH-3)
PD 184 (Zone 2)
CARLISLE ST
PD 193 (PDS 114)
PD 193 (PDS 82)
PD 184
WOODROW AVE
PD 193 (PDS 2)
PD 193 (HC)
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PD 193 (MF-3)
PD 193 (PDS 93)
PD 193 (PDS 98)
PD 193 (PDS 15)
D-1
LACLEDE ST
PD 193 (PDS 58)
CBD/Downtown Demolition Delay Overlay
PD 193 (GR)
PD 193 (PDS 131)
SUP 586
1:4,800
ZONING HISTORY
Case no: Z178-218
Date: 4/5/2018



546	Property Owners Notified (122 parcels)
64	Replies in Favor (18 parcels)
105	Replies in Opposition (7 parcels)
500'	Area of Notification
7/19/2018	Date

Z178-218

CPC

N W E S

1:3,600

07/18/2018

Reply List of Property Owners

Z178-218

546 Property Owners Notified ***64 Property Owners in Favor*** ***105 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	2	2728	HOOD ST	AERC TURTLE CREEK LLC
	3	2821	TURTLE CREEK BLVD	MANSION HOTEL LLC
	4	2828	HOOD ST	HADEN VAN R
	5	2828	HOOD ST	PLAZA TURTLE CREEK IV
	6	2828	HOOD ST	DEVLIN MICHAEL &
	7	2828	HOOD ST	WURST MICHAEL FRANCIS &
	8	2828	HOOD ST	WHITE NANCY S
	9	2828	HOOD ST	YAMINI SARA M
	10	2828	HOOD ST	JOHNSON LINDA A LIFE EST
	11	2828	HOOD ST	RISINGER DENNIS R & MELBA
	12	2828	HOOD ST	RANSOM CURTIS
	13	2828	HOOD ST	SONNENSCHEIN INVESTMENTS LTD
	14	2828	HOOD ST	CANNING MICHAEL & MINA G
	15	2828	HOOD ST	LEACH JOSEPH
	16	2828	HOOD ST	HARVEY R CHRIS &
	17	2828	HOOD ST	BAKER CHARLES DON
	18	2828	HOOD ST	SCHWENK RON R &
	19	2828	HOOD ST	PINK ELISABETH R
	20	2828	HOOD ST	BASILBAY PARTICIPATION
	21	2828	HOOD ST	MEXICAN & GOURMET INTL
	22	2828	HOOD ST	DEININGER JOHN H & MARY ELIZABETH DEININGER
	23	2828	HOOD ST	WASKOM ENTERPRISES LLC
	24	2828	HOOD ST	PE GLORIA ST
	25	2828	HOOD ST	CONWAY JAMES F & TARA M
	26	2828	HOOD ST	KERRANE EDWARD B &
	27	2828	HOOD ST	GARZA ARACELI

07/18/2018

Reply	*Label #*	*Address*		*Owner*
	28	2828	HOOD ST	HAIRGROVE GERRY MEANS
	29	2828	HOOD ST	ADAMO KENNETH R
	30	2828	HOOD ST	SAFIR ANN GENE
	31	2828	HOOD ST	BOBBY MURCER 2003 TRUST B THE
	32	2828	HOOD ST	DW OPERATING LLC
	33	2828	HOOD ST	HURST PAT R
	34	2828	HOOD ST	STONER MARY &
	35	2828	HOOD ST	TELLO RHONDA
	36	2828	HOOD ST	COX BARTON R & JACQUELINE R
	37	2828	HOOD ST	MINITAS COMPANY S A
	38	2828	HOOD ST	GINERIS MARC A & JEAN M
	39	2828	HOOD ST	RIZOS FAMILY PARTNERSHIP LTD
	40	2828	HOOD ST	WARD DAVID PAUL & JOYCE KAY
	41	2828	HOOD ST	PORTER JARVIS H & PAMELA
	42	2828	HOOD ST	AUFFENBERG DANIEL P REVOCABLE TRUST
	43	2828	HOOD ST	OSUAGWU CHUKWUMA J
	44	2828	HOOD ST	GRANA DAVID JOHN
	45	2828	HOOD ST	ATKISS ANTHONY & PENELOPE
	46	2828	HOOD ST	KUSE GARY DAVID
	47	2828	HOOD ST	HOPKINS RANDOLPH JOHN
	48	2828	HOOD ST	LOPEZ LEONARD MR
	49	2828	HOOD ST	BAUGH MARK T LIVING TRUST THE
	50	2828	HOOD ST	DAVIS CARY & CATHERINE
	51	2828	HOOD ST	SAHLIYEH HANNA F
	52	2828	HOOD ST	SPERO KATHLEEN KAY
	53	2828	HOOD ST	SILVERMAN MICHAEL RICHARD & MARY M
	54	2828	HOOD ST	HAYNES NORINE C
	55	2828	HOOD ST	TRAPP MICHAEL & POLLY
	56	2828	HOOD ST	YATES DENISE
	57	2828	HOOD ST	GOURLEY JOHN D
	58	2828	HOOD ST	MOORER REVOCABLE TRUST

07/18/2018

Reply	*Label #*	*Address*		*Owner*
	59	2828	HOOD ST	KETTMAN JOHN R & DIANA M
	60	2828	HOOD ST	MCGARRY MICHAEL J
	61	2828	HOOD ST	BRIDWELL GINA L & TUCKER S
	62	2828	HOOD ST	GARRETT DONNA N
	63	2828	HOOD ST	ROBERTS RITA A & DEWAYNE W
	64	2828	HOOD ST	ELLIOTT MARISA
	65	2828	HOOD ST	JACOBSON G & M FAMILY TR
	66	2828	HOOD ST	DW OPERATING LLC
	67	2828	HOOD ST	ZELAZNY CHARLES L
	68	2828	HOOD ST	LUSTIG MARY LYNNE
	69	2828	HOOD ST	WISMER ANN
	70	2828	HOOD ST	CHOOLJIAN ANDREW M &
	71	2828	HOOD ST	JACOBSON G & M FAMILY TR
	72	2828	HOOD ST	REICHSTADT EMIL & SHIRLEY
	73	2828	HOOD ST	ST PE ROZALYN
	74	2828	HOOD ST	FORD JOE T &
	75	2828	HOOD ST	FAULKNER STEPHEN W &
	76	2828	HOOD ST	RVO TEXAS HOLDINGS LLC
	77	2828	HOOD ST	BACKA LOUISE PAPARELLA
	78	2828	HOOD ST	WOLIN BARTON AND JUDITH
	79	2828	HOOD ST	SIEMER MARY RITA
	80	2828	HOOD ST	BARTON THOMAS P & ANNIE A
	81	2828	HOOD ST	GARNER JESSICA WHITT
	82	2828	HOOD ST	HIGHFIELD EQUITIES INC
	83	2828	HOOD ST	MILLER RETTA A
	84	2828	HOOD ST	HOWARD CASSIE
	85	2828	HOOD ST	REVERCHON PARTNERS II LTD
	86	2828	HOOD ST	STREETER THOMAS C
	87	2828	HOOD ST	MARSHALL DAVE B & MERRILL JEAN
	88	2828	HOOD ST	WHITE ROBERT WAYNE & ANNELLE BURTON
	89	2828	HOOD ST	MCBRIDE NANCY YATES

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	90	2828	HOOD ST	BEAUCHAMP ALAN & JACKIE
	91	2828	HOOD ST	ROBINSON DAVID B & REBECCA M
	92	2828	HOOD ST	HUDDLESTON CAROL LYNN
	93	2828	HOOD ST	SPENCER WILLIAM B & SHERRY D
	94	2828	HOOD ST	MARGOLIN FRED H & ANN E
	95	2828	HOOD ST	ANDERSON ROGER &
	96	2828	HOOD ST	JOHNSTON CHARLES E & ELLEN T
	97	2828	HOOD ST	HULSEY ROBERT A & SHARON D
	98	2828	HOOD ST	HALL CRAIG & KATHRYN HALL LVG TR
	99	2828	HOOD ST	DALE RICHARD P JR
	100	2828	HOOD ST	HOLLINGSHEAD TERRY R
	101	2828	HOOD ST	DHARMAGUNARANTNE TISSA C
	102	2828	HOOD ST	MINITAS COMPANY S A
	103	3516	ROUTH ST	TURTLE HOME LLC
	104	2828	HOOD ST	MAUS CYNTHIA LAURA
	105	2828	HOOD ST	LARUE JOHN
X	106	2525	TURTLE CREEK BLVD	MATHEWS CARLY J
X	107	2525	TURTLE CREEK BLVD	DOWNING ASHLEY & MICHAEL
X	108	2525	TURTLE CREEK BLVD	RICHARDS GLENITA DENAE
X	109	2525	TURTLE CREEK BLVD	LUCAS H KARIN
X	110	2525	TURTLE CREEK BLVD	CARTER GARY LEE & DENA LEIGH
X	111	2525	TURTLE CREEK BLVD	RBR ASSET MANAGEMENT LLC &
X	112	2525	TURTLE CREEK BLVD	GIBSON LEE B
X	113	2525	TURTLE CREEK BLVD	SEARS RICHARD D
X	114	2525	TURTLE CREEK BLVD	BERNSTEIN STEVEN M
X	115	2525	TURTLE CREEK BLVD	HUNTLEY ERIC K & JANE A
X	116	2525	TURTLE CREEK BLVD	TISDALE CHARLES E
X	117	2525	TURTLE CREEK BLVD	ANGLIN DEBORAH
X	118	2525	TURTLE CREEK BLVD	ALVARADO PABLO
X	119	2525	TURTLE CREEK BLVD	BOWMAN HARRY D
X	120	2525	TURTLE CREEK BLVD	ECHOLS DANNY D SR LIFE ESTATE

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X	121	2525	TURTLE CREEK BLVD	RAMAGE CALVIN
X	122	2525	TURTLE CREEK BLVD	KEMP DONALD
X	123	2525	TURTLE CREEK BLVD	RUBIN HARRIET S
X	124	2525	TURTLE CREEK BLVD	KREUZIGER FREDERICK &
X	125	2525	TURTLE CREEK BLVD	GIBSON CAREY & SARA
X	126	2525	TURTLE CREEK BLVD	BEUSCHEL GLENN
X	127	2525	TURTLE CREEK BLVD	BURNS LINDA
X	128	2525	TURTLE CREEK BLVD	MCALESTER VIRGINIA &
X	129	2525	TURTLE CREEK BLVD	CLAUNCH STEPHEN A
X	130	2525	TURTLE CREEK BLVD	DELOZIER THOMAS &
X	131	2525	TURTLE CREEK BLVD	DONOVAN KATHLEEN T
X	132	2525	TURTLE CREEK BLVD	KELLER LILLIAN SUMMER
X	133	2525	TURTLE CREEK BLVD	RODERICK ROBERT G
X	134	2525	TURTLE CREEK BLVD	WELLS GEORGE W JR &
X	135	2525	TURTLE CREEK BLVD	GALLIGAN REGINA MARIE
X	136	2525	TURTLE CREEK BLVD	SALIBA DANIEL P
X	137	2525	TURTLE CREEK BLVD	KATTNER LARRY WAYNE &
X	138	2525	TURTLE CREEK BLVD	CRANFILL CHAD
X	139	2525	TURTLE CREEK BLVD	HARRIS REALTY LLC
X	140	2525	TURTLE CREEK BLVD	ADAMS ROBERT L
X	141	2525	TURTLE CREEK BLVD	SPRING KEITH
X	142	2525	TURTLE CREEK BLVD	SCHELLINCK FAMILY 1992 TR
X	143	2525	TURTLE CREEK BLVD	MARTIN IRENE &
X	144	2525	TURTLE CREEK BLVD	MUNROE ANNE C TR
X	145	2525	TURTLE CREEK BLVD	FULLER RANDALL H & JANE D
X	146	2525	TURTLE CREEK BLVD	RUBIN ALLEN & HARRIET REVOCABLE TR
X	147	2525	TURTLE CREEK BLVD	KUN STEVE
X	148	2525	TURTLE CREEK BLVD	ANDERSON AMANDA B
X	149	2525	TURTLE CREEK BLVD	HARTSELL BRANDON L
X	150	2525	TURTLE CREEK BLVD	RIZOS MAX
X	151	2525	TURTLE CREEK BLVD	SINGH SUKHVINDER

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X	152	2525	TURTLE CREEK BLVD	GALAMBUSH MARILYN
X	153	2525	TURTLE CREEK BLVD	EATON DAVID W
X	154	2525	TURTLE CREEK BLVD	CASADY CHRISTINE & FREDERICK BORGERS JR
X	156	2525	TURTLE CREEK BLVD	ASHLEY DONNA SUE
X	157	2525	TURTLE CREEK BLVD	TISDALE CHARLES E
X	158	2525	TURTLE CREEK BLVD	WALES VICTOR R
X	159	2525	TURTLE CREEK BLVD	BEAHAN SARAH G
X	160	2525	TURTLE CREEK BLVD	IDZIAK PETER B
X	161	2525	TURTLE CREEK BLVD	SWICK DAVID E & PAULA H
X	162	2525	TURTLE CREEK BLVD	HUNT C DALE SR & SHIRLEY
X	163	2525	TURTLE CREEK BLVD	ISHEE JAMES ALFRED
X	164	2525	TURTLE CREEK BLVD	FENNELL PETE & CYNTHIA
X	165	2525	TURTLE CREEK BLVD	NELSON RON &
X	166	2525	TURTLE CREEK BLVD	JUDGE RUTH
X	167	2525	TURTLE CREEK BLVD	CHAVEZ HERMAN &
X	168	2525	TURTLE CREEK BLVD	HEJL BRADLEY &
X	169	2525	TURTLE CREEK BLVD	MAYOTTE RICHARD V
X	170	2525	TURTLE CREEK BLVD	RODERICK ROBERT G
X	171	2525	TURTLE CREEK BLVD	FREEMAN WHITNEY
X	172	2525	TURTLE CREEK BLVD	PEUGH JIMMY E
X	173	2525	TURTLE CREEK BLVD	BURKHARDT FAMILY TRUST
X	174	2525	TURTLE CREEK BLVD	SUSSMAN PRODUCTS CO
X	175	2525	TURTLE CREEK BLVD	DEITZ SHARON
X	176	2525	TURTLE CREEK BLVD	SALCZYNSKI MARIA M & DONALD E
X	177	2525	TURTLE CREEK BLVD	SHAH ANGELA KIRAN
X	178	2525	TURTLE CREEK BLVD	JAMES WILLIAM AARON
X	179	2525	TURTLE CREEK BLVD	SIMONE ALPHONSE F
X	180	2525	TURTLE CREEK BLVD	KERR CHRISTINE M
X	181	2525	TURTLE CREEK BLVD	WHITLOCK LESLIE
X	182	2525	TURTLE CREEK BLVD	WOODHOUSE DOUGLAS H
X	183	2525	TURTLE CREEK BLVD	HULL LEROY W & JOYCE B

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X	184	2525	TURTLE CREEK BLVD	LUCAS H K
X	185	2525	TURTLE CREEK BLVD	MOORE DOROTHY SUE
X	186	2525	TURTLE CREEK BLVD	TISDALE CHARLES E
X	187	2525	TURTLE CREEK BLVD	TISDALE CHARLES E
X	188	2525	TURTLE CREEK BLVD	FETTERICK NICHOLAS J III
X	189	2525	TURTLE CREEK BLVD	JONES KATHERINE J
X	190	2525	TURTLE CREEK BLVD	CARNES JOHN W
X	191	2525	TURTLE CREEK BLVD	DYTECH SOLUTIONS
X	192	2525	TURTLE CREEK BLVD	GALLEGOS JOSE A
X	193	2525	TURTLE CREEK BLVD	ANDERSON JUERGEN
X	194	2525	TURTLE CREEK BLVD	STEELE JOHN A
X	195	2525	TURTLE CREEK BLVD	HUNLEY LAMAR ETAL
X	196	2525	TURTLE CREEK BLVD	PORTER STEVE & JEANNE
X	197	2525	TURTLE CREEK BLVD	FRANKE BONNY S
X	198	2525	TURTLE CREEK BLVD	ROSAS CHRISTOPHER J
X	199	2525	TURTLE CREEK BLVD	MICHAELS KAREN J
X	200	2525	TURTLE CREEK BLVD	MONTGOMERYGERCKEN LIVING TRUST THE
X	201	2525	TURTLE CREEK BLVD	BOSSBACH JERRY &
X	202	2525	TURTLE CREEK BLVD	HARTSELL BRANDON L &
X	203	2525	TURTLE CREEK BLVD	WELLS GEORGE W
X	204	2525	TURTLE CREEK BLVD	JOLLY STEVEN R
X	205	2525	TURTLE CREEK BLVD	SCOTT PHILIP & MARILYN
X	206	2525	TURTLE CREEK BLVD	SIFFORD ANDY L
X	207	2525	TURTLE CREEK BLVD	BURKMAN VANESSA M &
	209	3100	ROUTH ST	TEXAS UTILITIES ELEC CO
	210	3216	FAIRMOUNT ST	TEXAS UTILITIES ELEC CO
O	211	3520	ROUTH ST	UG BOWSER LLC
	212	3518	ROUTH ST	KOTHARI AJAY
	213	3514	ROUTH ST	BARNES H DOUG
	216	3600	GILLESPIE ST	BAKER DALE &
X	218	2914	HOOD ST	TDRE HOOD LLC

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X	219	3519	DICKASON AVE	TDRE HOOD LLC
	220	2921	SALE ST	GRANOWSKI SCOTT
	221	3530	GILLESPIE ST	FEARON R SCOTT
	222	3502	GILLESPIE ST	SALE STREET PROPERTIES LLC
	224	3511	DICKASON AVE	GIRON THERESA LYNN
	225	3509	DICKASON AVE	STREIDL LISA
	226	3509	DICKASON AVE	WANG LIN & ERIC W MILLER
	227	3507	DICKASON AVE	SHUEY JOHN MILLER III
	228	3507	DICKASON AVE	ROSA EMILIO
	229	3505	DICKASON AVE	ADAMS DAVID G
O	230	3505	DICKASON AVE	STILES DONNA M
O	231	3503	DICKASON AVE	SCHENKELBERG ERIC T
	232	3503	DICKASON AVE	BARBER BRANDON C
	233	3501	DICKASON AVE	PETTY JOHN D & SIDNEY S
	234	3501	DICKASON AVE	MOORE MICHAEL JUDD
	235	2916	SALE ST	LENNOX JOEL
	236	2919	CEDAR SPRINGS RD	BURLESON PATE & GIBSON
	237	3516	DICKASON AVE	CUTSHALL RALPH S TR & HANNAH D TR
	239	2800	PARK BRIDGE CT	TURTLE CREEK CIR HOA
	240	2800	PARK BRIDGE CT	TURTLE CREEK CIR HOA
	241	2800	PARK BRIDGE CT	TURTLE CREEK CIR HOA
	242	2700	TURTLE CREEK CIR	TURTLE CREEK CIR HOA
	243	2714	TURTLE CREEK CIR	RUBIN ALLEN & HARRIET
X	244	2718	TURTLE CREEK CIR	CULLUM LEE
	245	2814	PARK BRIDGE CT	MARCUS LINDA C
	246	2834	PARK BRIDGE CT	DEAR MARGARET S
	247	2838	PARK BRIDGE CT	SIMMONS MARGARET
	248	2849	PARK BRIDGE CT	SMITH JERRIE M
O	249	2841	PARK BRIDGE CT	LAMBERT PAULA S
	250	2837	PARK BRIDGE CT	LEE GEORGE MICHAEL 2015
	251	2833	PARK BRIDGE CT	SHAMOON ELLIS N & PHYLLIS

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	252	2829	PARK BRIDGE CT	CHATGRIS LLC
	253	2821	PARK BRIDGE CT	SEAL D GREG
	254	2817	PARK BRIDGE CT	NEWMAN TERENCE T
	255	2706	TURTLE CREEK CIR	BAILEY JONATHAN
O	256	2830	PARK BRIDGE CT	JENKINS MICHAEL A &
	257	3506	ROUTH ST	ZHAO DI
	258	3508	ROUTH ST	GATES DAVID L
	259	3510	ROUTH ST	SCHIFFMAN LISA A
	260	3512	ROUTH ST	BRADLEY ROBERT O IV
	262	2845	HOOD ST	SMITH INVESTMENT TRUST THE
	263	2841	HOOD ST	TRAGER MICHAEL &
	264	2833	HOOD ST	DOROTHY L MANAGEMENT TR I
	265	2825	HOOD ST	COOKE HOWARD F TR
	266	2821	HOOD ST	GANARAJ POSAVANIKE S & RATNA CO TRUSTEES
	267	3611	DICKASON AVE	SSL LANDLORD LLC
	268	3610	GILLESPIE ST	JONES SHANNA C & RYAN T
	269	3610	GILLESPIE ST	REMICK KARL V
	270	3610	GILLESPIE ST	GANSS KRISTIE MARIE
	271	3610	GILLESPIE ST	HEILMAN RONALD H &
	272	3500	DICKASON AVE	SALE STREET HOMEOWNERS AS
O	273	3528	GILLESPIE ST	MEYER JOHN A JR & VICTORIA L
	274	3526	GILLESPIE ST	ROBERTSON JEFFREY W & KELLEY W
	275	2908	HOOD ST	PALMER ROBERT
	276	3524	GILLESPIE ST	HAMM WILLIAM FEDERICK & MADELINE C
	277	3522	GILLESPIE ST	STEIGERWALD ROBERT & PAMELA
	278	3516	GILLESPIE ST	LENNOX EDWARD & LISA
	279	3520	GILLESPIE ST	BOHANNON ROBERT H & JANET L
	280	3518	GILLESPIE ST	BRINDELL CHARLES ROBERT JR
	281	3424	GILLESPIE ST	PUIG A WINSTON
	282	2999	TURTLE CREEK BLVD	2999 TURTLE CREEK INC
	283	2911	TURTLE CREEK BLVD	PIEDMONT PARK PLACE LP

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	284	3001	SALE ST	CWS ROYALE FRANCISCAN LP
	285	3427	CEDAR SPRINGS RD	TR GALLERY TURTLE CREEK CORP
O	286	3525	ROUTH ST	DUFFIE CHARLES F
O	287	3525	ROUTH ST	CANNON GARY L
O	288	3525	ROUTH ST	BEREN MICHAEL & CARLA FAMILY
O	289	3525	ROUTH ST	COATES ALEXANDER
O	291	3525	ROUTH ST	LITTELL CHRISTOPHER B
O	292	3525	ROUTH ST	WELBORN STREET PARTNERS LLC
	293	2811	HOOD ST	WINKLER WILLIAM & JUDY K
	294	2811	HOOD ST	GIBBS TERRY G
	295	2811	HOOD ST	FIDEN MOLLY B
	296	2811	HOOD ST	HUNTER GORDON R &
	297	2811	HOOD ST	GAGEN SCOT J
	298	2811	HOOD ST	CAZORLA EUGENIO & HAZEL
	299	2811	HOOD ST	SALERNO JUDITH A
	300	2811	HOOD ST	DALY BRIAN P & BONNIE J
	301	2811	HOOD ST	VISTA BANK
	302	2811	HOOD ST	ALVAREZ LISA C
	303	2811	HOOD ST	PRIBULSKY ELIZABETH
	304	2811	HOOD ST	BARKO HOLLY ANN
	305	2811	HOOD ST	CHENG SUSAN
	306	2811	HOOD ST	GUNN KELLI HOLMES &
	307	2811	HOOD ST	SULLIVAN DONALD RAY II
	308	2811	HOOD ST	HANCOCK NORMAN W & LANI R
	309	2811	HOOD ST	MUHANNA RAMI
	310	2811	HOOD ST	SORG JON &
O	312	2727	HOOD ST	HOWE MARTHA
O	313	2727	HOOD ST	TET TRUST THE
O	314	2727	HOOD ST	SACHDEV FRAVEEN
O	315	2727	HOOD ST	KIEDAISCH SCOTT D
O	316	2727	HOOD ST	BURNETT KIRBY

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O	317	2727	HOOD ST	SCIARRO JAMES ALAN
O	318	2727	HOOD ST	WELLS CORY
O	319	2727	HOOD ST	GARRETT GARY L
O	320	2727	HOOD ST	BENNETT MARK L
O	321	2727	HOOD ST	CABALLERO ELIZABETH
O	322	2727	HOOD ST	EVANGELISTA MARJORIE S
	323	2711	HOOD ST	RAZA SANA
	324	2711	HOOD ST	WILSON RALPH H JR
	325	2711	HOOD ST	SAMPANG BRADNELL
	326	2711	HOOD ST	NANCE MICHAEL W
	327	2711	HOOD ST	MURRELL PHILLIP A
	328	2711	HOOD ST	MINOTTI PAUL
	329	2711	HOOD ST	WHITCHER LARRY
	330	2711	HOOD ST	HUDSON BERNADETTE FLORES
	331	2711	HOOD ST	VANDERSLICE GEORGE RICHARD
	332	2725	HOOD ST	POWELL JIMMY J JR
	333	2725	HOOD ST	RICHARDSON JOSEPH L &
	334	2725	HOOD ST	QI DIAN
	335	2725	HOOD ST	GOLDSMITH JAMI L
	336	2725	HOOD ST	WEGER WILLIAM BARCLAY &
	337	2725	HOOD ST	CRUZ DE LOPEZ ANTONINA
	338	2725	HOOD ST	MARTIN LORI ANN
	339	2725	HOOD ST	VU SARAH
	340	2725	HOOD ST	STEININGER MEGAN D
	341	2725	HOOD ST	TURBEVILLE KAREN F
	342	2725	HOOD ST	HARTER JOHN CLAY & PATRICIA M YSASAGA
	343	2725	HOOD ST	OSWALT MORRIS
	344	2725	HOOD ST	BOHDAN ERIK M
O	345	2801	TURTLE CREEK BLVD	LEVY IRVIN L &
O	346	2801	TURTLE CREEK BLVD	WALKER PAULA S
O	347	2801	TURTLE CREEK BLVD	EICHORN MARK D

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O	348	2801	TURTLE CREEK BLVD	LOWDON ETHEL PATTY REVOCABLE TR
O	349	2801	TURTLE CREEK BLVD	NORTHERN TRUST TRUSTEE
O	350	2801	TURTLE CREEK BLVD	BOCK LAWRENCE R & KATHRYN N
O	351	2801	TURTLE CREEK BLVD	PILGRIM LONNIE BO &
O	352	2801	TURTLE CREEK BLVD	KENILWORTH TRUST
O	353	2801	TURTLE CREEK BLVD	SANDS SARA FAULCONER LIVING TRUST
O	354	2801	TURTLE CREEK BLVD	EWING GAIL ORAND
O	355	2801	TURTLE CREEK BLVD	CAMPBELL ELIZABETH STEPHENS
O	356	2801	TURTLE CREEK BLVD	JACOBY JAMEEN WESSON TRUST
O	357	2801	TURTLE CREEK BLVD	TAYLOR JASON M & LEIGH SYKES
O	358	2801	TURTLE CREEK BLVD	WRW SECURE TRUST THE
O	359	2801	TURTLE CREEK BLVD	USAI LP
O	360	2801	TURTLE CREEK BLVD	LEVY FAMILY TRUST THE
O	361	2801	TURTLE CREEK BLVD	CHAMBERS PATRICIA L
O	362	2801	TURTLE CREEK BLVD	WILLIAMS J MCDONALD & ELLEN C
O	363	2801	TURTLE CREEK BLVD	LEVY BARBARA J
O	364	2801	TURTLE CREEK BLVD	MRSBENLEZAR LLC
O	365	2801	TURTLE CREEK BLVD	CREE MARY ANNE
O	366	2801	TURTLE CREEK BLVD	BOWEN CASSANDRA C 1996
O	367	2801	TURTLE CREEK BLVD	MCADAMS SHELIA W
O	368	2801	TURTLE CREEK BLVD	KEY CHARLES B
	369	3310	FAIRMOUNT ST	PARK TOWERS TURTLE CREEK
	370	3310	FAIRMOUNT ST	HARSDORFF CHRIS &
	371	3310	FAIRMOUNT ST	PEVZNER DMITRIY IILYEH &
	372	3310	FAIRMOUNT ST	PETRILLO S EILEEN
	373	3310	FAIRMOUNT ST	ELLIS BETTY R
	374	3310	FAIRMOUNT ST	TERMINI RAYMOND J &
	375	3310	FAIRMOUNT ST	YATES HAROLD E
	376	3310	FAIRMOUNT ST	FORBES HARRY
	377	3310	FAIRMOUNT ST	SLOMAN MARGARET D
	378	3310	FAIRMOUNT ST	OWENS GARY A &

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	379	3310	FAIRMOUNT ST	RYRIE CHARLES CO
	380	3310	FAIRMOUNT ST	CALDWELL JAMES
	381	3310	FAIRMOUNT ST	WILKINS MICHAEL C
	382	3310	FAIRMOUNT ST	CREASEY MARILYN
	383	3310	FAIRMOUNT ST	AMERINGER ROSS &
	384	3310	FAIRMOUNT ST	DELPHENIS JEANNE M
	385	3310	FAIRMOUNT ST	SIBLEY KEN & ANN SIBLEY
	386	3310	FAIRMOUNT ST	HARRISON FARM LLC
	387	3310	FAIRMOUNT ST	PREJEAN ROBERT & MARGARET
	388	3310	FAIRMOUNT ST	BARCOFF HELENE
	389	3310	FAIRMOUNT ST	WYNNE MITCHELL
	390	3310	FAIRMOUNT ST	BROOSLIN BARBARA &
	391	3310	FAIRMOUNT ST	ROBLES SEYMOUR
	392	3310	FAIRMOUNT ST	WEAVER JAMES R JR
	393	3310	FAIRMOUNT ST	VOGT LYNN M
	394	3310	FAIRMOUNT ST	BLANCHAT MICHAEL & KIRSTEN B
	395	3310	FAIRMOUNT ST	JUSTICE WILLIAM HENRY &
	396	3310	FAIRMOUNT ST	MILLER W W III & ANN S
	397	3310	FAIRMOUNT ST	QUINN JAMES L & VIRGINIA
	398	3310	FAIRMOUNT ST	SMITHER MARTHA M
	399	3310	FAIRMOUNT ST	YOTIDES 2012 FAMILY TRUST THE
	400	3310	FAIRMOUNT ST	NAZERIAN FARROKH
	401	3310	FAIRMOUNT ST	HUNT ERNEST E III ET AL
	402	3310	FAIRMOUNT ST	BARHAM EUGENE J III &
	403	3310	FAIRMOUNT ST	JANSHA MATT C
	404	3310	FAIRMOUNT ST	CARVEY PAMELA T
	405	3310	FAIRMOUNT ST	DUNAGAN MICHAEL W
	406	3310	FAIRMOUNT ST	DUFFY TARA ANN
	407	3310	FAIRMOUNT ST	KEYAN MASOUD & BONNIE
	408	3310	FAIRMOUNT ST	MILLER DAVID
	409	3310	FAIRMOUNT ST	FOERSTER KARL A &

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	410	3310	FAIRMOUNT ST	BODRON THOMAS MILHIM
	411	3310	FAIRMOUNT ST	BAGOT DREW N
	412	3310	FAIRMOUNT ST	HANKINS JACQUELINE
	413	3310	FAIRMOUNT ST	BERNHARDT ANNE REVOCABLE TRUST THE
	414	3310	FAIRMOUNT ST	NOLANCO LLC
	415	3310	FAIRMOUNT ST	VALHALLA REAL ESTATE INVESTMENTS LLC
	416	3310	FAIRMOUNT ST	BARNER ROBERT &
	417	3310	FAIRMOUNT ST	LITZLER JOHN H
	418	3310	FAIRMOUNT ST	THOMPSON JOAN S & HUGH S
	419	3310	FAIRMOUNT ST	MEYERS DORIS B
	420	3310	FAIRMOUNT ST	ADAMS JOHN LUTHER LIFE ESTATE
	421	3310	FAIRMOUNT ST	BOHL RONALD L & DORIS K
	422	3310	FAIRMOUNT ST	HALE JAMES B &
	423	3310	FAIRMOUNT ST	WAKELAND EDWARD K &
	424	3310	FAIRMOUNT ST	JACOBS RICHARD W & LYNN R
	425	3310	FAIRMOUNT ST	VAUGHAN JOHN R L JR &
	426	3310	FAIRMOUNT ST	LITTLE GLENN E & LINDA E
	427	3310	FAIRMOUNT ST	LITTLE BERTIS B
	428	3310	FAIRMOUNT ST	WALES VICTOR R &
	429	3310	FAIRMOUNT ST	TAUSCH JOHANNES &
	430	3310	FAIRMOUNT ST	DYER LINDA KAY
	431	3310	FAIRMOUNT ST	EISENBERG JEAN
	432	3310	FAIRMOUNT ST	SAKLER THOMAS ALLEN
	433	3310	FAIRMOUNT ST	HERNANDEZ MARCO A &
	434	3310	FAIRMOUNT ST	STEVENSON RICHARD L &
	435	3310	FAIRMOUNT ST	CHOI ANGE
	436	3310	FAIRMOUNT ST	CHILDS VIRGIE HOLST
	437	3310	FAIRMOUNT ST	DAY GAYDEN
	438	3310	FAIRMOUNT ST	HAGAR SCOTT
	439	3310	FAIRMOUNT ST	CHAPADOS GREGORY F

07/18/2018

Reply	*Label #*	*Address*		*Owner*
	440	3310	FAIRMOUNT ST	FORD ARLENE J & CHRISTOPHER P REYNOLDS
	441	3310	FAIRMOUNT ST	BLANTON PATRICIA L
	442	3310	FAIRMOUNT ST	VOLK LEONARD WILLIAM
	443	3310	FAIRMOUNT ST	HARTLEY TAMERA MARIE
	444	3310	FAIRMOUNT ST	BLOMEYER ROBERT B II &
	445	3310	FAIRMOUNT ST	DONNELLY REVOCABLE LIVING TRUST THE
	446	3310	FAIRMOUNT ST	SPIVY LANEIL WRIGHT RESIDENCE TR
	447	3310	FAIRMOUNT ST	SMITH JEFFREY W
	448	3310	FAIRMOUNT ST	HUGHES V T JR
	449	3310	FAIRMOUNT ST	BARZUNE LAWRENCE S & DOLORES G
	450	3310	FAIRMOUNT ST	WHITEAKER BETTYE J M
	451	3310	FAIRMOUNT ST	JENNINGS W L
	452	3310	FAIRMOUNT ST	CUNNINGHAM BILL L
	453	3310	FAIRMOUNT ST	FRYE WESLEY B &
	454	3310	FAIRMOUNT ST	LIBERTY JOE P
	455	3310	FAIRMOUNT ST	JOHNSON JANIS
	456	3310	FAIRMOUNT ST	MOODY JANET PIKE
	457	3535	GILLESPIE ST	MENDELSON BARRY
	458	3535	GILLESPIE ST	RHODES COLLIN D
	459	3535	GILLESPIE ST	HEDRICK JAMES THOMAS & GEORGIA A
	460	3535	GILLESPIE ST	MURPHY SUSAN W
	461	3535	GILLESPIE ST	AUGUR MARILYN
	462	3535	GILLESPIE ST	HAYNES MICHAEL R &
	463	3535	GILLESPIE ST	PRIDHAM WILLIAM C &
	464	3535	GILLESPIE ST	MONTANA ROBERT C II &
	465	3535	GILLESPIE ST	BONNE CHASSE LLC
	466	3535	GILLESPIE ST	WIDNER ROBERT S LIVING TRUST
	467	3535	GILLESPIE ST	YABLON ASHLEY & DONNA
	468	3535	GILLESPIE ST	GREEN G GARDINER JR &
	469	3535	GILLESPIE ST	FASKEN PAULA PIERSON REV TRUST
	470	3535	GILLESPIE ST	OLD AMERICAN CAPITAL CORP

07/18/2018

Reply	*Label #*	*Address*		*Owner*
	471	3535	GILLESPIE ST	YOUNG JOHN WILLIAM &
	472	3535	GILLESPIE ST	JFA TRUST THE
	473	3535	GILLESPIE ST	ANTIOCO JOHN F
	474	3535	GILLESPIE ST	ALVAREZ SERGIO R
	475	3535	GILLESPIE ST	CLIFTON JUDITH W
	476	3535	GILLESPIE ST	GILBERT SHAWN D & JOSLYN JENKINS
	477	3535	GILLESPIE ST	NAVIAS LOUIS & ARLENE
	478	3535	GILLESPIE ST	SOUTH DAN LEE &
	479	3535	GILLESPIE ST	SCHWERIN TAMI A & CLAYTON
	480	3535	GILLESPIE ST	DUBIN ANA P
	481	3535	GILLESPIE ST	SAVARIEGO VELINDA
	482	3535	GILLESPIE ST	MCWILLIAMS GEORGE L & LIFE ESTATE
	483	3535	GILLESPIE ST	PUTMAN MARY DELL
	484	3535	GILLESPIE ST	MERROLE STEINWAY REVOCABLE TRUST
	485	3535	GILLESPIE ST	LAPHAM PHYLLIS
	486	3535	GILLESPIE ST	PAYNE JONATHAN III & MARGARET
	487	3535	GILLESPIE ST	SANDERS GEORGE
	488	3535	GILLESPIE ST	DO TUAN ANH &
	489	3535	GILLESPIE ST	HERLIHY LYNN
	490	3535	GILLESPIE ST	BRADLEY KATRINA D
	491	3535	GILLESPIE ST	HENDERSON DAWN
	492	3535	GILLESPIE ST	CROZIER LESLIE ANN
	493	3535	GILLESPIE ST	COULTER JAMIE B
	494	3535	GILLESPIE ST	FERNANDES GARY J & SANDRA
	495	3535	GILLESPIE ST	BOWMAN BRUCE W & BEVERLY
	496	3535	GILLESPIE ST	MICKEY DAWN
	497	3535	GILLESPIE ST	SERPA ROY M & VICTORIA M
	498	3535	GILLESPIE ST	MCCLURE SHARA B & CRAIG A
	499	3535	GILLESPIE ST	KIVOWITZ STACEY & DON RESIDENCE TRUST
	500	3535	GILLESPIE ST	PETRYLIENE RENATA
	501	3535	GILLESPIE ST	CARLILE HOLDINGS INC
	502	3535	GILLESPIE ST	EC ENGERGY PARTNERS LP

07/18/2018

Reply	*Label #*	*Address*		*Owner*
	503	3500	FAIRMOUNT ST	AERC RIENZI LLC
	504	3500	FAIRMOUNT ST	AERC RIENZI LLC
	505	3500	FAIRMOUNT ST	AERC RIENZI LLC
	506	3500	FAIRMOUNT ST	CROWE ANGELA
O	507	3500	ROUTH ST	HARRISON CONNIE
O	508	3500	ROUTH ST	WELBORN STREET PARTNERS LLC
O	509	3500	ROUTH ST	WELBORN STREET PARTNERS LLC
O	510	3500	ROUTH ST	MARGOLIS MICHAEL
O	511	3500	ROUTH ST	WASHBURN TYLER
O	512	3500	ROUTH ST	MARTIN ANDREA
	513	2614	HOOD ST	AHMED RUBANA & MUSTAQUE
	514	2612	HOOD ST	SADACCA STEPHEN
	515	2610	HOOD ST	CALHOUN REBEL
	516	3534	ROUTH ST	AINSWORTH GEORGE M
	517	3532	ROUTH ST	MOORE JAMES K LIVING TRUST
	518	3530	ROUTH ST	KRAMER PAMELA A
	519	3528	ROUTH ST	MOORE JAMES K LIFE ESTATE
	520	3526	ROUTH ST	REVISED JOINT LVG TR OF PRICILLA ELLEN PERRY &
	521	3515	BROWN ST	NOSS MICHAEL R
	522	3515	BROWN ST	CORTS VICTORIA BENNISON
	523	3515	BROWN ST	SULLIVAN MARC ADAM &
	524	3515	BROWN ST	SHUMAKE VICKI B
	525	3515	BROWN ST	ZAMBRANO GERARDO
	526	3515	BROWN ST	HAILEY PEGGY
	527	3515	BROWN ST	KELSO ALIC & CHRISTINA
	528	3515	BROWN ST	BLACKSTONE WARREN L
	529	3515	BROWN ST	NYLUND JON
	530	3515	BROWN ST	JONES DEREK &
	531	3515	BROWN ST	SWIGART JEFFREY & JENNA
	532	3515	BROWN ST	WARNER JAMES WILLIAM
	533	3515	BROWN ST	KREITZINGER MICHAEL & MARLO

07/18/2018

Reply	*Label #*	*Address*		*Owner*
	534	3515	BROWN ST	NORRELL R STEPHEN
	535	3515	BROWN ST	ALLISON BIANCA F & KIRBY
	536	3515	BROWN ST	ALLEN A KATHLEEN
	537	3515	BROWN ST	CASEY DEREK
	538	3515	BROWN ST	HIGDON CHARLES A
	539	3515	BROWN ST	WAYLOCK GREGORY
	540	3515	BROWN ST	RINKERMAN MARK
	541	3515	BROWN ST	DAVENPORT ETHAN A &
	542	3515	BROWN ST	WASHINGTON HOLDINGS LLC
	543	3515	BROWN ST	MCNULTY JOSHUA
	544	3515	BROWN ST	MUSIC JOSH & JODI STOKOL
	545	3515	BROWN ST	SNAPP CHARLES W
	546	3515	BROWN ST	LOEHR NANCY R & ALLEN C
O	A1	3127	ROUTH ST	KATY TRAIL ICE HOUSE LP
O	A2	3136	ROUTH ST	KATY TRAIL ICE HOUSE LP
O	A3	2709	HOOD ST	TITAN URBAN DEVELOPEMENT LLC
O	A4	2913	HOOD ST	TABATABAIE HOSSEIN G
O	A5	3601	DICKASON AVE	CLARK RICHARD M
O	A6	3511	DICKASON AVE	LENTZ HAROLD CALVIN III
O	A7	3525	ROUTH ST	NORRELL RONALD STEPHEN
O	A8	3500	ROUTH ST	WELBORN STREET PARTNERS LLC
O	A9	2727	HOOD ST	KEITH ALLEN MARTIN
O	A10	2505	TURTLE CREEK BLVD	GGH DEVELOPMENT LLC
	A11	2727	TURTLE CREEK BLVD	REPUBLIC TOWER PROPERTY LP
O	A12	3200	MAPLE AVE	VILLAS AT KATY TRAIL GRANTOR TRUST
X	A13	2525	TURTLE CREEK BLVD	ELLIOTT FRIEDRICH

Agenda Information Sheet

File #: 18-560 **Item #:** 54.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 10

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a detached non-premise sign (billboard) on property zoned an MC-1 Multiple Commercial District, on the southwest side of Interstate Highway 635 (Lyndon B. Johnson Freeway), west of Skillman Street
Recommendation of Staff: Approval for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval for a five-year period, subject to a site plan and conditions
Z178-255(CY)

powered by Legistar™

HONORABLE MAYOR AND CITY COUNCIL **WEDNESDAY AUGUST 22, 2018**
ACM: Majed Al-Ghafry

FILE NUMBER:	Z178-255(CY)	**DATE FILED:**	May 4, 2018
LOCATION:	Southwest side of Interstate Highway 635 (Lyndon B. Johnson Freeway), west of Skillman Street		
COUNCIL DISTRICT:	10	**MAPSCO:**	27 C
SIZE OF REQUEST:	Approx. 0.187 ac.	**CENSUS TRACT:**	78.11

APPLICANT/OWNER: George Reynolds, sole owner

REPRESENTATIVE: Santos Martinez

REQUEST: An application for a Specific Use Permit for a detached non-premise sign (billboard) on property zoned an MC-1 Multiple Commercial District

SUMMARY: The purpose of the request is to allow for the relocation of an existing detached non-premise sign (billboard) on the remainder of the property due to the acquisition of a portion of the property by the Texas Department of Transportation and allow for lesser spacing requirement from a non-business or residential zoning district

CPC RECOMMENDATION: **Approval** for a five-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The approximate 0.187-acre area of request is undeveloped except for the existing detached non-premise sign.

- The purpose of this request is to relocate the existing double-faced, 672-square-foot, 50-foot tall detached non-premise sign (billboard) within the same property.

- Building Inspections records show permits for this detached non-premise sign as early as 1978 which coincides with historical aerial views of 1979 showing the sign at the subject site.

- Section 51A-7.307(a) of the Dallas Development Code, as amended states that non-conforming detached non-premise signs located on or overhanging a parcel of land acquired by a governmental entity may be relocated subject to the restrictions in this section. The existing sign, like many of the existing detached non-premise signs in the city, is non-conforming, and it's being relocated as a result of the acquisition of a portion of the site by The Texas Department of Transportation (TxDOT) due to the expansion of the I-635 Highway.

- Section 51A-7.307(e)(2) states that no detached non-premise sign may be relocated within 100 feet of an expressway unless it was originally located within 100 feet of an expressway or new expressway. The existing billboard to be relocated is considered an expressway sign and meets the provision in Section 51A-7.307(f) for its relocation.

- Section 51A-7.307(e)(15) states that no detached HBA sign may be relocated within 300 feet of a non-business or residential zoning district. The existing detached non-premise sign is considered an Highway Beautification Act (HBA) sign due to being and located within 660 feet of an expressway (I-635) and its proposed relocation is within 300 feet of an MF-1(A) residential district to the west.

- Section 51A-7.307(i), states that the City Council may grant a Specific Use Permit to authorize a detached non-premise sing to have lesser spacing than that required in Section 51A-7.307(e), the purpose of this request, as stated above, is to obtain a Specific Use Permit to allow for lesser spacing from the residential district to the west.

Zoning History:

There have been no recent zoning changes in the vicinity during the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Required ROW
LBJ Freeway Frontage Road	Limited Access Freeway	Variable

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1: PROMOTE DESIRED DEVELOPMENT.

Policy 1.2.2: Establish clear and objective standards for land use planning.

LAND USE POLICY PLANS

LBJ/SKILLMAN URBAN PLANNING INITIATIVE STUDY

The subject site is part of the study area for the LBJ/Skillman Urban Planning Initiative Study. The purpose of this study is to identify redevelopment and new transit oriented development opportunities to provide sustainable living, positive economic growth, cultural opportunities and increased safety throughout this strategic focus area as identified in the City of Dallas' Comprehensive plan, forward Dallas! The study concentrates on land use and circulation patterns, multi-family densities and transit orientated development opportunities related to the LBJ / Skillman, DART LRT Station. The study indicates that the predominant land use in the area is multifamily. The study does not make reference to sign regulations nor proposes policies to be considered for the analysis of this request.

DISTRICT 10 STRATEGIC AREA PLAN

On June 14, 2006, City Council approved the District 10 Strategic Area Plan for the area generally defined as Northeast Dallas bounded by city limits to the north and east, Northwest Highway to the south and U.S. Highway 75 and the White Rock Greenbelt to the west. The area of request is within the boundaries of this study. Although the area plan in its analysis of Land Use and Zoning identifies "negative non-conforming uses" as an issue to be addressed, it does not make reference to specific non-conforming uses that the community considers as negative nor establishes a specific policy to address such non-conforming uses. The overall goal of the District 10 study is to maintain its existing assets while taking advantage of opportunities for enhancements.

Land Use:

	Zoning	Land Use
Site	MC-1	Undeveloped, except for the detached non-premise sign
North	MF-1(A)	Multifamily
East	MC-1	Laundry Store, Medical Clinic, Animal Clinic, General Merchandise, Church, Restaurant and Office
South	MF-1(A)	Multifamily
West	MF-1(A)	Multifamily

Land Use Compatibility:

The site is currently vacant except for the existing detached non-premise sign. The area to the north, across Interstate Highway 635 is MF-1(A) Multifamily District. The area to the east is zoned MC-1 Multiple Commercial District and is developed with a mix of commercial uses such as laundry store, medical clinic, office, restaurant, general merchandise and church. The areas to the south and west are zoned MF-1(A) Multifamily District and are developed with apartments.

Building Inspections records show permits for this double-faced, 672-square feet detached non-premise sign as early as 1978 which coincides with historical aerial views of 1979 showing the sign at the subject site.

Section 51A-7.307(d)(1) of the Dallas Development Code, as amended states that all relocated signs must be relocated on the remainder of the tract from which the parcel of land was acquired unless relocating to the remainder is not possible for specific reasons. Section 51A-7.307(d)(2) also states that signs relocated to a remainder may

not be less conforming than the original sign, but must comply with the spacing requirements of Paragraphs (e)(12) and (e)(13).

The spacing requirements in Section 51A-7.307(e)(12) and (e)(13) refer to a sign not allowed to be relocated within 2,000 feet of the Trinity River, and not allowed to be relocated within 500 feet of a historic district, public park, city-owned lake or the escarpment zone or geologically similar areas. The existing sign is being proposed to be relocated within the remainder of the tract, and will not be less conforming than it currently is; contrary to this, the proposed relocation would improve the current conditions since the sign is encroaching into the adjacent property to the west. The relocation of the sign will also meet the spacing required in paragraphs (e)(12) and (e)(13)

The proposed relocation will also comply with the spacing required in Sec. 71A-7.307(e)(6) that states that an HBA sign must be relocated at least 500 feet from another non-premise sign on the same side of the expressway. The distance between the relocated billboard and the existing detached non-premise sign (billboard) to the southeast along LBJ Freeway is approximately 890 feet.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

As stated above, the relocation of the existing detached non-premise sign, requires a specific use permit to allow for lesser spacing from the MF-1(A) district directly adjacent and to the west of the site than the required 300 feet. It is staff's opinion that the request will not make the detached non-premise sign more non-conforming and is not foreseen to have a negative impact in the surrounding uses.

Parking:

No parking required for this use.

Landscaping:

There are two existing trees on the site that, as depicted in the proposed site plan, will not need to be removed due to the relocation.

Sign Setbacks:

Minimum setbacks are measured from the edge of the nearest expressway or new expressway travel lane. No sign may occupy the space between two feet and 14 feet above grade within 15 feet of the right-of-way, except for supports. No sign may be nearer than five feet to the public right-of-way or to the right-of-way line extended across a railroad right-of-way. The existing sign meets the setback requirements

PRIOR CPC ACTION- JULY 19, 2018

Z178-255(CY) Planner: Carolina Yumet

Motion: It was moved to recommend **approval** of a Specific Use Permit for the relocation of a detached non-premise sign (billboard) for a five-year period, subject to site plan and conditions on property zoned an MC-1 Multiple Commercial District, on the southwest side of Interstate Highway 635 (Lyndon B Johnson Freeway), west of Skillman Street.

Maker: Housewright
Second: Mack
Result: Carried: 10 to 4

For: 10 - West, Rieves, Houston, Davis, Carpenter, Mack, Jung, Housewright, Peadon, Tarpley

Against: 4 - Shidid, Schultz, Murphy, Ridley
Absent: 0
Vacancy: 1 - District 8

Notices: Area: 200 Mailed: 126
Replies: For: 1 Against: 1

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a detached non-premise sign.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPC Recommendation:

3. TIME LIMIT: This specific use permit expires on _____ (five years from date of passage).

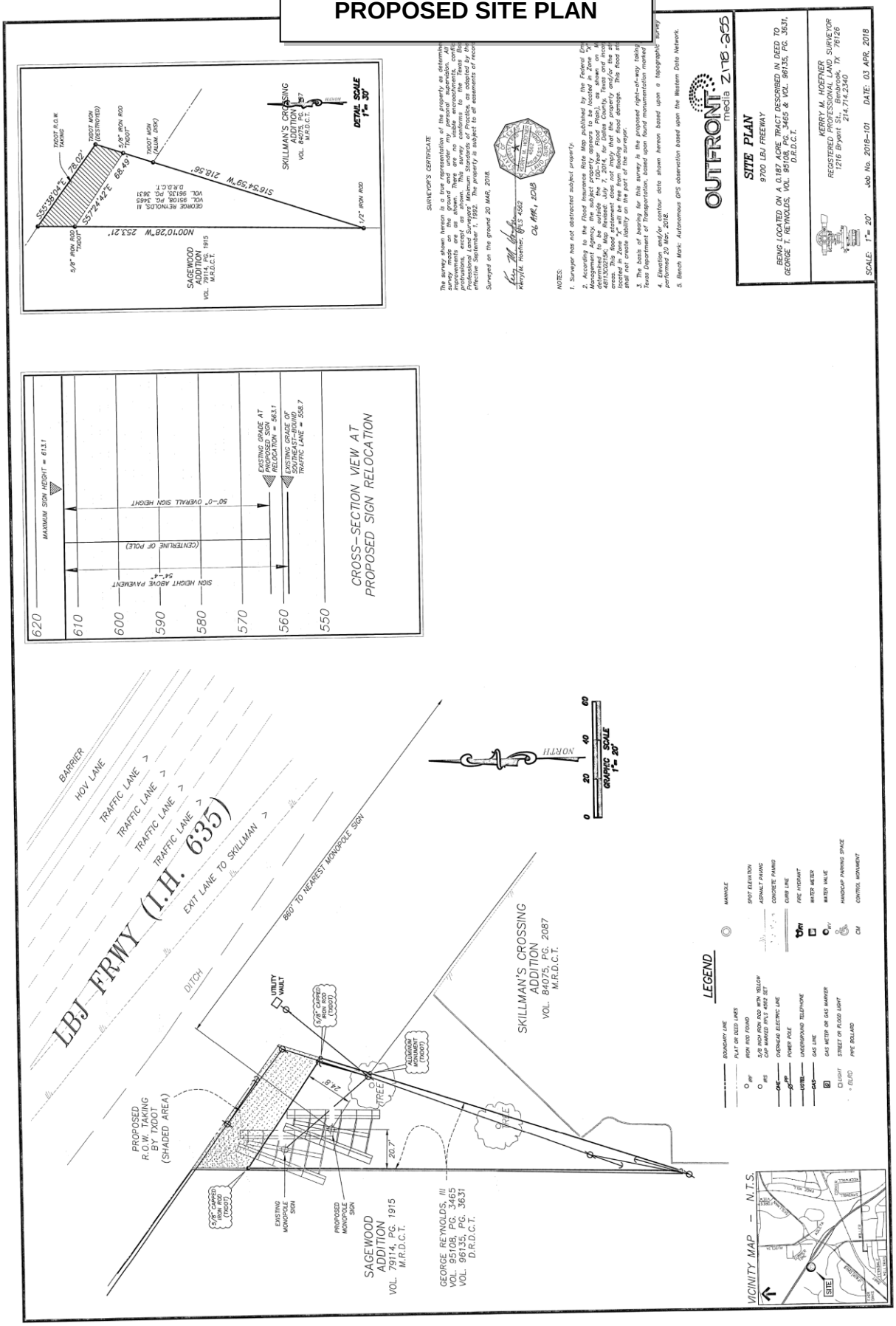
Applicant's Request:

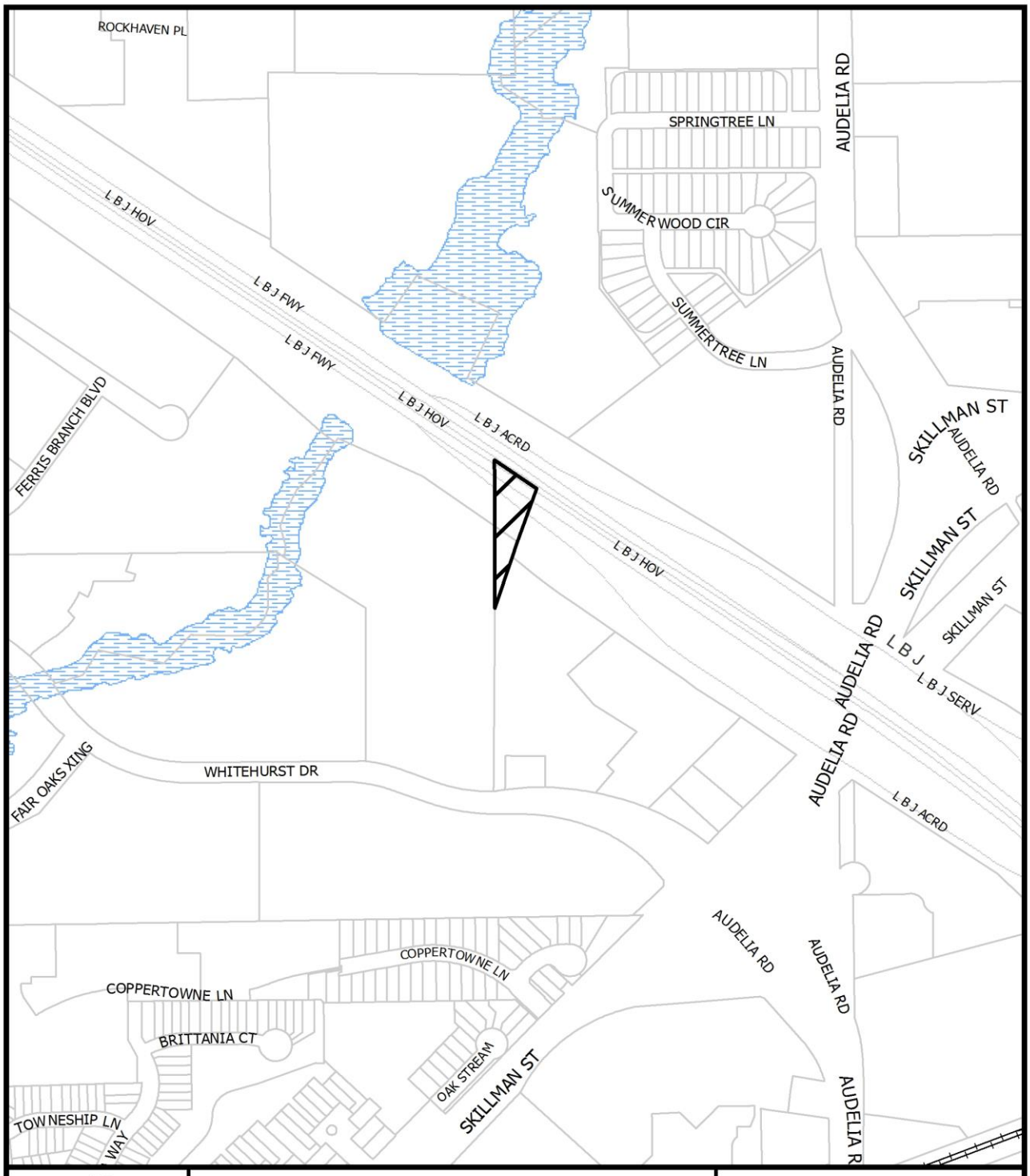
3. TIME LIMIT: This specific use permit expires on _____ (ten years from date of passage), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. MAINTENANCE: The entire 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



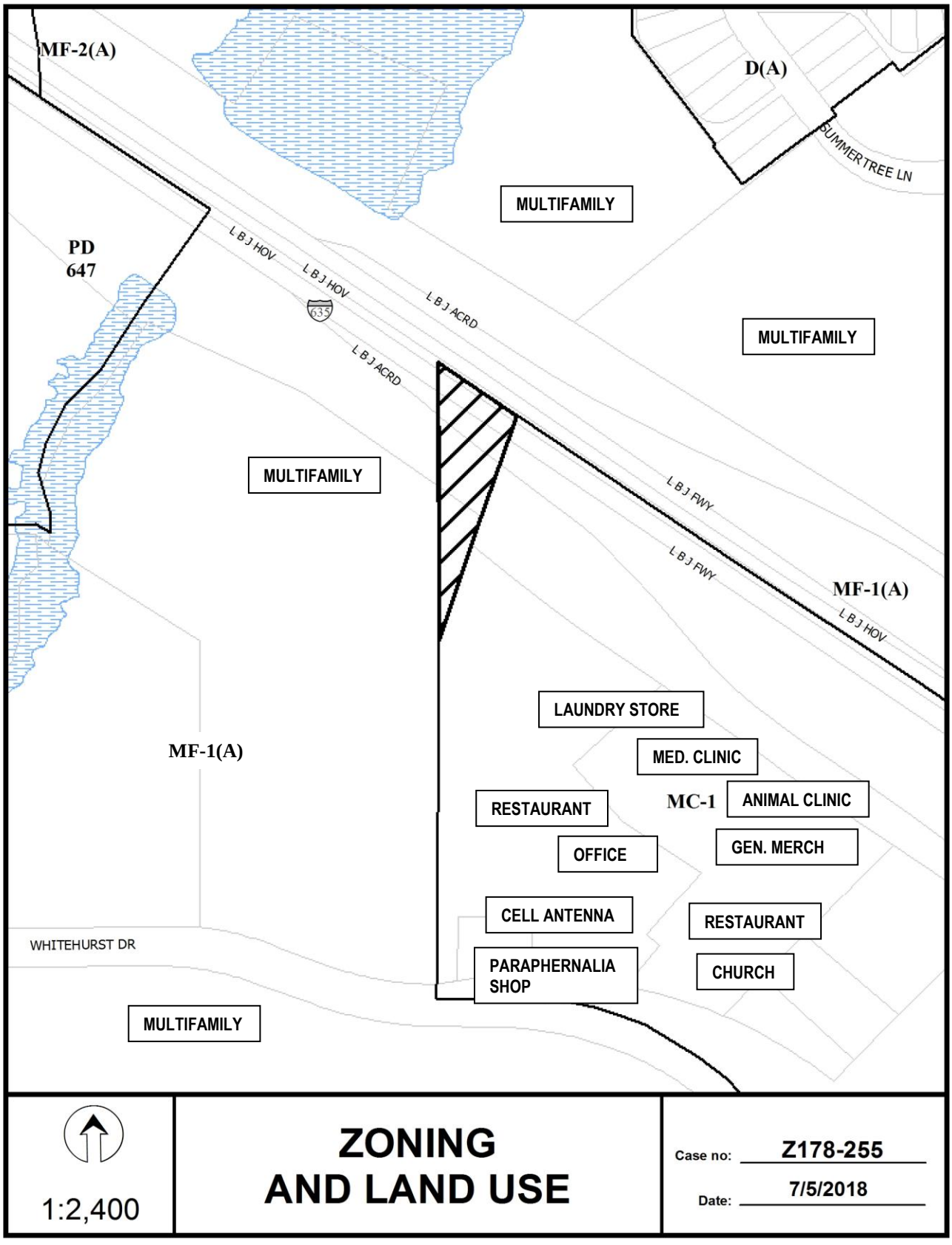


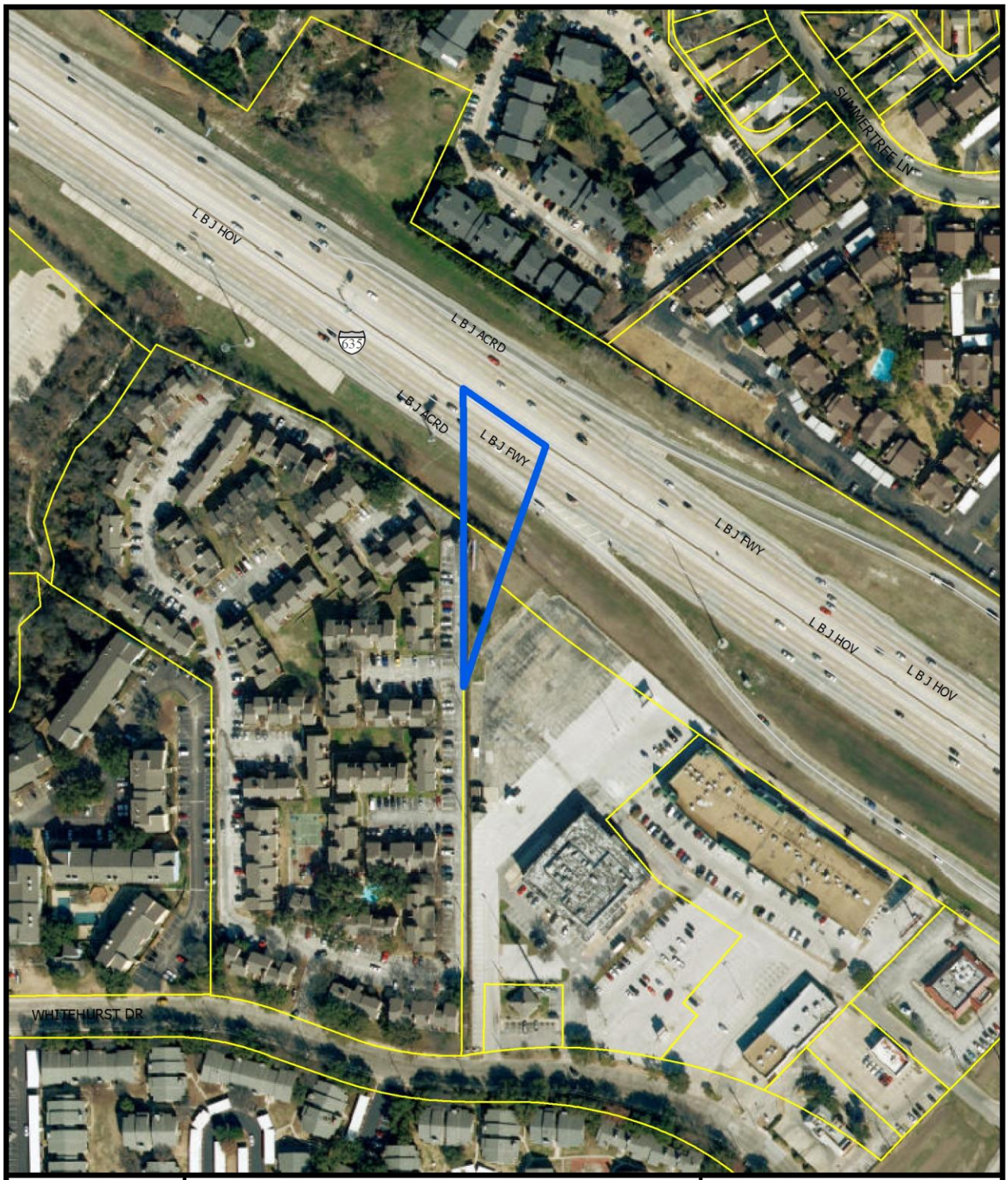
1:4,800

VICINITY MAP

Case no: Z178-255

Date: 7/5/2018


MF-2(A)
D(A)
SUMMERTREE LN
MULTIFAMILY
PD
647
L B J HOV
L B J HOV
635
L B J ACRD
L B J ACRD
L B J ACRD
MULTIFAMILY
MULTIFAMILY
L B J FWY
L B J FWY
MF-1(A)
L B J HOV
LAUNDRY STORE
MED. CLINIC
MF-1(A)
MC-1
ANIMAL CLINIC
RESTAURANT
OFFICE
GEN. MERCH
CELL ANTENNA
RESTAURANT
WHITEHURST DR
PARAPHERNALIA SHOP
CHURCH
MULTIFAMILY
1:2,400
ZONING
AND LAND USE
Case no: Z178-255
Date: 7/5/2018

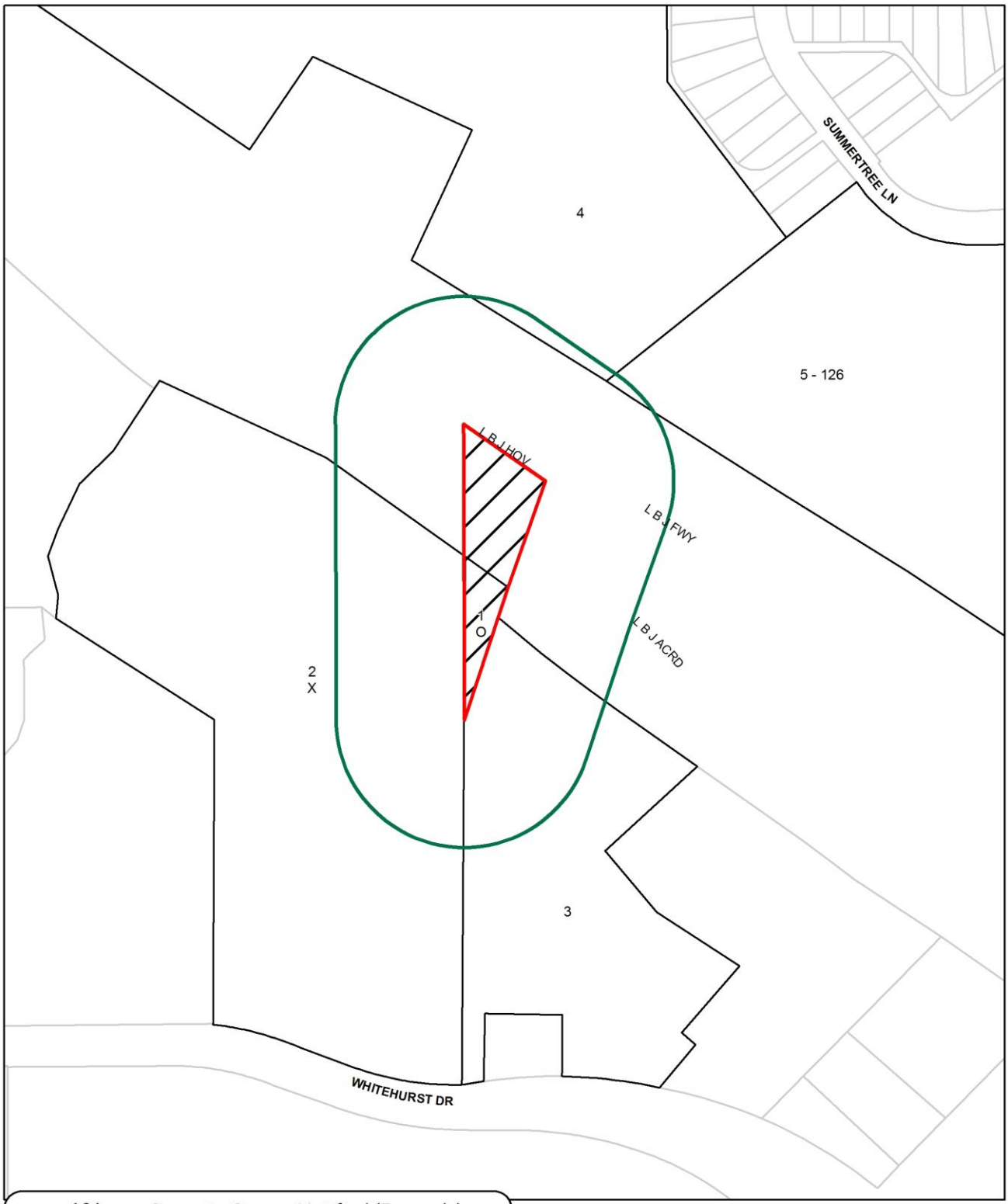


1:2,400

AERIAL MAP

Case no: Z178-255

Date: 7/5/2018



126	Property Owners Notified (5 parcels)
1	Replies in Favor (1 parcels)
1	Replies in Opposition (1 parcels)
200'	Area of Notification
7/19/2018	Date

Z178-255
CPC

N
W E
S

1:2,400

07/18/2018

Reply List of Property Owners

Z178-255

126 Property Owners Notified ***1 Property Owner in Favor*** ***1 Property Owner Opposed***

Reply	*Label #*	*Address*	*Owner*
O	1	9700 LBJ FWY	REYNOLDS GEORGE T III ETA
X	2	9941 WHITEHURST DR	COMMONS AT CLIFF CREEK LTD THE
	3	10051 WHITEHURST DR	ARIAN SYLVIA SEPARATE PROPERTY TRUST
	4	9821 SUMMERWOOD CIR	RS HUNTING RIDGE APRTMENTS LLC &
	5	11311 AUDELIA RD	GELAN ALEX ROBELE
	6	11311 AUDELIA RD	MAAWY AHMED EL & LAYLA AL
	7	11311 AUDELIA RD	LAKEW FEREHIWOT M &
	8	11311 AUDELIA RD	WALKER FLORENCE
	9	11311 AUDELIA RD	R & S INVESTMENTS INC
	10	11311 AUDELIA RD	SENGER RICHARD A
	11	11311 AUDELIA RD	TRAN KIMANH THI
	12	11311 AUDELIA RD	FU PAUL W
	13	11311 AUDELIA RD	MEDIHANE SAMISON Y
	14	11311 AUDELIA RD	ROLLINS LAQUESCHIA T
	15	11311 AUDELIA RD	RAAMCO TEXAS PPTIES LP
	16	11311 AUDELIA RD	DOWD JENNIFER
	17	11311 AUDELIA RD	LEWIS STEVEN L
	18	11311 AUDELIA RD	MONROY LUIS EDGAR
	19	11311 AUDELIA RD	HT SOLUTIONS INC
	20	11311 AUDELIA RD	FRANTZ MICHAEL C &
	21	11311 AUDELIA RD	DUCKETT JESSIE
	22	11311 AUDELIA RD	ESTRADA EDGAR A & LEYDA I
	23	11311 AUDELIA RD	SANCHEZ MARLEN
	24	11311 AUDELIA RD	R&S IMVESTMENTS
	25	11311 AUDELIA RD	MULL GREGORY & SAYAKA
	26	11311 AUDELIA RD	AGUILAR ALEJANDRO

07/18/2018

Reply	*Label #*	*Address*	*Owner*
	27	11311 AUDELIA RD	RUVALCABA RICARDO J &
	28	11311 AUDELIA RD	CHIBUOKE CECILIA I
	29	11311 AUDELIA RD	GONG XINYI & YEOU DONG
	30	11311 AUDELIA RD	CHAU TOMMY &
	31	11311 AUDELIA RD	LIN SHIH MING &
	32	11311 AUDELIA RD	AGUILAR JASMIN & PICKERING JUSTIN
	33	11311 AUDELIA RD	DAGNE YEZIHALEM
	34	11311 AUDELIA RD	AGUILA JOSE R III &
	35	11311 AUDELIA RD	LEW MICHAEL
	36	11311 AUDELIA RD	MARTINEZ MARIA DEL CARMEN SUAREZ
	37	11311 AUDELIA RD	ASSEFA MEKDES
	38	11311 AUDELIA RD	HAZRATI YASSAMIN N
	39	11311 AUDELIA RD	PATTON KENDALL L & SANDRA B
	40	11311 AUDELIA RD	LEW MICHAEL M
	41	11311 AUDELIA RD	R&S INVESTMENTS INC
	42	11311 AUDELIA RD	CATTERSON MARY LORETTA
	43	11311 AUDELIA RD	PENA JESUS M
	44	11311 AUDELIA RD	REHOBOTH REAL ESTATE LLC
	45	11311 AUDELIA RD	GEBRE GEREMEW
	46	11311 AUDELIA RD	BARROSOLOZANO ARMANDO &
	47	11311 AUDELIA RD	HAMELMAL SEYOUM &
	48	11311 AUDELIA RD	CAGUIAT CRISPULO P
	49	11311 AUDELIA RD	SHEFFIELD CAROL A
	50	11311 AUDELIA RD	LE HO &
	51	11311 AUDELIA RD	MESFUN TEKLE
	52	11311 AUDELIA RD	NAVARRETE FABIOLA ELIZABETH
	53	11311 AUDELIA RD	PREEDASAWAT PREECHA &
	54	11311 AUDELIA RD	ODUM EKENE
	55	11311 AUDELIA RD	LAKEW SOLOMON M &
	56	11311 AUDELIA RD	DIALLO ALPHA I
	57	11311 AUDELIA RD	AKINYOADE AKINYEMI

07/18/2018

Reply	*Label #*	*Address*	*Owner*
	58	11311 AUDELIA RD	FEKERSILLASSIE MARTHA
	59	11311 AUDELIA RD	LAKEW SOLOMON M
	60	11311 AUDELIA RD	BEASLEY AMY E
	61	11311 AUDELIA RD	ASSEFA EYASU
	62	11311 AUDELIA RD	WELDESELASIE TEKESTE D
	63	11311 AUDELIA RD	THOMAS JESSE & JEANETTA
	64	11311 AUDELIA RD	ZARCO KARLA
	65	11311 AUDELIA RD	ASIF MOHAMMAD & FNU KHADIJA
	66	11311 AUDELIA RD	AMIR SEAN
	67	11311 AUDELIA RD	ADAMS GARY JOE
	68	11311 AUDELIA RD	HOLMES TESSIE MARIE
	69	11311 AUDELIA RD	VAN TERRIE
	70	11311 AUDELIA RD	CHAN ANITA
	71	11311 AUDELIA RD	CHRISMAN TAMMY W
	72	11311 AUDELIA RD	GUTIERREZ ERICA & JOSE
	73	11311 AUDELIA RD	DIAZ JOSE MANUEL SALVIDAR
	74	11311 AUDELIA RD	LIN SHIH MING &
	75	11311 AUDELIA RD	HO BENNY KC & MABEL L
	76	11311 AUDELIA RD	SALAZAR JAIME
	77	11311 AUDELIA RD	FENG HUI MIN &
	78	11311 AUDELIA RD	SAHLEDENGIL METASEBYA S
	79	11311 AUDELIA RD	VU TAN
	80	11311 AUDELIA RD	SILESHI YIRDAW &
	81	11311 AUDELIA RD	HUYNH DUONG Q
	82	11311 AUDELIA RD	MARTINEZ JESUS
	83	11311 AUDELIA RD	RAAMCO TEXAS PROPERTIES LP
	84	11311 AUDELIA RD	BATSON ROGER
	85	11311 AUDELIA RD	SIDCO INVESTMENT INC
	86	11311 AUDELIA RD	NZEAKOR CHARLIE
	87	11311 AUDELIA RD	KAU VUI BIN & KIN HENG KONG
	88	11311 AUDELIA RD	HASTINGS KIM

07/18/2018

Reply	*Label #*	*Address*	*Owner*
	89	11311 AUDELIA RD	TOH KIM CHEW &
	90	11311 AUDELIA RD	LUU CUONG
	91	11311 AUDELIA RD	TEREFE ATALELECH
	92	11311 AUDELIA RD	DESALEGN ELIAS R
	93	11311 AUDELIA RD	ASCHALK ESTIFANOS A
	94	11311 AUDELIA RD	ROMAIN MARY ST
	95	11311 AUDELIA RD	LAFAYETE GUADALUPE
	96	11311 AUDELIA RD	RUYI PROPERTIES LLP
	97	11311 AUDELIA RD	FIELDS VANESSA N
	98	11311 AUDELIA RD	CHESSER GREGORY
	99	11311 AUDELIA RD	LAKEW DAWIT M
	100	11311 AUDELIA RD	MOHAMMED NURHUSEIN & MUNIR A
	101	11311 AUDELIA RD	TAYLOR ANGENETTE
	102	11311 AUDELIA RD	MCKINNEY LEE R
	103	11311 AUDELIA RD	ALEMAYEHU GETACHEW
	104	11311 AUDELIA RD	WEGAYEHAOU ELLIAS ETAL
	105	11311 AUDELIA RD	HONEYWELL LLC
	106	11311 AUDELIA RD	SENGER RICHARD
	107	11311 AUDELIA RD	HOWARD DANA DOUGLAS &
	108	11311 AUDELIA RD	OCHOA RENE A & DEBORAH
	109	11311 AUDELIA RD	TRAN MANH VAN & HUYNH THI LAM
	110	11311 AUDELIA RD	MOORE GUY E LF EST &
	111	11311 AUDELIA RD	TRAN NGON THUC
	112	11311 AUDELIA RD	T & J ASSETS LLC
	113	11311 AUDELIA RD	T & J ASSETS LLC
	114	11311 AUDELIA RD	DESALEGN ELIAS
	115	11311 AUDELIA RD	R & S INVESRMENTS INC
	116	11311 AUDELIA RD	BAILEY PATRICK
	117	11311 AUDELIA RD	R & S INVESTMENTS
	118	11311 AUDELIA RD	GEBREMARIAM SEIFE A &
	119	11311 AUDELIA RD	REYES KARLA LUNA Y

07/18/2018

Reply	*Label #*	*Address*	*Owner*
	120	11311 AUDELIA RD	ABOYE MERID D &
	121	11311 AUDELIA RD	JACKSON SUSAN
	122	11311 AUDELIA RD	CARTER JENNIFER EUDEAN
	123	11311 AUDELIA RD	RITCHEY AMBER
	124	11311 AUDELIA RD	TRAN CUONG &
	125	11311 AUDELIA RD	TEXAS DEPARTMENT OF TRANSPORTATION
	126	11311 AUDELIA RD	TEXAS DEPARTMENT OF TRANSPORTATION

Agenda Information Sheet

File #: 18-459 **Item #:** 55.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to **(1)** delete Manana Drive from Luna Road to Spangler Road; and **(2)** add Ryan Road from Luna Road to Spangler Road as a four-lane undivided roadway (S-4-U) within 60 feet of right-of-way and 44 feet of pavement, and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

BACKGROUND

Venture Metals has requested an amendment to realign the unbuilt segment of Manana Drive between Luna Road and Spangler Road to the existing footprint of Ryan Road. Ryan Road between Luna Road and the BNSF railroad currently exists as a two-lane roadway within 56 feet of right-of-way. The City does not own the right-of-way required to build Manana Drive in the current location on the Thoroughfare Plan. Ryan Road would be added to the Thoroughfare Plan as a standard four-lane undivided roadway.

The applicant has worked with the City and stakeholders to provide continued east-west connectivity along Ryan Road. Staff supports the realignment; however, Ryan Road currently exists within 56 feet of right-of-way and would require 60 feet of right-of-way. The proposed relocation of the Thoroughfare would utilize the established alignment of Ryan Road between Luna Road and BNSF railroad tracks, then would extend east to Spangler Road. This would provide an alternate route to IH-35E and Northwest Highway.

Staff recommends approval to the City of Dallas Thoroughfare Plan to (1) delete Manana Drive from Luna Road to Spangler Road and (2) add Ryan Road from Luna Road to Spangler Road as a four-lane undivided roadway (S-4-U) within 60 feet of right-of-way and 44 feet of pavement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On July 19, 2018, the City Plan Commission Thoroughfare Committee acted on this item and

followed staff recommendation.
On August 2, 2018, the City Plan Commission acted on this item and followed staff recommendation.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on August 13, 2018.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached

Manana Drive

Luna Road to Spangler Road

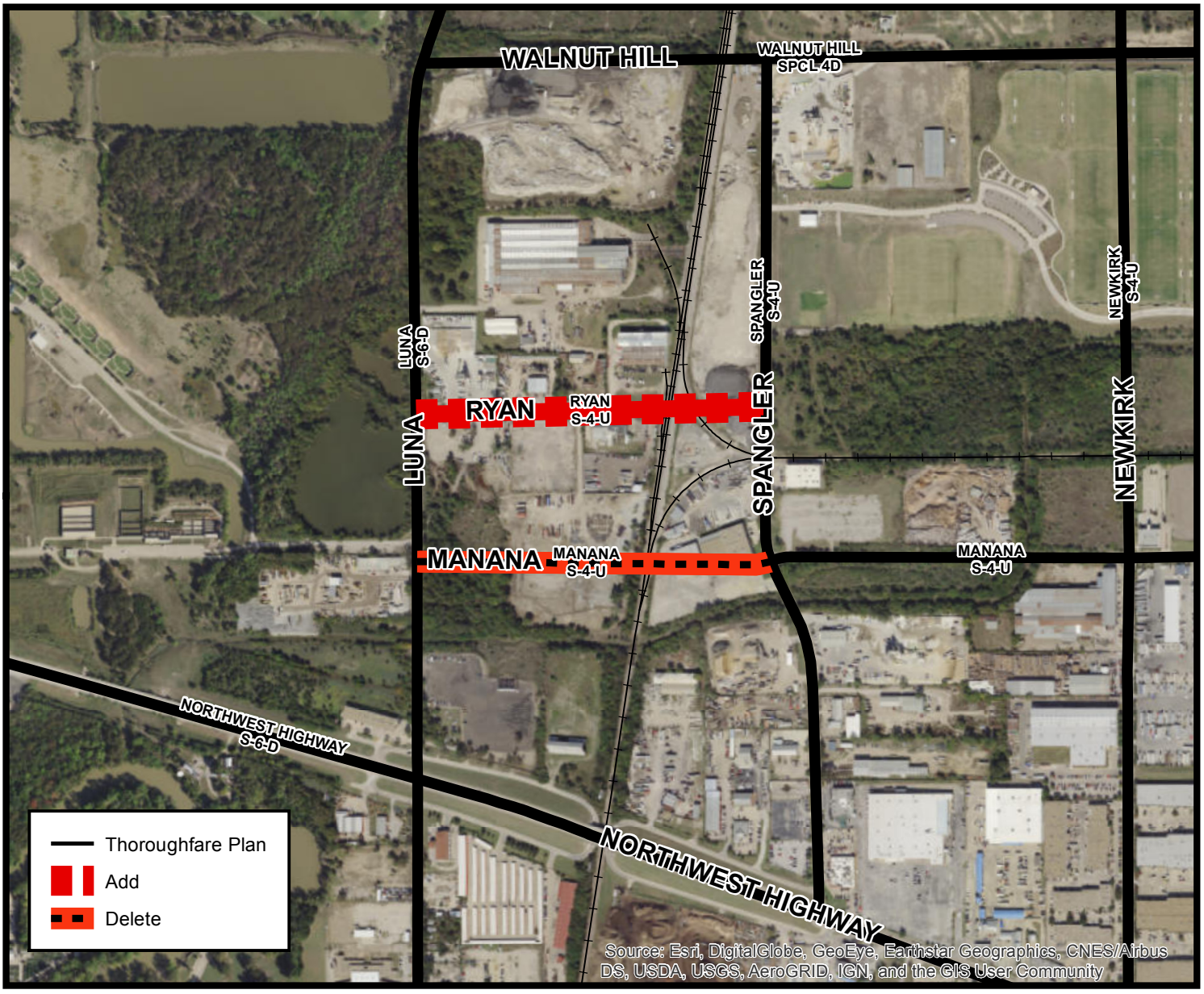
Ryan Road

Luna Road to Spangler Road

Council District: 6
MAPSCO: 22N,P,S,T



Thoroughfare Plan Amendment Map



Agenda Information Sheet

File #: 18-460 **Item #:** 56.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classification of Chalk Hill Road between Davis Street and Singleton Boulevard from a six-lane divided roadway [M-6-D(A)] in 100 feet of right-of-way to a four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way, and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City (see Fiscal Information for potential future costs)

BACKGROUND

The City of Dallas Department of Transportation is requesting an amendment to Chalk Hill Road to facilitate implementation of a multimodal roadway project funded by the 2012 Bond. The proposed project aligns with the City's Bike Plan adopted by Council in 2011 and the Complete Streets Vision adopted by Council in 2016. The proposed design will provide a complete street with bike facilities on Chalk Hill Road. These facilities are one segment of the Dallas Circuit Trail Network that will connect Chalk Hill Trail, bike lanes on Singleton Boulevard and the Trinity River Trail. Traffic volumes can be accommodated with the four-lane roadway.

Staff recommends approval to the City of Dallas Thoroughfare Plan to change the dimensional classification of Chalk Hill Road from Davis Street to Singleton Boulevard from a six-lane divided roadway [M-6-D(A)] in 100 feet of right-of-way to a four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On July 19, 2018, the City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

On August 2, 2018, the City Plan Commission acted on this item and followed staff recommendation.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on August 13, 2018.

FISCAL INFORMATION

This item has no cost consideration to the City. Future estimated cost includes schematic design for approximately $6,630,449.00 beginning in FY 2018-2019 that will be funded by the 2012 General Obligation Bond Program.

MAP

Attached

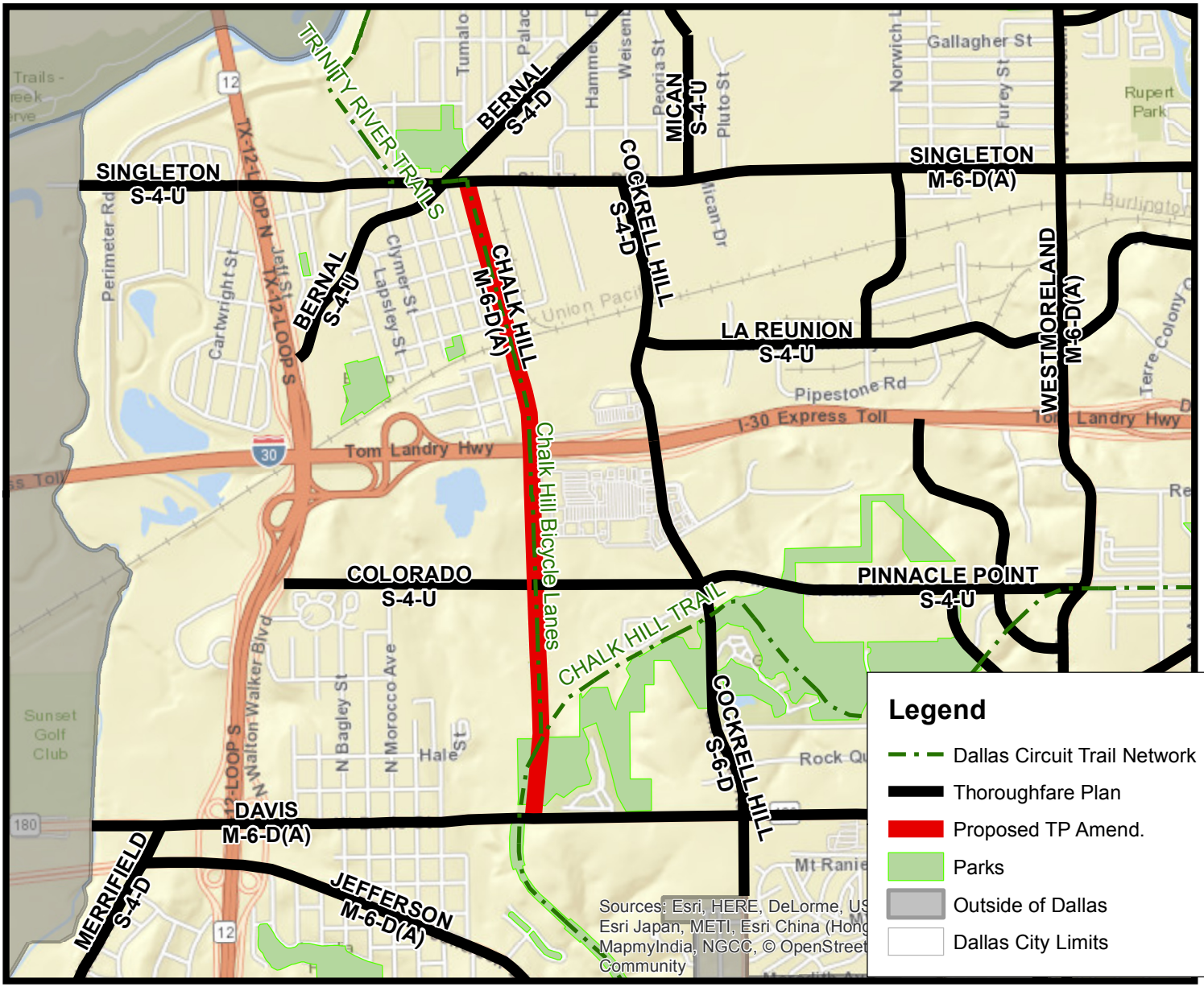
Chalk Hill Road

Davis Street to Singleton Boulevard

Council District: 6
MAPSCO: 42Q,U,Y, 52C

Thoroughfare Plan Amendment Map





1500 Marilla Street
Dallas, Texas 75201

City of Dallas

Agenda Information Sheet

File #: 18-566 **Item #:** 57.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Budget

EXECUTIVE: Elizabeth Reich

SUBJECT

A public hearing to receive comments on the proposed FY 2018-19 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 the upcoming year's budget. This public hearing is one of three to be held at Dallas City Hall on March 28, 2018, May 9, 2018, and August 22, 2018. Citizen input is an important part of the budget development process.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 8, 2018, City Council authorized the public hearing.

FISCAL INFORMATION

No cost consideration to the City.

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