

**NOVEMBER 12, 2014 CITY COUNCIL AGENDA
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Agenda dated November 12, 2014. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.



A.C. Gonzalez
City Manager

10.31.14

Date



Edward Scott
City Controller

10/31/14

Date

RECEIVED

2014 OCT 31 PM 5:43

CITY SECRETARY
DALLAS, TEXAS



COUNCIL AGENDA

November 12, 2014

Date

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

General Information

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

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

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

Rules of Courtesy

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

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

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

Información General

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

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

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

Reglas de Cortesía

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

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

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

**AGENDA
CITY COUNCIL MEETING
WEDNESDAY, NOVEMBER 12, 2014
ORDER OF BUSINESS**

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

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

OPEN MICROPHONE

MINUTES

Item 1

CONSENT AGENDA

Items 2 - 64

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 65 - 70

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 71 - 98

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

AGENDA
CITY COUNCIL MEETING
NOVEMBER 12, 2014
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. Approval of Minutes of the October 22, 2014 City Council Meeting

CONSENT AGENDA

Business Development & Procurement Services

2. Authorize a one-year service contract, with two one-year renewal options, to provide contractor labor and materials for minor home repairs through the People Helping People Program administered by the Housing/Community Services Department - Miko Trucking, Inc., lowest responsible bidder of three - Not to exceed \$155,292 - Financing: 2014-15 Community Development Block Grant Funds
3. Authorize a three-year service contract for parts, repair and purchase of fire equipment tools for Fire-Rescue - Metro Fire Apparatus Specialists, Inc. in the amount of \$248,200 and Casco Industries, Inc. in the amount of \$72,600, lowest responsible bidders of three - Total not to exceed \$320,800 - Financing: Current Funds (subject to annual appropriations)
4. Authorize a three-year service contract for maintenance, support and upgrades of an online water quality monitoring system at sixteen water monitoring locations throughout the City - S::can Measuring Systems LLC, most advantageous proposer of two - Not to exceed \$357,881 - Financing: Water Utilities Current Funds (subject to annual appropriations)

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

5. Authorize a three-year service contract, with two one-year renewal options, to provide benefits consulting services and auditing services of medical and pharmacy benefit plans - Holmes Murphy & Associates, most advantageous proposer of nine - Not to exceed \$675,000 - Financing: Employee Benefits Current Funds (subject to annual appropriations)
6. Authorize **(1)** an acquisition contract for the purchase and installation of pre-incident planning database, with year one maintenance and support included in the acquisition price, in the amount of \$327,400; and **(2)** a three-year service contract for maintenance and support of the pre-incident planning database for Fire-Rescue in the amount of \$47,250 - Haystax, Inc. through the U.S. General Services Administration - Total not to exceed \$374,650 - Financing: Current Funds (\$47,250) and U. S. Department of Homeland Security Grant Funds (\$327,400) (subject to annual appropriations)
7. Authorize a consultant contract to develop a citywide data management plan - World Wide Technology, Inc., most qualified respondent of eight - Not to exceed \$200,000 - Financing: Current Funds
8. Authorize a three-year master agreement for tires and tubes - Wingfoot Commercial Tire Systems, LLC in the amount of \$2,552,904, Blagg Tire & Service in the amount of \$2,525,397, Southern Tire Mart, LLC in the amount of \$1,675,082, Tire Centers, LLC in the amount of \$696,274 and Wade International Corp. dba Wallace W. Wade Specialty Tires in the amount of \$6,380, lowest responsible bidders of five - Total not to exceed \$7,456,037 - Financing: Current Funds (\$7,190,849), Water Utilities Current Funds (\$102,916), Stormwater Drainage Management Current Funds (\$87,085) and Aviation Current Funds (\$75,187)
9. Authorize **(1)** a six-year master agreement, with a one-year renewal option, for the purchase, installation and upgrades of the Public, Educational, and Government Cable system in the amount of \$3,695,201; **(2)** a six-year service contract, with a one-year renewal option, for installation, extended warranty, maintenance and support for the Public, Educational, and Government Cable system in the amount of \$1,532,210; and **(3)** an increase in appropriations in the amount of \$3,695,201, from \$1,932,150 to \$5,627,351 in the Public Educational and Government Access Fund - Digital Resources, Inc., most advantageous proposer of three - Total not to exceed \$5,227,411 - Financing: Current Funds (\$1,532,210) and Public Educational and Governmental Access Funds (\$3,695,201) (subject to annual appropriations)
10. Authorize an increase to the master agreement with Environmental Improvements, Inc. in the amount of \$145,675, Simba Industries in the amount of \$123,775 and Hartwell Environmental Corporation in the amount of \$45,875 for the purchase of original equipment manufacturers parts and accessories for water treatment equipment for Water Utilities to extend the term from August 7, 2014 through May 6, 2015 - Total not to exceed \$315,325, from \$1,261,300 to \$1,576,625 - Financing: Water Utilities Current Funds

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

11. Authorize an increase to the master agreement with SHI Government Solutions, Inc., through the Department of Information Resources, State of Texas Cooperative contract, for computer software, network management products, and design and presentation software - Not to exceed \$600,000, from \$2,400,000 to \$3,000,000 - Financing: Current Funds
12. Authorize supplemental agreement no. 1 to increase the service contract with A Star Heat & Air, Inc. for plumbing services at City facilities - Not to exceed \$134,253, from \$537,009 to \$671,262 - Financing: Current Funds

City Auditor's Office

13. Authorize approval of the Office of the City Auditor's Fiscal Year 2015 Audit Plan as required by paragraph 4(b) of Resolution No. 79-0723, previously approved on February 28, 1979, and as amended by Resolution No. 90-4027, previously approved on December 12, 1990 - Financing: No cost consideration to the City

City Controller's Office

14. Authorize a contract for depository and lockbox services for five years, including the extension and consolidation for nine months of merchant services as currently provided - Bank of America, N.A., lowest responsive applicant of four - Not to exceed \$5,150,000 - Financing: Current Funds (\$4,200,000) and Water Utilities Current Funds (\$950,000) (subject to annual appropriations)

Note: Agenda Item Nos. 15 and 16 must be considered collectively.

15. An ordinance authorizing: **(1)** the issuance and sale of City of Dallas, Texas, General Obligation Refunding and Improvement Bonds, Series 2014, in an aggregate principal amount not to exceed \$635,000,000; **(2)** the establishment of parameters regarding the sale of the Bonds; **(3)** approval of an Escrow Agreement; and **(4)** approval of a Bond Purchase Agreement and all other matters related thereto - Financing: This action has no cost consideration to the City
16. Authorize payment of expenses associated with the sale of General Obligation Refunding and Improvement Bonds, Series 2014, in a principal amount not to exceed \$635,000,000 - Total not to exceed \$1,030,509 - Financing: 2014 General Obligation Refunding and Improvement Bond Funds

Economic Development

17. Authorize payment of annual membership fees and continuation of arrangements for providing specialized municipal-related services to North Texas Commission - Not to exceed \$91,020 - Financing: Current Funds

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

18. Authorize certain amendments to the terms of the development agreement with TEOF Hotel LLC for the Plaza Hotel Project, previously approved on September 25, 2013, by Resolution Nos. 13-1711 and 13-1712, in Tax Increment Financing Reinvestment Zone Number Four (Cedars TIF District) to: **(1)** extend the project deadlines by one year; **(2)** require the Developer/Owner to secure an Ascend Collection Hotel or an equivalent brand for the hotel's operator as approved by the Director of the Office of Economic Development by April 1, 2015; **(3)** authorize the City to reimburse the Developer/Owner up to \$1,000,000 for expenditures related to the Project's public infrastructure improvements pursuant to a monthly draw schedule approved by the Director of the Office of Economic Development and/or submission of invoices for work completed, subject to the availability of funding in the Cedars TIF District Fund; and **(4)** allow upon project completion, reimbursement of TIF-eligible project costs in excess of \$1,000,000 in five annual payments in the amount of \$257,014, subject to the availability of funding in the Cedars TIF District Fund - Financing: This action has no cost consideration to the City

19. Authorize a public hearing to be held on December 10, 2014 to receive comments on amendments to Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) and the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District to: **(1)** create two sub-districts within the Oak Cliff Gateway TIF District: **(a)** Oak Cliff Gateway Sub-district (original district boundary) and **(b)** Bishop/Jefferson Sub-district; **(2)** increase the geographic area of the Oak Cliff Gateway TIF District to add approximately 193 acres to create the Bishop/Jefferson Sub-district to accommodate anticipated development; **(3)** extend the termination date of the Oak Cliff Gateway TIF District from the City Council-established termination date of December 31, 2022 to December 31, 2027 for the Oak Cliff Gateway Sub-district as an exception to the City of Dallas TIF Policy and establish a termination date for the Bishop/Jefferson Sub-district of December 31, 2044; **(4)** maintain the percentage of tax increment contributed by the City of Dallas during the extended term of the Oak Cliff Gateway Sub-district, establish the percentage of tax increment contributed by the City of Dallas during the term of the Bishop/Jefferson Sub-district, and establish other taxing jurisdictions' participation percentages; **(5)** increase the Oak Cliff Gateway TIF District's total budget from \$10,066,977 NPV (approximately \$33,432,572 total dollars) to \$28,621,027 NPV (approximately \$76,665,998 total dollars), an increase of \$18,554,050 NPV (approximately \$43,233,426 total dollars); **(6)** authorize an amendment to the participation agreement with Dallas County as a component of this budget increase; **(7)** restructure the TIF budget to consolidate and broaden categories of eligible project costs into the Oak Cliff Gateway Sub-district (original boundary area); a new category for the Bishop/Jefferson Sub-district; and retain the Education and Administration categories; and **(8)** make corresponding modifications to the Oak Cliff Gateway TIF District boundary, budget and Project and Reinvestment Zone Financing Plans consistent with the requirements and limitations of the Act; and at the close of the hearing, consideration of an ordinance amending Ordinance Nos. 21466 and 23033, as amended, to reflect these amendments - Financing: This action has no cost consideration to the City

CONSENT AGENDA (Continued)**Housing/Community Services**

20. Authorize **(1)** the sale of one vacant lot located at 3811 De Maggio Avenue from the Dallas Housing Acquisition and Development Corporation to Billy Spring; and **(2)** the execution of a release of lien for any non-tax liens that may have been filed by the City - Financing: No cost consideration to the City
21. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; **(2)** the sale of 21 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and **(3)** execution of a release of lien for any non-tax liens on the 21 properties that may have been filed by the City – Financing: No cost consideration to the City
22. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by RPL Properties, LLC for the construction of affordable houses; and **(2)** the exchange of deed restrictions from 3 lots previously purchased from the Dallas Housing Acquisition and Development Corporation to 3 comparable lots owned by the developer (list attached) - Financing: No cost consideration to the City
23. Authorize a Memorandum of Agreement between the City of Dallas and Akard Walk Residential, LLC to provide permanent supportive housing for ten units of project-based housing for formerly incarcerated homeless individuals located at CityWalk@Akard located at 511 North Akard Street through the Dallas Housing Authority for the period October 1, 2014 through September 30, 2024 - Financing: No cost consideration to the City
24. Authorize a Memorandum of Understanding between the City of Dallas and Metro Dallas Homeless Alliance (MDHA) to coordinate regional efforts to end homelessness for the period October 1, 2014 through September 30, 2015 - Not to exceed \$150,000 - Financing: Current Funds
25. Authorize a Memorandum of Agreement between the City of Dallas and TX Laureland Housing LP to provide permanent supportive housing for twenty units of project-based housing for homeless families with children at Rosemont at Mission Trails located at 330 East Camp Wisdom Road through the Dallas Housing Authority for the period January 1, 2015 through December 31, 2020 - Financing: No cost consideration to the City
26. Authorize an amendment to the development loan agreement with 2122 Highland LLC for \$550,000 previously approved by Resolution No. 14-1230 on August 13, 2014, to extend the completion date from September 30, 2014 to March 31, 2015 - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)**Housing/Community Services** (Continued)

27. Authorize an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to remove the rental housing option and the requirement for community meetings - Financing: No cost consideration to the City
28. Authorize a public hearing to be held on December 10, 2014 to receive comments on the proposed sale of one (1) unimproved property (list attached) acquired by the taxing authorities from the Sheriff to Dallas Area Habitat for Humanity, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City

Office of Management Services

29. Authorize the acceptance of a grant from the U.S. Department of Homeland Security under the Emergency Management Performance Grant Program for the period October 1, 2013 through March 31, 2015 - Not to exceed \$183,384 - Financing: U.S. Department of Homeland Security Grant Funds
30. Authorize **(1)** acceptance of the 2014 Homeland Security Grant from the Department of Homeland Security, which includes the Urban Area Security Initiative and the State Homeland Security Grant Program to provide funding for equipment acquisition, planning and training activities to enable the City to respond to natural and man-made disasters for the period September 1, 2014 through June 30, 2016; and **(2)** execution of the grant agreement - Not to exceed \$5,818,875 - Financing: U.S. Department of Homeland Security Grant Funds

Park & Recreation

31. Authorize a contract for construction of the stormwater wetland supplemental environmental project at the Dallas Zoo located at 650 South R.L. Thornton Freeway - C. Green Scaping, LP, best value proposer of three - Not to exceed \$1,523,949 - Financing: 2004 Certificates of Obligation (\$244,650), 2005 Certificates of Obligation (\$668,762) and Stormwater Drainage Management Capital Construction Funds (\$610,537)
32. Authorize a twelve-month funding agreement with Dallas County Audubon Society, Inc. dba Audubon Dallas for the Cedar Ridge Preserve to provide services and programs within the City of Dallas for the period January 1, 2015 through December 31, 2015 - Not to exceed \$33,949 - Financing: Current Funds
33. Authorize a twelve-month funding agreement with Texas Discovery Gardens to provide services and programs within the City of Dallas for the period October 1, 2014 through September 30, 2015 - Not to exceed \$95,862 - Financing: Current Funds

CONSENT AGENDA (Continued)**Park & Recreation (Continued)**

34. Authorize a twelve-month funding agreement with the Dallas Arboretum and Botanical Society, Inc. to provide services and programs within the City of Dallas for the period October 1, 2014 through September 30, 2015 - Not to exceed \$269,098 - Financing: Current Funds
35. Authorize Supplemental Agreement No. 1 to the professional services contract with Jaster-Quintanilla Dallas, LLP to provide for additional forensic investigations and design, bidding and construction administration services for repair work at the Kleberg/Rylie Recreation Center located at 1515 Edd Road - Not to exceed \$43,200, from \$23,900 to \$67,100 - Financing: Park and Recreation Program Funds

Police**Internet Crimes Against Children
Continuation Grant**

Note: Item Nos. 36 and 37
must be considered collectively.

36. * Authorize **(1)** an application for and acceptance of the 2014 Internet Crimes Against Children Continuation Grant, new funding period from the U.S. Department of Justice, Office of Juvenile Justice and Delinquency Prevention, for response to the sexual abuse and exploitation of children facilitated by the use of computer technology related to the investigation of Internet-facilitated child exploitation, for the period July 1, 2013 through June 30, 2015; and **(2)** execution of the grant agreement - Not to exceed \$480,233, from \$477,337 to \$957,570 - Financing: U.S. Department of Justice, Office of Juvenile Justice and Delinquency Prevention Grant Funds
37. * Authorize the continuation of and an increase in the cooperative working agreements with agencies that assist the Dallas Police Department in combatting internet crimes against children, increasing the allocations for the Dallas County District Attorney's Office in the amount of \$9,000, Tarrant County District Attorney's Office in the amount of \$8,500, Potter County District Attorney's Office in the amount of \$5,028, Collin County Sheriff's Office in the amount of \$18,000, Taylor County Sheriff's Office in the amount of \$10,000, Wichita County Sheriff's Office in the amount of \$7,500, Lubbock Police Department in the amount of \$23,000, Arlington Police Department in the amount of \$13,000, Garland Police Department in the amount of \$13,000, Longview Police Department in the amount of \$22,000, and the Dallas Children's Advocacy Center in the amount of \$37,000 - Total not to exceed \$166,028 - Financing: This action has no cost consideration to the City
38. Authorize **(1)** an application for and acceptance of the City of Dallas - Digital Evidence Asset Management grant from the U.S. Department of Justice through the Office of the Governor, Criminal Justice Division to prevent and control crime and make improvements to the criminal justice system for the period October 1, 2014 through March 31, 2015; and **(2)** execution of the grant agreement - Not to exceed \$76,769 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds

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

39. Authorize **(1)** an application for and acceptance of the City of Dallas - NIBIN Program from the U.S. Department of Justice through the Office of the Governor, Criminal Justice Division, to provide aid in finding crime linkages and provide additional resources to the National Integrated Ballistic Information Network Program for the period October 1, 2014 through September 30, 2015; **(2)** an In-kind contribution in the amount of \$51,230; and **(3)** execution of the grant agreement - Not to exceed \$80,000 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds (\$80,000) and In-Kind Contributions (\$51,230)
40. Authorize **(1)** an application for and acceptance of the City of Dallas - Intellectual Property Taskforce grant from the Bureau of Justice Assistance in the amount of \$400,000 to initiate and address intellectual property theft in the areas of piracy and counterfeiting of various items from October 1, 2014 through September 30, 2016; **(2)** approval to enter into a Memorandum of Understanding with the City of Grand Prairie, Department of Homeland Security's Immigrations and Customs (ICE), and the Dallas County Sheriff's Office; and **(3)** the addition of one Sergeant position to this investigative unit - Not to exceed \$400,000 - Financing: U.S. Department of Justice Grant Funds, Bureau of Justice Assistance Grant Funds
41. Authorize **(1)** an application for and acceptance of the City of Dallas - Dallas Police Department Victim Services/14 grant from the U.S. Department of Justice through the Office of the Governor, Criminal Justice Division in the amount of \$47,040 to adequately respond to victims of violent crime with needed aid for the period September 1, 2014 through August 31, 2015; **(2)** a local match in the amount of \$15,680; and **(3)** execution of the grant agreement - Total not to exceed \$62,720 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds (\$47,040) and Current Funds (\$15,680) (subject to appropriations)
42. Authorize renewal of the Interlocal Agreement with Dallas County, through the Southwestern Institute of Forensic Sciences at Dallas, for the provision of forensic, drug, toxicological, environmental, and physical evidence analysis, and other similar medical/forensic analytical services for the period October 1, 2014 through September 30, 2015 - Not to exceed \$3,800,000 - Financing: Confiscated Monies Funds (\$1,295,000) and Current Funds (\$2,505,000)
43. Authorize the payments for parking fees for Dallas Police at Dallas County Frank Crowley Courts Building for five years - Estimated annual Cost \$84,000 - Total amount not to exceed \$364,000 - Financing: Current Funds (subject to annual appropriations)

CONSENT AGENDA (Continued)**Public Works Department**

44. Authorize a professional services contract with EJES, Inc. to provide engineering design services for the installation of an above-ground fuel storage tank at the Dallas Love Field Airport Maintenance Facility, located at 3387 Hawes Avenue - Not to exceed \$65,100 - Financing: Aviation Capital Construction Funds
45. Authorize a professional services contract with Urban Engineers Group, Inc. for the engineering design of streetscape improvements for Greenville Avenue from Belmont Avenue to Bell Avenue and from Alta Avenue to Ross Avenue - Not to exceed \$402,850 - Financing: General Obligation Commercial Paper Funds (\$367,410) and Water Utilities Capital Improvement Funds (\$35,440)
46. Authorize a professional services contract with Huitt-Zollars, Inc. to provide engineering services for perimeter security control enhancements at Dallas Love Field Airport, located at 8008 Cedar Springs Road - Not to exceed \$999,619 - Financing: Aviation Capital Construction Funds
47. Authorize Supplemental Agreement No. 1 to the professional services contract with Salcedo Group, Inc. for additional engineering services along Jefferson Boulevard from Zang Boulevard to Adams Avenue for streetscape improvements - Not to exceed \$207,920, from \$299,881 to \$507,801 - Financing: General Obligation Commercial Paper Funds

Sustainable Development and Construction

48. Authorize settlement in lieu of proceeding with condemnation of a tract of land containing approximately 61,512 square feet from Eung Pyo Choi, Heung Soon Choi and Heung Soo Lim, located near the intersection of Lasater and Lawson Roads for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$16,289, increased from \$37,711 (\$35,511, plus closing costs and title expenses not to exceed \$2,200) to \$54,000 (\$50,000, plus closing costs and title expenses not to exceed \$4,000) - Financing: Water Utilities Capital Improvement Funds
49. Authorize a four-year extension of the lease agreement with Pollock Realty, L.P., a Texas limited partnership for a total of approximately 3,099 square feet of office space located at 2600 North Stemmons Freeway, Suite 188 for the Women, Infants, and Children Clinic for the period November 1, 2020 through October 31, 2024 - Not to exceed \$193,044 (\$173,544, plus one-time payment of \$19,500 for leasehold improvements) - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)
50. Authorize a ten-year lease agreement with Pollock Realty, L.P. for approximately 5,873 square feet of office space located at 2600 North Stemmons Freeway, Suite 190, to be used as a Women, Infants and Children Lactation Support Center for the period November 1, 2014 through October 31, 2024 - Not to exceed \$938,356 (\$792,856, plus one-time payment of \$145,500 for leasehold improvements) - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)

CONSENT AGENDA (Continued)**Sustainable Development and Construction** (Continued)

51. Authorize a third amendment to the lease agreement with Dallas Clean Energy McCommas Bluff, LLC, to expand the current leased square footage by 31,347 additional square feet of land for a total of approximately 126,394 square feet of land, located at the McCommas Bluff Landfill, and extend the lease term for an additional 10 year period to expire on December 31, 2034 for the continued use of a gas processing site - Financing: No cost consideration to the City
52. A resolution authorizing the conveyance of five drainage easements containing a total of approximately 31,602 square feet of land to the City of Rowlett for the construction and maintenance of drainage facilities across City-owned land at Lake Ray Hubbard located near the intersection of Miller and Chiesa Roads - Financing: No cost consideration to the City
53. A resolution authorizing the conveyance of a water easement containing a total of approximately 774 square feet of land to the City of Rowlett for the construction and maintenance of water facilities across City-owned land at Lake Ray Hubbard located near the intersection of Miller and Chiesa Roads - Financing: No cost consideration to the City
54. A resolution consenting to the sale of a tax foreclosed property, located at 350 North Acres Drive, acquired by the taxing authorities from a Sheriff's Sale - Financing: No cost consideration to the City
55. Authorize an amendment to Resolution No. 13-0864, previously approved on May 22, 2013, to authorize acquisition of a smaller tract of land containing approximately 83,060 square feet from James A. Loven and Debra J. Loven, located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Financing: No cost consideration to the City
56. Authorize an amendment to Resolution No. 14-0928, previously approved on June 11, 2014, to amend the Special Warranty Deed to the City from Matthews CCH Partners, L.P., for approximately 22,478 square feet of land improved with two buildings located near the intersection of Belleview and Browder Streets for the widening and extension of Belleview Street - Financing: No cost consideration to the City
57. Authorize a boundary adjustment agreement with the City of DeSoto on properties located on the west side of Old Hickory Trail, north of Danieldale Road and on the south side of Danieldale Road, east of Polk Street - Financing: No cost consideration to the City
58. An ordinance granting a Specific Use Permit for a Convalescent and nursing homes, hospice care, and related institutions use and a resolution accepting the termination of deed restrictions on property zoned Subdistrict 4A of Planned Development District No. 714 the West Commerce Street/Fort Worth Avenue Special Purpose District, on the northeast line of Bahama Drive, south of Fort Worth Avenue - Z123-334 - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)**Sustainable Development and Construction** (Continued)

59. An ordinance abandoning a portion of Gleason Avenue and a barrier easement to Jubilee Park and Community Center Corporation, the abutting owner, containing a total of approximately 17,014 square feet of land, located near the intersection of Gurley and Gleason Avenues, authorizing the quitclaim and providing for the dedication of approximately 2,916 square feet of needed land for street right-of-way - Revenue: \$11,546, plus the \$20 ordinance publication fee
60. An ordinance amending Ordinance No. 17772, previously approved on April 6, 1983, which closed and vacated a portion of Cadiz Street to vehicular and pedestrian traffic, by deleting Section 1 and Exhibit A and substituting a new Section 1 and Exhibit A and adding an Exhibit A-1, which will allow approximately 939 square feet of Cadiz Street to remain open to pedestrian traffic - Not to exceed \$95 - Financing: 2006 Bond Funds

Trinity Watershed Management

61. Authorize a professional services contract with Mas-Tek Engineering & Associates, Inc. to provide construction material testing for the completion of construction of the Levee Drainage System - Hampton-Oak Lawn Sump, also referred to as the Baker No. 3 Pump Station - Not to exceed \$91,429 - Financing: General Obligation Commercial Paper Funds
62. Authorize **(1)** acceptance of an annual grant from the Federal Emergency Management Agency (FEMA) for the Cooperating Technical Partners (CTP) program; **(2)** execution of a CTP Agreement with FEMA for FY 2014-15 to provide a 75% cost share for updating certain flood studies in the City of Dallas; **(3)** the receipt and deposit of funds in an amount not to exceed \$556,250 from FEMA; **(4)** establish appropriations in the amount of \$556,250 in the FEMA Cooperating Technical Partnership Fund; and **(5)** a professional service contract with Halff Associates, Inc., in the amount of \$741,667 for updating certain flood studies in accordance with the CTP Agreement with FEMA - Total not to exceed \$741,667 - Financing: Stormwater Drainage Management Current Funds (\$185,417) and FEMA Cooperating Technical Partnership Funds (\$556,250)

Water Utilities

63. Authorize an Advance Funding Agreement with the State of Texas, acting through the Texas Department of Transportation, for water main relocations and appurtenance adjustments in Garland Road (SH 78) from south of Tranquilla Drive to Northwest Highway (SP 244) - Not to exceed \$1,452,000 - Financing: Water Utilities Capital Construction Funds (\$90,000) and Water Utilities Capital Improvement Funds (\$1,362,000)
64. Authorize continuation of the contract with the United States Geological Survey for operation of stream flow and water quality gauging stations in the Trinity River basin, a pharmaceutical and personal care products water quality study, and Zebra Mussel sampling from November 1, 2014 through September 30, 2015 - Not to exceed \$567,825 - Financing: Water Utilities Current Funds

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

65. 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)

Sustainable Development and Construction

66. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Joseph P. Benton and Martha E. Benton, of a tract of land containing approximately 13,586 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$4,122 (\$1,622, plus closing costs and title expenses not to exceed \$2,500) - Financing: Water Utilities Capital Improvement Funds

Trinity Watershed Management

67. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Yara L. Mitchell, of access easement rights to a portion of Zangs Boulevard containing approximately 7,969 square feet, located at its intersection with South Riverfront Boulevard for the Able Pump Station Project - Not to exceed \$10 - Financing: 2006 Bond Funds

DESIGNATED PUBLIC SUBSIDY MATTERS**Economic Development**

68. Authorize a Chapter 380 economic development grant agreement in an amount not to exceed \$700,000 with the Commemorative Air Force ("CAF") related to the relocation and expansion of its Headquarters and National AirBase operations to Dallas Executive Airport ("DEA") - Not to exceed \$700,000 - Financing: Public/Private Partnership Funds
69. Authorize a Chapter 380 economic development grant agreement with WWF Operating Company in an amount not to exceed \$300,000 to promote the expansion of its food manufacturing company and the creation and retention of jobs at 3333 Dan Morton Drive in Dallas pursuant to Chapter 380 of the Texas Local Government Code in accordance with the City's Public/Private Partnership Program - Not to exceed \$300,000 - Financing: Public/Private Partnership Funds
70. Authorize a development agreement with Maple Multi-Family Development, LLC. to reimburse eligible project costs related to the Alexan Riveredge development currently addressed at 150 Turtle Creek Boulevard in an amount not to exceed \$7,800,000 from revenues accruing to Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District) - Not to exceed \$7,800,000 - Financing: Design District TIF District Funds (subject to appropriations)

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

71. A public hearing to receive comments regarding a City Plan Commission Authorized Hearing to consider an Historic Overlay for Kathlyn Joy Gilliam House on property zoned an R-5(A) Single Family Subdistrict in Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the southwest side of Wendelkin Street, northwest of Driskell Street and an ordinance granting the overlay
Recommendation of Staff and CPC: Approval, subject to preservation criteria
Recommendation of Landmark Commission: Approval, subject to preservation criteria
Z123-342(MD)
72. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for certain IR Industrial Research District Uses and Live/Work Units on property zoned an IR Industrial Research District, on property at the east corner of Medical District Drive and Farrington Street
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z134-139(RB)
73. A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District on the west corner of Ferguson Road and Joaquin Drive
Recommendation of Staff and CPC: Approval with deed restrictions volunteered by the applicant
Z134-194(WE)
74. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for vehicle display, sales and services on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District on the southwest side of C.F. Hawn Freeway, east of Murdock Road
Recommendation of Staff and CPC: Approval for a three-year period, subject to a site plan and conditions
Z134-223(WE)
75. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an office showroom/warehouse use on property zoned Tract 1, Subdistrict 2 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3 on the north side of Rylie Crest Road, east of South St. Augustine 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 site plan and conditions
Z134-238(MW)

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

76. A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District on property zoned an IR Industrial Research District on the south side of Irving Boulevard, west of Inwood Road
Recommendation of Staff and CPC: Approval
Z134-239(OTH)
77. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1768 for a mini-warehouse use on property zoned a CR Community Retail District on the north side of Mountain Creek Parkway, west of Clark Road
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewal for one additional three-year period, subject to conditions
Z134-247(OTH)
78. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on property zoned an R-5(A) Single Family District on the north side of 56th Street, east of Bronx Avenue
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Z134-258(MW)
79. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1465 for a community service center on property zoned Planned Development District No. 67 on the northwest corner of West University Boulevard and Roper Street
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Z134-266(WE)
80. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District on the east corner of East Ledbetter Drive and Veterans 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 site plan and conditions
Z134-310(OTH)

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

81. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District uses and a local utility limited to a utility services use on property zoned an R-7.5(A) Single Family District and Planned Development District No. 703 at the northeast corner of Walnut Hill Lane and Hillcrest Road
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions
Z123-376(MW)
82. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for P Parking Subdistrict Uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, Oak Lawn Special Purpose District with deed restrictions on the northeast corner of Wycliff Avenue and Brown Street
Recommendation of Staff and CPC: Approval, subject to a development/landscape plan and conditions
Z134-294(RB)
83. A public hearing to receive comments regarding an application for a Specific Use Permit for a Drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Lemmon Avenue and Throckmorton Street
Recommendation of Staff and CPC: Denial
Z134-295(RB)
84. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 808 and Special Use Permit No. 1985 for a community service center on the south corner of Gaston Avenue and Tucker Street
Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval for a two-year period, subject to a site plan and conditions
Z134-299(AF)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

85. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Great Trinity Forest Way and North Jim Miller Road
Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval for a two-year period, subject to a site plan and conditions
Z134-166(MW)
Note: This item was considered by the City Council at public hearings on August 27, 2014 and October 8, 2014, and was taken under advisement until November 12, 2014, with the public hearing open

86. A public hearing to receive comments regarding an application for and an ordinance granting an NS(A) Neighborhood Service District and a resolution accepting an amendment to deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District on the west side of Marvin D. Love Freeway, south of West Pentagon Parkway
Recommendation of Staff and CPC: Approval, subject to amended deed restrictions volunteered by the applicant
Z134-261(OTH)
Note: This item was considered by the City Council at public hearings on October 8, 2014 and October 22, 2014, and was taken under advisement until November 12, 2014, with the public hearing open

DESIGNATED ZONING CASES - INDIVIDUAL

87. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a private school on property zoned an MU-3(SAH) Mixed Use Affordable District with deed restrictions on the southeast corner of Park Lane and North Central Expressway
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Z134-273(OTH)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

DESIGNATED ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

88. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an open-enrollment charter school on property zoned an IR Industrial Research District on the east side of Monroe Drive, north of Walnut Hill Lane
Recommendation of Staff: Denial
Recommendation of CPC: Approval for an 18-month period, subject to a site plan, traffic management plan and conditions
Z134-184(MW)
Note: This item was considered by the City Council at public hearings on September 10, 2014 and October 8, 2014, and was taken under advisement until November 12, 2014, with the public hearing open

BENEFIT ASSESSMENT HEARINGS

Public Works Department

89. A benefit assessment hearing to receive comments on street paving, storm drainage, water and wastewater main improvements for Street Group 03-446; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Camino Construction, LP, lowest responsible bidder of four (list attached) - Not to exceed \$1,786,832 - Financing: 2003 Bond Funds (\$609,582); 2006 Bond Funds (\$643,330); Water Utilities Capital Construction Funds (\$8,375) and Water Utilities Capital Improvement Funds (\$525,545)

MISCELLANEOUS HEARINGS

Housing/Community Services

90. A public hearing to receive comments on the proposed City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan; and at the close of the public hearing, consideration of approval of the City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan - Financing: No cost consideration to the City

Office of Management Services

91. A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by Hunt-Reunion Holdings, Inc. located at 777 Sports Street (aka 701 Sports Street), and adjacent street right-of-way, and an ordinance authorizing support of the issuance of a municipal setting designation to Hunt-Reunion Holdings, Inc. by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

Park & Recreation

- 92. A public hearing to receive comments on the proposed granting of access denial lines to Texas Department of Transportation in conjunction with the Council authorized exchange of 1,767 square feet of land at the Dallas Zoo, located at 650 South R.L. Thornton Freeway, for the future Texas Department of Transportation (TxDOT) Southern Gateway Interstate Highway 35 East/US 67 Highway Improvement Project - Financing: No cost consideration to the City
- 93. A public hearing to receive comments on the proposed use of a portion of the Elm Fork Greenbelt, consisting of a total of approximately 1.08 acres of land, by the Texas Department of Transportation (TxDOT) for construction of improvements to State Highway 183/John West Carpenter Freeway - Financing: No cost consideration to the City

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

Note: Item Nos. 94, 95, 96 and 97 must be considered collectively.

City Center TIF District

- 94. * A public hearing to receive comments on boundary amendments to the City Center TIF District (the "Zone") to: **(1)** remove certain properties from the City Center Sub-district of the Zone, thereby reducing the tax increment base of the City Center Sub-district and increasing city general fund contributions to the Zone over the remaining term; and **(2)** make such other corresponding adjustments to the ordinances creating the zone and approving the project and financing plans, Ordinance Nos. 22802 and 23034, approved on June 26, 1996 and February 17, 1997, respectively, necessary to accommodate the boundary amendments - Financing: No cost consideration to the City
- 95. * An ordinance amending Ordinance No. 22802, as amended, previously approved on June 26, 1996, and Ordinance No. 23034, as amended, previously approved February 12, 1997, to reflect these amendments - Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

**City Center TIF District -
Thanksgiving Tower**

Note: Item Nos. 94, 95, 96 and 97 must be considered collectively.

- 96. * Authorize a development agreement with 1601 Elm Holdings, LP, to reimburse TIF eligible project costs for site and plaza improvements in an amount not to exceed \$3,000,000 and an Economic Development TIF Grant in an amount not to exceed \$3,000,000 for a total amount not to exceed \$6,000,000 for the Thanksgiving Tower renovation project (1601 Elm Street) from revenues accruing to Tax Increment Financing Reinvestment Zone Five (City Center TIF District) - Not to exceed \$6,000,000 - Financing: City Center TIF District Funds (subject to appropriations)
- 97. * Authorize a Chapter 380 economic development grant agreement in an amount not to exceed \$2,780,000 with 1601 Elm Holdings, LP, related to the redevelopment of the Thanksgiving Tower building (1601 Elm Street, Dallas, Texas) pursuant to Chapter 380 of the Texas Local Government Code in accordance with the City's Public/Private Partnership Program - Not to exceed \$2,780,000 - Financing: General Obligation Commercial Paper Funds (subject to appropriations)

MISCELLANEOUS HEARINGS - UNDER ADVISEMENT

Sustainable Development and Construction

- 98. A public hearing to receive comments regarding a proposal to change the name of South Lancaster Road from East Illinois Avenue to Interstate Highway 20 to "Nelson Mandela Boulevard" and an ordinance granting the name change - NC134-004 - Financing: No cost consideration to the City

Note: This item was considered by the City Council at a public hearing on September 24, 2014, and was held under advisement until November 12, 2014, with the public hearing open

**Land Bank (DHADC) Sale of Lots to
Dallas Area Habitat for Humanity
Agenda Item # 21**

<u>Property Address</u>	<u>Mapsc0</u>	<u>Amount of Non-Tax Liens</u>
1. 7807 Brownsville	56V	\$ 5,249.24
2. 7820 Brownsville	56V	\$14,141.86
3. 4635 Burma	56V	\$ 6,345.21
4. 4514 Cherbourg	56Z	\$ 5,977.75
5. 4515 Cherbourg	56Z	\$ 7,311.79
6. 4608 Cherbourg	57W	\$ 1,169.98
7. 4523 Corregidor	56Z	\$ 7,920.44
8. 4539 Corregidor	56Z	\$ 7,091.78
9. 4644 Corregidor	57W	\$14,578.86
10. 4533 Fellows	56V	\$ 5,974.86
11. 7905 Hull	56V	\$13,193.19
12. 7911 Hull	56V	\$16,061.49
13. 7915 Ivory	56V	\$ 3,156.16
14. 7924 Ivory	56V	\$ 8,650.44
15. 4611 Luzon	56Z	\$ 4,301.94
16. 7931 Trojan	56V	\$10,236.83
17. 7960 Trojan	56V	\$ 2,427.08
18. 4737 Zealand	56V	\$ 6,810.41
19. 4741 Zealand	56V	\$ 8,484.19
20. 4745 Zealand	56V	\$ 4,133.40
21. 4824 Zealand	57S	\$ 8,663.01

**Land Bank (DHADC) Lot Exchange of Deed Restrictions
RPL Properties, LLC
Agenda Item # 22**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>
1. 724 N. Beckley	54D	1
2. 122 E. Brooklyn	54H	4
3. 612 Rockwood	54H	4

Lots to Be Exchanged By Developer

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>
1. 2711 Magna Vista	56N	4
2. 7706 Oak Garden	74A	8
3. 7721 Oak Garden	74A	8

Tax Foreclosure and Seizure Property Resale
Agenda Item # 28

<u>Parcel No.</u>	<u>Address</u>	<u>Non-Profit Organization</u>	<u>DCAD Amount</u>	<u>Sale Amount</u>	<u>Vac/ Imp</u>	<u>Zoning</u>
1.	1906 Bayonne	Dallas Neighborhood Alliance for Habitat, Inc.	\$73,510	\$6,652.50	V	R-5(A)

November 12, 2014

23

Street Group 03-446
Agenda Item # 89

<u>Project</u>	<u>Limits</u>	<u>Council District</u>
Lauderdale Drive	from dead-end south of 56th Street to 56th Street	8
Watson Drive	from dead-end south of 56th Street to 56th Street	8

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

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

PUBLIC MEETINGS FOR NOVEMBER 1 - NOVEMBER 15, 2014

Tuesday, November 4, 2014

Civil Service Board **(Cancelled)**

9:30 a.m.

City Hall, Suite 1C-South

Wednesday, November 5, 2014

Civil Service Board - Special Called Meeting

9:30 a.m.

City Hall, Suite 1C-South

AGENDA DATE

November 12, 2014

ITEM #	OK	IND	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
1				All	V	NA	NA	NA	NA	Approval of Minutes of October 22, 2014 City Council Meeting
2				All	C	PBD, HOU	GT	100.00%	100.00%	Authorize a one-year service contract, with two one-year renewal options, to provide contractor labor and materials for minor home repairs through the People Helping People Program administered by the Housing/Community Services Department - Miko Trucking, Inc., lowest responsible bidder of three
3				All	C	PBD, FIR	\$320,800.00	22.63%	0.00%	Authorize a three-year service contract for parts, repair and purchase of fire equipment tools for Fire-Rescue - Metro Fire Apparatus Specialists, Inc. and Casco Industries, Inc., lowest responsible bidders of three
4				All	C	PBD, WTR	\$357,880.76	0.00%	0.00%	Authorize a three-year service contract for maintenance, support and upgrades of an online water quality monitoring system at sixteen water monitoring locations throughout the City - S::can Measuring Systems LLC, most advantageous proposer of two
5				All	C	PBD, HRD	\$675,000.00	82.22%	17.78%	Authorize a three-year service contract, with two one-year renewal options, to provide benefits consulting services and auditing services of medical and pharmacy benefit plans - Holmes Murphy & Associates, most advantageous proposer of nine
6				All	C	PBD, CIS, FIR	\$47,250.00	NA	NA	Authorize an acquisition contract for the purchase and installation of pre-incident planning database, with year one maintenance and support included in the acquisition price; and a three-year service contract for maintenance and support of the pre-incident planning database for Fire-Rescue - Haystax, Inc. through the U.S. General Services Administration
7				All	C	PBD, CIS	\$200,000.00	0.00%	100.00%	Authorize a consultant contract to develop a citywide data management plan - World Wide Technology, Inc., most qualified respondent of eight
8				All	C	PBD, AVI, CCS, EBS, FIR, POL, SAN, TW, WTR	\$7,456,036.18	77.53%	1.01%	Authorize a three-year master agreement for tires and tubes - Wingfoot Commercial Tire Systems, LLC, Blagg Tire & Service, Southern Tire Mart, LLC, Tire Centers, LLC and Wade International Corp. dba Wallace W. Wade Specialty Tires, lowest responsible bidders of five
9				All	C	PBD, OPI	\$5,227,410.39	0.19%	100.00%	Authorize a six-year master agreement, with a one-year renewal option, for the purchase, installation and upgrades of the Public, Educational, and Government Cable system; a six-year service contract, with a one-year renewal option, for installation, extended warranty, maintenance and support for the Public, Educational, and Government Cable system - Digital Resources, Inc., most advantageous proposer of three
10				All	C	PBD, WTR	\$315,325.00	39.25%	39.25%	Authorize an increase to the master agreement with Environmental Improvements, Inc., Simba Industries and Hartwell Environmental Corporation for the purchase of original equipment manufacturers parts and accessories for water treatment equipment for Water Utilities to extend the term from August 7, 2014 through May 6, 2015
11				All	C	PBD, CIS	\$600,000.00	NA	NA	Authorize an increase to the master agreement with SHI Government Solutions, Inc., through the Department of Information Resources, State of Texas Cooperative contract, for computer software, network management products, and design and presentation software
12				All	C	PBD, EBS	\$134,252.25	100.00%	100.00%	Authorize supplemental agreement no. 1 to increase the service contract with A Star Heat & Air, Inc. for plumbing services at City facilities
13				N/A	C	AUD	NC	NA	NA	Authorize approval of the Office of the City Auditor's Fiscal Year 2015 Audit Plan as required by paragraph 4(b) of Resolution No. 79-0723, previously approved on February 28, 1979, and as amended by Resolution No. 90-4027, previously approved on December 12, 1990
14				N/A	C	CON, PBD, OFS, WTR	\$5,150,000.00	NA	NA	Authorize a contract for depository and lockbox services for five years, including the extension and consolidation for nine months of merchant services as currently provided - Bank of America, N.A., lowest responsive applicant of four
15				N/A	C	CON	NC	NA	NA	An ordinance authorizing: the issuance and sale of City of Dallas, Texas, General Obligation Refunding and Improvement Bonds, Series 2014, in an aggregate principal amount not to exceed \$635,000,000; the establishment of parameters regarding the sale of the Bonds; approval of an Escrow Agreement; and approval of a Bond Purchase Agreement and all other matters related thereto
16				N/A	C	CON	\$1,030,509.00	NA	NA	Authorize payment of expenses associated with the sale of General Obligation Refunding and Improvement Bonds, Series 2014, in a principal amount not to exceed \$635,000,000
17				N/A	C	ECO, OFS	\$91,020.00	NA	NA	Authorize payment of annual membership fees and continuation of arrangements for providing specialized municipal-related services to North Texas Commission

AGENDA DATE

November 12, 2014

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
18			2	C	ECO	NC	NA	NA	Authorize certain amendments to the terms of the development agreement with TEOF Hotel LLC for the Plaza Hotel Project, previously approved on September 25, 2013, by Resolution Nos. 13-1711 and 13-1712, in Tax Increment Financing Reinvestment Zone Number Four (Cedars TIF District) to: extend the project deadlines by one year; require the Developer/Owner to secure an Ascend Collection Hotel or an equivalent brand for the hotel's operator as approved by the Director of the Office of Economic Development by April 1, 2015; authorize the City to reimburse the Developer/Owner up to \$1,000,000 for expenditures related to the Project's public infrastructure improvements pursuant to a monthly draw schedule approved by the Director of the Office of Economic Development and/or submission of invoices for work completed, subject to the availability of funding in the Cedars TIF District Fund; and allow upon project completion, reimbursement of TIF-eligible project costs in excess of \$1,000,000 in five annual payments in the amount of \$257,014, subject to the availability of funding in the Cedars TIF District Fund
19			1	C	ECO	NC	NA	NA	Authorize a public hearing to be held on December 10, 2014 to receive comments on amendments to Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) and the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District to: create two sub-districts within the Oak Cliff Gateway TIF District: Oak Cliff Gateway Sub-district (original district boundary) and Bishop/Jefferson Sub-district; increase the geographic area of the Oak Cliff Gateway TIF District to add approximately 193 acres to create the Bishop/Jefferson Sub-district to accommodate anticipated development; extend the termination date of the Oak Cliff Gateway TIF District from the City Council-established termination date of December 31, 2022 to December 31, 2027 for the Oak Cliff Gateway Sub-district as an exception to the City of Dallas TIF Policy and establish a termination date for the Bishop/Jefferson Sub-district of December 31, 2044; maintain the percentage of tax increment contributed by the City of Dallas during the extended term of the Oak Cliff Gateway Sub-district, establish the percentage of tax increment contributed by the City of Dallas during the term of the Bishop/Jefferson Sub-district, and establish other taxing jurisdictions' participation percentages; increase the Oak Cliff Gateway TIF District's total budget from \$10,066,977 NPV (approximately \$33,432,572 total dollars) to \$28,621,027 NPV (approximately \$76,665,998 total dollars), an increase of \$18,554,050 NPV (approximately \$43,233,426 total dollars); authorize an amendment to the participation agreement with Dallas County as a component of this budget increase; restructure the TIF budget to consolidate and broaden categories of eligible project costs into the Oak Cliff Gateway Sub-district (original boundary area); a new category for the Bishop/Jefferson Sub-district; and retain the Education and Administration categories; and make corresponding modifications to the Oak Cliff Gateway TIF District boundary, budget and Project and Reinvestment Zone Financing Plans consistent with the requirements and limitations of the Act; and at the close of the hearing, consideration of an ordinance amending Ordinance Nos. 21466 and 23033, as amended, to reflect these amendments
20			7	C	HOU	NC	NA	NA	Authorize the sale of one vacant lot located at 3811 De Maggio Avenue from the Dallas Housing Acquisition and Development Corporation to Billy Spring; and the execution of a release of lien for any non-tax liens that may have been filed by the City
21			7	C	HOU	NC	NA	NA	Authorize approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; the sale of 21 vacant lots from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and execution of a release of lien for any non-tax liens on the 21 properties that may have been filed by the City
22			4, 8	C	HOU	NC	NA	NA	Authorize approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by RPL Properties, LLC for the construction of affordable houses; and the exchange of deed restrictions from 3 lots previously purchased from the Dallas Housing Acquisition and Development Corporation to 3 comparable lots owned by the developer
23			2	C	HOU	NC	NA	NA	Authorize a Memorandum of Agreement between the City of Dallas and Akard Walk Residential, LLC to provide permanent supportive housing for ten units of project-based housing for formerly incarcerated homeless individuals located at CityWalk@Akard located at 511 North Akard Street through the Dallas Housing Authority for the period October 1, 2014 through September 30, 2024
24			All	C	HOU	\$150,000.00	NA	NA	Authorize a Memorandum of Understanding between the City of Dallas and Metro Dallas Homeless Alliance (MDHA) to coordinate regional efforts to end homelessness for the period October 1, 2014 through September 30, 2015

AGENDA DATE

November 12, 2014

ITEM #	OK	IND	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
25				8	C	HOU	NC	NA	NA	Authorize a Memorandum of Agreement between the City of Dallas and TX Laureland Housing LP to provide permanent supportive housing for twenty units of project-based housing for homeless families with children at Rosemont at Mission Trails located at 330 East Camp Wisdom Road through the Dallas Housing Authority for the period January 1, 2015 through December 31, 2020
26				9	C	HOU	NC	NA	NA	Authorize an amendment to the development loan agreement with 2122 Highland LLC for \$550,000 previously approved by Resolution No. 14-1230 on August 13, 2014, to extend the completion date from September 30, 2014 to March 31, 2015
27				1, 2, 3, 4, 5, 6, 7, 8	C	HOU	NC	NA	NA	Authorize an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to remove the rental housing option and the requirement for community meetings
28				6	C	HOU	NC	NA	NA	Authorize a public hearing to be held on December 10, 2014 to receive comments on the proposed sale of one (1) unimproved property acquired by the taxing authorities from the Sheriff to Dallas Area Habitat for Humanity, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any
29				All	C	MGT, OEM	GT	NA	NA	Authorize the acceptance of a grant from the U.S. Department of Homeland Security under the Emergency Management Performance Grant Program for the period October 1, 2013 through March 31, 2015
30				All	C	MGT, OEM	GT	NA	NA	Authorize acceptance of the 2014 Homeland Security Grant from the Department of Homeland Security, which includes the Urban Area Security Initiative and the State Homeland Security Grant Program to provide funding for equipment acquisition, planning and training activities to enable the City to respond to natural and man-made disasters for the period September 1, 2014 through June 30, 2016; and execution of the grant agreement
31				4	C	PKR, TWM	\$1,523,948.09	25.00%	100.00%	Authorize a contract for construction of the stormwater wetland supplemental environmental project at the Dallas Zoo located at 650 South R.L. Thornton Freeway - C. Green Scaping, LP, best value proposer of three
32				3	C	PKR	\$33,949.00	NA	NA	Authorize a twelve-month funding agreement with Dallas County Audubon Society, Inc. dba Audubon Dallas for the Cedar Ridge Preserve to provide services and programs within the City of Dallas for the period January 1, 2015 through December 31, 2015
33				7	C	PKR	\$95,862.00	NA	NA	Authorize a twelve-month funding agreement with Texas Discovery Gardens to provide services and programs within the City of Dallas for the period October 1, 2014 through September 30, 2015
34				9	C	PKR	\$269,098.00	NA	NA	Authorize a twelve-month funding agreement with the Dallas Arboretum and Botanical Society, Inc. to provide services and programs within the City of Dallas for the period October 1, 2014 through September 30, 2015
35				8	C	PKR	\$43,200.00	100.00%	73.17%	Authorize Supplemental Agreement No. 1 to the professional services contract with Jaster-Quintanilla Dallas, LLP to provide for additional forensic investigations and design, bidding and construction administration services for repair work at the Kleberg/Rylie Recreation Center located at 1515 Edd Road
36				All	C	POL	GT	NA	NA	Internet Crimes Against Children Continuation Grant: Authorize an application for and acceptance of the 2014 Internet Crimes Against Children Continuation Grant, new funding period from the U.S. Department of Justice, Office of Juvenile Justice and Delinquency Prevention, for response to the sexual abuse and exploitation of children facilitated by the use of computer technology related to the investigation of Internet-facilitated child exploitation, for the period July 1, 2013 through June 30, 2015; and execution of the grant agreement
37				All	C	POL	NC	NA	NA	Internet Crimes Against Children Continuation Grant: Authorize the continuation of and an increase in the cooperative working agreements with agencies that assist the Dallas Police Department in combatting internet crimes against children, increasing the allocations for the Dallas County District Attorney's Office, Tarrant County District Attorney's Office, Potter County District Attorney's Office, Collin County Sheriff's Office, Taylor County Sheriff's Office, Wichita County Sheriff's Office, Lubbock Police Department, Arlington Police Department, Garland Police Department, Longview Police Department, and the Dallas Children's Advocacy Center
38				All	C	POL	GT	NA	NA	Authorize an application for and acceptance of the City of Dallas - Digital Evidence Asset Management grant from the U.S. Department of Justice through the Office of the Governor, Criminal Justice Division to prevent and control crime and make improvements to the criminal justice system for the period October 1, 2014 through March 31, 2015; and execution of the grant agreement

AGENDA DATE

November 12, 2014

ITEM #	OK	IND	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
39				All	C	POL	\$51,230.00	NA	NA	Authorize an application for and acceptance of the City of Dallas - NIBIN Program from the U.S. Department of Justice through the Office of the Governor, Criminal Justice Division, to provide aid in finding crime linkages and provide additional resources to the National Integrated Ballistic Information Network Program for the period October 1, 2014 through September 30, 2015; an In-kind contribution in the amount of \$51,230; and execution of the grant agreement
40				All	C	POL	GT	NA	NA	Authorize an application for and acceptance of the City of Dallas - Intellectual Property Taskforce grant from the Bureau of Justice Assistance in the amount of \$400,000 to initiate and address intellectual property theft in the areas of piracy and counterfeiting of various items from October 1, 2014 through September 30, 2016; approval to enter into a Memorandum of Understanding with the City of Grand Prairie, Department of Homeland Security's Immigrations and Customs (ICE), and the Dallas County Sheriff's Office; and the addition of one Sergeant position to this investigative unit
41				All	C	POL	\$15,680.00	NA	NA	Authorize an application for and acceptance of the City of Dallas - Dallas Police Department Victim Services/14 grant from the U.S. Department of Justice through the Office of the Governor, Criminal Justice Division in the amount of \$47,040 to adequately respond to victims of violent crime with needed aid for the period September 1, 2014 through August 31, 2015; a local match in the amount of \$15,680; and execution of the grant agreement
42				All	C	POL, FIR	\$2,505,000.00	NA	NA	Authorize renewal of the Interlocal Agreement with Dallas County, through the Southwestern Institute of Forensic Sciences at Dallas, for the provision of forensic, drug, toxicological, environmental, and physical evidence analysis, and other similar medical/forensic analytical services for the period October 1, 2014 through September 30, 2015
43				2	C	POL	\$364,000.00	NA	NA	Authorize the payments for parking fees for Dallas Police personnel at Dallas County Frank Crowley Courts Building for five years
44				2	C	PBW, AVI	\$65,100.00	100.00%	63.94%	Authorize a professional services contract with EJES, Inc. to provide engineering design services for the installation of an above-ground fuel storage tank at the Dallas Love Field Airport Maintenance Facility, located at 3387 Hawes Avenue
45				14	C	PBW, WTR	\$402,849.60	99.63%	95.85%	Authorize a professional services contract with Urban Engineers Group, Inc. for the engineering design of streetscape improvements for Greenville Avenue from Belmont Avenue to Bell Avenue and from Alta Avenue to Ross Avenue
46				2	C	PBW, AVI	\$999,618.10	91.24%	38.54%	Authorize a professional services contract with Huitt-Zollars, Inc. to provide engineering services for perimeter security control enhancements at Dallas Love Field Airport, located at 8008 Cedar Springs Road
47				1	C	PBW, WTR	\$207,920.00	100.00%	81.49%	Authorize Supplemental Agreement No. 1 to the professional services contract with Salcedo Group, Inc. for additional engineering services along Jefferson Boulevard from Zang Boulevard to Adams Avenue for streetscape improvements
48				8	C	DEV, WTR	\$16,289.00	NA	NA	Authorize settlement in lieu of proceeding with condemnation of a tract of land containing approximately 61,512 square feet from Eung Pyo Choi, Heung Soon Choi and Heung Soo Lim, located near the intersection of Lasater and Lawson Roads for the Southwest 120/96-inch Water Transmission Pipeline Project
49				2	C	DEV, HOU	GT	NA	NA	Authorize a four-year extension of the lease agreement with Pollock Realty, L.P., a Texas limited partnership for a total of approximately 3,099 square feet of office space located at 2600 North Stemmons Freeway, Suite 188 for the Women, Infants, and Children Clinic for the period November 1, 2020 through October 31, 2024
50				2	C	DEV, HOU	GT	NA	NA	Authorize a ten-year lease agreement with Pollock Realty, L.P. for approximately 5,873 square feet of office space located at 2600 North Stemmons Freeway, Suite 190, to be used as a Women, Infants and Children Lactation Support Center for the period November 1, 2014 through October 31, 2024
51				8	C	DEV, SAN	NC	NA	NA	Authorize a third amendment to the lease agreement with Dallas Clean Energy McCommas Bluff, LLC, to expand the current leased square footage by 31,347 additional square feet of land for a total of approximately 126,394 square feet of land, located at the McCommas Bluff Landfill, and extend the lease term for an additional 10 year period to expire on December 31, 2034 for the continued use of a gas processing site
52				Outside	C	DEV, WTR	NC	NA	NA	A resolution authorizing the conveyance of five drainage easements containing a total of approximately 31,602 square feet of land to the City of Rowlett for the construction and maintenance of drainage facilities across City-owned land at Lake Ray Hubbard located near the intersection of Miller and Chiesa Roads

AGENDA DATE

November 12, 2014

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
53			Outside	C	DEV, WTR	NC	NA	NA	A resolution authorizing the conveyance of a water easement containing a total of approximately 774 square feet of land to the City of Rowlett for the construction and maintenance of water facilities across City-owned land at Lake Ray Hubbard located near the intersection of Miller and Chiesa Roads
54			5	C	DEV	NC	NA	NA	A resolution consenting to the sale of a tax foreclosed property, located at 350 North Acres Drive, acquired by the taxing authorities from a Sheriff's Sale
55			Outside	C	DEV, WTR	NC	NA	NA	Authorize an amendment to Resolution No. 13-0864, previously approved on May 22, 2013, to authorize acquisition of a smaller tract of land containing approximately 83,060 square feet from James A. Loven and Debra J. Loven, located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project
56			2	C	DEV, PBW	NC	NA	NA	Authorize an amendment to Resolution No. 14-0928, previously approved on June 11, 2014, to amend the Special Warranty Deed to the City from Matthews CCH Partners, L.P., for approximately 22,478 square feet of land improved with two buildings located near the intersection of Belleview and Browder Streets for the widening and extension of Belleview Street
57			8	C	DEV	NC	NA	NA	Authorize a boundary adjustment agreement with the City of DeSoto on properties located on the west side of Old Hickory Trail, north of Danieldale Road and on the south side of Danieldale Road, east of Polk Street
58			1	C	DEV	NC	NA	NA	An ordinance granting a Specific Use Permit for a Convalescent and nursing homes, hospice care, and related institutions use and a resolution accepting the termination of deed restrictions on property zoned Subdistrict 4A of Planned Development District No. 714 the West Commerce Street/Fort Worth Avenue Special Purpose District, on the northeast line of Bahama Drive, south of Fort Worth Avenue
59			2	C	DEV	REV \$11,546	NA	NA	An ordinance abandoning a portion of Gleason Avenue and a barrier easement to Jubilee Park and Community Center Corporation, the abutting owner, containing a total of approximately 17,014 square feet of land, located near the intersection of Gurley and Gleason Avenues, authorizing the quitclaim and providing for the dedication of approximately 2,916 square feet of needed land for street right-of-way
60			2	C	DEV, PBW	\$95.00	NA	NA	An ordinance amending Ordinance No. 17772, previously approved on April 6, 1983, which closed and vacated a portion of Cadiz Street to vehicular and pedestrian traffic, by deleting Section 1 and Exhibit A and substituting a new Section 1 and Exhibit A and adding an Exhibit A-1, which will allow approximately 939 square feet of Cadiz Street to remain open to pedestrian traffic
61			All	C	TWM	\$91,429.00	NA	NA	Authorize a professional services contract with Mas-Tek Engineering & Associates, Inc. to provide construction material testing for the completion of construction of the Levee Drainage System – Hampton-Oak Lawn Sump, also referred to as the Baker No. 3 Pump Station
62			All	C	TWM	\$185,417.00	NA	NA	Authorize acceptance of an annual grant from the Federal Emergency Management Agency (FEMA) for the Cooperating Technical Partners (CTP) program; execution of a CTP Agreement with FEMA for FY 2014-15 to provide a 75% cost share for updating certain flood studies in the City of Dallas; the receipt and deposit of funds in an amount not to exceed \$556,250 from FEMA; establish appropriations in the amount of \$556,250 in the FEMA Cooperating Technical Partnership Fund; and a professional service contract with Half Associates, Inc., in the amount of \$741,667 for updating certain flood studies in accordance with the CTP Agreement with FEMA
63			9	C	WTR	\$1,452,000.00	NA	NA	Authorize an Advance Funding Agreement with the State of Texas, acting through the Texas Department of Transportation, for water main relocations and appurtenance adjustments in Garland Road (SH 78) from south of Tranquilla Drive to Northwest Highway (SP 244)
64			All	C	WTR	\$567,825.00	NA	NA	Authorize continuation of the contract with the United States Geological Survey for operation of stream flow and water quality gauging stations in the Trinity River basin, a pharmaceutical and personal care products water quality study, and Zebra Mussel sampling from November 1, 2014 through September 30, 2015
65			N/A	I	SEC	NC	N/A	N/A	Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)
66			Outside	I	DEV, WTR	\$4,122.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Joseph P. Benton and Martha E. Benton, of a tract of land containing approximately 13,586 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project
67			1	I	TWM	\$10.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Yara L. Mitchell, of access easement rights to a portion of Zangs Boulevard containing approximately 7,969 square feet, located at its intersection with South Riverfront Boulevard for the Able Pump Station Project

AGENDA DATE

November 12, 2014

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
68			3	I	ECO, AVI	\$700,000.00	NA	NA	Authorize a Chapter 380 economic development grant agreement with the Commemorative Air Force ("CAF") related to the relocation and expansion of its Headquarters and National AirBase operations to Dallas Executive Airport ("DEA")
69			3	I	ECO	\$300,000.00	NA	NA	Authorize a Chapter 380 economic development grant agreement with WWF Operating Company to promote the expansion of its food manufacturing company and the creation and retention of jobs at 3333 Dan Morton Drive in Dallas pursuant to Chapter 380 of the Texas Local Government Code in accordance with the City's Public/Private Partnership Program
70			2, 6	I	ECO	\$7,800,000.00	NA	NA	Authorize a development agreement with Maple Multi-Family Development, LLC. to reimburse eligible project costs related to the Alexan Riveredge development currently addressed at 150 Turtle Creek Boulevard in an amount not to exceed \$7,800,000 from revenues accruing to Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District)
71			7	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding a City Plan Commission Authorized Hearing to consider an Historic Overlay for Kathlyn Joy Gilliam House on property zoned an R-5(A) Single Family Subdistrict in Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the southwest side of Wendelkin Street, northwest of Driskell Street and an ordinance granting the overlay
72			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for certain IR Industrial Research District Uses and Live/Work Units on property zoned an IR Industrial Research District, on property at the east corner of Medical District Drive and Farrington Street
73			9	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District on the west corner of Ferguson Road and Joaquin Drive
74			8	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for vehicle display, sales and services on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District on the southwest side of C.F. Hawn Freeway, east of Murdock Road
75			8	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an office showroom/warehouse use on property zoned Tract 1, Subdistrict 2 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3 on the north side of Rylie Crest Road, east of South St. Augustine Drive
76			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District on property zoned an IR Industrial Research District on the south side of Irving Boulevard, west of Inwood Road
77			3	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1768 for a mini-warehouse use on property zoned a CR Community Retail District on the north side of Mountain Creek Parkway, west of Clark Road
78			8	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on property zoned an R-5(A) Single Family District on the north side of 56th Street, east of Bronx Avenue
79			2	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1465 for a community service center on property zoned Planned Development District No. 67 on the northwest corner of West University Boulevard and Roper Street
80			8	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District on the east corner of East Ledbetter Drive and Veterans Drive
81			11	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District uses and a local utility limited to a utility services use on property zoned an R-7.5(A) Single Family District and Planned Development District No. 703 at the northeast corner of Walnut Hill Lane and Hillcrest Road

AGENDA DATE

November 12, 2014

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
82			2	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for P Parking Subdistrict Uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, Oak Lawn Special Purpose District with deed restrictions on the northeast corner of Wycliff Avenue and Brown Street
83			14	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for a Specific Use Permit for a Drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Lemmon Avenue and Throckmorton Street
84			14	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 808 and Special Use Permit No. 1985 for a community service center on the south corner of Gaston Avenue and Tucker Street
85			8	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Great Trinity Forest Way and North Jim Miller Road
86			4	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an NS(A) Neighborhood Service District and a resolution accepting an amendment to deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District on the west side of Marvin D. Love Freeway, south of West Pentagon Parkway
87			13	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a private school on property zoned an MU-3(SAH) Mixed Use Affordable District with deed restrictions on the southeast corner of Park Lane and North Central Expressway
88			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an open-enrollment charter school on property zoned an IR Industrial Research District on the east side of Monroe Drive, north of Walnut Hill Lane
89			8	PH	PBW, WTR	\$1,786,832.00	13.89%	62.09%	A benefit assessment hearing to receive comments on street paving, storm drainage, water and wastewater main improvements for Street Group 03-446; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Camino Construction, LP, lowest responsible bidder of four
90			1, 2, 3, 4, 5, 6, 7, 8	PH	HOU	NC	NA	NA	A public hearing to receive comments on the proposed City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan; and at the close of the public hearing, consideration of approval of the City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan
91			2	PH	MGT, OEQ	NC	NA	NA	A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by Hunt-Reunion Holdings, Inc. located at 777 Sports Street (aka 701 Sports Street), and adjacent street right-of-way, and an ordinance authorizing support of the issuance of a municipal setting designation to Hunt-Reunion Holdings, Inc. by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water
92			4	PH	PKR	NC	NA	NA	A public hearing to receive comments on the proposed granting of access denial lines to Texas Department of Transportation in conjunction with the Council authorized exchange of 1,767 square feet of land at the Dallas Zoo, located at 650 South R.L. Thornton Freeway, for the future Texas Department of Transportation (TxDOT) Southern Gateway Interstate Highway 35 East/US 67 Highway Improvement Project
93			6	PH	PKR	NC	NA	NA	A public hearing to receive comments on the proposed use of a portion of the Elm Fork Greenbelt, consisting of a total of approximately 1.08 acres of land, by the Texas Department of Transportation (TxDOT) for construction of improvements to State Highway 183/John West Carpenter Freeway
94			2, 14	PH	ECO	NC	NA	NA	City Center TIF District: A public hearing to receive comments on boundary amendments to the City Center TIF District (the "Zone") to: remove certain properties from the City Center Sub-district of the Zone, thereby reducing the tax increment base of the City Center Sub-district and increasing city general fund contributions to the Zone over the remaining term; and make such other corresponding adjustments to the ordinances creating the zone and approving the project and financing plans, Ordinance Nos. 22802 and 23034, approved on June 26, 1996 and February 17, 1997, respectively, necessary to accommodate the boundary amendments

AGENDA DATE November 12, 2014

ITEM		IND								
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION	
95			2, 14	PH	ECO	NC	NA	NA	City Center TIF District: An ordinance amending Ordinance No. 22802, as amended, previously approved on June 26, 1996, and Ordinance No. 23034, as amended, previously approved February 12, 1997, to reflect these amendments	
96			2, 14	PH	ECO	\$6,000,000.00	NA	NA	City Center TIF District - Thanksgiving Tower: Authorize a development agreement with 1601 Elm Holdings, LP, to reimburse TIF eligible project costs for site and plaza improvements in an amount not to exceed \$3,000,000 and an Economic Development TIF Grant in an amount not to exceed \$3,000,000 for a total amount not to exceed \$6,000,000 for the Thanksgiving Tower renovation project (1601 Elm Street) from revenues accruing to Tax Increment Financing Reinvestment Zone Five (City Center TIF District)	
97			2, 14	PH	ECO	\$2,780,000.00	NA	NA	City Center TIF District - Thanksgiving Tower: Authorize a Chapter 380 economic development grant agreement in an amount not to exceed \$2,780,000 with 1601 Elm Holdings, LP, related to the redevelopment of the Thanksgiving Tower building (1601 Elm Street, Dallas, Texas) pursuant to Chapter 380 of the Texas Local Government Code in accordance with the City's Public/Private Partnership Program	
98			3, 4, 8	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding a proposal to change the name of South Lancaster Road from East Illinois Avenue to Interstate Highway 20 to "Nelson Mandela Boulevard" and an ordinance granting the name change	

TOTAL \$50,016,957.37

AGENDA ITEM # 2

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Housing/Community Services

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

MAPSCO: N/A

SUBJECT

Authorize a one-year service contract, with two one-year renewal options, to provide contractor labor and materials for minor home repairs through the People Helping People Program administered by the Housing/Community Services Department – Miko Trucking, Inc., lowest responsible bidder of three – Not to exceed \$155,292 – Financing: 2014-15 Community Development Block Grant Funds

BACKGROUND

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

This service contract will provide contractor labor and materials for minor home repairs through the People Helping People (PHP) Program. The PHP Program is designed to help low-income, elderly (62 or older) and disabled residents receive minor exterior home repairs. Available funds will serve households that meet low-income level guidelines established by the U.S. Department of Housing and Urban Development (HUD). It is estimated that each repair will average \$900.00 per household based on previous history of the program, however each household is allowed a maximum of \$5,000.00. The contracted vendor will be a supplement to volunteers, and will be used when special expertise is required. The goal of this year's program is to assist approximately 200 households utilizing grant funds. Once a home is verified as meeting the guidelines of the program, a Housing Inspector is sent out to the home to assess the work to be done. The Housing Inspector then provides a work write up to the contractor to execute the repairs.

BACKGROUND (Continued)

Some examples of repairs to be provided under this program are:

- Roofing install/repair
- Repair porches and steps
- Painting exterior
- Install/repair ramps and handrails
- Remove unsafe garages and sheds

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 1,548 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 27, 2010, City Council authorized a one-year service contract, with a one-year renewal option, to provide contractor labor for minor home repairs for the People Helping People Program by Resolution No. 10-0311.

On January 26, 2011, City Council authorized a twelve month renewal option to provide contractor labor for minor home repairs for the People Helping People Program for the period January 27, 2011 through January 26, 2012, by Resolution No. 11-0261.

On April 25, 2012, City Council authorized a one-year service contract, with a one-year renewal option, for general home repairs under the People Helping People Program administered by Housing/Community Services by Resolution No. 12-1167.

On April 24, 2013, City Council authorized Supplemental Agreement No. 1 to exercise the one-year contract renewal for general home repairs under the People Helping People Program administered by Housing/Community Services by Resolution No. 13-0698.

On June 25, 2014, City Council adopted the FY 2014-15 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant funds by Resolution No. 14-1001.

On August 13, 2014, City Council reconsidered and amended the FY 2014-15 Consolidated Plan Budget by Resolution No. 14-1314.

FISCAL INFORMATION

\$155,292.00 – 2014-15 Community Development Block Grant Funds

M/WBE INFORMATION

- 354 - Vendors contacted
- 351 - No response
 - 3 - Response (Bid)
 - 0 - Response (No Bid)
 - 1 - Successful

1,548 – M/WBE and Non-M/WBE vendors were contacted

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

ETHNIC COMPOSITION

Miko Trucking, Inc.

White Female	0	White Male	0
Black Female	0	Black Male	11
Hispanic Female	3	Hispanic Male	21
Other Female	0	Other Male	0

BID INFORMATION

The following bids received from solicitation number BX1417 and were opened on September 4, 2014. This service contract is being awarded in its entirety to the lowest responsive and responsible bidder.

*Denotes successful bidder

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*Miko Trucking, Inc.	1100 Crest Ridge Ct. Irving, TX 75061	\$155,292.00
Nationwide Carpet Cleaning Service, Inc. dba Nation Wide Contractor	460 S Beltline Rd. Ste. 450 Irving, TX 75060	\$159,008.00
Torres Construction	424 Scyene Rd. Dallas, TX 75227	\$261,325.50

OWNER

Miko Trucking, Inc.

Michael Robinson, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a one-year service contract, with two one-year renewal options, to provide contractor labor and materials for minor home repairs through the People Helping People Program administered by the Housing/Community Services Department – Miko Trucking, Inc., lowest responsible bidder of three – Not to exceed \$155,292 – Financing: 2014-15 Community Development Block Grant Funds

Miko Trucking, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$155,292.00	100.00%
Total non-local contracts	\$0.00	0.00%
TOTAL CONTRACT	\$155,292.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Miko Trucking	HMDB62408Y0715	\$155,292.00	100.00%
Total Minority - Local		\$155,292.00	100.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$155,292.00	100.00%	\$155,292.00	100.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$155,292.00	100.00%	\$155,292.00	100.00%

November 12, 2014

WHEREAS, on January 27, 2010, City Council authorized a one-year service contract, with a one-year renewal option, to provide contractor labor for minor home repairs for the People Helping People Program by Resolution No. 10-0311; and,

WHEREAS, on January 26, 2011, City Council authorized a twelve month renewal option to provide contractor labor for minor home repairs for the People Helping People Program for the period January 27, 2011 through January 26, 2012, by Resolution No. 11-0261; and,

WHEREAS, on April 25, 2012, City Council authorized a one-year service contract, with a one-year renewal option, for general home repairs under the People Helping People Program administered by Housing/Community Services by Resolution No. 12-1167; and,

WHEREAS, on April 24, 2013, City Council authorized Supplemental Agreement No. 1 to exercise the one-year contract renewal for general home repairs under the People Helping People Program administered by Housing/Community Services by Resolution No. 13-0698; and,

WHEREAS, on June 25, 2014, City Council adopted the FY 2014-15 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant funds by Resolution No. 14-1001; and,

WHEREAS, on August 13, 2014, City Council reconsidered and amended the FY 2014-15 Consolidated Plan Budget by Resolution No. 14-1314;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with Miko Trucking, Inc. (VS0000010476) to provide contractor labor and materials for minor home repairs through the People Helping People Program administered by the Housing/Community Services Department for a term of one year, with two one-year renewal options, in an amount not to exceed \$155,292.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Miko Trucking, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Miko Trucking, Inc. under the contract.

November 12, 2014

Section 2. That the City Controller is authorized to disburse funds in an amount not to exceed \$155,292.00.

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

AGENDA ITEM # 3

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Fire

CMO: Jeanne Chipperfield, 670-7804
Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize a three-year service contract for parts, repair and purchase of fire equipment tools for Fire-Rescue - Metro Fire Apparatus Specialists, Inc. in the amount of \$248,200 and Casco Industries, Inc. in the amount of \$72,600, lowest responsible bidders of three - Total not to exceed \$320,800 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

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

This service contract will provide for parts, repair and purchase of fire equipment tools for approximately 150 emergency fire apparatus and includes:

- Axes
- Nozzles
- Piston valves
- Adapters
- Hoses
- Extinguishers

BACKGROUND (Continued)

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 971 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLink Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 8, 2011, City Council authorized (1) a three-year master agreement for fire equipment tools and parts for Dallas Fire-Rescue; and (2) a three-year service contract for the repair of fire equipment tools for Dallas Fire-Rescue by Resolution No. 11-1513.

FISCAL INFORMATION

\$320,800.00 - Current Funds (subject to annual appropriations)

M/WBE INFORMATION

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

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

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

ETHNIC COMPOSITION

Metro Fire Apparatus Specialists, Inc.

White Male	50	White Female	3
Black Male	2	Black Female	0
Hispanic Male	14	Hispanic Female	2
Other Male	0	Other Female	0

ETHNIC COMPOSITION (Continued)

Casco Industries, Inc.

White Male	18	White Female	8
Black Male	1	Black Female	0
Hispanic Male	1	Hispanic Female	1
Other Male	0	Other Female	0

BID INFORMATION

The following bids were received from solicitation number BJ1423 and were opened on September 4, 2014. This service contract is being awarded to the lowest responsive and responsible bidders by group. Information related to this solicitation is available upon request.

*Denotes successful bidders

<u>Bidders</u>	<u>Address</u>	<u>Amount of Bid</u>
*Metro Fire Apparatus Specialists, Inc.	17350 State Hwy. 249 Ste. 249 Houston, TX 77064	Multiple Groups
*Casco Industries, Inc.	1517 W. N. Carrier Pkwy. Grand Prairie, TX 75050	Multiple Groups
Municipal Emergency Services, Inc.	16511 Hedgecroft Ste. 200 Houston, TX 77060	Multiple Groups

OWNERS

Metro Fire Apparatus Specialists, Inc.

Craig Russell, President

Casco Industries, Inc.

Doug Schaumberg, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year service contract for parts, repair and purchase of fire equipment tools for Fire-Rescue - Metro Fire Apparatus Specialists, Inc. in the amount of \$248,200 and Casco Industries, Inc. in the amount of \$72,600, lowest responsible bidders of three - Total not to exceed \$320,800 - Financing: Current Funds (subject to annual appropriations)

Metro Fire Apparatus Specialists, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce. Casco Industries, Inc. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$72,600.00	22.63%
Total non-local contracts	\$248,200.00	77.37%
TOTAL CONTRACT	\$320,800.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

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

November 12, 2014

WHEREAS, on June 8, 2011, City Council authorized (1) a three-year master agreement for fire equipment tools and parts for Dallas Fire-Rescue; and (2) a three-year service contract for the repair of fire equipment tools for Dallas Fire-Rescue by Resolution No. 11-1513;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with Metro Fire Apparatus Specialists, Inc. (339015) in the amount of \$248,200.00 and Casco Industries, Inc. (082798) in the amount of \$72,600.00 for a term of three years in a total amount not to exceed \$320,800.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Metro Fire Apparatus Specialists, Inc. and Casco Industries, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Metro Fire Apparatus Specialists, Inc. and Casco Industries, Inc. under the contract.

Section 2. That the City Controller is authorized to disburse funds in an amount not to exceed \$320,800.00 (subject to annual appropriations).

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

AGENDA ITEM # 4

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Water Utilities

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

MAPSCO: N/A

SUBJECT

Authorize a three-year service contract for maintenance, support and upgrades of an online water quality monitoring system at sixteen water monitoring locations throughout the City - Scan Measuring Systems LLC, most advantageous proposer of two - Not to exceed \$357,881 - Financing: Water Utilities Current Funds (subject to annual appropriations)

BACKGROUND

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

This service contract will provide as needed maintenance, support and upgrades for the online water quality monitoring (OWQM) system at sixteen monitoring locations throughout the City. The OWQM system at these locations allow for real time water quality monitoring, data logging and notifications of potential contaminants in the City's Water Distribution System. This service contract provides a mechanism for routine scheduled maintenance on hardware and software to ensure the accuracy of the system.

Water Utilities provides water and wastewater service to approximately 2.4 million customers in the Dallas service area of approximately 700 square miles.

BACKGROUND (Continued)

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

- Park and Recreation (1)
- Water Utilities (1)
- Communication and Information Services (1)
- Business Development and Procurement Services (2)*

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

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

- Cost 40%
- Reputation and Quality 15%
- Capabilities 15%
- Experience 15%
- Business Inclusion and Development Plan 15%

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

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

\$357,880.76 - Water Utilities Current Funds (subject to annual appropriations)

M/WBE INFORMATION

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

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

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

ETHNIC COMPOSITION

S::can Measuring Systems LLC

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

PROPOSAL INFORMATION

The following proposals were received from solicitation number BUZ1421A and opened on July 10, 2014. This service contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Score</u>	<u>Amount</u>
*S::can Measuring Systems LLC	1035 Cambridge St. Suite 1 Cambridge, MA 02141	85%	\$357,880.76
Wingo Service Co., Inc.	11173 Cox Rd. Conroe, TX 77285	47%	\$813,272.32

OWNER

S::can Measuring Systems LLC

Andreas Weingartner, President

Michael Murphy, Secretary

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year service contract for maintenance, support and upgrades of an online water quality monitoring system at sixteen water monitoring locations throughout the City - S::can Measuring Systems LLC, most advantageous proposer of two - Not to exceed \$357,881 - Financing: Water Utilities Current Funds (subject to annual appropriations)

S::can Measuring Systems LLC is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$0.00	0.00%
Total non-local contracts	\$357,880.76	100.00%
TOTAL CONTRACT	\$357,880.76	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

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

November 12, 2014

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

Section 1. That the City Manager is authorized to execute a service contract with S::can Measuring Systems LLC (VS0000049145) for maintenance, support and upgrades of an online water quality monitoring system at sixteen water monitoring locations throughout the City for a term of three years in an amount not to exceed \$357,880.76, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to S::can Measuring Systems LLC shall be based only on the amount of the services directed to be performed by the City and properly performed by S::can Measuring Systems LLC under the contract.

Section 2. That the City Controller is authorized to disburse funds from the following appropriations in an amount not to exceed \$357,880.76 (subject to annual appropriations):

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>AMOUNT</u>	<u>FY</u>	<u>ENCUMBRANCE</u>
0100	DWU	7313	3110	\$152,112.92	2015	CTDWU7310L1518M
0100	DWU	7313	3110	\$102,883.92	2016	CTDWU7310L1618M
0100	DWU	7313	3110	\$102,883.92	2017	CTDWU7310L1718M

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

AGENDA ITEM # 5

KEY FOCUS AREA:	Efficient, Effective and Economical Government
AGENDA DATE:	November 12, 2014
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Business Development & Procurement Services Human Resources
CMO:	Jeanne Chipperfield, 670-7804 A. C. Gonzalez, 670-3302
MAPSCO:	N/A

SUBJECT

Authorize a three-year service contract, with two one-year renewal options, to provide benefits consulting services and auditing services of medical and pharmacy benefit plans - Holmes Murphy & Associates, most advantageous proposer of nine - Not to exceed \$675,000 - Financing: Employee Benefits Current Funds (subject to annual appropriations)

BACKGROUND

This service contract will provide benefits consulting services and auditing services of medical and pharmacy benefit plans. This contract will be utilized to provide the City with assistance in maximizing employee benefits services and to offer advice on options to mitigate costs. Holmes Murphy & Associates will be responsible for keeping the City's Plan Administrators and Attorney's Office informed of best practices and advising on any pending legislation that can impact the benefits plan. Additionally, the consultant will perform tasks such as:

- Conduct audits of the medical and pharmacy vendors
- Conduct annual plan evaluations
- Develop funding strategies
- Project plan costs
- Review proposals and provide recommendations
- Conduct benchmark studies and surveys
- Conduct required Governmental Accounting and Standards Board (GASB) actuarial valuations

BACKGROUND (Continued)

The City offers medical, dental and vision coverage to approximately 22,000 participants. These plans are administered through the Benefits Division of the Human Resources department. The selected vendor, will assist with consulting on these plan options.

A five member evaluation committee was selected from the following departments:

- Human Resources (1)
- City Manager's Office (1)
- Library (1)
- Business Development and Procurement Services (2)*

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

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

- Cost 30%
- Background of Benefits Consultant 30%
- Experience and Capability 25%
- Business Inclusion and Development Plan 15%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services used its procurement system to send out 1,416 email bid notifications to vendors registered under respective commodities. To further increase competition, Business Development and Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the Business Development and Procurement Services' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 10, 2008, City Council authorized a forty-eight-month professional services contract, with two twelve-month renewal options, for benefits consulting and actuarial services by Resolution No. 08-3296.

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

On September 26, 2012, City Council authorized Supplemental Agreement No. 1 to exercise the first of two one-year renewal options of the professional services contract for benefits consulting and actuarial services extending the term through September 30, 2013, by Resolution No. 12-2367.

On September 11, 2013, City Council authorized Supplemental Agreement No. 2 to exercise the second of two one-year renewal options of the professional services contract for benefits consulting and actuarial services extending the term through September 30, 2014, by Resolution No. 13-1552.

FISCAL INFORMATION

\$675,000.00 - Employee Benefits Current Funds (subject to annual appropriations)

M/WBE INFORMATION

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

1,416 - M/WBE and Non-M/WBE vendors were contacted

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

ETHNIC COMPOSITION

Holmes Murphy & Associates

White Male	175	White Female	333
Black Male	1	Black Female	10
Hispanic Male	1	Hispanic Female	10
Other Male	2	Other Female	6

PROPOSAL INFORMATION

The following proposals were received from solicitation number BHZ1420 and were opened on July 31, 2014. This service contract is being awarded to the most advantageous proposer by group.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Score</u>	<u>Amount</u>
*Holmes Murphy & Associates	12712 Park Central Dr. Suite 100 Dallas, TX 75251	Group 1 - 96% Group 2 - 96%	\$555,000.00 \$120,000.00
Milliman, Inc.	10000 N. Central Expwy. Suite 1500 Dallas, TX 75231	Group 1 - 69% Group 2 - 68%	\$823,500.00 \$173,000.00
Arthur J. Gallagher \$1,177,500.00	5420 LBJ Frwy. Dallas, TX 75240	Group 1 - 69% Group 2 - 73%	 \$200,000.00
Hay Group, Inc.	5001 Spring Valley Rd. Suite 800 West Dallas, TX 75244	Group 1 - 74% Group 2 - No Bid	\$897,000.00
IMA, Inc.	14185 Dallas Pkwy. Dallas, TX 75254	Group 1 - 81% Group 2 - 80%	\$661,500.00 \$175,900.00
AON Corporation	200 E. Randolph St. Chicago, IL 60601	Group 1 - 80% Group 2 - 67%	\$600,000.00 \$215,000.00
Foster & Foster Consulting Actuaries, Inc.	One Oakbrook Terrace Suite 720 Oakbrook Terrace, IL 60181	Group 1 - 70% Group 2 - No Bid	\$600,000.00
Buck Consultants, LLC	485 Lexington Ave. 10th Floor New York, NY 10017	Group 1 - 76% Group 2 - 71%	\$577,425.00 \$189,625.00
Navigant Consulting, Inc.	30 S. Wacker Suite 3100 Chicago, IL 60606	Group 1 - Non-Responsive** Group 2 - Non-Responsive**	

PROPOSAL INFORMATION (Continued)

**Navigant Consulting, Inc. was deemed non-responsive due to not meeting specifications.

OWNER

Holmes Murphy & Associates

Dennis F. Bishop, President
John Hurley, Senior Vice President
Jarrad Willis, Vice President
Craig Hansen, Treasurer

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year service contract, with two one-year renewal options, to provide benefits consulting services and auditing services of medical and pharmacy benefit plans - Holmes Murphy & Associates, most advantageous proposer of nine - Not to exceed \$675,000 - Financing: Employee Benefits Current Funds (subject to annual appropriations)

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

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$555,000.00	82.22%
Total non-local contracts	\$120,000.00	17.78%
TOTAL CONTRACT	\$675,000.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
PPC- Partners Plus Consulting	WFDB62017Y0515	\$120,000.00	100.00%
Total Minority - Non-local		\$120,000.00	100.00%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$120,000.00	17.78%
Total	\$0.00	0.00%	\$120,000.00	17.78%

November 12, 2014

WHEREAS, on December 10, 2008, City Council authorized a forty-eight-month professional services contract, with two twelve-month renewal options, for benefits consulting and actuarial services by Resolution No. 08-3296; and,

WHEREAS, on September 26, 2012, City Council authorized Supplemental Agreement No. 1 to exercise the first of two one-year renewal options of the professional services contract for benefits consulting and actuarial services extending the term through September 30, 2013, by Resolution No. 12-2367; and,

WHEREAS, on September 11, 2013, City Council authorized Supplemental Agreement No. 2 to exercise the second of two one-year renewal options of the professional services contract for benefits consulting and actuarial services extending the term through September 30, 2014, by Resolution No. 13-1552;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with Holmes Murphy & Associates (VC13667) to provide benefits consulting services and auditing services of medical and pharmacy benefit plans for a term of three years in an amount not to exceed \$675,000.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Holmes Murphy & Associates shall be based only on the amount of services directed to be performed by the City and properly performed by Holmes Murphy & Associates under the contract.

Section 2. That the City Controller is authorized to disburse funds from the following appropriations in an amount not to exceed \$675,000.00 (subject to annual appropriations):

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>AMOUNT</u>	<u>FY</u>	<u>ENCUMBRANCE</u>
0260	PER	7906	3070	\$225,000.00	2015	PERHM2603070FY15
0260	PER	7906	3070	\$225,000.00	2016	PERHM2603070FY16
0260	PER	7906	3070	\$225,000.00	2017	PERHM2603070FY17

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

AGENDA ITEM # 6

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): All

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

CMO: Jeanne Chipperfield, 670-7804
Jill A. Jordan, P.E., 670-5299
Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize **(1)** an acquisition contract for the purchase and installation of pre-incident planning database, with year one maintenance and support included in the acquisition price, in the amount of \$327,400; and **(2)** a three-year service contract for maintenance and support of the pre-incident planning database for Fire-Rescue in the amount of \$47,250 - Haystax, Inc. through the U.S. General Services Administration - Total not to exceed \$374,650 - Financing: Current Funds (\$47,250) and U. S. Department of Homeland Security Grant Funds (\$327,400) (subject to annual appropriations)

BACKGROUND

These contracts will allow for the purchase, installation and maintenance of a pre-incident planning database for Fire-Rescue. Today, Police and the Office of Emergency Management have been aggressively expanding its regional Critical Infrastructure Protection and Risk program. This acquisition will enhance this endeavor by allowing for the inclusion of inspections conducted by Fire-Rescue personnel. This expansion would bring a multi-faceted approach to analyzing risk and assisting emergency response personnel with detailed information related to target hazards. This methodology of information sharing will also allow all entities, with the appropriate permissions, to take advantage of analytics within this database to assist in planning and response processes.

The pre-incident planning database will provide the following functionality in support of daily operations for Fire-Rescue:

- Capability to capture, access, and report on Fire-Rescue related pre-incident plan assessment information
- Capability to capture, access, and report on all hazardous substances at each address

BACKGROUND (Continued)

- Capability to capture, access, and report on fire inspection data
- Provide fire planning information accessible to vehicles responding to an incident
- Provide fire planning information accessibility in offline mode in the event internet connectivity is lost
- Ability to view geospatial map overlays and data
- Data migration from existing hazardous substance reports into the new database
- Provide data on mobile devices for immediate access to the database and allow for submissions of photos, and observations in the field

The vendor will also provide all training to designated Fire-Rescue personnel in the use of the database.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

\$ 47,250.00 - Current Funds (subject to annual appropriations)

\$327,400.00 - U. S. Department of Homeland Security Grant Funds (subject to annual appropriations)

ETHNIC COMPOSITION

Haystax, Inc.

White Male	31	White Female	9
Black Male	1	Black Female	0
Hispanic Male	1	Hispanic Female	0
Other Male	3	Other Female	6

OWNER

Haystax, Inc.

William B Van Vleet, Chief Executive Officer/President

Bryan S. Ware, Chief Technology Officer

James E. Doyle, Chief Financial Officer/Secretary

November 12, 2014

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

Section 1. That the City Manager is authorized to execute **(1)** an acquisition contract for the purchase and installation of a pre-incident planning database, with year one maintenance and support included in the acquisition price, in the amount of \$327,400.00; and **(2)** a three-year service contract for maintenance and support of the pre-incident planning database for Fire-Rescue in the amount of \$47,250.00, with Haystax, Inc. (VC13665) through the U.S. General Services Administration, in a total amount not exceed \$374,650.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Haystax, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Haystax, Inc. under the contract.

Section 2. That the City Controller is authorized to disburse funds from the following appropriations in an amount not to exceed \$374,650.00 (subject to annual appropriations):

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>AMOUNT</u>	<u>FY</u>	<u>ENCUMBRANCE</u>
F418	MGT	3694	4735	\$327,400.00	2015	MGTDFDER00
0001	DFD	ER00	3438	\$ 15,750.00	2016	DFDER0016
0001	DFD	ER00	3438	\$ 15,750.00	2017	DFDER0017
0001	DFD	ER00	3438	\$ 15,750.00	2018	DFDER0018

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

AGENDA ITEM # 7

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Communication and Information Services

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

MAPSCO: N/A

SUBJECT

Authorize a consultant contract to develop a citywide data management plan - World Wide Technology, Inc., most qualified respondent of eight - Not to exceed \$200,000 - Financing: Current Funds

BACKGROUND

This consulting contract will assist the City with developing a citywide data management plan. The plan will include a roadmap to address the City's long term approach for managing data collected from City software systems used by various departments. Most importantly, this initiative will identify benefits and improvements on how the City can manage and store data that can result in business efficiencies.

Departments included as a part of this initiative are:

- Code Compliance
- Court and Detention Services
- Fire-Rescue
- Police
- Water Utilities including Geographic Information Systems
- Human Resources
- Controller's Office
- Sustainable Development and Construction Services

BACKGROUND (Continued)

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

- Police (1)
- Sustainable Development and Construction (1)
- Office of Financial Services (1)
- Communication and Information Services (2)
- Business Development and Procurement Services (1)*

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

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

- Overall approach and methodology 30%
- Experience 25%
- Project Staffing 20%
- Business Inclusion and Development Plan 15%
- References 10%

A certain portion of the responsibilities under this contract are being performed by engineers. Therefore, this solicitation was conducted as a Request for Qualifications under Texas Local Government Code Chapter 2254 for professional and consulting services. As such Chapter 2254 specifically restricts the City from including cost/fees as part of the selection criteria.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 1,246 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

On November 3, 2014, this item will be included as a briefing memo to the Budget, Finance and Audit Committee.

FISCAL INFORMATION

\$200,000.00 - Current Funds

M/WBE INFORMATION

258 - Vendors contacted
257 - No response
 1 - Response (Bid)
 0 - Response (No bid)
 1 - Successful

1,246 - M/WBE and Non-M/WBE vendors were contacted

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

ETHNIC COMPOSITION

World Wide Technology, Inc.

White Male	1750	White Female	792
Black Male	142	Black Female	85
Hispanic Male	71	Hispanic Female	38
Other Male	162	Other Female	115

RESPONDENT INFORMATION

The following qualifications were received from solicitation number BUZ1422 and were opened on March 17, 2014. This contract is being awarded in its entirety to the most qualified respondent.

*Denotes qualified respondent

<u>Respondents</u>	<u>Address</u>	<u>Score</u>
*World Wide Technology, Inc.	60 Weldon Parkway Maryland Heights, MO 63043	79%
IDC Government, Inc.	211 North Union Street Suite 105 Alexandria, VA 22314	72%

RESPONDENT INFORMATION (Continued)

<u>Respondents</u>	<u>Address</u>	<u>Score</u>
Gartner, Inc.	222 W. Las Colinas Boulevard Suite 1220N Irving, TX 75039	61%
International Business Machines Corporation	11401 Burnet Road Austin, TX 78758	57%
Saama Technologies, Inc.	900 E Hamilton Avenue Suite 200 Campbell, CA 95008	54%
Huron Consulting Services LLC	550 West Van Buren Street Chicago, IL 60607	51%
Modulant, Inc.	5600 Tennyson Parkway Suite 355 Plano, TX 75024	50%
General Datatech, L.P.	999 Metromedia Place Dallas, TX 75247	44%

OWNER

World Wide Technology, Inc.

Joseph G. Koenig, President
Mark J. Catalano, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a consultant contract to develop a citywide data management plan - World Wide Technology, Inc., most qualified respondent of eight - Not to exceed \$200,000 - Financing: Current Funds

World Wide Technology, Inc. is a non-local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$0.00	0.00%
Total non-local contracts	\$200,000.00	100.00%
TOTAL CONTRACT	\$200,000.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
World Wide Technology, Inc.	BMMSM202220115	\$200,000.00	100.00%
Total Minority - Non-local		\$200,000.00	100.00%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$200,000.00	100.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$0.00	0.00%	\$200,000.00	100.00%

November 12, 2014

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

Section 1. That the City Manager is authorized to execute a consultant contract with World Wide Technology, Inc. (VS0000002986) to develop a citywide data management plan in an amount not to exceed \$200,000.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to World Wide Technology, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by World Wide Technology, Inc. under the contract.

Section 2. That the City Controller is hereby authorized to disburse funds from the following appropriation in an amount not to exceed \$200,000.00:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>AMOUNT</u>	<u>FY</u>	<u>ENCUMBRANCE</u>
0198	DSV	1665	3070	\$200,000.00	2015	CTDSV15BIGWWT

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

AGENDA ITEM # 8

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Aviation
Code Compliance
Equipment & Building Services
Fire
Police
Sanitation Services
Trinity Watershed Management
Water Utilities

CMO: Jeanne Chipperfield, 670-7804
Ryan S. Evans, 671-9837
Joey Zapata, 670-3009
Mark McDaniel, 670-1858
Eric Campbell, 670-3255
Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

Authorize a three-year master agreement for tires and tubes - Wingfoot Commercial Tire Systems, LLC in the amount of \$2,552,904, Blagg Tire & Service in the amount of \$2,525,397, Southern Tire Mart, LLC in the amount of \$1,675,082, Tire Centers, LLC in the amount of \$696,274 and Wade International Corp. dba Wallace W. Wade Specialty Tires in the amount of \$6,380, lowest responsible bidders of five - Total not to exceed \$7,456,037 - Financing: Current Funds (\$7,190,849), Water Utilities Current Funds (\$102,916), Stormwater Drainage Management Current Funds (\$87,085) and Aviation Current Funds (\$75,187)

BACKGROUND

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

This master agreement will provide for the purchase of replacement tires and tubes for approximately 8,200 City service, public safety vehicles, tractors and heavy equipment. This master agreement will consist of sixteen different tire manufacturers and will cover 218 different tire sizes currently used by City departments.

BACKGROUND (Continued)

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 918 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

On October 26, 2011, City Council authorized a three-year master agreement for tires and tubes by Resolution No. 11-2821.

On October 8, 2014, City Council executed the casting of lots to identify the recommended vendor resulting from tie bids on lines 234, 255, 256 and 258, by Resolution No. 14-1702.

On November 3, 2014, the Budget, Finance & Audit Committee will be briefed via memorandum.

FISCAL INFORMATION

\$ 7,190,848.18 - Current Funds
\$ 102,916.00 - Water Utilities Current Funds
\$ 87,085.00 - Stormwater Drainage Management Current Funds
\$ 75,187.00 - Aviation Current Funds

M/WBE INFORMATION

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

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

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

ETHNIC COMPOSITION

Wingfoot Commercial Tire Systems, LLC

White Male	7	White Female	1
Black Male	3	Black Female	0
Hispanic Male	11	Hispanic Female	2
Other Male	0	Other Female	0

Blagg Tire & Service

White Male	12	White Female	2
Black Male	2	Black Female	0
Hispanic Male	4	Hispanic Female	0
Other Male	0	Other Female	0

Southern Tire Mart, LLC

White Male	21	White Female	5
Black Male	11	Black Female	0
Hispanic Male	113	Hispanic Female	0
Other Male	0	Other Female	0

Tire Centers, LLC

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

Wade International Corp. dba Wallace W. Wade Specialty Tires

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

BID INFORMATION

The following bids were received from solicitation number BJ1421 and opened on July 31, 2014. This master agreement is being awarded to the lowest responsive and responsible bidders by line. Information related to this solicitation is available upon request.

*Denotes successful bidders

<u>Bidders</u>	<u>Address</u>	<u>Amount of Bid</u>
*Wingfoot Commercial Tire Systems, LLC	3160 Irving Blvd. Dallas, TX 75247	Multiple Lines
*Blagg Tire & Service	604 S. Main St. Grapevine, TX 76051	Multiple Lines
*Southern Tire Mart, LLC	529 Industrial Park Rd. Columbia, MS 39429	Multiple Lines
*Tire Centers, LLC	3101 N. Houston School Rd. Lancaster, TX 75134	Multiple Lines
*Wade International Corp. dba Wallace W. Wade Specialty Tires	530 Regal Row Dallas, TX 75247	Multiple Lines

OWNERS

Wingfoot Commercial Tire Systems, LLC

Paul Wanstreet, President

Blagg Tire & Service

Perry Leonard, President

Southern Tire Mart, LLC

Thomas M. Duff, President

Tire Centers, LLC

Guy Pekle, President

OWNERS (Continued)

Wade International Corp. dba Wallace W. Wade Specialty Tires

Wallace W. Wade, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year master agreement for tires and tubes - Wingfoot Commercial Tire Systems, LLC in the amount of \$2,552,904, Blagg Tire & Service in the amount of \$2,525,397, Southern Tire Mart, LLC in the amount of \$1,675,082, Tire Centers, LLC in the amount of \$696,274 and Wade International Corp. dba Wallace W. Wade Specialty Tires in the amount of \$6,380, lowest responsible bidders of five - Total not to exceed \$7,456,037 - Financing: Current Funds (\$7,190,849), Water Utilities Current Funds (\$102,916), Stormwater Drainage Management Current Funds (\$87,085) and Aviation Current Funds (\$75,187)

Southern Tire Mart, LLC is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor. Wingfoot Commercial Tire Systems, LLC, Blagg Tire & Service, Tire Centers, LLC and Wade International Corp. dba Wallace W. Wade Specialty Tires are local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforces.

PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$5,780,954.16	77.53%
Total non-local contracts	\$1,675,082.02	22.47%
TOTAL CONTRACT	\$7,456,036.18	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Ricochet Fuel Distributors	WFWB59977Y0115	\$75,000.00	4.48%
Total Minority - Non-local		\$75,000.00	4.48%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$75,000.00	1.01%
Total	<u>\$0.00</u>	<u>0.00%</u>	<u>\$75,000.00</u>	<u>1.01%</u>

November 12, 2014

WHEREAS, on October 26, 2011, City Council authorized a three-year master agreement for tires and tubes by Resolution No. 11-2821; and,

WHEREAS, on October 8, 2014, City Council executed the casting of lots to identify the recommended vendor resulting from tie bids on lines 234, 255, 256 and 258, by Resolution No. 14-1702;

NOW, THEREFORE,

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

Section 1. That a master agreement for the purchase of tires and tubes is authorized with Wingfoot Commercial Tire Systems, LLC (130686) in the amount of \$2,552,903.68, Blagg Tire & Service (331840) in the amount of \$2,525,396.13, Southern Tire Mart, LLC (399291) in the amount of \$1,675,082.02, Tire Centers, LLC (333227) in the amount of \$ 696,273.97 and Wade International Corp. dba Wallace W. Wade Specialty Tires (035011) in the amount of \$6,380.38, for a term of three years in a total amount not to exceed \$7,456,036.18.

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

Section 3. That the City Controller is authorized to disburse funds in an amount not to exceed \$7,456,036.18.

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

AGENDA ITEM # 9

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Office of Public Information

CMO: Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

Authorize **(1)** a six-year master agreement, with a one-year renewal option, for the purchase, installation and upgrades of the Public, Educational, and Government Cable system in the amount of \$3,695,201; **(2)** a six-year service contract, with a one-year renewal option, for installation, extended warranty, maintenance and support for the Public, Educational, and Government Cable system in the amount of \$1,532,210; and **(3)** an increase in appropriations in the amount of \$3,695,201, from \$1,932,150 to \$5,627,351 in the Public Educational and Government Access Fund - Digital Resources, Inc., most advantageous proposer of three - Total not to exceed \$5,227,411 - Financing: Current Funds (\$1,532,210) and Public Educational and Governmental Access Funds (\$3,695,201) (subject to annual appropriations)

BACKGROUND

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

This agreement will allow for the purchase, installation, extended warranty, support and maintenance of the Public, Educational, and Government (PEG) Cable system with the latest digital and high definition technology. Currently, the Public Information Office (PIO) works directly with the Dallas City News Network (DCNN) to broadcast council committees meetings, briefings, agendas, as well as press conferences internally in City Hall and remote locations throughout the City.

This agreement will allow for replacement of obsolete analog video equipment and upgrading current digital equipment to meet today's broadcast standards. Recent changes in broadcast technology provide the opportunity for DCNN to expand the branding for the City through live social media integration of broadcast, live video broadcast capabilities for remote applications and maximize the potential of the virtual studio already in place.

BACKGROUND (Continued)

Equipment upgrades include:

- Camera upgrades to the Council Chamber, Briefing Room, L1 auditorium, City Hall lobby and the Flag Room
- Remote production equipment to record Council Inauguration, press conferences, town hall meetings and various community events
- Broadcast automation system and digital signage for City Hall
- Replacement of obsolete standard definition equipment with high definition equipment in the master control and control rooms
- Lighting enhancements to the Council Chamber for broadcast

As the City's in-house external and internal marketing and public relations firm, the PIO is charged with communicating information about City services and initiatives to residents, business owners and stakeholders on a consistent basis. PIO uses several delivery methods to educate and inform the public including multi-media programming. The multi-media studio is integral to this process and provides the most cost-effective solution to fulfill the City's communication goals. During emergency situations, the multi-media studio will be used to coordinate with media (local, state, national) and residents in order to communicate emergency information in a controlled and managed environment.

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

- Business Development & Procurement Services (2)*
- Park and Recreation (1)
- Communication and Information Services (1)
- Water Utilities (1)
- Public Information Office (1)
- Library (1)

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

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

- Cost 30%
- Experience and Knowledge 30%
- Business Inclusion and Development Plan 15%
- Reliability and Support 10%
- Plan of Action and Professional Services 10%
- Training 5%

BACKGROUND (Continued)

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 487 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

On November 3, 2014, this item will be included as a briefing memo to the Budget, Finance and Audit Committee.

FISCAL INFORMATION

\$1,532,210.00 - Current Funds (subject to annual appropriations)
\$3,695,200.39 - Public Educational and Governmental Access Funds (subject to annual appropriations)

M/WBE INFORMATION

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

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

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

ETHNIC COMPOSITION

Digital Resources, Inc.

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

PROPOSAL INFORMATION

The following proposals were received from solicitation number BUZ1405 and were opened on February 20, 2014. These contracts are being awarded in their entirety to the most advantageous proposer.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Score</u>	<u>Amount</u>
*Digital Resources, Inc.	2107 Greenbriar Dr. #B Southlake, TX 76092	82%	\$5,227,410.39
Burst Communications, Inc.	4278 Kellway Cr. Addison, TX 75001	75%	\$5,429,039.03
Videotex Systems, Inc.	10255 Miller Rd. Dallas, TX 75238	70%	\$4,053,344.27

OWNER

Digital Resources, Inc.

Gwendolyn K. Bock, President
Timothy M. Bock, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize **(1)** a six-year master agreement, with a one-year renewal option, for the purchase, installation and upgrades of the Public, Educational, and Government Cable system in the amount of \$3,695,201; **(2)** a six-year service contract, with a one-year renewal option, for installation, extended warranty, maintenance and support for the Public, Educational, and Government Cable system in the amount of \$1,532,210; and **(3)** an increase in appropriations in the amount of \$3,695,201, from \$1,932,150 to \$5,627,351 in the Public Educational and Government Access Fund - Digital Resources, Inc., most advantageous proposer of three - Total not to exceed \$5,227,411 - Financing: Current Funds (\$1,532,210) and Public Educational and Governmental Access Funds (\$3,695,201) (subject to annual appropriations)

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

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$10,000.00	0.19%
Total non-local contracts	\$5,217,410.39	99.81%
TOTAL CONTRACT	\$5,227,410.39	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Cedrick Frank Associates	BMDB58965Y1014	\$10,000.00	100.00%
Total Minority - Local		\$10,000.00	100.00%

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Digital Resources, Inc.	WFWBC245280515	\$5,067,410.39	97.13%
Pathway Communications, Ltd.	WFWBC227290715	\$150,000.00	2.87%
Total Minority - Non-local		\$5,217,410.39	100.00%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$10,000.00	100.00%	\$10,000.00	0.19%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$5,217,410.39	99.81%
Total	<u>\$10,000.00</u>	<u>100.00%</u>	<u>\$5,227,410.39</u>	<u>100.00%</u>

November 12, 2014

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

Section 1. That the City Manager is authorized to execute **(1)** a six-year master agreement, with a one-year renewal option, for the purchase, installation and upgrades of the Public, Educational, and Government Cable system in the amount of \$3,695,200.59; and **(2)** a six-year service contract, with a one-year renewal option, for installation, extended warranty, maintenance and support for the Public, Educational, and Government Cable system in the amount of \$1,532,209.80, with Digital Resources, Inc., (VS0000049628) in a total amount not to exceed \$5,227,410.39, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Digital Resources, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Digital Resources, Inc. under the contract.

Section 2. That the City Manager is hereby authorized to increase appropriations in the Public Educational and Governmental Access Fund 0560, Dept. DSV, Unit 4817, Object 2731 not to exceed \$3,695,201 from \$1,932,150 to 5,627,351.

Section 3. That the City Controller is authorized to disburse funds in an amount not to exceed \$5,227,410.39 (subject to annual appropriations).

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

AGENDA ITEM # 10

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Water Utilities

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

MAPSCO: N/A

SUBJECT

Authorize an increase to the master agreement with Environmental Improvements, Inc. in the amount of \$145,675, Simba Industries in the amount of \$123,775 and Hartwell Environmental Corporation in the amount of \$45,875 for the purchase of original equipment manufacturers parts and accessories for water treatment equipment for Water Utilities to extend the term from August 7, 2014 through May 6, 2015 - Total not to exceed \$315,325, from \$1,261,300 to \$1,576,625 - Financing: Water Utilities Current Funds

BACKGROUND

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

This increase to the master agreement will allow for the purchase of original equipment manufacturers parts (OEM) and accessories for water treatment equipment for Water Utilities. Some of the equipment being purchased under this master agreement for repair and maintenance are lime slakers, grit removers, vacuum breakers, belt filter presses, sludge collector, evaporators and chlorinators. This increase is necessary to allow continued uninterrupted supply of these parts for the maintenance and repair of existing equipment.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 10, 2010, City Council authorized a three-year master agreement for original equipment manufacturers parts and accessories for water treatment equipment for Water Utilities by Resolution No. 10-2800.

On August 8, 2012, City Council authorized a two-year master agreement for original equipment manufacturers parts and accessories for water treatment equipment for Water Utilities by Resolution No. 12-1888.

FISCAL INFORMATION

\$315,325.00 – Water Utilities Current Funds

ETHNIC COMPOSITION

Environmental Improvements, Inc.

White Male	21	White Female	7
Black Male	0	Black Female	0
Hispanic Male	1	Hispanic Female	0
Other Male	0	Other Female	0

Simba Industries

White Male	6	White Female	2
Black Male	0	Black Female	0
Hispanic Male	1	Hispanic Female	0
Other Male	0	Other Female	0

Hartwell Environmental Corporation

White Male	12	White Female	5
Black Male	0	Black Female	0
Hispanic Male	0	Hispanic Female	0
Other Male	0	Other Female	0

OWNERS

Environmental Improvements, Inc.

Larry Kelm, President
Eric Fields, Vice President
Lyle Milstead, Secretary

Simba Industries

Vickie L. Kasten, President

Hartwell Environmental Corporation

Ronald F. Culp, President
Kent A. Guilbeau, Treasurer

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an increase to the master agreement with Environmental Improvements, Inc. in the amount of \$145,675, Simba Industries in the amount of \$123,775 and Hartwell Environmental Corporation in the amount of \$45,875 for the purchase of original equipment manufacturers parts and accessories for water treatment equipment for Water Utilities to extend the term from August 7, 2014 through May 6, 2015 - Total not to exceed \$315,325, from \$1,261,300 to \$1,576,625 - Financing: Water Utilities Current Funds

Environmental Improvements, Inc. and Hartwell Environmental Corporation are non-local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforces. Simba Industries is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$123,775.00	39.25%
Non-local contracts	\$191,550.00	60.75%
TOTAL THIS ACTION	\$315,325.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Simba Industries	WFWB62220N0616	\$123,775.00	100.00%
Total Minority - Local		\$123,775.00	100.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$123,775.00	39.25%	\$618,875.00	39.25%
Total	\$123,775.00	39.25%	\$618,875.00	39.25%

November 12, 2014

WHEREAS, on November 10, 2010, City Council authorized a three-year master agreement for original equipment manufacturers parts and accessories for water treatment equipment for Water Utilities by Resolution No. 10-2800; and,

WHEREAS, on August 8, 2012, City Council authorized a two-year master agreement for original equipment manufacturers parts and accessories for water treatment equipment for Water Utilities by Resolution No. 12-1888;

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 increase the master agreement with Environmental Improvements, Inc. (243639) in the amount of \$145,675.00, Simba Industries (519720) in the amount of \$123,775.00 and Hartwell Environmental Corporation (359127) in the amount of \$45,875.00 for original equipment manufacturers parts and accessories for water treatment equipment for Water Utilities to extend the term from August 7, 2014 through May 6, 2015, in a total amount not to exceed \$315,325.00, increasing the master agreement amount from \$1,261,300.00 to \$1,576,625.00.

Section 2. That the City Controller is authorized to disburse funds in an amount not to exceed \$315,325.00.

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

AGENDA ITEM # 11

KEY FOCUS AREA:	Efficient, Effective and Economical Government
AGENDA DATE:	November 12, 2014
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Business Development & Procurement Services Communication and Information Services
CMO:	Jeanne Chipperfield, 670-7804 Jill A. Jordan, P.E., 670-5299
MAPSCO:	N/A

SUBJECT

Authorize an increase to the master agreement with SHI Government Solutions, Inc., through the Department of Information Resources, State of Texas Cooperative contract, for computer software, network management products, and design and presentation software - Not to exceed \$600,000, from \$2,400,000 to \$3,000,000 – Financing: Current Funds

BACKGROUND

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

This increase to the master agreement will allow for the purchase of computer software, network management products, and design and presentation software. This agreement allows Communication and Information Services (CIS) to purchase software that is used on the City's estimated 9,000 workstations, 4,000 mobile devices and 750 servers. This agreement offers business software that complies with City tested standards as regulated by CIS. CIS has the sole responsibility to approve and support all software purchased through this agreement. This increase is necessary to provide additional funds to allow purchasing to complete a new procurement process without service interruption.

Examples of software that are purchased on this agreement include:

- Desktop software such as Adobe Professional and Microsoft Visio
- Specialized products such as AutoCAD which are used on engineering workstations to design facility layouts
- Virtual desktop software
- Software used on mobile data computers to manage data being transferred across the radio network
- Security certificate software utilized to secure data being accepted on City websites

BACKGROUND (Continued)

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

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 23, 2012, City Council authorized a three-year master agreement for computer desktop software, network management products, and design and presentation software by Resolution No.12-1375.

On November 3, 2014, this item will be included as a briefing memo to the Budget, Finance and Audit Committee.

FISCAL INFORMATION

\$600,000.00 – Current Funds

ETHNIC COMPOSITION

SHI Government Solutions, Inc.

White Male	1	White Female	19
Black Male	0	Black Female	10
Hispanic Male	1	Hispanic Female	6
Other Male	2	Other Female	0

OWNER

SHI Government Solutions, Inc.

Thai Lee, President

November 12, 2014

WHEREAS, on May 23, 2012, City Council authorized a three-year master agreement for computer desktop software, network management products, and design and presentation software by Resolution No.12-1375;

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 increase the master agreement with SHI Government Solutions, Inc. (502145) through the Department of Information Resources, State of Texas Cooperative contract, for computer desktop software, network management products, and design and presentation software, in an amount not to exceed \$600,000.00, increasing the master agreement amount from \$2,400,000.00 to \$3,000,000.00.

Section 2. That the City Controller is authorized to disburse funds in an amount not to exceed \$600,000.00.

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

AGENDA ITEM # 12

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Equipment & Building Services

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

MAPSCO: N/A

SUBJECT

Authorize supplemental agreement no. 1 to increase the service contract with A Star Heat & Air, Inc. for plumbing services at City facilities - Not to exceed \$134,253, from \$537,009 to \$671,262 - Financing: Current Funds

BACKGROUND

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

This supplemental agreement will increase the service contract for plumbing services at City facilities. This increase is necessary to ensure continued uninterrupted services for plumbing maintenance and repair services 24 hours 7 days a week to the City.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 13, 2012, City Council authorized a three-year service contract for plumbing services at City facilities by Resolution No. 12-1515.

FISCAL INFORMATION

\$134,252.25 – Current Funds

ETHNIC COMPOSITION

A Star Heat & Air, Inc.

White Male	5	White Female	1
Black Male	0	Black Female	0
Hispanic Male	13	Hispanic Female	1
Other Male	0	Other Female	0

OWNER

A Star Heat & Air, Inc.

Eliseo Esparza, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize supplemental agreement no. 1 to increase the service contract with A Star Heat & Air, Inc. for plumbing services at City facilities - Not to exceed \$134,253, from \$537,009 to \$671,262 - Financing: Current Funds

A Star Heat & Air, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$134,252.25	100.00%
Non-local contracts	\$0.00	0.00%
TOTAL THIS ACTION	\$134,252.25	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
A Star Heat & Air, Inc.	HMDB62932Y0815	\$134,252.25	100.00%
Total Minority - Local		\$134,252.25	100.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$134,252.25	100.00%	\$671,261.25	100.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$134,252.25	100.00%	\$671,261.25	100.00%

November 12, 2014

WHEREAS, on June 13, 2012, City Council authorized a three-year service contract for plumbing services at City facilities by Resolution No. 12-1515;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to execute supplemental agreement no. 1 to increase the service contract with A Star Heat & Air, Inc. (VS0000068679) for plumbing services at City facilities in an amount not to exceed \$134,252.25, increasing the service contract amount from \$537,009.00 to \$671,261.25.

Section 2. That the City Controller is authorized to disburse funds in an amount not to exceed \$134,252.25.

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

AGENDA ITEM # 13

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Auditor

CMO: Craig Kinton, 670-3222

MAPSCO: N/A

SUBJECT

Authorize approval of the Office of the City Auditor's Fiscal Year 2015 Audit Plan as required by paragraph 4(b) of Resolution No. 79-0723, previously approved on February 28, 1979, and as amended by Resolution No. 90-4027, previously approved on December 12, 1990 - Financing: No cost consideration to the City

BACKGROUND

Since February 1979, the City Council has required the City Auditor to submit an annual Audit Plan to include identification of the scope of each audit to be conducted in terms of the organization, program, function, or activities to be addressed.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Briefed to the City Council Budget, Finance and Audit Committee on October 20, 2014, and the Committee recommended approval by the City Council.

FISCAL INFORMATION

No cost consideration to the City.

November 12, 2014

WHEREAS, the City Auditor briefed the City Council Budget, Finance and Audit Committee on October 20, 2014, and the Committee recommended approval by the City Council.

NOW, THEREFORE,

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

SECTION 1. That the City Auditor is authorized to carry out the audits as described in the attached Fiscal Year 2015 Audit Plan.

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



CITY OF DALLAS

OFFICE OF THE CITY AUDITOR

**AUDIT PLAN
FISCAL YEAR 2015**

**CRAIG D. KINTON
CITY AUDITOR**



AUDIT PLAN FOR FISCAL YEAR 2015

The City of Dallas (City) Office of the City Auditor (Office) performs work for and under the direction of the Dallas City Council. The Fiscal Year 2015 Audit Plan (Audit Plan) is designed to satisfy responsibilities established by the Dallas City Charter, meet the needs of the City Council, and outline the professional services that the Office plans to initiate and / or complete during Fiscal Year 2015.

The Office's mission is to promote public trust and advance accountability by providing independent, objective, and useful professional services for the City of Dallas. The Audit Plan demonstrates the variety of services the Office provides to address its mission and reflects the following Dallas City Council priorities:

- Public Safety
- Economic Vibrancy
- Clean, Healthy Environment
- Culture, Arts, Recreation and Education
- E-Gov

This Audit Plan is a working document in that the City Auditor is authorized, when deemed necessary in his professional judgment, to amend the Audit Plan. The Dallas City Council will be notified in writing concerning additions to, deletions from, or other changes to this Audit Plan. The Audit Plan includes audits, attestation engagements, and other professional services.

AUDIT AND ATTESTATION SERVICES

The Office complies with generally accepted government auditing standards when performing audits and attestation engagements. These standards provide a framework for conducting high quality audits and attestation engagements with competence, integrity, objectivity, and independence. The types of audits and attestation engagements performed under these standards include:

- **Performance Audits**

Conducted to provide objective analysis to assist management and those charged with governance and oversight to improve program performance and operations, reduce costs, facilitate decision making by parties with responsibility to oversee or initiate corrective action, and contribute to public accountability. Performance audit objectives vary widely and can include assessments of program effectiveness, economy, and efficiency; internal control; compliance; and, prospective analyses.

- **Financial Audits**

Conducted to provide an independent assessment of whether an entity's reported financial information (e.g., financial condition, results, and use of resources) are presented fairly and in accordance with recognized criteria. Financial audits provide users with statements concerning the reliability of information, and provide information about internal control over financial reporting, and compliance with provisions of laws, regulations, contracts, and grant agreements that have a material effect on the financial statements.

- **Attestation Engagements**

Conducted to address a broad range of financial or non-financial objectives. An attestation engagement results in an examination, a review, or an agreed-upon procedures report on a subject matter or an assertion about a subject matter that is the responsibility of another party.

OTHER PROFESSIONAL SERVICES

The Office provides other professional services which may or may not be performed in accordance with generally accepted government auditing standards. These other professional services include:

- **Investigative Services**

The Office provides investigative services to evaluate and investigate allegations of fraud, waste and abuse and maintains a Hotline as a tool for the confidential reporting of allegations. Investigations are conducted in accordance with Quality Standards for Inspection and Evaluation issued by the Council of the Inspectors General on Integrity and Efficiency. Criminal allegations are referred to appropriate law enforcement authorities. Significant findings of fraud are reported to the Mayor, the chairman of the Budget, Finance & Audit Committee, the City Attorney, and City management as required by Council Resolutions and Administrative Directive.

- **City Council Support**

The Office is authorized to conduct audits, attestation engagements, or other professional services for individual City Council Members, provided the request will not impact the completion of the Audit Plan. If, in the judgment of the City Auditor, a request will impact completion of the Audit Plan, the City Auditor is to request that the Council Member submit the request in writing for consideration and approval by the Budget, Finance & Audit Committee and the City Council as an amendment to the Audit Plan. All work products will be produced at the direction of the City Auditor.

- **Management Assistance**

The Office is authorized to perform audits and attestation services and other professional services at the request of management to assist in carrying out management's responsibilities. These services may include, but are not limited to, providing technical advice, such as participating on committees, task forces, panels, and focus groups. The Office may provide management assistance based on consideration of the impact on auditor independence and audit plan completion.

- **Litigation Support**

The Office is authorized to perform audits and attestation services and other professional services at the request of the City Attorney. The services provided by the Office depend on the needs of the City Attorney. These services may include, but are not limited to, research, analysis, and computer forensics.

INDEPENDENCE DISCLOSURES

Section 40-A.2.(c)(C) of the Dallas City Code designates the City Auditor as a voting member of the Employees' Retirement Fund (ERF) Board of Trustees. Generally accepted government auditing standards require the Office to disclose impairments to independence. The Office lacks independence in relation to any audit work that might be conducted at the ERF. To the extent that audits and attestation engagements are performed in this area, the Office is not independent. The effects of this independence concern on audit work will be clearly identified in any final reports, if applicable.

#	Department	Key Focus Area**	Description	Objectives
1	ATT	E-Gov	Litigation Support	Provide audit, attestation, and other professional services, as requested by the City Attorney
2	AVI	Economic Vibrancy	Leasing, Concessions, and Other Activities	Evaluate the adequacy of management's controls of leases, concessions, and other activities
3	BDPS	Economic Vibrancy / E-Gov	Sole Source / Single Bid Procurements	Determine whether applicable purchasing rules have been followed for sole source and single bid procurements as required by Administrative Directive 4-5
4	CIS / CTS	E-Gov / Public Safety	Courts Information System	Evaluate internal controls over cash management / collections processes for fines and fees which may include cash bond forfeitures and reinstatement on Class C misdemeanors
5	CIS / DFR / DPD	E-Gov / Public Safety	Records Management System	Determine whether the City's goals for implementing the Records Management System (RMS) achieved anticipated results (specifically cost, project schedule, functions implemented, and shadow systems eliminated) and includes the appropriate controls
6	OFS	E-Gov	Revenue Estimates – Budgeted Revenues for Fiscal Year 2015-2016	Determine whether the City has effective processes to ensure reasonable revenue estimates are included in the City Manager's proposed operating budget
7	OFS	Economic Vibrancy / E-Gov	Verification of Third Party Receipts Collections for Sales / Use Tax and Franchise Fees	Verify that: (1) Sales/Use tax receipts identified by the third party consultant are accurate and properly supported; and, (2) Franchise Fees (which may include utilities, cable, and telephone) identified by the third party consultant(s) are received by the City

#	Department	Key Focus Area **	Description	Objectives
8	PKR	Culture, Arts, Recreation and Education	Regulatory, Safety and Maintenance	Determine whether the Department of Park and Recreation has effective internal controls to identify and ensure compliance with regulatory, safety and maintenance requirements
9	SDC	Economic Vibrancy	Building Permits	Evaluate the efficiency and effectiveness of the building permitting process which may include customer service / satisfaction
10	Multiple	Multiple	Service Contract Monitoring	Evaluate whether the City effectively monitors various service contracts to ensure compliance with contract terms and conditions
11	Multiple	Multiple	Performance Measurement Process	Conduct audits of selected departments to evaluate whether performance data are meaningful, accurate, supportable, reliable, and valid
12	Multiple	Multiple	Special Audits	Conduct audits, in accordance with Chapter IX, Section 4 of the City Charter, of officers who vacate their offices due to death, resignation, removal, or expiration of term
13	Multiple	Multiple	Council Assistance	Provide audit and attestation services and other professional services, as requested by individual City Council members
14	Multiple	Multiple	Fraud, Waste and Abuse Investigations	Evaluate allegations of fraud, waste and abuse, conduct investigations, and educate employees
15	Multiple	Multiple	Management Assistance	Provide audit and attestation services and other professional services as requested by Management
16	Multiple	Multiple	Prior Audit Recommendations Follow-Up	Evaluate Management's implementation of prior audit recommendations

** The Fiscal Year 2015 Audit Plan (Audit Plan) is based on a risk assessment updated for City services approved in the Fiscal Year 2014 City of Dallas Adopted Annual Budget. While this year's Audit Plan does not directly address Clean, Healthy Environment, one of the City Council's Fiscal Year 2015 Key Focus Areas, to the extent that it is possible the Office will include this Key Focus Area in projects identified as "Multiple".

AGENDA ITEM # 14

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Controller
Business Development & Procurement Services
Office of Financial Services
Water Utilities

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

MAPSCO: N/A

SUBJECT

Authorize a contract for depository and lockbox services for five years, including the extension and consolidation for nine months of merchant services as currently provided - Bank of America, N.A., lowest responsive applicant of four - Not to exceed \$5,150,000 - Financing: Current Funds (\$4,200,000) and Water Utilities Current Funds (\$950,000) (subject to annual appropriations)

BACKGROUND

This service contract will provide depository services for the City. The financial institution selected shall receive and securely keep all public moneys and investments belonging to the City and make all payments from the City in accordance with chapter 105 of the Texas Local Government Code and the City's Charter. The request for applications was structured to allow vendors to submit applications for two separate groups; core services and retail lockbox. The City also reserved the opportunity to award a part of the core services.

The core banking services contract with the financial institution will provide are the following:

- deposits
- disbursement
- information reporting
- account reconciliation
- securities safekeeping
- wholesale lockbox services

BACKGROUND (Continued)

Staff recommends separating merchant credit card processing services from the core banking services and extending these services for a period not to exceed nine months with a termination for convenience provision. Staff would like to make additional inquiries about the merchant credit card processing services based on information received and proceed with a new competitive process to select a bank to provide this service.

The current depository contract with Bank of America, N.A. expires on December 10, 2014. A Request for Applications was advertised on June 19, 2014, requesting applications in accordance with State law.

Representatives from the user departments of Court & Detention Services, the City Controller's Office, Dallas Fire and Rescue, and Communication & Information Services assessed each application to verify the applications met minimum requirements of the solicitation for depository services.

A pre-proposal meeting for prospective applicants was held on June 27, 2014 to discuss the specifications. A meeting for prospective applicants was held in City Hall L2AN Room A. On July 30, 2014 the City received four applications for banking services and retail lockbox services. Four of the applications included responses for retail lockbox.

A 10% contingency cost has been added to this contract due to the uncertainty of the volume for required banking services.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services used its procurement system to send out 99 email bid notifications to vendors registered under respective commodities. To further increase competition, Business Development and Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the Business Development and Procurement Services' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 28, 2007, City Council authorized the City Manager to exercise the two-year option to extend the City Depository contract for depository and other banking services by Resolution No. 07-0995.

On September 28, 2009, the Budget, Finance and Audit Committee was briefed.

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

On October 14, 2009, City Council authorized a five-year service contract for depository services and other banking services to Bank of America by Resolution No. 09-2549.

On November 3, 2014, the Budget, Finance and Audit Committee is scheduled to be briefed.

FISCAL INFORMATION

\$4,200,000 - Current Funds (subject to annual appropriations)

\$950,000 - Water Utilities Current Funds (subject to annual appropriations)

M/WBE INFORMATION

10 - Vendors contacted

10 - No response

0 - Response (Bid)

0 - Response (No Bid)

0 - Successful

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

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

ETHNIC COMPOSITION

Bank of America, N.A.

White Female	831	White Male	770
Black Female	803	Black Male	236
Hispanic Female	536	Hispanic Male	241
Other Female	147	Other Male	124

BID INFORMATION

The following applications were received from solicitation number BHZ1419 and opened on July 30, 2014. This service contract is being awarded in its entirety to the responsive applicant with the most points.

*Denotes successful applicant

<u>Bidders</u>	<u>Address</u>	<u>Amounts</u>
*Bank of America, N.A.	901 Main Street Dallas, TX 75202	\$2,885,988.60
JPMorgan Chase	2200 Ross Avenue Dallas, TX 75201	\$3,026,692.80
Wells Fargo	1445 Ross Avenue Dallas, TX 75202	\$3,219,450.00
Capital One	4111 Gaston Ave. Dallas, TX 75204	Non-responsive**

**Capital One was deemed non-responsive due to not bidding on all services.

OWNER

Bank of America, N.A.

Brian T. Moynihan, Chief Executive Officer
Thomas K. Montag, Chief Operating Officer
Bruce R. Thompson, Chief Financial Officer

November 12, 2014

WHEREAS, on July 30 2014, the City received four applications in response to a Request for Applications for depository services; and

WHEREAS, the proposal received from Bank of America was deemed the most advantageous of the four applications due both to the responsiveness of the application to the City's requirements and the proposed cost of the services, with the exception of merchant services; and

WHEREAS, the City requires a nine-month extension of the current merchant services contract with Bank of America in order to allow sufficient time to seek new competitive sealed proposals for merchant services.

NOW, THEREFORE,

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

Section 1. Authorize a contract for depository and lockbox services for five years, including the extension and consolidation for nine months of merchant services as currently provided – Bank of America, N.A., lowest responsive applicant of four – Not to exceed \$5,150,000 – Financing: Current Funds (subject to annual appropriations)

Section 2. That the City Manager is hereby authorized to execute the City depository contract and various operating agreements between the City of Dallas and Bank of America, N.A., such contract and agreements to be approved as to form by the City Attorney. For purposes of communication and to avoid disruption in the City's banking services, the City has requested and Bank of America has agreed that the terms and conditions of the current contract should continue for the term of the new contract. The Merchant Services described in Attachments 17A, 17B, and 17C of the current contract will be extended for a nine-month period.

Section 3. The City Controller is authorized to disburse funds in accordance with the terms of the contract provision from funds as follows:

Fund 0001, Dept BMS, Unit 1991, Object 3070, not to exceed \$4,200,000 (subject to annual appropriations)

Section 4. That the City Controller is authorized to transfer funds from Fund 0100, Department DWU, Unit 7230, Object 3072 to Fund 0001, Department BMS, Unit 1991, Object 5011 for retail lockbox expenses, in the amount not to exceed \$950,000 (subject to annual appropriations)

November 12, 2014

Section 5. That the City Manager is authorized, upon recommendation of the Chief Financial Officer, to approve collateral pledged to secure City funds, so that City funds remain fully collateralized with securities authorized and acceptable under state law and the City's investment policy, as amended from time to time.

Section 6. The Bank of New York Mellon or one of its branches is hereby designated as a third party custodian for the purpose of holding securities which collateralize and secure City funds on deposit at Bank of America, N.A., as required in the City depository contract. The City Manager is further authorized to execute safekeeping agreements and any other necessary arrangements in connection with the City depository contract, following approval as to form by the City Attorney, and to authorize the establishment of an account at the Bank of New York Mellon or one of its branches to hold securities pledged to secure City funds.

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

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Controller

CMO: Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

An ordinance authorizing: **(1)** the issuance and sale of City of Dallas, Texas, General Obligation Refunding and Improvement Bonds, Series 2014, in an aggregate principal amount not to exceed \$635,000,000; **(2)** the establishment of parameters regarding the sale of the Bonds; **(3)** approval of an Escrow Agreement; and **(4)** approval of a Bond Purchase Agreement and all other matters related thereto - Financing: This action has no cost consideration to the City

BACKGROUND

Pursuant to elections held in May 1998, November 2006, and November 2012, the residents of Dallas voted and authorized the City to issue general obligation bonds for the purpose of providing funds for permanent public improvements. The City's Co-Financial Advisors recommend: (1) refunding a portion of outstanding Series 2005, 2007, 2007A, and 2008 Bonds, (2) refunding and retirement of outstanding commercial paper notes issued for interim financing; and (3) issuance of improvement bonds to finance capital improvement projects at the City.

The City's co-financial advisors, First Southwest Company and Estrada Hinojosa, recommend issuing up to \$305,000,000 for the purpose of refunding outstanding bonds, and commercial paper. Based on recent market conditions, the refunding is expected to result in a cash savings of approximately \$19.1 million and a net present value savings of approximately \$17.8 million which is 7.3 percent of the par amount of the bonds refunded by Series 2014 Bonds. If market conditions improve, the City may elect to look for additional refunding opportunities and adjust the terms of the sale prior to the adoption of the parameters ordinance to include other advance refunding of outstanding obligations. Actual savings will depend on market conditions at the time of the sale.

Issuance up to \$330,000,000 of Improvement bonds will also be used to finance capital improvements, and is within the Fiscal Year 2014-15 operating and capital budgets for the City.

BACKGROUND (Continued)

The City plans to use Underwriting Syndicate Team “B” which is comprised of Citigroup Global Markets Inc., Wells Fargo Bank N.A., Goldman, Sachs & Co., Piper Jaffray, Stifel Nicolaus & Company Inc., Frost Bank, Loop Capital Markets L.L.C., Samuel A. Ramirez & Co., and Stern Brothers & Company. Wells Fargo Securities will be the Bookrunning Senior Manager and Stern Brothers & Company will serve as the Co-Senior Manager.

ESTIMATED SCHEDULE OF PROJECT

Authorize preparation for Issuance of Bonds	November 12, 2014
Approval of parameters ordinance	November 12, 2014
Pricing	December 11, 2014
Execution of the Bond Purchase Agreement	December 12, 2014
Delivery of Proceeds	December 23, 2014

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

Budget, Finance and Audit Committee was briefed on November 3, 2014.

FISCAL INFORMATION

See Attachment I - \$1,030,509.00 - Financing: 2014 General Obligation Refunding & Improvement Bond Funds

M/WBE INFORMATION

Attachment I provide an estimate of bond issuance costs for the proposed Series 2014 bonds and the M/WBE participation

**SERIES 2014
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS
\$635,000,000**

Estimate of Total Bond Issuance Costs and M/WBE Participation

Co-Bond Counsel

Bracewell & Giuliani L.L.P. (Vendor # VS0000056820)	\$ 225,000	21.8%
West & Associates L.L.P. (Vendor #330805)	140,250	13.6%

Co-Financial Advisors

First Southwest Company (Vendor #193056)	217,620	21.1%
Estrada Hinojosa - (Vendor #259910)	145,080	14.1%

Debt Analysis/Structuring Fees

First Southwest Company (Vendor #193056)	28,000	2.7%
Estrada Hinojosa - (Vendor #259910)	12,000	1.2%

Out-of-Pocket Expenses

First Southwest Company (Vendor #193056)	4,000	0.4%
--	-------	------

Official Statement Printing

TBD	10,000	1.0%
-----	--------	------

Rating Agencies

Moody's Investors Service (Vendor #951236)	120,000	11.6%
Standard & Poor's (Vendor #954974)	111,100	10.8%

Auditor

Grant Thornton L.L.P. (Vendor #VS0000007921)	7,959	0.8%
--	-------	------

Filing Fee

Attorney General (Vendor #344989)	9,500	0.9%
-----------------------------------	-------	------

Total Issuance Costs

<u>\$ 1,030,509</u>	<u>100%</u>
---------------------	-------------

Total M/WBE Participation as % of Total Issuance Costs: 28.9%

**ORDINANCE
AUTHORIZING THE ISSUANCE OF**

**CITY OF DALLAS, TEXAS
GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS
SERIES 2014**

Adopted: November 12, 2014

TABLE OF CONTENTS

Recitals.....1

ARTICLE I

DEFINITIONS AND OTHER PRELIMINARY MATTERS

Section 1.01. Definitions.....6
Section 1.02. Findings.....9
Section 1.03. Table of Contents, Titles and Headings9
Section 1.04. Interpretation.....9

ARTICLE II

SECURITY FOR THE BONDS

Section 2.01. Tax Levy for Payment of the Bonds.10

ARTICLE III

AUTHORIZATION; GENERAL TERMS AND PROVISIONS
REGARDING THE BONDS

Section 3.01. Authorization10
Section 3.02. Date, Denomination, Maturities, Numbers and Interest.11
Section 3.03. Medium, Method and Place of Payment; Unclaimed Payments.....11
Section 3.04. Execution and Initial Registration.12
Section 3.05. Ownership.13
Section 3.06. Registration, Transfer and Exchange.....13
Section 3.07. Cancellation and Authentication.....15
Section 3.08. Temporary Bonds.....15
Section 3.09. Replacement Bonds.16
Section 3.10. Book-Entry-Only System.....17
Section 3.11. Successor Securities Depository; Transfer Outside Book-Entry-Only System.....18
Section 3.12. Payments to Cede & Co.....18

ARTICLE IV

REDEMPTION OF BONDS BEFORE MATURITY

Section 4.01. Limitation on Redemption18
Section 4.02. Optional Redemption.....18
Section 4.03. Mandatory Sinking Fund Redemption.....19
Section 4.04. Partial Redemption.....19
Section 4.05. Notice of Redemption to Owners.20

Section 4.06. Payment Upon Redemption.....	20
Section 4.07. Effect of Redemption.....	21
Section 4.08. Lapse of Payment.....	21

ARTICLE V

PAYING AGENT/REGISTRAR

Section 5.01. Appointment of Initial Paying Agent/Registrar.....	21
Section 5.02. Qualifications.....	21
Section 5.03. Maintaining Paying Agent/Registrar.....	22
Section 5.04. Termination.....	22
Section 5.05. Notice of Change to Owners.....	22
Section 5.06. Agreement to Perform Duties and Functions.....	22
Section 5.07. Delivery of Records to Successor.....	22

ARTICLE VI

FORM OF THE BONDS

Section 6.01. Form Generally.....	22
Section 6.02. Form of the Bonds.....	23
Section 6.03. CUSIP Registration.....	29
Section 6.04. Legal Opinion.....	29
Section 6.05. Municipal Bond Insurance.....	29

ARTICLE VII

CREATION OF FUNDS AND ACCOUNTS, INITIAL DEPOSITS
AND APPLICATION OF MONEY

Section 7.01. Creation of Funds.....	30
Section 7.02. Initial Deposits.....	30
Section 7.03. Interest and Sinking Fund.....	30
Section 7.04. Construction Fund.....	31
Section 7.05. Excess Bond Proceeds.....	31
Section 7.06. Security of Funds.....	31

ARTICLE VIII

INVESTMENTS

Section 8.01. Investments.....	31
Section 8.02. Investment Income.....	32

ARTICLE IX

PARTICULAR REPRESENTATIONS AND COVENANTS

Section 9.01. Payment of the Bonds32
Section 9.02. Other Representations and Covenants.32
Section 9.03. Federal Income Tax Exclusion of Bonds.....32
Section 9.04. No Private Use or Payment and No Private Loan Financing.....33
Section 9.05. No Federal Guarantee33
Section 9.06. No Hedge Bonds33
Section 9.07. No Arbitrage33
Section 9.08. Arbitrage Rebate33
Section 9.09. Information Reporting34
Section 9.10. Continuing Obligation34

ARTICLE X

DEFAULT AND REMEDIES

Section 10.01. Events of Default34
Section 10.02. Remedies for Default.34
Section 10.03. Remedies Not Exclusive.35

ARTICLE XI

DISCHARGE

Section 11.01. Discharge35

ARTICLE XII

SALE AND DELIVERY OF BONDS;
APPROVAL OF OFFICIAL STATEMENT;
CONTROL AND DELIVERY OF BONDS

Section 12.01. Sale of Bonds; Delivery of Official Statement.35
Section 12.02. Control and Delivery of Bonds.37

ARTICLE XIII

CONTINUING DISCLOSURE UNDERTAKING

Section 13.01. Annual Reports.37
Section 13.02. Material Event Notices.38
Section 13.03. Limitations, Disclaimers and Amendments.39

ARTICLE XIV

AMENDMENTS; ATTORNEY GENERAL MODIFICATION

Section 14.01. Amendments40
Section 14.02. Attorney General Modification.....41
Section 14.03. Partial Invalidity.....41
Section 14.04. No Personal Liability41

ARTICLE XV

REDEMPTION OF REFUNDED OBLIGATIONS; APPROVAL OF ESCROW AND
DEPOSIT AGREEMENT; PURCHASE OF ESCROWED SECURITIES

Section 15.01. Redemption of Refunded Obligations.41
Section 15.02. Approval of Escrow Agreement and Deposit Agreement41
Section 15.03. Purchase of Securities42
Section 15.04. Notice of Deposit and Redemption.....42

ARTICLE XVI

EFFECTIVE IMMEDIATELY

Section 16.01. Effective Immediately.....42

SCHEDULE I - Refunded Obligation Candidates

EXHIBIT A - Description of Annual Disclosure of Financial Information

EXHIBIT B – Sale Parameters

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DALLAS, TEXAS, AUTHORIZING THE ISSUANCE OF CITY OF DALLAS, TEXAS, GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS, SERIES 2014, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$635,000,000; LEVYING AND REQUIRING ASSESSMENT AND COLLECTION OF A CONTINUING DIRECT ANNUAL AD VALOREM TAX ON ALL TAXABLE PROPERTY WITHIN THE CITY TO PAY THE INTEREST ON SUCH BONDS AND TO CREATE A SINKING FUND FOR THE PAYMENT THEREOF AT MATURITY; APPROVING EXECUTION OF A PURCHASE AGREEMENT, DEPOSIT AGREEMENT AND AN ESCROW AGREEMENT; APPROVING THE OFFICIAL STATEMENT; ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE

WHEREAS, pursuant to special elections held in the City of Dallas (the “City”) on May 2, 1998, November 7, 2006 and November 6, 2012, a majority of the duly qualified resident electors of the City voting at such elections sustained propositions authorizing the City Council of the City (the “City Council”) to issue general obligation bonds of the City for the purpose of providing funds for permanent public improvements and public purposes, to-wit:

November 2, 1998 Election

\$246,000,000 for developing, constructing, and acquiring the Trinity River Corridor Project, including floodway extension and flood reduction and control improvements, levees and related street and road improvements, including the City’s share of the costs of the Trinity Parkway, lakes, waterways, open space and recreational facilities, and other facilities, improvements, and equipment necessary and incidental thereto;

November 6, 2006 Election

\$390,420,000 planning, designing, constructing, reconstructing, improving, extending, and expanding streets, thoroughfares, freeways, alleys, sidewalks, bridges, pedestrianways, trolleyways and other multi-modal transportation facilities, including related storm drainage facilities and improvements, signalization, signage, video roadside cameras, and other traffic and signal controls, street lighting, landscaping, streetscape and median improvements, and the acquisition of land therefor;

\$334,315,000	planning, designing, constructing, renovating, repairing, replacing, and expanding flood protection and storm drainage facilities and improvements, including erosion control, flood management and storm drainage relief improvements, including the relocation of utilities and the acquisition of land therefor;
\$343,230,000	planning, designing, constructing, improving, renovating, repairing, replacing, expanding, equipping, and acquiring land for park and recreation facilities, including neighborhood parks, downtown parks, aquatic facilities, municipal golf facilities, trails, open space, playgrounds, park service and maintenance facilities, and facilities located at Fair Park, the Dallas Arboretum and the City Zoo;
\$46,200,000	planning, designing, constructing, renovating, repairing, replacing, expanding, equipping, and furnishing library facilities and the acquisition of land or interests in land therefor;
\$60,855,000	planning, designing, constructing, renovating, repairing, replacing, expanding, equipping, furnishing and acquiring land for cultural arts facilities, including a performing arts theater in the Downtown Arts District;
\$34,750,000	planning, designing, constructing, renovating, replacing, repairing, expanding, equipping and furnishing city hall, city service and city maintenance facilities, including the acquisition of land therefor;
\$1,500,000	acquiring land under the land bank program for the development of low or moderate income single family homes;
\$41,495,000	promoting economic development in the Southern area of the City, and promoting economic development in other areas of the City in connection with transit-oriented development, through planning, designing, constructing, improving, extending and expanding public street, utility and other infrastructure facilities, including the acquisition of land therefor, and through funding the City's programs for economic development including the acquisition of improved and unimproved properties, the demolition of existing structures, making loans and grants of bond proceeds and otherwise providing assistance for private commercial, industrial, retail, residential and mixed-use development;
\$6,635,000	planning, designing, reconstructing, improving, renovating, repairing, replacing, expanding and equipping facilities located at the Farmers Market, including the acquisition of land, relocation of utilities, street infrastructure improvements, sidewalks, storm drainage facilities and controls, street lighting, streetscape and median improvements in connection therewith;

- \$22,550,000 acquiring land in the area known as Cadillac Heights for the future location of police academy related facilities and/or city service and maintenance facilities;
- \$7,945,000 planning, designing, constructing, renovating, repairing, replacing, expanding equipping, and furnishing court facilities and the acquisition of land therefor;
- \$63,625,000 planning, designing, constructing, renovating, repairing, replacing, expanding, equipping, and furnishing public safety facilities including police substations, a police academy and related facilities, fire stations, fire training and related facilities and emergency warning systems, and the acquisition of land therefor;

November 6, 2012 Election

- \$260,625,000 planning, designing, constructing, reconstructing, improving, extending, and expanding streets, thoroughfares, freeways, alleys, sidewalks, bridges, and pedestrian and bike ways, including related storm drainage facilities and improvements, signalization, signage, video roadside cameras, and other traffic and signal controls, street lighting, landscaping, streetscape and median improvements, and the acquisition of land therefor;
- \$326,375,000 planning, designing, constructing, renovating, repairing, replacing, and expanding flood protection and storm drainage facilities and improvements, including erosion control, flood management and storm drainage relief improvements, including the relocation of utilities and the acquisition of land and subsurface easements therefor;
- \$55,000,000 promoting economic development in the Southern area of the City, and promoting economic development in other areas of the City in connection with transit-oriented development, through planning, designing, constructing, improving, extending and expanding public street, utility and other infrastructure facilities, including the acquisition of land therefor, and through funding the City’s programs for economic development including the acquisition of improved and unimproved properties, the demolition of existing structures, making loans and grants of bond proceeds and otherwise providing assistance for private commercial, industrial, retail, residential and mixed-use development;

WHEREAS, the City Council has determined to issue for their respective purposes such of the aforesaid authorized but unissued bonds as are hereinafter provided to be issued, a tabulation showing the amount of bonds authorized, the amounts previously issued, the amounts authorized to be issued pursuant to this Ordinance (the “Ordinance”) for the purposes indicated, and the balance remaining for future bond issues, as follows:

<u>Purpose</u>	<u>Amount Voted</u>	<u>Amount Previously Issued</u>	<u>Commercial Paper Issued</u>	<u>Amount Being Issued¹</u>	<u>Unissued Balance²</u>
<u>May 2, 1998 Election:</u>					
Trinity River Corridor Project	\$246,000,000	\$213,092,000	\$ 1,071,000	\$19,565,000	12,272,000
<u>November 7, 2006 Election:</u>					
Street and Transportation Improvements	390,420,000	234,267,000	5,393,000	72,975,000	77,785,000
Flood Protection and Storm Drainage Facilities	334,315,000	224,902,000	-0-	10,015,000	99,398,000
Park and Recreation Facilities	343,230,000	303,879,000	3,262,000	19,725,000	16,364,000
Library Facilities	46,200,000	34,384,000	4,720,000	7,095,000	1,000
Cultural Arts Facilities	60,855,000	55,974,000	29,000	120,000	4,732,000
City Hall, City Service and City Maintenance Facilities	34,750,000	16,706,000	296,000	6,415,000	11,333,000
Land Acquisition for Development of Low and Moderate Income Single Family Homes	1,500,000	150,000	-0-	805,000	545,000
Economic Development in the Southern Area of the City and in Other Areas in Connection with Transit-Oriented Development	41,495,000	35,091,000	450,000	5,955,000	-0-
Farmers Market Improvements	6,635,000	6,636,000	-0-	-0-	-0-
Cadillac Heights Land Acquisition for City Facilities	22,550,000	8,689,000	-0-	-0-	13,561,000
Court Facilities	7,945,000	7,945,000	-0-	-0-	-0-
Public Safety Facilities	63,625,000	44,447,000	3,822,000	12,220,000	3,136,000

¹ Amount may include premium allocated against voted authorization, as set forth in the Pricing Certificate. Additionally, the amount may be reduced or reallocated as determined by the Authorized Officer and provided in the Pricing Certificate.

² This amount may be increased as provided in the Pricing Certificate if the amount being issued is reduced.

<u>Purpose</u>	<u>Amount Voted</u>	<u>Amount Previously Issued</u>	<u>Commercial Paper Issued</u>	<u>Amount Being Issued¹</u>	<u>Unissued Balance²</u>
<u>November 6, 2012 Election:</u>					
Street Improvements	260,625,000	14,845,000	7,077,000	70,245,000	168,458,000
Flood Protection and Drainage Facilities	326,375,000	1,400,000	67,000	76,630,000	248,278,000
Economic Development Programs	<u>55,000,000</u>	<u>1,500,000</u>	<u>288,000</u>	<u>21,765,000</u>	<u>31,447,000</u>
TOTALS	\$1,599,520,000	\$1,204,207,000	\$26,475,000	\$323,530,000	\$687,310,000

¹ Amount may include premium allocated against voted authorization, as set forth in the Pricing Certificate. Additionally, the amount may be reduced or reallocated as determined by the Authorized Officer and provided in the Pricing Certificate.

² This amount may be increased as provided in the Pricing Certificate if the amount being issued is reduced.

WHEREAS, there are presently outstanding certain commercial paper notes (the “Refunded Commercial Paper Notes”) of the City and certain outstanding bonds of the City (the “Refunded Bonds” and together with the Refunded Commercial Paper Notes the “Refunded Obligations”) described on Schedule I hereto, which are secured by and payable from ad valorem taxes levied on property within the City in an amount sufficient to pay principal of and interest on such obligations as they become due within the limits prescribed by law; and

WHEREAS, the City now desires to refund such obligations described on Schedule I hereto; and

WHEREAS, the City Council desires to delegate to the Authorized Officer, pursuant to Chapters 1207 and 1371, Texas Government Code, as amended, and the parameters of this Ordinance, the authority to approve the amount, the number of series, the interest rate, the price and terms of the bonds authorized hereby and to otherwise take such actions as are necessary and appropriate to effect the sale of the bonds and to select the specific maturities or series of Refunded Obligation Candidates to be refunded;

WHEREAS, Chapter 1207, Texas Government Code, authorizes the City to issue refunding bonds and to deposit the proceeds from the sale thereof, and any other available funds or resources, directly with a commercial bank or trust company, and such deposit, if made before the payment dates for the Refunded Commercial Paper Notes, shall constitute the making of firm banking and financial arrangements for the discharge and final payment of the Refunded Commercial Paper Notes;

WHEREAS, Chapter 1207 further authorizes the City to enter into an escrow agreement with a commercial bank with respect to the safekeeping, investment, reinvestment,

administration and disposition of any such deposit, upon such terms and conditions as the City and such bank may agree, provided that such deposits may be invested and reinvested only in investments permitted under Chapter 1207 and the ordinances authorizing the Refunded Bonds, and which shall mature and bear interest payable at such times and in such amounts as will be sufficient to provide for the scheduled payment or prepayment of the Refunded Bonds;

WHEREAS, the Escrow Agreement hereinafter authorized constitutes an escrow agreement of the kind authorized and permitted by said Chapter 1207;

WHEREAS, the City Council hereby finds and determines that refunding of the Refunded Bonds contemplated in this Ordinance will benefit the City by providing a debt service savings in an amount to be certified on the Pricing Certificate, and that such benefit is sufficient consideration for the refunding of the Refunded Obligations; and

WHEREAS, the City Council hereby finds and determines that it is not practicable to calculate a savings amount attributable to the refunding of the Refunded Commercial Paper Notes, but that the refunding contemplated in this Ordinance will benefit the City and that such benefit is sufficient consideration for the refunding of the Refunded Commercial Paper Notes; and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and public notice of the time, place, and purpose of said meeting was given as required by Chapter 551, Texas Government Code, as amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS, TEXAS:

ARTICLE I

DEFINITIONS AND OTHER PRELIMINARY MATTERS

Section 1.01. Definitions. Unless otherwise expressly provided or unless the context clearly requires otherwise in this Ordinance, the following terms shall have the meanings specified below:

“Authorized Officer” means the City Manager of the City, and in his or her absence, any Assistant City Manager.

“Bond” means any of the Bonds.

“Bonds” means the City of Dallas General Obligation Refunding and Improvement Bonds, Series 2014.

“Business Day” means a day that is not a Saturday, Sunday, legal holiday or other day on which banking institutions in the City where the Designated Payment/Transfer Office is located are required or authorized by law or executive order to close.

“Charter” means the Home Rule Charter of the City, as amended.

“City” means the City of Dallas, Texas.

“City Council” means the governing body of the City of Dallas, Texas as identified in the preamble to this Ordinance.

“Closing Date” means the date of the initial delivery of and payment for the Bonds.

“Code” means the Internal Revenue Code of 1986, as amended, including applicable regulations, published rulings and court decisions relating thereto.

“Commercial Paper Notes” means the City’s General Obligation Commercial Paper Notes, Series C authorized pursuant to an ordinance of the City dated November 20, 2010 and amended July 9, 2013.

“Construction Fund” means the construction fund established by Section 7.01 of this Ordinance.

“Deposit Agreement” means that certain Deposit Agreement between the City and the Paying Agent/Registrar for the Refunded Commercial Paper Notes pertaining to the defeasance of the outstanding Commercial Paper Notes listed in Schedule I.

“Designated Payment/Transfer Office” means (i) with respect to the initial Paying Agent/Registrar named herein, its corporate trust office in St. Paul, Minnesota, and (ii) with respect to any successor Paying Agent/Registrar, the office of such successor designated and located as may be agreed upon by the City and such successor.

“DTC” means The Depository Trust Company of New York, New York, or any successor securities depository.

“DTC Participant” means brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants.

“EMMA” means the Electronic Municipal Market Access System.

“Escrow Agent” means the escrow agent named in the Escrow Agreement.

“Escrow Agreement” means that certain Escrow Agreement between the City and the Escrow Agent pertaining to the defeasance of the Refunded Bonds described in Section 15.03 of this Ordinance.

“Escrow Fund” means the fund by that name established in the Escrow Agreement.

“Event of Default” means any event of default as defined in Section 10.01 of this Ordinance.

“Fiscal Year” means such fiscal year as shall be prescribed by the Charter and which under the existing Charter commences October 1 and ends September 30 of the following year.

“Initial Bond” means the initial Bond, described in Sections 3.04(d) and 6.02(e) of this Ordinance.

“Interest and Sinking Fund” means the “City of Dallas, Texas, General Obligation Refunding and Improvement Bonds, Series 2014, Interest and Sinking Fund,” as established by Section 7.01 of this Ordinance.

“Interest Payment Date” means the date or dates upon which interest on the Bonds is scheduled to be paid until the maturity or prior redemption of the Bonds, such dates being February 15 and August 15 of each year, commencing on the date set forth in the Pricing Certificate.

“MSRB” means the Municipal Securities Rulemaking Board.

“Original Issue Date” means the date designated as such in Section 3.02(a) of this Ordinance.

“Owner” means the person who is the registered owner of a Bond or Bonds, as shown in the Register.

“Paying Agent/Registrar” means U.S. Bank National Association, any successor thereto or any entity which is appointed as and assumes the duties of paying agent/registrar as provided in this Ordinance.

“Pricing Certificate” means a certificate or certificates to be signed by the Authorized Officer.

“Purchase Agreement” means one or more bond purchase agreements described in Section 12.01(b) of this Ordinance.

“Record Date” means the last Business Day of the month next preceding an Interest Payment Date.

“Refunded Obligation Candidates” means the obligations of the City set forth in Schedule I.

“Refunded Obligations” means collectively, the Refunded Bonds and the Refunded Commercial Paper Notes, which are to be designated in the Pricing Certificate from the Refunded Obligation Candidates.

“Register” means the Register specified in Section 3.06(a) of this Ordinance.

“Representation Letter” means the Blanket Letter of Representations between the City and DTC applicable to the Bonds.

“Representative” means the representative for the Underwriters named in the Purchase Agreement.

“Rule” means SEC Rule 15c2-12, as amended from time to time.

“SEC” means the United States Securities and Exchange Commission.

“Special Payment Date” means the Special Payment Date prescribed by Section 3.03(b).

“Special Record Date” means the Special Record Date prescribed by Section 3.03(b).

“Term Bonds” has the meaning set forth in Section 4.04 hereof.

“Unclaimed Payments” means money deposited with the Paying Agent/Registrar for the payment of principal of or interest on the Bonds as the same come due and payable or money set aside for the payment of Bonds duly called for redemption prior to maturity, and remaining unclaimed by the Owners of such Bonds for 90 days after the applicable payment or redemption date.

“Underwriters” means the underwriters named in the Purchase Agreement.

Section 1.02. Findings. The declarations, determinations and findings declared, made and found in the preamble to this Ordinance are hereby adopted, restated and made a part of the operative provisions hereof.

Section 1.03. Table of Contents, Titles and Headings. The table of contents, titles and headings of the Articles and Sections of this Ordinance have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof and shall never be considered or given any effect in construing this Ordinance or any provision hereof or in ascertaining intent, if any question of intent should arise.

Section 1.04. Interpretation.

(a) Unless the context requires otherwise, words of the masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa.

(b) This Ordinance and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein and to sustain the validity of this Ordinance.

(c) Article and section references shall mean references to articles and sections of this Ordinance unless designated otherwise.

ARTICLE II

SECURITY FOR THE BONDS

Section 2.01. Tax Levy for Payment of the Bonds.

(a) The City Council hereby declares and covenants that it will provide and levy a tax legally and fully sufficient for payment of the Bonds, it having been determined that the existing and available taxing authority of the City for such purpose is adequate to permit a legally sufficient tax in consideration of all other outstanding obligations of the City.

(b) In order to provide for the payment of the debt service requirements of the Bonds, being (i) the interest on the Bonds and (ii) a sinking fund for their payment at maturity or a sinking fund of two percent per annum (whichever amount is the greater), there is hereby levied for the current year and each succeeding year thereafter while the Bonds or interest thereon remain outstanding and unpaid, a tax within legal limitations on each \$100 assessed valuation of taxable property in the City that is sufficient to pay such debt service requirements, full allowance being made for delinquencies and costs of collection.

(c) The tax levied by this Section shall be assessed and collected each year and applied to the payment of the debt service requirements on the Bonds, and the tax shall not be diverted to any other purpose.

(d) Said ad valorem tax, the collections therefrom, and all amounts on deposit in or required hereby to be deposited to the Interest and Sinking Fund for the Bonds are hereby pledged and committed irrevocably to the payment of the principal of and interest on the Bonds when and as due and payable in accordance with their terms and this Ordinance.

(e) If the liens and provisions of this Ordinance shall be discharged in a manner permitted by Article XI hereof, then the collection of such ad valorem tax may be suspended or appropriately reduced, as the facts may permit, and further deposits to the Interest and Sinking Fund may be suspended or appropriately reduced, as the facts may permit. In determining the aggregate principal amount of outstanding Bonds, there shall be subtracted the amount of any Bonds that have been duly called for redemption and for which money has been deposited in accordance with Article XI herein.

ARTICLE III

AUTHORIZATION; GENERAL TERMS AND PROVISIONS REGARDING THE BONDS

Section 3.01. Authorization. The City's bonds to be designated "City of Dallas, Texas, General Obligation Refunding and Improvement Bonds, Series 2014" or such other designations as are set forth in the Pricing Certificate, are hereby authorized to be issued and delivered in accordance with the Constitution and laws of the State of Texas and the Charter of the City. The Bonds shall be issued in the aggregate principal amount designated in the Pricing Certificate for the public purpose of providing funds for: (i) various permanent public improvements and public purposes, all as set forth in the preamble hereof, (ii) to refund the Refunded Obligations, and (iii)

to pay the costs incurred in connection with the issuance of the Bonds (including, without limitation, underwriters' discount), under and by virtue of Chapters 1207, 1331 and 1371, Texas Government Code, as amended, and pursuant to Chapter XXI of the Charter of the City. The Authorized Officer is hereby authorized and directed to modify the title of the Series to the extent that, in the judgment of the Authorized Officer, it is necessary or appropriate. The final title and principal amount of the Bonds shall be determined by the Authorized Officer, based on market conditions in the discretion of the Authorized Officer, and set forth in the Pricing Certificate. The Bonds shall be issued in the number of series and aggregate principal amount per series designated in the Pricing Certificate, provided that the aggregate principal amount of the Bonds issued for the purpose described in (i) above shall not exceed \$330,000,000 and the aggregate principal amount of Bonds issued for the purpose described in (ii) and above shall not exceed \$305,000,000. The aggregate principal amount of all of the Bonds shall not exceed \$635,000,000.

Section 3.02. Date, Denomination, Maturities, Numbers and Interest.

(a) The Bonds shall have the Original Issue Date set forth in the Pricing Certificate, shall be in fully registered form, without coupons, in the denomination of \$5,000 or any integral multiple thereof, and shall be numbered separately from one upward or such other designation acceptable to the City and the Paying Agent/Registrar, except the Initial Bond, which shall be numbered T-1.

(b) The Bonds shall mature on February 15 in the years, at the interest rates and in the principal amounts set forth in the Pricing Certificate, provided that the maximum maturity for the Bonds shall not exceed twenty years.

(c) Interest on each Bond shall accrue from the later of the Original Issue Date (or the date of their delivery to the Underwriters, as set forth in the Pricing Certificate) or the most recent Interest Payment Date to which interest has been paid or provided for at the per annum rates of interest specified in the Pricing Certificate. Such interest shall be payable on each Interest Payment Date until the principal amount shall have been paid or provision for such payment shall have been made, and shall be computed on the basis of a 360-day year of twelve 30-day months.

Section 3.03. Medium, Method and Place of Payment; Unclaimed Payments.

(a) The principal of and interest on the Bonds shall be paid in lawful money of the United States of America.

(b) Interest on the Bonds shall be payable to the Owners whose names appear in the Register at the close of business on the Record Date; provided, however, in the event of nonpayment of interest on a scheduled Interest Payment Date and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") shall be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail,

first class, postage prepaid, to the address of each Owner of a Bond appearing on the Register at the close of business on the last Business Day next preceding the date of mailing of such notice.

(c) Interest on the Bonds shall be paid by check (dated as of the Interest Payment Date) and sent by the Paying Agent/Registrar to the person entitled to such payment, first class United States mail, postage prepaid, to the address of such person as it appears in the Register, or by such other customary banking arrangements acceptable to the Paying Agent/Registrar and the person to whom interest is to be paid; provided, however, that such person shall bear all risk and expenses of such other customary banking arrangements.

(d) The principal of each Bond shall be paid to the person in whose name such Bond is registered on the due date thereof (whether at the maturity date or the date of prior redemption thereof) upon presentation and surrender of such Bond at the Designated Payment/Transfer Office.

(e) If the date for the payment of the principal of or interest on any Bond is a Saturday, Sunday, legal holiday, or a day on which banking institutions in the City where the Designated Payment/Transfer Office is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not a Saturday, Sunday, legal holiday, or day on which such banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

(f) Unclaimed Payments shall be segregated in a special account and held in trust, uninvested by the Paying Agent/Registrar, for the account of the Owner of the Bonds to which the Unclaimed Payments pertain. Subject to the provisions of Title 6, Texas Property Code, as amended, Unclaimed Payments remaining unclaimed by the Owners entitled thereto for three years after the applicable payment or redemption date shall be applied to the next payment or payments on the Bonds thereafter coming due and, to the extent any such money remains after the retirement of all outstanding Bonds, shall be paid to the City to be used for any lawful purpose. Thereafter, neither the City, the Paying Agent/Registrar nor any other person shall be liable or responsible to any Owners of such Bonds for any further payment of such unclaimed moneys or on account of any such Bonds, subject to any applicable escheat law or similar law.

Section 3.04. Execution and Initial Registration.

(a) The Bonds shall be executed on behalf of the City by the Mayor and countersigned by the City Secretary and the City Manager, by their manual or facsimile signatures, and the official seal of the City shall be impressed or placed in facsimile thereon. Any facsimile signatures on the Bonds shall have the same effect as if each of the Bonds had been signed manually and in person by each of said officers, and such facsimile seal on the Bonds shall have the same effect as if the official seal of the City had been manually impressed upon each of the Bonds.

(b) In the event that any officer of the City whose manual or facsimile signature appears on the Bonds ceases to be such officer before the authentication of such Bonds or before the delivery thereof, such manual or facsimile signature nevertheless shall be valid and sufficient for all purposes as if such officer had remained in such office.

(c) Except as provided below, no Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Ordinance unless and until there appears thereon the Certificate of Paying Agent/Registrar substantially in the form provided in this Ordinance, duly authenticated by manual execution of the Paying Agent/Registrar. It shall not be required that the same authorized representative of the Paying Agent/Registrar sign the Certificate of Paying Agent/Registrar on all of the Bonds. In lieu of the executed Certificate of Paying Agent/Registrar described above, the Initial Bond delivered on the Closing Date shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided in this Ordinance, manually executed by the Comptroller of Public Accounts of the State of Texas or by his duly authorized agent, which certificate shall be evidence that the Initial Bond has been duly approved by the Attorney General of the State of Texas and that it is a valid and binding obligation of the City, and has been registered by the Comptroller.

(d) On the Closing Date, the typewritten Initial Bond representing the entire principal amount of the Bonds, payable in stated installments to the Representative or its designee, executed by manual or facsimile signature of the Mayor and countersigned by manual or facsimile signatures of the City Secretary and the City Manager, approved by the Attorney General, and registered and manually signed by the Comptroller of Public Accounts will be delivered to the Representative or its designee. Upon payment for the Initial Bond, the Paying Agent/Registrar shall cancel the Initial Bond and deliver to DTC on behalf of the Representative registered definitive Bonds as described in Section 3.10(a). To the extent the Paying Agent/Registrar is eligible to participate in DTC's FAST System, as evidenced by agreement between the Paying Agent/Registrar and DTC, the Paying Agent/Registrar shall hold the definitive Bonds in safekeeping for DTC.

Section 3.05. Ownership.

(a) The City, the Paying Agent/Registrar and any other person may treat the person in whose name any Bond is registered as the absolute owner of such Bond for the purpose of making and receiving payment of the principal thereof and premium, if any, thereon, for the further purpose of making and receiving payment of the interest thereon (subject to the provisions herein that interest is to be paid to the person in whose name the Bond is registered on the Record Date or on the Special Record Date, as applicable), and for all other purposes, whether or not such Bond is overdue, and neither the City nor the Paying Agent/Registrar shall be bound by any notice or knowledge to the contrary.

(b) All payments made to the person deemed to be the Owner of any Bond in accordance with this Section shall be valid and effectual and shall discharge the liability of the City and the Paying Agent/Registrar upon such Bond to the extent of the sums paid.

Section 3.06. Registration, Transfer and Exchange.

(a) So long as any Bonds remain outstanding, the City shall cause the Paying Agent/Registrar to keep at the Designated Payment/Transfer Office the Register in which, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Bonds in accordance with this Ordinance.

(b) Registration of any Bond may be transferred in the Register only upon the presentation and surrender thereof at the Designated Payment/Transfer Office for transfer of registration and cancellation, together with proper written instruments of assignment, in form and with guarantee of signatures satisfactory to the Paying Agent/Registrar, evidencing assignment of the Bonds, or any portion thereof in any integral multiple of \$5,000 for any one maturity, to the assignee or assignees thereof, and the right of such assignee or assignees thereof to have the Bond or any portion thereof registered in the name of such assignee or assignees. No transfer of any Bond shall be effective until entered in the Register. Upon assignment and transfer of any Bond or portion thereof, a new Bond or Bonds will be issued by the Paying Agent/Registrar in exchange for such transferred and assigned Bond. To the extent possible the Paying Agent/Registrar will issue such new Bond or Bonds within not more than three Business Days after receipt of the Bond to be transferred in proper form and with proper instructions directing such transfer.

(c) Any Bond may be exchanged only upon the presentation and surrender thereof at the Designated Payment/Transfer Office, together with a written request therefor duly executed by the Owner or assignee or assignees thereof, or its or their duly authorized attorneys or representatives, with guarantees of signatures satisfactory to the Paying Agent/Registrar, for a Bond or Bonds of the same maturity and interest rate and in any authorized denomination and in an aggregate principal amount equal to the unpaid principal amount of the Bond presented for exchange. If a portion of any Bond is redeemed prior to its schedule maturity as provided herein, a substitute Bond or Bonds having the same maturity date, bearing interest at the same rate, in the denomination or denominations of any integral multiple of \$5,000 of any one maturity at the request of the Owner, and in an aggregate principal amount equal to the unredeemed portion thereof, will be issued to the Owner upon surrender thereof for cancellation. To the extent possible, a new Bond or Bonds shall be delivered by the Paying Agent/Registrar to the Owner of the Bond or Bonds within not more than three Business Days after receipt of the Bond to be exchanged in proper form and with proper instructions directing such exchange.

(d) Each Bond issued in exchange for any Bond or portion thereof assigned or transferred shall have the same principal maturity date and shall bear interest at the same rate as the Bond for which it is being exchanged. Each substitute Bond shall bear a letter and/or number to distinguish it from each other Bond. The Paying Agent/Registrar shall exchange the Bonds as provided herein, and each substitute Bond delivered in accordance with this Section shall constitute an original additional contractual obligation of the City and shall be entitled to the benefits and security of this Ordinance to the same extent as the Bond or Bonds in lieu of which such substitute Bond or Bonds are delivered.

(e) The City will pay the Paying Agent/Registrar's reasonable and customary charge for the initial registration or any subsequent transfer or exchange of Bonds, but the Paying Agent/Registrar will require the Owner to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection with the registration, transfer or exchange of a Bond. In addition, the City hereby covenants with the Owners of the Bonds that it will (i) pay the reasonable and standard or customary fees and charges of the Paying Agent/Registrar for its services with respect to the payment of the principal of and interest on the Bonds, when due, and (ii) pay the fees and charges of the Paying Agent/Registrar for services with respect to the transfer, registration and exchange of Bonds as provided herein.

(f) Neither the City nor the Paying Agent/Registrar shall be required to issue, transfer, or exchange any Bond called for redemption, in whole or in part, within 45 days of the date fixed for redemption; provided, however, such limitation shall not be applicable to an exchange by the Owner of the uncalled principal balance of a Bond.

Section 3.07. Cancellation and Authentication.

(a) All Bonds paid in accordance with this Ordinance, and all Bonds in lieu of which exchange Bonds or replacement Bonds are authenticated and delivered in accordance with this Ordinance, shall be cancelled upon the making of proper records regarding such payment, redemption, exchange or replacement. Cancelled Bonds shall be disposed of in accordance with the requirements of the Securities and Exchange Act of 1934 and the regulations promulgated thereunder.

(b) Each substitute Bond issued pursuant to the provisions of Sections 3.06 and 3.09 of this Ordinance, in exchange for or replacement of any Bond or Bonds issued under this Ordinance, shall have printed thereon a Paying Agent/Registrar's Certificate, in the form hereinafter set forth. An authorized representative of the Paying Agent/Registrar shall, before the delivery of any such Bond, manually sign and date such Certificate, and no such Bond shall be deemed to be issued or outstanding unless such Certificate is so executed. No additional ordinances, orders, or resolutions need be passed or adopted by the City Council or any other body or person so as to accomplish the foregoing exchange or replacement of any Bond or portion thereof, and the Paying Agent/Registrar shall provide for the printing, execution, and delivery of the substitute Bonds in the manner prescribed herein, and said Bonds shall be of customary type and composition and printed, typewritten, lithographed, mimeographed or otherwise produced. Pursuant to Chapter 1201, Texas Government Code, the duty of exchange or replacement of Bonds as aforesaid is hereby imposed upon the Paying Agent/Registrar, and, upon the execution of the above Paying Agent/Registrar's Authentication Certificate, the exchanged or replaced Bonds shall be valid, incontestable, and enforceable in the same manner and with the same effect as the Initial Bond which originally was delivered pursuant to this Ordinance, approved by the Attorney General, and registered by the Comptroller of Public Accounts.

(c) Bonds issued in exchange or replacement of any other Bond or portion thereof, (i) shall be issued in fully registered form, without interest coupons, with the principal of and interest on such Bonds to be payable only to the registered owners thereof, (ii) may be transferred and assigned, (iii) may be exchanged for other Bonds, (iv) shall have the characteristics, (v) shall be signed and sealed, and (vi) shall be payable as to principal and interest, all as provided, and in the manner required or indicated, in the form of Bond set forth in this Ordinance.

Section 3.08. Temporary Bonds.

(a) Following the delivery and registration of the Initial Bond and pending the preparation of definitive Bonds, the proper officers of the City may execute and, upon the City's request, the Paying Agent/Registrar shall authenticate and deliver, one or more temporary Bonds that are printed, lithographed, typewritten, mimeographed or otherwise produced, in any

denomination, substantially of the tenor of the definitive Bonds in lieu of which they are delivered, without coupons, and with such appropriate insertions, omissions, substitutions and other variations as the officers of the City executing such temporary Bonds may determine, as evidenced by their signing of such temporary Bonds.

(b) Until exchanged for Bonds in definitive form, such Bonds in temporary form shall be entitled to the benefit and security of this Ordinance.

(c) The City, without unreasonable delay, shall prepare, execute and deliver to the Paying Agent/Registrar the Bonds in definitive form; thereupon, upon the presentation and surrender of the Bond or Bonds in temporary form to the Paying Agent/Registrar, the Paying Agent/Registrar shall cancel the Bonds in temporary form and authenticate and deliver in exchange therefor a Bond or Bonds of the same maturity, in definitive form, in the authorized denomination, and in the same aggregate principal amount, as the Bond or Bonds in temporary form surrendered. Such exchange shall be made without the making of any charge therefor to any Owner.

Section 3.09. Replacement Bonds.

(a) Upon the presentation and surrender to the Paying Agent/Registrar, at the Designated Payment/Transfer Office of a mutilated Bond, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a replacement Bond of like tenor and principal amount, bearing a number not contemporaneously outstanding. The City or the Paying Agent/Registrar may require the Owner of such Bond to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection therewith and any other expenses connected therewith.

(b) In the event that any Bond is lost, apparently destroyed or wrongfully taken, the Paying Agent/Registrar, pursuant to the applicable laws of the State of Texas and in the absence of notice or knowledge that such Bond has been acquired by a bona fide purchaser, shall authenticate and deliver a replacement Bond of like tenor and principal amount, bearing a number not contemporaneously outstanding, provided that the Owner first:

(i) furnishes to the Paying Agent/Registrar satisfactory evidence of his or her ownership of and the circumstances of the loss, destruction or theft of such Bond;

(ii) furnishes such security or indemnity as may be required by the Paying Agent/Registrar and the City to save them harmless;

(iii) pays all expenses and charges in connection therewith, including, but not limited to, printing costs, legal fees, fees of the Paying Agent/Registrar and any tax or other governmental charge that is authorized to be imposed; and

(iv) satisfies any other reasonable requirements imposed by the City and the Paying Agent/Registrar.

(c) If, after the delivery of such replacement Bond, a bona fide purchaser of the original Bond in lieu of which such replacement Bond was issued presents for payment such

original Bond, the City and the Paying Agent/Registrar shall be entitled to recover such replacement Bond from the person to whom it was delivered or any person taking therefrom, except a bona fide purchaser, and shall be entitled to recover upon the security or indemnity provided therefor to the extent of any loss, damage, cost or expense incurred by the City or the Paying Agent/Registrar in connection therewith.

(d) In the event that any such mutilated, lost, apparently destroyed or wrongfully taken Bond has become or is about to become due and payable, the Paying Agent/Registrar, in its discretion, without the necessity of issuing a replacement Bond, may pay such Bond on the date on which such Bond becomes due and payable.

(e) Each replacement Bond delivered in accordance with this Section shall constitute an original additional contractual obligation of the City and shall be entitled to the benefits and security of this Ordinance to the same extent as the Bond or Bonds in lieu of which such replacement Bond is delivered.

Section 3.10. Book-Entry-Only System.

(a) The definitive Bonds shall be initially issued in the form of a separate single fully registered Bond for each of the maturities thereof. Upon initial issuance, the ownership of each such Bond shall be registered in the name of Cede & Co., as nominee of DTC, and except as provided in Section 3.11 hereof, all of the outstanding Bonds shall be registered in the name of Cede & Co., as nominee of DTC.

(b) With respect to Bonds registered in the name of Cede & Co., as nominee of DTC, the City and the Paying Agent/Registrar shall have no responsibility or obligation to any DTC Participant or to any person on behalf of whom such a DTC Participant holds an interest in the Bonds, except as provided in this Ordinance. Without limiting the immediately preceding sentence, the City and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other person, other than an Owner, as shown on the Register, of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any DTC Participant or any other person, other than an Owner, as shown in the Register of any amount with respect to principal of or interest on the Bonds. Notwithstanding any other provision of this Ordinance to the contrary, the City and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Bond is registered in the Register as the absolute Owner of such Bond for the purpose of payment of principal of and interest on the Bonds, for the purpose of giving notices of redemption and other matters with respect to such Bond, for the purpose of registering transfer with respect to such Bond, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of and interest on the Bonds only to or upon the order of the respective Owners, as shown in the Register as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of, principal and interest on the Bonds to the extent of the sum or sums so paid. No person other than an Owner, as shown in the register, shall receive a certificate evidencing the obligation of the City to make payments of amounts due pursuant to this Ordinance. Upon delivery by DTC to

the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Ordinance with respect to interest checks or drafts being mailed to the registered Owner at the close of business on the Record Date, the word “Cede & Co.” in this Ordinance shall refer to such new nominee of DTC.

(c) The Representation Letter between the City and DTC applicable to the City’s obligations delivered in book-entry-only form to DTC as securities depository for said obligations, is hereby affirmed.

Section 3.11. Successor Securities Depository; Transfer Outside Book-Entry-Only System. In the event that the City or the Paying Agent/Registrar determines that DTC is incapable of discharging its responsibilities described herein and in the Representation Letter, and that it is in the best interest of the beneficial owners of the Bonds that they be able to obtain certificated Bonds, or in the event DTC discontinues the services described herein, the City or the Paying Agent/Registrar shall (i) appoint a successor securities depository, qualified to act as such under Section 17(a) of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants, as identified by DTC, of the appointment of such successor securities depository and transfer one or more separate Bonds to such successor securities depository or (ii) notify DTC and DTC Participants, as identified by DTC, of the availability through DTC of Bonds and transfer one or more separate Bonds to DTC Participants having Bonds credited to their DTC accounts, as identified by DTC. In such event, the Bonds shall no longer be restricted to being registered in the Register in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Owners transferring or exchanging Bonds shall designate, in accordance with the provisions of this Ordinance.

Section 3.12. Payments to Cede & Co. Notwithstanding any other provision of this Ordinance to the contrary, so long as any Bonds are registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of and interest on such Bonds, and all notices with respect to such Bonds, shall be made and given, respectively, in the manner provided in the Representation Letter.

ARTICLE IV

REDEMPTION OF BONDS BEFORE MATURITY

Section 4.01. Limitation on Redemption. The Bonds shall be subject to redemption before scheduled maturity only as provided in this Article IV.

Section 4.02. Optional Redemption.

(a) The City reserves the option to redeem Bonds in the manner provided in the form of Bond set forth in Section 6.02 of this Ordinance with such changes as are required by the Pricing Certificate.

(b) The City, at least 45 days before the redemption date (unless a shorter period shall be satisfactory to the Paying Agent/Registrar), shall notify the Paying Agent/Registrar of such redemption date and of the principal amount of Bonds to be redeemed.

Section 4.03. Mandatory Sinking Fund Redemption.

(a) Bonds designated as “Term Bonds,” if any, in the Pricing Certificate are subject to scheduled mandatory redemption and will be redeemed by the City, in part at a price equal to the principal amount thereof, without premium, plus accrued interest to the redemption date, out of moneys available for such purpose in the Interest and Sinking Fund for such Bonds, on the dates and in the respective principal amounts as set forth in the Pricing Certificate.

(b) At least forty-five (45) days prior to each scheduled mandatory redemption date, the Paying Agent/Registrar shall select for redemption by lot, or by any other customary method that results in a random selection, or such other method specified in the Pricing Certificate, a principal amount of Term Bonds equal to the aggregate principal amount of such Term Bonds to be redeemed, shall call such Term Bonds for redemption on such scheduled mandatory redemption date, and shall give notice of such redemption, as provided in Section 4.06.

The principal amount of the Term Bonds required to be redeemed on any redemption date pursuant to subparagraph (a) of this Section 4.04 shall be reduced, at the option of the City, by the principal amount of any Term Bonds which, at least 45 days prior to the mandatory sinking fund redemption date (i) shall have been acquired by the City at a price not exceeding the principal amount of such Term Bonds plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation, or (ii) shall have been redeemed pursuant to the optional redemption provisions hereof and not previously credited to a mandatory sinking fund redemption.

Section 4.04. Partial Redemption.

(a) If less than all of the Bonds are to be redeemed pursuant to Section 4.02, the City shall determine the maturity or maturities and the amounts thereof to be redeemed and shall direct the Paying Agent/Registrar to call by lot or other customary method that results in a random selection of the Bonds, or portions thereof and maturity or maturities and in such principal amounts, for redemption.

(b) A portion of a single Bond of a denomination greater than \$5,000 may be redeemed, but only in a principal amount equal to \$5,000 or any integral multiple thereof. The Paying Agent/Registrar shall treat each \$5,000 portion of the Bond as though it were a single Bond for purposes of selection for redemption.

(c) Upon surrender of any Bond for redemption in part, the Paying Agent/Registrar, in accordance with Section 3.06 of this Ordinance, shall authenticate and deliver an exchange Bond or Bonds in an aggregate principal amount equal to the unredeemed portion of the Bond so surrendered.

(d) The Paying Agent/Registrar shall promptly notify the City in writing of the principal amount to be redeemed of any Bond as to which only a portion thereof is to be redeemed.

Section 4.05. Notice of Redemption to Owners.

(a) The City shall give notice of any redemption of Bonds by sending or causing the Paying Agent/Registrar to send notice of such redemption by first class United States mail, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond (or part thereof) to be redeemed, at the address shown on the Register at the close of business on the Business Day next preceding the date of mailing such notice.

(b) The notice shall state the redemption date, the redemption price, the place at which the Bonds are to be surrendered for payment, and, if less than all the Bonds outstanding are to be redeemed, an identification of the Bonds or portions thereof to be redeemed.

(c) The City reserves the right to give notice of its election or direction to redeem Bonds under Section 4.02 conditioned upon the occurrence of subsequent events. Such notice may state (i) that the redemption is conditioned upon the deposit of moneys and/or authorized securities, in an amount equal to the amount necessary to effect the redemption, with the Paying Agent/Registrar, or such other entity as may be authorized by law, no later than the redemption date or (ii) that the City retains the right to rescind such notice at any time prior to the scheduled redemption date if the City delivers a certificate of the City to the Paying Agent/Registrar instructing the Paying Agent/Registrar to rescind the redemption notice, and such notice and redemption shall be of no effect if such moneys and/or authorized securities are not so deposited or if the notice is rescinded. The Paying Agent/Registrar shall give prompt notice of any such rescission of a conditional notice of redemption to the affected Owners. Any Bonds subject to conditional redemption where redemption has been rescinded shall remain Outstanding, and the rescission shall not constitute an event of default. Further, in the case of a conditional redemption, the failure of the City to make moneys and/or authorized securities available in part or in whole on or before the redemption date shall not constitute an event of default.

(d) Any notice given as provided in this Section shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

Section 4.06. Payment Upon Redemption.

(a) Before or on each redemption date, the Paying Agent/Registrar shall make provision for the payment of the Bonds to be redeemed on such date by setting aside and holding in trust an amount from the Interest and Sinking Fund or otherwise received by the Paying Agent/Registrar from the City sufficient to pay the principal of and accrued interest on such Bonds.

(b) Upon presentation and surrender of any Bond called for redemption at the Designated Payment/Transfer Office of the Paying Agent/Registrar on or after the date fixed for redemption, the Paying Agent/Registrar shall pay the principal of and accrued interest on such Bond to the date of redemption from the money set aside for such purpose.

Section 4.07. Effect of Redemption.

(a) Notice of redemption having been given as provided in Section 4.06 of this Ordinance and subject to any conditions or rights reserved by the City under Section 4.06(c), the Bonds or portions thereof called for redemption shall become due and payable on the date fixed for redemption and, unless the City defaults in the payment of the principal thereof, premium, if any, or accrued interest thereon, such Bonds or portions thereof shall cease to bear interest from and after the date fixed for redemption, whether or not such Bonds are presented and surrendered for payment on such date.

(b) If any Bond or portion thereof called for redemption is not so paid upon presentation and surrender of such Bond for redemption, such Bond or portion thereof shall continue to bear interest at the rate stated on the Bond until paid or until due provision is made for the payment of same.

Section 4.08. Lapse of Payment. Money set aside for the redemption of Bonds and remaining unclaimed by the Owners of such Bonds shall be subject to the provisions of Section 3.03(f) hereof.

ARTICLE V

PAYING AGENT/REGISTRAR

Section 5.01. Appointment of Initial Paying Agent/Registrar.

(a) The Authorized Officer is hereby authorized to select and appoint the initial Paying Agent/Registrar for the Bonds, and the initial Paying Agent/Registrar shall be designated in the Pricing Certificate. It shall be the duty of the Paying Agent/Registrar to obtain from the Owners and record in the Register the address of the Owner of each Bond to which payments with respect to the Bonds shall be mailed, as provided herein. The City or its designee shall have the right to inspect the Register during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Register confidential and, unless otherwise required by law, shall not permit their inspection by any other entity.

(b) The Authorized Officer is hereby authorized and directed to execute and deliver or cause the execution and delivery by the City Manager and/or Mayor, a Paying Agent/Registrar Agreement or Contract, specifying the duties and responsibilities of the City and the Paying Agent/Registrar. The City Council hereby approves the form of Paying Agent/Registrar Agreement.

Section 5.02. Qualifications. Each Paying Agent/Registrar shall be (i) a bank, trust company, financial institution, or other entity duly qualified and legally authorized under applicable law, (ii) authorized under such laws to exercise trust powers, (iii) subject to supervision or examination by a federal or state governmental authority, and (iv) a single entity.

Section 5.03. Maintaining Paying Agent/Registrar.

(a) At all times while any Bonds are outstanding, the City will maintain a Paying Agent/Registrar that is qualified under Section 5.02 of this Ordinance.

(b) If the Paying Agent/Registrar resigns or otherwise ceases to serve as such, the City will promptly appoint a replacement.

Section 5.04. Termination. The City reserves the right to terminate the appointment of any Paying Agent/Registrar by delivering to the entity whose appointment is to be terminated a certified copy of a resolution of the City (i) giving notice of the termination of the appointment and of any contractual agreement, stating the effective date of such termination, and (ii) appointing a successor Paying Agent/Registrar.

Section 5.05. Notice of Change to Owners. Promptly upon each change in the entity serving as Paying Agent/Registrar, the City will cause notice of the change to be sent to each Owner by first class United States mail, postage prepaid, at the address in the Register, stating the effective date of the change and the name and mailing address of the replacement Paying Agent/Registrar and the mailing address of its Designated Payment/Transfer Office.

Section 5.06. Agreement to Perform Duties and Functions. By accepting the appointment as Paying Agent/Registrar, the Paying Agent/Registrar is deemed to have agreed to the provisions of this Ordinance and that it will perform the duties and functions of Paying Agent/Registrar prescribed hereby.

Section 5.07. Delivery of Records to Successor. If a Paying Agent/Registrar is replaced, such Paying Agent/Registrar, promptly upon the appointment of the successor, will deliver the Register (or a copy thereof) and all other pertinent books and records relating to the Bonds to the successor Paying Agent/Registrar and to the City.

ARTICLE VI

FORM OF THE BONDS

Section 6.01. Form Generally.

(a) The Bonds, including the Registration Certificate of the Comptroller of Public Accounts of the State of Texas to accompany the Initial Bond, and the Certificate of the Paying Agent/Registrar, and the Assignment form to appear on each of the Bonds, (i) shall be generally in the form set forth in this Article, with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Ordinance and the Pricing Certificate, and (ii) may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including any reproduction of an opinion of counsel) thereon as, consistently herewith, may be determined by the City or by the officers executing such Bonds, as evidenced by their execution thereof.

(b) Any portion of the text of any Bonds may be set forth on the reverse side thereof, with an appropriate reference thereto on the face of the Bonds.

(c) The Bonds (except for any temporary Bonds and the Initial Bonds) shall be typewritten, printed, lithographed, or engraved, and may be produced by any combination of these methods or produced in any other similar manner, all as determined by the officers executing such Bonds, as evidenced by their execution thereof.

Section 6.02. Form of the Bonds. The form of the Bonds, including the form of the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the form of Certificate of the Paying Agent/Registrar and the form of Assignment appearing on the Bonds, shall be generally as follows, provided, however, that the substantially final form of the Bonds shall be set forth in or attached to the Pricing Certificate and shall incorporate and reflect the final terms of the Bonds set forth in the Pricing Certificate:

(a) Form of Bond.

REGISTERED
No. _____

REGISTERED
\$ _____

United States of America
State of Texas
CITY OF DALLAS, TEXAS,
GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BOND, SERIES 2014³

INTEREST RATE: MATURITY DATE: ORIGINAL ISSUE DATE: CUSIP NO.:
_____ % _____, _____ _____, _____⁴ _____

The City of Dallas (the "City"), in the Counties of Dallas, Denton, Collin and Rockwall, State of Texas, for value received, hereby promises to pay to

or registered assigns, on the Maturity Date specified above, the principal sum of

_____ DOLLARS

unless this Bond shall have been duly called for prior redemption as provided herein and payment of the principal hereof and accrued but unpaid interest hereon shall have been paid or provided for, and to pay interest on the unpaid principal amount hereof from the later of the Original Issue Date specified above or the most recent Interest Payment Date to which interest has been paid or provided for until payment of such principal amount has been paid or provided for, at the interest rate per annum specified above, computed on the basis of a 360-day year of twelve 30-day months, such interest to be paid semiannually on February 15 and August 15 of

³ As may be modified by the Pricing Certificate.

⁴ Information to be inserted from the Pricing Certificate.

each year, commencing _____.⁵ All capitalized terms used herein but not defined shall have the meaning assigned to them in the Ordinance (defined below).

The principal of this Bond shall be payable without exchange or collection charges in lawful money of the United States of America upon presentation and surrender of this Bond at the corporate trust office in _____⁶ (the "Designated Payment/Transfer Office") of _____,⁷ or with respect to a successor Paying Agent/Registrar, at the designated payment/transfer office of such successor. Interest on this Bond is payable by check dated as of the Interest Payment Date, mailed by the Paying Agent/Registrar to the registered owner at the address shown on the registration books kept by the Paying Agent/Registrar or by such other customary banking arrangements acceptable to the Paying Agent/Registrar, requested by and at the risk and expense of, the person to whom interest is to be paid. For the purpose of the payment of interest on this Bond, the registered owner shall be the person in whose name this Bond is registered at the close of business on the "Record Date," which shall be the last Business Day of the month next preceding such Interest Payment Date; provided, however, that in the event of nonpayment of interest on a scheduled payment date and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date" which date shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail, first class, postage prepaid, to the address of each registered owner of a Bond appearing on the books of the Paying Agent/Registrar at the close of business on the last Business Day preceding the date of mailing of such notice.

If a date for the payment of the principal of or interest on this Bond is a Saturday, Sunday, legal holiday, or a day on which banking institutions in the City where the Designated Payment/Transfer Office is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day on which such banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

This Bond is dated _____⁸ and is one of a series of fully registered bonds specified in the title hereof issued in the aggregate principal amount of \$_____⁹ (herein referred to as the "Bonds"), issued pursuant to a certain Ordinance of the City Council of the City (the "Ordinance") for the purpose of providing funds to refund the Refunded Obligations, to fund certain permanent public improvements and public purposes and to pay costs of issuance.

The Bonds and the interest thereon are payable from the levy of a direct and continuing ad valorem tax, within the limit prescribed by law, against all taxable property in the City.

⁵ Information to be inserted from the Pricing Certificate.

⁶ Information to be inserted from the Pricing Certificate.

⁷ Information to be inserted from the Pricing Certificate.

⁸ Information to be inserted from the Pricing Certificate.

⁹ Information to be inserted from the Pricing Certificate.

[The City has reserved the option to redeem the Bonds maturing on or after _____, before their respective scheduled maturities in whole or in part in integral multiples of \$5,000 on _____, or on any date thereafter, at a redemption price of par, plus accrued interest to the date fixed for redemption. If less than all of the Bonds are to be redeemed, the City shall determine the maturity or maturities and the amounts thereof to be redeemed and shall direct the Paying Agent/Registrar to call by lot or other customary method that results in random selection of the Bonds, or portions thereof within such maturity or maturities and in such amounts, for redemption.

Bonds maturing on February 15 in each of the years ____ through ____, inclusive (the "Term Bonds"), are subject to mandatory sinking fund redemption prior to their scheduled maturity, and will be redeemed by the City, in part at a redemption price equal to the principal amount thereof, without premium, plus interest accrued to the redemption date, on the dates and in the principal amounts shown in the following schedule:

<u>Redemption Date</u>	<u>Principal Amount</u>
------------------------	-------------------------

The Paying Agent/Registrar will select by lot or by any other customary method that results in a random selection the specific Term Bonds (or with respect to Term Bonds having a denomination in excess of \$5,000, each \$5,000 portion thereof) to be redeemed by mandatory redemption. The principal amount of Term Bonds required to be redeemed on any redemption date pursuant to the foregoing mandatory sinking fund redemption provisions hereof shall be reduced, at the option of the City, by the principal amount of any Bonds which, at least 45 days prior to the mandatory sinking fund redemption date (i) shall have been acquired by the City at a price not exceeding the principal amount of such Bonds plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation, or (ii) shall have been redeemed pursuant to the optional redemption provisions hereof and not previously credited to a mandatory sinking fund redemption.

Notice of such redemption or redemptions shall be given by first class mail, postage prepaid, not less than thirty (30) days before the date fixed for redemption, to the registered owner of each of the Bonds to be redeemed in whole or in part. In the Ordinance, the City reserves the right in the case of an optional redemption to give notice of its election or direction to redeem Bonds conditioned upon the occurrence of subsequent events. Such notice may state (i) that the redemption is conditioned upon the deposit of moneys and/or authorized securities, in an amount equal to the amount necessary to effect the redemption, with the Paying Agent/Registrar, or such other entity as may be authorized by law, no later than the redemption date or (ii) that the City retains the right to rescind such notice at any time prior to the scheduled redemption date if the City delivers a certificate of the City to the Paying Agent/Registrar instructing the Paying Agent/Registrar to rescind the redemption notice, and such notice and

redemption shall be of no effect if such moneys and/or authorized securities are not so deposited or if the notice is rescinded. The Paying Agent/Registrar shall give prompt notice of any such rescission of a conditional notice of redemption to the affected owners. Any Bonds subject to conditional redemption where redemption has been rescinded shall remain outstanding, and the rescission shall not constitute an event of default. Further, in the case of a conditional redemption, the failure of the City to make moneys and/or authorized securities available in part or in whole on or before the redemption date shall not constitute an event of default.]¹⁰

As provided in the Ordinance, and subject to certain limitations therein set forth, this Bond is transferable upon surrender of this Bond for transfer at the Designated Payment/Transfer Office, with such endorsement or other evidence of transfer as is acceptable to the Paying Agent/Registrar, and, thereupon, one or more new fully registered Bonds of the same stated maturity, of authorized denominations, bearing the same rate of interest, and for the same aggregate principal amount will be issued to the designated transferee or transferees.

Neither the City nor the Paying Agent/Registrar shall be required to issue, transfer or exchange any Bond called for redemption, in whole or in part, within 45 days of the date fixed for redemption; provided, however, such limitation shall not be applicable to an exchange by the registered Owner of the uncalled principal balance of a Bond.

The City, the Paying Agent/Registrar, and any other person may treat the person in whose name this Bond is registered as the Owner hereof for the purpose of receiving payment as herein provided (except interest shall be paid to the person in whose name this Bond is registered on the Record Date or Special Record Date, as applicable) and for all other purposes, whether or not this Bond be overdue, and neither the City nor the Paying Agent/Registrar shall be affected by notice or knowledge to the contrary.

IT IS HEREBY CERTIFIED AND RECITED that the issuance of this Bond and the series of which it is a part is duly authorized by law; that all acts, conditions and things required to be done precedent to and in the issuance of the Bonds have been properly done and performed and have happened in regular and due time, form and manner, as required by law; that ad valorem taxes upon all taxable property in the City have been levied for and pledged to the payment of the debt service requirements of the Bonds within the limit prescribed by law; and that the total indebtedness of the City, including the Bonds, does not exceed any constitutional or statutory limitation.

¹⁰ Insert redemption provisions, if any, and conform as necessary to the Pricing Certificate.

IN WITNESS WHEREOF, the City has caused this Bond to be executed in its name by the manual or facsimile signature of the Mayor of the City and countersigned by the manual or facsimile signature of the City Secretary and the City Manager, and the official seal of the City has been duly impressed or placed in facsimile on this Bond.

City Manager,
City of Dallas, Texas

Mayor, City of Dallas, Texas

City Secretary, City of Dallas, Texas

[SEAL]

(b) Form of Certificate of Paying Agent/Registrar. The following Certificate of Paying Agent/Registrar may be deleted from the Initial Bond if the Comptroller's Registration Certificate is attached thereto.

CERTIFICATE OF PAYING AGENT/REGISTRAR

It is hereby certified that this Bond has been issued under the provisions of the Ordinance of the City; and that this Bond has been issued in exchange for or replacement of a bond, bonds or portion of a bond or bonds of an issue which was originally approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

_____,
as Paying Agent/Registrar

Dated: _____
Authorized Signatory

By: _____

(c) Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns, and transfers unto (print or typewrite name, address and zip code of transferee):

(Social Security or other identifying number: _____) the within Bond and all rights hereunder and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Bond on the books kept for registration hereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed By:

Authorized Signatory

NOTICE: The signature on this Assignment must correspond with the name of the registered owner as it appears on the face of the within Bond in every particular and must be guaranteed by an officer of a federal or state bank or a member of the National Association of Securities Dealers.

(d) Initial Bond Insertions.

(i) The Initial Bond shall be in the applicable form set forth in paragraphs (a) and (c) of this Section, except that:

A. immediately under the name of the Bond the headings "INTEREST RATE" and "MATURITY DATE" shall both be completed with the words "As shown below" and the heading "CUSIP NO." shall be deleted; and

B. in the first paragraph of the Bond, the words "on the Maturity Date specified above" shall be deleted and the following will be inserted: "on February 15 in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

<u>Year</u>	<u>Principal Installment</u>	<u>Interest Rate</u>
-------------	------------------------------	----------------------

(Information to be inserted from the Pricing Certificate as provided in Section 3.02 hereof.)

(ii) Form of Comptroller's Registration Certificate. The following Comptroller's Registration Certificate of the Comptroller of Public Accounts shall appear on each Initial Bond in lieu of the Certificate of Paying Agent/Registrar.

REGISTRATION CERTIFICATE OF
COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF THE COMPTROLLER §
OF PUBLIC ACCOUNTS § REGISTER NO. _____
OF THE STATE OF TEXAS §

I hereby certify that there is on file and of record in my office a certificate of the Attorney General of the State of Texas to the effect that this Bond has been examined by him as required by law, that he finds that it has been issued in conformity with the Constitution and laws of the State of Texas, and that it is a valid and binding general obligation of the City of Dallas, Texas, and that this Bond has this day been registered by me.

WITNESS MY HAND AND SEAL OF OFFICE AT AUSTIN, TEXAS,
_____.

Comptroller of Public Accounts
of the State of Texas

[SEAL]

Section 6.03. CUSIP Registration. The City may secure identification numbers through the CUSIP Service Bureau Division of Standard & Poor's Corporation, New York, New York, and may authorize the printing of such numbers on the face of the Bonds. It is expressly provided, however, that the presence or absence of CUSIP numbers on the Bonds shall be of no significance or effect in regard to the legality thereof and neither the City nor the attorneys approving said Bonds as to legality are to be held responsible for CUSIP numbers incorrectly printed on the Bonds.

Section 6.04. Legal Opinion. The approving legal opinions of Bracewell & Giuliani LLP and West & Associates L.L.P., Co-Bond Counsel, may be printed on the back of each Bond over the certification of the City Secretary, which may be executed in facsimile.

Section 6.05. Municipal Bond Insurance. If municipal bond guaranty insurance is obtained with respect to the Bonds, the Bonds, including the Initial Bond, may bear an appropriate legend, as provided by the insurer.

ARTICLE VII

CREATION OF FUNDS AND ACCOUNTS, INITIAL DEPOSITS AND APPLICATION OF MONEY

Section 7.01. Creation of Funds. The City hereby establishes the following special funds or accounts to be designated as follows or as otherwise designated in the Pricing Certificate:

(a) “City of Dallas, Texas, General Obligation Refunding and Improvement Bonds, Series 2014, Interest and Sinking Fund”;

(b) “City of Dallas, Texas, General Obligation Refunding and Improvement Bonds, Series 2014, Construction Fund.”

Section 7.02. Initial Deposits. On the Closing Date, the City shall cause the proceeds from the sale of the Bonds to be deposited as follows:

(a) first, an amount equal to all accrued interest, if any, on the Bonds from the Original Issue Date until the Closing Date, plus any additional amounts designated in the Pricing Certificate, shall be deposited to the credit of the Interest and Sinking Fund; and

(b) second, a portion of the proceeds from the sale of the Bonds, together with other funds of the City, if any, as set forth in the Pricing Certificate shall be applied to establish an Escrow Fund to refund the Refunded Bonds and, to the extent not otherwise provided for, to pay all expenses arising in connection with the establishment of such escrow fund and the refunding of the Refunded Bonds; and

(c) third, a portion of the proceeds of the sale of the Bonds together with any other funds of the City, if any, as set forth in the Pricing Certificate, shall be deposited with the Paying Agent for the Refunded Commercial Paper Notes pursuant to the Deposit Agreement and shall be used for the payment of such Refunded Commercial Paper Notes at their maturity; and

(d) fourth, a portion of the proceeds of the Bonds, as set forth in the Pricing Certificate, and used for the purposes described in the preamble hereof shall be deposited to the Construction Fund and used for the purposes described in the preamble hereof; and

(e) fifth, the remaining balance received on the Closing Date, shall be deposited to a special account of the City and used for the payment of the costs of issuing the Bonds. Any amounts not needed for the payment of costs of issuance shall be deposited to the Interest and Sinking Fund.

Section 7.03. Interest and Sinking Fund.

(a) The taxes levied under Section 2.01 of this Ordinance shall be deposited to the credit of the Interest and Sinking Fund at such times and in such amounts as necessary for the timely payment of the principal of and interest on such Bonds.

(b) If the amount of money in the Interest and Sinking Fund is at least equal to the aggregate principal amount of the outstanding Bonds plus the aggregate amount of interest due and that will become due and payable on such Bonds, no further deposits to that fund need be made. In determining the aggregate principal amount of outstanding Bonds, there shall be subtracted the amount of any Bonds discharged in accordance with Article XI hereof.

(c) Money on deposit in the Interest and Sinking Fund shall be used to pay the principal of and interest on the Bonds as such become due and payable.

Section 7.04. Construction Fund. The Construction Fund shall be used for the purpose of making the permanent public improvements and accomplishing the public purposes for which the Bonds were issued (as specified in the preamble of this Ordinance) and for paying expenses incurred in connection with the issuance and delivery of the Bonds.

Section 7.05. Excess Bond Proceeds.

(a) Upon completion of the permanent public improvements and public purposes financed with the Bonds any amount (exclusive of that amount retained for the payment of costs of such improvements not then due and payable) that remains in the Construction Fund shall be transferred to the credit of the Interest and Sinking Fund and segregated in a special escrow account.

(b) The money in such special escrow account shall be used for the payment of principal of and interest on the Bonds, on the respective due dates thereof or dates as of which Bonds have been called for redemption.

Section 7.06. Security of Funds. All moneys on deposit in the funds referred to in this Ordinance shall be secured in the manner and to the fullest extent required by the laws of the State of Texas for the security of public funds, and moneys on deposit in such funds shall be used only for the purposes permitted by this Ordinance.

ARTICLE VIII

INVESTMENTS

Section 8.01. Investments.

(a) Money in the Interest and Sinking Fund created by this Ordinance, at the option of the City, may be invested in such securities or obligations as permitted under applicable law.

(b) Any securities or obligations in which money is so invested shall be kept and held in trust for the benefit of the Owners of the Bonds and shall be sold and the proceeds of sale shall be timely applied to the making of all payments required to be made from the fund from which the investment was made.

(c) The money in an escrow account established under Section 7.05 of this Ordinance shall be invested in (i) tax-exempt obligations or (ii) securities or obligations that do not have a “higher yield,” within the meaning of Section 148(f) of the Code, than the yield on the Bonds.

Section 8.02. Investment Income.

(a) Interest and income derived from investment of the Interest and Sinking Fund shall be credited to such Fund.

(b) Interest and income derived from investment of the Construction Fund shall be either deposited to the credit of the Interest and Sinking Fund or retained in the Construction Fund until the permanent improvements and public purposes authorized by this Ordinance are completed.

(c) The investment and application of money in the Escrow Fund shall be in accordance with the provisions of the Escrow Agreement.

ARTICLE IX

PARTICULAR REPRESENTATIONS AND COVENANTS

Section 9.01. Payment of the Bonds. On or before each Interest Payment Date for the Bonds, and while any of the Bonds are outstanding and unpaid, there shall be made available to the Paying Agent/Registrar, out of the Interest and Sinking Fund, money sufficient to pay such interest on, premium, if any, and principal of the Bonds as will accrue or mature on the applicable Interest Payment Date or date of prior redemption.

Section 9.02. Other Representations and Covenants.

(a) The City will faithfully perform at all times any and all covenants, undertakings, stipulations, and provisions contained in this Ordinance and in each Bond; the City will promptly pay or cause to be paid the principal of and premium, if any, and interest on each Bond on the dates and at the places and manner prescribed in such Bond; and the City will, at the times and in the manner prescribed by this Ordinance, deposit or cause to be deposited the amounts of money specified by this Ordinance.

(b) The City is duly authorized under the laws of the State of Texas to issue the Bonds; all action on its part for the creation and issuance of the Bonds has been duly and effectively taken; and the Bonds in the hands of the Owners thereof are and will be valid and enforceable general obligations of the City in accordance with their terms.

Section 9.03. Federal Income Tax Exclusion of Bonds. The City intends that the interest on the Bonds shall be excludable from gross income for federal income tax purposes pursuant to sections 103 and 141 through 150 of the Internal Revenue Code of 1986, as amended (the "Code"), and the applicable regulations promulgated thereunder (the "Regulations"). The City covenants and agrees not to take any action, or knowingly omit to take any action within its control, that if taken or omitted, respectively, would cause the interest on the Bonds to be includable in gross income, as defined in section 61 of the Code, of the holders thereof for purposes of federal income taxation. In particular, the City covenants and agrees to comply with each requirement of Sections 9.03 through 9.09 of this Article IX; provided, however, that the City shall not be required to comply with any particular requirement of Sections 9.03 through 9.09 of this Article IX if the City has received an opinion of nationally recognized bond counsel

(“Counsel’s Opinion”) that such noncompliance will not adversely affect the exclusion from gross income for federal income tax purposes of interest on the Bonds or if the City has received a Counsel’s Opinion to the effect that compliance with some other requirement set forth in Sections 9.03 through 9.09 of this Article IX will satisfy the applicable requirements of the Code, in which case compliance with such other requirement specified in such Counsel’s Opinion shall constitute compliance with the corresponding requirement specified in Sections 9.03 through 9.09 of this Article IX.

Section 9.04. No Private Use or Payment and No Private Loan Financing. The City shall certify, through an authorized officer, employee or agent that based upon all facts and estimates known or reasonably expected to be in existence on the date the Bonds are delivered, that the proceeds of the Refunded Obligations have not been used and the proceeds of the Bonds will not be used in a manner that would cause the Bonds to be “private activity bonds” within the meaning of section 141 of the Code and the Regulations. The City covenants and agrees that it will make such use of the proceeds of the Bonds and the Refunded Obligations including interest or other investment income derived from Bond proceeds, regulate the use of property financed, directly or indirectly, with such proceeds, and take such other and further action as may be required so that the Bonds will not be “private activity bonds” within the meaning of section 141 of the Code and the Regulations.

Section 9.05. No Federal Guarantee. The City covenants and agrees not to take any action, or knowingly omit to take any action within its control, that, if taken or omitted, respectively, would cause the Bonds to be “federally guaranteed” within the meaning of section 149(b) of the Code and the Regulations, except as permitted by section 149(b)(3) of the Code and the Regulations.

Section 9.06. No Hedge Bonds. The City covenants and agrees that it has not and will not to take any action, and has not knowingly omitted and will not knowingly omit to take any action, within its control, that, if taken or omitted, respectively, would cause the Bonds to be “hedge bonds” within the meaning of section 149(g) of the Code and the Regulations.

Section 9.07. No Arbitrage. The City shall certify, through an authorized officer, employee or agent that based upon all facts and estimates known or reasonably expected to be in existence on the date the Bonds are delivered, the City will reasonably expect that the proceeds of the Bonds will not be used in a manner that would cause the Bonds to be “arbitrage bonds” within the meaning of section 148(a) of the Code and the Regulations. Moreover, the City covenants and agrees that it will make such use of the proceeds of the Bonds including interest or other investment income derived from Bond proceeds, regulate investments of proceeds of the Bonds, and take such other and further action as may be required so that the Bonds will not be “arbitrage bonds” within the meaning of section 148(a) of the Code and the Regulations.

Section 9.08. Arbitrage Rebate. If the City does not qualify for an exception to the requirements of Section 148(f) of the Code relating to the required rebate to the United States, the City will take all necessary steps to comply with the requirement that certain amounts earned by the City on the investment of the “gross proceeds” of the Bonds (within the meaning of section 148(f)(6)(B) of the Code), be rebated to the federal government. Specifically, the City will (i) maintain records regarding the investment of the gross proceeds of the Bonds as may be

required to calculate the amount earned on the investment of the gross proceeds of the Bonds separately from records of amounts on deposit in the funds and accounts of the City allocable to other bond issue of the City or moneys which do not represent gross proceeds of any bonds of the City, (ii) calculate at such times as are required by the Regulations, the amount earned from the investment of the gross proceeds of the Bonds which is required to be rebated to the federal government, and (iii) pay, not less often than every fifth anniversary date of the delivery of the Bonds or on such other dates as may be permitted under the Regulations, all amounts required to be rebated to the federal government. Further, the City will not indirectly pay any amount otherwise payable to the federal government pursuant to the foregoing requirements to any person other than the federal government by entering into any investment arrangement with respect to the gross proceeds of the Bonds that might result in a reduction in the amount required to be paid to the federal government because such arrangement results in a smaller profit or a larger loss than would have resulted if the arrangement had been at arm's length and had the yield on the issue not been relevant to either party.

Section 9.09. Information Reporting. The City covenants and agrees to file or cause to be filed with the Secretary of the Treasury, not later than the 15th day of the second calendar month after the close of the calendar quarter in which the Bonds are issued, an information statement concerning the Bonds, all under and in accordance with section 149(e) of the Code and the Regulations.

Section 9.10. Continuing Obligation. Notwithstanding any other provision of this Ordinance, the City's obligations under the covenants and provisions of Sections 9.03 through 9.09 of this Article IX shall survive the defeasance and discharge of the Bonds.

ARTICLE X

DEFAULT AND REMEDIES

Section 10.01. Events of Default. Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an "Event of Default," to-wit:

(a) the failure to make payment of the principal of or interest on any of the Bonds when the same becomes due and payable; or

(b) default in the performance or observance of any other covenant, agreement or obligation of the City, the failure to perform which materially, adversely affects the rights of the Owners, including but not limited to, their prospect or ability to be repaid in accordance with this Ordinance, and the continuation thereof for a period of 60 days after notice of such default is given by any Owner to the City.

Section 10.02. Remedies for Default.

(a) Upon the happening of any Event of Default, then and in every case any Owner or an authorized representative thereof, including but not limited to, a trustee or trustees therefor, may proceed against the City for the purpose of protecting and enforcing the rights of the Owners under this Ordinance, by mandamus or other suit, action or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief permitted by law, including the

specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Owners hereunder or any combination of such remedies.

(b) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Owners of Bonds then outstanding.

Section 10.03. Remedies Not Exclusive.

(a) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Bonds or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Ordinance, the right to accelerate the debt evidenced by the Bonds shall not be available as a remedy under this Ordinance.

(b) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

ARTICLE XI

DISCHARGE

Section 11.01. Discharge. The Bonds may be defeased, discharged or refunded in any manner permitted by applicable law.

ARTICLE XII

**SALE AND DELIVERY OF BONDS;
APPROVAL OF OFFICIAL STATEMENT;
CONTROL AND DELIVERY OF BONDS**

Section 12.01. Sale of Bonds; Delivery of Official Statement.

(a) The Bonds shall be sold at negotiated sale to the Underwriters in accordance with the terms of this Ordinance, including this Section 12.01(a) and Exhibit B attached hereto, provided that all of the conditions set forth in Exhibit B can be satisfied. As authorized by Chapters 1207 and 1371, Texas Government Code, as amended, the Authorized Officer is authorized to act on behalf of the City upon determining that the conditions set forth in Exhibit B can be satisfied, in selling and delivering the Bonds and carrying out the other procedures specified in this Ordinance, including determining whether to acquire bond insurance for the Bonds, the aggregate principal amount of the Bonds, whether the Bonds shall be in one or more series from time to time, and price at which each of the Bonds will be sold, the aggregate principal amount of the Refunded Obligations and their redemption dates, the number and designation of series of Bonds to be issued, whether the Bonds will be taxable or tax-exempt, the form in which the Bonds shall be issued, the years in which the Bonds will mature, the principal amount to mature in each of such years, the rate of interest to be borne by each such maturity, the first interest payment date, the initial date from which interest will accrue, the dates, prices and

terms upon and at which the Bonds shall be subject to redemption prior to maturity at the option of the City and shall be subject to mandatory sinking fund redemption, and all other matters relating to the issuance, sale and delivery of the Bonds, all of which shall be specified in the Pricing Certificate.

The authority granted to the Authorized Officer under this Section 12.01(a) shall expire at 5:00 p.m., 180 days from the date of this Ordinance, unless otherwise extended by the City Council by separate action.

Any finding or determination made by the Authorized Officer relating to the issuance and sale of the Bonds and the execution of the Purchase Agreement in connection therewith shall have the same force and effect as a finding or determination made by the City Council.

(b) The Authorized Officer is hereby authorized and directed to execute and deliver one or more bond purchase agreements (the "Purchase Agreement"), which Purchase Agreement shall be in the form approved by the Authorized Officer. The Authorized Officer is hereby authorized and directed to approve the final terms and provisions of the Purchase Agreement in accordance with the terms of the Pricing Certificate and this Ordinance, which final terms shall be determined to be the most advantageous reasonably attainable by the City, such approval and determination being evidenced by its execution thereof by the Authorized Officer. All officers, agents and representatives of the City are hereby authorized to do any and all things necessary or desirable to satisfy the conditions set out therein and to provide for the issuance and delivery of the Bonds. The Initial Bond shall initially be registered in the name of the Representative or such other entity as may be specified in the Purchase Agreement.

(c) The form and substance of the Preliminary Official Statement and any addenda, supplement or amendment thereto, are hereby in all respects approved and adopted and is hereby deemed final as of its date within the meaning and for the purposes of paragraph (b)(1) of Rule 15c2-12 under the Securities Exchange Act of 1934, as amended. The Authorized Officer and City Secretary are hereby authorized and directed to cause to be prepared a final Official Statement (the "Official Statement") incorporating applicable pricing information pertaining to the Bonds, and to execute the same by manual or facsimile signature and deliver appropriate numbers of executed copies thereof to the Underwriters. The Official Statement as thus approved, executed and delivered, with such appropriate variations as shall be approved by the Authorized Officer and the Underwriters, may be used by the Underwriters in the public offering and sale thereof. The City Secretary is hereby authorized and directed to include and maintain a copy of the Official Statement and any addenda, supplement or amendment thereto thus approved among the permanent records of this meeting. The use and distribution of the Preliminary Official Statement, and the preliminary public offering of the Bonds by the Underwriters, is hereby ratified, approved and confirmed.

(d) All officers of the City are authorized to take such actions and to execute such documents, certificates and receipts as they may deem necessary and appropriate in order to consummate the delivery of the Bonds in accordance with the terms of sale therefore including, without limitation, the Purchase Agreement. Further, in connection with the submission of the record of proceedings for the Bonds to the Attorney General of the State of Texas for examination and approval of such Bonds, the appropriate officer of the City is hereby authorized

and directed to issue a check of the City payable to the Attorney General of the State of Texas as a nonrefundable examination fee in the amount required by Chapter 1202, Texas Government Code (such amount to be the lesser of (i) 1/10th of 1% of the principal amount of the Bonds or (ii) \$9,500).

(e) The obligation of the Underwriters to accept delivery of the Bonds is subject to the Underwriters being furnished with the final, approving opinions of Bracewell & Giuliani LLP and West & Associates L.L.P., Co-Bond Counsel for the City, which opinions shall be dated as of and delivered on the Closing Date.

Section 12.02. Control and Delivery of Bonds.

(a) The City Manager is hereby authorized to have control of the Initial Bond and all necessary records and proceedings pertaining thereto pending investigation, examination, and approval of the Attorney General of the State of Texas, registration by the Comptroller of Public Accounts of the State of Texas and registration with, and initial exchange or transfer by, the Paying Agent/Registrar.

(b) After registration by the Comptroller of Public Accounts, delivery of the Initial Bond shall be made to the Representative under and subject to the general supervision and direction of the City Manager, against receipt by the City of all amounts due to the City under the terms of sale.

(c) In the event the Mayor, City Secretary or City Manager is absent or otherwise unable to execute any document or take any action authorized herein, the Mayor Pro Tem, any Assistant City Secretary and any Assistant City Manager, respectively, shall be authorized to execute such documents and take such actions, and the performance of such duties by the Mayor Pro Tem, the Assistant City Secretary and the Assistant City Manager shall for the purposes of this Ordinance have the same force and effect as if such duties were performed by the Mayor, City Secretary and City Manager, respectively.

ARTICLE XIII

CONTINUING DISCLOSURE UNDERTAKING

Section 13.01. Annual Reports.

(a) The City shall provide annually to the MSRB, within six (6) months after the end of each fiscal year, financial information and operating data with respect to the City of the general type included in the final Official Statement, being the information described in Exhibit A hereto. Any financial statements so to be provided shall be (i) prepared in accordance with the accounting principles described in Exhibit A hereto, (ii) audited, if the City commissions an audit of such statements and the audit is completed within the period during which they must be provided and (iii) submitted through EMMA, in an electronic format with accompany identifying information, as prescribed by the MSRB. If the audit of such financial statements is not complete within such period, then the City shall provide notice that audited financial statements are not available and shall provide unaudited financial statements for the

applicable fiscal year to the MSRB. The City shall provide audited financial statements for the applicable fiscal year to the MSRB, when and if audited financial statements become available.

(b) If the City changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the City otherwise would be required to provide financial information and operating data pursuant to this Section.

(c) The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document (including an official statement or other offering document, if it is available from the MSRB) that theretofore has been provided to the MSRB or filed with the SEC.

Section 13.02. Material Event Notices.

(a) The City shall provide the following to the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner not in excess of ten (10) business days after the occurrence of the event, notice of any of the following events with respect to the Bonds:

- (i) Principal and interest payment delinquencies;
- (ii) Non-payment related defaults, if material;
- (iii) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (iv) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (v) Substitution of credit or liquidity providers, or their failure to perform;
- (vi) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (vii) Modifications to rights of the holders of the Bonds, if material;
- (viii) Bond calls, if material, and tender offers;
- (ix) Defeasances;
- (x) Release, substitution, or sale of property securing repayment of the Bonds, if material;
- (xi) Rating changes;
- (xii) Bankruptcy, insolvency, receivership or similar event of the City;

Note to paragraph 12: For the purposes of the event identified in paragraph 12 of this section, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the City in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.

(xiii) The consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; and

(xiv) Appointment of successor or additional paying agent/registrar or the change of name of a paying agent/registrar, if material.

(b) The City shall notify the MSRB, in a timely manner, of any failure by the City to provide financial information or operating data in accordance with Section 13.01 of this Ordinance by the time required by such Section.

Section 13.03. Limitations, Disclaimers and Amendments.

(a) The City shall be obligated to observe and perform the covenants specified in this Article for so long as, but only for so long as, the City remains an “obligated person” with respect to the Bonds within the meaning of the Rule, except that the City in any event will give notice of any Bond calls and any defeasances that cause the City to be no longer an “obligated person.”

(b) The provisions of this Article are for the sole benefit of the Owners and beneficial owners of the Bonds, and nothing in this Article, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The City undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Article and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the City’s financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Article or otherwise, except as expressly provided herein. The City does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Bonds at any future date.

UNDER NO CIRCUMSTANCES SHALL THE CITY BE LIABLE TO THE OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE CITY, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS ARTICLE, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

(c) No default by the City in observing or performing its obligations under this Article shall constitute a breach of or default under the Ordinance for purposes of any other provisions of this Ordinance.

(d) Nothing in this Article is intended or shall act to disclaim, waive, or otherwise limit the duties of the City under federal and state securities laws.

(e) The provisions of this Article may be amended by the City from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the City, but only if (i) the provisions of this Article, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and (ii) either (A) the Owners of a majority in aggregate principal amount (or any greater amount required by any other provisions of this Ordinance that authorizes such an amendment) of the outstanding Bonds consent to such amendment or (B) an entity or individual person that is unaffiliated with the City (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interests of the Owners and beneficial owners of the Bonds. If the City so amends the provisions of this Article, it shall include with any amended financial information or operating data next provided in accordance with Section 13.01 an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information or operating data so provided.

ARTICLE XIV

AMENDMENTS; ATTORNEY GENERAL MODIFICATION

Section 14.01. Amendments. This Ordinance shall constitute a contract with the Owners, be binding on the City, and shall not be amended or repealed by the City so long as any Bond remains outstanding except as permitted in this Section. The City may, without consent of or notice to any Owners, from time to time and at any time, amend this Ordinance in any manner not detrimental to the interests of the Owners, including the curing of any ambiguity, inconsistency, or formal defect or omission herein. In addition, the City may, with the written consent of the Owners of the Bonds holding a majority in aggregate principal amount of the Bonds then outstanding, amend, add to, or rescind any of the provisions of this Ordinance; provided that, without the consent of all Owners of outstanding Bonds, no such amendment, addition, or rescission shall (i) extend the time or times of payment of the principal of, premium, if any, and interest on the Bonds, reduce the principal amount thereof, the redemption price, or

the rate of interest thereon, or in any other way modify the terms of payment of the principal of, or interest on the Bonds, (ii) give any preference to any Bond over any other Bond, or (iii) reduce the aggregate principal amount of Bonds required to be held by Owners for consent to any such amendment, addition, or rescission.

Section 14.02. Attorney General Modification. In order to obtain the approval of the Bonds by the Attorney General of the State of Texas, any provision of this Ordinance may be modified, altered or amended after the date of its adoption if required by the Attorney General in connection with the Attorney General's examination as to the legality of the Bonds and approval thereof in accordance with the applicable law. Such changes, if any, shall be provided to the City Secretary and the City Secretary shall insert such changes into this Ordinance as if approved on the date hereof.

Section 14.03. Partial Invalidity. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

Section 14.04. No Personal Liability. No recourse shall be had for payment of the principal of or interest on any Bonds or for any claim based thereon, or on this Ordinance, against any official or employee of the City or any person executing any Bonds.

ARTICLE XV

REDEMPTION OF REFUNDED OBLIGATIONS; APPROVAL OF ESCROW AND DEPOSIT AGREEMENT; PURCHASE OF ESCROWED SECURITIES

Section 15.01. Redemption of Refunded Obligations.

(a) The Refunded Obligations are hereby called for redemption on the date, in the principal amounts and at a redemption price equal to the principal amount thereof plus interest accrued thereon to the redemption date as set forth in the Pricing Certificate.

(b) The City Secretary is hereby authorized and directed to cause a copy of this Ordinance to be delivered to the paying agent/registrars for the Refunded Obligations, the delivery of which shall constitute notice of redemption and notice of defeasance to such paying agent/registrars.

Section 15.02. Approval of Escrow Agreement and Deposit Agreement. The discharge and defeasance of the Refunded Obligations shall be effectuated pursuant to the terms and provisions of an Escrow Agreement (the "Escrow Agreement") (with respect to the Refunded Bonds) and a Deposit Agreement, if necessary, (the "Deposit Agreement") (with respect to the Refunded Commercial Paper Notes), to be entered into by and between the City and the Escrow Agent and the Paying Agent for the Refunded Commercial Paper Notes, respectively, which Escrow Agreement and Deposit Agreement shall contain terms and provisions to be approved by the Authorized Officer including terms and provisions for the purposes of i) carrying out the program designed for the City, ii) minimizing the City's costs of refunding, iii) complying with all applicable laws and regulations relating to the refunding of the Refunded Obligations, iv)

carrying out the other intents and purposes of this Ordinance and v) complying with the terms set forth in the Pricing Certificate. The execution and delivery by the City Manager of the Escrow Agreement and Deposit Agreement, if necessary, is hereby authorized and approved. The signature of the City Manager shall be attested by the City Secretary.

Section 15.03. Purchase of Securities. The Authorized Officer is hereby authorized to subscribe for, agree to purchase, and purchase securities permitted by applicable law, in such amounts and maturities and bearing interest at such rates as may be provided for in the Escrow Agreement, and to execute any and all subscriptions, purchase agreements, commitments, letters of authorization and other documents necessary to effectuate the foregoing, and any actions heretofore taken for such purpose are hereby ratified and approved.

Section 15.04. Notice of Deposit and Redemption. The paying agent/registrars for the Refunded Obligations is hereby authorized and directed to give notice of deposit and redemption with respect to the Refunded Obligations in the manner specified in the ordinances authorizing the issuance of such Refunded Obligations.

ARTICLE XVI

EFFECTIVE IMMEDIATELY

Section 16.01. Effective Immediately. 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, Texas, pertaining thereto, and it is accordingly so ordained.

FINALLY PASSED, APPROVED AND EFFECTIVE this November 12, 2014.

APPROVED AS TO FORM:

Warren M.S. Ernst
City Attorney
City of Dallas, Texas

*Signature Page for the General Obligation
Refunding and Improvement Bonds, Series 2014*

SCHEDULE I

REFUNDED OBLIGATION CANDIDATES

1) All of the City's outstanding general obligation bonds of the following series that are subject to optional redemption:

General Obligation Refunding Bonds, Series 2005

General Obligation Bonds, Series 2007

General Obligation Refunding and Improvement Bonds, Series 2007A

General Obligation Bonds, Series 2008

2) All Outstanding Commercial Paper Notes, Series 2010C.

EXHIBIT A

DESCRIPTION OF ANNUAL DISCLOSURE OF FINANCIAL INFORMATION

The following information is referred to in Article XIII of this Ordinance.

Annual Financial Statements and Operating Data

The financial information and operating data with respect to the City to be provided annually in accordance with Section 13.01 are as specified (and included in the Appendix or other headings of the Official Statement referred to) below:

1. The financial statements of the City, including but not limited to the portion thereof appended to the Official Statement as Appendix B, but for the most recently concluded fiscal year.
2. Statistical and financial data set forth in Tables 1-13, inclusive.

Accounting Principles

The accounting principles referred to in such Section 13.01 are the accounting principles described in the notes to the financial statements referred to in Paragraph 1 above.

EXHIBIT B

SALE PARAMETERS

In accordance with Section 12.01(a) of the Ordinance, the following conditions with respect to the Bonds must be satisfied in order for the Authorized Officer to act on behalf of the City in selling and delivering the Bonds to the Underwriters:

(a) the Bonds shall not bear interest at a rate greater than the maximum rate authorized by Chapter 1204, Texas Government Code, as amended;

(b) the aggregate principal amount of the Bonds authorized to be issued for the purposes described in Section 3.01 shall not exceed the limits described in that Section, and the Bonds sold for the purposes of refunding the Refunded Obligations shall be in an amount sufficient, in combination with the net premium from the sale of the Bonds, plus other available funds of the City, if any, to provide for the refunding of the Refunded Obligations to be selected from the Refunded Obligation Candidates identified in Schedule I hereto and the costs and expenses of issuance of the Bonds, including underwriter's discount;

(c) the refunding of the Refunded Bonds shall result in a net present value savings of not less than 5.00%;

(d) the maximum maturity for the Bonds shall not be later than February 15, 2034;
and

(e) the Bonds to be issued, prior to delivery, must have been rated by a nationally recognized rating agency for municipal securities in one of the four highest rating categories for long term obligations.

AGENDA ITEM # 16

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Controller

CMO: Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

Authorize payment of expenses associated with the sale of General Obligation Refunding and Improvement Bonds, Series 2014, in a principal amount not to exceed \$635,000,000 – Total not to exceed \$1,030,509 - Financing: 2014 General Obligation Refunding and Improvement Bond Funds

BACKGROUND

Pursuant to elections held in May 1998, November 2006, and November 2012, the residents of Dallas voted and authorized the City to issue general obligation bonds for the purpose of providing funds for permanent public improvements. The City's Co-Financial Advisors recommend: (1) refunding a portion of outstanding Series 2005, 2007, 2007A, and 2008 Bonds, (2) refunding and retirement of outstanding commercial paper notes issued for interim financing; and (3) issuance of improvement bonds to finance capital improvement projects at the City.

The City's co-financial advisors, First Southwest Company and Estrada Hinojosa, recommend issuing up to \$305,000,000 for the purpose of refunding outstanding bonds, and commercial paper. Based on recent market conditions, the refunding is expected to result in a cash savings of approximately \$19.1 million and a net present value savings of approximately \$17.8 million which is 7.3 percent of the par amount of the bonds refunded by Series 2014 Bonds. If market conditions improve, the City may elect to look for additional refunding opportunities and adjust the terms of the sale prior to the adoption of the parameters ordinance to include other advance refunding of outstanding obligations. Actual savings will depend on market conditions at the time of the sale.

Issuance of up to \$330,000,000 of Improvement bonds will also be used to finance capital improvements, and is within the Fiscal Year 2014-15 operating and capital budgets for the City.

BACKGROUND (Continued)

The City plans to use Underwriting Syndicate Team “B” which is comprised of Citigroup Global Markets Inc., Wells Fargo Bank N.A., Goldman, Sachs & Co., Piper Jaffray, Stifel Nicolaus & Company Inc., Frost Bank, Loop Capital Markets L.L.C., Samuel A. Ramirez & Co., and Stern Brothers & Company. Wells Fargo Securities will be the Bookrunning Senior Manager. Stern Brothers & Company, and Loop Capital Markets will serve as the Co-Senior Managers.

ESTIMATED SCHEDULE OF PROJECT

Authorize costs for issuance of bonds	November 12, 2014
Approval of parameters ordinance	November 12, 2014
Pricing	December 11, 2014
Execution of the Bond Purchase Agreement	December 12, 2014
Delivery of Proceeds	December 23, 2014

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

Budget, Finance and Audit Committee was briefed on November 3, 2014.

FISCAL INFORMATION

See Attachment I - \$1,030,509 - Financing: 2014 General Obligation Refunding & Improvement Bond Funds

M/WBE INFORMATION

Attachment I provide an estimate of bond issuance costs for the proposed Series 2014 bonds and the M/WBE participation

**SERIES 2014
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS
\$635,000,000**

Estimate of Total Bond Issuance Costs and M/WBE Participation

Co-Bond Counsel

Bracewell & Giuliani L.L.P. (Vendor # VS0000056820)	\$ 225,000	21.8%
West & Associates L.L.P. (Vendor #330805)	140,250	13.6%

Co-Financial Advisors

First Southwest Company (Vendor #193056)	217,620	21.1%
Estrada Hinojosa - (Vendor #259910)	145,080	14.1%

Debt Analysis/Structuring Fees

First Southwest Company (Vendor #193056)	28,000	2.7%
Estrada Hinojosa - (Vendor #259910)	12,000	1.2%

Out-of-Pocket Expenses

First Southwest Company (Vendor #193056)	4,000	0.4%
--	-------	------

Official Statement Printing

TBD	10,000	1.0%
-----	--------	------

Rating Agencies

Moody's Investors Service (Vendor #951236)	120,000	11.6%
Standard & Poor's (Vendor #954974)	111,100	10.8%

Auditor

Grant Thornton L.L.P. (Vendor #VS0000007921)	7,959	0.8%
--	-------	------

Filing Fee

Attorney General (Vendor #344989)	9,500	0.9%
-----------------------------------	-------	------

Total Issuance Costs

<u>\$ 1,030,509</u>	<u>100%</u>
---------------------	-------------

Total M/WBE Participation as % of Total Issuance Costs: 28.9%

November 12, 2014

WHEREAS, the City intends to issue General Obligation Refunding and Improvement Bonds, Series 2014, by negotiated sale in December 2014; and

WHEREAS, the adopted capital improvement program currently underway and/or scheduled requires issuance of an amount not to exceed \$635,000,000 general obligation refunding and improvement bonds for the purposes of refunding a portion of outstanding bonds and outstanding commercial paper and for funding certain capital improvements; and

WHEREAS, City Council hereby finds and determines that in order to accomplish such issuance in a timely and cost efficient manner, the City Manager, the City's co-financial advisors, and the City's co-bond counsel should be authorized and directed to take such action and prepare documents as necessary in order to accomplish such issuance.

NOW, THEREFORE,

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

Section 1. Authorize payment of expenses associated with the sale of General Obligation Refunding and Improvement Bonds, Series 2014, in a principal amount not to exceed \$635,000,000 with total costs not to exceed \$1,030,509, with such sale scheduled to occur on December 12, 2014.

Section 2. That the City Manager, the City's Co-Financial Advisors, and the City's Co-Bond Counsel are hereby authorized and directed to prepare an Official Statement with respect to such obligations and to take such other action and prepare such other documents as are necessary and incidental to the issuance, sale and delivery of the bonds.

Section 3. That the City Manager is hereby authorized to use the previously contracted professional services of First Southwest Company and Estrada Hinojosa & Company, Inc. as co-financial advisors for the proposed general obligation refunding and improvement bond sale. If said bonds are issued, payment for the advisory services and out-of-pocket expenses of First Southwest Company (Vendor # 193056) are estimated to be \$249,620 and payment for the advisory services and out-of-pocket expenses of Estrada Hinojosa & Company, Inc. (Vendor # 259910) are estimated to be \$157,080 and shall be made from the bond proceeds.

November 12, 2014

Section 4. That the City Manager is hereby authorized to use the previously contracted professional services of Bracewell & Giuliani L.L.P. and West & Associates, P.C. as co-bond counsel in connection with the sale and delivery of the general obligation bonds. If bonds are issued, payment for the opinion of Bracewell & Giuliani L.L.P. (Vendor #VS0000056820) shall be at the rate of \$0.30 per \$1,000 increment of obligations issued plus an hourly rate of \$90.00 to \$300.00 for services rendered by individual attorneys and paralegals (estimated at a combined amount to be \$225,000), and shall be made from the bond proceeds. If bonds are issued, payment for the opinion of West & Associates L.L.P., P.C. (Vendor #330805) shall be at the rate of \$0.15 per \$1,000 increment of obligations issued plus an hourly rate of \$90.00 to \$300.00 for services rendered by individual attorneys and paralegals (estimated at a combined amount to be \$140,250), and shall be made from bond proceeds.

Section 5. That the City Manager is hereby authorized to obtain bond ratings from Moody's Investors Service (Vendor # 951236) and from Standard & Poor's, Inc. (Vendor # 954974) in connection with the sale of the bonds. If the bonds are issued, payment for the bond ratings are estimated to be \$231,100 and shall be made from the bond proceeds.

Section 6. That the City Controller's Office is hereby authorized to use the previously contracted professional services of Grant Thornton L.L.P. to obtain an independent auditor's consent letter in connection with the sale and delivery of the bonds. If the bonds are issued, payment for the services of Grant Thornton L.L.P. (Vendor # VS0000007921) is estimated to be \$7,959 and shall be made from the bond proceeds.

Section 7. That the City Controller is hereby authorized to make payments for printing services to print and mail official statements. If the bonds are issued, payments for the printing services are estimated to be \$10,000 and shall be made from the bond proceeds.

Section 8. That the City Controller is hereby authorized to make payment to U.S. Bank National Association for services provided as paying agent/registrar with respect to the bonds at an annual cost of \$400 plus mailing expenses from the General Fund 0001, Department CCO, Unit 1126, Object 3537, (Vendor # VS0000047523) if the bonds are issued.

November 12, 2014

Section 9. That the proceeds received from the improvement bond sale shall be deposited in Fund 0675 Unit 1692 Revenue Source 8448. Any accrued interest from these proceeds will be deposited in the Debt Service Fund 0981, Department BMS, Revenue Source 8438. In connection with the issuance of bonds, the City Manager, the Chief Financial Officer, or their designee, of the City are each authorized to execute such instruments as in his or her judgment may be necessary to provide that budgeted capital project appropriations and encumbrances are properly reflected for the use of bond proceeds deposited into the project funds and provide for the continuation of the City's General Obligation Commercial Paper Program.

Section 10. That the City Manager is authorized and directed to file an Official Statement with respect to such bonds and prepare such other documents as are necessary and incidental to the issuance, sale and delivery of the bonds with the Attorney General; and that the City Controller be and is hereby authorized to make the payment for filing with the Attorney General's office (Vendor # 344989) prior to receiving the Bond Proceeds. The cost is estimated to be \$9,500 and shall be made from the General Fund 0001, Department CCO, Unit 1126, Object 3537, Encumbrance Number CT AGGORFDBD2014, and shall be reimbursed from proceeds.

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 ITEM # 17

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Economic Development
Office of Financial Services

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

MAPSCO: N/A

SUBJECT

Authorize payment of annual membership fees and continuation of arrangements for providing specialized municipal-related services to North Texas Commission - Not to exceed \$91,020 - Financing: Current Funds

BACKGROUND

Arrangements with this professional organization provides the City of Dallas an avenue for greater communication and cooperation with other municipalities and government entities, access to research and information of benefit to the City, as well as providing consultation with other agencies on the needs of the region, state and nation.

The North Texas Commission is the only regional entity that convenes public and private partners from our 12-county area to address big-picture issues, including upcoming legislation, transportation, air quality and long-term water plans.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Current Funds - \$91,020

ETHNIC COMPOSITION

North Texas Commission

Hispanic Female	3	Hispanic Male	5
Black Female	4	Black Male	3
White Female	28	White Male	65
Other Female	2	Other Male	5

November 12, 2014

WHEREAS, arrangements with professional organizations provide the City of Dallas access to research and information of benefit to the City, enhanced communication with other municipalities, opportunities for information exchange and professional development, as well as effective lobbying on matters of municipal interest; and

WHEREAS, the City of Dallas continues to benefit through its relationships with this professional organization;

Now, Therefore,

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

Section 1. That the City Controller is hereby authorized to encumber and disburse an amount not to exceed \$91,020.00 from Fund 0001, Dept. ECO, Unit 1164, Object 3340 Encumbrance CT ECO151164L032, Vendor No. 193362, for payment of annual fees for the North Texas Commission.

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.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 2
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45 Q and 45 U

SUBJECT

Authorize certain amendments to the terms of the development agreement with TEOF Hotel LLC for the Plaza Hotel Project, previously approved on September 25, 2013, by Resolution Nos. 13-1711 and 13-1712, in Tax Increment Financing Reinvestment Zone Number Four (Cedars TIF District) to: **(1)** extend the project deadlines by one year; **(2)** require the Developer/Owner to secure an Ascend Collection Hotel or an equivalent brand for the hotel's operator as approved by the Director of the Office of Economic Development by April 1, 2015; **(3)** authorize the City to reimburse the Developer/Owner up to \$1,000,000 for expenditures related to the Project's public infrastructure improvements pursuant to a monthly draw schedule approved by the Director of the Office of Economic Development and/or submission of invoices for work completed, subject to the availability of funding in the Cedars TIF District Fund; and **(4)** allow upon project completion, reimbursement of TIF-eligible project costs in excess of \$1,000,000 in five annual payments in the amount of \$257,014, subject to the availability of funding in the Cedars TIF District Fund - Financing: This action has no cost consideration to the City

BACKGROUND

TEOF Hotel LLC is finalizing negotiation of funding for the Plaza Hotel project. Staff has reviewed the amended financing proposal and supports an extension of all project deadlines by one year and the use of existing TIF funds to fund \$1,000,000 in public infrastructure improvements and allow reimbursement for the TIF-eligible project costs in excess of \$1,000,000 to be funded in five annual payments of \$257,014. This item amends Resolution No. 13-1711 which authorized staff to execute a development agreement with the developer for the project. The amendments will facilitate the development agreement's execution and help the developer secure financing for the project.

BACKGROUND (Continued)

Originally, on September 25, 2013, City Council approved TEOF Hotel LLC's request for \$2,285,071 in TIF reimbursement for the Plaza Hotel Project which will include the following improvements at 1011 South Akard Street as well as along South Akard Street and West Griffin Street: (1) conversion of a vacant 12 story hotel at into a 220 room full service hotel with an the outdoor pool and amenity area; and (2) infrastructure, streetscaping, and landscaping improvements that will consist of the construction of new sidewalks; the replacement and repair of existing sidewalks; and the planting of native plants and trees along South Akard Street and West Griffin Street. The project will also utilize shipping containers to construct approximately 1,800 square feet of commercial space on the southeast corner of the hotel's parking lot. The sidewalks along South Akard Street (including the portion over the (I-30 Bridge) shall be approximately 10' wide attached to the curb and separated from vehicular traffic by a painted bike lane and buffer zone. The general width of the Griffin Street sidewalk shall be the same as the existing sidewalk except for landscaped curb extensions and the roadway reduced by one traffic lane to be replaced by a lane of parallel parking subject to Public Works approval. Design aspects of the project have been reviewed by the City Design Studio and Peer Review Committee.

ESTIMATED PROJECT SCHEDULE

Begin Hotel Renovation	December 2014
Complete Hotel Renovation	January 2016
Begin Public Infrastructure Improvements	March 2015
Complete Public Infrastructure Improvements	December 2015

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 9, 1992, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Four (Cedars TIF District) by Ordinance No. 21492, as amended.

On April 9, 1997, City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the Cedars TIF District by Ordinance No. 23092, as amended.

On September 25, 2013, City Council authorized (1) a development agreement with TEOF Hotel LLC to dedicate future TIF revenues for eligible project costs related to infrastructure, streetscaping and landscaping improvements at 1011 South Akard Street as well as along South Akard Street and West Griffin Street in Tax Increment Financing Zone Number Four (Cedars TIF District); and (2) the Cedars TIF District Board of Directors to dedicate up to \$2,285,071 from future Cedars TIF District revenues in accordance with the development agreement in an amount not to exceed \$2,285,071 by Resolution Nos. 13-1711 and 13-1712.

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

On June 9, 2014, the Cedars TIF Board of Directors recommended City Council consideration and approval of the amendments to the terms approved by Resolution 13-1711 for the Plaza Hotel Project's development agreement.

On September 15, 2014, a memo was submitted to the Economic Development Committee regarding the amendments to Resolution No. 13-1711.

FISCAL INFORMATION

No cost consideration to the City

PROJECT COUNCIL DISTRICT

District 2

OWNER

**TEOF Hotel LLC
A Texas Limited Liability Company**

John Greenan, Manager

DEVELOPER

**TEOF Hotel LLC
A Texas Limited Liability Company**

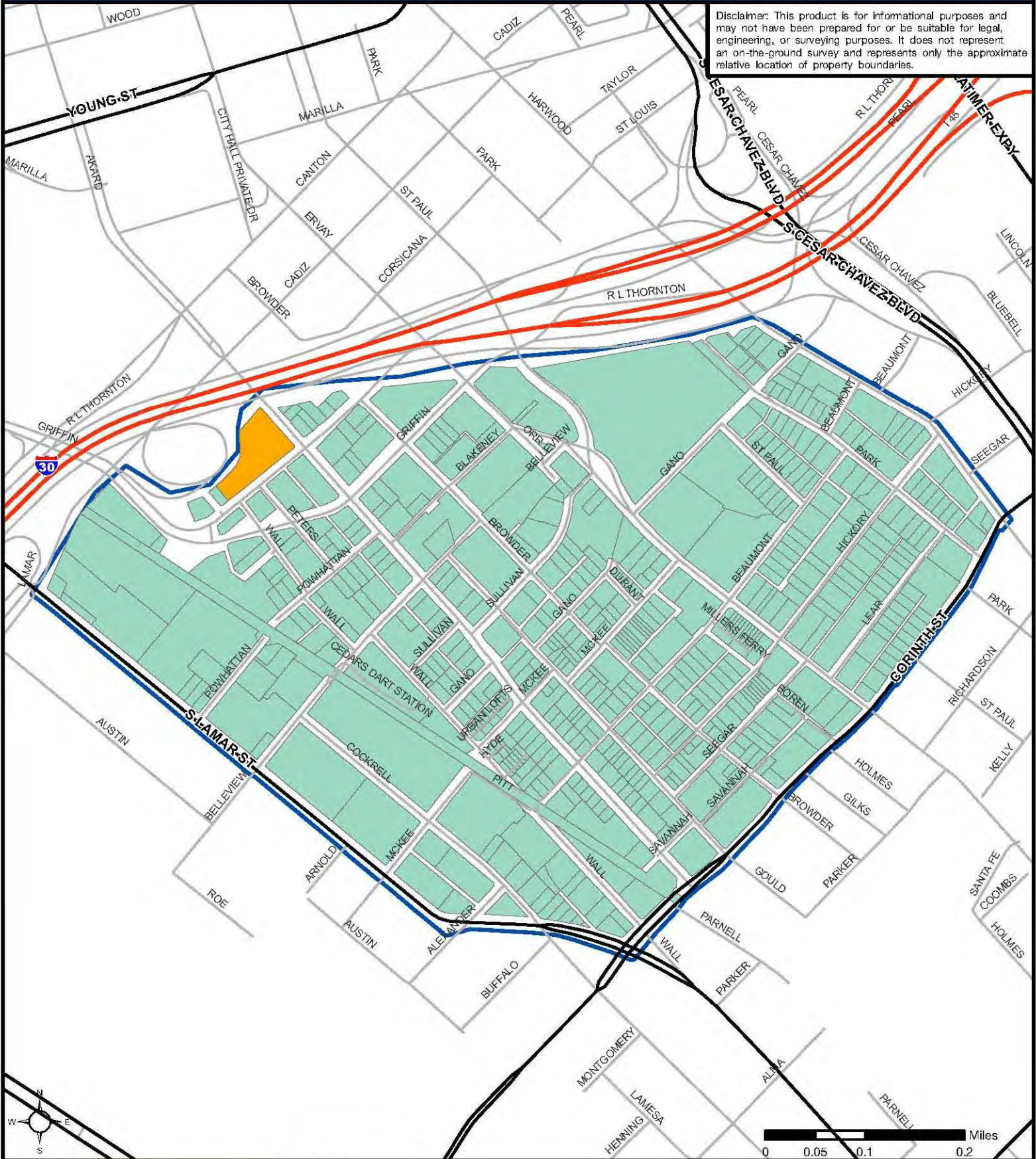
John Greenan, Manager

MAP

Attached.

Cedars TIF District

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



**DALLAS
ECONOMIC
DEVELOPMENT**

Area Redevelopment Division
214.670.1685
dallas-ecodev.org

Created: 08.29.13, Last Updated: 08.29.13 - PlazaHotel.ALP

Legend

- Plaza Hotel
- Cedars Parcels
- Cedars TIF District Boundary

Data Source: City of Dallas

November 12, 2014

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, on December 9, 1992, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Four ("Cedars TIF District") in accordance with the Tax Increment Financing Act, as amended, V.T.C.A Texas Tax Code, Chapter 311 (the "Act") to promote development and redevelopment in the District through the use of tax increment financing by Ordinance No. 21492, as amended; and

WHEREAS, on April 9, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cedars TIF District by Ordinance No. 23092, as amended; and

WHEREAS, on September 25, 2013, City Council authorized (1) a development agreement with TEOF Hotel LLC to dedicate future TIF revenues for eligible project costs related to infrastructure, streetscaping and landscaping improvements at 1011 South Akard Street as well as along South Akard Street and West Griffin Street in Tax Increment Financing Zone Number Four (Cedars TIF District); and (2) the Cedars TIF District Board of Directors to dedicate up to \$2,285,071 from future Cedars TIF District revenues in accordance with the development agreement in an amount not to exceed \$2,285,071, by Resolution Nos. 13-1711 and 13-1712; and

WHEREAS, on June 9, 2014, the Cedars TIF Board of Directors recommended City Council consideration and approval of an amendment to the development agreement with TEOF Hotel LLC; and

WHEREAS, in furtherance of the Cedars TIF District Project Plan and Reinvestment Zone Financing Plan, the City desires to reimburse TEOF Hotel LLC for the cost of infrastructure, streetscaping, and landscaping improvements at 1011 South Akard Street as well as along South Akard Street and West Griffin Street in the Cedars TIF District.

NOW, THEREFORE,

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

Section 1. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute a development agreement with certain amendments to the terms approved in Resolution No. 13-1711 for the Plaza Hotel Project to:

- A. Extend the deadline to complete and receive a Certificate of Occupancy for the commercial/retail structure(s) that will be constructed on the southeast corner of the hotel's parking lot from July 31, 2015 to July 31, 2016.

November 12, 2014

Section 1. (Continued)

- B. Extend the deadline to complete and receive a Certificate of Occupancy for the renovated hotel from July 31, 2015 to July 31, 2016.
- C. Extend the deadline to complete all public infrastructure improvements at 1011 South Akard Street as well as along South Akard Street and West Griffin Street and receive a certificate of acceptance from the City's Department of Public Works and Transportation from July 31, 2015 to July 31, 2016, for all infrastructure improvements that are to be reimbursed with TIF funds.
- D. Extend the deadline to execute and fund an operating and maintenance agreement for non-standard public improvements associated with the Project from July 31, 2015 to July 31, 2016.
- E. Require the Developer/Owner to secure an Ascend Collection Hotel or an equivalent brand for the hotel's operator as approved by the Director of the Office of Economic Development by April 1, 2015.
- F. Authorize the City to reimburse the Developer/Owner up to \$1,000,000 for expenditures related to the Project's public infrastructure improvements pursuant to a monthly draw schedule approved by the Director of the Office of Economic Development and/or submission of invoices for work completed, subject to the availability of funding in the Cedars TIF District Fund.
- G. Allow upon project completion, reimbursement of TIF-eligible project costs in five annual payments in the amount of \$257,014, subject to the availability of funding in the Cedars TIF District Fund.

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

Section 3. That all other terms and conditions as set forth in Resolution Nos. 13-1711 and 13-1712 shall remain in full force and effect, except as specifically outlined in Section 1 above.

Section 4. That the Director of the Office of Economic Development, after approval and recommendation of the Davis Garden TIF District Board of Directors, may authorize minor modifications to the project including the development site plan and/or an extension of the project deadlines up to six months.

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 1
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 44 V Y Z 45 W 54 C D F G H 55 A

SUBJECT

Authorize a public hearing to be held on December 10, 2014 to receive comments on amendments to Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) and the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District to: **(1)** create two sub-districts within the Oak Cliff Gateway TIF District: **(a)** Oak Cliff Gateway Sub-district (original district boundary) and **(b)** Bishop/Jefferson Sub-district; **(2)** increase the geographic area of the Oak Cliff Gateway TIF District to add approximately 193 acres to create the Bishop/Jefferson Sub-district to accommodate anticipated development; **(3)** extend the termination date of the Oak Cliff Gateway TIF District from the City Council-established termination date of December 31, 2022 to December 31, 2027 for the Oak Cliff Gateway Sub-district as an exception to the City of Dallas TIF Policy and establish a termination date for the Bishop/Jefferson Sub-district of December 31, 2044; **(4)** maintain the percentage of tax increment contributed by the City of Dallas during the extended term of the Oak Cliff Gateway Sub-district, establish the percentage of tax increment contributed by the City of Dallas during the term of the Bishop/Jefferson Sub-district, and establish other taxing jurisdictions' participation percentages; **(5)** increase the Oak Cliff Gateway TIF District's total budget from \$10,066,977 NPV (approximately \$33,432,572 total dollars) to \$28,621,027 NPV (approximately \$76,665,998 total dollars), an increase of \$18,554,050 NPV (approximately \$43,233,426 total dollars); **(6)** authorize an amendment to the participation agreement with Dallas County as a component of this budget increase; **(7)** restructure the TIF budget to consolidate and broaden categories of eligible project costs into the Oak Cliff Gateway Sub-district (original boundary area); a new category for the Bishop/Jefferson Sub-district; and retain the Education and Administration categories; and **(8)** make corresponding modifications to the Oak Cliff Gateway TIF District boundary, budget and Project and Reinvestment Zone Financing Plans consistent with the requirements and limitations of the Act; and at the close of the hearing, consideration of an ordinance amending Ordinance Nos. 21466 and 23033, as amended, to reflect these amendments - Financing: This action has no cost consideration to the City

BACKGROUND

A public hearing is required any time the boundaries or budget of an existing TIF district is expanded.

This action authorizes a public hearing to be held on December 10, 2014 to hear comments on the following proposed amendments to the Oak Cliff Gateway TIF District (the District) and its Project and Reinvestment Zone Financing Plans to:

1. Create two sub-districts within the Oak Cliff Gateway TIF District: (a) Oak Cliff Gateway Sub-district (original district boundary) and (b) Bishop/Jefferson Sub-district.
2. Increase the geographic area of the Oak Cliff Gateway TIF District to add approximately 193 acres to create the Bishop/Jefferson Sub-district to accommodate future development planned in the Bishop Arts and Jefferson Corridor area.
3. Extend the termination date of the Oak Cliff Gateway TIF District from the City Council-established termination date of December 31, 2022 to December 31, 2027 for the Oak Cliff Gateway Sub-district as an exception to the City of Dallas TIF Policy and establish a termination date for the Bishop/Jefferson Sub-district of December 31, 2044.
4. Maintain the percentage of tax increment contributed by the City of Dallas during the extended term of the Oak Cliff Gateway Sub-district, establish the percentage of tax increment contributed by the City of Dallas during the term of the Bishop/Jefferson Sub-district at 90%, and establish other taxing jurisdictions' participation percentages.
5. Increase the Oak Cliff Gateway TIF District's total budget from \$10,066,977 NPV (approximately \$33,432,572 total dollars) to \$28,621,027 NPV (approximately \$76,665,998 total dollars), an increase of \$18,554,050 NPV (approximately \$43,233,426 total dollars).
6. Authorize an amendment to the participation agreement with Dallas County as a component of this budget increase.
7. Restructure the TIF budget to consolidate and broaden categories of eligible project costs into the Oak Cliff Gateway Sub-District (original boundary area); a new category for the Bishop/Jefferson Sub-district; and retain the Education and Administration categories.
8. Make corresponding modifications to the Oak Cliff Gateway TIF District boundary, budget and Project and Reinvestment Zone Financing Plans consistent with the requirements and limitations of the Act.

BACKGROUND (Continued)

The district was created in 1992 to encourage development in the Oak Cliff area south of downtown. However, growth has been slower than expected. Some early developments, such as Lake Cliff Tower, helped to demonstrate the area's potential, but only in the past few years has significant development begun to occur. The district's taxable value has grown by more than \$120 million between 1992 and 2014, including recent developments such as Zang Triangle and Alexan Trinity, but the district lost ground between 2008 and 2011, and continued growth in the core of the district will take additional time.

An additional 5 years for the original boundary of the District (as an exception to the City of Dallas TIF Policy) and 30 years for the new sub-district give the Oak Cliff Gateway the time it needs to provide funding for the likely infrastructure and financing needs associated with future planned development within the area. Currently the termination date for the District is December 31, 2022; this amendment would extend the date to December 31, 2027 in the core of the district and provide 30 years for the properties between the Bishop Arts area and the Jefferson Corridor to reach their full potential. This extension will allow the district to take advantage of the changing market conditions and anticipated increases in the tax base of the Oak Cliff Gateway area.

The extended time of the Oak Cliff Gateway Sub-district allows the sub-district to grow to its originally intended full value. The proposed amendments will cause the tax value of the Oak Cliff Gateway Sub-district to increase from the 2014 value of \$168 million to \$405 million, as opposed to \$260 million if the term of the district were not extended. When the extended term of the Oak Cliff Gateway Sub-district expires, approximately \$2.5 million will flow to the general fund each year, as opposed to \$1.7 million starting in 2022 if the term is not extended. It will take the City approximately 2 years after the expiration of the extended term of the Oak Cliff Gateway Sub-district to recoup the amount of general fund dollars foregone between years 2023 and 2027 as a result of extending the term of the TIF.

The term of the Bishop/Jefferson Sub-district gives that area time to grow from its current base of \$105 million to \$659 million. At its termination, the Bishop/Jefferson Sub-district is projected to be generating an additional \$4.4 million each year for the general fund.

In 2010, the City was approached by a development group hoping to help to connect the successes in the Bishop Arts area with the strength of the Jefferson Boulevard corridor by creating a new development between the two areas. This proposal provided an opportunity for the Oak Cliff Gateway TIF District to capitalize on the potential growth in its core area while helping to support new development farther south.

BACKGROUND (Continued)

Expanding and extending the district will help to support the proposed Bishop Arts Project Phase I, which is a \$42 million, 250,000 square foot, mixed-use residential and retail development. It is designed with underground parking, public plaza spaces, wide sidewalks, street trees, and with doors and windows facing the street. The project will add approximately 218 residences to the area and 29,634 square feet of retail and restaurant space.

Proposed modifications to the Oak Cliff Gateway TIF District timeframe, boundary, budget, and policies will help to spur investment like this in Southern Dallas and will encourage redevelopment along the planned extension of the Oak Cliff Gateway trolley line from the Houston Street viaduct, along Zang Boulevard, south to the Bishop Arts area and beyond Jefferson Boulevard.

The geographic area of the District is proposed to be increased by 193 acres to create the new Bishop/Jefferson Sub-district. The new sub-district would extend along Zang Boulevard south to Davis Street and be generally bounded by Davis Street on the north, Vernon Avenue and Llewellyn Avenue on the west, 12th Street on the south, and R.L. Thornton Freeway, Storey Street, Crawford Street and Beckley Avenue on the east. Currently the area is a mixture of vacant and underutilized lots, aging multi-family and duplex structures, single family structures that have been converted to commercial use, industrial properties, and some single family homes.

The increase of projected planned development within the district has also increased the infrastructure needed to support the area's planned development. Because of this, the Oak Cliff Gateway TIF District budget is proposed to be amended to increase the total budget and to consolidate categories of eligible costs by geographic area within the district, thereby allowing greater flexibility to shift expenditures among eligible items. The revised budget is provided below. The net increase in the total of the budget is approximately \$18 million (NPV).

The proposed changes to the plan include continuing funding for infrastructure needs for new development as well as environmental remediation and façade improvement for rehabilitation of older structures. The amended budget preserves funding for educational and training facilities. Proposed changes to the Oak Cliff Gateway Allocation Policy and to the Oak Cliff Gateway Grant Program will be brought forward with the first development agreement.

On December 10, 2014, following the public hearing, the requested amendments will be considered by the City Council.

BACKGROUND (Continued)

**Oak Cliff Gateway TIF District
Projected Increment Revenues to Retire TIF Fund Obligations**

Category	Original TIF Budget (total dollars)	Recommended TIF Budget (total dollars)	Change
Oak Cliff Gateway Sub-district Public Infrastructure Improvements, including Streets, Streetscape, Water, Wastewater, Utility Burial Façade Improvements Environmental Remediation and Demolition Pedestrian Linkages/Lighting Economic Development Grants	\$31,273,913	\$34,463,508	\$3,189,595
Bishop/Jefferson Sub-district Public Infrastructure Improvements including Streets, Streetscape, Water, Wastewater, Utility Burial Façade Improvements Environmental Remediation and Demolition Pedestrian Linkages/Lighting Economic Development Grants	\$0	\$38,611,351	\$38,611,351
Educational/Training Facilities	\$664,203	\$756,029	\$91,826
Administration	\$1,494,456	\$2,835,110	\$1,340,654
Total Project Costs	\$33,432,572	\$76,665,998	\$43,233,426

*In order to encourage development in the Bishop/Jefferson Sub-district, Administration expenses and Educational/Training Facilities expenses for the entire District shall be paid out of the Oak Cliff Gateway Sub-district until the Oak Cliff Gateway Sub-district expires. Remaining Administration and Educational/Training Facilities expenses shall then be paid from the Bishop/Jefferson Sub-district.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 11, 1992, the City Council authorized the establishment of the Oak Cliff Gateway TIF District by Ordinance No. 21466, as amended.

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

On February 12, 1997, the City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District by Ordinance No. 23033, as amended.

On February 23, 2005, the City Council authorized the adoption of the City of Dallas Tax Increment Financing (TIF) Policy for the evaluation of proposed TIF districts by Resolution No. 05-0745, as amended.

On October 23, 2014, the Oak Cliff Gateway TIF District Board of Directors discussed and recommended approval of the proposed TIF District and Project Plan amendments, an increase in the term, geographical boundary and budget of the District, and all other related changes.

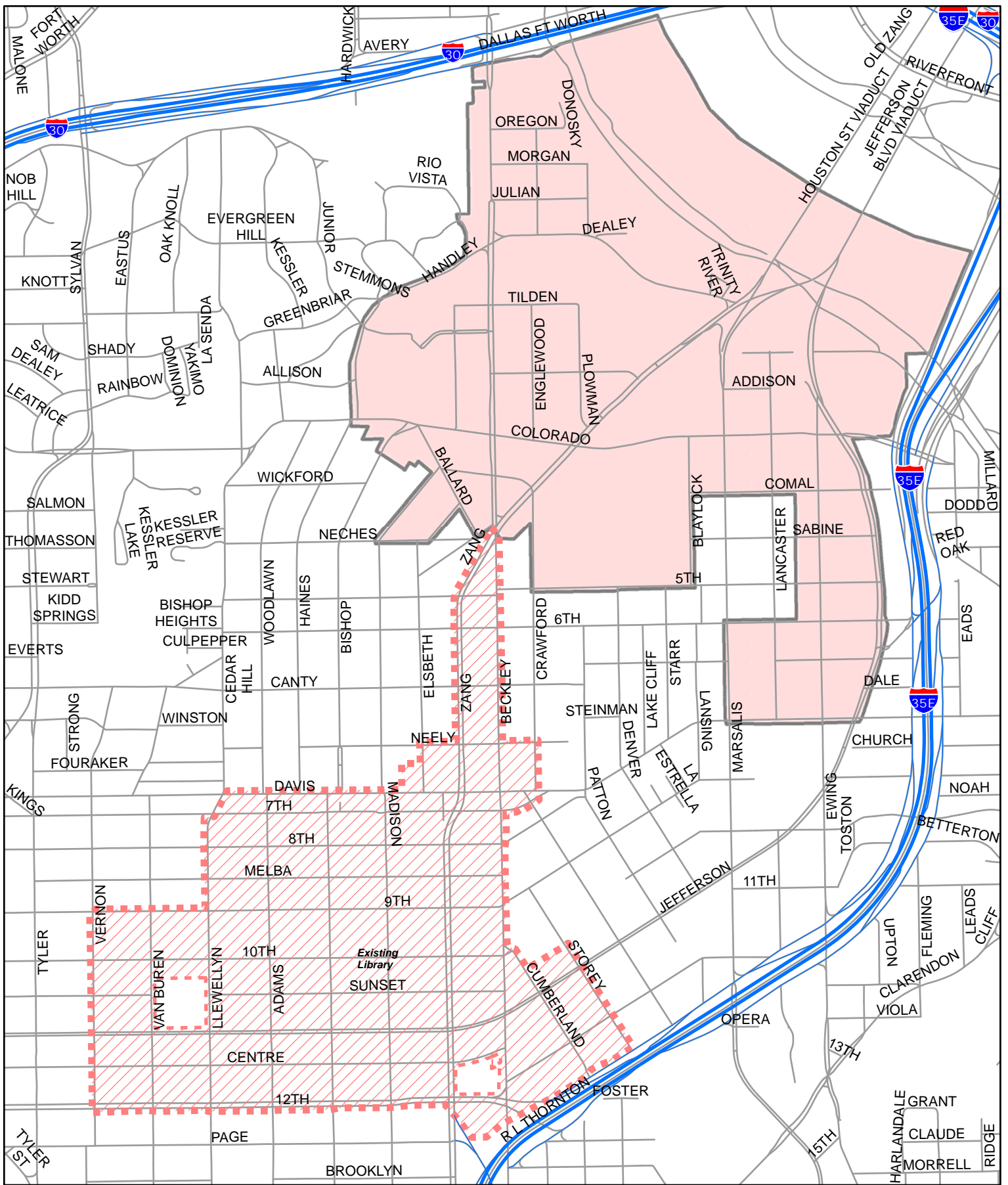
On November 3, 2014, a briefing was submitted to the Economic Development Committee on the calling of a public hearing for December 10, 2014, to consider the proposed TIF District and Project Plan amendments, an increase in the term, geographical boundary and budget of the District, and all other related changes.

FISCAL INFORMATION

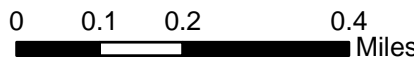
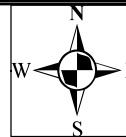
No cost consideration to the City

MAP

Attached.



**Oak Cliff Gateway TIF District
Proposed Amended Boundary
December 10, 2014**



- Existing Oak Cliff Gateway TIF District
- Proposed Bishop Arts Sub-district (Oak Cliff Gateway TIF District)
- Exclusion Area

November 12, 2014

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, on November 11, 1992, City Council authorized the adoption of Ordinance No. 21466, which created Tax Increment Financing Reinvestment Zone Number Three, (the "Oak Cliff Gateway TIF District"), as amended, in accordance with V.T.C.A. Tax Code, Chapter 311 ("Act"); and

WHEREAS, on February 12, 1997, City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District by Ordinance No. 23033, as amended; and

WHEREAS, on February 23, 2005, City Council authorized the adoption of the City of Dallas Tax Increment Financing (TIF) Policy for the evaluation of proposed TIF districts by Resolution No. 05-0745, as amended; and

WHEREAS, the Act requires that if an amendment reduces or increases the geographic area of the zone, increases the amount of bonded indebtedness to be incurred, increases or decreases the percentage of a tax increment to be contributed by a taxing unit, increases the total estimated project costs, or designates additional property in the zone to be acquired by the municipality, the approval must be by ordinance after the City holds a public hearing on such amendments and provides interested persons the opportunity to speak and present evidence for or against such amendments; and

WHEREAS, the City desires, by the calling and holding of such public hearing, to provide a reasonable opportunity for any owner of property located within the Oak Cliff Gateway TIF District, any other taxing districts, and any other interested persons to speak for or against the amendment; and

November 12, 2014

WHEREAS, the Oak Cliff Gateway TIF Board of Directors recommended the following amendments to the Oak Cliff Gateway TIF District and the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District to: (1) create two sub-districts within the Oak Cliff Gateway TIF District: (a) Oak Cliff Gateway Sub-district (original district boundary) and (b) Bishop/Jefferson Sub-district; (2) increase the geographic area of the Oak Cliff Gateway TIF District to add approximately 193 acres to create the Bishop/Jefferson Sub-district to accommodate anticipated development; (3) extend the termination date of the Oak Cliff Gateway TIF District from the City Council-established termination date of December 31, 2022 to December 31, 2027 for the Oak Cliff Gateway Sub-district as an exception to the City of Dallas TIF Policy and establish a termination date for the Bishop/Jefferson Sub-district of December 31, 2044; (4) maintain the percentage of tax increment contributed by the City of Dallas during the extended term of the Oak Cliff Gateway Sub-district, establish the percentage of tax increment contributed by the City of Dallas during the term of the Bishop/Jefferson Sub-district at 90%, and establish other taxing jurisdictions' participation percentages; (5) increase the Oak Cliff Gateway TIF District's total budget from \$10,066,977 NPV (approximately \$33,432,572 total dollars) to \$28,621,027 NPV (approximately \$76,665,998 total dollars), an increase of \$18,554,050 NPV (approximately \$43,233,426 total dollars); (6) authorize an amendment to the participation agreement with Dallas County as a component of this budget increase; (7) restructure the TIF budget to consolidate and broaden categories of eligible project costs into the Oak Cliff Gateway Sub-District (original boundary area plus additional property); a new category for the Bishop/Jefferson Sub-District; and retain the Education and Administration categories; and (8) make corresponding modifications to the Oak Cliff Gateway TIF District boundary, budget and Project and Reinvestment Zone Financing Plans consistent with the requirements and limitations of the Act.

NOW, THEREFORE,

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

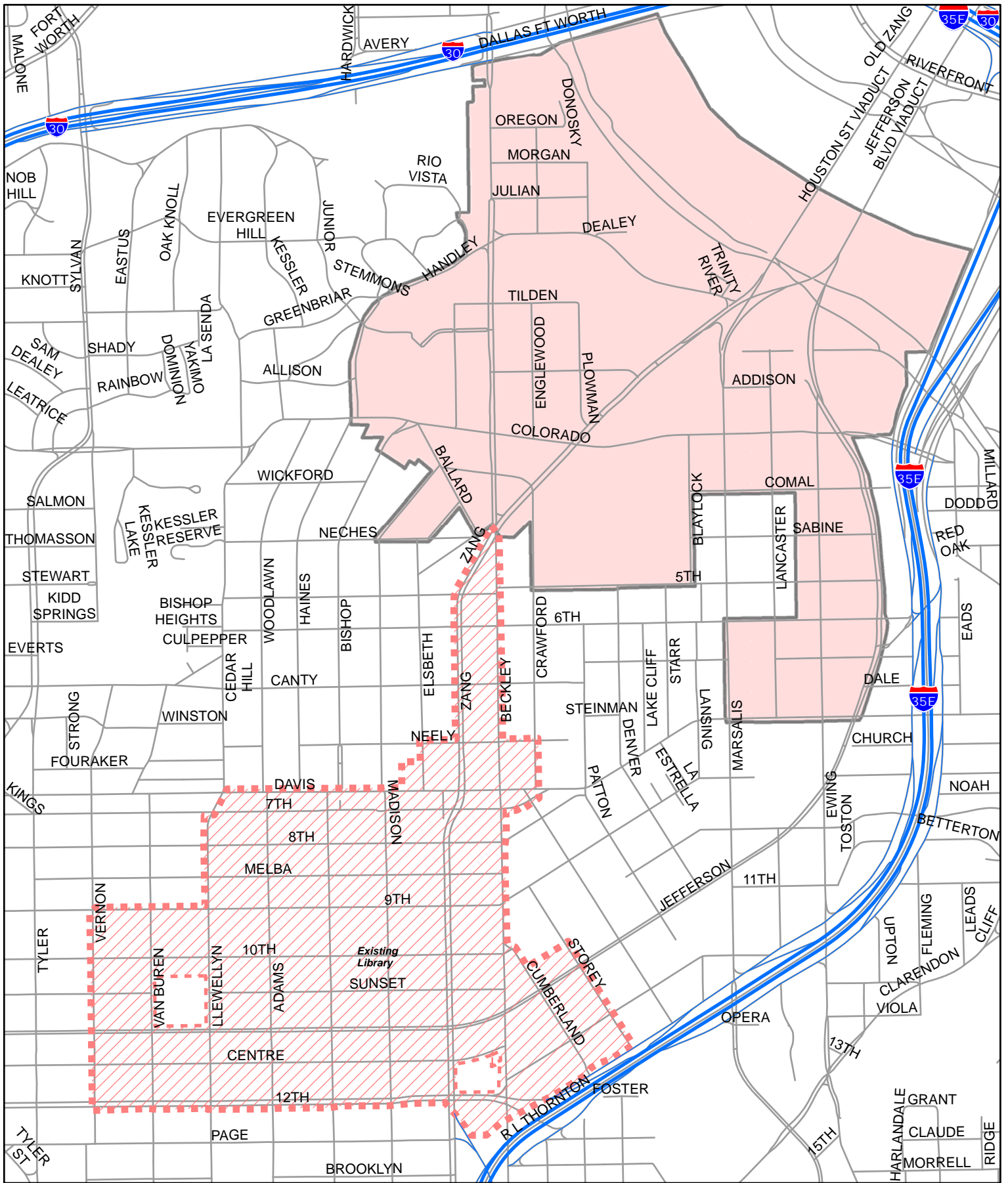
Section 1. That a public hearing shall be held at 1:00 p.m. on December 10, 2014, in the City Council Chambers, Dallas City Hall, 6th Floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against an amendment to increase the geographic area of the Oak Cliff Gateway TIF District boundary to include selected adjacent properties.

Section 2. That notice of such public hearing shall be published in the official newspaper of the City of Dallas not later than seven (7) days prior to the date of such hearing, and that written notice of such hearing along with a copy of this resolution shall be delivered in writing to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed reinvestment zone.

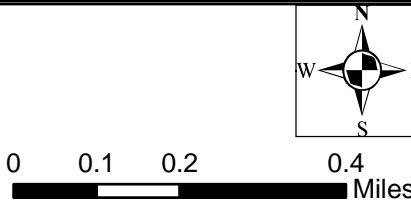
November 12, 2014

Section 3. That after the public hearing is closed; City Council shall consider an ordinance amending Ordinance Nos. 21466 and 23033, as amended, to (1) create two sub-districts within the Oak Cliff Gateway TIF District: (a) Oak Cliff Gateway Sub-district (original district boundary) and (b) Bishop/Jefferson Sub-district; (2) increase the geographic area of the Oak Cliff Gateway TIF District to add approximately 193 acres to create the Bishop/Jefferson Sub-district to accommodate anticipated development **(Exhibit A)**; (3) extend the termination date of the Oak Cliff Gateway TIF District from the City Council-established termination date of December 31, 2022 to December 31, 2027 for the Oak Cliff Gateway Sub-district as an exception to the City of Dallas TIF Policy and establish a termination date for the Bishop/Jefferson Sub-district of December 31, 2044; (4) maintain the percentage of tax increment contributed by the City of Dallas during the extended term of the Oak Cliff Gateway Sub-district, establish the percentage of tax increment contributed by the City of Dallas during the term of the Bishop/Jefferson Sub-district, and establish other taxing jurisdictions' participation percentages; (5) increase the Oak Cliff Gateway TIF District's total budget from \$10,066,977 NPV (approximately \$33,432,572 total dollars) to \$28,621,027 NPV (approximately \$76,665,998 total dollars), an increase of \$18,554,050 NPV (approximately \$43,233,426 total dollars); (6) authorize an amendment to the participation agreement with Dallas County as a component of this budget increase; (7) restructure the TIF budget to consolidate and broaden categories of eligible project costs into the Oak Cliff Gateway Sub-District (original boundary area plus additional property); a new category for the Bishop/Jefferson Sub-District; and retain the Education and Administration categories; and (8) make corresponding modifications to the Oak Cliff Gateway TIF District boundary, budget and Project and Reinvestment Zone Financing Plans consistent with the requirements and limitations of the Act, attached hereto as **(Exhibit B)**.

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



**Oak Cliff Gateway TIF District
Proposed Amended
Boundary December 10, 2014
Exhibit A**



- Existing Oak Cliff Gateway TIF District
- Proposed Bishop Arts Sub-district (Oak Cliff Gateway TIF District)
- Exclusion Area

Exhibit B
DRAFT FOR BOARD REVIEW
Oak Cliff Gateway
Tax Increment Financing District



**Amended Project Plan &
Reinvestment Zone Financing Plan**

February 12, 1997
Amended – December 9, 1998
Amended – January 12, 2005
Amended – November 9, 2009
Amended – December 10, 2014

Plan Framework

Section 1 **PROJECT PLAN** provides a description of the planned public improvements, including a detailed project budget. Also the near term and long term expectations for private development are presented.

Section 2 **REINVESTMENT ZONE FINANCING PLAN** includes an explanation of the increment financing, the financing strategy and the assumptions on which the plan for the Oak Cliff Gateway TIF is based. Also, the financial feasibility of the TIF is examined along with financial policies which have been adopted by the Board of Directors.

Section I – Project Plan

Summary of Plan and Discussion of Modifications

The Oak Cliff Gateway Tax Increment Financing (TIF) District represents an important opportunity for the City of Dallas to develop an attractive entry into the Oak Cliff area and to capitalize on the opportunities provided by the new Oak Cliff Trolley to connect downtown Dallas to key potential growth areas such as the neighborhood around Methodist Regional Medical Center, the Bishop Arts area and the Jefferson Corridor.

The district was created in 1992 to set the standard for job creation while building on successful developments downtown. The Oak Cliff Gateway community occupies a prime location for redevelopment activity between downtown Dallas and Kessler Park. This area, located on the hills overlooking the Trinity River, provides a superior location for new residential and commercial development. However, growth has been slower than expected. Some early developments, such as Lake Cliff Tower, helped to demonstrate the area's potential, but only in the past few years has significant development begun to occur. The district's taxable value has grown by more than \$120 million between 1992 and 2014, including recent developments such as Zang Triangle and Alexan Trinity, but the district lost ground between 2008 and 2011, and continued growth in the core of the district will take additional time.

Parts of the district continue to exhibit deteriorated structures, inadequate sidewalks and streets, tracts of vacant land, faulty lot layouts, unsanitary or unsafe conditions, and deteriorated site improvements. These conditions substantially arrest or impair the sound growth of this part of Dallas.

Recently the City was approached by a development group hoping to help to connect the successes in the Bishop Arts area with the strength of the Jefferson Boulevard corridor by creating a new development between the two areas. This proposal provided an opportunity for the Oak Cliff Gateway TIF District to capitalize on the potential growth in its core area while helping to support new development farther south.

Modifications to the Oak Cliff Gateway TIF District timeframe, boundary, budget, and policies are intended to help to spur investment in Southern Dallas and encourage orderly redevelopment along the planned extension of the Oak Cliff Gateway trolley line from the Houston Street viaduct, along Zang Boulevard, south to Bishop Arts and beyond Jefferson Boulevard. The proposed changes to the plan include continuing funding for infrastructure needs for new development as well as environmental remediation and façade improvement for rehabilitation of older structures and economic development grants for projects that are not otherwise financially viable.

Modifications to the Oak Cliff Gateway TIF District Project Plan and Reinvestment Zone Financing Plan include the following changes:

- Create two sub-districts within the Oak Cliff Gateway TIF District: (a) Oak Cliff Gateway Sub-district (original district boundary) and (b) Bishop/Jefferson Sub-district.
- Increase the geographic area of the Oak Cliff Gateway TIF District to add approximately 194 acres to create the Bishop/Jefferson Sub-district.
- Extend the termination date of the Oak Cliff Gateway TIF District from the City Council-established termination date of December 31, 2022 to December 31, 2027 for the Oak Cliff Gateway Sub-district and establish a termination date for the Bishop/Jefferson Sub-district of December 31, 2044.
- Maintain the percentage of tax increment contributed by the City of Dallas during the extended term of the Oak Cliff Gateway Sub-district at 85% and establish the percentage of tax increment contributed by the City of Dallas during the term of the Bishop/Jefferson Sub-district at 90%.
- A request will be submitted to the County to have the County participate at the rate of 65% for 20 years beginning in 2015 and ending in 2034 in the Bishop/Jefferson Sub-district.
- Increase the Oak Cliff Gateway TIF District's total budget from \$10,066,977 NPV (approximately \$33,432,572 total dollars) to \$28,621,027 NPV (approximately \$76,665,998 total dollars), an increase of \$18,554,050 NPV (approximately \$43,233,426 total dollars).
- Authorize an amendment to the participation agreement with Dallas County as a component of this budget increase.
- Restructure the TIF budget to consolidate and broaden categories of eligible project costs into the Oak Cliff Gateway Sub-District (original boundary area); a new category for the Bishop/Jefferson Sub-district; and retain the Education and Administration categories.
- Revised private development goals

Tax Increment Base

The total taxable appraised value of real property within the original Oak Cliff Gateway TIF District as of January 1, 1992, according to the Dallas Central Appraisal District (DCAD) was \$38,570,128. The appraised value of real property in this and all other

Dallas TIF reinvestment zones combined will remain significantly below the statutory maximum of 15%. In addition, the appraised value of real property in this and all other Dallas TIF reinvestment zones combined was below the maximum threshold of 5% of the City's tax base as set by the City's Financial Management Performance Criteria (FMPC) when the district was created.

In 2009, the base value for the Oak Cliff Gateway TIF District was re-set at \$40,098,623 for the City value. The estimated 2014 base value of the new Bishop/Jefferson Sub-district, according to DCAD, is approximately \$105,400,615. The 2014 taxable base value may be revised when final 2014 figures are available and pending any litigation or tax roll corrections. The City will monitor property with different base years separately. Taxable values may vary by taxing jurisdiction due to different exemption levels.

Market Analysis and Development Program

Although market conditions have changed since Arthur Andersen & Co. prepared the market analysis of the Oak Cliff Gateway area in 1997, the basic focus is still valid. The analysis focused on the need to encourage initial growth and jump-start development within the district by finding productive uses for vacant land and stimulating job creation as a way to spur economic revitalization and increase long-term residential interest.

Based on the initial market research information, a current examination of local development trends, and assuming the development of a targeted implementation program, the TIF board suggested the following target projects:

- Lake Cliff Tower residential redevelopment with adjacent retail, townhome development along Greenbriar Avenue (completed in 2006)
- Core retail development (39,375 square feet completed in 2009)
- Mid and high rise residential with retail along Greenbriar Avenue (Trinity Townhomes development completed in 2007 and Alexan Trinity completed in 2014.)
- Land assembly for mixed use, high density development adjacent to the Trinity River, between Greenbriar Avenue and Interstate 30 on North Beckley Avenue and Burnett Field near Colorado Boulevard and Interstate 35 (to be completed).

Expansion of Methodist Medical Center's operations created an opportunity to focus denser development in the area roughly bounded by Zang Boulevard, Colorado Street, Beckley Avenue, I-30 and the Trinity River. The 2009 plan amendments provided for funding of the infrastructure and financing needs of this area, and the 2014 plan amendments, including the extended time in the Oak Cliff Gateway Sub-District, give this area the time it needs to succeed.

These projects are designed to create momentum within the core of the TIF district, a key element in attracting potential investment into the neighborhood.

The planned expansion of the Oak Cliff trolley and recent development in both the Bishop Arts area and in the Jefferson Corridor have spurred interest in the blocks south of Bishop Arts. TIF funding will help to fund needed infrastructure improvements, complete façade restoration and environmental remediation projects, and spur development through economic development grants in an area of vacant lots, aging multi-family buildings, and under-utilized commercial land.

Area Attributes

The location of the Oak Cliff Gateway TIF District is an ideal setting for residential and commercial redevelopment due to its adjacency to the Trinity River and downtown, as well as its proximity to Interstates 30 and 35.

The pastoral dignity of Lake Cliff Park sets the tone for the Oak Cliff Gateway Sub-district. Scenic vistas from the park and other hillsides within the district are among the finest in Dallas. Potential redevelopment of the Trinity River provides an important bridge between the Oak Cliff Gateway area and Downtown Dallas. Major facilities and natural features of the area include Methodist Medical Center, Lake Cliff Park, Founders Park, school sites and the Trinity River.

The Bishop Arts and Jefferson Boulevard areas serve as a draw for visitors from across the North Texas region and provide destinations for shopping and dining. Proposed developments provide additional restaurant, retail, and residential space while providing needed access to transit and additional parking.

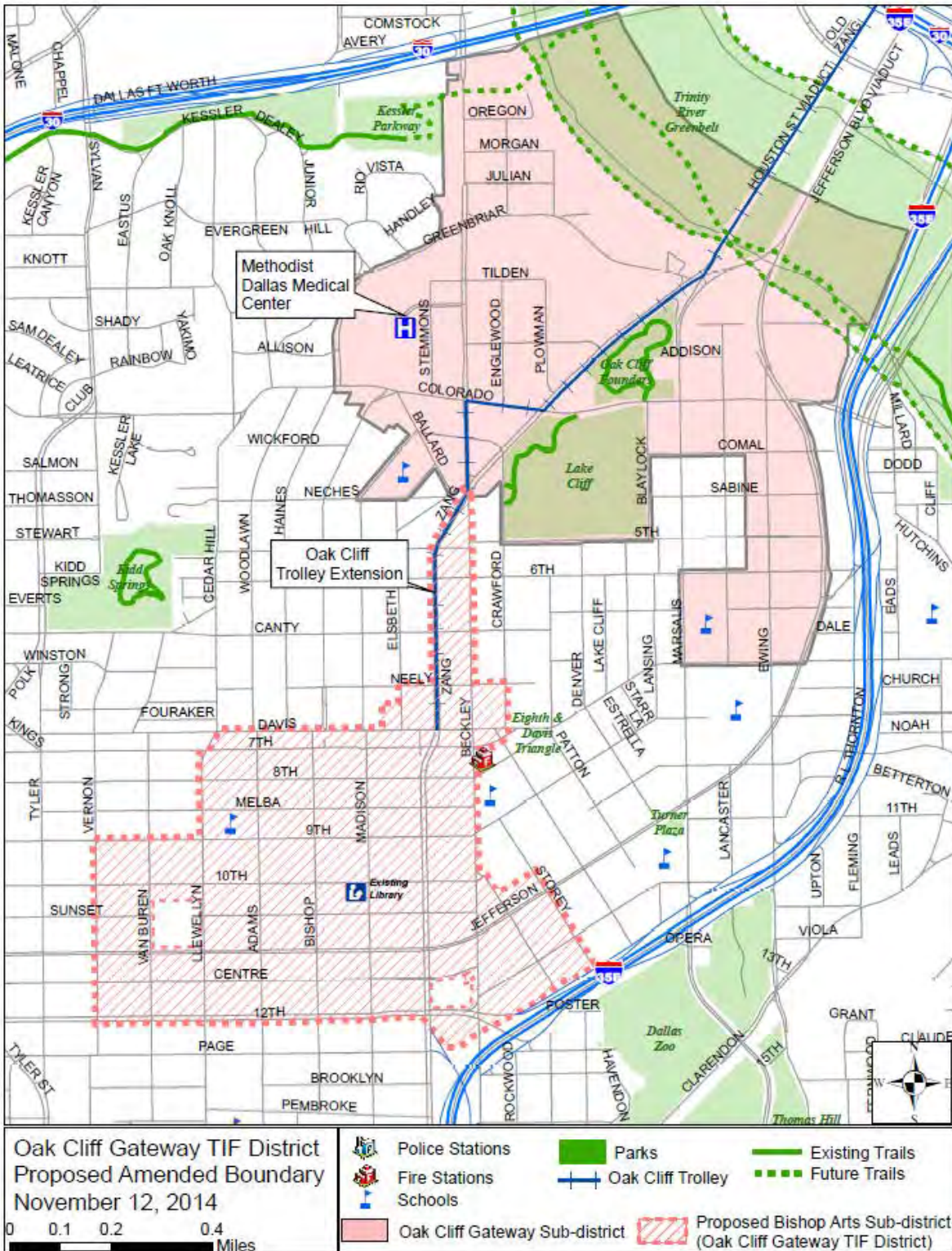
Linkages and corridors play a special role in the expanded Oak Cliff Gateway TIF District. The new Oak Cliff Trolley and both planned and existing trails are vital to development of the district and create the opportunity for expanded recreational, pedestrian, and transit connections both to downtown and through the region..

The Oak Cliff Trolley, when complete, will connect Oak Cliff to downtown Dallas and the greater regional light and heavy rail network. Passengers will be able to board in Oak Cliff and then transfer either to DART's light rail line or to the heavy rail line managed by the TRE which connects downtown Dallas to Fort Worth and the suburbs in between.

View corridors within the districts are a strong attribute of the area. The hilly topography of the area is unusual in Dallas, providing a dramatic setting to view the Downtown Dallas skyline.

The Oak Cliff Gateway TIF district contains more of the original historic buildings than many of the other TIF districts. The designation of the Lake Cliff Historic District has helped to preserve this resource and establish a unique identity for the district.

Exhibit A: Oak Cliff Trolley, Area Trails, and Area Attributes



TIF District Boundaries

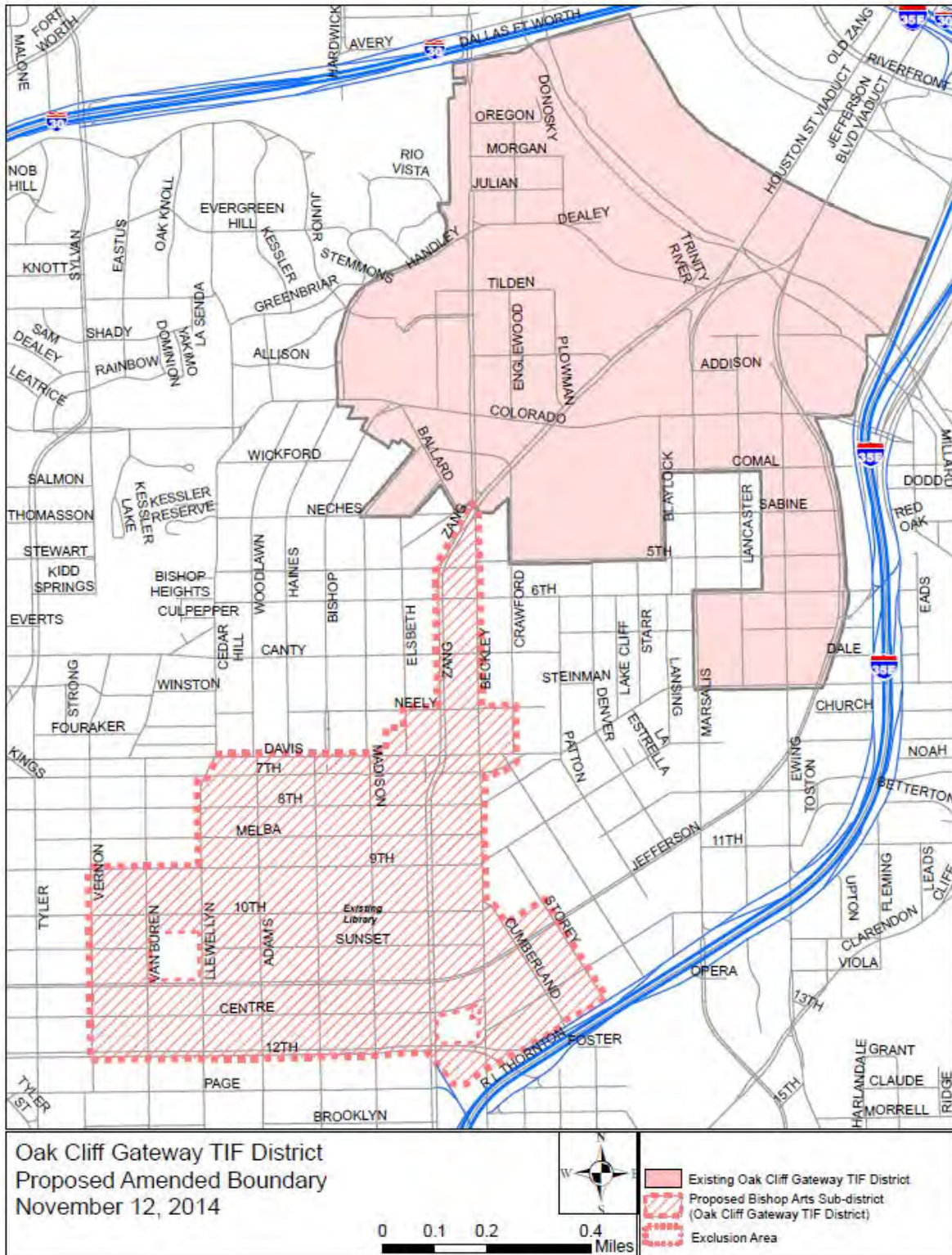
The expanded Oak Cliff Gateway TIF District is located adjacent to the Trinity River and southwest of Downtown Dallas. The Oak Cliff Gateway Sub-district is generally bounded by Interstate 30 and the Trinity River to the north, Interstate 35 and Jefferson Boulevard to the east, 5th and 8th Street to the south and Haines Avenue to the west. An approximately 30-acre tract previously excluded from the district through a 1998 boundary amendment was added back into the district in 2009.

The 2014 amendment adds the Bishop/Jefferson Sub-district as shown on the map in Exhibit C. This new sub-district is generally bounded by Davis Street on the north, Vernon Avenue and Llewellyn Avenue on the west, 12th Street on the south, and R.L. Thornton Freeway, Storey Street, Crawford Street and Beckley Avenue on the east.

The original district encompassed approximately 254 acres, not counting rights-of-way that the Dallas Central Appraisal District (DCAD) does not identify as land parcels. The Bishop/Jefferson Sub-district encompasses approximately 193 acres (excluding rights-of-way). The amended boundary has a total area of approximately 447 acres.

Unless defined otherwise by a relevant City ordinance, district boundaries include all rights of way immediately adjacent to real property within the district, extending to the far sides of the rights of way. Boundaries that approximate property lines shall be construed as following such property lines.

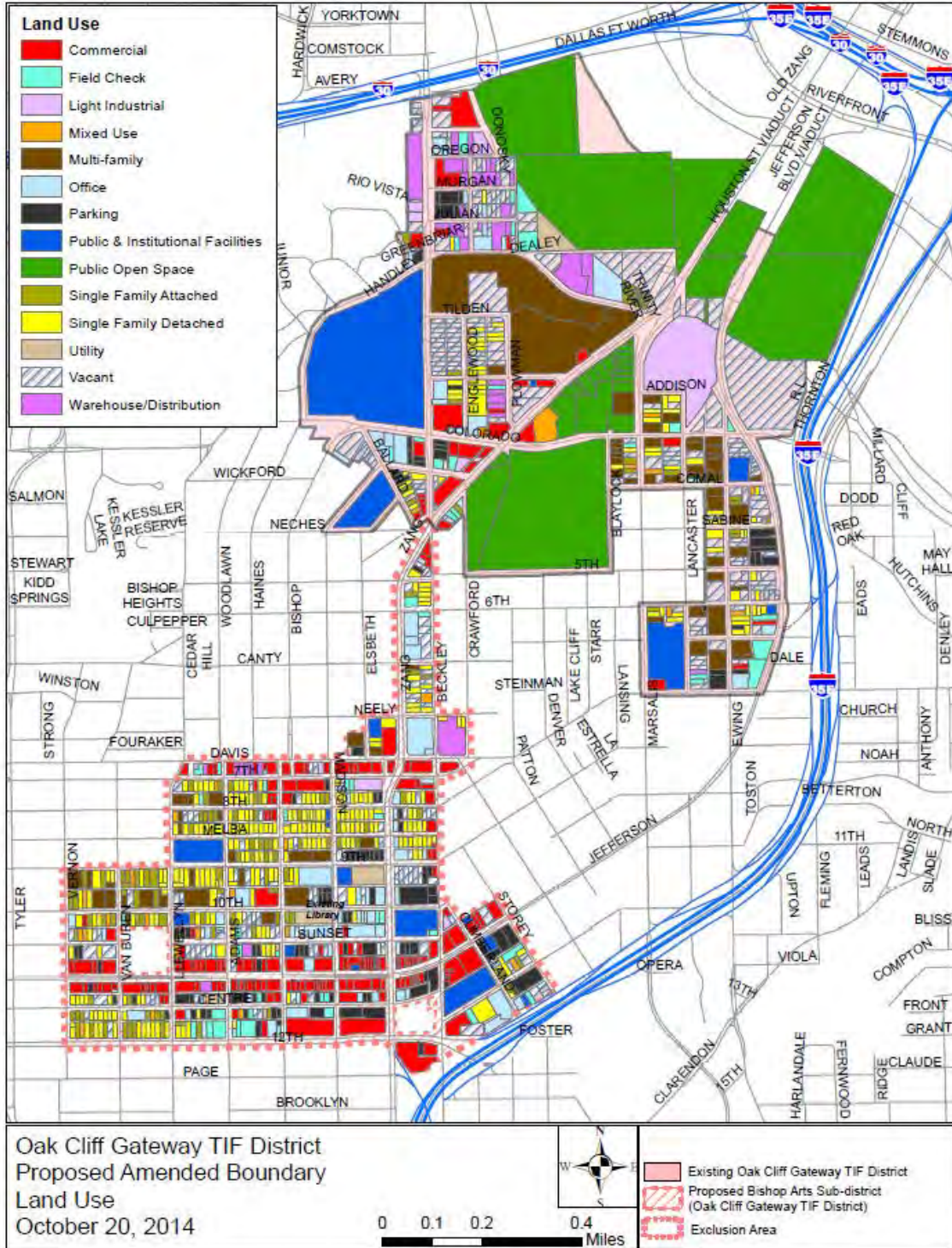
Exhibit B: Map of the Oak Cliff Gateway TIF District



Current Land Use

Land use in the Oak Cliff Gateway TIF District is mixed. Methodist Medical Center creates a major employment center at Beckley Avenue and Colorado Boulevard and has continued to grow during the life of the district. Residential uses and vacant land are scattered throughout the district. The highest concentration of retail use is located at the triangle formed at the intersections of Colorado Boulevard, Zang Boulevard and Beckley Avenue. The Bishop/Jefferson Sub-district is a mix of commercial, multi-family, and vacant land. The sub-district also includes limited single family residential uses.

Exhibit C: Oak Cliff Gateway TIF District Land Use Map (2009 data)



Oak Cliff Gateway Planned Development (PDD) Zoning

The Department of Development Services has been involved in a partnership effort to produce a development plan for the TIF district with input from property owners and business interests in the district, the board of directors for the Oak Cliff Gateway TIF and City staff.

As of 2014, the City is reviewing new a PD, based on the City's form-based code, for the northern portion of the area, to include the Oak Cliff Gateway Sub-district and portions of the Bishop/Jefferson Sub-district.

The new zoning designation is intended to create walkable urban neighborhoods where higher-density mixed uses and mixed housing types promote less dependence on the automobile.

In 2010, the City also created PD 830 for zoning near Bishop Avenue and Davis Street. This PD encourages the characteristics of an urban village, with wide sidewalks, street trees, doors and windows opening onto the street, and parking hidden away from the street.

Oak Cliff Gateway Strategic Implementation Plan

Oak Cliff Gateway TIF District is envisioned as a place where people come to work, live, shop and enjoy the parks, dining, entertainment, and historic districts. The Gateway retains the distinctive character of its historic settlement. It provides proximity to downtown Dallas, as well as opportunities for jobs and business growth. The Trinity River Corridor and the area's parks entice residents, area workers and visitors to enjoy natural beauty, active recreation and quiet reflection. The Oak Cliff Gateway offers a unique park-like setting in the center of the Dallas region. Proposed new development and strategic re-development in the new Bishop/Jefferson Sub-district will be focused on respecting the existing historic buildings and neighborhood character of the area. Planned sidewalks, bike lanes, and green space offer alternatives to driving, and buildings nestle into the existing fabric of the street grid and the neighborhood.

Urban Land Institute (ULI) Study – A Strategy for the Oak Cliff Gateway District and Trinity Place

During the period of October 14-19, 2001, an advisory panel formed by the Urban Land Institute conducted a study of the Oak Cliff Gateway area with particular interest focused on the area of Planned Development District (PDD) 468, Sub-Area A, named for the purposes of the study as Trinity Place. The study (**Appendix A**) focused on Trinity Place, but also examined the entire area and formed conclusions and recommendations that identified the Trinity River Corridor Improvement Plan as a key to development and highly beneficial to the future planned development of the Oak Cliff Gateway TIF District.

The ULI Advisory Panel Study validated the Oak Cliff Gateway TIF District Project Plan and recommended a concentration of mixed-use, high-density development for the entire Sub-Area A with particular concentration of the uses on Burnett Field and the area north of Greenbriar Lane, between the Trinity River levy and Beckley Avenue to I-30, see **Exhibit E**. The advisory panel estimated the infrastructure costs associated with the implementation of this strategy and recommendations at approximately \$15,000,000.

Over the ensuing years, Greenbriar Lane has become a quiet residential street for dense, new townhomes and multifamily apartments.

Beckley Avenue north of Greenbriar Lane remains an opportunity for dense mixed use that takes advantage of the downtown views and proximity to the re-built IH-30 and connections to downtown.

The area east of Methodist Medical Center provides an opportunity for the hospital to expand its campus to the east and to provide additional jobs, investment, and tax base to the City and the district.

Design Guidelines

In 2012 the Oak Cliff Gateway TIF District board of directors adopted Design Guidelines for the district. These guidelines address both the design of private development and the public infrastructure adjacent to the development. The guidelines provide a set of standards that encourages dense, pedestrian oriented development with wide sidewalks, street trees, pedestrian lighting, and parking designed to minimize disruption of the public realm. Since 2013, the City has embraced a process of peer review of all TIF projects. Compliance with the Oak Cliff Gateway Design Guidelines and with the recommendations of the City's Urban Design Peer Review Panel (and other future design review processes) is a requirement for all TIF projects.

In particular, projects within the District will be encouraged to have sidewalks with a clear walking width of at least 7 feet and an additional landscape buffer to protect pedestrians from vehicular traffic. In addition, all projects will be encouraged to bury franchise utility lines, ensure adequate shade, and have first-floor street-facing residential and commercial spaces open directly onto the street frontage.

Planned Private Development

New construction within the TIF district is expected to increase the tax base by approximately \$919 million, raising the net present value of approximately \$26,621,027, or \$76,665,998 in total dollars in tax increment revenue which will be reinvested in the district.

This represents a goal of approximately 1,572,556 square feet of new residential construction (both single family/townhome units and apartment units) and 393,139 square feet of new commercial construction, to include retail, restaurant, and office space.

Planned Public Improvements

Planned public improvements include:

- Public infrastructure Improvements – streetscape, lighting and median improvements, water, wastewater, utility burial
- Pedestrian and lighting improvements throughout the district
- Education and training facilities
- Façade Improvements
- Environmental remediation, interior and exterior demolition assistance
- Economic development grants
- Administration

The Oak Cliff Gateway TIF District Project Plan and Reinvestment Zone Financing Plan provides a long term program to replace and upgrade the area's infrastructure, assistance for environmental remediation and related interior and exterior demolition of buildings to be renovated for residential and commercial use, assistance for façade improvements in the TIF district, assistance for education and training facilities, and for economic development grants to offset the cost of dense, mixed-use redevelopment projects, new roadways, and other public-use improvements.

The TIF district also has the ability to convey public land for economic development purposes so long as the conveyance serves the public purpose of putting land back on the tax rolls, thereby increasing the value of the tax base.

The improvements planned for the Oak Cliff Gateway TIF District are designed to fully meet the long-term public needs to secure the growth and investment of the area. Planned improvements will focus on three major transportation corridors - Zang Boulevard, Colorado Boulevard, and Beckley Avenue – and local streets between Davis Avenue and 12th Street and between Vernon Avenue and Zang Boulevard. These site improvements are necessary for redevelopment, design and construction of recreational amenities, including an entry portal for the area and the planned parkway that will run parallel to the Trinity River.

Tax increment financing will be used to pay for these improvements. Utilizing this program to encourage public infrastructure improvements greatly improves the potential of attracting more commercial investment by improving the economics of the developing market in the district. The Oak Cliff Gateway TIF District Project Plan and Reinvestment Zone Financing Plan also provides for extensive streetscape and other amenities, which complement existing and anticipated investment in the area.

Direct support of historic facade restoration efforts also provides an important incentive to assist new development in the district. The City of Dallas, using TIF funds, can participate in such a facade restoration program. Facade improvements under this program will be reviewed by the Oak Cliff Gateway TIF District Board and the City's

Urban Design Peer Review Panel (UDPRP) (or other future design review committee) to ensure compatibility with other improved structures and investment in the area.

The City may make economic development loans or grants to further implement this Plan and to encourage additional development in the district. Projects receiving such loans or grants must be consistent with the goals and objectives of the Oak Cliff Gateway TIF District Project Plan and Reinvestment Zone Financing Plan and will be subject to specific project agreements and City Council approval.

Linkages are critical to the Oak Cliff Gateway. Access to major transportation routes is the strength of the area. As such, new and enhanced connections are planned to build on these strengths. Planned sidewalks within the district link Lake Cliff and Founders Parks to Methodist Medical Center. Pedestrian and bike trail linkages with the Trinity River are planned. The Oak Cliff Trolley will provide additional transit routes from downtown's convention facilities to the restaurants and shops planned in the area.

Public and private land use and investment decisions based on this concept plan have begun to revitalize the Oak Cliff Gateway. Use of the Tax Increment Financing (TIF) district has added new public investment to supplement projects funded through City of Dallas bond funding programs. Designation of the Lake Cliff Historic District has helped to retain the area's historic neighborhood. Compatible zoning and reasonable variances with the creation of sub-districts have enabled investors to build the developments envisioned here. Lastly, urban design guidelines for public and private investments have ensured that the area's entry points and developments create an identifiable image for the Oak Cliff Gateway.

TIF District Policy Considerations

City policy for TIF districts requires that amended TIF district plans include public objectives such as a provision for affordable housing; utilization of minority and women owned businesses in new construction; promotion of jobs for neighborhood residents; and resolution of issues related to the relocation of area residents displaced by new development. These issues are addressed specifically below.

Affordable Housing. Twenty percent of all housing units in projects using TIF funds will meet the City's and County's established criteria for affordable housing. Affordable housing units are those which are affordable to a household earning 80% or less of the median family income for the Dallas metropolitan area.. Affordable rental rates will be adjusted annually.

A developer may, subject to City and County approval, propose an alternative means of fulfilling the City and County's affordable housing requirements.

This plan has a goal of creating new affordable housing units within the Oak Cliff Gateway TIF District, which may include the creation of senior housing or tax credit

financed units. It is important that affordable housing units blend with the existing community. Mixed-income projects will be encouraged.

Business Inclusion Development (BID) Plan. All TIF-funded projects must follow the City's adopted Business Inclusion and Development Plan. This policy outlines goals for certified Minority- and Women-Owned Business (M/WBE) participation in publicly funded infrastructure projects. The BID Plan goal is 25% for construction of public improvements. The goal for private improvements is negotiated in the development agreement.

The process for BID compliance and City oversight will be negotiated with City staff and included in the development agreement for each individual project.

Promotion of Jobs for Neighborhood Residents. TIF applicants must agree to sponsor job fairs or other programs to attract neighborhood residents to any permanent jobs created in the developments within the district.

Existing Resident Displacement. Future development projects in the TIF district may include the demolition or extensive renovation of existing multi-family residential property. For that reason, it is understood that some displacement might occur due to redevelopment activities. In such occurrences, the City will only provide TIF assistance for projects where the incidence and impact of any displacement has been minimized. Communication will be a central element in this process.

Section II – Financing Plan

Tax Increment Financing

Section 311 of the State Tax Code, commonly called The Tax Increment Financing Act, provides for municipalities to create reinvestment zones within which various public works and improvements can be undertaken, using tax increment revenues, bonds or notes/advances, to pay for those improvements. At the time an area is designated a reinvestment zone for tax increment financing, the existing total of appraised value of real property in the zone is identified and designated as the tax increment base. Taxing units levying taxes in the zone during its life are limited to revenues from this base.

Public improvements are made in the area to attract private development that would not otherwise occur. As the costs of new development are added to the tax rolls, property values rise. This rise in new value is called the "captured appraised value." Then the taxes that are collected by the participating taxing jurisdictions on the increment between the frozen value and the new, higher value (the "tax increment") are deposited into a TIF fund which is used to pay for the public improvements. Once the public improvements are completed and paid for, the TIF is dissolved and the full amount of the taxes collected in the area is kept by the taxing jurisdictions. In effect, the taxing jurisdictions are investing future earnings to receive the benefit of higher tax revenues

from new development. Also, taxing jurisdictions are not restricted from raising their tax rates during the life of the zone.

Financing Plan

The financing plan developed by the Board provides for approximately \$26,621,027 (NPV) or \$76,665,998 in total dollars of public improvements to be paid for with TIF funds or anticipated TIF increment collections. The financing plan developed by the board allows for the sale of TIF bond funds, if it is in the financial interest of the Oak Cliff Gateway TIF District and the City of Dallas.

Exhibit D: Oak Cliff Gateway Public Improvements Budget

Oak Cliff Gateway TIF District		
Category	TIF Budget (OCG: 1992 dollars) (BA: 2014 dollars)	TIF Budget (Total dollars)
Oak Cliff Gateway Sub-district <ul style="list-style-type: none"> • Public Infrastructure Improvements including Streets, Streetscape, Water, Wastewater, Utility Burial • Façade Improvements • Environmental Remediation and Demolition • Pedestrian Linkages/Lighting • Economic Development Grants 	\$9,116,977	\$34,463,508
Bishop/Jefferson Sub-district <ul style="list-style-type: none"> • Public Infrastructure Improvements including Streets, Streetscape, Water, Wastewater, Utility Burial • Façade Improvements • Environmental Remediation and Demolition • Pedestrian Linkages/Lighting • Economic Development Grants 	\$18,554,050	\$38,611,351
Educational/Training Facilities	\$200,000	\$756,029
Administration	\$750,000	\$2,835,110
Total Project Costs	\$28,621,027	\$76,665,998
<small>*In order to encourage development in the Bishop/Jefferson Sub-district, Administration expenses and Educational/Training Facilities expenses for the entire District shall be paid out of the Oak Cliff Gateway Sub-district until the Oak Cliff Gateway Sub-district expires. Remaining Administration and Educational/Training Facilities expenses shall then be paid from the Bishop/Jefferson Sub-district.</small>		

Financing Methodology: The City of Dallas/Oak Cliff Gateway TIF District may consider the sale of TIF bonds to finance infrastructure and other public-use improvements in an amount based upon the capacity assessment by the City's financial advisor. The bond debt service would be paid from the future increment revenues. Private developers will advance funds for public improvements in the reinvestment zone. Advances are to be repaid by the proceeds of the TIF bond sales and/or the future increment revenue cash flows to the TIF fund. Taxing jurisdictions need not guarantee these bond and loan repayments with any other source. Private lenders would loan funds only when they were confident that future cash flows to the TIF fund, plus other private assets given as security, would be sufficient to cover their advances to the TIF fund, plus other private assets given as security, would be sufficient to cover their loans.

Bond Issuance: TIF bonds may be issued for the Oak Cliff Gateway TIF District in an amount not to exceed the capacity assessment provided by the City's bound counsel and financial advisor.

Financing Policy: The goal of the Oak Cliff Gateway TIF District is to leverage increment accrued to maximize development in the district.

Long-Term Financing. The City has decided use a dual methodology to finance all subsequent phases of infrastructure and public improvements. After the district satisfied the debt service on the bonds, the district decided to use the remaining increment revenues for additional projects on a "pay-as-you-go basis." Future TIF-funded projects will be reimbursed only after completing all required elements in each project's development agreement.

Expected Revenues. Cumulative private development is expected to exceed approximately \$311 million during the remainder of the 30-year development program, resulting in new taxable value of more than \$919 million at the end of the district. This assumes all taxing jurisdictions participate by 100% through 2012, except the Dallas Independent School District (63%) until 2011. During the initial 10-year term extension only the City of Dallas and Dallas County participated at the rates of 85% and 65%, respectively. During the proposed 2014 term extension, the City will participate in the Oak Cliff Gateway Sub-district at 85% and in the Bishop/Jefferson Sub-district at 90%. The County will be asked to participate in the Bishop/Jefferson Sub-district for 20 years at 65%.

Financial Assumptions.

The key factors influencing the financial feasibility study and its conclusions are the financial assumptions which have been adopted. Several categories of assumptions, including development, activity, land appreciation, appreciation of improvements, removal of existing deteriorated structures, and tax rate changes are discussed below:

Inflation and Appreciation. The generally accepted inflator for construction costs and the value of improvements is five and three-quarters percent (5.75%) per annum. Net present values of the tax increment were calculated at this rate.

Tax Rate Changes. Although tax rates may increase during the future development period, the financial plan assumes that the tax rate will remain constant for the life of the TIF district.

Financial Feasibility

The private development plans; public improvement program, general financing strategy and financial assumptions of the original plan were all included in an economic feasibility study prepared by Arthur Andersen & Co.

Cumulative increased property value is expected to reach approximately \$919 million during the extended term of the TIF district. Coupled with predicted increases in land values, the total taxable value reaches \$1 billion.

Exhibit E: Oak Cliff Gateway TIF Increment Schedule Oak Cliff Gateway Sub-district

Projected TIF Increment Schedule															
Tax Year	Net Taxable Assessed Value	Annual Growth	Captured Appraised Value	Captured Appraised County Value	Tax Increment Revenue Total Dollars	Accumulated Net Present Value	Tax Increment Revenue City	Tax Increment Revenue Dallas County	Tax Increment Revenue DCHD	Tax Increment Revenue DCCCD	tax Year				
1992	\$38,570,128				\$0	\$0	\$0	\$0	\$0	\$0	1992				
1993	\$38,245,158	-0.84%	(\$324,970)		\$0	\$0	\$0	\$0	\$0	\$0	1993				
2	\$38,699,692	1.19%	\$129,564		\$0	\$0	\$0	\$0	\$0	\$0	1994				
3	\$38,323,980	-0.97%	(\$246,148)		\$0	\$0	\$0	\$0	\$0	\$0	1995				
4	\$39,118,366	2.07%	\$548,238		\$0	\$0	\$0	\$0	\$0	\$0	1996				
5	\$41,514,962	6.13%	\$2,944,834		\$59,146	\$44,722	\$19,189	\$5,919	\$5,471	\$1,472	1997				
6	\$43,746,236	5.37%	\$5,176,108		\$103,331	\$118,606	\$33,598	\$10,207	\$9,312	\$2,588	1998				
7	\$45,659,848	4.37%	\$7,089,720		\$142,199	\$214,752	\$47,324	\$13,868	\$13,868	\$3,566	1999				
8	\$51,431,069	12.64%	\$12,860,941		\$266,401	\$385,083	\$85,847	\$25,188	\$32,641	\$6,444	2000				
9	\$54,818,286	6.59%	\$16,248,158	\$16,238,158	\$339,026	\$590,062	\$108,456	\$31,827	\$41,245	\$9,771	2001				
10	\$56,761,977	3.55%	\$18,191,849	\$18,181,597	\$385,383	\$810,400	\$127,307	\$35,636	\$46,181	\$10,947	2002				
11	\$52,797,457	-6.98%	\$14,227,329	\$14,217,329	\$260,649	\$951,319	\$85,116	\$24,785	\$30,875	\$9,496	2003				
12	\$55,421,996	4.97%	\$16,851,868	\$16,846,868	\$324,311	\$1,117,124	\$111,266	\$30,582	\$36,950	\$11,695	2004				
13	\$57,308,839	3.40%	\$18,738,711	\$18,718,711	\$412,881	\$1,316,733	\$138,985	\$40,039	\$47,546	\$15,336	2005				
14	\$60,675,614	5.87%	\$22,105,486		\$485,923	\$1,538,881	\$161,193	\$47,284	\$56,148	\$17,905	2006				
15	\$76,125,212	25.46%	\$37,555,084	\$37,535,084	\$1,212,572	\$2,368,657	\$256,776	\$84,545	\$87,155	\$27,649	2007				
16	\$95,665,708	25.67%	\$57,095,580	\$57,065,580	\$1,772,175	\$2,368,657	\$402,920	\$129,094	\$136,763	\$43,384	2008				
17	\$104,589,616	9.33%	\$66,019,488	\$65,979,488	\$1,453,846	\$2,930,677	\$469,662	\$150,499	\$167,588	\$53,176	2009				
New Base															
18	\$98,972,493	-5.37%	\$58,874,870	\$58,829,870	\$1,374,736	\$3,433,219	\$469,233	\$143,015	\$159,429	\$55,978	2010				
19	\$95,104,431	-3.91%	\$55,006,808	\$54,966,808	\$1,270,510	\$3,872,408	\$433,545	\$132,142	\$147,357	\$51,697	2011				
20	\$139,484,827	46.66%	\$99,387,204	\$99,347,204	\$2,397,184	\$4,656,007	\$811,126	\$272,455	\$275,705	\$97,671	2012				
21	\$153,397,659	9.97%	\$113,300,036	\$113,255,036	\$946,511	\$4,946,582	\$767,551	\$178,960	\$0	\$0	2013				
2	\$168,670,265	9.96%	\$128,572,642	\$128,572,642	\$1,074,179	\$5,262,567	\$871,015	\$203,164	\$0	\$0	2014				
3	\$211,862,113	25.61%	\$171,764,490	\$171,764,490	\$1,435,032	\$5,659,222	\$1,163,619	\$271,414	\$0	\$0	2015				
4	\$229,017,976	8.10%	\$188,920,353	\$188,920,353	\$1,578,363	\$6,071,774	\$1,279,841	\$298,522	\$0	\$0	2016				
5	\$250,888,516	9.55%	\$210,790,893	\$210,790,893	\$1,428,003	\$6,424,729	\$1,428,003	\$0	\$0	\$0	2017				
6	\$258,415,171	3.00%	\$218,317,548	\$218,317,548	\$1,478,992	\$6,770,410	\$1,478,992	\$0	\$0	\$0	2018				
7	\$266,167,626	3.00%	\$226,070,003	\$226,070,003	\$1,531,511	\$7,108,904	\$1,531,511	\$0	\$0	\$0	2019				
8	\$274,152,655	3.00%	\$234,055,032	\$234,055,032	\$1,585,606	\$7,440,298	\$1,585,606	\$0	\$0	\$0	2020				
9	\$339,766,635	23.93%	\$299,669,012	\$299,669,012	\$2,030,108	\$7,841,523	\$2,030,108	\$0	\$0	\$0	2021				
10	\$349,959,634	3.00%	\$309,862,011	\$309,862,011	\$2,099,160	\$8,233,837	\$2,099,160	\$0	\$0	\$0	2022				
1	\$360,458,423	3.00%	\$320,360,800	\$320,360,800	\$2,170,284	\$8,617,390	\$2,170,284	\$0	\$0	\$0	2023				
2	\$371,272,175	3.00%	\$331,174,552	\$331,174,552	\$2,243,542	\$8,992,330	\$2,243,542	\$0	\$0	\$0	2024				
3	\$382,410,341	3.00%	\$342,312,718	\$342,312,718	\$2,318,998	\$9,358,808	\$2,318,998	\$0	\$0	\$0	2025				
4	\$393,882,651	3.00%	\$353,785,028	\$353,785,028	\$2,396,717	\$9,716,974	\$2,396,717	\$0	\$0	\$0	2026				
5	\$405,699,130	3.00%	\$365,601,507	\$365,601,507	\$2,476,767	\$10,066,977	\$2,476,767	\$0	\$0	\$0	2027				
											\$38,054,647	\$10,066,977	\$2,129,144	\$1,294,232	\$418,776

Exhibit F: Oak Cliff Gateway TIF Increment Schedule Bishop/Jefferson Sub-district

Oak Cliff Gateway TIF District Increment Collection Chart - Bishop/Jefferson Village Sub-district												
Tax Year	Property Value Estimate	Added Value Estimated	Property Value Growth	Anticipated Captured Value	Tax Increment Revenue City	Tax Increment Revenue City	Tax Increment Revenue (NPV) City	Tax Increment Revenue Dallas County	Tax Increment Revenue (NPV) Dallas County	Tot. Anticipated Increment Revenue	Tot. Anticipated Accumulated Revenue (NPV)	
2014	\$105,400,615											
2015	\$108,562,633	\$3,162,018	3.00%	\$3,162,018	\$22,681	\$21,448	\$21,448	\$4,996	\$4,725	\$27,678	\$26,173	
2016	\$111,819,512	\$3,256,879	3.00%	\$6,418,897	\$46,043	\$62,620	\$62,620	\$10,143	\$13,795	\$56,186	\$76,414	
2017	\$121,365,483	\$9,545,971	8.54%	\$15,964,868	\$114,516	\$159,453	\$159,453	\$25,227	\$35,126	\$139,743	\$194,579	
2018	\$150,832,881	\$29,467,397	24.28%	\$45,432,266	\$325,886	\$420,035	\$420,035	\$71,790	\$92,530	\$397,675	\$512,565	
2019	\$207,092,304	\$56,259,424	37.30%	\$101,691,689	\$729,434	\$971,584	\$971,584	\$160,688	\$214,032	\$890,123	\$1,185,616	
2020	\$260,007,296	\$52,914,992	25.55%	\$154,606,681	\$1,108,994	\$1,260,500	\$1,260,500	\$244,302	\$388,712	\$1,353,295	\$2,153,273	
2021	\$281,128,987	\$21,121,690	8.12%	\$175,728,372	\$1,260,500	\$2,616,812	\$2,616,812	\$277,677	\$576,461	\$1,538,177	\$3,193,273	
2022	\$304,455,774	\$23,326,787	8.30%	\$199,055,159	\$1,427,823	\$3,529,729	\$3,529,729	\$314,537	\$777,569	\$1,742,360	\$4,307,297	
2023	\$313,589,447	\$9,133,673	3.00%	\$208,188,832	\$1,493,338	\$4,432,619	\$4,432,619	\$328,970	\$976,468	\$1,822,308	\$5,409,086	
2024	\$350,337,447	\$36,748,000	11.72%	\$244,936,832	\$1,756,932	\$5,437,121	\$5,437,121	\$387,037	\$1,197,751	\$2,143,969	\$6,634,872	
2025	\$375,959,851	\$25,622,405	7.31%	\$270,559,236	\$1,940,721	\$6,486,372	\$6,486,372	\$427,524	\$1,428,892	\$2,368,246	\$7,915,263	
2026	\$387,238,647	\$11,278,796	3.00%	\$281,838,032	\$2,021,624	\$7,519,932	\$7,519,932	\$445,346	\$1,656,576	\$2,466,971	\$9,176,508	
2027	\$398,855,806	\$11,617,159	3.00%	\$293,455,191	\$2,104,954	\$8,537,581	\$8,537,581	\$463,703	\$1,880,755	\$2,568,657	\$10,418,336	
2028	\$410,821,480	\$11,965,674	3.00%	\$305,420,865	\$2,190,784	\$9,539,134	\$9,539,134	\$482,611	\$2,101,389	\$2,673,395	\$11,640,523	
2029	\$423,146,125	\$12,324,644	3.00%	\$317,745,510	\$2,279,189	\$10,524,448	\$10,524,448	\$502,086	\$2,318,445	\$2,781,274	\$12,842,893	
2030	\$435,840,509	\$12,694,384	3.00%	\$330,439,894	\$2,370,245	\$11,493,411	\$11,493,411	\$522,145	\$2,531,899	\$2,892,390	\$14,025,311	
2031	\$448,915,724	\$13,075,215	3.00%	\$343,515,109	\$2,464,034	\$12,445,945	\$12,445,945	\$542,805	\$2,741,734	\$3,006,839	\$15,187,679	
2032	\$462,383,196	\$13,467,472	3.00%	\$356,982,581	\$2,560,636	\$13,381,999	\$13,381,999	\$564,086	\$2,947,939	\$3,124,722	\$16,329,938	
2033	\$476,254,691	\$13,871,496	3.00%	\$370,854,076	\$2,660,136	\$14,301,552	\$14,301,552	\$586,005	\$3,150,509	\$3,246,141	\$17,452,061	
2034	\$490,542,332	\$14,287,641	3.00%	\$385,141,717	\$2,762,622	\$15,204,607	\$15,204,607	\$608,582	\$3,349,444	\$3,371,203	\$18,554,050	
2035	\$505,258,602	\$14,716,270	3.00%	\$399,857,987	\$0	\$15,204,607	\$15,204,607	\$0	\$0	\$0	\$18,554,050	
2036	\$520,416,360	\$15,157,758	3.00%	\$415,015,745	\$0	\$15,204,607	\$15,204,607	\$0	\$0	\$0	\$18,554,050	
2037	\$536,028,851	\$15,612,491	3.00%	\$430,628,236	\$0	\$15,204,607	\$15,204,607	\$0	\$0	\$0	\$18,554,050	
2038	\$552,109,716	\$16,080,866	3.00%	\$446,709,101	\$0	\$15,204,607	\$15,204,607	\$0	\$0	\$0	\$18,554,050	
2039	\$568,673,008	\$16,563,291	3.00%	\$463,272,393	\$0	\$15,204,607	\$15,204,607	\$0	\$0	\$0	\$18,554,050	
2040	\$585,733,198	\$17,060,190	3.00%	\$480,332,583	\$0	\$15,204,607	\$15,204,607	\$0	\$0	\$0	\$18,554,050	
2041	\$603,305,194	\$17,571,996	3.00%	\$497,904,579	\$0	\$15,204,607	\$15,204,607	\$0	\$0	\$0	\$18,554,050	
2042	\$621,404,350	\$18,099,156	3.00%	\$516,003,735	\$0	\$15,204,607	\$15,204,607	\$0	\$0	\$0	\$18,554,050	
2043	\$640,046,480	\$18,642,130	3.00%	\$534,645,865	\$0	\$15,204,607	\$15,204,607	\$0	\$0	\$0	\$18,554,050	
2044	\$659,247,875	\$19,201,394	3.00%	\$553,847,260	\$0	\$15,204,607	\$15,204,607	\$0	\$0	\$0	\$18,554,050	
Totals				\$553,847,260	\$31,641,092			\$6,970,259	\$2,318,445	\$38,611,351	\$18,554,050	

Financial Policies

General financial policies are governed by the City of Dallas Public/Private Partnership Program, as amended. This program provides a framework for development incentives in a variety of areas. Within this framework the Oak Cliff Gateway board of directors has adopted specific policies for the Oak Cliff Gateway TIF District.

Pedestrian/lighting, street tree and landscaping projects are recognized as an important component of the Oak Cliff Gateway TIF District Public Improvement Plan; therefore, whenever possible a portion of the increment accrued will be set aside for such projects.

Public improvements will be phased at a pace which coincides with private development. Publicly accessible parking facility improvements will be phased to coincide with the pace of related improvements. Projects in the Bishop/Jefferson Sub-district may be required to provide additional publicly accessible parking above the immediate needs of the project. This parking may be required to be structured or otherwise constructed to minimize its impact on the public realm.

Private developers desiring City participation in cost sharing for infrastructure improvements needed for their projects must sign a development agreement with the City.

Each development agreement is mutually exclusive. That is, the nature and extent of support with public funds may change over time as the district becomes more developed.

If a developer needs infrastructure improvements constructed at a time when sufficient funds are not available in the TIF fund, then improvements may be:

- Deferred until funds are available
- Constructed at the sole expense of the developer
- Constructed at developer expense, with the City reimbursing the developer as funds become available.

Private development must substantially conform to the design guidelines adopted by the Oak Cliff Gateway board of directors in order to receive cost participation benefits for infrastructure improvements.

The Oak Cliff Gateway TIF board may from time-to-time recommend amendments to these financial policies, which will affect the operations of the TIF district.

Conclusions

Based upon a set of conservative assumptions and analysis of the project and financing plan, the Oak Cliff Gateway board of directors has concluded that the project and financing plan is feasible.

The success of the Oak Cliff Gateway TIF development will allow the redevelopment of the area. The new residential population base will be supported by redevelopment efforts in the area near downtown Dallas. The expansion of retail and entertainment activities will enhance the area's overall market image. The success of this program will protect and build on this area's untapped real estate potential. The Oak Cliff Gateway Project Plan and Reinvestment Zone Financing Plan was developed with these specific needs in mind.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 47S

SUBJECT

Authorize **(1)** the sale of one vacant lot located at 3811 De Maggio Avenue from the Dallas Housing Acquisition and Development Corporation to Billy Spring; and **(2)** the execution of a release of lien for any non-tax liens that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. In 2004, the Dallas City Council established the Dallas Housing Acquisition and Development Corporation (“DHADC”) as its land bank.

If a land bank determines that a property it owns is not appropriate for residential development, Section 379C.0106 of the Texas Local Government Code (“Code”) requires that the land bank first offer the property for sale to an eligible adjacent property owner for the lower of the fair market value of the property as determined by the appraisal district in which the property is located or the sales price recorded in the annual plan.

Billy Spring is an eligible adjacent property owner, as defined in the Code, and has submitted a proposal to purchase the DHADC-owned lot located at 3811 De Maggio Avenue for \$2,750.00, which amount is the fair market value of the property as determined by the appraisal district in which the property is located. The DHADC Board has approved the sale, subject to City Council approval.

BACKGROUND (continued)

This item will authorize the sale of one lot from DHADC to Billy Spring and the release of lien for any non-tax liens that may have been filed by the City. The vacant lot was purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens in accordance with the Code. The instrument conveying the property will include a restriction limiting the purchaser's ability to lease, sell, or transfer the property for a period of three years in accordance with the Code.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

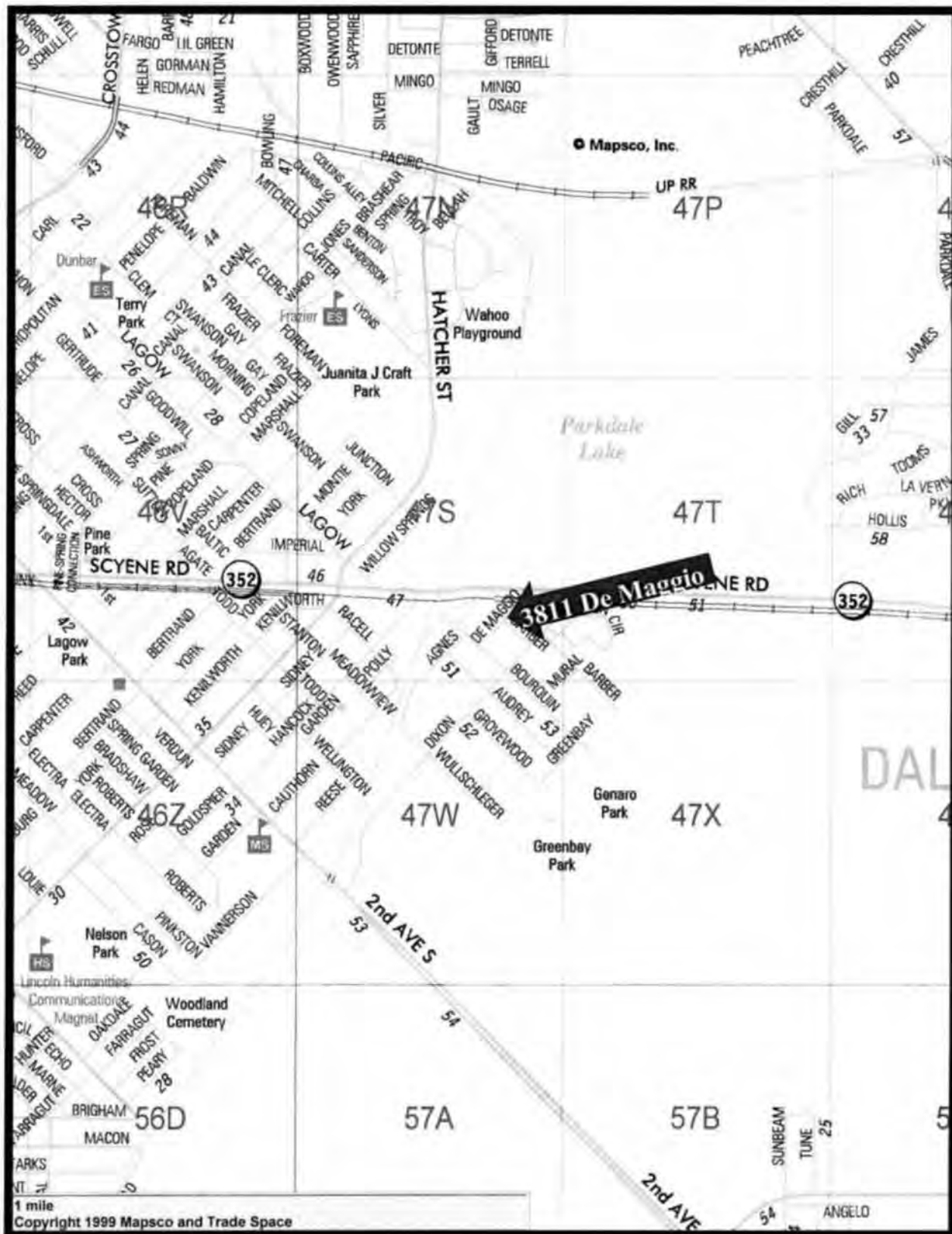
On October 23, 2014, the DHADC Board approved the sale to Billy Spring, subject to City Council approval.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached



MAPSCO 47S

November 12, 2014

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (“DHADC”) as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code (“Code”) by Resolution No. 04-0458; and

WHEREAS, if a land bank determines that a property it owns is not appropriate for residential development, Section 379C.0106 of the Code requires that the land bank first offer the property for sale to an eligible adjacent property owner for the lower of the fair market value of the property as determined by the appraisal district in which the property is located or the sales price recorded in the annual plan; and

WHEREAS, Billy Spring is an eligible adjacent property owner, as defined in the Code, and has submitted a proposal to purchase the DHADC-owned lot located at 3811 De Maggio Avenue for \$2,750.00, which amount is the fair market value of the property as determined by the appraisal district in which the property is located; and

WHEREAS, the instrument conveying the property will include a restriction limiting the purchaser’s ability to lease, sell, or transfer the property for a period of three years in accordance with the Code; and

WHEREAS, on October 23, 2014, the DHADC Board approved the sale to Billy Spring, subject to City Council approval;

NOW, THEREFORE,

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

Section 1. That the sale of the lot located at 3811 De Maggio Avenue from DHADC to Billy Spring is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lot located at 3811 De Maggio Avenue.

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 56V Z 57S W

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; **(2)** the sale of 21 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and **(3)** execution of a release of lien for any non-tax liens on the 21 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

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

Dallas Area Habitat for Humanity (Habitat) has submitted a proposal and development plan to DHADC for 21 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Habitat to the City's Land Bank, the sale of those lots from DHADC to Habitat and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Habitat will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Habitat and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Habitat will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,279 square feet and from \$80,000 to \$90,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (21 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (0 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$105,000.00 for the sales price, as calculated from the 2013-14 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

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

On October 23, 2014, DHADC approved the development plan and sale of 21 lots from DHADC to Habitat.

FISCAL INFORMATION

No cost consideration to the City

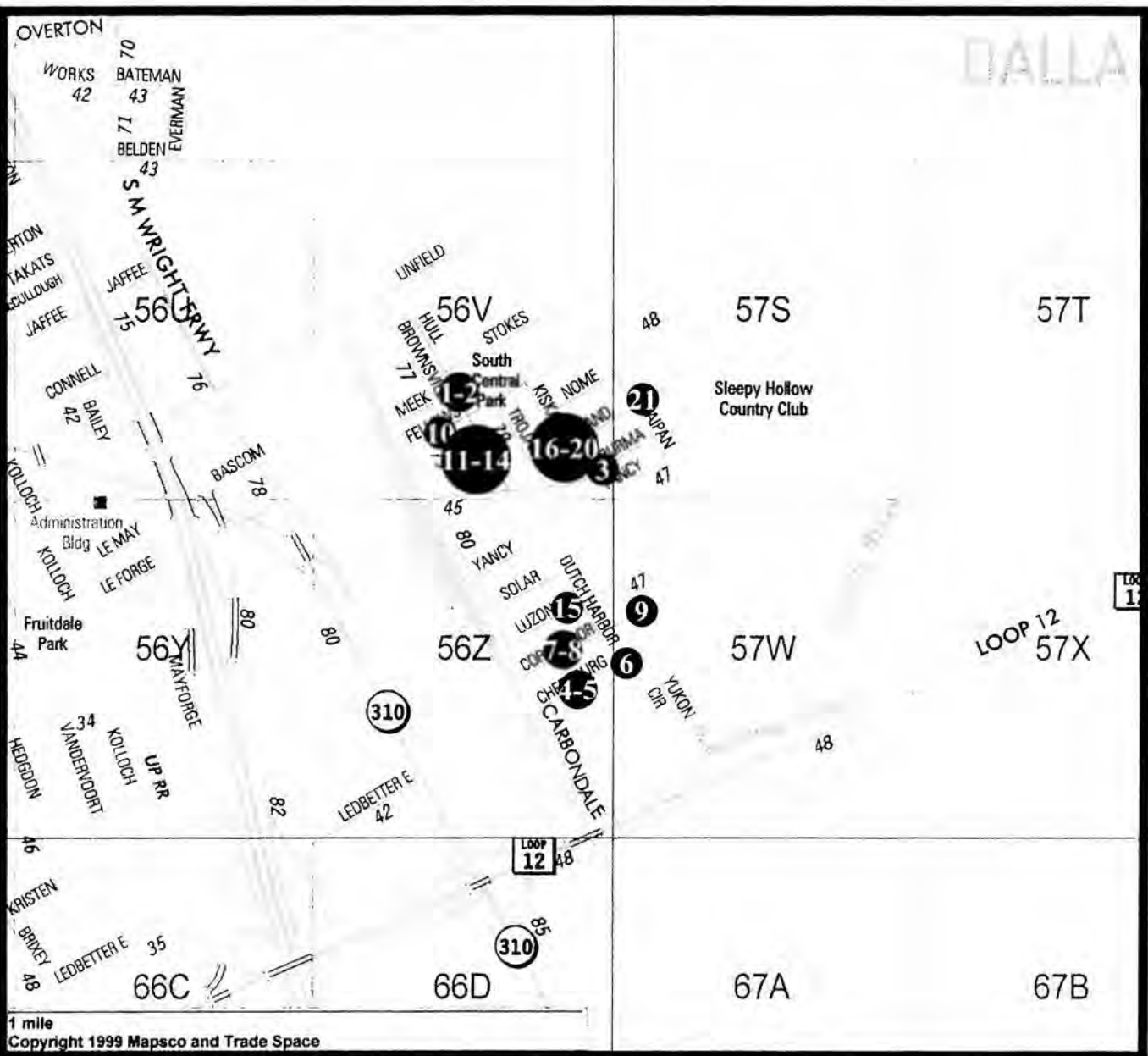
MAP

Attached

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

<u>Property Address</u>	<u>Mapsc0</u>	<u>Amount of Non-Tax Liens</u>
1. 7807 Brownsville	56V	\$ 5,249.24
2. 7820 Brownsville	56V	\$14,141.86
3. 4635 Burma	56V	\$ 6,345.21
4. 4514 Cherbourg	56Z	\$ 5,977.75
5. 4515 Cherbourg	56Z	\$ 7,311.79
6. 4608 Cherbourg	57W	\$ 1,169.98
7. 4523 Corregidor	56Z	\$ 7,920.44
8. 4539 Corregidor	56Z	\$ 7,091.78
9. 4644 Corregidor	57W	\$14,578.86
10. 4533 Fellows	56V	\$ 5,974.86
11. 7905 Hull	56V	\$13,193.19
12. 7911 Hull	56V	\$16,061.49
13. 7915 Ivory	56V	\$ 3,156.16
14. 7924 Ivory	56V	\$ 8,650.44
15. 4611 Luzon	56Z	\$ 4,301.94
16. 7931 Trojan	56V	\$10,236.83
17. 7960 Trojan	56V	\$ 2,427.08
18. 4737 Zealand	56V	\$ 6,810.41
19. 4741 Zealand	56V	\$ 8,484.19
20. 4745 Zealand	56V	\$ 4,133.40
21. 4824 Zealand	57S	\$ 8,663.01

DALLA



<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>
1. 7807 Brownsville	56V	12. 7911 Hull	56V
2. 7820 Brownsville	56V	13. 7915 Ivory	56V
3. 4635 Burma	56V	14. 7924 Ivory	56V
4. 4514 Cherbourg	56Z	15. 4611 Luzon	56Z
5. 4515 Cherbourg	56Z	16. 7931 Trojan	56V
6. 4608 Cherbourg	57W	17. 7960 Trojan	56V
7. 4523 Corregidor	56Z	18. 4737 Zealand	56V
8. 4539 Corregidor	56Z	19. 4741 Zealand	56V
9. 4644 Corregidor	57W	20. 4745 Zealand	56V
10. 4533 Fellows	56V	21. 4824 Zealand	57S
11. 7905 Hull	56V		

November 12, 2014

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

WHEREAS, Dallas Area Habitat for Humanity (Habitat) submitted a proposal and development plan to DHADC for 21 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Habitat and authorize the sale of the said 21 lots from DHADC to Habitat to build affordable houses;

NOW, THEREFORE;

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

Section 1. That the development plan shown on Exhibit "B" submitted by Habitat and the sale of 21 lots shown on Exhibit "A" from DHADC to Habitat is approved.

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

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	7807 Brownsville Lot 13, Honey Springs Addition Block B/7636	Dallas Area Habitat for Humanity	1	\$5,000.00
2	7820 Brownsville Lot 16, Honey Springs Addition Block A/7636	Dallas Area Habitat for Humanity	1	\$5,000.00
3	4635 Burma Lot 17, Central Avenue Addition #1 Block D/7646	Dallas Area Habitat for Humanity	1	\$5,000.00
4	4514 Cherbourg Lot 5, Central Avenue Addition Block A/7649	Dallas Area Habitat for Humanity	1	\$5,000.00
5	4515 Cherbourg Lot 19, Central Avenue Addition No. 2 Block F/7647	Dallas Area Habitat for Humanity	1	\$5,000.00
6	4608 Cherbourg Lot 2, Central Avenue Addition No. 4 Block B/7649	Dallas Area Habitat for Humanity	1	\$5,000.00
7	4523 Corregidor Lot 21, Central Avenue Addition No. 2 Block D/7647	Dallas Area Habitat for Humanity	1	\$5,000.00
8	4539 Corregidor Lot 25, Central Avenue Addition No: 2 Block D/7647	Dallas Area Habitat for Humanity	1	\$5,000.00
9	4644 Corregidor Lot 11, Central Avenue Addition No. 2 Block G/7647	Dallas Area Habitat for Humanity	1	\$5,000.00
10	4533 Fellows Tract 3, 43x106, R.F. Smith Survey Block 7637	Dallas Area Habitat for Humanity	1	\$5,000.00
11	7905 Hull Lot 24, Central Avenue Addition #1 Block B/7646	Dallas Area Habitat for Humanity	1	\$5,000.00
12	7911 Hull Lot 23, Central Avenue Addition #1 Block B/7646	Dallas Area Habitat for Humanity	1	\$5,000.00
TOTAL				\$60,000.00

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
13	7915 Ivory Lot 17, Central Avenue Addition Block A/7646	Dallas Area Habitat for Humanity	1	\$5,000.00
14	7924 Ivory Lot 6, Central Avenue Addition #1 Block B/7646	Dallas Area Habitat for Humanity	1	\$5,000.00
15	4611 Luzon Lot 6, Central Avenue Addition Block C/7647	Dallas Area Habitat for Humanity	1	\$5,000.00
16	7931 Trojan Lot 24, Central Avenue Addition Block C/7646	Dallas Area Habitat for Humanity	1	\$5,000.00
17	7960 Trojan Lot 15, Central Avenue Addition Block D/7646	Dallas Area Habitat for Humanity	1	\$5,000.00
18	4737 Zealand Lot 23, Central Avenue Addition No. 3 Block C/7648	Dallas Area Habitat for Humanity	1	\$5,000.00
19	4741 Zealand Lot 24, Central Avenue Addition No. 3 Block C/7648	Dallas Area Habitat for Humanity	1	\$5,000.00
20	4745 Zealand Lot 25, Central Avenue Addition No. 3 Block C/7648	Dallas Area Habitat for Humanity	1	\$5,000.00
21	4824 Zealand Lot 6, Central Avenue Addition No. 3 Block E/7648	Dallas Area Habitat for Humanity	1	\$5,000.00
TOTAL				\$45,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 21

(2) Land Bank name for this parcel of lots. Unknown

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

	Street #	Street Name	Lot	Block	Subdivision	DCAD Value	Plan
1	7807	Brownsville Ave	13	Brownville	Honey Springs	\$ 2,000.00	TBD
2	7820	Brownsville Ave	16	Brownville	Honey Springs	\$ 2,000.00	TBD
3	4635	Burma Rd	17	Trojan and Burma Rd	Central Avenue	\$ 2,000.00	TBD
4	4514	Cherbourg St	5	Cherbroug St	Central Avenue	\$ 2,000.00	TBD
5	4515	Cherbourg St	19	F/7647	Central Avenue Addn #2	\$ 2,000.00	TBD
6	4608	Cherbourg St	2		Central Avenue	\$ 2,000.00	TBD
7	4523	Corregidor St	21	Corregidor	Central Avenue	\$ 2,000.00	TBD
8	4539	Corregidor St	25	D/7647	Central Avenue	\$ 2,000.00	TBD
9	4644	Corregidor St	11	Corregidor	Central Avenue	\$ 2,000.00	TBD
10	4533	Fellows Ln	TR3	7637		\$ 2,000.00	TBD
11	7905	Hull Ave	24	Hull St.	Central Avenue	\$ 2,000.00	TBD
12	7911	Hull Ave	23	Hull St.	Central Avenue	\$ 2,000.00	TBD
13	7915	Ivory Ln	17	A/7646	Central Avenue Addn	\$ 2,000.00	TBD
14	7924	Ivory Ln	6	Ivory Lane	Central Avenue	\$ 2,000.00	TBD
15	4611	Luzon St	6	C/7647	Central Avenue	\$ 2,000.00	TBD
16	7931	Trojan St	24	Trojan	Central Avenue	\$ 2,000.00	TBD
17	7960	Trojan St	15	D/7646	Central Avenue	\$ 2,000.00	TBD
18	4737	Zealand St	23	Zealand	Central Avenue	\$ 2,000.00	TBD
19	4741	Zealand St	24	Zealand	Central Avenue	\$ 2,000.00	TBD
20	4745	Zealand St	25	Zealand	Central Avenue	\$ 2,000.00	TBD
21	4824	Zealand St	6	Zealand	Central Avenue	\$ 2,000.00	TBD

The house plan for this address will be either a Trinity (3 bedroom) or Whitney (4 bedroom) depending upon the size of the property and the family need. Attached are the two floor plans.

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

Number of homes to be built on lots 1 on each lot
 Square Footage of each home Approximately 1279 AC; 1691 total
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 1 Number of Carports Detached Attached
 Type of Exterior Veneer Brick or hardiboard Which sides 4
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$80-90,000

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

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

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

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

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

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

Commencement of Construction 1095 days
Completion of Construction 1215 days
Sale of first affordable housing unit to low income households 1305 days
Sale of last affordable unit to low income households 1305 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 4, 8
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 56N 74A

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by RPL Properties, LLC for the construction of affordable houses; and **(2)** the exchange of deed restrictions from 3 lots previously purchased from the Dallas Housing Acquisition and Development Corporation to 3 comparable lots owned by the developer (list attached) - Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. On January 24, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property both under the Act or otherwise.

RPL Properties, LLC has submitted a proposal and development plan to DHADC for the exchange of the deed restrictions from 3 lots previously purchased from the Land Bank to 3 comparable lots owned by the developer. The DHADC Board has approved the development plan and exchange of the deed restrictions, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by RPL Properties, LLC to the City's Land Bank and the exchange of the deed restrictions on the lots. RPL Properties, LLC will build affordable houses on the lots previously owned by them.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

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

On October 23, 2014, the DHADC Board approved RPL Properties, LLC's development plan and exchange of the deed restrictions, subject to City Council approval.

FISCAL INFORMATION

No cost consideration to the City

MAP(s)

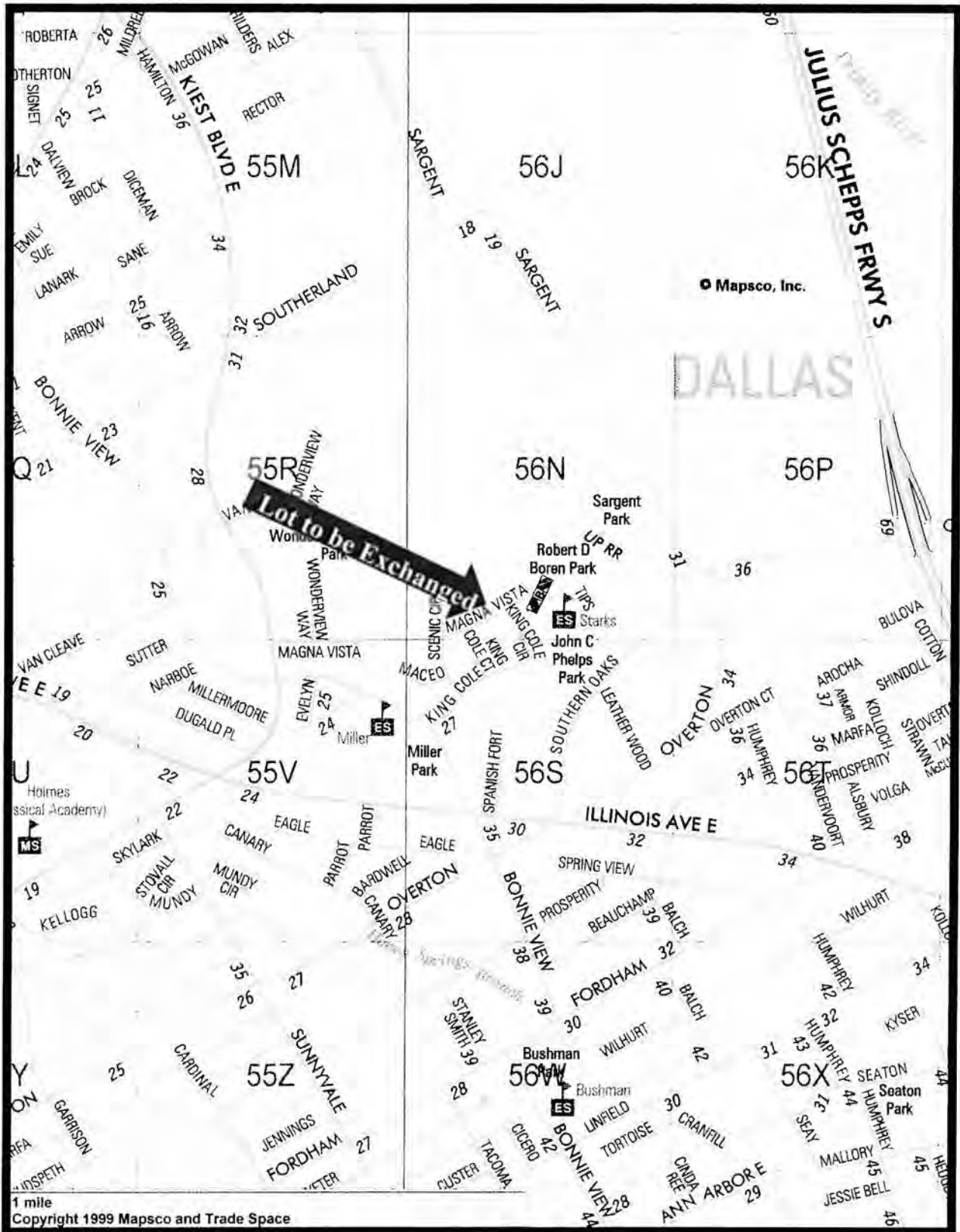
Attached

**Land Bank (DHADC) Lot Exchange of Deed Restrictions
RPL Properties, LLC**

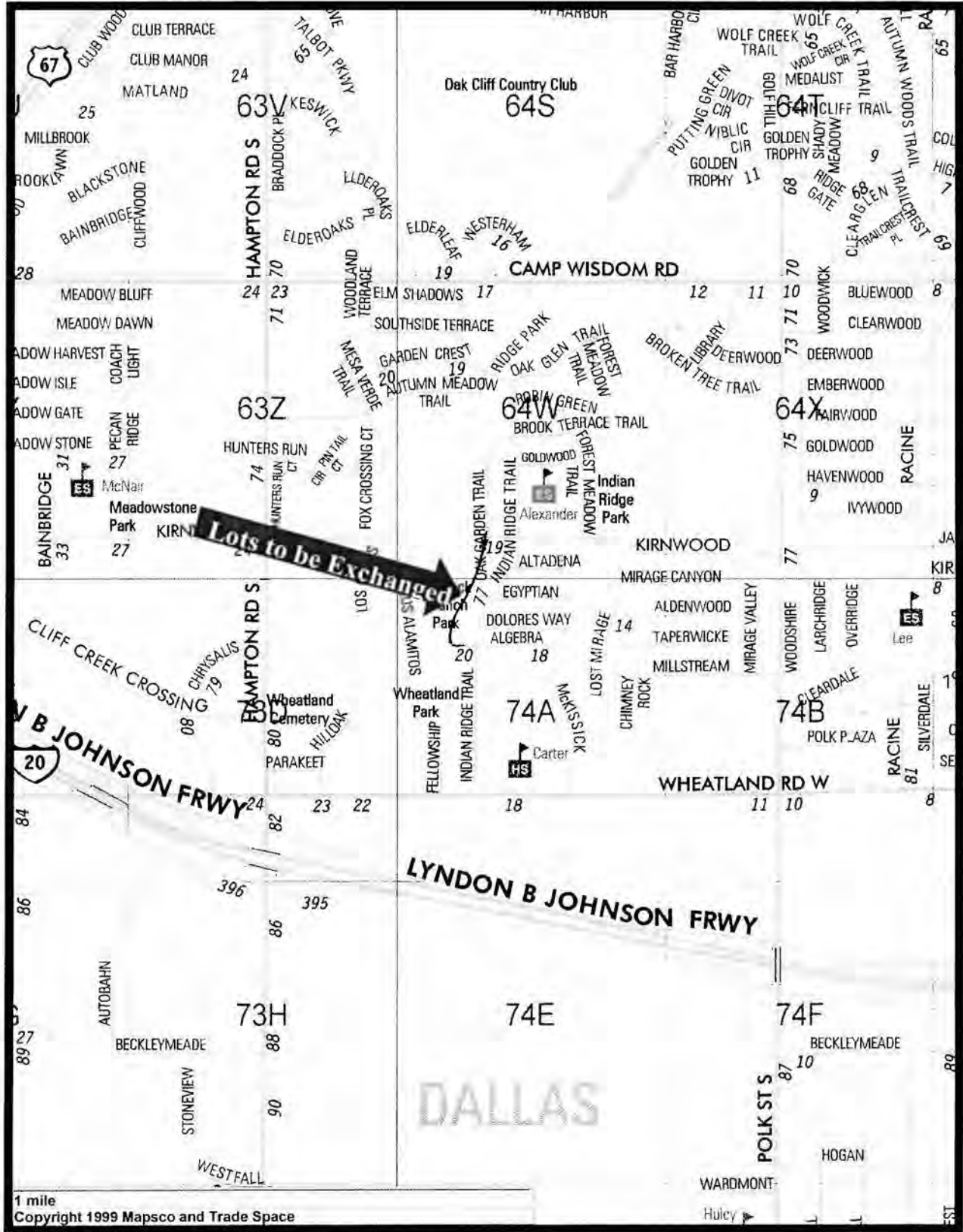
<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>
1. 724 N. Beckley	54D	1
2. 122 E. Brooklyn	54H	4
3. 612 Rockwood	54H	4

Lots to Be Exchanged By Developer

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>
1. 2711 Magna Vista	56N	4
2. 7706 Oak Garden	74A	8
3. 7721 Oak Garden	74A	8



MAPSCO 56N



MAPSCO 74A

November 12, 2014

WHEREAS, on January 28, 2004, by Resolution No. 04-0458, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code; and

WHEREAS, RPL Properties, LLC submitted a proposal and development plan to DHADC to exchange the deed restrictions from 3 lots previously purchased from the Land Bank to 3 comparable lots owned by the developer as shown on Exhibit "A", as permitted under Section 379C.0105 of the Texas Local Government Code and the DHADC Board has approved the development plan and exchange of the deed restrictions, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by RPL Properties, LLC and authorize the exchange of the deed restrictions to build affordable houses;

NOW, THEREFORE;

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

Section 1. That the development plan shown on Exhibit "B" submitted by RPL Properties, LLC and the exchange of the deed restrictions from 3 lots previously purchased from the Land Bank to 3 comparable lots owned by the developer as shown on Exhibit "A" are approved.

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

EXHIBIT "A"

LAND BANK PROPERTY					
EXCHANGE	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SIZE OF LOT/SF	ASSESSED LAND VALUE
		LOTS ACQUIRED FROM LAND BANK			
2	724 N. Beckley Tract 17, 50x150 feet 700 feet from intersection of Beckley Avenue and Sixth Street Block 3431	RPL Properties, LLC	1	7,435	\$7,440
3	122 E. Brooklyn Tract 7, 70x115 feet at Rockwood Street Block 3426	RPL Properties, LLC	1	7,815	\$8,050
1	612 Rockwood Lot 1, Vassar Place Addition Block G/3429	RPL Properties, LLC	1	7,496	\$3,250
TOTAL					\$15,490

TO BE EXCHANGED	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SIZE OF LOT/SF	ASSESSED LAND VALUE
		LOTS EXCHANGED BY DEVELOPER			
1	2177 Magna Vista Lot 13, Cedar Crest County Club Est T-2 Addition Block 2/7332	RPL Properties, LLC	1	10,045	\$9,000
2	7706 Oak Garden Lot 17, Creekside at Carter Square Addition Block 3/7566	RPL Properties, LLC	1	8,536	\$22,000
3	7721 Oak Garden Lot 22, Creekside at Carter Square Addition Block 1/7566	RPL Properties, LLC	1	7,500	\$22,000
TOTAL					\$53,000

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND BANK LOT(S) ACQUIRED BY DEVELOPER AND THE PROPOSED LOT(S) TO BE EXCHANGED

(1) Provide the property address and legal description of the lot(s) acquired from the Land Bank by the developer to be exchanged (attach extra sheets if necessary) (the "Property").

724 N. BAKER DIST TO 75203 SEE EXHIBIT "A"
122 G. BAKER DIST TO 75203 SEE EXHIBIT "A"
612 ROCKWOOD DIST TO 75203 LOT 1, Block G/3429, VASSAR PLACE ADDITION

(2) Provide the property address and legal description of the proposed lot(s) owned by the developer to be exchanged for the Land Bank lot(s) (attach extra sheets if necessary) (the "Property").

2711 MAGNA VISTA, DIST TO 75216 LOT 13, Block 27332 CORAL COAST ADDITION
7706 OAK GARDEN TRAIL, DIST TO 75232 LOT 17, Block 37566 CREEK SIDE ADDITION
7721 OAK GARDEN TRAIL, DIST TO 75232 LOT 22, Block 37566 CREEK SIDE ADDITION

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

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

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

Number of homes to be built on lots 1
Square Footage of each home 1600 TO 1800
Number of Bedrooms/Baths in each home 3-4 / 1-2
Number of Garages 2 Number of Carports _____ Detached _____ Attached
Type of Exterior Veneer Brick Which sides COMPLETE
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$150K - \$165K

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

Number of homes to be built on lots 2
Square Footage of each home 1600-1800
Number of Bedrooms/Baths in each home 3-4 / 1-2
Number of Garages 2 Number of Carports _____ Detached _____ Attached
Type of Exterior Veneer Brick Which sides COMPLETE
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$160K - \$180K

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

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

Commencement of Construction 30 days
Completion of Construction 120 days
Sale of first affordable housing unit to low income households 120 days
Sale of last affordable unit to low income households 180 days

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 2
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 45K

SUBJECT

Authorize a Memorandum of Agreement between the City of Dallas and Akard Walk Residential, LLC to provide permanent supportive housing for ten units of project-based housing for formerly incarcerated homeless individuals located at CityWalk@Akard located at 511 North Akard Street through the Dallas Housing Authority for the period October 1, 2014 through September 30, 2024 - Financing: No cost consideration to the City

BACKGROUND

On April 14, 2014, Dallas Housing Authority (DHA) issued a Request for Proposal (RFP) for Section 8 Project-Based Voucher (PBV) for Permanent Supportive Housing for Homeless and Formerly Incarcerated Individuals and Families. Approximately 400 vouchers were made available for property owners and service providers to submit proposals for consideration. Under the RFP, property owners were required to partner with social service agencies. On May 29, 2014, the City of Dallas partnered with Akard Walk Residential, LLC (CityWalk@Akard) to submit a proposal to provide 10 units of housing for formerly incarcerated homeless individuals. On September 22, 2014, DHA notified CityWalk and the City of Dallas that the proposal was approved. DHA requires that a Memorandum of Agreement be executed between the property owner and the service provider.

CityWalk@Akard will enter into a separate Housing Assistance Program (HAP) agreement with DHA to provide housing units under the award and will identify the apartment units to be occupied by eligible participants identified by the City of Dallas staff. DHA will make housing assistance payments directly to CityWalk for units leased and occupied by eligible families from the City of Dallas. DHA will perform the Housing Quality Standards inspections for the 10 units (one bedroom or studio apartment).

BACKGROUND (Continued)

A homeless services case manager will be assigned to the project-based housing program and will provide intensive case management to clients in the program. Staff will provide case management services tailored to fit the needs of program participants. This will be demonstrated through the housing first model that will provide immediate housing to homeless families with wrap around services identified by an assessment. Meetings will be scheduled according to the individual client needs. Clients will be required to meet with the case manager on a monthly basis to discuss their progress on meeting their housing stability plan goals. Monthly home visits will also be conducted at client's apartment unit to assist the client to live independently and ensure that they are in a safe, clean, healthy environment. The case manager will connect the client with mainstream resources (such as Medicaid, SNAP, WIC, SSI/SSDI, veteran services, TANF, etc.) as well as any other federal, state, or local benefits that they are qualified to receive. The case manager will gather all of the eligibility documentation and income information for submission to DHA to determine eligibility for housing. Referrals will be made to partner agencies as necessary for persons with substance abuse and/or mental health conditions and/or legal counsel.

Case managers will also be required to enter client-level data into the Homeless Management Information System (HMIS) operated by Metro Dallas Homeless Alliance. Data entry into HMIS will be used to track performance and outcomes. The following performance indicators will be tracked in real time and reported to DHA on a monthly basis.

- 70% tenant retention (a minimum of 9 months stay in housing);
- 70% of tenants to attain 100% of their annual service/treatment goals;
- 100% of tenants with no income assessed and assisted with completing application for benefits; and
- Of total tenants who are capable of being employed, 50% will be employed.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City

November 12, 2014

WHEREAS, there is a need to assist homeless persons by providing rental assistance, in conjunction with support services; and

WHEREAS, according to the 2014 Point-In-Time Homeless Count and Census, twenty-four percent (24%) reported as ex-offenders, which presents a significant barrier to both employment and sustainable housing; and

WHEREAS, on April 14, 2014, the Dallas Housing Authority (DHA) issued a Request for Proposal (RFP) for Section 8 Project-Based Voucher (PBV) for Permanent Supportive Housing for Homeless and formerly Incarcerated Individuals and Families; and

WHEREAS, on May 29, 2014, the City of Dallas partnered with Pinnacle Properties to submit a proposal to provide 20 units of housing for homeless families with children; and

WHEREAS, on September 22, 2014, DHA awarded 20 project based-vouchers to Pinnacle and the City of Dallas (as the service provider);

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to execute a Memorandum of Agreement between the City of Dallas and Akard Walk Residential, LLC to provide permanent supportive housing for ten units of project-based housing for formerly incarcerated homeless individuals located at CityWalk@Akard Street located at 511 North Akard Street through the Dallas Housing Authority for the period October 1, 2014 through September 30, 2024.

Section 2. That the City Manager is authorized to provide additional information and make adjustments to take other actions relating to these budgets as may be necessary in order to satisfy Housing of Urban Development requirements.

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

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: N/A

SUBJECT

Authorize a Memorandum of Understanding between the City of Dallas and Metro Dallas Homeless Alliance (MDHA) to coordinate regional efforts to end homelessness for the period October 1, 2014 through September 30, 2015 - Not to exceed \$150,000 - Financing: Current Funds

BACKGROUND

Metro Dallas Homeless Alliance (MDHA) serves as the Dallas-area's regional authority on homelessness for the Dallas/Irving and Collin Counties Continuum of Care (CoC). The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) codified into law and enhanced the Continuum of Care planning process, the coordinated response for addressing the needs of homelessness established administratively by United States Department of Housing and Urban Development (HUD) in 1995. The City of Dallas consults with MDHA regarding various issues relating to homelessness

MDHA provides leadership through the following homeless initiatives:

- Housing Policy and Services Center
- Homeless Management Information System (HMIS)
- Dallas Ten-Year Plan to End Chronic Homelessness
- Permanent Supportive Housing Plan
- Continuum of Care Grant Process (Continuum of Care Project Priority List & Application)
- Coordinated, Effective Support Services
- Advocacy & Community Education
- Point-In-Time Homeless Count
- Coordinated Assessment System

BACKGROUND (Continued)

The City of Dallas has entered into a Memorandum of Understanding with Metro Dallas Homeless Alliance (MDHA) in the amount of \$50,000 for FY 2013-14 by Administrative Action No. 14-6146 to provide coordination of services. This agenda item is a continued effort to support MDHA and its role as the regional authority on homeless for the Dallas/Irving and Collin Counties.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 2, 2014, the Budget, Finance, and Audit Committee was briefed on Metro Dallas Homeless Alliance leadership role and partnership with the City of Dallas.

FISCAL INFORMATION

\$150,000 Current Funds

November 12, 2014

WHEREAS, Metro Dallas Homeless Alliance (MDHA) serves as the Dallas-area's regional authority on homelessness for the Dallas/Irving and Collin Counties Continuum of Care (CoC); and

WHEREAS, MDHA is a 501(c)(3) composed of a broad spectrum of stake holders committed to ending homelessness; and

WHEREAS, approximately 62 agencies make up membership of the CoC which meets on a regular basis to collaborate on issues to fight homelessness; and

WHEREAS, the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) codified into law the Continuum of Care (CoC) planning process to assist with homeless coordination of services and addressing the needs of the homeless;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to execute a Memorandum of Understanding between the City of Dallas and Metro Dallas Homeless Alliance (MDHA) to coordinate regional efforts to end homelessness for the period October 1, 2014 through September 30, 2015.

Section 2. That the City Controller is hereby authorized to disburse, in periodic payments to Metro Dallas Homeless Alliance, an amount not to exceed \$150,000, from Fund 0001, Dept. HOU, Unit 4295, Object Code 3099, Encumbrance No. CTGH184675, Vendor No. 517577.

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

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): 8

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 64Z

SUBJECT

Authorize a Memorandum of Agreement between the City of Dallas and TX Laureland Housing LP to provide permanent supportive housing for twenty units of project-based housing for homeless families with children at Rosemont at Mission Trails located at 330 East Camp Wisdom Road through the Dallas Housing Authority for the period January 1, 2015 through December 31, 2020 - Financing: No cost consideration to the City

BACKGROUND

On April 14, 2014, Dallas Housing Authority (DHA) issued a Request for Proposal (RFP) for Section 8 Project-Based Voucher (PBV) for Permanent Supportive Housing for Homeless and Formerly Incarcerated Individuals and Families. Approximately 400 vouchers were made available for property owners and service providers to submit proposals for consideration. Under the RFP, property owners were required to partner with social service agencies. On May 29, 2014, the City of Dallas partnered with TX Laureland Housing LP (TX Laureland) to submit a proposal to provide 20 units of housing for homeless families with children. On September 22, 2014, DHA notified TX Laureland and the City of Dallas that the proposal was approved. DHA requires that a Memorandum of Agreement be executed between the property owner and the service provider.

TX Laureland will enter into a separate Housing Assistance Program (HAP) agreement with DHA to provide housing units under the award and will identify the apartment units to be occupied by eligible participants identified by the City of Dallas staff. Pinnacle Family of Companies (Pinnacle) will be the management company for the property and has over 30 years of experience in managing real estate and multi-family properties. Pinnacle has numerous multi-family properties in the city of Dallas, as well as Arlington, Cedar Hill, Denton, Desoto, Greenville, Garland, Hillsboro, and Lancaster. DHA will make housing assistance payments directly to TX Laureland or their designee for units leased and occupied by eligible families from the City of Dallas. DHA will perform the Housing Quality Standards inspections for the 20 units (2 bedrooms and 3 bedrooms).

BACKGROUND (Continued)

A homeless services case manager will be assigned to the project-based housing program and will provide intensive case management to clients in the program. Staff will provide case management services tailored to fit the needs of program participants. This will be demonstrated through the housing first model that will provide immediate housing to homeless families with wrap around services identified by an assessment. Meetings will be scheduled according to the individual client needs. Clients will be required to meet with the case manager on a monthly basis to discuss their progress on meeting their housing stability plan goals. Monthly home visits will also be conducted at client's apartment unit to assist the client to live independently and ensure that they are in a safe, clean, healthy environment. The case manager will connect the client with mainstream resources (such as Medicaid, SNAP, WIC, SSI/SSDI, veteran services, TANF, etc.) as well as any other federal, state, or local benefits that they are qualified to receive. The case manager will gather all of the eligibility documentation and income information for submission to DHA to determine eligibility for housing. Referrals will be made to partner agencies as necessary for persons with substance abuse and/or mental health conditions and/or legal counsel.

Case managers will also be required to enter client-level data into the Homeless Management Information System (HMIS) operated by Metro Dallas Homeless Alliance. Data entry into HMIS will be used to track performance and outcomes. The following performance indicators will be tracked in real time and reported to DHA on a monthly basis.

- 70% tenant retention (a minimum of 9 months stay in housing);
- 70% of tenants to attain 100% of their annual service/treatment goals;
- 100% of tenants with no income assessed and assisted with completing application for benefits; and
- Of total tenants who are capable of being employed, 50% will be employed.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City

November 12, 2014

WHEREAS, there is a need to assist homeless persons by providing rental assistance, in conjunction with support services; and

WHEREAS, according to the 2014 Point-In-Time Homeless Count and Census, the number of homeless families has risen 60% since 2010; and

WHEREAS, on April 14, 2014, the Dallas Housing Authority (DHA) issued a Request for Proposal (RFP) for Section 8 Project-Based Voucher (PBV) for Permanent Supportive Housing for Homeless and formerly Incarcerated Individuals and Families; and

WHEREAS, on May 29, 2014, the City of Dallas partnered with TX Laureland Housing LP to submit a proposal to provide 20 units of housing for homeless families with children; and

WHEREAS, on September 22, 2014, DHA awarded 20 project based-vouchers to Pinnacle and the City of Dallas (as the service provider);

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to execute a Memorandum of Agreement between the City of Dallas and TX Laureland Housing LP to provide permanent supportive housing for twenty units of project-based housing for homeless families with children at Rosemont at Mission Trails located at 330 East Camp Wisdom Road through the Dallas Housing Authority for the period January 1, 2015 through December 31, 2020.

Section 2. That the City Manager is authorized to provide additional information and make adjustments to take other actions relating to these budgets as may be necessary in order to satisfy Housing of Urban Development requirements.

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 9
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 47C

SUBJECT

Authorize an amendment to the development loan agreement with 2122 Highland LLC for \$550,000 previously approved by Resolution No. 14-1230 on August 13, 2014, to extend the completion date from September 30, 2014 to March 31, 2015 - Financing: No cost consideration to the City

BACKGROUND

City Council approved a multifamily housing development loan for \$550,000 with 2122 Highland LLC for a portion of the rehabilitation of 24 units for occupancy by veterans. The total development cost of \$1,382,500 included acquisition, predevelopment, soft and hard costs. Heroes House, LLC has obtained permanent financing with Mid South Bank. The units are complete and occupancy is underway.

As of September 30, 2014, the developer completed the rehabilitation of the apartment complex and rented twenty two of the twenty four units to low to moderate income families at or below 80% AMFI. Two units remain unoccupied and the final retainage payment released to the developer.

City Council action on this item will allow Heroes House, LLC to continue their efforts to occupy the units and receive final payment.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 22, 2011, the City Council approved the City of Dallas Consolidated Plan Budget for FY 2011-12 federal funds which included the HOME Investment Partnership Funds, by Resolution No. 11-1679.

On October 24, 2012, the City Council approved a housing development loan in the amount of \$400,000 to 2122 Highland LLC for the development of affordable housing to be located at 2122 Highland Road for veterans, by Resolution No. 12-2706.

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

On June 26, 2013, the City Council approved the City of Dallas Consolidated Plan Budget for FY 2013-14 federal funds which included the HOME Investment Partnership Funds, by Resolution No. 13-1142.

On November 12, 2013, the City Council approved an additional \$150,000 repayment loan with 0% interest for 20 years, by Resolution No. 13-1975.

On March 26, 2014, the City Council extended the completion date from January 31, 2014 to September 30, 2014, by Resolution No. 14-0553.

On August 13, 2014, the City Council authorized an amendment to the housing development loan with 2122 Highland LLC for \$550,000 for subordination of the first lien to the permanent lender, Mid South Bank, by Resolution No. 14-1230.

FISCAL INFORMATION

No cost consideration to the City

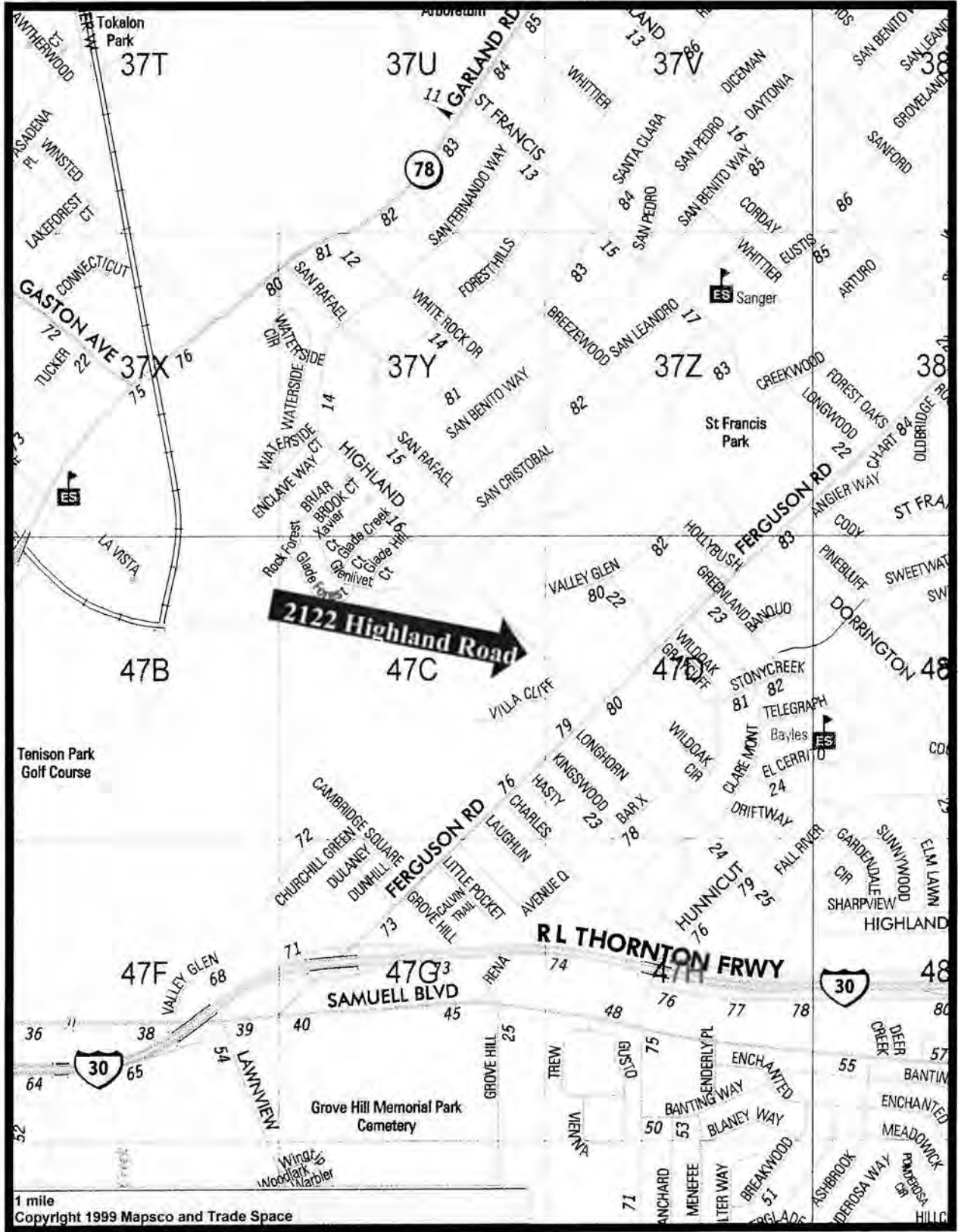
Developers

2122 Highland LLC

Gary Hasty, Partner
Bryan Brown, Partner

MAP

Attached



1 mile
 Copyright 1999 Mapsco and Trade Space

MAPSCO 47C

November 12, 2014

WHEREAS, affordable housing for veterans is a high priority of the City of Dallas; and

WHEREAS, on June 23, 2010, the City Council approved the FY 2010-11 Consolidated Plan Budget which included the HOME Investment Partnership Program Funds by Resolution No. 10-1594; and

WHEREAS, on June 22, 2011, the City Council approved the City of Dallas Consolidated Plan Budget for FY 2011-12 federal funds which included the HOME Investment Partnership Funds, by Resolution No. 11-1679; and

WHEREAS, on October 24, 2012, the City Council approved a housing development loan in the amount of \$400,000 to 2122 Highland LLC for the development of affordable housing to be located at 2122 Highland Road for veterans, by Resolution No. 12-2706; and

WHEREAS, on June 26, 2013, the City Council approved the City of Dallas Consolidated Plan Budget for FY 2013-14 federal funds which included the HOME Investment Partnership Funds, by Resolution No. 13-1142; and

WHEREAS, on November 12, 2013, the City Council approved an additional \$150,000 repayment loan with 0% interest for 20 years, by Resolution No. 13-1975; and

WHEREAS, on March 26, 2014, the City Council approved an extension to the completion date for the project from January 31, 2014 to September 30, 2014, by Resolution No. 14-0553; and

WHEREAS, on August 13, 2014, the City Council authorized an amendment to the housing development loan for subordination of the first lien to the permanent lender, Mid South Bank, by Resolution No. 14-1230; and

WHEREAS, the City desires to continue the partnership with 2122 Highland, LLC to assist them in meeting the requirements to occupy and complete the project, **NOW THEREFORE**,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to amend the development loan agreement with 2122 Highland LLC for \$550,000 to extend the completion date from September 30, 2014 to March 31, 2015.

November 12, 2014

Section 2. All previous terms remain the same and include:

- (a) 2122 Highland LLC must execute a note payable to the City of Dallas for \$550,000 for the loan.
- (b) A portion of the loan will be repaid at 0% interest for 240 months at \$625 per month.
- (c) 2122 Highland LLC must rehabilitate and occupy the affordable units to veterans with incomes at or below 80% of area median family income with 20% of the units at or below 50% of area median family income.
- (d) 2122 Highland LLC will execute a Deed of Trust Lien and a Deed Restriction on the property which will carry a 20 year term for the affordable units.
- (e) 2122 Highland LLC will have until March 31, 2015 to fully complete the project, including occupancy.

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 1, 2, 3, 4, 5, 6, 7, 8
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: N/A

SUBJECT

Authorize an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to remove the rental housing option and the requirement for community meetings – Financing: No cost consideration to the City

BACKGROUND

This item will authorize an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program. The rental housing option will be removed to encourage home ownership and a lease purchase option will be allowed. Also, since the developers and the Housing/Community Services Department continue to work with the neighborhoods, the community meeting requirement is no longer needed and will be removed.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, the Dallas City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank, approved the Program Statement, authorized amendments to the Articles of Incorporation and By-Laws of the DHADC, and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458.

On November 10, 2004, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to prohibit the placement of industrialized housing on any property sold by Dallas Housing Acquisition and Development Corporation to a developer by Resolution No. 04-3193.

PRIOR ACTION/REVIEW (Council, Boards, Commissions) (continued)

On February 22, 2006, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to delete the requirement that the Investment Committee review the developer's proposals to purchase lots from Dallas Housing Acquisition and Development Corporation by Resolution No. 06-0632.

On October 8, 2008, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to align the program with 2007 State statute changes including reducing the delinquent taxes from six consecutive years to five total years, adding uninhabitable vacant buildings or residences to the site assessment criteria and eliminating the community meeting requirement if the properties are packaged in groups of 10 or fewer lots by Resolution No. 08-2770.

On September 23, 2009, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to align the program with 2009 State statute changes including permitting the sale of non-developable property to eligible adjacent property owners, permitting the sale of two adjacent properties to a developer if at least one of the properties is developable and permitting a developer to exchange a property purchased from the Land Bank with any other property owned by the developer with agreement to construct an affordable house by Resolution No. 09-2312.

On September 11, 2013, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to permit reducing the number of housing units constructed by a qualified participating developer from three to one, expanding the definition of an eligible adjacent property owner to include any owner of adjacent property, before completion of the four-year period, permitting the transfer of property not suitable for development to the taxing entities or to be sold directly to a political subdivision or nonprofit organization and permitting grocery store development with a minimum of 6,000 square feet of enclosed space that offers for sale fresh produce and other food items for home consumption by Resolution No. 13-1565.

FISCAL INFORMATION

No cost consideration to the City

November 12, 2014

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its Land Bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C and: 1) approved the City of Dallas Urban Land Bank Demonstration Program Plan; 2) approved the Program Statement for the Dallas Urban Land Bank Demonstration Program; 3) authorized amendments to the Articles of Incorporation and By-Laws of the DHADC; and 4) authorized an Interlocal Contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458; and

WHEREAS, on May 26, 2004, the City Council authorized a contract with the DHADC for the provision of land bank services as set forth in the amended Program Statement for the Dallas Urban Land Bank Demonstration Program approved by the City Council on January 28, 2004 by Resolution No. 04-1726; and

WHEREAS, on November 10, 2004, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to prohibit the placement of industrialized housing on any property sold by Dallas Housing Acquisition and Development Corporation to a developer by Resolution No. 04-3193; and

WHEREAS, on February 22, 2006, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to delete the requirement that the Investment Committee review the developer's proposals to purchase lots from Dallas Housing Acquisition and Development Corporation by Resolution No. 06-0632; and

WHEREAS, on October 8, 2008, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to reduce the delinquent taxes from six consecutive years to five total years, add uninhabitable vacant buildings or residences to the site assessment criteria and eliminate the community meeting requirement if the properties are packaged in groups of 10 or fewer lots by Resolution No. 08-2770; and

WHEREAS, on September 23, 2009, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to permit the sale of non-developable property to eligible adjacent property owners, permit the sale of two adjacent properties to a developer if at least one of the properties is developable and permit a developer to exchange a property purchased from the Land Bank with any other property owned by the developer with agreement to construct an affordable house by Resolution No. 09-2312; and

November 12, 2014

WHEREAS, on September 11, 2013, the City Council approved an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program to permit reducing the number of housing units constructed by a qualified participating developer from three to one, expanding the definition of an eligible adjacent property owner to include any owner of adjacent property, before completion of the four-year period, permitting the transfer of property not suitable for development to the taxing entities or to be sold directly to a political subdivision or nonprofit organization and permitting grocery store development with a minimum of 6,000 square feet of enclosed space that offers for sale fresh produce and other food items for home consumption by Resolution No. 13-1565; and

WHEREAS, the City Council desires to approve an amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program (Exhibit "A") to remove both the rental housing option and the requirement for community meetings;

NOW, THEREFORE,

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

Section 1. That the amendment to the Program Statement for the Dallas Urban Land Bank Demonstration Program, as shown on Exhibit "A", to remove both the rental housing option and the requirement for community meetings is approved.

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

Exhibit A

Dallas Urban Land Bank Demonstration Program Program Statement

Program Purpose: To acquire, hold and transfer real property for affordable housing development to house low- and moderate-income households and to stabilize distressed communities. Property may be developed for home ownership ~~or rental~~. Also, property may be developed for grocery stores with a minimum of 6,000 square feet.

The Dallas Housing Acquisition and Development Corporation (DHADC) is the Land Bank approved by the City Council for accomplishment of the program purpose. The DHADC will operate under the Articles of Incorporation and By-laws approved by the Dallas City Council and amendments authorized by the City Council from time to time. The DHADC will maintain properties it acquires in compliance with City of Dallas Code requirements.

The DHADC will comply with the requirements of the Public Information and Open Meetings provisions of the State Government Code, and will keep accurate minutes of its meetings. The DHADC will keep accurate records and books of account that conform with generally accepted principles of accounting and that clearly reflect the income and expenses of the DHADC and all transactions in relation to its property. The DHADC will file with the City, not later than December 30th, annual audited financial statements prepared by a certified public accountant.

Dallas Urban Land Bank Demonstration Program

For acquisition and sale of tax-foreclosed properties, the DHADC shall operate in compliance with the Dallas Urban Land Bank Demonstration Program Plan ("Land Bank Plan"), approved annually by the Dallas City Council, and Subtitle A, Title 12, Local Government Code, Chapter 379C, Urban Land Bank Demonstration Program ("Code"). The Land Bank Plan describes the City's methods for allowing the officer charged with selling unimproved real property ordered sold pursuant to the foreclosure of a tax lien to sell certain eligible real property by private sale for purposes of affordable housing development, which may include either home ownership ~~or rental housing~~, or grocery store development with a minimum of 6,000 square feet of enclosed space that offers for sale fresh produce and other food items for home consumption. Lots may contain rental housing units above a retail/commercial/office development for rent to low and moderate income tenants. The Land Bank Plan includes the City's plan for development of tax-foreclosed properties acquired by the DHADC.

Dallas Urban Land Bank Demonstration Program Program Statement

City Manager Responsibilities

The City of Dallas will adopt a Land Bank Plan annually. The City Manager or his/her designee will recommend the Land Bank Plan, in compliance with the Code, for City Council approval. The Land Bank Plan will consider other housing plans adopted by the City, including the comprehensive plan submitted to the United States Department of Housing and Urban Development ("HUD") and all fair housing plans and policies adopted or agreed to by the City. The Land Bank Plan will include:

1. A list of community development organizations eligible to participate in the right of first refusal provided by the Land Bank Plan;
2. A list of parcels of real property that may become eligible for sale to the Land Bank during the upcoming year;
3. The City's plan for affordable housing development on those parcels of real property;
4. The sources and amounts of funding anticipated to be available from the City at the time the Land Bank Plan is adopted or subsequently approved; and
5. ~~Beginning with Fiscal Year 2004-05, the first year in which property is anticipated to be sold to qualified participating developers, t~~The sale price of the properties to be sold.

The City Manager, or his/her designee, will identify properties that may become eligible for sale to the DHADC Land Bank from the Sheriff's sale for inclusion in the Land Bank Plan. Prior to a recommendation to the DHADC for tax-foreclosure in anticipation of Land Bank acquisition, each property will be assessed as to its suitability for development as described in the Land Bank Plan. In making an assessment of site suitability for affordable housing/grocery store development under the Urban Land Bank Demonstration Program, several factors will be reviewed, including but not limited to the following:

1. Are there delinquent taxes on the property for a total of at least five years?
2. Is the market value of the property as specified in the judgment of foreclosure less than the total amount due under the judgment, including all taxes, penalties, and interest plus the value of non-tax liens held by a taxing unit and awarded by the judgment, court costs, and cost of the sale?

Dallas Urban Land Bank Demonstration Program Program Statement

3. Is the property unimproved or vacant or improved with an uninhabitable occupied structure?
4. Is the physical site of a size, shape and topography appropriate to build the proposed housing/grocery store?
5. Is the property location desirable for housing/grocery store development?
6. Are there building restrictions such as flood plain prohibitions?
7. Location in a special planning or zoning district, such as an historic district, should be noted early in the process in order to understand possible development requirements that will be necessary should the Land Bank acquire the property.

The City Manager, or his/her designee, will annually identify properties potentially eligible for sale to the DHADC Land Bank under the Dallas Urban Land Bank Demonstration Program and obtain approval of the participating taxing jurisdictions.

The City Manager, or his/her designee, will review all proposals recommended by the DHADC for purchase and development of Land Bank property, recommend proposals for approval to the City Council and notify the DHADC of those proposals approved by the City Council.

The City Manager will annually review DHADC requests for funding, if any, and will include a recommendation of that amount, if any, that he determines to be appropriate in his annual budget recommendation to the Dallas City Council.

The City Manager is authorized to implement the Dallas Urban Land Bank Demonstration Program in accordance with this Program Statement and establish guidelines and procedures to operate the Program.

DHADC Responsibilities

Following City recommendation of a property for acquisition by the DHADC Land Bank, the City and DHADC will coordinate with the legal service provider for the filing of a tax lawsuit subject to the consent of the participating taxing jurisdictions. The City will notify the participating taxing jurisdictions of properties referred to the legal service provider for a tax lawsuit. If the judgment in the tax lawsuit authorizes sale of the property to the Land Bank, DHADC will purchase the property from the officer charged by the Court with the sale of the property for an amount consistent with the sale price authorized in the interlocal agreement with the participating taxing jurisdictions.

Dallas Urban Land Bank Demonstration Program Program Statement

The Land Bank must sell property to a qualified participating developer within the four-year period following the date of acquisition. If after four years a qualified participating developer has not purchased the property, the property shall be transferred from the Land Bank to the taxing entities. Property not suitable for development may be transferred to the taxing entities or be sold directly to a political subdivision or nonprofit organization prior to completion of the four-year period.

Notwithstanding any other right of first refusal granted by the Code, if the Land Bank determines that a property owned by the Land Bank is not appropriate for residential development, the Land Bank shall first offer the property for sale to an eligible adjacent owner according to the terms and conditions developed by the Land Bank consistent with the Code. The Land Bank shall sell the property to an eligible adjacent property owner for the lesser of (1) the fair market value for the property determined by the appraisal district in which the property is located or (2) the sales price recorded in the annual plan. An "eligible adjacent property" owner means a person who owns property located adjacent to property owned by the Land Bank and satisfies eligibility requirements adopted by the Land Bank. The DHADC is also authorized to submit bids at the Sheriff's sale of tax-foreclosed real property.

~~Once the DHADC has acquired, at its determination, a sufficient number of properties for sale within a specific geographic area, the DHADC will hold a community meeting to seek public input on the development of the properties if the number of properties to be sold in a group to a developer is greater than ten properties. The DHADC will schedule the meeting at a time and date that allows for the attendance of the City Councilmember(s) representing the community in which the properties are located. Public notice of the meeting will be provided by DHADC to property owners and residents within 200 feet of the properties to be sold.~~

~~The DHADC will issue a Request for Proposals (RFP) for the purchase and development, which may include either home ownership or rental housing or grocery stores, of the properties identified by the DHADC as being ready for sale as presented at the community meeting. The RFP will include information as to the community input from the community meeting and the development requirements of the City, the Code and the Land Bank Plan.~~

Dallas Urban Land Bank Demonstration Program Program Statement

~~The DHADC Board will consider proposals and approve the sale of the property to a developer, subject to City Council approval. The DHADC will schedule a second community meeting, if the number of properties to be sold in a group to a developer is greater than ten properties, with the same notification requirements as described above for a developer who is not a community housing development organization with a right of first refusal as defined in the Code. At this second meeting, the DHADC and the recommended developer will present its development proposal to the community for additional comment. The DHADC Board may consider the additional community input.~~

The Land Bank may sell two adjacent properties that are owned by the Land Bank to a qualified participating developer if at least one of the properties is eligible for residential development and the developer agrees to replat the two adjacent properties as one property that is appropriate for residential development.

The DHADC may permit a qualified participating developer to exchange a property purchased from the Land Bank with any other property owned by the developer if the developer agrees to construct on the other property affordable housing for low income households as provided by the Code and the other property will be located in a planned development incorporating the property originally purchased from the Land Bank or another location as approved by the Land Bank. The Land Bank shall adjust the Deed Restrictions under Code Section 379C.010 for each of the properties exchanged by this Code.

Following City Council approval, each sale of property acquired by the DHADC Land Bank as a result of a tax-foreclosure lawsuit will comply with the Code and Land Bank Plan with regard to deed restrictions on the property for development, occupancy and use of property by qualified low- and moderate-income households. The DHADC may release the deed restrictions placed on the property upon compliance by the developer.

The DHADC shall prohibit the placement of industrialized housing or industrialized buildings, as those terms are defined in Chapter 1202 of the Texas Occupations Code, as may be amended, on any real property or part thereof sold by the DHADC to a Qualified Participating Developer or builder and shall enforce such prohibition by deed restriction, approved as to form by the City of Dallas City Attorney.

Dallas Urban Land Bank Demonstration Program Program Statement

Annually, not later than the date established by the City Manager, the DHADC will submit a request to the City for funding for the acquisition of property, legal services for tax lawsuits, operations of the DHADC Land Bank, and maintenance of the properties acquired. To support its request, the DHADC will determine:

1) the number of properties anticipated to be acquired during the upcoming fiscal year and the anticipated cost of acquisition; 2) the projected cost of legal services; 3) the projected administrative and operating costs; 4) the projected maintenance cost of properties held and to be acquired by the DHADC Land Bank and the anticipated period of time that the properties will be held; 5) the projected number of properties to be sold during the upcoming fiscal year and the sale price for the properties; and 6) the availability of non-City resources to cover such costs.

In making its funding request to the City, the DHADC will recommend pricing for the sale of the lots such that the revenues from the DHADC Land Bank sale of acquired properties will cover the legal service, operating and property maintenance costs and City funds will be for property acquisition only.

For purposes of evaluating the effectiveness of the Dallas Urban Land Bank Demonstration Program, the DHADC will submit an annual performance report to the City not later than November 1st of each year in which the DHADC sells property under the Dallas Urban Land Bank Demonstration Program. The performance report will include the information required by the Code and the Land Bank Plan.

The DHADC will maintain in its records for inspection a copy of the sale settlement statement for each property sold by a qualified participating developer and a copy of the first page of the mortgage note with the interest rate and indicating the volume and page number of the instrument as filed with the County Clerk. ~~For each property developed as rental housing, the DHADC will maintain in its records for inspection a copy of the annual occupancy report filed by the owner.~~ The DHADC will provide copies of the performance report to the taxing units who were parties to the judgment of foreclosure and will provide notice of the availability of the performance report for review to the organizations and neighborhood associations identified by the City as serving the neighborhoods in which properties sold to the DHADC Land Bank under the Urban Land Bank Demonstration Program are located. The DHADC and the City will maintain copies of the performance report available for public review.

Dallas Urban Land Bank Demonstration Program Program Statement

Acquisition of property not qualified for land bank tax foreclosure

The DHADC may undertake land acquisition, assemblage, maintenance and sale for affordable housing development of properties that do not qualify for tax foreclosure and acquisition under the Dallas Urban Land Bank Demonstration Program.

For property acquisition other than those under the Dallas Urban Land Bank Demonstration Program (DULBDP):

1. The DHADC may not use City funds to pay more than fair market value, based upon an independent property appraisal, for real property acquired;
2. The DHADC may not pay more than \$10,000 for a property, including closing costs, without specific City Council approval of the acquisition;
3. Property that is not acquired through the DULBDP may be sold for no more than the appraised value and costs of sale and for no less than the sale price approved by the City Controller for land bank lots in the annual plan for the DULBDP. Property sales must comply with the occupancy restrictions of the DULBDP and must be approved by City Council;
4. If funding for such acquisition is provided under the Dallas Residential Development Acquisition Loan Program or similar affordable housing or economic development program of the City of Dallas, DHADC actions will be governed by the City Council resolution authorizing the contract, the City Council approved Program Statement for the City Program under which the funding is provided, the terms of the contract between the City and the DHADC; and
5. The proceeds from the sale of property acquired under contract with the City of Dallas that is not acquired under the DULBDP shall be considered program income to the City of Dallas program and funding source and shall be returned to the City unless specifically authorized otherwise in the contract between the City of Dallas and the DHADC.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 6
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 44N

SUBJECT

Authorize a public hearing to be held on December 10, 2014 to receive comments on the proposed sale of one (1) unimproved property (list attached) acquired by the taxing authorities from the Sheriff to Dallas Area Habitat for Humanity, a qualified non-profit organization, under the HB110 process of the City’s Land Transfer Program and the release of the City’s non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City

BACKGROUND

The HB110 process of the City’s Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code (“Code”) and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions.

Property eligible for the HB110 process of the City’s Land Transfer Program must to be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit’s receipt of the quitclaim deed. The quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code. Per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff’s deed and the quitclaim deed in the real property records. Prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public.

BACKGROUND (continued)

Dallas Area Habitat for Humanity submitted a proposal to construct eight (8) single-family homes with each home containing approximately 1,279 square feet on the one unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyer at a proposed sales price from \$80,000 to \$90,000 with construction to begin in December 2017.

This item calls for a public hearing on December 10, 2014, at 1:00 PM in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, to allow the public an opportunity to comment on the proposed sale of the one unimproved property to Dallas Area Habitat for Humanity. At the close of the public hearing, the City Council will be asked to authorize the sale of the property to Dallas Area Habitat for Humanity by quitclaim deed and the release of the City's non-tax liens included in the foreclosure judgment and the post-judgment non-tax liens, if any.

In conformance with the Code, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

This item has no prior action.

FISCAL INFORMATION

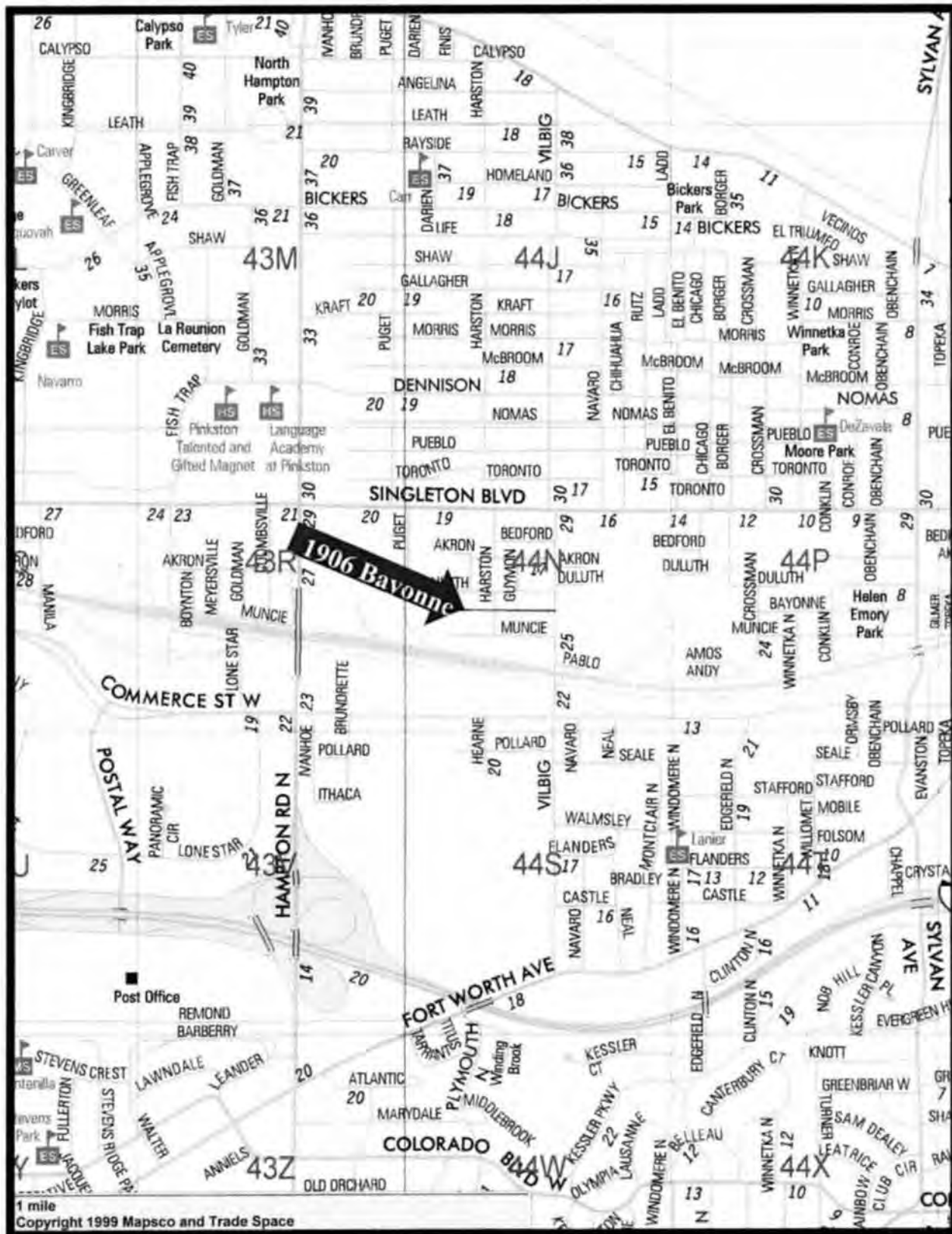
No cost consideration to the City

MAP

Attached

Tax Foreclosure and Seizure Property Resale

<u>Parcel No.</u>	<u>Address</u>	<u>Non-Profit Organization</u>	<u>DCAD Amount</u>	<u>Sale Amount</u>	<u>Vac/ Imp</u>	<u>Zoning</u>
1.	1906 Bayonne	Dallas Area Habitat for Humanity	\$73,510	\$6,652.50	V	R-5(A)



MAPSCO 44N

November 12, 2014

WHEREAS, the of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions; and

WHEREAS, property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed; and

WHEREAS, the quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code; and

WHEREAS, per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records; and

WHEREAS, prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public; and

WHEREAS, Dallas Area Habitat for Humanity submitted a proposal to construct eight (8) single-family homes with each home containing approximately 1,279 square feet on the one unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyer at a proposed sales price from \$80,000 to \$90,000 with construction to begin in December 2017; and

WHEREAS, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News; and

NOW, THEREFORE,

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

November 12, 2014

Section 1. That the public hearing shall be held at 1:00 p.m. on December 10, 2014 in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the proposed sale by quitclaim deed of one (1) unimproved property, identified on Exhibit A, acquired by the taxing authorities from the Sheriff to Dallas Area Habitat for Humanity, a qualified non-profit organization, in accordance with the HB 110 process of the City's Land Transfer Program.

Section 2. That at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing shall be placed on the property, notification of the public hearing shall be mailed to property owners within 200 feet of the property, and notice of the public hearing shall be published in the Dallas Morning News.

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

Exhibit A

Tax Foreclosure Property Sale

<u>Parcel No.</u>	<u>Address</u>	<u>Mapsco</u>	<u>Non-Profit Organization</u>	<u>Sale Amount</u>	<u>Council District</u>
1.	1906 Bayonne	44N	Dallas Area Habitat for Humanity	\$6,652.50	6

KEY FOCUS AREA: Public Safety

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Management Services
Office of Emergency Management

CMO: Jeanne Chipperfield, 670-7804
Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize the acceptance of a grant from the U.S. Department of Homeland Security under the Emergency Management Performance Grant Program for the period October 1, 2013 through March 31, 2015 - Not to exceed \$183,384 - Financing: U.S. Department of Homeland Security Grant Funds

BACKGROUND

The Emergency Management Performance Grant (EMPG) is a yearly grant from the U.S. Department of Homeland Security awarded to local emergency management departments to help develop and maintain the capabilities to respond to all-hazards incidents. Funds are used to help cover salaries for OEM staff and other costs associated with running the Emergency Management program.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the acceptance of the FY10 Emergency Management Performance Grant No. 2010-EP-E10-0005 on December 8, 2010, by Resolution No. 10-3061.

Authorized the acceptance of the FY11 Emergency Management Performance Grant No. 2011-EP-00046 on January 25, 2012, by Resolution No. 12-0345.

Authorized the acceptance of the FY12 Emergency Management Performance Grant No. 2012-EP-00011 on January 23, 2013, by Resolution No. 13-0249.

Authorized the acceptance of the FY13 Emergency Management Performance Grant No. 2013-EP-00067 on October 8, 2013, by Resolution No. 13-1760.

FISCAL INFORMATION

\$182,383.65 – U.S. Department of Homeland Security Grant Funds

November 12, 2014

WHEREAS, the U.S. Department of Homeland Security has made funding available to the City of Dallas under the Emergency Management Performance Grant Program to fund emergency preparedness operations and planning; and

WHEREAS, grant funds will be used for operating expenses related to emergency response activities; and

WHEREAS, the City of Dallas will benefit from increased preparedness throughout the city;

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized to accept a grant from the U.S. Department of Homeland Security under the Emergency Management Performance Grant Program (CFDA # 97.042, Grant #2014-EP-00011) to fund emergency preparedness operations and planning related to emergency response activities for the period October 1, 2013 through March 31, 2015 in an amount not to exceed \$182,383.65.

Section 2. That the City Manager is authorized to establish appropriations in an amount not to exceed \$182,383.65 in Fund F440, Department MGT, Unit 1681.

Section 3. That the City Controller is authorized to deposit U.S. Department of Homeland Security Grant Funds in Fund F440, Department MGT, Unit 1681, Revenue Source 6506, not to exceed \$182,383.65.

Section 4. That the City Controller is authorized to disburse funds from Fund F440, Department MGT, Unit 1681, Obj. 3099, not to exceed \$182,383.65.

Section 5. That the City Manager is hereby authorized to reimburse to the U.S. Department of Homeland Security any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

Section 6. That the City Manager shall keep the appropriate City Council Committee informed of all final U.S. Department of Homeland Security monitoring reports not later than 30 days after the receipt of the report.

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

KEY FOCUS AREA: Public Safety

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Management Services
Office of Emergency Management

CMO: Jeanne Chipperfield, 670-7804
Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize **(1)** acceptance of the 2014 Homeland Security Grant from the Department of Homeland Security, which includes the Urban Area Security Initiative and the State Homeland Security Grant Program to provide funding for equipment acquisition, planning and training activities to enable the City to respond to natural and man-made disasters for the period September 1, 2014 through June 30, 2016; and **(2)** execution of the grant agreement - Not to exceed \$5,818,875 - Financing: U.S. Department of Homeland Security Grant Funds

BACKGROUND

The Department of Homeland Security (DHS) was created in 2002 and began releasing funds to state and local governments through grant programs. Since 2003, the City of Dallas has received over \$68 million in grant funds under the initiatives that make up the Homeland Security Grant Program. In 2014, the City of Dallas was awarded funds under two initiatives: the Urban Areas Security Initiative (UASI) and the State Homeland Security Grant Program (SHSP). In order to facilitate the distribution of these federal funds, each State is required to establish a State Administrative Agency (SAA) to administer and distribute the grant funding to local governments. In Texas, the SAA has been established within the Texas Division of Emergency Management.

These initiatives provide funding for equipment acquisition, and planning and training activities to increase the ability of the City of Dallas to prevent, protect against, respond to, and recover from natural and man-made disasters. Some of the activities that these funds support include planning and training for first responders and departmental staff, as well as for citizens participating in the Citizen Emergency Response Team and a public awareness campaign. Additionally, these funds are also used to assist departments with meeting national, state and regional preparedness goals through the procurement of equipment for various initiatives such as increasing interoperability during incidents.

BACKGROUND (Continued)

Each initiative focuses on a component of the overall needs of Dallas to respond in conjunction with state and federal agencies during times of natural and man-made disasters. UASI focuses on the unique planning, equipment, training, and exercise needs of high-threat, high-density urban areas, with specific carve outs for Law Enforcement activities and Management and Administration of the grant. SHSP focuses on local governments' role in assisting with state-wide security strategies and key elements of the national preparedness architecture.

Previous funding from the Homeland Security Grant Program has been used for equipment and programs to support public safety and homeland security initiatives such as upgrading the Public Safety radio system, the Computer Aided Dispatch System (CAD) for Police and Fire, development of the Urban Search and Rescue Team (USAR), renovation and enhancements of the Emergency Operations Center, development of the Fusion Center and equipment to ensure continuity of operations for City functions, including water systems.

Listed below are the levels of funding for each initiative:

Urban Area Security Initiative	\$5,818,875.00
UASI	\$4,179,826.85
LE	\$1,462,057.15
M&A	\$ 174,491.00
State Homeland Security Grant	\$ 2,500.00

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the acceptance of the 2010 Homeland Security Grant from the Department of Homeland Security, which includes the Urban Area Security Initiative and the State Homeland Security Grant Program, Grant No. EMW-2010-SS-T0-0008 on November 10, 2010, by Resolution No. 10-2824.

Authorized the acceptance of the 2011 Homeland Security Grant from the Department of Homeland Security, which includes the Urban Area Security Initiative and the State Homeland Security Grant Program, Grant No. EMW-2011-SS-00019 on January 11, 2012, by Resolution No. 12-0131.

Authorized the acceptance of the 2012 Homeland Security Grant from the Department of Homeland Security, which includes the Urban Area Security Initiative and the State Homeland Security Grant Program, Grant No. EMW-2012-SS-00018-S01 on October 24, 2012, by Resolution No. 12-2662.

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

Authorized the acceptance of the 2013 Homeland Security Grant from the Department of Homeland Security, which includes the Urban Area Security Initiative and the State Homeland Security Grant Program, Grant No. EMW-2013-SS-00045 on December 11, 2013, by Resolution No. 13-2063.

The Public Safety Committee will be briefed on November 10, 2014.

FISCAL INFORMATION

\$5,818,875.00 – U.S. Department of Homeland Security Grant Funds

November 12, 2014

WHEREAS, the U.S. Department of Homeland Security has made funding available to the City of Dallas under the Emergency Management Performance Grant Program to fund emergency preparedness operations and planning; and

WHEREAS, grant funds will be used for operating expenses related to emergency response activities; and

WHEREAS, the City of Dallas will benefit from increased preparedness throughout the city;

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized to accept a grant from the U.S. Department of Homeland Security under the Homeland Security Grant Program (CFDA #97.067, Grant #EMW-2014-SS-00029) to fund emergency preparedness operations and planning related to emergency response activities for the period September 1, 2014 through June 30, 2016 in an amount not to exceed \$5,818,875.00.

Section 2. That the City Manager is authorized to establish appropriations in an amount not to exceed \$4,179,826.85 in Fund F441, Department MGT, Unit 1686.

Section 3. That the City Manager is authorized to establish appropriations in an amount not to exceed \$1,462,057.15 in Fund F441, Department MGT, Unit 1687.

Section 4. That the City Manager is authorized to establish appropriations in an amount not to exceed \$174,491.00 in Fund F441, Department MGT, Unit 1688.

Section 5. That the City Manager is authorized to establish appropriations in an amount not to exceed \$2,500.00 in Fund F442, Department MGT, Unit 1689.

Section 6. That the City Controller is authorized to deposit U.S. Department of Homeland Security Grant Funds in Fund F441, Department MGT, Unit 1686, Revenue Source 6506, not to exceed \$4,179,826.85.

Section 7. That the City Controller is authorized to deposit U.S. Department of Homeland Security Grant Funds in Fund F441, Department MGT, Unit 1687, Revenue Source 6506, not to exceed \$1,462,057.15.

Section 8. That the City Controller is authorized to deposit U.S. Department of Homeland Security Grant Funds in Fund F441, Department MGT, Unit 1688, Revenue Source 6506, not to exceed \$174,491.00.

November 12, 2014

Section 9. That the City Controller is authorized to deposit U.S. Department of Homeland Security Grant Funds in Fund F442, Department MGT, Unit 1689, Revenue Source 6506, not to exceed \$2,500.00.

Section 10. That the City Controller is authorized to disburse funds from Fund F441, Department MGT, Unit 1686, Obj. 3099, not to exceed \$4,179,826.85.

Section 11. That the City Controller is authorized to disburse funds from Fund F441, Department MGT, Unit 1687, Obj. 3099, not to exceed \$1,462,057.15.

Section 12. That the City Controller is authorized to disburse funds from Fund F441, Department MGT, Unit 1688, Obj. 3099, not to exceed \$174,491.00.

Section 13. That the City Controller is authorized to disburse funds from Fund F442, Department MGT, Unit 1689, Obj. 3099, not to exceed \$2,500.00.

Section 14. That the City Manager is hereby authorized to reimburse to the U.S. Department of Homeland Security any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

Section 15. That the City Manager shall keep the appropriate City Council Committee informed of all final U.S. Department of Homeland Security monitoring reports not later than 30 days after the receipt of the report.

Section 16. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Culture, Arts, Recreation, & Education

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): 4

DEPARTMENT: Park & Recreation
Trinity Watershed Management

CMO: Willis Winters, 670-4071
Jill A. Jordan, P.E., 670-5299

MAPSCO: 54-H

SUBJECT

Authorize a contract for construction of the stormwater wetland supplemental environmental project at the Dallas Zoo located at 650 South R.L. Thornton Freeway - C. Green Scaping, LP, best value proposer of three - Not to exceed \$1,523,949 - Financing: 2004 Certificates of Obligation (\$244,650), 2005 Certificates of Obligation (\$668,762) and Stormwater Drainage Management Capital Construction Funds (\$610,537)

BACKGROUND

This action will award a contract for construction of the stormwater wetland supplemental environmental project at the Dallas Zoo to C. Green Scaping, LP, best value proposer of three, in an amount not to exceed \$1,523,948.09.

The Dallas Zoo stormwater Quality Improvement stormwater Wetlands Supplemental Environmental Project is one of two Consent Decree requirements entered into by the City of Dallas and the Environmental Protection Agency in August 2008. The city agreed to design and develop a constructed wetland facility that collects and filters 1/2" or first flush of a rain water event run-off from approximately 15 acres of the Dallas Zoo Wilds of Africa region. The wetlands will collect and naturally treat the stormwater and slowly return it to Cedar Creek.

On July 10, 2014, three competitive sealed proposals were received for the stormwater wetland supplemental environmental project at Dallas Zoo. C. Green Scaping, LP was selected as the best value proposer. Proposals based on RFCSP are evaluated on pre-set criteria which include cost, qualifications of the prime contractor, construction amount and schedule ratings, which are based on mathematical formulas, with the best price and best schedule being given the highest scores. Ratings "1" to "10" are given for each criterion with "10" being the best rating. These ratings are multiplied by the weighting to obtain the score for each item.

BACKGROUND (Continued)

The following is a list of the rating criteria and values for each criterion:

<u>Rating Criteria</u>	<u>Value</u>
1. Proposed Construction Contract Award	45%
2. Qualifications/Experience/References for Prime Firm	15%
3. Subcontractor Experience	15%
4. Business Inclusion and Development Plan	15%
5. Financial Sufficiency	5%
6. Schedule/Time of Completion	<u>5%</u>
	100%

ESTIMATED SCHEDULE OF PROJECT

Began Design	May 2007
Completed Design	January 2013
Begin Construction	October 2014
Complete Construction	April 2015

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board authorized proceeding with advertisement for construction procurement on January 24, 2014.

The Park and Recreation Board authorized award of the contract on November 6, 2014.

FISCAL INFORMATION

2004 Certificates of Obligation - \$244,649.38
2005 Certificates of Obligation - \$668,762.32
Stormwater Drainage Management Capital Construction Funds - \$610,536.39

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

C. Green Scaping, LP

White Male	12	White Female	2
Hispanic Male	11	Hispanic Female	2
Black Male	0	Black Female	0
Other Male	0	Other Female	0

PROPOSAL INFORMATION

The following three proposals were received and opened on July 10, 2014:

*Denotes successful proposer

<u>Proposers</u>	<u>Base Bid</u>	<u>Scores</u>
*C. Green Scaping, LP 2401 Handley Ederville Road Ft. Worth, TX	\$1,537,145.00	2517.56
ARK Contracting Services, LLC	\$1,654,005.00	2390.79
Integrated Water Services	\$1,702,810.25	2226.14

Note: After value engineering, the best and final offer from C. Green Scaping, LP. for Base Bid was for \$1,523,948.09.

OWNER

C. Green Scaping, LP

Cathleen Ruiz, President
Curtis Green, Vice President

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract for construction of the stormwater wetland supplemental environmental project at the Dallas Zoo located at 650 South R.L. Thornton Freeway - C. Green Scaping, LP, best value proposer of three - Not to exceed \$1,523,949 - Financing: 2004 Certificates of Obligation (\$244,650), 2005 Certificates of Obligation (\$668,762) and Stormwater Drainage Management Capital Construction Funds (\$610,537)

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

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$380,988.09	25.00%
Total non-local contracts	\$1,142,960.00	75.00%
TOTAL CONTRACT	\$1,523,948.09	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

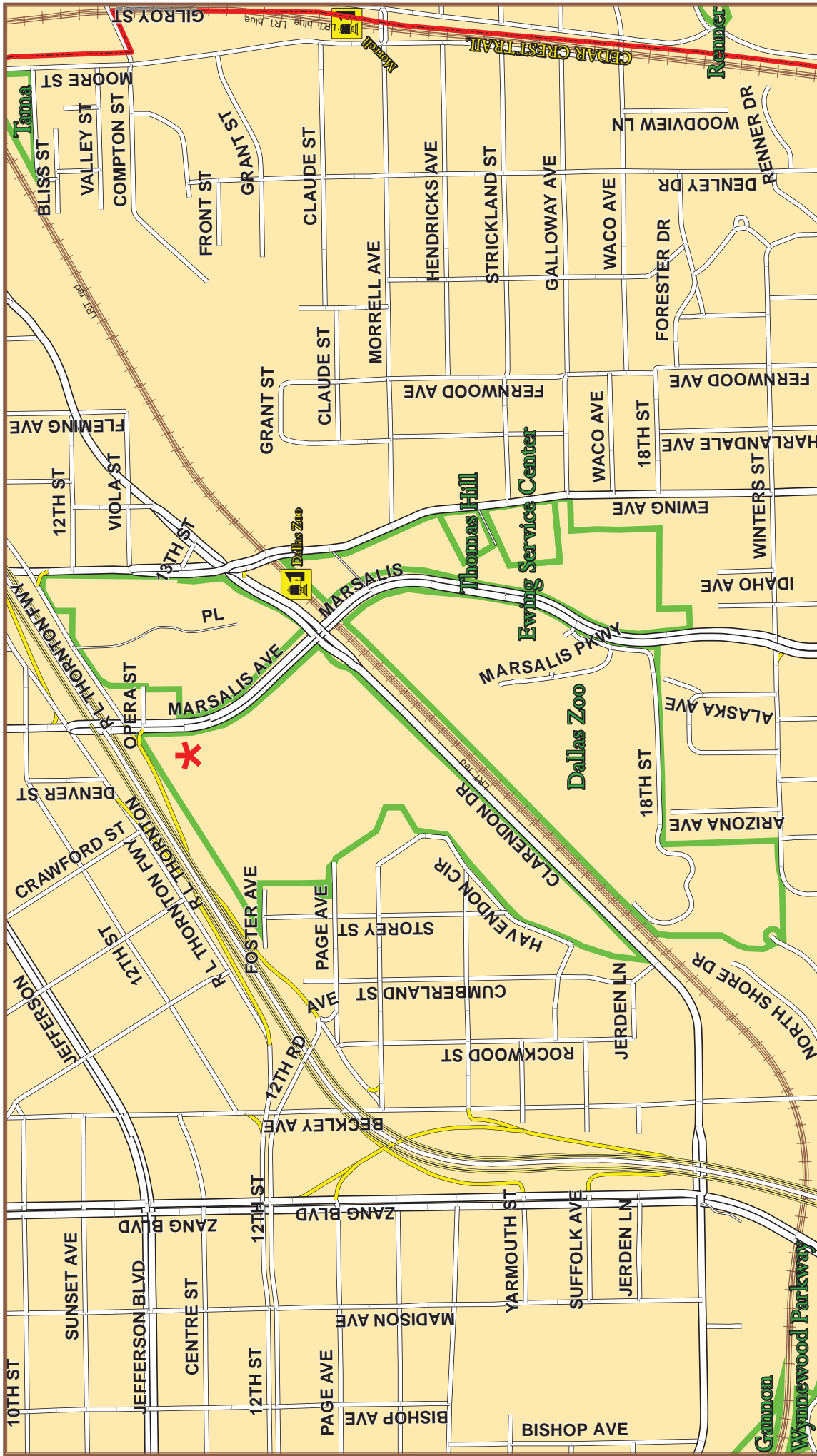
<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Flow-Line Construction	HMDB61076Y0315	\$380,988.09	100.00%
Total Minority - Local		\$380,988.09	100.00%

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
C Green Scaping LP	HFDB62119Y0615	\$1,142,960.00	100.00%
Total Minority - Non-local		\$1,142,960.00	100.00%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$380,988.09	100.00%	\$1,523,948.09	100.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
	-----	-----	-----	-----
Total	\$380,988.09	100.00%	\$1,523,948.09	100.00%



MapSCO District
54 H 4

Dallas Zoo (650 South R.L. Thornton Freeway)

September 4, 2014



November 12, 2014

WHEREAS, on July 10, 2014, three competitive sealed proposals were received for construction of the stormwater wetland supplemental environmental project at the Dallas Zoo located at 650 South R.L. Thornton Freeway; and

<u>Proposers</u>	<u>Base Bid</u>	<u>Scores</u>
C. Green Scaping, LP	\$1,537,145.00	2517.56
ARK Contracting Services, LLC	\$1,654,005.00	2390.79
Integrated Water Services	\$1,702,810.25	2226.14

Note: After value engineering, the best and final offer from C. Green Scaping, LP. for Base Bid was for \$1,523,948.09.

WHEREAS, it has been determined that acceptance of the best and final offer from C. Green Scaping, LP, in an amount not to exceed \$1,523,948.09 is the best value for the City of Dallas.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to enter into a contract with C. Green Scaping, LP for construction of the stormwater wetland supplemental environmental project at the Dallas Zoo, in an amount not to exceed \$1,523,948.09.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a contract with C. Green Scaping, LP, after approval as to form by the City Attorney.

SECTION 3. That the City Controller is hereby authorized to pay the amount of \$1,523,948.09 to C. Green Scaping, LP, as follows:

2004 Certificates of Obligation Fund Fund 0589, Department PKR, Unit P197 Object 4599, Activity MAPK, Program PKWETLAND CT-PKR14019470, Commodity 91200, Vendor 514347	\$244,649.38
2005 Certificates of Obligation Fund Fund 0592, Department PKR, Unit P197 Object 4599, Activity MAPK, Program PKWETLAND CT-PKR14019470, Commodity 91200, Vendor 514347	\$668,762.32

November 12, 2014

SECTION 3. (Continued)

Stormwater Drainage Management Capital Construction Fund Fund 0063, Department SDM, Unit P781, Object 4599 Activity SDO1, Program PKWETLAND, CT-PKR14019470 Commodity 91200, Vendor 514347	<u>\$610,536.39</u>
Total amount not to exceed	\$1,523,948.09

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

KEY FOCUS AREA: Culture, Arts, Recreation, & Education
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 3
DEPARTMENT: Park & Recreation
CMO: Willis Winters, 670-4071
MAPSCO: N/A

SUBJECT

Authorize a twelve-month funding agreement with Dallas County Audubon Society, Inc. dba Audubon Dallas for the Cedar Ridge Preserve to provide services and programs within the City of Dallas for the period January 1, 2015 through December 31, 2015 – Not to exceed \$33,949 – Financing: Current Funds

BACKGROUND

On November 14, 2012, the City entered into multi-year agreement with Dallas County Audubon Society, Inc. dba Audubon Dallas (a non-profit organization) to manage and operate the Cedar Ridge Preserve. The agreement was for a five-year period. The agreement with Dallas County Audubon Society, Inc. dba Audubon Dallas requires the execution of a separate funding contract to authorize the stipends payable during the current year. The funds have been identified and appropriated in the City’s General Fund by authorization of the City Council for the current fiscal year.

Park and Recreation Board approval of the funding agreement is being requested. The stipend payment will support the following programs and services for the period of January 1, 2015 through December 31, 2015 to operate and maintain the Cedar Ridge Preserve for 12 months providing access to the general public to the 633 acres of escarpment and trails in Southwest Dallas, environmental education programs on the ecosystem and presentations at community centers and schools.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board approved this item on October 2, 2014.

FISCAL INFORMATION

\$33,949 – Current Funds

ETHNIC COMPOSITION

Dallas County Audubon Society, Inc. dba Audubon Dallas – Board of Directors

African- American Male	0	African-American Female	0
Asian Male	0	Asian Female	0
Hispanic Male	1	Hispanic Female	1
White Male	4	White Female	10

OWNER

(Current Officers)

Dallas County Audubon Society, Inc. dba Audubon Dallas

Rose Mercer, Committee Chair, Board of Directors

Cynthia Bennett, President, Board of Directors

November 12, 2014

WHEREAS, on September 17, 2014, by Resolution No. 14-1568, the City Council approved funds to procure services from the Dallas County Audubon Society, dba Audubon Dallas for the citizens of Dallas; and

WHEREAS, it is deemed necessary for official action to be taken by the City Council to define services to be received and authorize payment of these funding allocations during the 2014 – 2015 fiscal year. **Now, Therefore,**

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

SECTION 1. That contract totaling \$33,949.00 be approved for the Dallas County Audubon Society, dba Audubon Dallas.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are authorized to execute the contracts after approval as to form by the City Attorney.

SECTION 3. That the City Controller is authorized to make payments out of Fund 0001, Department PKR, Object 3072, as vouchers are processed by the Park and Recreation Department, not to exceed the stated amounts:

<u>AMOUNT</u>	<u>UNIT</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>	<u>INSTITUTION</u>
\$ 33,949	5231	CTPKR15A038	509534	Dallas County Audubon Society, Inc. dba Audubon Dallas for the Cedar Ridge Preserve

SECTION 4. That services to be provided are as follows:

Operate and maintain the Cedar Ridge Preserve for 12 months for the general public to include 633 acres of escarpment and trails in Southwest Dallas and provide environmental education programs on the ecosystem and presentations at community centers and schools.

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

KEY FOCUS AREA: Culture, Arts, Recreation, & Education
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 7
DEPARTMENT: Park & Recreation
CMO: Willis Winters, 670-4071
MAPSCO: N/A

SUBJECT

Authorize a twelve-month funding agreement with Texas Discovery Gardens to provide services and programs within the City of Dallas for the period October 1, 2014 through September 30, 2015 – Not to exceed \$95,862 – Financing: Current Funds

BACKGROUND

On June 25, 2003 the City entered into multi-year agreement with the Texas Discovery Gardens (a non-profit organization) to manage and operate the Discovery Gardens building and surrounding grounds at Fair Park for a ten-year period. The agreement was extended on November 7, 2013 for a ten-year period. The agreement with Texas Discovery Gardens requires the execution of a separate funding contract to authorize the stipends payable during the current year. The funds have been identified and appropriated in the City’s General Fund by authorization of the City Council for the current fiscal year.

Park and Recreation Board approval of the funding agreement is being requested. The stipend payments will support the following programs and services for period of October 1, 2014 through September 30, 2015 to operate the Discovery Gardens building and surrounding grounds at Fair Park for 12 months providing access to the general public, and community outreach services such as enrichment classes for school children, horticulture information services and presentations at community centers and special facilities.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board approved this item on October 2, 2014.

FISCAL INFORMATION

\$95,862 - Current Funds

ETHNIC COMPOSITION

Texas Discovery Gardens – Board of Directors

African- American Male	0	African-American Female	2
Asian Male	0	Asian Female	0
Hispanic Male	0	Hispanic Female	0
White Male	4	White Female	7

OWNER

(Current Officers)

Texas Discovery Gardens

Mike Bosco, President, Board of Directors

November 12, 2014

WHEREAS, on September 17, 2014, by Resolution No. 14-1568, the City Council approved funds to procure services from the Texas Discovery Gardens, Inc. for the citizens of Dallas; and

WHEREAS, it is deemed necessary for official action to be taken by the City Council to define services to be received and authorize payment of these funding allocations during the 2014 - 2015 fiscal year.

Now, Therefore,

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

SECTION 1. That contract totaling \$95,862.00 be approved for the Texas Discovery Gardens, Inc.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are authorized to execute the contracts after approval as to form by the City Attorney.

SECTION 3. That the City Controller is authorized to make payments out of Fund 0001, Department PKR, Object 3072, as vouchers are processed by the Park and Recreation Department, not to exceed the stated amounts:

<u>AMOUNT</u>	<u>UNIT</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>	<u>INSTITUTION</u>
\$ 95,862	5232	CTPKR15A037	219134	Texas Discovery Gardens

SECTION 4. That services to be provided are as follows:

Operate the Texas Discovery Gardens building and surrounding grounds at Fair Park for 12 months for the general public, and provide community outreach services such as enrichment classes for school children, horticulture information services and presentations at community centers and special facilities.

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

KEY FOCUS AREA: Culture, Arts, Recreation, & Education
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 9
DEPARTMENT: Park & Recreation
CMO: Willis Winters, 670-4071
MAPSCO: N/A

SUBJECT

Authorize a twelve-month funding agreement with the Dallas Arboretum and Botanical Society, Inc. to provide services and programs within the City of Dallas for the period October 1, 2014 through September 30, 2015 - Not to exceed \$269,098 - Financing: Current Funds

BACKGROUND

On March 23, 1988, the City entered into a multi-year agreement with the Dallas Arboretum and Botanical Society (a non-profit organization) to manage and operate the Dallas Arboretum. The agreement was for a twenty five-year period. The agreement was extended on February 27, 2013 for a ten-year period. The agreement with Dallas Arboretum and Botanical Society, Inc. requires the execution of a separate funding contract to authorize the stipends payable during the current year. The funds have been identified and appropriated in the City’s General Fund by authorization of the City Council for the current fiscal year.

Park and Recreation Board approval of the funding agreement is being requested. The stipend payments will support the following programs and services for period of October 1, 2014 through September 30, 2015 to operate and maintain the Dallas Arboretum and Botanical Garden for 12 months providing access to the general public, special educational programs, community outreach services and special events. DABS will distribute 1,200 complimentary tickets for entry into the Arboretum grounds as approved by the Park and Recreation Board.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board approved this item on October 2, 2014.

FISCAL INFORMATION

\$269,098 – Current Funds

ETHNIC COMPOSITION

Dallas Arboretum and Botanical Society, Inc. – Board of Directors

African- American Male	3	African-American Female	3
Asian Male	0	Asian Female	0
Hispanic Male	3	Hispanic Female	2
White Male	31	White Female	31

OWNER

(Current Officers)

Dallas Arboretum and Botanical Society, Inc.

Brian Shivers, Chairman, Board of Directors
Bill Graue, Vice Chairman, Board of Directors

November 12, 2014

WHEREAS, on September 17, 2014, by Resolution No. 14-1568, the City Council approved funds to procure services from the Dallas Arboretum and Botanical Society, Inc. for the citizens of Dallas; and

WHEREAS, it is deemed necessary for official action to be taken by the City Council to define services to be received and authorize payment of these funding allocations during the 2014 – 2015 fiscal year. **Now, Therefore,**

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

SECTION 1. That contract totaling \$269,098.00 be approved for the Dallas Arboretum and Botanical Society, Inc.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are authorized to execute the contracts after approval as to form by the City Attorney.

SECTION 3. That the City Controller is authorized to make payments out of Fund 0001, Department PKR, Object 3072, as vouchers are processed by the Park and Recreation Department, not to exceed the stated amounts:

<u>AMOUNT</u>	<u>UNIT</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>	<u>INSTITUTION</u>
\$269,098	5231	CTPKR15A036	219121	Dallas Arboretum and Botanical Society, Inc.

SECTION 4. That services to be provided are as follows:

Operate and maintain the Dallas Arboretum and Botanical Garden for 12 months for the general public to include special educational programs, community outreach services and sponsorship of a special summer program for disadvantaged children.

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

KEY FOCUS AREA: Culture, Arts, Recreation, & Education
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 8
DEPARTMENT: Park & Recreation
CMO: Willis Winters, 670-4071
MAPSCO: 69 A-M

SUBJECT

Authorize Supplemental Agreement No. 1 to the professional services contract with Jaster-Quintanilla Dallas, LLP to provide for additional forensic investigations and design, bidding and construction administration services for repair work at the Kleberg/Rylie Recreation Center located at 1515 Edd Road – Not to exceed \$43,200, from \$23,900 to \$67,100 – Financing: Park and Recreation Program Funds

BACKGROUND

The original professional services contract was awarded to Jaster-Quintanilla Dallas, LLP, on January 22, 2014, by Administration Action No. 14-0065, for structural assessment for Kleberg/Rylie Recreation Center, in an amount not to exceed \$23,900.

This action will authorize Supplemental Agreement No. 1 to the professional services contract in an amount not to exceed \$43,200, from \$23,900 to \$67,100 to provide additional forensic investigations and design, bidding and construction administration services for repair work at the Kleberg/Rylie Recreation Center.

ESTIMATED SCHEDULE OF PROJECT

Began Design	February 2014
Complete Design	March 2015

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board authorized award of Supplemental Agreement No. 1 on November 6, 2014.

FISCAL INFORMATION

Park and Recreation Program Funds - \$43,200

Design Contract	\$23,900
Supplemental Agreement No. 1 (this action)	<u>\$43,200</u>
Total amount not to exceed	\$67,100

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Jaster-Quintanilla Dallas, LLP

White Male	34	White Female	13
Black Male	0	Black Female	1
Hispanic Male	10	Hispanic Female	1
Other Male	7	Other Female	0

OWNER

Jaster-Quintanilla Dallas, LLP

David Quintanilla, P.E., President
Gary W. Jaster, P.E., Vice President
Stephen H. Lucy, P.E., Treasurer
Thomas L. Scott, P.E., Partner
Christopher N. Story, P.E., Partner

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 1 to the professional services contract with Jaster-Quintanilla Dallas, LLP to provide for additional forensic investigations and design, bidding and construction administration services for repair work at the Kleberg/Rylie Recreation Center located at 1515 Edd Road – Not to exceed \$43,200, from \$23,900 to \$67,100 – Financing: Park and Recreation Program Funds

Jaster-Quintanilla Dallas, LLP is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$43,200.00	100.00%
Non-local contracts	\$0.00	0.00%
TOTAL THIS ACTION	\$43,200.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

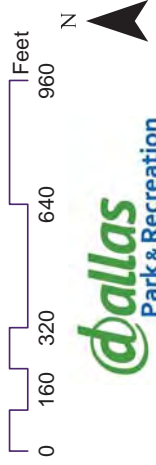
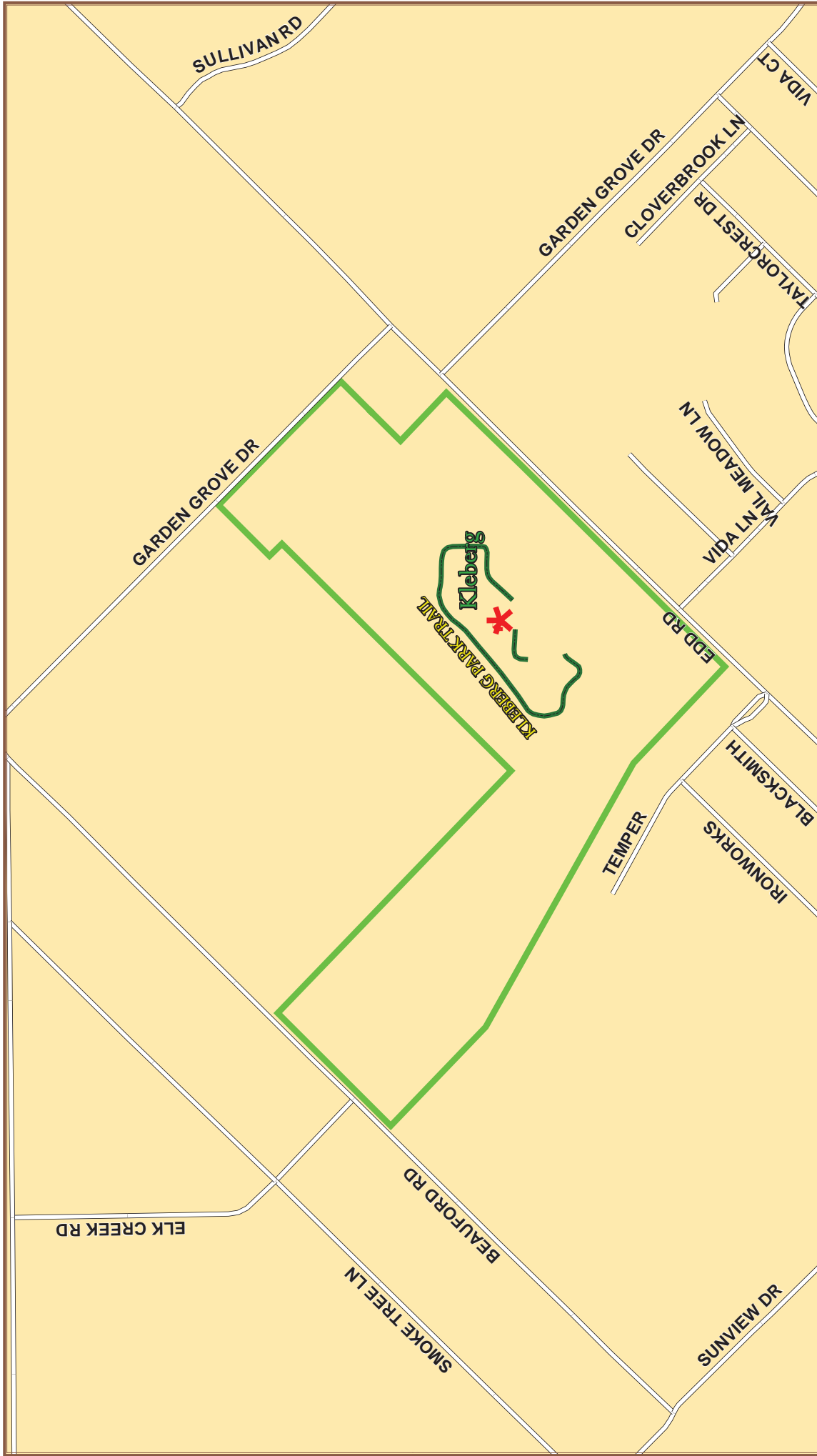
<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Creed Construction	BMDFW153880815	\$1,200.00	2.78%
Jaster Quintanilla Dallas, LLP	HMBB60214N0215	\$39,500.00	91.44%
Total Minority - Local		\$40,700.00	94.21%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$1,200.00	2.78%	\$47,900.00	71.39%
Hispanic American	\$39,500.00	91.44%	\$1,200.00	1.79%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$40,700.00	94.21%	\$49,100.00	73.17%



Mapsco
69A M

District
8

Kleberg/Rylie Recreation Center (1515 Edd Rd)

October 2, 2014

November 12, 2014

WHEREAS, on January 22, 2014, by Administration Action No. 14-0065, Jaster-Quintanilla Dallas, LLP was awarded a contract for structural assessment for Kleberg/Rylie Recreation Center located at 1515 Edd Road, in an amount not to exceed \$23,900; and

WHEREAS, this action will authorize Supplemental Agreement No. 1 to the professional services contract with Jaster-Quintanilla Dallas, LLP, for additional forensic investigations and design, bidding and construction administration services for repair work at the Kleberg/Rylie Recreation Center, in an amount not to exceed \$43,200, increasing the contract amount from \$23,900 to \$67,100.

Now, Therefore,

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

SECTION 1. That the City Manager is authorized to enter into Supplemental Agreement No. 1 to the professional services contract with Jaster-Quintanilla Dallas, LLP for additional forensic investigations and design, bidding and construction administration services for repair work at the Kleberg/Rylie Recreation Center, in an amount not to exceed \$43,200, increasing the contract amount from \$23,900 to \$67,100.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a contract with Jaster-Quintanilla Dallas, LLP, after approval as to form by the City Attorney.

SECTION 3. That the City Controller is hereby authorized to pay the amount of \$43,200 to Jaster-Quintanilla Dallas, LLP from Park and Recreation Program Fund, Fund 0395, Department PKR, Unit 5012, Object 4111, Activity PK09, Program PKP854, CT-PKR14019431, Commodity 92500, Vendor 342401.

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

KEY FOCUS AREA: Public Safety
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): All
DEPARTMENT: Police
CMO: Eric Campbell, 670-3255
MAPSCO: N/A

SUBJECT

Internet Crimes Against Children Continuation Grant

- * Authorize **(1)** an application for and acceptance of the 2014 Internet Crimes Against Children Continuation Grant, new funding period from the U.S. Department of Justice, Office of Juvenile Justice and Delinquency Prevention, for response to the sexual abuse and exploitation of children facilitated by the use of computer technology related to the investigation of Internet-facilitated child exploitation, for the period July 1, 2013 through June 30, 2015; and **(2)** execution of the grant agreement - Not to exceed \$480,233, from \$477,337 to \$957,570 - Financing: U.S. Department of Justice, Office of Juvenile Justice and Delinquency Prevention Grant Funds
- * Authorize the continuation of and an increase in the cooperative working agreements with agencies that assist the Dallas Police Department in combatting internet crimes against children, increasing the allocations for the Dallas County District Attorney's Office in the amount of \$9,000, Tarrant County District Attorney's Office in the amount of \$8,500, Potter County District Attorney's Office in the amount of \$5,028, Collin County Sheriff's Office in the amount of \$18,000, Taylor County Sheriff's Office in the amount of \$10,000, Wichita County Sheriff's Office in the amount of \$7,500, Lubbock Police Department in the amount of \$23,000, Arlington Police Department in the amount of \$13,000, Garland Police Department in the amount of \$13,000, Longview Police Department in the amount of \$22,000, and the Dallas Children's Advocacy Center in the amount of \$37,000 - Total not to exceed \$166,028 - Financing: This action has no cost consideration to the City

BACKGROUND

The Dallas Police Department has received the 2013 Internet Crimes Against Children (ICAC) Continuation Grant (07/01/2013 to 06/30/2014). The grant will fund the Dallas Crimes Against Children Task Force to reduce crime related to the internet sexual exploitation of children. The ICAC Grant allows the Dallas Police Department to support internet crime operations through designated satellite law enforcement agencies that assist the Dallas Police Department in its efforts to combat internet crimes against children.

This grant will provide funding for the District Attorney's Offices in Dallas, Tarrant and Potter Counties; and the Collin County, Taylor County and Wichita County Sheriff's Offices; and the Police Department in the Cities of Lubbock, Arlington, Garland, and Longview. All the funds will be for each agency to use on equipment, training, undercover expenses, and overtime as related to their Internet Crimes Against Children efforts.

This grant will also provide funding for the Dallas Children's Advocacy Center to sponsor scholarships for smaller agencies that normally would not be able to send representative to the 2014 Crimes Against Children Conference to be held in Dallas.

On September 22, 2014, the Crimes Against Children Unit was awarded a grant from the U.S. Department of Justice, Office of Juvenile Justice and Delinquency Prevention. This grant in the amount of \$480,233 is a continuation of the original grant award of \$477,337, applicable for the period July 1, 2013 through June 30, 2015. This continuation grant is for a new funding period and there is no cash match or in kind cost to the City of Dallas.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Authorized an application for and acceptance of the Internet Crimes Against Children Task Force Grant on August 10, 2005, by Resolution No. 05-2211.

Authorized Internet Crimes Cooperative Working Agreements with the Amarillo Police Department, Austin Police Department, Bexar County Sheriff's Department, Corpus Christi Police Department, Dallas Children's Advocacy Center, Dallas County District Attorney's Office, Denton County District Attorney's Office, El Paso Police Department, Harris County Constable's Office, Longview Police Department, Tarrant County District Attorney's Office, Texas Attorney's General's Office, and Steve Wiederrich on August 24, 2005, by Resolution No. 05-2479.

Authorized Internet Cooperative Working Agreements with the Potter County District Attorney's Office, Lubbock County District Attorney's Office, Bowie County Sheriff's Department, Collin County Sheriff's Department, Ellis County Sheriff's Department, and the Taylor County Sheriff's Department on December 13, 2006, by Resolution No. 06-3411.

PRIOR ACTION/REVIEW (Council, Boards, Commissions) (Continued)

Authorized an application for and acceptance of the 2007 Internet Crimes Against Children Continuation Grant supplement on November 28, 2007, by Resolution No. 07-3501.

Authorized Internet Crimes Cooperative Working Agreements with the Longview Police Department, Tarrant County District Attorney's Office, Dallas County District Attorney's Office, Lubbock County District Attorney's Office, Potter County District Attorney's Office, Collin County Sheriff's Office, Taylor County Sheriff's, and the Dallas Children's Advocacy Center on November 28, 2007, by Resolution No. 07-3502.

Authorized an application for and acceptance of the 2008 Internet Crimes Against Children Continuation Grant No. 2008-MC-CX-K024 on December 10, 2008, by Resolution No. 08-3355.

Authorized an application for and acceptance of the 2009 Internet Crimes Against Children Continuation Grant No. 2008-MC-CX-K026 on November 9, 2009, by Resolution No. 09-2783.

Authorized Internet Crimes Cooperative Working Agreements with the Arlington Police Department, Garland Police Department, Longview Police Department, Tarrant County District Attorney's Office, Dallas County District Attorney's Office, Potter County District Attorney's Office, Collin County Sheriff's Office, Taylor County Sheriff's Office, the Dallas Children's Advocacy Center and the Fox Valley Technical College on November 9, 2009, by Resolution No. 09-2784.

Authorized Internet Crimes Cooperative Working Agreements with the Arlington Police Department, Garland Police Department, Longview Police Department, Tarrant County District Attorney's Office, Dallas County District Attorney's Office, Lubbock County District Attorney's Office, Potter County District Attorney's Office, Collin County Sheriff's Office, Taylor County Sheriff's Office, the Dallas Children's Advocacy Center, and the Fox Valley Technical College on December 10, 2008, by Resolution No. 08-3357.

Authorized Internet Crimes Cooperative Working Agreements with the Arlington Police Department, Garland Police Department, Longview Police Department, Tarrant County District Attorney's Office, Dallas County District Attorney's Office, Lubbock Police Department, Potter County District Attorney's Office, Collin County Sheriff's Office, Taylor County Sheriff's Office and the Dallas Children's Advocacy Center on October 13, 2010, by Resolution No. 10-2590.

Authorized an application for and acceptance of the 2010 Internet Crimes Against Children Continuation Grant No. 2010-MC-CX-K037 on October 13, 2010, by Resolution No. 10-2591.

PRIOR ACTION/REVIEW (Council, Boards, Commissions) (Continued)

Authorized an application for and acceptance of the Internet Crimes Against Children Continuation Grant supplement, 2010-MC-CX-K037 October 26, 2011, by Resolution No. 11-2841

Authorized Internet Crimes Cooperative Working Agreements with the Arlington Police Department, Garland Police Department, Longview Police Department, Lubbock Police Department, Tarrant County District Attorney's Office, Dallas County District Attorney's Office, Potter County District Attorney's Office, Collin County Sheriff's Office, Taylor County Sheriff's Office, and the Dallas Children's Advocacy Center on October 26, 2011, by Resolution No. 11-2835.

Resolution No. 11-2838, authorized the addition of Wichita Falls Sheriff's Office into the Internet Crimes Cooperative Working Agreements. Taylor County Sheriff's Department will decrease by \$11,000, and be added to Wichita Falls Sheriff Office.

Authorized an application for and acceptance of the Internet Crimes Against Children Continuation Grant supplement, 2010-MC-CX-K037 September 28, 2012, by Resolution No. 12-2756.

Authorized Internet Crimes Cooperative Working Agreements with the Arlington Police Department, Garland Police Department, Longview Police Department, Lubbock Police Department, Tarrant County District Attorney's Office, Dallas County District Attorney's Office, Potter County District Attorney's Office, Collin County Sheriff's Office, Taylor County Sheriff's Office, Wichita Falls Sheriff's Office and the Dallas Children's Advocacy Center on September 28, 2012, by Resolution No. 12-2757.

Authorized an application for and acceptance of the Internet Crimes Against Children Continuation Grant supplement, 2013-MC-FX-K036 September 16, 2013, by Resolution No. 13-1842.

Authorized Internet Crimes Cooperative Working Agreements with the Arlington Police Department, Garland Police Department, Longview Police Department, Lubbock Police Department, Tarrant County District Attorney's Office, Dallas County District Attorney's Office, Potter County District Attorney's Office, Collin County Sheriff's Office, Taylor County Sheriff's Office, Wichita Falls Sheriff's Office and the Dallas Children's Advocacy Center on February 12, 2014, by Resolution No. 14-0299.

FISCAL INFORMATION

\$480,233 – United States Department of Justice, Office of Juvenile Justice and Delinquency Prevention

November 12, 2014

WHEREAS, the U.S. Department of Justice, Office of Juvenile and Delinquency Prevention has made continuation grant funds available to aid missing and exploited children during Fiscal Year 2014-2015; and

WHEREAS, such funding was awarded to the City of Dallas on September 22, 2014; and

WHEREAS, it is in the best interest of the City of Dallas to accept such funding.

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized to accept the Internet Crimes Against Children Continuation Grant, new funding period , Grant No. 2013-MC-FX-K036, CFDA 16.543 in an amount not to exceed \$480,233, for the period July 1, 2013 through June 30, 2015 and execute the grant agreement.

Section 2. That the City Manager is hereby authorized to increase appropriations in the amount of \$480,233, from \$477,337 to \$957,570 in the Internet Crimes Against Children Continuation Grant , Fund F407, Department DPD, Unit 1505, in accordance with Schedule A.

Section 3. That the City Controller is hereby authorized to deposit grant funds in an amount not to exceed \$480,233, in Fund F407, Department DPD, Unit 1505, Revenue Source 6506.

Section 4. That the City Manager will provide no funding for cash match for Internet Crimes Against Children Continuation Grant.

Section 5. That the City Manager will provide no funding for In-Kind contributions for the Internet Crimes Against Children Continuation Grant.

Section 6. That the City Controller is hereby authorized to disburse grant funds from Fund F407, Department DPD, Unit 1505, an amount not to exceed \$480,233 according to Schedule A.

Section 7. That the City Manager is hereby authorized to reimburse to the U.S. Department of Justice any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

November 12, 2014

Section 8. That the City Manager shall keep the appropriate City Council Committee informed of all final U.S. Department of Justice monitoring reports not later than 30 days after the receipt of the report.

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.

Schedule A

**Internet Crimes Against Children Continuation Grant
Fund F407, Unit 1505**

Obj	Description	Prior Budget	Supplement	Total
1102	Salaries, Uniform	191,134	191,134	382,268
1302	Pension, Sworn	43,841	46,978	90,819
1304	Health, Sworn	10,028	10,028	20,056
1306	FICA	2,311	2,477	4,788
2280	Supplies	13,287	13,287	26,574
3060	Equipment (Outside City)	2,200	1,800	4,000
3099	Misc Special Services (Contractual)	208,891	193,316	402,207
3361	Professional Development (Travel)	4,425	20,000	24,425
4731	Other	1,220	1,213	2,433
Total Budget		477,337	480,233	957,570

November 12, 2014

WHEREAS, the City of Dallas applies for grant funds available from the U.S. Department of Justice to aid missing and exploited children; and

WHEREAS, the services of the Arlington Police Department, Garland Police Department, Longview Police Department, Lubbock Police Department, Tarrant County District Attorney's Office, Dallas County District Attorney's Office, Potter County District Attorney's Office, Collin County Sheriff's Office, Taylor County Sheriff's Office, Wichita County Sheriff's Office and the Dallas Children's Advocacy Center are approved by the execution of Cooperative Working Agreements; and

WHEREAS, the 2014 Internet Crimes Against Children Continuation Grant (07/01/13 to 06/30/2015) No. 2013-MC-FX-K036 was awarded to the City of Dallas on September 22, 2014; and

WHEREAS, the 2014 Internet Crimes Against Children Continuation Grant supplement No. 2013-MC-FX-K036 was accepted and appropriations and expenditures were authorized by the Dallas City Council on November 12, 2014; and

WHEREAS, execution of the Internet Crimes Cooperative Working Agreements with the Arlington Police Department, Garland Police Department, Longview Police Department, Lubbock Police Department, Dallas County District Attorney's Office, Potter County District Attorney's Office, Tarrant County District Attorney's Office, Collin County Sheriff's Office, Taylor County Sheriff's Office, Wichita County Sheriff's Office and the Dallas Children's Advocacy Center must be authorized by the Dallas City Council.

Now, Therefore,

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

Section 1. That the City Manager be and is hereby authorized to enter into the respective Internet Crimes Cooperative Working Agreements with the Arlington Police Department, Garland Police Department, Longview Police Department, Lubbock Police Department, Dallas County District Attorney's Office, Potter County District Attorney's Office, Tarrant County District Attorney's Office, Collin County Sheriff's Office, Taylor County Sheriff's Office, Wichita County Sheriff's Office and the Dallas Children's Advocacy Center for the investigation, prosecution, education, and counseling activities related to the Dallas Internet Crimes Against Children Task Force response to the Internet related sexual exploitation of children, in accordance with Schedule B (attached).

Section 2. That the City Controller is hereby authorized to disburse grant funds from Fund F407, Department DPD, Unit 1505, an amount not to exceed \$166,028 of the previously authorized amount of \$480,233, in accordance with Schedule B.

November 12, 2014

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

SCHEDULE B

Internet Crimes Against Children Continuation Grant

Agency	2013-14 Allocation	2014-15 Supplemental Funding	Fund	Dept.	Unit	Object	Encumbrance No.	Commodity	Vendor No.
Dallas County District Attorney's Office	\$ 11,500.00	\$ 9,000.00	F407	DPD	1505	3099	PX1505CR14C45	95217	014003
Tarrant County District Attorney's Office	\$ 8,500.00	\$ 8,500.00	F407	DPD	1505	3099	PX1505CR14C46	95217	331260
Potter County District Attorney's Office	\$ 6,651.00	\$ 5,028.00	F407	DPD	1505	3099	PX1505CR14C47	95217	VC0000001926
Collin County Sheriff's Department	\$ 15,000.00	\$ 18,000.00	F407	DPD	1505	3099	PX1505CR14C48	95217	VS0000014264
Taylor County Sheriff's Department	\$ 10,000.00	\$ 10,000.00	F407	DPD	1505	3099	PX1505CR14C49	95217	VS0000014301
Wichita County Sheriff's Department	\$ 7,500.00	\$ 7,500.00	F407	DPD	1505	3099	PX1505CR14C50	95217	VC0000008139
Lubbock Police Department	\$ 20,000.00	\$ 23,000.00	F407	DPD	1505	3099	PX1505CR14C51	95217	VC0000009161
Arlington Police Department	\$ 10,000.00	\$ 13,000.00	F407	DPD	1505	3099	PX1505CR14C52	95217	520488
Garland Police Department	\$ 10,000.00	\$ 13,000.00	F407	DPD	1505	3099	PX1505CR14C53	95217	268175
Longview Police Department	\$ 20,000.00	\$ 22,000.00	F407	DPD	1505	3099	PX1505CR14C54	95217	516362
Dallas Children's Advocacy Center	\$ -	\$ 37,000.00	F407	DPD	1505	3099	PX1505CR14C55	95217	263854

KEY FOCUS AREA: Public Safety
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): All
DEPARTMENT: Police
CMO: Eric Campbell, 670-3255
MAPSCO: N/A

SUBJECT

Authorize **(1)** an application for and acceptance of the City of Dallas – Digital Evidence Asset Management grant from the U.S. Department of Justice through the Office of the Governor, Criminal Justice Division to prevent and control crime and make improvements to the criminal justice system for the period October 1, 2014 through March 31, 2015; and **(2)** execution of the grant agreement – Not to exceed \$76,769 – Financing: Office of the Governor, Criminal Justice Division State Grant Funds

BACKGROUND

The City of Dallas Police Department (DPD) has been awarded \$76,769 in funding to improve technology used during investigations and prosecutorial cases and thereby impacting crime rates.

Police departments are increasingly relying on digital evidence to prevent, enforce, apprehend, investigate, and prosecute crimes. Video recordings have an ever-increasing value of providing great insight during investigations. The DPD has a pivotal need for equipment that can store and duplicate video from a myriad of formats; while maintaining proprietary protocol. In order to continue DPD's success in combatting crime and ensure adequate resources are available to investigate all crimes properly, it is critical that the DPD update their digital evidence asset management system.

The DPD proposes the acquisition of software for at least eight workstations and at least one storage upgrade to begin the technological enhancement. The overall project goal is to enhance the capability of the DPD and advance digital evidence asset management. The focus will integrate video and audio captures in order for the DPD to secure evidence storage, search, and digital transfer capabilities. This digital evidence asset management project will enhance the DPD's digital video capabilities to provide more effective analysis and improve preventive and apprehension efforts, thereby strengthening the prosecutorial filings.

BACKGROUND (Continued)

The DPD does not currently have an analysis tool with the capability to store and retrieve digital evidence in an easily usable format. The purchase of this equipment will improve DPD technology used during investigations and prosecutorial cases and thereby impacting crime rates.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Briefed to the Public Safety Committee on October 27, 2014.

FISCAL INFORMATION

\$76,769 – Office of the Governor, Criminal Justice Division Grant Funds

November 12, 2014

WHEREAS, the Office of the Governor, Criminal Justice Division has made funds available for criminal justice projects for the 2014-2015 fiscal year; and

WHEREAS, the increased program and funding source would benefit the City of Dallas in its endeavor to reduce crime and improve public safety; and

WHEREAS, The City of Dallas finds it in the best interest of the citizens of Dallas that the Office of the Governor, Criminal Justice Division be operated for the 2014-2015 fiscal year; and

WHEREAS, The City of Dallas agrees that in the event of loss or misuse of the Criminal Justice Division funds, The City of Dallas assures that the funds will be returned to the Criminal Justice Division in full; and

WHEREAS, The City of Dallas designates the City Manager or an Assistant City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency; and

WHEREAS, it is in the best interest of the City of Dallas to accept such funding.

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized to accept the City of Dallas – Digital Evidence Asset Management Grant No. 2775401, CDFA #16.738, in an amount not to exceed \$76,769 for the period October 1, 2014 through March 31, 2015, and to execute the grant agreement.

Section 2. That the City Controller is authorized to deposit grant funds in an amount not to exceed \$76,769 into Fund F436, Department DPD, Unit 1599, and Revenue Source 6506.

Section 3. That the City Manager is authorized to establish appropriations in Fund F436, Department DPD, Unit 1599, Object 3899 in an amount not to exceed \$76,769.

Section 4. That the City Manager is hereby authorized to reimburse to the U.S. Department of Justice (Office of the Governor, Criminal Justice Division) any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible no later than 30 days after the reimbursement.

November 12, 2014

Section 5. That the City Manager shall keep the appropriate City Council Committee informed of all final U.S. Department of Justice (Office of the Governor, Criminal Justice Division) monitoring reports no later than 30 days after the receipt of the report.

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.

KEY FOCUS AREA: Public Safety
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): All
DEPARTMENT: Police
CMO: Eric Campbell, 670-3255
MAPSCO: N/A

SUBJECT

Authorize **(1)** an application for and acceptance of the City of Dallas - NIBIN Program from the U.S. Department of Justice through the Office of the Governor, Criminal Justice Division, to provide aid in finding crime linkages and provide additional resources to the National Integrated Ballistic Information Network Program for the period October 1, 2014 through September 30, 2015; **(2)** an In-kind contribution in the amount of \$51,230; and **(3)** execution of the grant agreement - Not to exceed \$80,000 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds (\$80,000) and In-Kind Contributions (\$51,230)

BACKGROUND

The City of Dallas Police Department (DPD) has been awarded \$80,000 in funding to Reduce Crime and Improve the Criminal Justice System under the State Criminal Justice Planning grant.

The Grant awarded funding will support funding for one certified Police Officer within the Crime Scene Response Section to support data entry and analysis in the National Integrated Ballistic Information Network (NIBIN). NIBIN allows federal, state, and local law enforcement agencies to find linkages between crimes quickly and to make connections in crimes across jurisdictional boundaries. The Dallas Police Department has found and confirmed 758 linkages to date.

The DPD currently houses approximately 50,000 firearms and receives about 750 new firearms and cartridge casings each month. Most meet the criteria for entry into the NIBIN database and the full time Police Officer will continue to process valuable evidence and work to reduce the growing backlog.

BACKGROUND (Continued)

The DPD set the following Goals: *Goal 1.0* - to coordinate the comprehensive NIBIN entry of all ballistic information taken into federal, state, and local law enforcement custody in order to identify all possible links to violent crimes; and, *Goal 2.0* - to increase the number of NIBIN generated investigative leads referred to NIBIN participants in order to solve, reduce, and prevent firearms-related violent crimes. The continuation of the funding for the certified Police Officer should allow timely processing of evidence and increase the number of linkages referred to Dallas investigative personnel and partner agencies; thereby decreasing crime at the city, state, and national levels.

The In-Kind contribution covers Pension, Health Benefit, FICA and remaining Salary for the officer.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized application and acceptance for the Crime Reduction Program Grant No. 2408203 on October 10, 2012, by Resolution No. 12-2529.

Authorized application and acceptance for the Crime Reduction Program Grant No. 2408204 on October 8, 2013, by Resolution No. 13-1761.

Authorized correction to acceptance for the Crime Reduction Program Grant No. 2408204 on January 22, 2014, by Resolution No. 14-0186.

Briefed to the Public Safety Committee on October 27, 2014.

FISCAL INFORMATION

\$80,000 - Office of the Governor, Criminal Justice Division Grant Funds

\$51,230 - In-Kind contribution

November 12, 2014

WHEREAS, the Office of the Governor, Criminal Justice Division has made funds available for criminal justice projects for the 2014-2015 fiscal year; and

WHEREAS, the increased program and funding source would benefit the City of Dallas in its endeavor to reduce crime and improve public safety; and

WHEREAS, the City of Dallas finds it in the best interest of the citizens of Dallas that the Office of the Governor, Criminal Justice Division be operated for the 2014-2015 fiscal year; and

WHEREAS, the City of Dallas agrees that in the event of loss or misuse of the Criminal Justice Division funds, The City of Dallas assures that the funds will be returned to the Criminal Justice Division in full; and

WHEREAS, the City of Dallas designates the City Manager or an Assistant City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency; and

WHEREAS, it is in the best interest of the City of Dallas to accept such funding.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to accept the City of Dallas - NIBIN Program Grant No. 2408205, CFDA # 16.738, in an amount not to exceed \$80,000 for the period October 1, 2014 through September 30, 2015, and to execute the grant agreement.

Section 2. That the City Controller is authorized to deposit grant funds in an amount not to exceed \$80,000 into Fund F435, Department DPD, Unit 1597, and Revenue Source 6506.

Section 3. That the City Manager is authorized to establish appropriations in Fund F435, Department DPD, Unit 1597, in accordance to the attached Schedule A.

Section 4. That the City Controller is authorized to disburse from Fund F435, Department DPD, Unit 1597, in accordance to the attached Schedule A, in an amount not to exceed \$80,000

Section 5. That the City Manager is authorized to provide an In-Kind contribution in the amount of \$51,230.

November 12, 2014

Section 6. That the City Manager is hereby authorized to reimburse to the U.S. Department of Justice (Office of Governor, Criminal Justice Division) any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible no later than 30 days after the reimbursement.

Section 7. That the City Manager shall keep the appropriate City Council Committee informed of all final U.S. Department of Justice (Office of the Governor, Criminal Justice Division) monitoring reports no later than 30 days after the receipt of the report.

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.

Schedule A
NIBIN-Criminal Justice Division Grant
Fund F435, Unit 1597

1102	Uniform Salary	\$ 60,000
1202	Uniform Overtime	\$ 5,007
3361	Travel & Training	<u>\$ 14,993</u>
	Total Grant Award	\$ 80,000

KEY FOCUS AREA: Public Safety
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): All
DEPARTMENT: Police
CMO: Eric Campbell, 670-3255
MAPSCO: N/A

SUBJECT

Authorize **(1)** an application for and acceptance of the City of Dallas - Intellectual Property Taskforce grant from the Bureau of Justice Assistance in the amount of \$400,000 to initiate and address intellectual property theft in the areas of piracy and counterfeiting of various items from October 1, 2014 through September 30, 2016; **(2)** approval to enter into a Memorandum of Understanding with the City of Grand Prairie, Department of Homeland Security's Immigrations and Customs (ICE), and the Dallas County Sheriff's Office; and **(3)** the addition of one Sergeant position to this investigative unit - Not to exceed \$400,000 - Financing: U.S. Department of Justice Grant Funds, Bureau of Justice Assistance Grant Funds

BACKGROUND

This is the first year for this grant and funds will assist in a specialized proactive investigative unit comprised of one Sergeant (Job Class: 46011-00) and up to five Senior Corporals, currently housed at the Jack Evans Police Headquarters.

The grant funds primarily personnel, along with some equipment, supplies, and training. The grant will target offenders who sell counterfeit and piracy items in the City of Dallas and Dallas county. Officers will conduct undercover operations to pinpoint and identify these offenders. The grant will also increase public awareness and education related to the sales of these counterfeit items.

The U. S. Department of Justice (Bureau of Justice Assistance) specifically requires governing body approval for the acceptance of the grant. If accepted this grant will require incorporation into a two year period for fiscal years FY2014-2015 and FY 2015-2016 General Fund Budget.

BACKGROUND (Continued)

The in-kind match is made up of the following components: four detective officers at 25 to 50% percent of their time working on IPTF grant activities. In addition, the IPTF grant provides funding for one officer and overtime for grant activities.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Briefed to the Public Safety Committee on October 27, 2014.

FISCAL INFORMATION

\$400,000.00 – U.S. Department of Justice Grant Funds (Bureau of Justice Assistance)

November 12, 2014

WHEREAS, U. S. Department of Justice (Bureau of Justice Assistance) as made available a grant for law enforcement projects during the 2014-15 fiscal year; and 2015-2016 fiscal year; and

WHEREAS, such funding was awarded to the City of Dallas on October 2014; and

WHEREAS, it is in the best interest of the City of Dallas to accept such funding.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to: (1) accept the U. S. Department of Justice (Bureau of Justice Assistance) Grant in an amount not to exceed \$400,000 for the period October 1, 2014 through September 30, 2016 and to execute the grant agreement; (2) enter into a Memorandum of Understanding with the City of Grand Prairie, Department of Homeland Security's Immigrations and Customs (ICE), and the Dallas County Sheriff's Office; and (3) add one Sergeant Position.

Section 2. That the City Manager is hereby authorized to establish the appropriation in the Intellectual Property Taskforce fund in the amount of \$400,000 for a two year period in Fund F445, Department DPD, Unit 1390, CDFA # 16.543, Grant Number 2014-ZP-BX-0001 in accordance with Schedule A.

Section 3. That the City Controller is hereby authorized to deposit grant funds in an amount not to exceed \$400,000 in Fund F445, Department DPD, Unit 1390, Revenue Source 6516.

Section 4. That the City Manager is authorized to provide an In-Kind Contribution of five to seven officers and one sergeant to work on this project for two years.

Section 5. That the City Controller is hereby authorized to disburse grant funds from Fund F445, Department DPD, Unit 1390, according to Schedule A, in an amount not to exceed \$400,000 for the two year period.

Section 6. That the City Manager is hereby authorized to reimburse to the U. S. Department of Justice(Bureau of Justice Assistance) any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

November 12, 2014

Section 7. That the City Manger shall keep the appropriate City Council Committee informed of all final U. S. Department of Justice(Bureau of Justice Assistance) monitoring reports not later than 30 days after the receipt of the report.

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.

Schedule A
Intellectual Property Taskforce Grant
Fund F445 Unit 1390

<u>Object</u>	<u>Description</u>	<u>Amount</u>
1102	Salaries, Uniform – Sgt. Create New Position	166,000
1202	Overtime, Uniform	37,384
1302	Pension, Sworn	45,650
1304	Health Insurance	10,028
1306	FICA/Medicare	2,407
	Equipment Cameras, Laptops,	55,269
3060	Equipment Rental vehicles (Outside City)	38,396
3361	Professional Development (Travel)registration fees	40,376
3420	Communications Equipment Rental Flash Drives, computer air card, radios)phones	4,490
	Grant Total	\$400,000

KEY FOCUS AREA: Public Safety
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): All
DEPARTMENT: Police
CMO: Eric Campbell, 670-3255
MAPSCO: N/A

SUBJECT

Authorize **(1)** an application for and acceptance of the City of Dallas - Dallas Police Department Victim Services/14 grant from the U.S. Department of Justice through the Office of the Governor, Criminal Justice Division in the amount of \$47,040 to adequately respond to victims of violent crime with needed aid for the period September 1, 2014 through August 31, 2015; **(2)** a local match in the amount of \$15,680; and **(3)** execution of the grant agreement - Total not to exceed \$62,720 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds (\$47,040) and Current Funds (\$15,680) (subject to appropriations)

BACKGROUND

This grant award is from Federal Government (U.S. Department of Justice) passed through the State (Office of Governor, Criminal Justice Division) to the City of Dallas. The Dallas Police Department's Victim Services Program, formally established in April, 1996, provides victims of violent crimes with crisis intervention, crime victims compensation assistance, information regarding the criminal justice process, information and referral services specifically for victims or family survivors, and court accompaniment as requested by the victim. Aid is provided through telephone contact, office visits, and/or home visits. The Police Department's goal is to lessen the trauma experienced by people who are victimized by violent crimes.

This grant will provide fourteenth-year funding for the salaries, benefits, training, and supplies of one full-time Victim Advocate and one part-time Victim Advocate. The Victim Services Coordinator's office is located in the Crimes Against Persons Division which includes the Homicide, Sexual Assaults, Aggravated Robbery, and Aggravated Assaults Unit. Referrals come from the detectives assigned to those units. It is important that victims are informed in a timely manner of the Texas Crime Victims Compensation Fund in order to provide emergency financial assistance for funeral benefits which may be needed and to provide information about the agencies that provide counseling and support.

BACKGROUND (Continued)

The Victim Advocates provided crime victim compensation application assistance, follow-up, information and referral, crisis counseling, and court advocacy for the survivors of homicides, sexual assaults, robbery, aggravated assaults, traffic fatalities or injuries as a result of failure to Stop and Render Aid and Driving While Intoxicated.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized application for the Dallas Police Department Victim Services/3 grant on January 22, 2003, by Resolution No. 03-0389.

Authorized acceptance of the Dallas Police Department Victim Services/3 grant on June 25, 2003, by Resolution No. 03-1864.

Authorized application for the Dallas Police Department Victim Services/4 grant on January 14, 2004, by Resolution No. 04-0205.

Authorized acceptance of the Dallas Police Department Victim Services/4 grant on August 11, 2004, by Resolution No. 04-2310.

Authorized application for the Dallas Police Department Victim Services/5 grant on February 23, 2005, by Resolution No. 05-0696.

Authorized acceptance of the Dallas Police Department Victim Services/5 grant on August 24, 2005, by Resolution No. 05-2477.

Authorized application for the Dallas Police Department Victim Services/6 grant on April, 2006, by Resolution No. 06-1095.

Authorized acceptance of the Dallas Police Department Victim Services/6 grant on August 23, 2006, by Resolution No. 06-2236.

Authorized application for the Dallas Police Department Victim Services/7 grant on April 25, 2007, by Resolution No. 07-1292.

Authorized acceptance of the Dallas Police Department Victim Services/7 grant on September 26, 2007, by Resolution No. 07-2767.

Authorized application for the Dallas Police Department Victim Services/8 grant on March 26, 2008, by Resolution No. 08-0885.

Authorized acceptance of the Dallas Police Department Victim Services/8 grant on September 24, 2008, by Resolution No. 08-2563.

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

Authorized application for the Dallas Police Department Victim Services/9 grant on February 11, 2009, by Resolution No. 09-0424.

Authorized acceptance of the Dallas Police Department Victim Services/9 grant on October 28, 2009, by Resolution No. 09-2638.

Authorized application for the Dallas Police Department Victim Services/10 grant on May 12, 2010, by Resolution No. 10-1208.

Authorized acceptance of the Dallas Police Department Victim Services/10 grant on October 13, 2010, by Resolution No. 10-2592.

Authorized application for the Dallas Police Department Victim Services/11 grant on April 27, 2011, by Resolution No. 11-1125.

Authorized acceptance of the Dallas Police Department Victim Services/11 grant on October 26, 2011, by Resolution No. 11-2837.

Authorized acceptance of the Dallas Police Department Victim Services/12 grant on October 10, 2012, by Resolution No. 12-2526.

Authorized acceptance of the Dallas Police Department Victim Services/13 grant on November 12, 2013, by Resolution No. 13-1941.

Briefed to Public Safety on October 27, 2014.

FISCAL INFORMATION

\$15,680 – Current Funds (subject to appropriations)

\$47,040 – Office of the Governor, Criminal Justice Division State Grant Funds

November 12, 2014

WHEREAS, the Dallas Police Department Victim Services/14 grant from the U.S. Department of Justice pass through State Office of the Governor, Criminal Justice Division, has made funds available for law enforcement projects during the 2014-15 fiscal year; and

WHEREAS, the City of Dallas was awarded the Dallas Police Department Victim Services/14 grant on October 13, 2014; and

WHEREAS, the increased program and funding source would benefit the City of Dallas in its endeavor to reduce crime and improve public safety; and

WHEREAS, the City of Dallas finds it in the best interest of the citizens of Dallas that the Office of the Governor, Criminal Justice Division be operated for the 2014-2015; and

WHEREAS, the City of Dallas agrees to provide Cash Match funds for the said project as a requirement by the Office of the Governor, Criminal Justice Division grant application; and

WHEREAS, the City of Dallas agrees that in the event of loss or misuse of the Criminal Justice Division funds, the City of Dallas assures that the funds identified as ineligible will be returned to the Criminal Justice Division; and

WHEREAS, the City of Dallas designates the City Manager or an Assistant City Manager as the grantees authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency; and

WHEREAS, it is in the best interest of the City of Dallas to accept such funding.

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized to apply for accept the Dallas Police Department Victim Services/14 grant, VA-14-V30-15781-14, CFDA #16.575, in the amount of \$47,040 for the period September 1, 2014, through August 31, 2015, and execute the grant agreement.

Section 2. That the City Manager is authorized to establish the appropriation in the Dallas Police Department Victim Services fund in the amount of \$47,040 in Fund F438, Department DPD, Unit 1607, in accordance with Schedule A.

November 12, 2014

Section 3. That the City Controller is authorized to deposit grant funds in an amount not to exceed \$47,040 into Fund F438, Department DPD, Unit 1607, Revenue Source 6506.

Section 4. That the City Controller is authorized to disburse grant funds from Fund F438, Department DPD, Unit 1607, according to Schedule A, an amount not to exceed \$47,040.

Section 5. That the City Controller is authorized to disburse a local match from Fund 0001, Department DPD, Unit 2162, in an amount not to exceed 15,680, in accordance to the Schedule A.

Section 6. That the City Manager is hereby authorized to reimburse to the U.S. Department of Justice (Office of the Governor, Criminal Justice Division) any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible no later than 30 days after the reimbursement.

Section 7. That the City Manager shall keep the appropriate City Council Committee informed of all final U.S. Department of Justice (Office of the Governor, Criminal Justice Division) monitoring reports not later than 30 days after the receipt of the report.

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.

Schedule A
Dallas Police Department Victim Services / 14
Fund F438, Unit 1607

Obj. Code	Description	OOG Funds	Cash Match	Program Total
1101	Civilian Salaries - FT Advocate/Caseworker	36,054	1,505	37,559
1101	Civilian Salaries-PT Victim Advocate	8,736	2,912	11,648
1301	Civilian Pension		4,860	4,860
1303	Insurance-Flex Benefit		60	60
1304	Health Insurance		5,048	5,048
1306	FICA		545	545
<u>3361</u>	<u>Professional Development</u>	2,250	750	3,000
	Program Totals	47,040	15,680	62,720

KEY FOCUS AREA: Public Safety

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Fire
Police

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize renewal of the Interlocal Agreement with Dallas County, through the Southwestern Institute of Forensic Sciences at Dallas, for the provision of forensic, drug, toxicological, environmental, and physical evidence analysis, and other similar medical/forensic analytical services for the period October 1, 2014 through September 30, 2015 - Not to exceed \$3,800,000 - Financing: Confiscated Monies Funds (\$1,295,000) and Current Funds (\$2,505,000)

BACKGROUND

The City has utilized the services of Southwestern Institute of Forensic Sciences at Dallas by mutual agreement since the inception of the Institute in 1969 and paid for the service by direct payment. The first Interlocal Agreement was entered and effective January, 2000. The agreement provides for annual renewal by the City.

Prior to 1969, the City and County jointly owned the Dallas City/County Criminal Investigations Laboratory. It was in 1969 that the City withdrew from this entity, and the laboratory became a County facility under the organizational structure of the Dallas County Medical Examiner's Office. The name was changed to Southwestern Institute of Forensic Sciences at Dallas.

This Interlocal Agreement authorizes a twelve (12) month contract between the City and County, acting through the Southwestern Institute of Forensic Sciences at Dallas to provide medical/forensic analytical services for the Dallas Police and Dallas Fire-Rescue Departments. Total payments made by the City during the term of this contract shall not exceed \$3,800,000; however, this limit shall not relieve the City of its obligation to pay the County for additional services rendered at the City's request which may exceed the \$3,800,000 limit. The City shall be solely responsible for monitoring payments under this agreement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a renewal of the Interlocal Agreement with Southwestern Institute of Forensic Sciences at Dallas for medical/forensic analytical services on October 23, 2002, by Resolution No. 02-3056.

Authorized a renewal of the Interlocal Agreement with Southwestern Institute of Forensic Sciences at Dallas for medical/forensic analytical services on November 12, 2003, by Resolution No. 03-3075.

Authorized a renewal of the Interlocal Agreement with Southwestern Institute of Forensic Sciences at Dallas for medical/forensic analytical services on November 10, 2004, by Resolution No. 04-3245.

Authorized a renewal of the Interlocal Agreement with Southwestern Institute of Forensic Sciences at Dallas for medical/forensic analytical services on November 9, 2005, by Resolution No. 05-3255.

Authorized a renewal of the Interlocal Agreement with Southwestern Institute of Forensic Sciences at Dallas for medical/forensic analytical services on October 25, 2006, by Resolution No. 06-2977.

Authorized a funding increase to the Interlocal Agreement with Southwestern Institute of Forensic Sciences at Dallas for medical/forensic analytical services on October 10, 2007, by Resolution No. 07-3010.

Authorized a renewal of the Interlocal Agreement with Southwestern Institute of Forensic Sciences at Dallas for medical/forensic analytical services on January 23, 2008, by Resolution No. 08-0315.

Authorized a renewal of the Interlocal Agreement with Southwestern Institute of Forensic Sciences at Dallas for medical/forensic analytical services on October 28, 2009, by Resolution No. 09-2636.

Authorized a renewal of the Interlocal Agreement with Southwestern Institute of Forensic Sciences at Dallas for medical/forensic analytical services on January 26, 2011, by Resolution No. 11-0268.

Authorized a renewal of the Interlocal Agreement with Southwestern Institute of Forensic Sciences at Dallas for medical/forensic analytical services on September 14, 2011, by Resolution No. 11-2407.

Authorized a renewal of the Interlocal Agreement with Southwestern Institute of Forensic Sciences at Dallas for medical/forensic analytical services on September 26, 2012, by Resolution No. 12-2370.

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

Authorized a renewal of the Interlocal Agreement with Southwestern Institute of Forensic Sciences at Dallas for medical/forensic analytical services on November 12, 2013, by Resolution No. 13-1943.

Briefed to the Public Safety Committee on October 27, 2014.

FISCAL INFORMATION

\$1,295,000 - Confiscated Monies Funds

\$2,505,000 - Current Funds

November 12, 2014

WHEREAS, the Dallas Police and Fire Departments require forensic, toxicological, environmental and physical evidence analysis and other similar medical/forensic analytical services on a routine basis; and

WHEREAS, these services are routinely utilized by the City and provided locally by Dallas County through the Southwestern Institute of Forensic Sciences at Dallas; and

WHEREAS, the City entered the first Interlocal Agreement with Southwestern Institute of Forensic Sciences at Dallas effective January 2000; and

WHEREAS, it is now desirable to renew the contractual agreement with Dallas County for the services provided through Southwestern Institute of Forensic Sciences at Dallas.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a renewal of the agreement with Dallas County, through Southwestern Institute of Forensic Sciences at Dallas, for the provision of forensic, drug, toxicological, environmental and physical evidence analysis and other similar medical/forensic analytical services for the period October 1, 2014 through September 30, 2015 in an amount not to exceed \$3,800,000; however, this limit does not relieve the City of its obligation to pay Dallas County for additional services rendered at the City's request which exceeds the \$3,800,000 limit.

Section 2. That the City Controller is authorized to pay Dallas County (Vendor Number 014003), through Southwestern Institute of Forensic Sciences at Dallas total amounts not to exceed \$1,295,000 from Fund 0412, Department DPD, Unit 6368, Object 3040; \$2,500,000 from Fund 0001, Department DPD, Unit 2162, Object 3040, Encumbrance Number PX2162CR12A02; and \$5,000 from Fund 0001, Department DFD, Unit HS02, Object 3040, Encumbrance Number DFD HS020778 as deemed appropriate.

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

KEY FOCUS AREA: Public Safety
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 2
DEPARTMENT: Police
CMO: Eric Campbell, 670-3255
MAPSCO: 45U

SUBJECT

Authorize the payments for parking fees for Dallas Police at Dallas County Frank Crowley Courts Building for five years – Estimated annual Cost \$84,000 – Total amount not to exceed \$364,000 – Financing: Current Funds (subject to annual appropriations)

BACKGROUND

This agenda item will provide for payment of parking fees incurred by Dallas Police personnel who appear for court at the Dallas County Frank Crowley Court House.

The Dallas County owned parking lots located at the Frank Crowley Court House is currently managed by ACE Parking Management Inc. Dallas County selected ACE Parking through a formal Procurement Process for the contract which is effective until August 31, 2016 with two one-year extensions ending on August 31, 2018.

The current fee structure for Frank Crowley parking garages is \$3.00 for 0-30 min; \$4.00 for 31-60 min; \$5.00 for 61-90 min; and \$6.00 for 91 min or over. On average, 1200 officers report for court during a given month.

This action will eliminate thousands of Dallas Police employee parking reimbursement requests and reduce the amount of staff time required to reimburse officers for out of pocket expenses.

PRIOR ACTION/REVIEW (Council, Board, Commissions)

Briefed to the Public Safety Committee on October 27, 2014.

FISCAL INFORMATION

\$364,000 – Current funds (subject to annual appropriations)

November 12, 2014

WHEREAS, on December 6, 2013, Administrative Action 13-6951 was executed authorizing payment for parking fees at Dallas County Frank Crowley Courts building.

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized to execute an agreement with ACE Parking Management Inc., should an agreement be needed, after it has been approved as to form by the City Attorney.

Section 2. That the City Controller is authorized to disburse funds from the following appropriations in an amount not to exceed \$364,000 (subject to annual appropriations):

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>AMOUNT</u>	<u>FY</u>	<u>ENCUMBRANCE</u>
0001	DPD	2113	3363	\$112,000.00	2015	PX2113CR15A09
0001	DPD	2113	3363	\$84,000.00	2016	PX2113CR16A09
0001	DPD	2113	3363	\$84,000.00	2017	PX2113CR17A09
0001	DPD	2113	3363	\$84,000.00	2018	PX2113CR18A09

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

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): 2

DEPARTMENT: Public Works Department
Aviation

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

MAPSCO: 34K

SUBJECT

Authorize a professional services contract with EJES, Inc. to provide engineering design services for the installation of an above-ground fuel storage tank at the Dallas Love Field Airport Maintenance Facility, located at 3387 Hawes Avenue - Not to exceed \$65,100 - Financing: Aviation Capital Construction Funds

BACKGROUND

The Department of Aviation is tasked with operating and maintaining the Dallas Love Field Airport serving over 8 million flying customers a year. To service the needs of an airport of over 1200 acres and its buildings, support facilities, runways, taxiways, and roads requires reliable use of vehicles and equipment. Airport personnel must be able to move about the airport grounds to perform daily tasks, as well as respond to unplanned events.

The ice storms of December 2013 and March 2014 caused delivery of gasoline and diesel fuel to the airport to be late. It became a concern that without fuel the runway and taxiway clearing operations needed to keep airplanes moving would stop. The installation of an above-ground fuel storage tank will provide fuel at the airport to span delivery delays during such events.

This action will authorize a professional services contract with EJES, Inc. to provide the engineering design services required for the installation of an above-ground fuel storage tank at the Dallas Love Field Airport Maintenance Facility.

BACKGROUND (Continued)

The firm of EJES, Inc. has been selected to evaluate a location, engineer a solution, and provide construction documents and administration for the installation of an above ground fuel storage tank at the Airport Maintenance Facility to support airside operations.

The firms of EJES, Inc. and MEPCE, Inc. submitted proposals on June 26, 2014 to provide engineering services with the firm of Telios, Inc. withdrawing from consideration. The proposals were reviewed by a selection committee of five (5) members and the most advantageous firm was found to be EJES, Inc.

The ranking was based on the following published criteria:

Criteria One:	Qualifications to undertake the project	20 points
Criteria Two:	Staffing capabilities	15 points
Criteria Three:	Project experience specific to the project	20 points
Criteria Four:	Ability to produce innovative solutions	20 points
Criteria Five:	Project team organization	10 points
Criteria Six:	M/WBE goals and objectives	<u>15 points</u>
Total		100 points

ESTIMATED SCHEDULE OF PROJECT

Begin Design	November 2014
Complete Design	March 2015

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Aviation Capital Construction Funds - \$65,100

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

EJES, Inc.

Hispanic Female	1	Hispanic Male	5
African-American Female	15	African-American Male	18
Other Female	2	Other Male	7
White Female	4	White Male	18

OWNER

EJES, Inc.

Edwin B. Jones, P.E., MBA, President and Chief Executive Officer

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a professional services contract with EJES, Inc. to provide engineering design services for the installation of an above-ground fuel storage tank at the Dallas Love Field Airport Maintenance Facility, located at 3387 Hawes Avenue - Not to exceed \$65,100 - Financing: Aviation Capital Construction Funds

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

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$65,100.00	100.00%
Total non-local contracts	\$0.00	0.00%
TOTAL CONTRACT	\$65,100.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

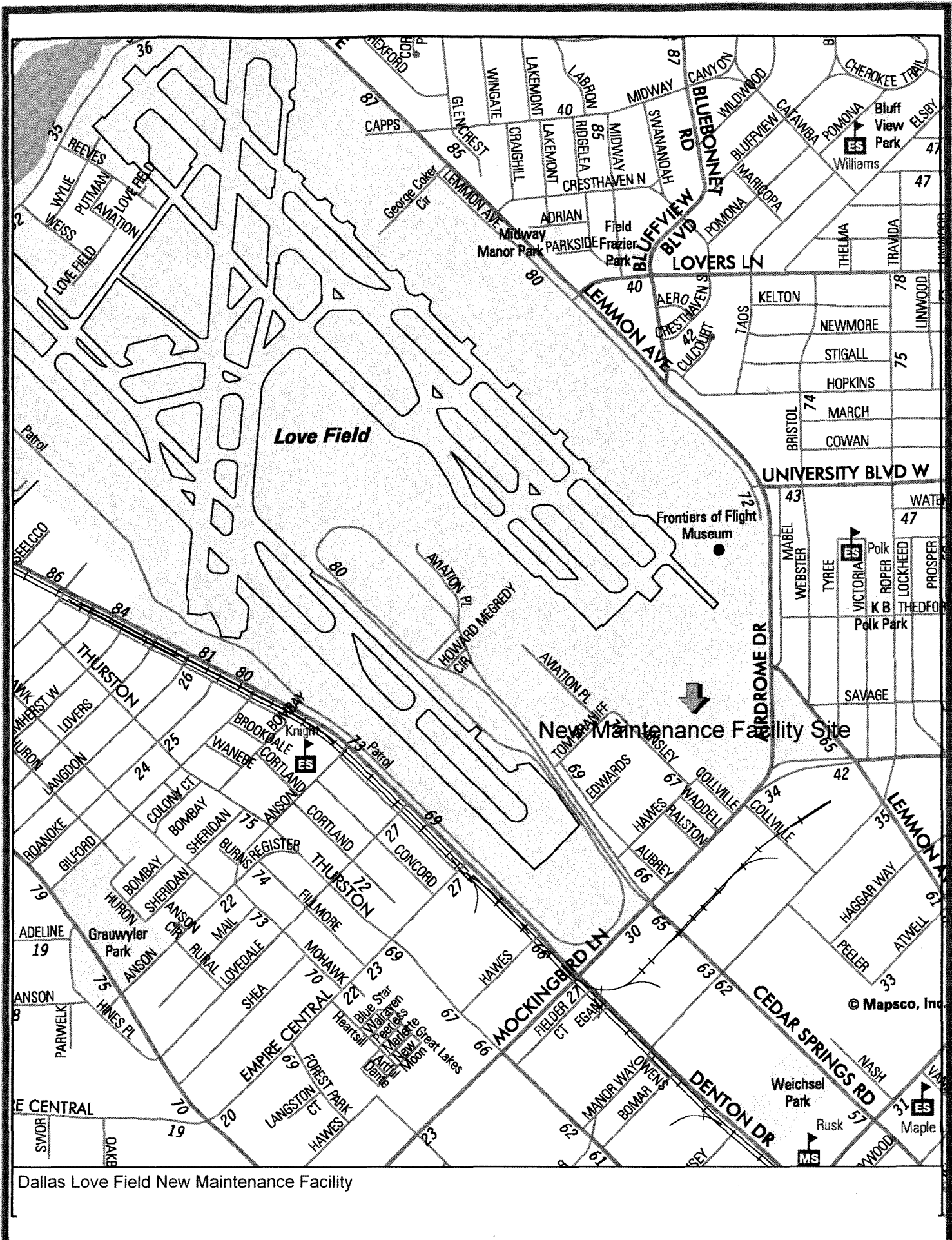
<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
EJES, Inc.	BMDB62926Y0815	\$24,844.00	38.16%
Southwestern Testing Laboratories	HFDB60705Y0315	\$5,680.00	8.73%
Arredondo Zepeda & Brunz LLC	HMDB62209Y0615	\$11,100.00	17.05%
Total Minority - Local		\$41,624.00	63.94%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$24,844.00	38.16%	\$24,844.00	38.16%
Hispanic American	\$16,780.00	25.78%	\$16,780.00	25.78%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$41,624.00	63.94%	\$41,624.00	63.94%



Dallas Love Field New Maintenance Facility



November 12, 2014

WHEREAS, the City has identified concerns related to operation of maintenance vehicles at Dallas Love Field Airport during fuel delivery delays caused by poor weather and other events; and,

WHEREAS, installation of an above-ground fuel storage tank to support airside operations will assist in allowing airport maintenance vehicles to remain in operation during temporary fuel delivery delays; and,

WHEREAS, EJES, Inc. was selected as the most qualified of two proposers as a result of a qualifications-based selection process in accordance with City of Dallas procurement guidelines; and,

WHEREAS, it is now desirable to authorize a contract with EJES, Inc. to provide engineering design services for installation of an above ground fuel storage tank at Dallas Love Field Airport Maintenance Facility, located at 3387 Hawes Avenue, in an amount not to exceed \$65,100.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute a contract with EJES, Inc. to provide engineering design services for installation of an above ground fuel storage tank at Dallas Love Field Airport Maintenance Facility, located at 3387 Hawes Avenue, in an amount not to exceed \$65,100, after it has been approved as to form by the City Attorney.

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the contract:

Aviation Capital Construction Funds	
Fund 0131, Dept. AVI, Unit 8748, Act. AAIP	
Obj. 4111, Program AVSTNK, CT AVIEJES0914	
Vendor #505524, in an amount not to exceed	\$65,100

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 14
DEPARTMENT: Public Works Department
Water Utilities
CMO: Jill A. Jordan, P.E., 670-5299
Mark McDaniel, 670-3256
MAPSCO: 36T X

SUBJECT

Authorize a professional services contract with Urban Engineers Group, Inc. for the engineering design of streetscape improvements for Greenville Avenue from Belmont Avenue to Bell Avenue and from Alta Avenue to Ross Avenue - Not to exceed \$402,850 - Financing: General Obligation Commercial Paper Funds (\$367,410) and Water Utilities Capital Improvement Funds (\$35,440)

BACKGROUND

This action will authorize a professional services contract with Urban Engineers Group, Inc. for the engineering design of streetscape improvements for Greenville Avenue from Belmont Avenue to Bell Avenue and from Alta Avenue to Ross Avenue.

The street improvements will consist of reconstructing the existing 4-lane roadway to a 2-lane roadway with sidewalks, parallel street parking, pedestrian and traffic lights, landscape, irrigation, street furnishings and pedestrian crosswalks. The improvements will also include water and wastewater upgrades for Greenville Avenue between Ross Avenue to Alta Avenue and from Bell Avenue to Belmont Avenue.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2014
Complete Design	March 2015
Begin Construction	May 2015
Complete Construction	March 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2012 Bond Program (General Obligation Commercial Paper Funds) - \$367,409.60
Water Utilities Capital Improvement Funds - \$35,440.00

Design	\$ 402,849.60
Construction	
Paving & Drainage - PBW	\$2,965,385.33 (est.)
Water & Wastewater - DWU	<u>\$ 395,582.00 (est.)</u>
Total	\$3,763,816.93 (est.)

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Urban Engineers Group, Inc.

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

OWNER

Urban Engineers Group, Inc.

Faisal Syed, P.E., PTOE, Project Manager

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a professional services contract with Urban Engineers Group, Inc. for the engineering design of streetscape improvements for Greenville Avenue from Belmont Avenue to Bell Avenue and from Alta Avenue to Ross Avenue - Not to exceed \$402,850 - Financing: General Obligation Commercial Paper Funds (\$367,410) and Water Utilities Capital Improvement Funds (\$35,440)

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

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$401,349.60	99.63%
Total non-local contracts	\$1,500.00	0.37%
TOTAL CONTRACT	\$402,849.60	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Alliance Geotechnical Group	BMDB59500Y1214	\$6,500.00	1.62%
Urban Engineers Group, Inc.	HFDB62721Y0715	\$281,563.10	70.15%
Pacheco Koch Consulting Engineers, Inc.	HMDB63257Y1015	\$47,500.00	11.84%
ARS Engineers, Inc.	IMDB62097Y0615	\$45,336.50	11.30%
MS Dallas Reprographics	WFWB61023Y0315	\$3,750.00	0.93%
Total Minority - Local		\$384,649.60	95.84%

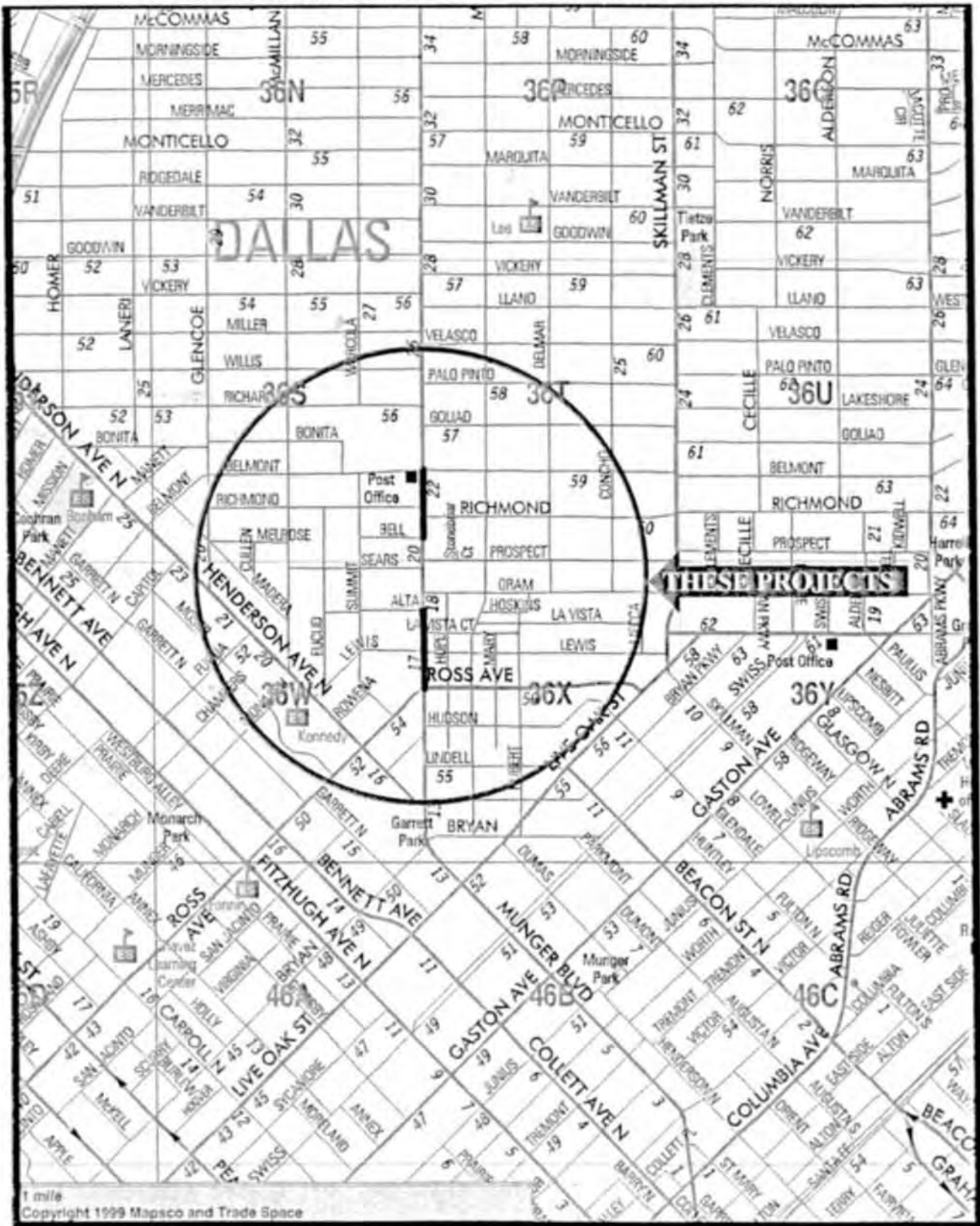
Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
SM Architects, PLLC	NMDB62206Y0615	\$1,500.00	100.00%
Total Minority - Non-local		\$1,500.00	100.00%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$6,500.00	1.62%	\$6,500.00	1.61%
Hispanic American	\$329,063.10	81.99%	\$329,063.10	81.68%
Asian American	\$45,336.50	11.30%	\$45,336.50	11.25%
Native American	\$0.00	0.00%	\$1,500.00	0.37%
WBE	\$3,750.00	0.93%	\$3,750.00	0.93%
Total	<u>\$384,649.60</u>	<u>95.84%</u>	<u>\$386,149.60</u>	<u>95.85%</u>

STREETSCAPE IMPROVEMENTS GREENVILLE AVENUE FROM BELMONT AVENUE TO BELL AVENUE AND FROM ALTA AVENUE TO ROSS AVENUE



MAPSCO 36T & 36X

November 12, 2014

WHEREAS, Urban Engineers Group, Inc. was selected to provide the engineering design of streetscape improvements for Greenville Avenue from Belmont Avenue to Bell Avenue from Alta Avenue to Ross Avenue.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute a professional services contract with Urban Engineers Group, Inc. for the engineering design of streetscape improvements for Greenville Avenue from Belmont Avenue to Bell Avenue and from Alta Avenue to Ross Avenue in an amount not to exceed \$402,849.60, after it has been approved as to form by the City Attorney.

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the contract:

Street and Transportation Improvements Fund Fund 2U22, Department PBW, Unit S394, Act. THRF Obj. 4111, Program #PB12S394, CT PBW12S394B1 Vendor #511462, in an amount not to exceed	\$367,409.60
Water Capital Improvement Fund Fund 2115, Department DWU, Unit PW42 Obj. 4111, Program #715035, CT PBW715035CP Vendor #511462, in an amount not to exceed	\$ 28,352.00
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42 Obj. 4111, Program #715036, CT PBW715036CP Vendor #511462, in an amount not to exceed	<u>\$ 7,088.00</u>
Total in an amount not to exceed	\$402,849.60

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

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): 2

DEPARTMENT: Public Works Department
Aviation

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

MAPSCO: 23Z; 24W; 33C D H; 34A B E F G J K L P

SUBJECT

Authorize a professional services contract with Huitt-Zollars, Inc. to provide engineering services for perimeter security control enhancements at Dallas Love Field Airport, located at 8008 Cedar Springs Road - Not to exceed \$999,619 - Financing: Aviation Capital Construction Funds

BACKGROUND

The Dallas Love Field Airport serves over 8 million passengers a year. The safety of those passengers, visitors, and others, along with protection of the Airport’s facilities and aircraft is a primary operational concern. The Department of Aviation continues to assess the Airport's security to improve prevention and detection of unauthorized access as required by Federal Security Regulations (CFR 1542.201 & 1542.207).

In continued support of this effort, the Department of Aviation desires to hire a consulting firm to review the Airport's perimeter security and provide recommendations for additional physical and technological improvements to further discourage anyone considering unauthorized access.

This action will authorize a professional services contract with Huitt-Zollars, Inc. to provide the engineering design services required to evaluate, design, and implement perimeter security control enhancements at Dallas Love Field Airport.

ESTIMATED SCHEDULE OF PROJECT

Begin Assessment and Design	November 2014
Complete Design	November 2015

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Aviation Capital Construction Funds - \$999,618.10

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Huitt-Zollars, Inc.

Hispanic Female	7	Hispanic Male	8
African-American Female	2	African-American Male	2
Other Female	1	Other Male	4
White Female	28	White Male	48

OWNER

Huitt-Zollars, Inc.

George V. Marks, P. E., Sr. Vice President

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a professional services contract with Huitt-Zollars, Inc. to provide engineering services for perimeter security control enhancements at Dallas Love Field Airport, located at 8008 Cedar Springs Road - Not to exceed \$999,619 - Financing: Aviation Capital Construction Funds

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

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$912,046.62	91.24%
Total non-local contracts	\$87,571.48	8.76%
TOTAL CONTRACT	\$999,618.10	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

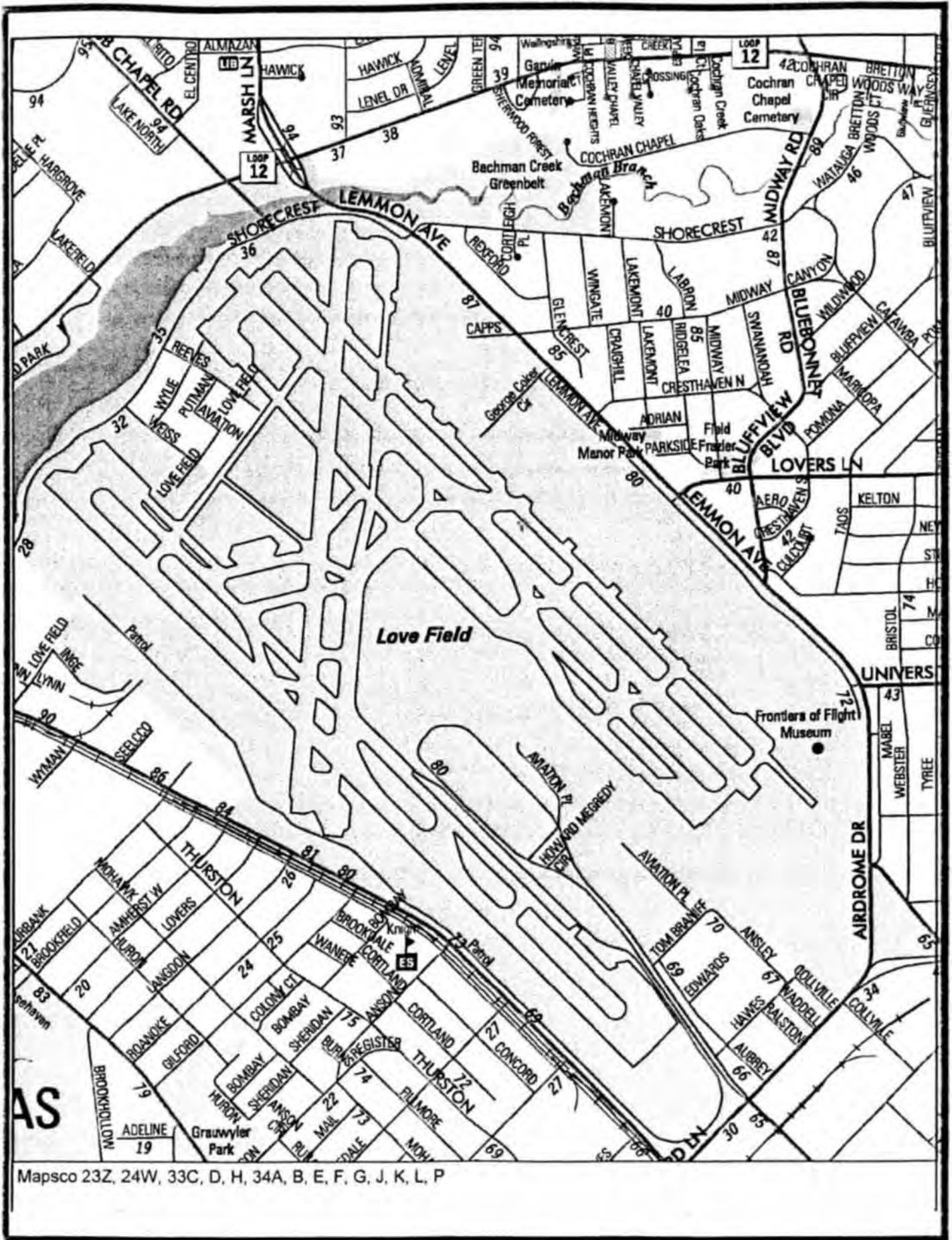
<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
CMTS, Inc.	BMDB63119Y0915	\$172,959.86	18.96%
Pacheco Koch Consulting Engineers Inc.	HMDB63257Y1015	\$45,655.00	5.01%
ARS Engineers, Inc.	IMDB62097Y0615	\$103,571.71	11.36%
Total Minority - Local		\$322,186.57	35.33%

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Counter Technology, Inc.	HFMB61569Y0416	\$63,046.48	71.99%
Total Minority - Non-local		\$63,046.48	71.99%

TOTAL M/WBE CONTRACT PARTICIPATION

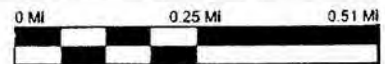
	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$172,959.86	18.96%	\$172,959.86	17.30%
Hispanic American	\$45,655.00	5.01%	\$108,701.48	10.87%
Asian American	\$103,571.71	11.36%	\$103,571.71	10.36%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$322,186.57	35.33%	\$385,233.05	38.54%



Mapsco 23Z, 24W, 33C, D, H, 34A, B, E, F, G, J, K, L, P



Dallas Love Field Airport



Scale 1 : 16 332

November 12, 2014

WHEREAS, the Department of Aviation, in support of Federal Security Regulations (CFR 1542.201 and 1542.207) continues to assess and make improvements to the Dallas Love Field Airport security; and,

WHEREAS, it is necessary to hire a consulting firm to provide engineering services to review, design, and implement both physical and technological security enhancements; and,

WHEREAS, the firm of Huitt-Zollars, Inc. was selected as the most advantageous as a result of a qualifications-based selection process in accordance with City of Dallas procurement guidelines; and,

WHEREAS, it is now desirable to authorize a contract with Huitt-Zollars, Inc. to provide design and engineering services for perimeter security control enhancements at Dallas Love Field Airport, located at 8008 Cedar Springs Road, in an amount not to exceed \$999,618.10.

Now, Therefore

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

Section 1. That the City Manager is hereby authorized to execute a contract with Huitt-Zollars, Inc. to provide design and engineering services for perimeter security control enhancements at Dallas Love Field Airport, located at 8008 Cedar Springs Road in an amount not to exceed \$999,618.10, after it has been approved as to form by the City Attorney.

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the contract:

Aviation Capital Construction Funds
Fund 0131, Dept. AVI, Unit P746, Act. AAIP
Obj. 4111, Program P746, CT AVIHZ0914
Vendor #090025, in an amount not to exceed \$999,618.10

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

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): 1

DEPARTMENT: Public Works Department
Water Utilities

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

MAPSCO: 54G H

SUBJECT

Authorize Supplemental Agreement No. 1 to the professional services contract with Salcedo Group, Inc. for additional engineering services along Jefferson Boulevard from Zang Boulevard to Adams Avenue for streetscape improvements - Not to exceed \$207,920, from \$299,881 to \$507,801 - Financing: General Obligation Commercial Paper Funds

BACKGROUND

On June 25, 2014, Resolution No. 14-1013 authorized a professional services contract with Salcedo Group, Inc. for the engineering design of streetscape improvements for West Davis Street from Zang Boulevard to Montclair Avenue. This action will authorize Supplemental Agreement No. 1 to the professional services contract with Salcedo Group, Inc. for additional engineering services along Jefferson Boulevard from Zang Boulevard to Adams Avenue for streetscape improvements.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2014
Complete Design	May 2015
Begin Construction	August 2015
Complete Construction	March 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract for engineering services on June 25, 2014, by Resolution No. 14-1013.

FISCAL INFORMATION

2012 Bond Program (General Obligation Commercial Paper Funds) - \$207,920

Design (W. Davis St.)	\$ 299,881.00 (W. Davis St.)
Supplemental Agreement No. 1 (this action)	\$ 207,920.00 (Jefferson Blvd.)
Construction (W. Davis St.)	
Paving & Drainage - PBW	\$2,352,700.00 (est.)
Water & Wastewater - DWU	\$ 332,178.00 (est.)
Construction (Jefferson Blvd.)	
Paving & Drainage - PBW	\$1,165,157.00 (est.)
Water & Wastewater - DWU	<u>\$ 9,900.00 (est.)</u>
Total	\$4,367,736.00 (est.)

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Salcedo Group, Inc.

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

OWNER

Salcedo Group, Inc.

Luis M. Salcedo, P.E., RPLS, Certified Floodplain Manager, Chief Executive Officer

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 1 to the professional services contract with Salcedo Group, Inc. for additional engineering services along Jefferson Boulevard from Zang Boulevard to Adams Avenue for streetscape improvements - Not to exceed \$207,920, from \$299,881 to \$507,801 - Financing: General Obligation Commercial Paper Funds

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

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$207,920.00	100.00%
Non-local contracts	\$0.00	0.00%
TOTAL THIS ACTION	\$207,920.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Mas-Tek Engineering	BMDB60577Y0315	\$6,000.00	2.89%
Salcedo Group, Inc.	HMDB5250Y1014	\$116,820.00	56.19%
Piburn & Carson	NMDB59705Y0115	\$16,600.00	7.98%
Total Minority - Local		\$139,420.00	67.05%

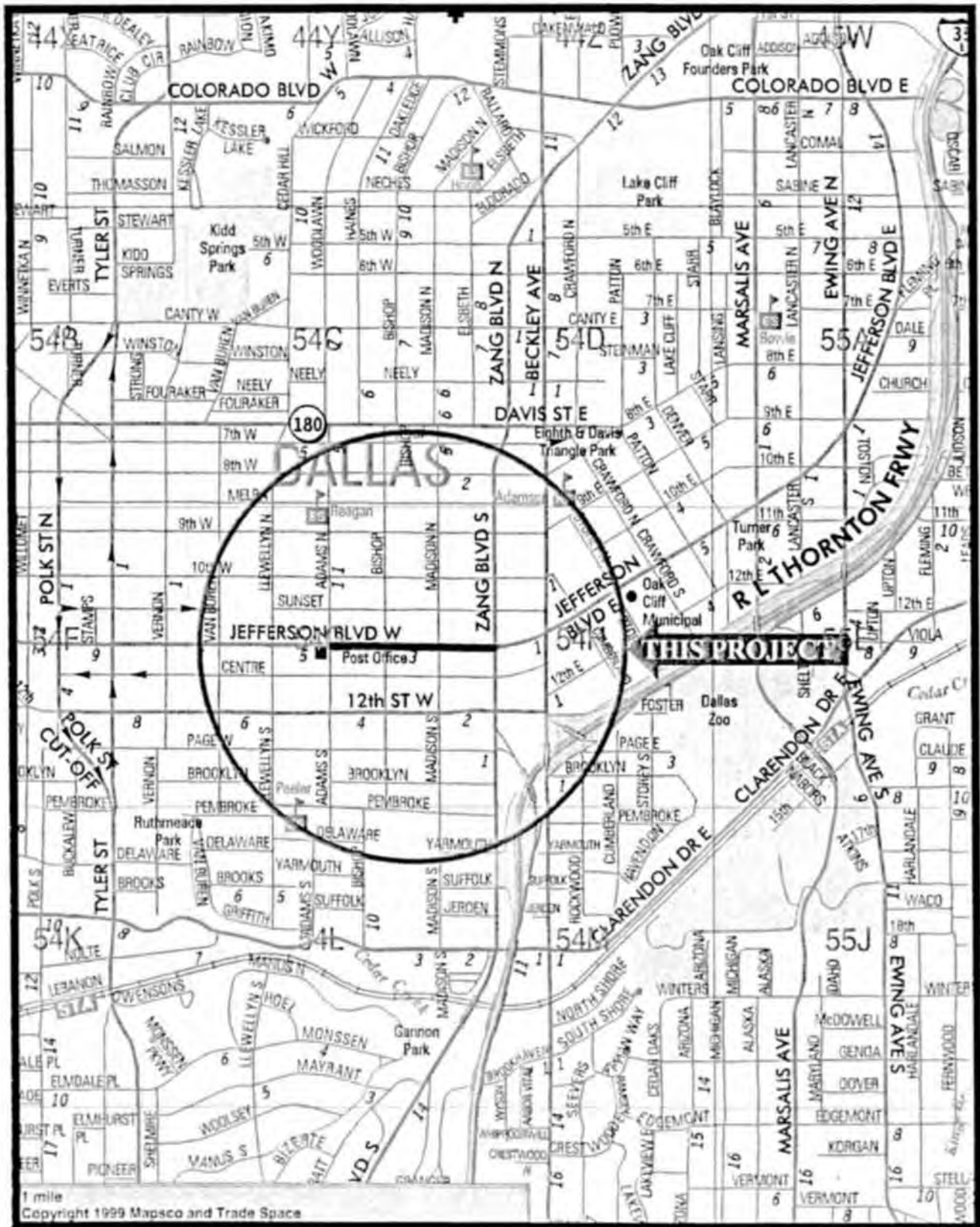
Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$6,000.00	2.89%	\$12,521.00	2.47%
Hispanic American	\$116,820.00	56.19%	\$311,920.00	61.43%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$16,600.00	7.98%	\$53,280.00	10.49%
WBE	\$0.00	0.00%	\$36,080.00	7.11%
Total	\$139,420.00	67.05%	\$413,801.00	81.49%

STREETSCAPE IMPROVEMENTS JEFFERSON BOULEVARD FROM ZANG BOULEVARD TO ADAMS AVENUE



MAPSCO 54G & 54H

November 12, 2014

WHEREAS, Salcedo Group, Inc. was selected to provide the engineering design for streetscape improvements for West Davis Street from Zang Boulevard to Montclair Avenue; and,

WHEREAS, on June 25, 2014, Resolution No. 14-1013 authorized a professional services contract with Salcedo Group, Inc. for the engineering design of streetscape improvements for West Davis Street from Zang Boulevard to Montclair Avenue in an amount not to exceed \$299,881; and,

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 1 to the contract with Salcedo Group, Inc. for additional engineering services along Jefferson Boulevard from Zang Boulevard to Adams Avenue for streetscape improvements in an amount not to exceed \$207,920, increasing the contract from \$299,881 to \$507,801.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute Supplemental Agreement No. 1 with Salcedo Group, Inc. for additional engineering services along Jefferson Boulevard from Zang Boulevard to Adams Avenue for streetscape improvements in an amount not to exceed \$207,920, increasing the contract from \$299,881 to \$507,801, after it has been approved as to form by the City Attorney.

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the contract:

Street and Transportation Improvements Fund	
Fund 2U22, Department PBW, Unit S395, Act. THRF	
Obj. 4111, Program #PB12S395, CT PBW12S40511	
Vendor #509399, in an amount not to exceed	\$207,920

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 8
DEPARTMENT: Sustainable Development and Construction
Water Utilities
CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-1858
MAPSCO: 70C

SUBJECT

Authorize settlement in lieu of proceeding with condemnation of a tract of land containing approximately 61,512 square feet from Eung Pyo Choi, Heung Soon Choi and Heung Soo Lim, located near the intersection of Lasater and Lawson Roads for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$16,289, increased from \$37,711 (\$35,511, plus closing costs and title expenses not to exceed \$2,200) to \$54,000 (\$50,000, plus closing costs and title expenses not to exceed \$4,000) - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This item authorizes a settlement for the acquisition of a tract of land containing approximately 61,512 square feet located near the intersection of Lasater and Lawson Roads for the Southwest 120/96-inch Water Transmission Pipeline Project. This property will be used for the construction of a 96-inch and 120-inch diameter treated water transmission line from the East Side Water Treatment Plant to Southwest Dallas. This settlement will allow acquisition of the property without further condemnation proceedings.

The first resolution approved on April 10, 2013, authorized the purchase and/or condemnation in the amount of \$37,711. The settlement will avoid increased costs associated with construction delays, commissioners' costs, updated appraisal reports, court filing fees and uncertainty associated with possibility of commissioners' award being higher than the negotiated amount of \$50,000.

PRIOR ACTION / REVIEW (COUNCIL BOARDS, COMMISSIONS)

City Council authorized acquisition on April 10, 2013, by Resolution No. 13-0641.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - \$16,289

Resolution No. 13-0641	\$37,711
Additional Amount (this action)	<u>\$16,289</u>

Total Authorized Amount	\$54,000
-------------------------	----------

OWNERS

Eung Pyo Choi

Heung Soon Choi

Heung Soo Lim

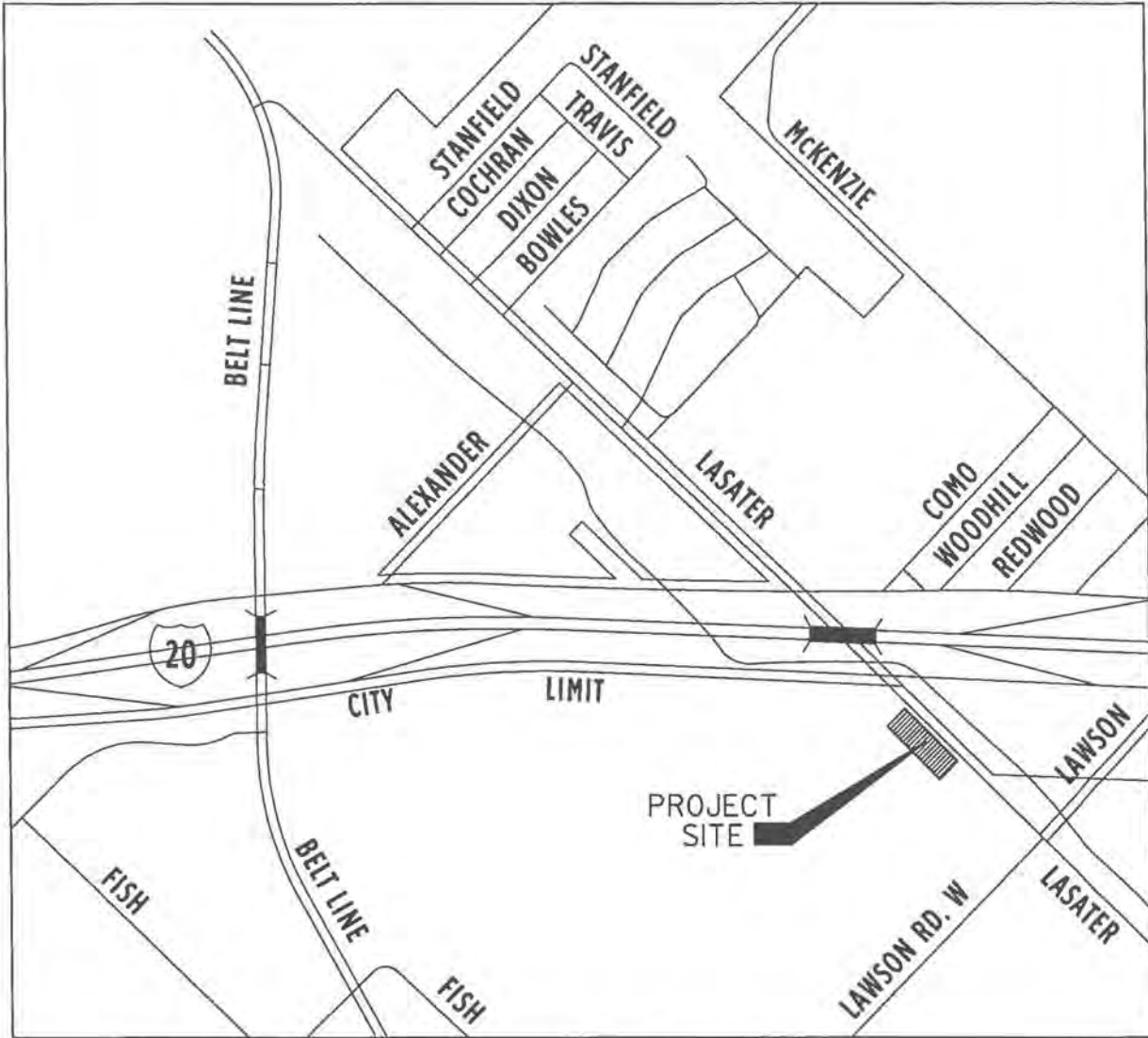
MAP

Attached

PARCEL E-264
CITY OF DALLAS RIGHT-OF-WAY
1.412 ACRE TRACT
CITY OF DALLAS BLOCK NO. ,
ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS



MAPSCO NO. 70 C



LOCATION MAP
NOT TO SCALE

November 12, 2014

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY FOR A NEGOTIATED PRICE HIGHER THAN THE AUTHORIZED PURCHASE AMOUNT.

WHEREAS, the Dallas City Council by the FIRST RESOLUTION authorized acquisition, by purchase and/or eminent domain, of the PROPERTY INTEREST in the PROPERTY held by OWNER for the PROJECT (all said capitalized terms being defined below); and

WHEREAS, OWNER refused the offer authorized by the FIRST RESOLUTION, but has agreed to the SETTLEMENT AMOUNT stated herein; and

WHEREAS, the City Council desires to authorize the City Manager to acquire the PROPERTY INTEREST in the PROPERTY for the negotiated SETTLEMENT AMOUNT stated herein: **Now, Therefore,**

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

SECTION 1. That the following definitions shall apply to this resolution:

"CITY": The City of Dallas

"FIRST RESOLUTION": Resolution No. 13-0641 was approved by the Dallas City Council on April 10, 2013 authorizing the acquisition by purchase and/or eminent domain of approximately 61,512 square feet of land for a purchase amount of \$37,711 (\$35,511, plus closing costs and title expenses not to exceed \$2,200).

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

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

"OWNER": Eung Pyo Choi, Heung Soon Choi, and Heung Soo Lim, 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.

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

November 12, 2014

"PROPERTY": Approximately 61,512 square feet of land 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 hereto.

"FIRST RESOLUTION PURCHASE AMOUNT": \$37,711

"SETTLEMENT AMOUNT": \$50,000

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$4,000

"REVISED AUTHORIZED AMOUNT": \$54,000

SECTION 2. 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 the CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyance instrument substantially in the form described in Exhibit "B", attached hereto and made a part hereof for all purposes, and approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating the transaction.

SECTION 3. 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 4. That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

SECTION 5. That the City Controller is authorized to draw a check for the difference between the FIRST RESOLUTION AMOUNT and the REVISED AUTHORIZED AMOUNT payable out of Water Utilities Capital Improvement Funds, \$37,711 from Fund No. 2115, Department DWU, Unit PW40, Activity MPSA, Program No. 706623, Object 4210, Encumbrance No. CT-DWU706623CPAY and \$16,289 from Fund No. 2115, Department DWU, Unit PW40, Activity MPSA, Program No. 706623, Object 4230, Encumbrance No. CT-DWU7066623CPDJ and said payment shall be delivered to a title insurance company after evidence of satisfactory title has been provided to and approved by the City Attorney. The SETTLEMENT AMOUNT - \$50,000 and CLOSING COSTS AND TITLE EXPENSES - \$4,000 together shall not exceed the REVISED AUTHORIZED AMOUNT - \$54,000 which includes amounts authorized in the FIRST RESOLUTION.

November 12, 2014

SECTION 6. That the CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and the 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 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.

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

BY 
Assistant City Attorney

EXHIBIT A

PARCEL E-264
CITY OF DALLAS RIGHT-OF-WAY
1.412 ACRE TRACT
CITY OF DALLAS BLOCK NO. 8837,
ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a tract of land situated in the Robert Kleberg Survey, Abstract Number 716, Official City of Dallas Block Number 8837, City of Dallas, Dallas County, Texas, and being a part of that tract of land described as Tract 1 and Tract 2 in Warranty Deed, Assumption with Jr. Lein to Eung Pyo Choi and wife, Heung Soon Choi, and John H. Lim and wife, Heung Soo Lim (hereinafter referred to as Choi tract) as recorded in Volume 84139, Page 1599 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1-inch found iron pipe in the southwesterly right-of-way line of Lasater Road (a variable width right-of-way at this point), being the north corner of said Choi tract, said point also being in the southeast line of a tract of land described in deed to Joseph A Edwards and wife, Marceline E. Edwards as recorded in Volume 71218, Page 2587, D.R.D.C.T.;

THENCE South 44 degrees 56 minutes 28 seconds East, along the common northeasterly line of said Choi tract and said southwesterly right-of-way line, a distance of 410.00 feet to a point for corner from which a 3/8-inch found iron rod bears North 31 degrees 48 minutes 00 seconds West, a distance of 1.78 feet, said point also being the common east corner of said Choi tract and the north corner of a tract of land described in deed to S.M. Johnson as recorded in Volume 99183, Page 01655, D.R.D.C.T.;

THENCE South 44 degrees 56 minutes 40 seconds West, departing said southwesterly right-of-way line and along the common southeast line of said Choi tract and northwest line of said Johnson tract, a distance of 150.03 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE North 44 degrees 56 minutes 28 seconds West, departing said common line, over and across said Choi tract, a distance of 410.00 feet to a 1/2-inch set iron rod with cap for corner in the common northwest line of said Choi tract and southeast line of said Edwards tract;

THENCE North 44 degrees 56 minutes 40 seconds East, along said common line, a distance of 150.03 feet to the POINT OF BEGINNING AND CONTAINING 61,512 square feet or 1.412 acres of land, more or less

The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.



Andrew Staffer
OCT. 07, 2010

REVISED TO ADD 10/7/10

ROBERT KLEBERG SURVEY, ABSTRACT NO. 716

RCH28_HP8100_dkx11.pl
 Design
 10/7/2010 2:17:43 PM #1928 HALFF I:\2600603514\CADD\EXHIBIT\EXB-284-25143.dgn

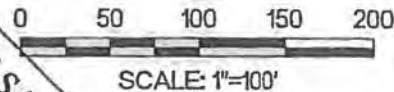
POINT OF BEGINNING

(OWNER)
 JOSEPH A. EDWARDS AND WIFE,
 MARCELINE E. EDWARDS
 (VOL. 71218, PG. 2587)

FND. CONC. MON.
 Bears=S85°59'49"E
 0.62'

JOHN P. ANDERSON SURVEY,
 ROBERT ABST. NO. 1
 ROBERT KLEBERG SURVEY,
 ABST. NO. 716
 S43°55'17"E
 169.91'

1" FIP
 (C.M.)



LASATER ROAD
 (A VARIABLE WIDTH RIGHT-OF-WAY)
 APPROX. SURVEY LINE

1/2" SIR
 W/CAP

1,309.10'

S44°56'50"W

1/2" FIR
 (C.M.)

N44°56'40"E
 150.03'

N44°56'28"W

BLOCK 8837

TRACTS 1 & 2
 EUNG PYO CHOI AND WIFE,
 HEUNG SOON CHOI
 JOHN H. LIM AND WIFE, HEUNG
 SOO LIM
 (VOL. 84139, PG. 1599)

S44°56'28"E

410.00'

410.00'

S44°56'40"W
 150.03'

1/2" SIR
 W/CAP

3/8" FIR
 Bears=
 N31°48'00"W
 1.78'

(OWNER)
 S. M. JOHNSON
 (VOL. 99183, PG. 01655)



LEGEND

- 1/2" SIR 1/2-INCH SET IRON ROD WITH YELLOW
- W/CAP PLASTIC CAP STAMPED "HALFF"
- (C.M.) CONTROL MONUMENT
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD

Andrew J. Shafer
 OCT. 07, 2010

NOTES:

1. The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

2. Metes and Bounds description of tract shown hereon was prepared of even date.

PARCEL E-264
 CITY OF DALLAS RIGHT-OF-WAY
 1.412 ACRE TRACT
 CITY OF DALLAS BLOCK NO. 8837,
 ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716,
 CITY OF MESQUITE, DALLAS COUNTY, TEXAS



1201 N. BOWSER ROAD RICHARSON, TEXAS 75081
 TELE. (214)346-6200 FAX (214)739-0095

DATE: OCT., 2010

AVO.: 25143

PAGE 2 OF 2

see 10/7/10

EXHIBIT B

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by Eung Pyo Choi.

Notary Public, State of TEXAS

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by Hueng Soon Choi.

Notary Public, State of TEXAS

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by Hueng Soo Lim.

Notary Public, State of TEXAS

* * * * *

EXHIBIT B

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

Warranty Deed Log No. 36158

EXHIBIT A

**PARCEL E-264
CITY OF DALLAS RIGHT-OF-WAY
1.412 ACRE TRACT
CITY OF DALLAS BLOCK NO. 8837,
ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a tract of land situated in the Robert Kleberg Survey, Abstract Number 716, Official City of Dallas Block Number 8837, City of Dallas, Dallas County, Texas, and being a part of that tract of land described as Tract 1 and Tract 2 in Warranty Deed, Assumption with Jr. Lein to Eung Pyo Choi and wife, Heung Soon Choi, and John H. Lim and wife, Heung Soo Lim (hereinafter referred to as Choi tract) as recorded in Volume 84139, Page 1599 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1-inch found iron pipe in the southwesterly right-of-way line of Lasater Road (a variable width right-of-way at this point), being the north corner of said Choi tract, said point also being in the southeast line of a tract of land described in deed to Joseph A Edwards and wife, Marceline E. Edwards as recorded in Volume 71218, Page 2587, D.R.D.C.T.;

THENCE South 44 degrees 56 minutes 28 seconds East, along the common northeasterly line of said Choi tract and said southwesterly right-of-way line, a distance of 410.00 feet to a point for corner from which a 3/8-inch found iron rod bears North 31 degrees 48 minutes 00 seconds West, a distance of 1.78 feet, said point also being the common east corner of said Choi tract and the north corner of a tract of land described in deed to S.M. Johnson as recorded in Volume 99183, Page 01655, D.R.D.C.T.;

THENCE South 44 degrees 56 minutes 40 seconds West, departing said southwesterly right-of-way line and along the common southeast line of said Choi tract and northwest line of said Johnson tract, a distance of 150.03 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE North 44 degrees 56 minutes 28 seconds West, departing said common line, over and across said Choi tract, a distance of 410.00 feet to a 1/2-inch set iron rod with cap for corner in the common northwest line of said Choi tract and southeast line of said Edwards tract;

THENCE North 44 degrees 56 minutes 40 seconds East, along said common line, a distance of 150.03 feet to the POINT OF BEGINNING AND CONTAINING 61,512 square feet or 1.412 acres of land, more or less

The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.



10/7/10
Doc

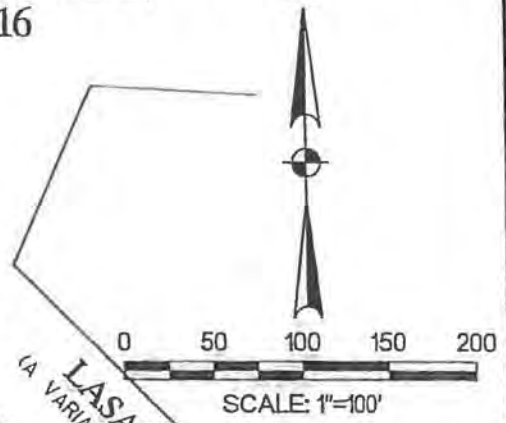
ROBERT KLEBERG SURVEY, ABSTRACT NO. 716

EAST 1/4

FND. CONC. MON.
Bears=585°59'49"E
0.62'

POINT OF BEGINNING

(OWNER)
JOSEPH A. EDWARDS AND WIFE,
MARCELINE E. EDWARDS
(VOL. 71218, PG. 2587)



JOHN P. ANDERSON SURVEY,
ROBERT ABST. NO. 1
ROBERT ABST. NO. 716
S43°55'17"E
169.91'

1" FIP
(C.M.)

1/2" SIR
W/CAP
1,309.10'
S44°56'50"W

N44°56'40"E
150.03'

S44°56'28"E

LASATER ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)

BLOCK 8837
TRACTS 1 & 2
EUNG PYO CHOI AND WIFE,
HEUNG SOON CHOI
JOHN H. LIM AND WIFE, HEUNG
SOO LIM
(VOL. 84139, PG. 1599)

APPROX. SURVEY LINE
410.00'
S44°56'28"E
398.14'

1/2" FIR
(C.M.)

1/2" SIR
W/CAP
3/8" FIR
Bears=
N31°48'00"W
1.78'

(OWNER)
S. M. JOHNSON
(VOL. 99183, PG. 01655)



Andrew J. Shafer
OCT. 07, 2010

LEGEND

- 1/2" SIR 1/2-INCH SET IRON ROD WITH YELLOW
- W/CAP PLASTIC CAP STAMPED "HALFF"
- (C.M.) CONTROL MONUMENT
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD

NOTES:

1. The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.
2. Metes and Bounds description of tract shown hereon was prepared of even date.

PARCEL E-264
CITY OF DALLAS RIGHT-OF-WAY
1.412 ACRE TRACT
CITY OF DALLAS BLOCK NO. 8837,
ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716,
CITY OF MESQUITE, DALLAS COUNTY, TEXAS



1201 N. BOWSER ROAD RICHARSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: OCT., 2010

AVO.: 25143

PAGE 2 OF 2

RCH228_HF08100_B-d.r1.pl

Design

10/7/2010 2:17:43 PM HALFF I:\26000\25143\CADD\EXHIBIT\EXH-264-25143.dwg

see 10/7/10

EXHIBIT "B"

EASEMENT – ACCESS [Specific Location]

Grantor, for Grantor and Grantor's heirs, successors and assigns ("the holder of the easement") does hereby reserve an easement over, on and across the property described in Attachment "1", attached hereto and made a part hereof by reference for all purposes, (the "Easement Property") to provide free and uninterrupted pedestrian, vehicular and utility access to and from Grantor's adjoining or abutting property, being more fully described in Attachment "2", attached hereto and made a part hereof by reference for all purposes, (the "Dominant Estate Property") and portions thereof, in a manner as not to endanger or interfere with the safe, efficient and/or convenient use of and activity on the property described in Exhibit "A" by City.

The easement is appurtenant to and runs with the Dominant Estate Property and all portions of it, whether or not the easement is referenced in any conveyance of the Dominant Estate Property or any portion of it. The easement binds and inures to the benefit of Grantor and City and their respective heirs, successors, and assigns.

The easement is perpetual.

This easement is nonexclusive, and City reserves for City and City's successors and assigns the right to convey the same or similar easement or other rights or easements to others. Notwithstanding any provision of this easement reservation to the contrary, City and City's successors and assigns shall in all respects and at all times have the superior and paramount right of use, access and control of the Easement Property, without any liability for damages, destruction or injury to any improvements located in the easement, from time to time.

Professionally engineered plans and specifications bearing the seal of a professional engineer currently registered in the State of Texas showing any and all improvements desired by the holder of the easement, including without limitation, fill or removal of soil within the easement, paving, support, protection of City's uses, utility lines, structures and facilities, must be submitted to and approved in writing by the City of Dallas Water Department ("DWU") in advance of any construction by the holder of the easement. No vehicle, equipment or machinery exceeding a total weight of 15,000 lbs may come on the easement or any use be allowed to exist that would exceed said weight limit at any time during normal use unless confined to the designated access points on improvements the plans and specifications for which are structurally designed and constructed with supporting appurtenances that meet or exceed H20 highway design capacity and that protect the City's facilities from all imposed loading. The parties acknowledge and agree that the paramount consideration in the evaluation of any proposed improvements is to fully and completely accommodate City's uses (current, anticipated, and/or potential) of the property described in Exhibit "A" and any facilities it may install. Consequently, City's determinations in this regard are conclusive and final. All such improvements and maintenance of the Easement Property will be at the sole expense of the holder of the easement and must be constructed in a good and workmanlike manner in

conformity with the approved plans and specifications. The holder of the easement will maintain the Easement Property in a neat, clean and safe condition at all times.

The holder of the easement agrees to indemnify, defend and hold City and City's successors in interest harmless from any loss, attorney's fees, court and other costs, expenses or claims attributable to any breach or default of any provision of this easement by the holder and/or any negligent act or omission by the holder with regard to this easement. In the event the holder of the easement shall place any unpermitted structure, improvement, use or material within the Easement Property and fails to remove same immediately upon receipt of notice from City, City shall have the right, but not the obligation, to remove such structure, improvement, use and/or material, and the holder of the easement shall reimburse City for any and all costs connected with such action immediately upon demand.

ACCESS EASEMENT
ACROSS CITY OF DALLAS ACQUISITION PARCEL E-264
0.1034 ACRE TRACT
CITY OF DALLAS BLOCK NO. 8837,
ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE RESERVED BY EUNG PYO CHOI ACROSS PARCEL E-264

BEING a tract of land situated in the Robert Kleberg Survey, Abstract Number 716, Official City of Dallas Block Number 8837, City of Dallas, Dallas County, Texas, and being a part of that tract of land described as Tract 1 and Tract 2 in Warranty Deed, Assumption with Jr. Lein to Eung Pyo Choi and wife, Heung Soon Choi, and John H. Lim and wife, Heung Soo Lim (hereinafter referred to as Choi tract) as recorded in Volume 84139, Page 1599 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1-inch found iron pipe in the southwesterly right-of-way line of Lasater Road (a variable width right-of-way at this point), being the north corner of said Choi tract, said point also being in the southeast line of a tract of land described in deed to DCSJ Edwards, LLC, as recorded in Document Number 201300258689 of the Official Public Records of Dallas County, Texas;

THENCE South 44 degrees 56 minutes 28 seconds East, along the common northeasterly line of said Choi tract and said southwesterly right-of-way line, a distance of 118.83 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner, said corner being the POINT OF BEGINNING;

THENCE South 44 degrees 56 minutes 28 seconds East, continuing along said common northeasterly line of Choi tract and said southwesterly right-of-way line, a distance of 30.02 feet to a point in a tree for corner;

THENCE South 43 degrees 05 minutes 08 seconds West, departing said common northeasterly line of Choi tract and said southwesterly right-of-way line and across said Choi tract, a distance of 150.12 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 44 degrees 56 minutes 28 seconds West, continuing over and across said Choi tract, a distance of 30.02 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 43 degrees 05 minutes 08 seconds East, continuing over and across said Choi tract, a distance of 150.12 feet to the POINT OF BEGINNING AND CONTAINING 4,504 square feet or 0.1034 acres of land, more or less.

The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

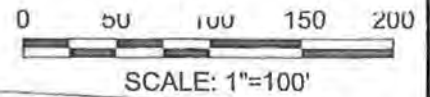
FIELD NOTES APPROVED:
APR 12/2013




Andrew W. Shafer
Dec. 13, 2013

I. HIGHWAY - 20
(VARIABLE WIDTH RIGHT-OF-WAY)

ROBERT KLEBERG SURVEY
ABSTRACT NO. 716



FND. CONC. MON.
Bears=S85°59'49"E
0.62'

POINT OF COMMENCING

(OWNER)
DCSJ EDWARDS, LLC
DOC. # 201300258689

POINT OF BEGINNING

1/2" SIR W/CAP
"HALFF ESMT"
S44°56'28"E
30.02'

POINT IN A TREE

(Basis of Bearing rotated clockwise 00°03'32" from dead bearing of S45°E)

LASATER ROAD
APPROX. SURVEY LINE

ROBERT KLEBERG SURVEY,
ABSTRACT NO. 716

1/2" FIR
W/CAP

N44°56'40"E
150.03'

N43°05'08"E
150.12'

1" FIP
(C.M.)

S44°56'28"E
118.83'

1/2" SIR W/CAP
"HALFF ESMT"

N44°56'28"W
30.02'

ACCESS EASEMENT
4,504 SQ. FT.
OR
0.1034 ACRE

BLOCK 8837

TRACTS 1 & 2
EUNG PYO CHOI AND WIFE,
HEUNG SOON CHOI
JOHN H. LIM AND WIFE, HEUNG
SOO LIM
(VOL. 84139, PG. 1599)

(OWNER)
ENRIQUE CASTILLO AND
NELLI CASTILLO
DOC. # 201200123344



Andrew J. Shafer
Dec. 13, 2013

LEGEND

1/2" SIR	1/2-INCH SET IRON ROD WITH YELLOW
W/CAP	PLASTIC CAP STAMPED "HALFF"
(C.M.)	CONTROL MONUMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD

NOTES:

1. The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.
2. Metes and Bounds description of even date accompanies this survey exhibit.

ACCESS EASEMENT
ACROSS CITY OF DALLAS ACQUISITION PARCEL E-264
0.1034 ACRE TRACT
CITY OF DALLAS BLOCK NO. 8837,
ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE RESERVED BY EUNG PYO CHOI, etal ACROSS PARCEL E-264



HALFF

1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: DECEMBER, 2013

AVO.: 25143

PAGE 2 OF 2

25_H20_100_MON_FS_FW.plt

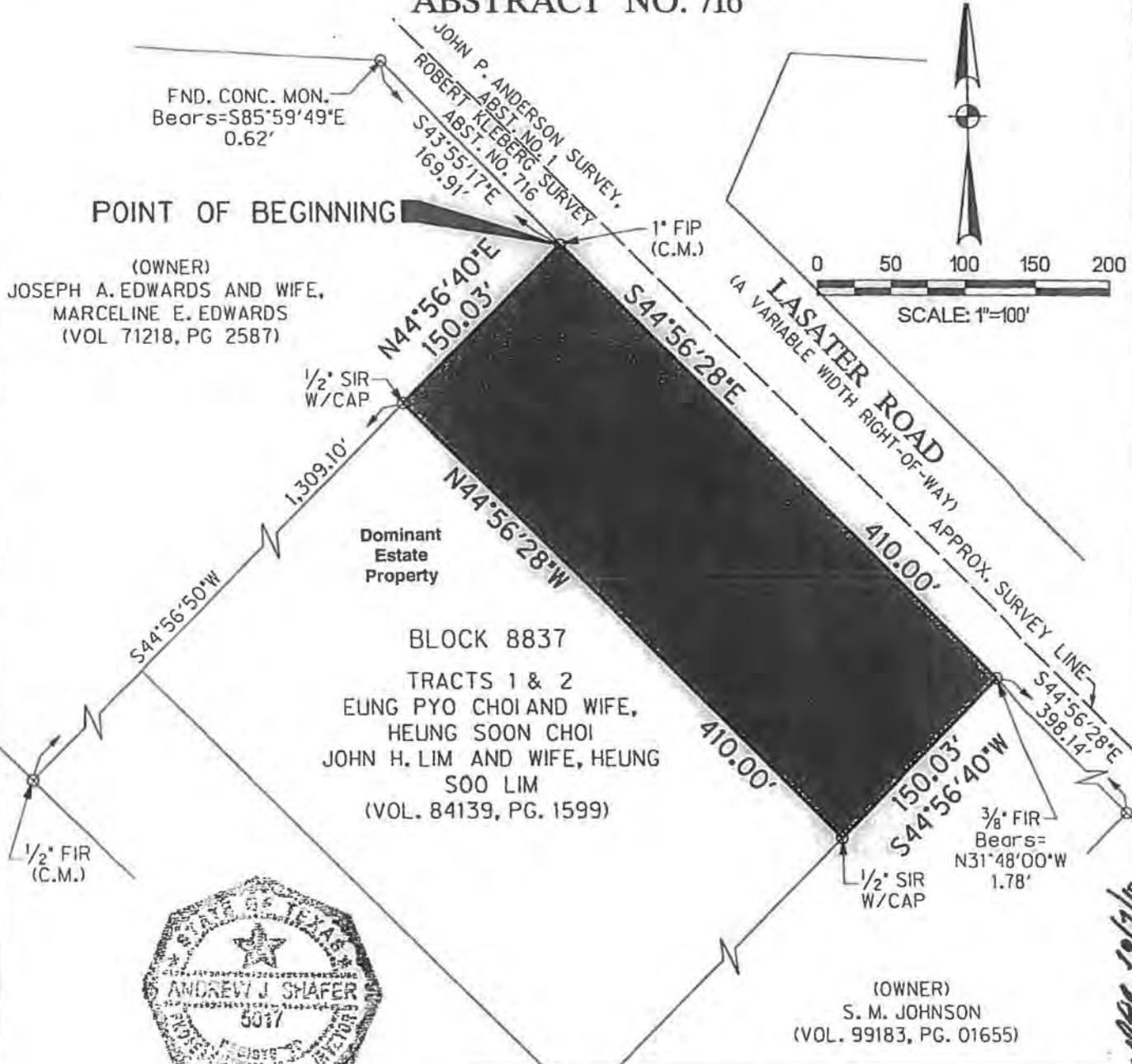
Design

12/13/2013 1:42:50 PM 1:028000025143\CADD\EXHIBIT\TEXT-254-ACCESS-25143.dgn

HALFF 04135

ROBERT KLEBERG SURVEY
ABSTRACT NO. 716

RCH25_HF8100_8-d.r1.pl
 Design
 10/7/2010 2:17:43 PM and26 HALFF 10200000201430AUDDEXHIBITVEXB-364-25143.dgn



LEGEND

1/2" SIR	1/2-INCH SET IRON ROD WITH YELLOW
W/CAP	PLASTIC CAP STAMPED "HALFF"
(C.M.)	CONTROL MONUMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD

NOTES:

- The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.
- Mets and Bounds description of tract shown hereon was prepared of even date.

PARCEL E-264
CITY OF DALLAS RIGHT-OF-WAY
1.412 ACRE TRACT
CITY OF DALLAS BLOCK NO. 8837,
ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716,
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

<p>HALFF</p> <p>1201 N. BOWSER ROAD RICHARSON, TEXAS 75081 TELE. (214)346-6200 FAX (214)739-0095</p>	DATE: OCT., 2010
	AVO.: 25143
	PAGE 2 OF 2

Dec 10/10

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction
Housing/Community Services

CMO: Ryan S. Evans, 671-9837
A. C. Gonzalez, 670-3297

MAPSCO: 34X

SUBJECT

Authorize a four-year extension of the lease agreement with Pollock Realty, L.P., a Texas limited partnership for a total of approximately 3,099 square feet of office space located at 2600 North Stemmons Freeway, Suite 188 for the Women, Infants, and Children Clinic for the period November 1, 2020 through October 31, 2024 – Not to exceed \$193,044 (\$173,544, plus one-time payment of \$19,500 for leasehold improvements) - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)

BACKGROUND

This item authorizes an amendment to an existing ten-year lease agreement with Pollock Realty, L.P. (Landlord) to extend the lease agreement for an additional four years. This site currently serves as both the Women, Infants, and Children Clinic as well as the Lactation Support Center. This site will serve as the Clinic and the Lactation Support Center will be moved next door, as additional space is needed to serve the clients from this location. This item provides the current monthly rental payments be revised to reflect the reduced square footage of this space, reducing the total rental payments through September 20, 2020 by \$231,508.25. This item provides for Pollock Realty, L.P. to make certain leasehold improvements to the revised space. The Department of State Health Services will reimburse the Landlord \$19,500, as a one-time payment for the leasehold improvements. The four year extension will provide for the continued use of the WIC Clinic which serves the Northeast Dallas community.

The WIC program is a United States Department of Agriculture program administered in Texas by the Department of State Health Services. The countywide program has been administered by the City of Dallas’ Housing/Community Services Department since 1974. The WIC program provides nutritious food, nutrition education, breastfeeding promotion and support, referrals to health services, and immunizations. The program serves infants and children under age 5 and pregnant, postpartum and breastfeeding women.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a lease agreement for office space to be used as a Women, Infants and Children Clinic and Lactation Support Center on August 25, 2010, by Resolution No. 10-2124.

FISCAL INFORMATION

\$193,044 - Department of State Health Services Grant Funds (subject to annual appropriations)

OWNER

Pollock Realty, L.P.

Pollock Realty GP, LLC, General Partner

Robert G. Pollock, President

Lawrence S. Pollock III, Manager

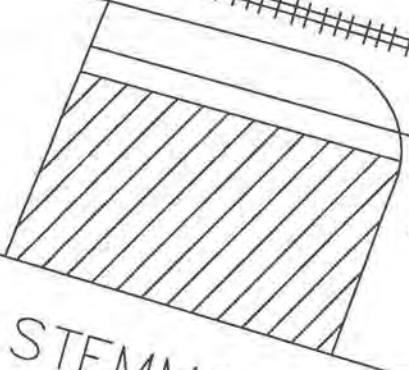
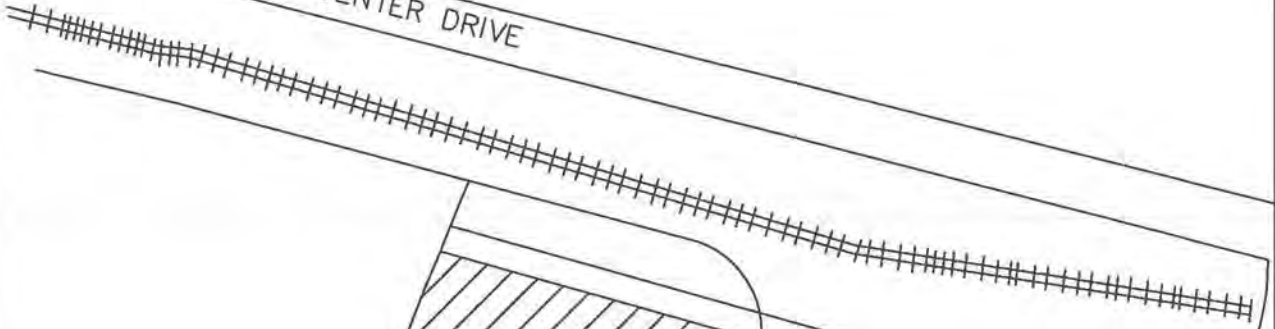
Richard R. Pollock, Manager

MAP

Attached



MEDICAL CENTER DRIVE



7905

NORTH STEMMONS FREEWAY

MOTOR STREET

DOLTON DRIVE

MOTOR STREET



SUBJECT PROPERTY

November 12, 2014

WHEREAS, on August 25, 2010, the City Council of the City of Dallas approved Resolution No. 10-2124, authorizing the City Manager to execute a lease agreement dated August 25, 2010, (the "Lease") with Pollock Realty, L.P., as Lessor ("Landlord") and City of Dallas, as Lessee ("City") for approximately 6,099 square feet of office space located at 2600 North Stemmons Freeway, Dallas, Dallas County, Texas to be used by the Housing/Community Services' Women, Infants and Children Program (WIC); and

WHEREAS, the parties desire to supplement, modify and amend the Lease, to (i) provide for an additional four-year term; (ii) reduce the size of the "Premises" leased by City approximately 3,000 square feet, from approximately 6,099 square feet of office space to a total area of approximately 3,099 square feet ("Revised Space"); (iii) revise the Monthly Rental Payment ("Revised Monthly Rental Payment") to reflect the reduced square footage; and (iv) provide Landlord to make certain additional leasehold improvements to the Revised Space; and

WHEREAS, the parties, by separate transaction, will be entering into an additional new lease of approximately 5,873 square feet of office space in the same building comprised in part of the 3,000 square feet of space deleted from the Lease by the Amendment to Lease herein contemplated.

NOW, THEREFORE,

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

Section 1. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute an Amendment to Lease Agreement between Pollock Realty, L.P., a Texas limited partnership and the City of Dallas.

Section 2. That the special terms and conditions of the Amendment to Lease Agreement are:

- a) The term of the Lease is extended for four (4) years, effective November 1, 2020 and ending October 31, 2024, provided however, that City and Landlord retain the right to terminate the Lease as provided elsewhere therein.
- b) Revised monthly rental payments during the term shall be as follows (subject to annual appropriations):

November 1, 2014 – October 31, 2015	\$3,099.00 per month
November 1, 2015 – October 31, 2020	\$3,357.25 per month
November 1, 2020 – October 31, 2024	\$3,615.50 per month

November 12, 2014

- c) Parties shall reduce the square footage of the Premises by 3,000 square feet of office space (the Revised Space) for a total leased Premises of approximately 3,099 square feet effective November 1, 2014.
- d) The Landlord shall provide certain leasehold improvements to the Revised Space as specified in the Amendment to Lease Agreement.
- e) The Landlord agrees to provide the City with a Certificate of Occupancy.
- f) The Landlord shall provide six (6) larger examination rooms with counter space for a computer and baby weigh scale.
- g) The Landlord shall provide four (4) to five (5) staff offices.
- h) The Landlord shall provide plumbing and electricity for a washer and dryer.
- i) The Landlord shall provide a kitchen/break area.
- j) The Landlord shall block off one (1) door.
- k) The Landlord shall provide a janitorial closet.
- l) The Landlord shall provide an employee restroom.
- m) City shall pay as additional rental ("Additional Rental") an amount up to but not exceeding \$19,500.00 upon satisfactory performance by Landlord of the leasehold improvements as described in the Amendment to Lease Agreement, provided, however, City's obligation to pay said amount and Landlord's obligation to perform the leasehold improvements are contingent on the Texas Department of State Health Services funding said amount. In the event said funding is not forthcoming, either party may terminate the Amendment to Lease Agreement, and the 5,873 square foot Lease herein mentioned, without further obligation to the other.
- n) The Landlord shall make proportionate reimbursement of the Additional Lease Rental as adjusted by the Lease Amendment in the event of termination due to casualty loss.
- o) All other terms of the Lease shall remain unchanged and in full force and effect.

November 12, 2014

Section 3. That the City Controller is hereby authorized to draw warrants payable to Pollock Realty, L.P. or its successors and assigns on the first day of each month in advance during the lease term beginning November 1, 2020 in the amounts specified below:

November 1, 2014 – October 31, 2015 (subject to annual appropriations)	\$3,099.00 per month
November 1, 2015 – October 31, 2020 (subject to annual appropriations)	\$3,357.25 per month
November 1, 2020 – October 31, 2024 (subject to annual appropriations)	\$3,615.50 per month

Section 4. That payments will be charged as follows:

November 1, 2014 – September 30, 2015: Fund F433, Dept HOU, Unit 1585, Object Code 3330, Encumbrance No. HOULEASEM134, Commodity Code 97145, Vendor No.VS0000056163.

October 1, 2015 – October 31, 2024: Fund TBD, Dept HOU Unit TBD, Object Code 3330, Encumbrance No. TBD, Commodity Code 97145, Vendor No.VS0000056163.

Section 5. That the City Controller is hereby authorized to draw warrants payable to Pollock Realty, L.P. for Additional Lease Rental upon receipt of approved invoice(s), up to, including, but not exceeding the total amount of \$19,500.00 and charge same to: Fund F433, Dept HOU, Unit 1585, Object Code 3330, Encumbrance No. HOULEASEM134, Commodity Code 97145, Vendor No. VS0000056163.

Section 6. That the City Controller is hereby authorized to draw warrants payable to the respective telephone, communications, utility, and janitorial companies upon receipt of a bill for services or other applicable charges throughout the term of the lease.

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.

APPROVED AS TO FORM

Warren M. S. Ernst, City Attorney

BY: _____


Assistant City Attorney

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction
Housing/Community Services

CMO: Ryan S. Evans, 671-9837
A. C. Gonzalez, 670-3297

MAPSCO: 34X

SUBJECT

Authorize a ten-year lease agreement with Pollock Realty, L.P. for approximately 5,873 square feet of office space located at 2600 North Stemmons Freeway, Suite 190, to be used as a Women, Infants and Children Lactation Support Center for the period November 1, 2014 through October 31, 2024 – Not to exceed \$938,356 (\$792,856, plus one-time payment of \$145,500 for leasehold improvements) - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)

BACKGROUND

This item authorizes a ten-year lease agreement for approximately 5,873 square feet of office space located at 2600 Stemmons Freeway, Suite 190. This lease will provide a Women, Infants and Children (WIC) Lactation Support Center to continue to serve the residents in the Northeast Dallas community. This new site will allow the Lactation Support Center to move out of the current space they are sharing with the WIC Clinic located at 2600 Stemmons Freeway, Suite 188. This item provides for Pollock Realty, L.P. to make certain leasehold improvements. The Department of State Health Services will reimburse the Landlord \$145,500, as a one-time payment for the leasehold improvements. The ten year lease will provide for the continued use of the WIC Lactation Support Clinic which serves the Northeast Dallas community.

The WIC program is a United States Department of Agriculture program administered in Texas by the Department of State Health Services. The countywide program has been administered by the City of Dallas' Housing/Community Services Department since 1974. The WIC program provides nutritious food, nutrition education, breastfeeding promotion and support, referrals to health services, and immunizations. The program serves infants and children under age 5 and pregnant, postpartum and breastfeeding women.

The lease will begin on November 1, 2014 through October 31, 2024.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Council authorized a lease on August 25, 2010, by Resolution No. 10-2124.

FISCAL INFORMATION

\$938,356 – Department of State Health Services Grant Funds (subject to annual appropriations)

OWNER

Pollock Realty, L.P.

Pollock Realty GP, LLC, General Partner

Robert G. Pollock, President

Lawrence S. Pollock III, Manager

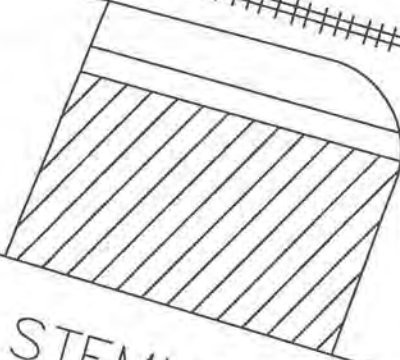
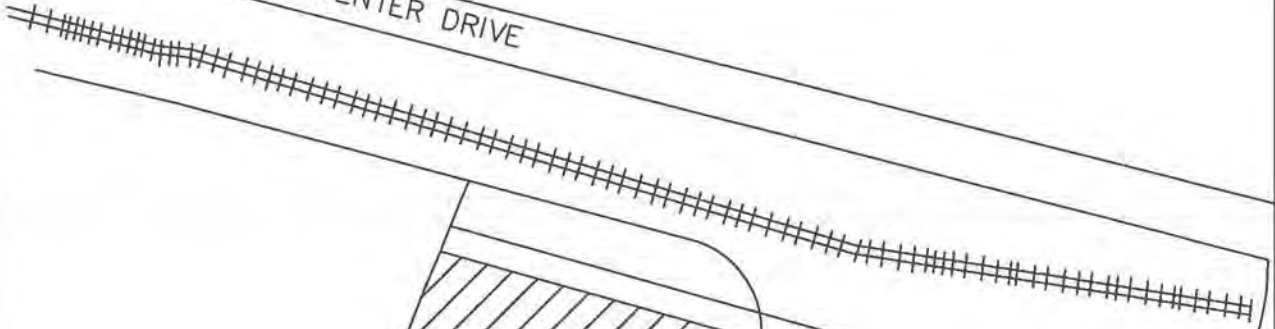
Richard R. Pollock, Manager

MAP

Attached



MEDICAL CENTER DRIVE



7905

NORTH STEMMONS FREEWAY

MOTOR STREET

DOLTON DRIVE

MOTOR STREET



SUBJECT PROPERTY

November 12, 2014

WHEREAS, on August 25, 2010, the City Council of the City of Dallas approved Resolution No. 10-2124, authorizing the City Manager to execute a lease agreement dated August 25, 2010 with Pollock Realty, L.P., as Lessor and City of Dallas, as Lessee for approximately 6,099 square feet of office space located at 2600 North Stemmons Freeway, Dallas, Dallas County, Texas to be used by the Housing/Community Services' Women, Infants and Children Program (WIC), which lease the parties did enter; and

WHEREAS, the parties desire to expand the total amount of space for its WIC program at the 2600 North Stemmons Freeway location and, to that end, intend to (i) supplement, modify and amend the original 6,099 square foot lease (the "Amendment to Lease Agreement") reducing the square footage covered by same by 3,000 square feet to approximately 3,099 square feet by separate action and (ii) authorize by this action the City Manager to enter into a second additional and new lease of approximately 5,873 square feet of office space in the same building comprised in part of the 3,000 square feet of space deleted from the original lease by the lease amendment.

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

Section 1. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute a lease agreement (the "Lease") between Pollock Realty, L.P., a Texas limited partnership, or its successor and assigns, as landlord, hereinafter referred to as "Landlord", and the City of Dallas, as tenant, hereinafter referred to as "City" for approximately 5,873 square feet of office space located in a one-story office building at 2600 Stemmons Freeway, Suite 190, Dallas, Dallas County, Texas ("Premises") to be used by the Housing/Community Services' Women, Infants and Children Program.

Section 2. That the special terms and conditions of the lease are:

- a) The lease is for a term of ten (10) years beginning November 1, 2014 and ending October 31, 2024.
- b) Monthly rental payments during the term shall be as follows (subject to annual appropriations):

November 1, 2014 – October 31, 2019	\$6,362.42 per month
November 1, 2019 – October 31, 2024	\$6,851.84 per month

The rental payments shall begin upon the later of (i) November 1, 2014, or ii) the date certain leasehold improvements as specified in the lease are completed and accepted ("Rental Commencement Date"). If the Rental Commencement Date is other than the first of the month, rent for the resulting partial month shall be prorated by days.

November 12, 2014

- c) The Landlord agrees to provide the City with a Certificate of Occupancy.
- d) The Landlord shall pay all real estate taxes on the Premises during the lease term.
- e) The Landlord shall pay all charges for water, gas and other utilities.
- f) The Landlord shall be responsible for providing adequate dumpster facilities for the City's trash removal requirements.
- g) The Landlord shall provide City a minimum of thirty parking spaces.
- h) The City shall be responsible for the installation, maintenance and expense for telephone, communication and security services to the Premises.
- i) The City shall pay all charges for electric, janitorial and sanitation services to the Premises during the lease term.
- j) The Landlord shall provide the City with an asbestos survey at Landlord's expense.
- k) The Landlord shall maintain the roof, foundation, exterior walls, exterior lighting, termites and pest extermination, parking areas and all public and common areas constituting a part of and/or serving the Premises during the lease term.
- l) The Landlord shall maintain all equipment and systems, including , but not limited to, all electrical, mechanical and plumbing systems, including heating and air conditioning equipment, front and rear doors, light fixtures and bulb replacements, plumbing and floor drains, exhaust fans, windows, interior walls, ceiling and floors in or constituting part of and/or serving the Premises.
- m) The City shall pay as additional rental ("Additional Rental") an amount up to but not exceeding \$145,500.00 upon satisfactory performance by Landlord of the leasehold improvements as described in the Amendment to Lease Agreement, provided, however, City's obligation to pay said amount and Landlord's obligation to perform the leasehold improvements are contingent on the Texas Department of State Health Services funding said amount. In the event said funding is not forthcoming, either party may terminate this Lease and the Amendment to Lease Agreement, and the original 6,099 square foot lease shall be reinstated and continue on its original terms.

November 12, 2014

- n) The Landlord shall make proportionate reimbursement of the Additional Lease Rental as adjusted by the Lease agreement in the event of termination due to casualty loss.
- o) The City reserves the right to terminate the lease on the last day of any current fiscal year due to non-appropriation of funds.

Section 3. That the City Controller is hereby authorized to draw warrants payable to Pollock Realty, L.P. or its successors and assigns on the first day of each month in advance during the lease term beginning November 1, 2014 in the amounts specified below:

November 1, 2014 – October 31, 2019 (subject to annual appropriations)	\$6,362.42 per month
November 1, 2019 – October 31, 2024 (subject to annual appropriations)	\$6,851.84 per month

Section 4. That payments will be charged as follows:

November 1, 2014 – September 30, 2015: Fund F433, Dept HOU, Unit 1587, Object Code 3330, Encumbrance No. HOULEASEM234, Commodity Code 97145, Vendor No. VS0000056163.

October 1, 2015 – September 30, 2024: Fund TBD, Dept HOU Unit TBD, Object Code 3330, Encumbrance No. TBD, Commodity Code 97145, Vendor No. VS0000056163.

Section 5. That the City Controller is hereby authorized to draw warrants payable to Pollock Realty , L.P. for Additional Lease Rental upon receipt of approved invoices(s), up to, including, but not exceeding the total amount of \$145,500.00 and charge same to Fund F433, Dept HOU, Unit 1587, Object Code 3330, Encumbrance No. HOULEASEM234, Commodity Code 97145, Vendor No. VS0000056163.


Section 6. That the City Controller is hereby authorized to draw warrants payable to the respective telephone, communications, utility, janitorial and sanitation companies upon receipt of a bill for services or other applicable charges throughout the term of the lease.

November 12, 2014

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

APPROVED AS TO FORM
Warren M. S. Ernst, City Attorney

BY:


Assistant City Attorney

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): 8

DEPARTMENT: Sustainable Development and Construction
Sanitation Services

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

MAPSCO: 67K

SUBJECT

Authorize a third amendment to the lease agreement with Dallas Clean Energy McCommas Bluff, LLC, to expand the current leased square footage by 31,347 additional square feet of land for a total of approximately 126,394 square feet of land, located at the McCommas Bluff Landfill, and extend the lease term for an additional 10 year period to expire on December 31, 2034 for the continued use of a gas processing site - Financing: No cost consideration to the City

BACKGROUND

This item authorizes a third amendment to an existing 30-year lease agreement, ending December 31, 2024, with Dallas Clean Energy McCommas Bluff, LLC ("DCEMB") to include an additional 31,347 square feet of land with the current leased square footage of approximately 94,970 square feet, for a total of approximately 126,394 square feet of land. Additionally, the current 30 year lease will be amended to add an additional 10 years to the lease term that would have expired December 31, 2024.

The City receives approximately \$2.0M annually in gas royalties based on DCEMB's contract with Shell Energy North America for the sale of Renewable Natural Gas. This royalty is in addition to DCEMB providing management, expansion and operation of the landfill gas collection system which assists the McCommas Bluff Landfill in complying with the EPA's Clean Air Act. This expansion and lease extension will provide for a larger gas processing site for increased gas processing capacity and extends the DCEMB lease for an additional 10 years which is required for DCEMB to extend their favorable agreement with Shell Energy North America.

BACKGROUND (Continued)

The lease amendment also adds a clarification and expansion of the City's rights and remedies in the event of nuisance issues from gas collection or the processing plant, the grant of a right to the City to use excess gas production to fuel city CNG vehicles, a provision for DCEMB to manage the plant's condensate during the term extension, enhanced dispute resolution procedures, a right of the City to submit an offer in the event of a proposed sale of the facility and clarification of DCEMB responsibilities with respect to the gas collection system.

Thus far, DCEMB has invested approximately \$60,000,000 in capital at the McCommas Bluff Landfill project and anticipates an additional investment of \$16.5M for this future expansion.

Based on plant expansion and lease extension the City of Dallas could receive aggregate revenues of over \$28M over the 10 year extension term.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a 30-year lease agreement on August 10, 1994, by Resolution No. 94-2928.

Ratified a first amendment to the lease to amend certain sections of the lease following an asset purchase and sale agreement dated July 7, 2003, on August 13, 2003, by Resolution No. 03-2127.

Authorized a second amendment to add an additional 7,945 square feet of land on January 23, 2013, by Resolution No. 13-0186.

FISCAL INFORMATION

No cost consideration to the City.

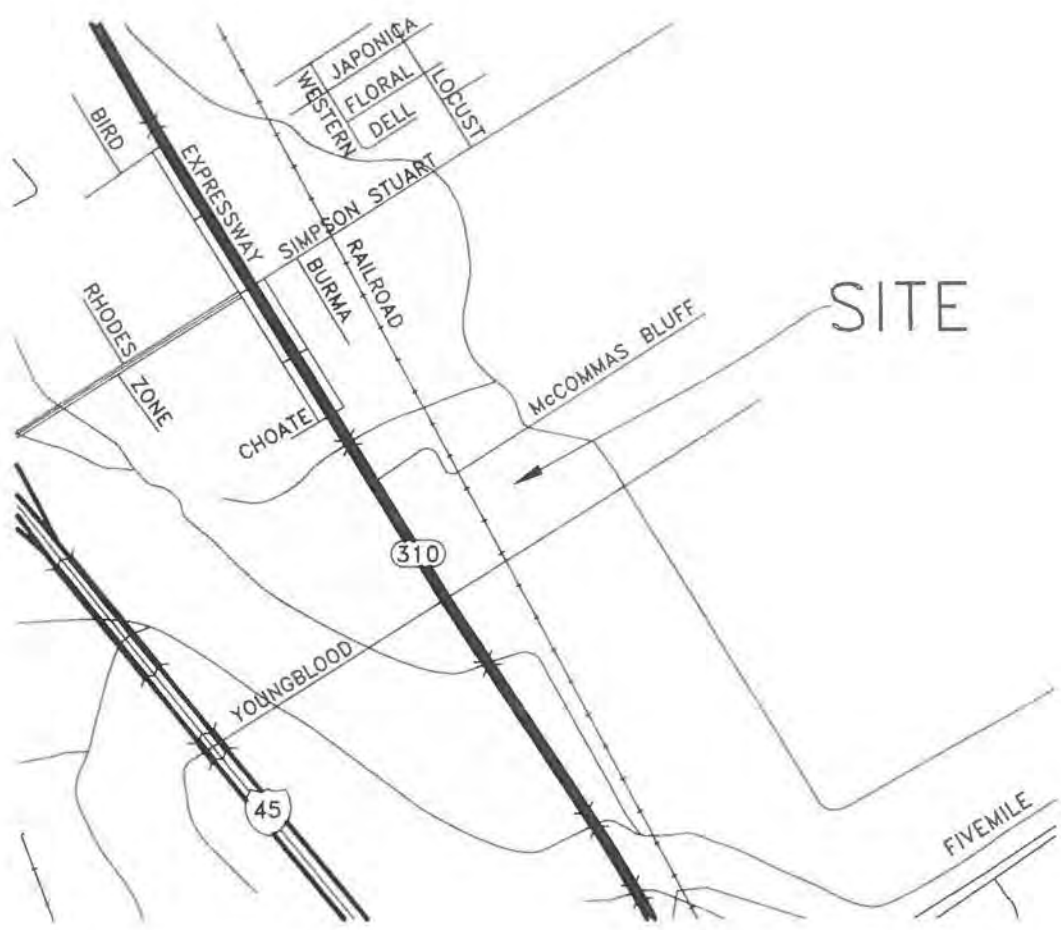
OWNER

Dallas Clean Energy McCommas Bluff, LLC

Harrison Clay, Managing Member

MAP

Attached



SITE

310

45

FIVEMILE

November 12, 2014

WHEREAS, the City entered into that certain Lease to Develop Landfill Gas dated as of December 12, 1994 with Dallas Landfill Gas Production, L.L.C. (the "City Lease"), with respect to the real property described on Exhibit A, attached hereto (the "Landfill"); and

WHEREAS, pursuant to the City Lease, the City leased the real property more particularly described on Exhibit "A" attached hereto (the "Processing Site") for the purpose of constructing and operating thereon certain gas processing facilities; and

WHEREAS, the City entered into the First Amendment to Lease to Develop Landfill Gas on July 10, 2003 with McCommas Landfill Partners, LP, as successor in interest to Dallas Landfill Gas Production, L.L.C., predecessor by merger to Dallas Landfill Gas Production, LLC; and

WHEREAS, the City entered into an Acknowledgement Agreement dated November 19, 2007 with William Snyder, Chapter 11 trustee of McCommas LFG Processing Partners, LP and McCommas Landfill Partners, LP, and Camco International, Inc. or its permitted assignee as the prospective buyer of the assets of McCommas LFG Processing Partners, LP and McCommas Landfill Partners, LP, including the interest of those entities in the Lease; and

WHEREAS, the City entered into an Acknowledgement Agreement with Respect to Horizontal System with the same parties that signed the November 19, 2007 Acknowledgement Agreement referred to in the preceding recital; and

WHEREAS, on November 28, 2007, Camco International, Inc. assigned to Dallas Clean Energy, LLC all of its rights to acquire the assets of McCommas LFG Processing Partners, LP and McCommas Landfill Partners, LP from William Snyder, Chapter 11 Trustee; and

WHEREAS, on November 30, 2007, Dallas Clean Energy, LLC acquired the assets and lease interests of McCommas LFG Processing Partners, LP and McCommas Landfill Partners, LP from William Snyder, Chapter 11 Trustee; and

WHEREAS, on December 8, 2010, the City Council approved the gas processing project and the issuance of third party bonds by Mission Economic Development Corporation, the issuer; and

WHEREAS, on March 31, 2011, the Lease was assigned by Dallas Clean Energy, LLC to Dallas Clean Energy McCommas Bluff, LLC, ("DCEMB"); and

WHEREAS, on January 23, 2013, City granted an additional 7,945 square feet of land to DCEMB; and

November 12, 2014

WHEREAS, in connection with a planned future expansion to the gas processing facility to increase gas processing capacity, it is the desire of the City and DCEMB to amend the Processing Site description in the City Lease to include an additional 31,347 square feet of land more fully described on Exhibit "A"; and in order to put into effect an extension to the term of a gas sale agreement signed by DCEMB, an amendment to the Lease as set forth herein is required;

NOW, THEREFORE,

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

SECTION 1. That the City Manager, upon approval as to form by the City Attorney, be and is hereby authorized to execute a Third Amendment to the Lease Agreement between Dallas Clean Energy McCommas Bluff, LLC, a Delaware limited liability company and the City of Dallas.

SECTION 2. That the special terms and conditions of the Third Amendment to the Lease Agreement are:

- 1) The Processing Site description shall be amended to include an additional 31,347 square feet of land, more fully described on Exhibit "A", attached hereto, for a total of approximately 126,394 square feet of land for the duration of the lease term.
- 2) That the lease term be extended an additional 10 years to expire on December 31, 2034.
- 3) To add or modify provisions regarding: expansion of the City's rights and remedies in the event of odor issues from gas collection or the processing plant, the grant of a right to the City to use excess gas production to fuel city CNG vehicles, a provision for DCEMB to manage the plant's condensate during the term extension, enhanced dispute resolution procedures, a right of the City to submit an offer in the event of a proposed sale of the facility, and clarification of DCEMB responsibilities with respect to the gas collection system.
- 4) All other terms of the Lease, as previously amended, not expressly amended hereby shall remain unchanged and in full force and effect.

November 12, 2014

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

APPROVED AS TO FORM:
Warren M. S. Ernst, City Attorney

By: 
Assistant City Attorney

EXHIBIT A

A 126,394 Square Foot (2.902 Acre) Tract of Land Lying in City Block No. 8003, Being a Part of the McCommas Bluff Municipal Solid Waste Landfill Property

Being a 126,394 Sq. Ft. (2.902 Ac.) tract of unplatted land (currently being platted as the "McCommas Bluff Landfill Addition, An Industrial Subdivision," S134-212) lying in the Levi Dixon Survey, Abstract No. 330, Dallas County, Texas, in City Block No. 8003, and being a part of the McCommas Bluff Municipal Solid Waste Landfill tract conveyed to the City of Dallas from Joe Simpkins, et al, by Final Judgment of the Dallas County Court at Law No. 3, dated October 2, 1975, recorded in Volume 80111, Page 2361 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch diameter Iron Rod (Controlling Monument), found at the most Southerly corner of Lease Area Number One, as recorded in Instrument Number 201100082033 of the Official Public Records of Dallas County, Texas (No Cap):

THENCE North 27°12'41" West over and across a portion of said City of Dallas tract of land, being at all times parallel with and 99.41 feet measured perpendicularly from the Northeast property line of the Houston & Texas Central (currently the Union Pacific) Railroad (200 feet in width), as recorded in Volume P, Page 258 of the Deed Records of Dallas County, Texas, a distance of 397.67 feet to the most Westerly corner of the herein described tract of land (N:6935069.16; E:2513210.26) (not monumented), from which a 5/8 inch diameter Iron Rod (No Cap) (Controlling Monument) found on the said Northeast line of the Union Pacific property, at the most Westerly corner of said City of Dallas tract, being also the most Southerly corner of a tract of land conveyed to Casa Flora, Incorporated, as recorded in Volume 2000216, Page 8749 of the Deed Records of Dallas County, Texas, bears South 62°47'19" West a distance of 99.41 feet and North 27°12'41" West a distance of 297.03 feet:

THENCE continuing over and across a portion of said City of Dallas tract of land the following courses and distances (none of the following corner locations are monumented):

North 62°54'55" East a distance of 329.16 feet to the most Northerly corner of the herein described tract of lane:
(N:6935219.01; E:2513503.29)

EXHIBIT A

**A 126,394 Square Foot (2.902 Acre) Tract of Land
Lying in City Block No. 8003, Being a Part of the
McCommas Bluff Municipal Solid Waste Landfill Property**

South 27°09'26" East a distance of 348.01 feet to the most Easterly corner
of the herein described tract of land:

(N:6934909.41; E:2513662.11)

South 62°51'41" West a distance of 90.26 feet to an inside corner of the
herein described tract of land:

(N:6931868.24; E:2513581.79)

South 27°09'26" East a distance of 50.00 feet to the most Southerly East
corner of the herein described tract of land:

(N:6934823.76; E:2513604.61)

THENCE South 63°00'54" West, continuing over and across a portion of said
City of Dallas tract a distance of 238.53 feet to the **POINT OF BEGINNING**,
containing 126,394 Square Feet, or 2.902 Acres of land.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate
System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

Scott Holt
10/20/2014



pat

EXHIBIT A

Casa Flora, Incorporated
Vol. 2000216, Pg. 8749

McCommas Bluff Road
a Variable Width Road
by Use and Occupation

LEVI DIXON SURVEY ABSTRACT NO. 330

CITY OF DALLAS
Vol. 80111, Pg. 2361
Tract 2



BLOCK
8003

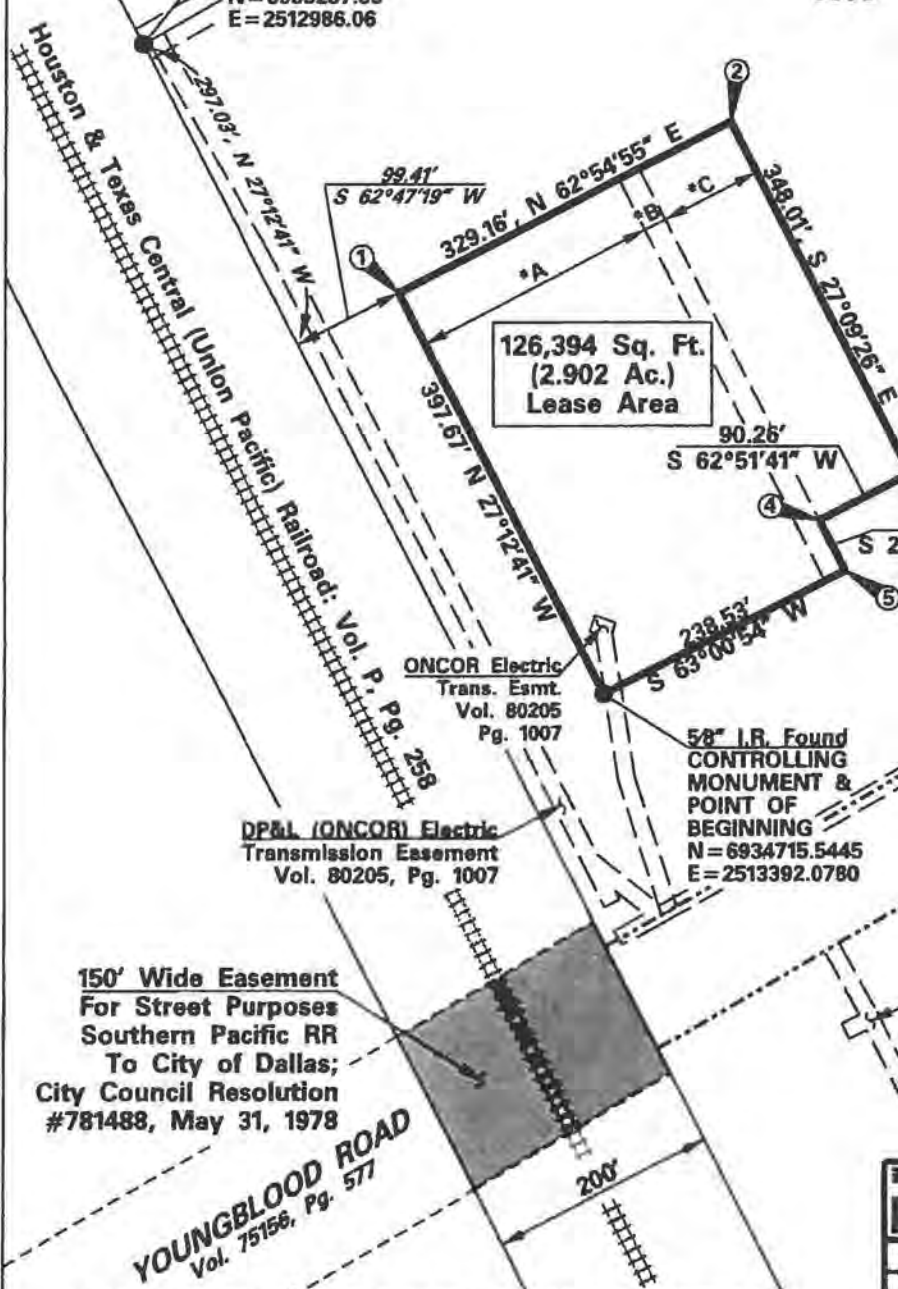


58" I.R. Found
CONTROLLING
MONUMENT
N=6935287.83
E=2512986.06

CORNER COORDINATES		
Point No.	Northing	Easting
①	6935069.16	2513210.26
②	6935219.01	2513503.29
③	6934909.41	2513662.11
④	6934868.24	2513581.79
⑤	6934823.76	2513604.61

- *A - 1.9958 Acre Lease; Int. #201100082033
- *B - 7,945 Sq. Ft.; 2nd Amendment to Lease Agreement
- *C - 31,347 Sq. Ft. Requested Area; 3rd Amendment

126,394 Sq. Ft.
(2.902 Ac.)
Lease Area



150' Wide Easement
For Street Purposes
Southern Pacific RR
To City of Dallas;
City Council Resolution
#781488, May 31, 1978

YOUNGBLOOD ROAD
Vol. 75156, Pg. 577

ONCOR Electric
Trans. Esmt.
Vol. 80205
Pg. 1007

DP&L (ONCOR) Electric
Transmission Easement
Vol. 80205, Pg. 1007

58" I.R. Found
CONTROLLING
MONUMENT &
POINT OF
BEGINNING
N=6934715.5445
E=2513392.0780

ONCOR Electric Transmission
Easement Dallas City Council
Resolution No. 08-0300

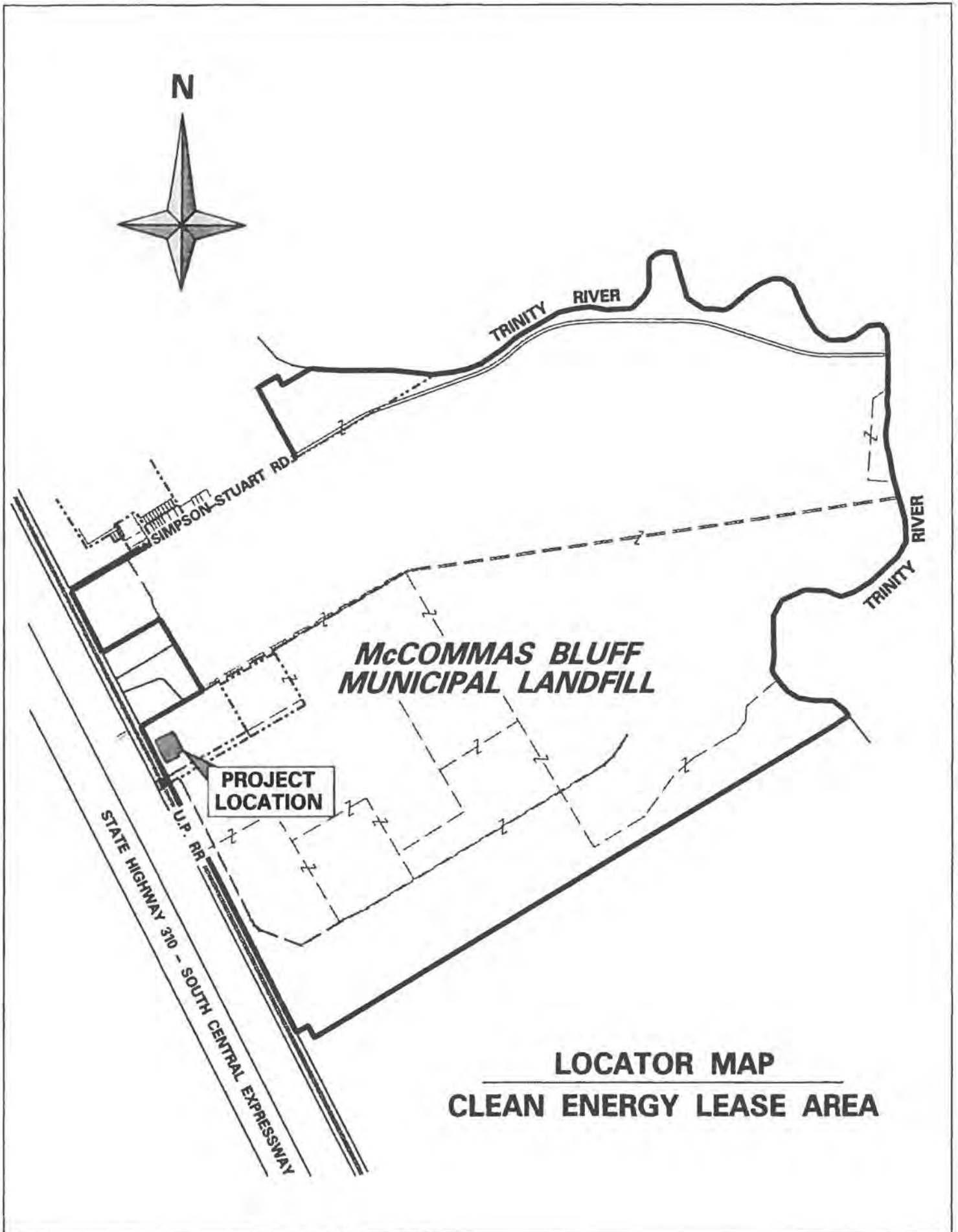
Sheet 3 of 3

	McCOMMAS BLUFF LANDFILL		
	LEASE AREA for CLEAN ENERGY		
DEPT. OF PUBLIC WORKS & TRANSPORTATION			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
DP&L NAME	DESIGN FILE NAME	SCALE	DATE
Holt	N:\ENGR\SUBDIV\ENR\McCommas Pending 80111\McCommas Bluff Leases.dgn	As Noted	10-3-14
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
PECK	Holt	McCommas Bluff	4610-10

- ▶ Basis of Bearings: Bearings are Based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).
- ▶ All Coordinates Shown are On Datum State Plane Coordinates; No Scale, No Projection.
- ▶ Currently Being Platted; McCommas Bluff Landfill Addition, S134-212

Handwritten initials

EXHIBIT A



LOCATOR MAP
CLEAN ENERGY LEASE AREA

Handwritten initials or signature in the bottom right corner.

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Water Utilities

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

MAPSCO: 30A-L

SUBJECT

A resolution authorizing the conveyance of five drainage easements containing a total of approximately 31,602 square feet of land to the City of Rowlett for the construction and maintenance of drainage facilities across City-owned land at Lake Ray Hubbard located near the intersection of Miller and Chiesa Roads - Financing: No cost consideration to the City

BACKGROUND

This item authorizes the conveyance of five drainage easements across City-owned land at Lake Ray Hubbard to the City of Rowlett for the Vineyards Project. The operation, construction, repair and full maintenance of these facilities shall be at no cost to the City of Dallas.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

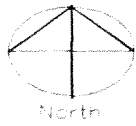
This item has no prior action.

FISCAL INFORMATION

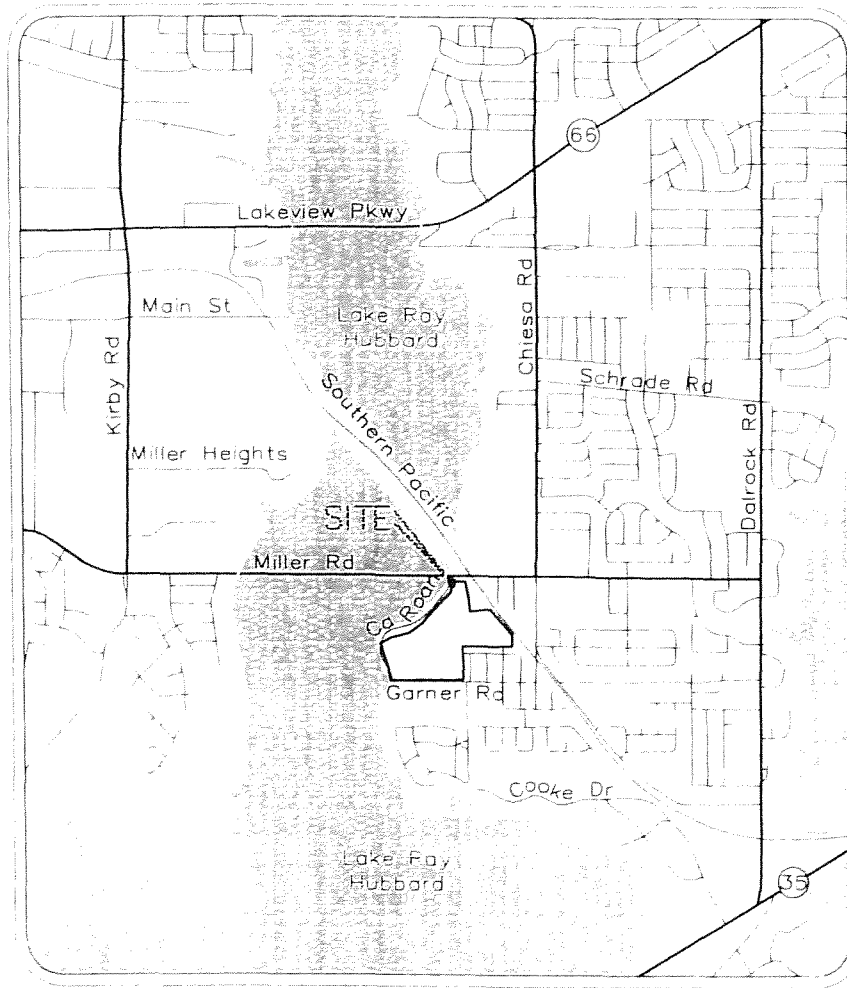
No cost consideration to the City

MAP

Attached



VICINITY MAP



November 12, 2014

WHEREAS, the City of Dallas owns tracts of land which are used for Lake Ray Hubbard; and

WHEREAS, the City of Rowlett has requested five drainage easements on said land for the construction, maintenance and use of drainage facilities containing a total of approximately 31,602 square feet of land, located in Abstract No. 957, Rockwall County, Texas; and

WHEREAS, the Interlocal Agreement and Lease between the City of Dallas and the City of Rowlett dated January 22, 2001, contemplates the granting of easement rights,

Now, Therefore,

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

SECTION 1. That pursuant to the Interlocal Agreement and Lease, the City Manager is authorized to execute five drainage easements to be attested by the City Secretary upon approval as to form by the City Attorney for a total of approximately 31,602 square feet of land, located in Abstract 957, Rockwall County, Texas to the City of Rowlett as **GRANTEE**.

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.

**APPROVED AS TO FORM:
WARREN M. S. ERNST
CITY ATTORNEY**

By: 
Assistant City Attorney

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Water Utilities

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

MAPSCO: 30A-L

SUBJECT

A resolution authorizing the conveyance of a water easement containing a total of approximately 774 square feet of land to the City of Rowlett for the construction and maintenance of water facilities across City-owned land at Lake Ray Hubbard located near the intersection of Miller and Chiesa Roads - Financing: No cost consideration to the City

BACKGROUND

This item authorizes the conveyance of a water easement across City-owned land at Lake Ray Hubbard to the City of Rowlett for the Vineyards Project. The operation, construction, repair and full maintenance of these facilities shall be at no cost to the City of Dallas.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

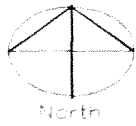
This item has no prior action.

FISCAL INFORMATION

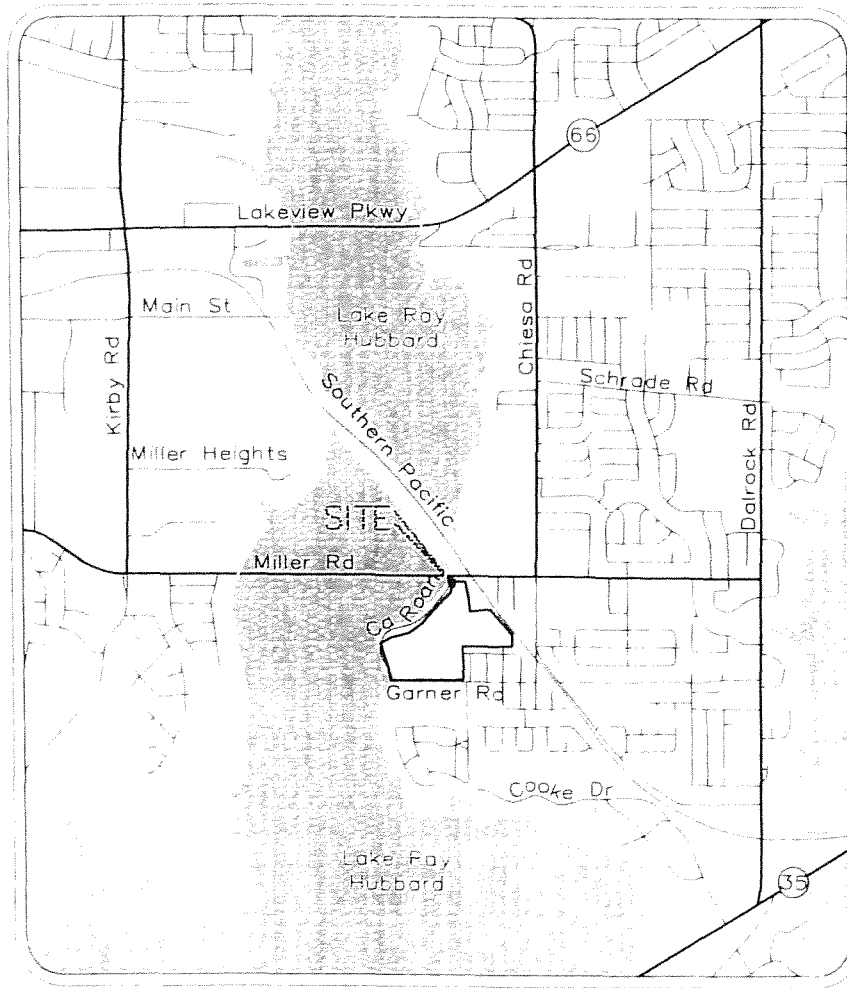
No cost consideration to the City.

MAP

Attached



VICINITY MAP



November 12, 2014

WHEREAS, the City of Dallas owns tracts of land which are used for Lake Ray Hubbard; and

WHEREAS, the City of Rowlett has requested a water easement on said land for the construction, maintenance and use of water facilities containing a total of approximately 774 square feet of land, located in Abstract No. 957, Rockwall County, Texas; and

WHEREAS, the Interlocal Agreement and Lease between the City of Dallas and the City of Rowlett dated January 22, 2001, contemplates the granting of easement rights;

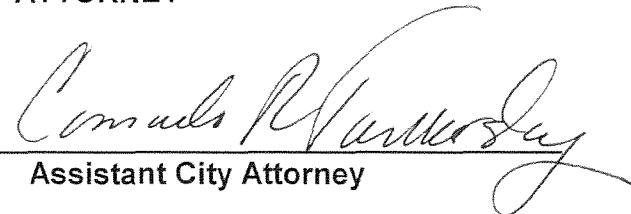
Now, Therefore,

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

SECTION 1. That pursuant to the Interlocal Agreement and Lease, the City Manager is authorized to execute a water easement to be attested by the City Secretary upon approval as to form by the City Attorney for a total of approximately 774 square feet of land, located in Abstract 957, Rockwall County, Texas to the City of Rowlett as **GRANTEE**.

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.

**APPROVED AS TO FORM:
WARREN M. S. ERNST
CITY ATTORNEY**

By: 
Assistant City Attorney

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 5
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 59V

SUBJECT

A resolution consenting to the sale of a tax foreclosed property, located at 350 North Acres Drive, acquired by the taxing authorities from a Sheriff’s Sale – Financing: No cost consideration to the City

BACKGROUND

As required under Tax Code 34.05(i) and 34.05(j), this item will consent to the sale of a tax foreclosed property located at 350 North Acres Drive by Dallas County. Pursuant to the provisions of Section 34.05(c) of the Tax Property Code, the property was offered for sale by the Sheriff of Dallas County at public auction. No bids were received and the property was subsequently struck off to the County of Dallas in August 2014, pursuant to a tax judgment (Cause No. 11-32043) for the non-payment of delinquent taxes. The County of Dallas holds the property in trust for each taxing entity and is seeking the consent for the sale of the property.

The property will return to the tax rolls upon sale and conveyance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached



 **Part of Lot 37, Block B/6657—350 N. Acres**

November 12, 2014

WHEREAS, the City of Dallas, the State of Texas, ("State"), the County of Dallas, ("County"), the Dallas County Community College District, the Parkland Hospital District, the Dallas County School Equalization Fund, and/or the Dallas County Education District, acquired a Sheriff's Deed to the property, ("Property"), at a sheriff's tax sale, ("the First Sale"), authorized by a District Court of Dallas County, Texas, by a Judicial Foreclosure ("the Judgment") in a tax foreclosure sale or a Seizure Warrant, ("Warrant") and the subsequent Sheriff's Deed was filed in the Real Property Records of Dallas County, Texas, and

WHEREAS, the Property, as described in Exhibit "A" was struck off to the County in August 2014; and

WHEREAS, the County holds the Property in trust for each taxing jurisdiction party to the judgment; and

WHEREAS, pursuant to the provisions of Chapter 34, Section 34.05 of the Property Tax Code, a taxing unit is authorized to resell the Property by public or private sale; and

WHEREAS, the County seeks to conduct a resale of the Property by private sale which requires consent of all the taxing entities; and

WHEREAS, the distribution of the proceeds of the resale will be in accordance with Chapter 34, Section 34.06 of the Property Tax Code; and

WHEREAS, the County seeks the City of Dallas' consent to a private sale of the Property; **Now, Therefore,**

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

SECTION 1. That the City Council of the City of Dallas consents to the private sale pursuant to Chapter 34, Section 34.05(i) and 34.05(j) of the Property Tax Code of the Property identified on Exhibit A.

SECTION 2. That the consideration received will be distributed pursuant to Chapter 34, Section 34.06 of the Property Tax Code and applied to payment of the judgment, court costs, interest, and cost of sale owed to the taxing entities by the delinquent taxpayer or the amount of delinquent taxes, penalties, the amount secured by any municipal health or safety liens on the Property included in the Warrant application, court costs, interest and cost of seizure and sale owed to the taxing entities as set forth in the Warrant; any such amount(s) still owed by the delinquent taxpayer to any of the taxing entities shall remain the personal obligation of the delinquent taxpayer, and any excess amounts shall be distributed in the manner described in Section 34.03 of the Property Tax Code.

November 12, 2014

SECTION 3. That the purchaser shall be responsible for post judgment taxes and pro rata property taxes assessed from the date of closing for the remaining part of the then current calendar year. The Property shall be placed back on the tax rolls effective as of the date of execution of the deed.

SECTION 4. That to the extent authorized by law the liens securing the taxes referenced in Section 2 above are hereby released from the Property.

SECTION 5. That any and all proceeds received for the resale of the property listed on Exhibit A be deposited to General Fund 0001, Department DEV, Balance Sheet Account 0519.

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

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

BY 
Assistant City Attorney

EXHIBIT "A"

TAX FORECLOSURE PROPERTIES STRUCK OFF TO COUNTY OF DALLAS AS TRUSTEE FOR CITY OF DALLAS AND DALLAS I.S.D.

PROPERTY ADDRESS	LEGAL DESCRIPTION	IMP, "I" UNIMP, "U"	APPROX LAND SIZE	DALLAS CENTRAL APPRAISAL DISTRICT TAX ACCOUNT NUMBER	2014 CERTIFIED DCAD VALUE	CAUSE # / JUDGMENT DATE	TAX YEARS INCLUDED IN JUDGMENT (CO./CITY/ SCHOOL)	POST JUDGMENT TAX YEARS	DATE OF SHERIFF'S SALE	SHERIFF'S DEED STRIKE OFF AMOUNT	SHERIFF'S DEED INSTRUMENT #/FILE DATE
350 N. Acres Dr., Dallas (Tract 2 in Judgment) (Jurisdictional Split with Balch Springs)	Pt. Lot 37 Blk B/6657, Elam Acres Estates Dallas	U	5,980 SF	621304000000	\$1,500.00	TX-11-32043 10/18/13	County 1991-2012 City 1991-2012 DISD 1991-2012	2013-2014	8/5/2014	\$14,250 (Struck Off with Tract 1 in Judgment)	201400205995 8/14/14

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Water Utilities

CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-1858

MAPSCO: N/A

SUBJECT

Authorize an amendment to Resolution No. 13-0864, previously approved on May 22, 2013, to authorize acquisition of a smaller tract of land containing approximately 83,060 square feet from James A. Loven and Debra J. Loven, located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Financing: No cost consideration to the City

BACKGROUND

This item authorizes an amendment and substitution of Exhibit "A" for the conveyance of the Fee Simple Interest in the approximately 83,060 square feet of land for the Lake Tawakoni 144-inch Pipeline Project.

The property owner refused access to survey the proposed area to be acquired. The Exhibit "A" of 83,113 square feet of land authorized by Resolution No. 13-0864 approved by Council on May 22, 2013 was based on a preliminary survey. The property owner has since allowed access and the current Exhibit "A" of 83,060 square feet of land is based on a certified survey of the proposed area to be acquired. The revised square footage did not affect the offer amount of \$50,700 (47,700, plus closing costs and title expenses not to exceed \$3,000), previously authorized by Resolution No. 13-0864.

All other provisions authorized by Resolution No. 13-0864 remain in full force and effect.

PRIOR ACTION / REVIEW (COUNCIL BOARDS, COMMISSIONS)

Authorized acquisition by purchase and/or condemnation on May 22, 2013, by Resolution No. 13-0864.

FISCAL INFORMATION

No cost consideration to the City.

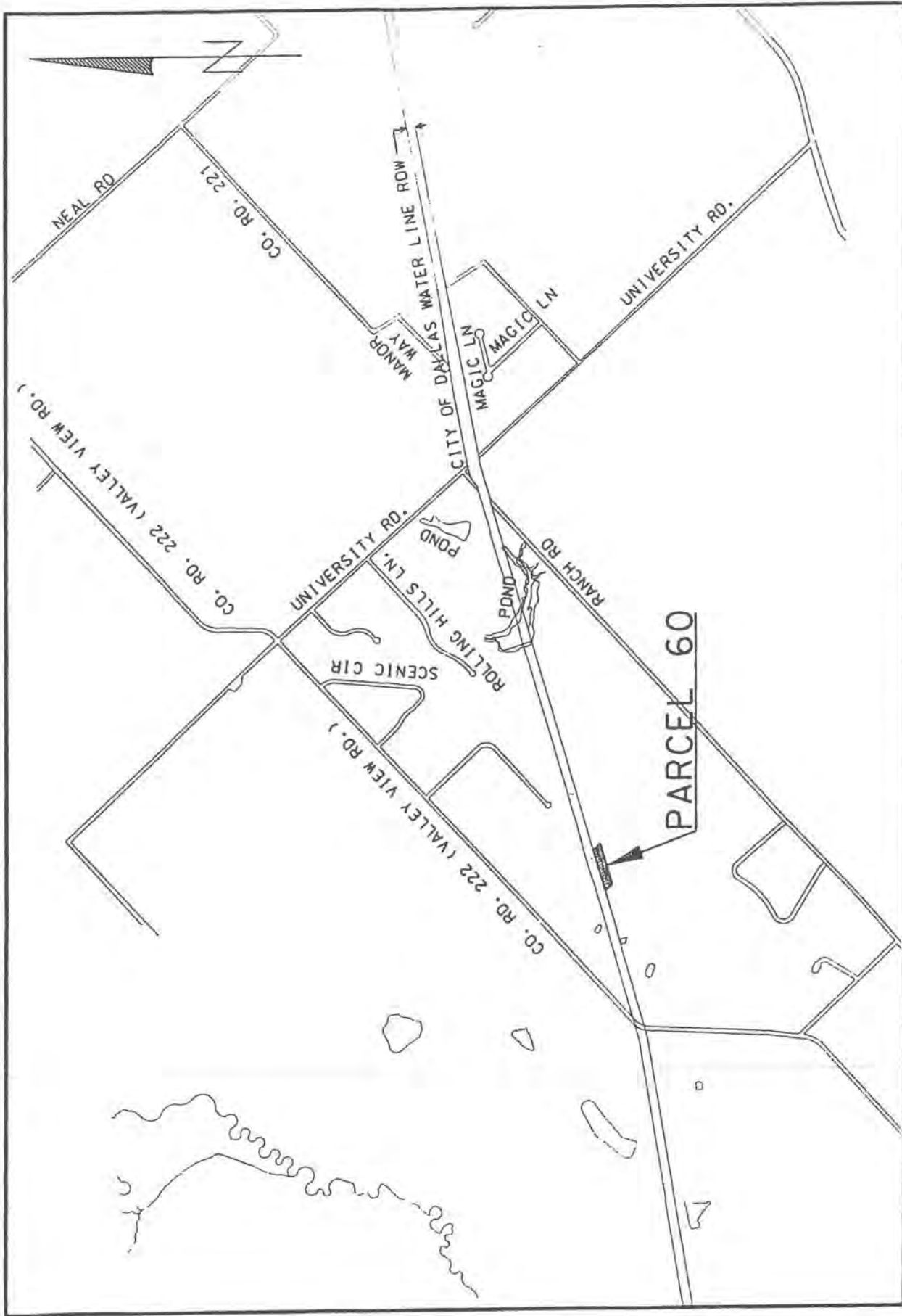
OWNERS

James A. Loven

Debra J. Loven

MAP

Attached



VICINITY MAP
 APPROXIMATE SCALE 1" = 2000'

November 12, 2014

WHEREAS, on May 22, 2013, Resolution No. 13-0864 authorized the acquisition by purchase and/or condemnation, of approximately 83,113 square feet of land from James A. Loven to facilitate the Lake Tawakoni 144-inch Pipeline Project as therein described; and

WHEREAS, the City has determined that the 83,113 square feet of land described in Exhibit "A" of Resolution No. 13-0864, was based on a preliminary survey which has been found to exceed the necessary square footage by 53 square feet; and

WHEREAS, the City has since received a certified survey of the metes and bounds description of the acquisition parcel of 83,060 square feet of land being more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes; and

WHEREAS, the change in the square footage of the land to be acquired did not change the offer amount of \$50,700 (47,700, plus closing costs and title expense not to exceed \$3,000); and

WHEREAS, the City of Dallas desires to authorize the City Manager to acquire the parcel of land consisting of 83,060 square feet for \$47,700 as provided in the form instrument described in Exhibit "B" attached hereto and which parcel is more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes; **Now, Therefore,**

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

SECTION 1. That Resolution No. 13-0864 is hereby amended to authorize acquisition by purchase and/or condemnation of the parcel consisting of 83,060 square feet of land as described in the revised Exhibit "A" attached hereto and made a part hereof for all purposes by the FIRST RESOLUTION amount set forth herein.

SECTION 2. The following definitions shall apply to this resolution:

"CITY": The City of Dallas

"FIRST RESOLUTION": Resolution No. 13-0864 approved by the Dallas City Council on May 22, 2013, to authorize the purchase of approximately 83,113 square feet of land in the amount of \$50,700 (\$47,700, plus closing costs and title expenses not to exceed \$3,000).

November 12, 2014

"PROPERTY": Approximately 83,060 square feet of land in Kaufman County, Texas, and being the same property more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining hereto.

"PROJECT": Lake Tawakoni 144-inch Pipeline Project

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

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

"OWNER": James A. Loven and Debra J. Loven, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"PURCHASE AMOUNT": \$47,700

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

"AUTHORIZED AMOUNT": \$50,700

SECTION 3. That in the event this acquisition closes, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein for the FIRST RESOLUTION amount as previously authorized on May 22, 2013, by Resolution No. 13-0864. The PURCHASE AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the FIRST RESOLUTION amount.

SECTION 4. All other provisions authorized by FIRST RESOLUTION remain in full force and effect.

November 12, 2014

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

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

BY: 
Assistant City Attorney

EXHIBIT A

**FIELD NOTES
DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION
OF RIGHT-OF-WAY FOR THE LAKE TAWAKONI RAW WATER
TRANSMISSION MAIN
KAUFMAN COUNTY, TEXAS
Parcel: 60**

BEING a 1.91 acre tract of land in the Juan Lopez Survey, Abstract No. 286, in Kaufman County, Texas, being part of a called 8.62 acre tract of land described as Tract "B", in a Special Warranty Deed to James A. Loven, dated September 24, 1984, as recorded in Volume 785, Page 872 of the Deed Records of Kaufman County, Texas (D.R.K.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "DAL-TECH" (hereinafter referred to as "with cap") set at the west corner of said "Tract B" and in the northeast line of a called 22.51 acre tract of land described in a Deed to Michael Franklin Green, dated October 10, 1988, as recorded in Volume 946, Page 594, D.R.K.C.T. and the southeast line of a City of Dallas Water Line Right-of-Way (variable width Right-of-Way at this point) as recorded in Volume 444, Page 466, D.R.K.C.T.;

THENCE North 70 degrees 11 minutes 16 seconds East, departing said northeast line and with said southeast line, a distance of 639.21 feet to a 1/2-inch iron rod with cap set at the north corner of said "Tract B" and in the southwest line of a called 19.68 acre tract of land described as "Tract II" in Warranty Deed to Wesley Raborn and Linda Raborn, dated April 17, 1996 as recorded in Volume 1208, Page 233, D.R.K.C.T.;

THENCE South 46 degrees 15 minutes 07 seconds East, departing said southeast line and with the northeast line of said "Tract B" and the southwest line of said "Tract II", a distance of 145.19 feet to a 1/2-inch iron rod with cap set;

THENCE South 70 degrees 11 minutes 16 seconds West, departing the northeast line of said "Tract B" and the southwest line of said "Tract II", a distance of 638.64 feet to a 1/2-inch iron rod with cap set in the southwest line of said Tract "B" and the northeast line of said Green tract;

THENCE North 46 degrees 27 minutes 07 seconds West, with the southwest line of said "Tract B" and the northeast line of said Green tract, a distance of 145.44 feet to the POINT OF BEGINNING and containing 83,060 square feet or 1.91 acres of land, more or less.

All bearings for this tract refer to the NAD-83 Texas State Plane Coordinate System, North Central Zone 4202, according to measurements made at NGS continuously operating reference stations Collin CORS ARP, Dallas CORS ARP, Kaufman CORS ARP, Tyler CORS ARP, and Paris CORS ARP. The Kaufman County scale factor of 1.000114077 as published by the Texas Department of Transportation, Dallas District was used for this project.

A plat of even survey date herewith accompanies this legal description.

Company Name: DAL-TECH Engineering, Inc.
TBPLS Firm No. 10123500

By:  Date: 9.25.13

Surveyor's Name: Patrick J. Baldasaro
Registered Professional Land Surveyor
Texas No. 5504



FIELD NOTES APPROVED:

pkc 10/21/13



EXHIBIT A

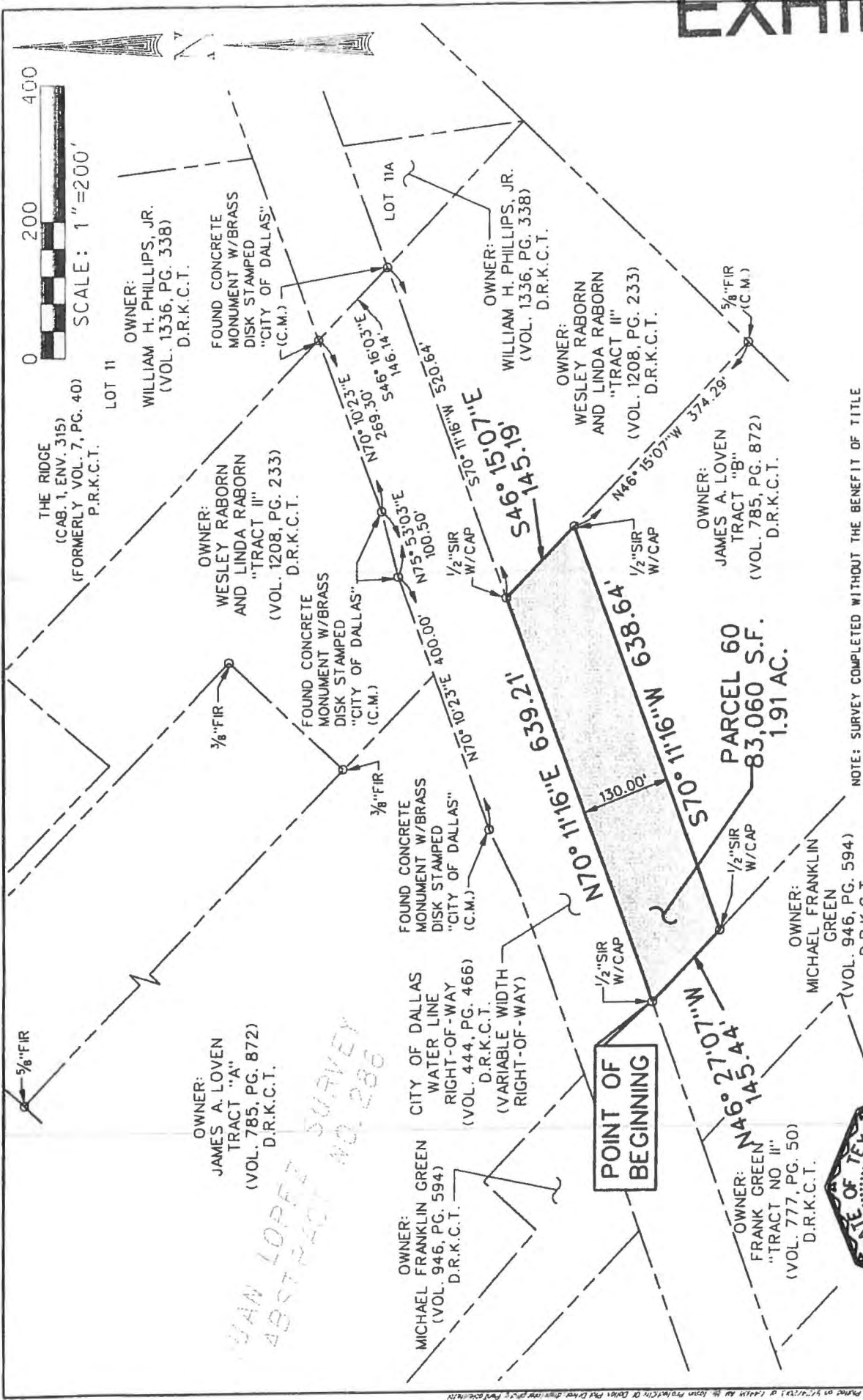


EXHIBIT OF A
RIGHT-OF-WAY ACQUISITION
 SITUATED IN THE
 JUAN LOPEZ SURVEY ABSTRACT NO. 286
 KAUFMAN COUNTY, TEXAS
 FOR THE
CITY OF DALLAS
 BY
 DAL-TECH ENGINEERING, INC., 17400 DALLAS PKWY SUITE 110
 DALLAS, TEXAS 75287, TEL. (972)250-2727 FAX (972)250-4774

NOTE: SURVEY COMPLETED WITHOUT THE BENEFIT OF TITLE COMMITMENT.
 ALL BEARINGS FOR THIS TRACT REFER TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, ACCORDING TO MEASUREMENTS MADE AT NGS CONTINUOUSLY OPERATING REFERENCE STATIONS COLLIN CORS ARP, DALLAS CORS ARP, KAUFMAN CORS ARP, TYLER CORS ARP, AND PARIS CORS ARP. THE KAUFMAN COUNTY SCALE FACTOR OF 1.000114077 AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, DALLAS DISTRICT WAS USED FOR THIS PROJECT.

LEGEND:
 S.F. SQUARE FEET
 C.M. CONTROL MONUMENT
 OF IR FOUND IRON ROD
 OF FIP FOUND IRON PIPE
 O 1/2" SIR 1/2" SET IRON ROD WITH A RED PLASTIC CAP STAMPED "DAL-TECH" OR "DTE"
 W/CAP W/ CAP
 O SX SET "X" CUT IN CONCRETE
 O FPK FOUND PK. NAIL
 O SPK SET PK. NAIL



JUAN LOPEZ SURVEY
 ABSTRACT NO. 286

EXHIBIT B

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

WARRANTY DEED

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

That James A. Loven and Debra J. Loven (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Kaufman, State of Texas, for and in consideration of the sum of FORTY SEVEN THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS (\$47,700.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, all of the property described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes.

SPECIAL PROVISIONS: This conveyance is made and accepted subject to the reservations 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 _____, _____

James A. Loven

Debra J. Loven

EXHIBIT B

* * * * *

STATE OF TEXAS '
COUNTY OF KAUFMAN '

This instrument was acknowledged before me on _____
by James A. Loven.

Notary Public, State of TEXAS

* * * * *

STATE OF TEXAS '
COUNTY OF KAUFMAN '

This instrument was acknowledged before me on _____
by Debra J. Loven.

Notary Public, State of TEXAS

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

Warranty Deed Log No. 37381

EXHIBIT A

FIELD NOTES
DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION
OF RIGHT-OF-WAY FOR THE LAKE TAWAKONI RAW WATER
TRANSMISSION MAIN
KAUFMAN COUNTY, TEXAS

Parcel: 60

BEING a 1.91 acre tract of land in the Juan Lopez Survey, Abstract No. 286, in Kaufman County, Texas, being part of a called 8.62 acre tract of land described as Tract "B", in a Special Warranty Deed to James A. Loven, dated September 24, 1984, as recorded in Volume 785, Page 872 of the Deed Records of Kaufman County, Texas (D.R.K.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "DAL-TECH" (hereinafter referred to as "with cap") set at the west corner of said "Tract B" and in the northeast line of a called 22.51 acre tract of land described in a Deed to Michael Franklin Green, dated October 10, 1988, as recorded in Volume 946, Page 594, D.R.K.C.T. and the southeast line of a City of Dallas Water Line Right-of-Way (variable width Right-of-Way at this point) as recorded in Volume 444, Page 466, D.R.K.C.T.;

THENCE North 70 degrees 11 minutes 16 seconds East, departing said northeast line and with said southeast line, a distance of 639.21 feet to a 1/2-inch iron rod with cap set at the north corner of said "Tract B" and in the southwest line of a called 19.68 acre tract of land described as "Tract II" in Warranty Deed to Wesley Raborn and Linda Raborn, dated April 17, 1996 as recorded in Volume 1208, Page 233, D.R.K.C.T.;

THENCE South 46 degrees 15 minutes 07 seconds East, departing said southeast line and with the northeast line of said "Tract B" and the southwest line of said "Tract II", a distance of 145.19 feet to a 1/2-inch iron rod with cap set;

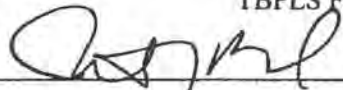
THENCE South 70 degrees 11 minutes 16 seconds West, departing the northeast line of said "Tract B" and the southwest line of said "Tract II", a distance of 638.64 feet to a 1/2-inch iron rod with cap set in the southwest line of said Tract "B" and the northeast line of said Green tract;

THENCE North 46 degrees 27 minutes 07 seconds West, with the southwest line of said "Tract B" and the northeast line of said Green tract, a distance of 145.44 feet to the POINT OF BEGINNING and containing 83,060 square feet or 1.91 acres of land, more or less.

All bearings for this tract refer to the NAD-83 Texas State Plane Coordinate System, North Central Zone 4202, according to measurements made at NGS continuously operating reference stations Collin CORS ARP, Dallas CORS ARP, Kaufman CORS ARP, Tyler CORS ARP, and Paris CORS ARP. The Kaufman County scale factor of 1.000114077 as published by the Texas Department of Transportation, Dallas District was used for this project.

A plat of even survey date herewith accompanies this legal description.

Company Name: DAL-TECH Engineering, Inc.
TBPLS Firm No. 10123500

By:  Date: 9.25.13

Surveyor's Name: Patrick J. Baldasaro
Registered Professional Land Surveyor
Texas No. 5504



FIELD NOTES APPROVED:



EXHIBIT A

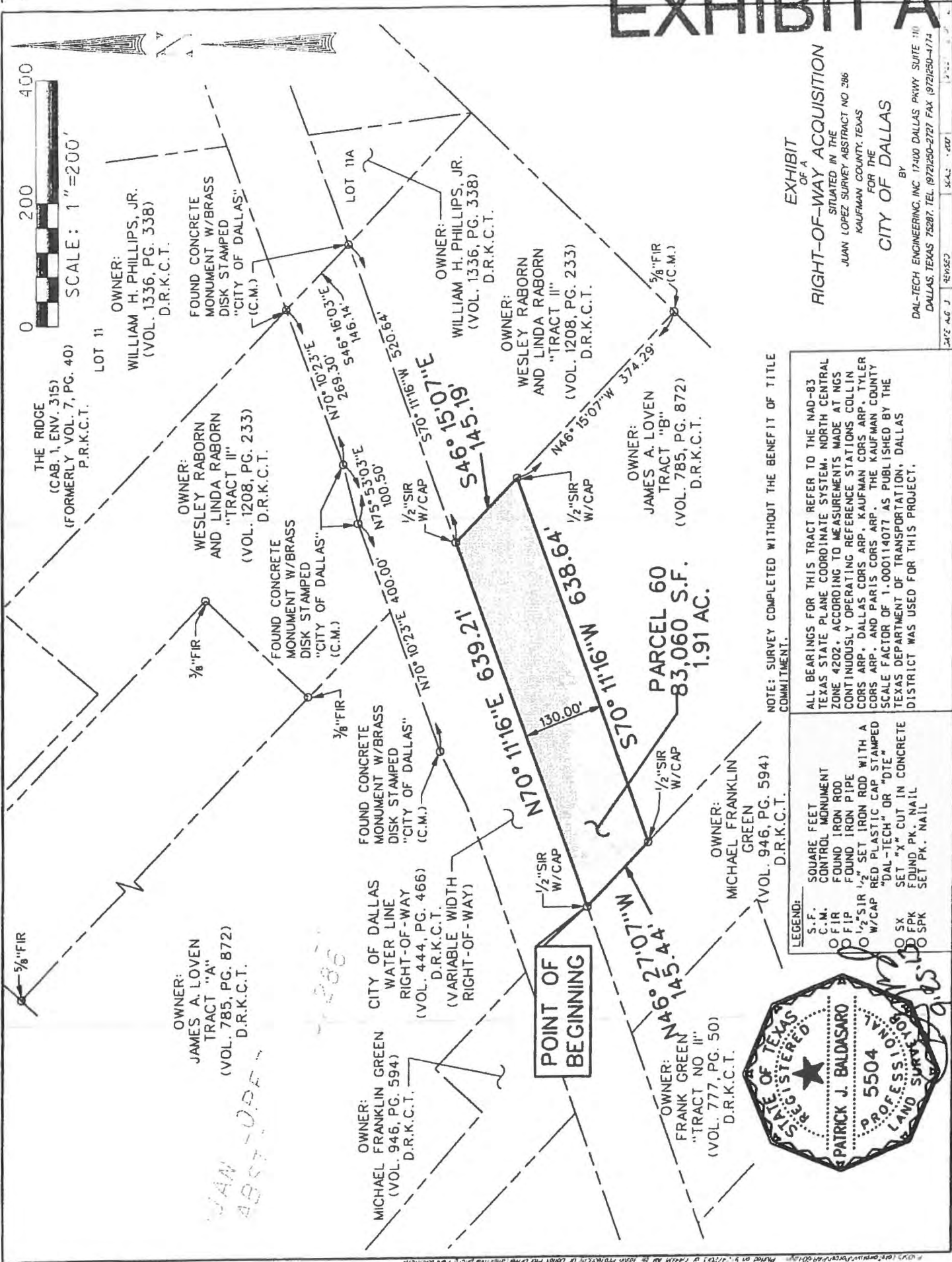


EXHIBIT OF A
RIGHT-OF-WAY ACQUISITION
 SITUATED IN THE
 JUAN LOPEZ SURVEY ABSTRACT NO 286
 KAUFMAN COUNTY, TEXAS
 FOR THE
CITY OF DALLAS
 BY
 DAL-TECH ENGINEERING, INC. 17400 DALLAS PKWY SUITE 110
 DALLAS, TEXAS 75287. TEL. (972)250-2727 FAX (972)250-4774

NOTE: SURVEY COMPLETED WITHOUT THE BENEFIT OF TITLE COMMITMENT.

ALL BEARINGS FOR THIS TRACT REFER TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. ACCORDING TO MEASUREMENTS MADE AT NGS CONTINUOUSLY OPERATING REFERENCE STATIONS COLLIN CORS ARP, DALLAS CORS ARP, KAUFMAN CORS ARP, TYLER CORS ARP, AND PARIS CORS ARP. THE KAUFMAN COUNTY SCALE FACTOR OF 1.000114077 AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, DALLAS DISTRICT WAS USED FOR THIS PROJECT.

- LEGEND:
- S.F. SQUARE FEET
 - C.M. CONTROL MONUMENT
 - OF IR FOUND IRON ROD
 - OF FIP FOUND IRON PIPE
 - O 1/2" SIR 1/2" SET IRON ROD WITH A RED PLASTIC CAP STAMPED "DAL-TECH" OR "DTE"
 - OX SET "X" CUT IN CONCRETE
 - OF EPK FOUND PK. NAIL
 - TO SPK SET PK. NAIL



JUAN LOPEZ ABSTRACT

286

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction
Public Works Department

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

MAPSCO: 45U

SUBJECT

Authorize an amendment to Resolution No. 14-0928, previously approved on June 11, 2014, to amend the Special Warranty Deed to the City from Matthews CCH Partners, L.P., for approximately 22,478 square feet of land improved with two buildings located near the intersection of Belleview and Browder Streets for the widening and extension of Belleview Street – Financing: No cost consideration to the City

BACKGROUND

This item authorizes an amendment and substitution of a Special Warranty Deed to include the recorded title exceptions as permitted exceptions for the previously approved Special Warranty Deed as the form instrument for the conveyance from Matthews CCH Partners, L.P., of approximately 22,478 square feet of land improved with two buildings located near the intersection of Belleview and Browder Streets for the widening and extension of Belleview Street.

All other provisions of Resolution No. 14-0928 remain in full force and effect.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized acquisition on June 11, 2014, by Resolution No. 14-0928.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

Matthews CCH Partners, L.P.

Matthews CCH Partners GP, LLC, General Partner

Matthews Holdings Southwest, Inc., Sole Member

John H. Matthews, President

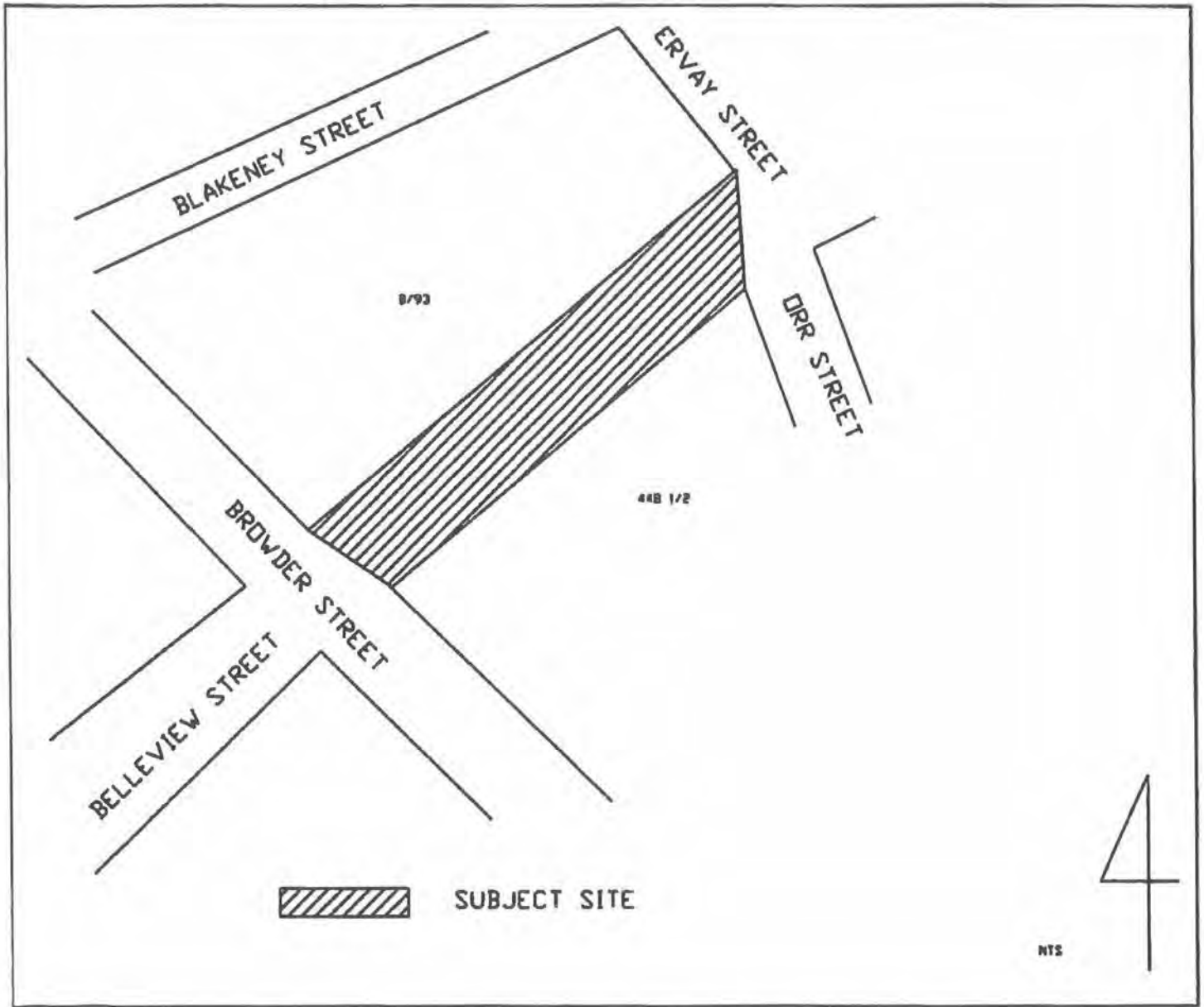
Kristian T. Teleki, Senior Vice President

Matt Stevens, Vice President

Bruce Bent, Secretary & Treasurer

MAP

Attached



BLAKENEY STREET

ERVAY STREET

DRR STREET

BROWDER STREET

BELLEVIEW STREET

8/93

44B 1/2



SUBJECT SITE



NTS

November 12, 2014

WHEREAS, on June 11, 2014, Resolution No.14-0928, authorized the acquisition of approximately 22,478 square feet of land improved with two buildings located near the intersection of Belleview and Browder Streets for the widening and extension of Belleview Street; and

WHEREAS, a Special Warranty Deed without permitted exceptions form was provided as Exhibit "B" to Resolution No. 14-0928 as the instrument to convey Fee Simple interest in the PROPERTY from the Owner to the City of Dallas; and

WHEREAS, the Owner has requested that the Special Warranty Deed, as approved by Resolution No. 14-0928, be amended to include recorded title exceptions as permitted exceptions; and

WHEREAS, the City of Dallas agrees to acquire the fee simple property interest, more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes by a Special Warranty Deed, subject to recorded title 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; **Now, Therefore,**

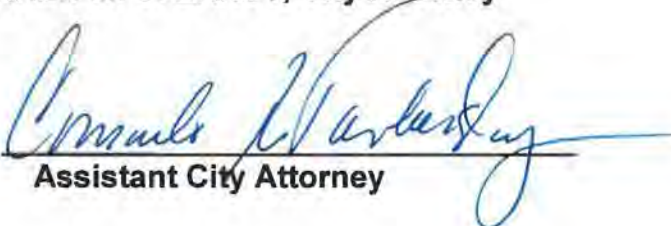
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Resolution No. 14-0928 is amended to substitute a Special Warranty Deed, substantially in the form described in Exhibit "B" attached hereto.

SECTION 2. All other provisions authorized by Resolution No. 14-0928 remain in full force and effect.

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

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

BY: 
Assistant City Attorney

Field Notes Describing a 22,478 Square Foot (0.516 Acre) Tract of Land To Be Acquired in City Block B/93 and 448 ½ From Matthews CCH Partners, LP For the Extension of Belleview St.

Being a 22,478 Sq. Ft. (0.516 Acres) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being a portion of Blocks B/93 and 448 ½, official City of Dallas Block Numbers, and being a portion of Tract C as conveyed to Matthews CCH Partners, LP by Special Warranty Deed dated March 11, 2013 and recorded in Instrument No. 201300075811, Official Public Records, Dallas County, Texas (OPRDCT) and being more particularly described as follows:

BEGINNING at a Cotton Spindle found at the intersection of the southwest line of Ervay St. (Variable Width Right-of-Way) and the northwest line of Orr St. (50' Width Right-of-Way), as shown on City of Dallas Drawing B290-1 on file in the City of Dallas Survey Records Vault, said nail being the most easterly north corner of said Matthews CCH Partners, LP tract and also the most easterly corner of Block B/93 from which the intersection of the southeast line of Blakeney St. (Variable Width Right-of-Way) and the southwest line of said Ervay St. bears, North 45°29'38" West, a distance of 211.82 feet (212.00 feet – deed);

THENCE South 46°07'44" West, along the northwest line of said Orr St., a distance of 24.61 feet (19.00 feet – deed) to a point (unable to set) at an inner ell corner in said Orr St.;

THENCE South 42°56'17" East, along the said southwest line of Orr St. and the northeast line of said Matthews CCH Partners, LP tract, a distance of 56.73 feet to a Mag Nail with red anodized washer stamped "CITY OF DALLAS" (hereinafter referred to as "with washer") set (Texas State Plane Grid Coordinates; N=6968105.9434, E=2493848.2081) in the new southeast line of Belleview St. (57.5' Width Right-of-Way) said Mag nail also being at the beginning of a non-tangent curve to the right with a radius of 278.78 feet and a chord that bears South 45°10'10" West, a distance of 19.11 feet;

THENCE departing said southwest line of Orr St. over and across said Matthews CCH Partners LP tract with said curve to the right and along the new southeast line of said Belleview St. through a central angle of 3°55'38", an arc length of 19.11 feet to a Mag Nail with washer set;

THENCE South 47°07'59" West, continuing along the new southeast line of said Belleview St., and over and across said Matthews CCH Partners, LP tracts, a distance of 123.28 feet to a Mag Nail with washer set at the beginning of a curve to the right with a radius of 5608.16 feet and a chord that bears South 48°09'36" West, a distance of 201.03 feet;

THENCE continuing along the new southeast line of said Belleview St., and over and across said Matthews CCH Partners, LP tracts, through a central angle of 2°03'14", an arc length of 201.04 feet to a Mag Nail with washer set;

THENCE South 49°11'13" West, continuing along the new southeast line of said Belleview St., and over and across said Matthews CCH Partners, LP tracts, a distance of 47.16 feet to a 5/8" Iron Rod with red plastic cap stamped "CITY OF DALLAS" (herein after referred to as "with cap") set in the northeast line of Browder St. (Variable Width Right-of-Way) (Texas State Plane Grid Coordinates; N=6967843.7224, E=2493558.8801);

Field Notes Describing a 22,478 Square Foot (0.516 Acre) Tract of Land To Be Acquired in City Block B/93 and 448 ½ From Matthews CCH Partners, LP For the Extension of Belleview St.

THENCE North 43°06'27" West, along the said northeast line of Browder St. and the southwest line of said Matthews CCH Partners, LP tract, a distance of 51.02 feet to a 5/8" Iron Rod with cap set at an offset corner in the northeast line of said Browder St.;

THENCE North 46°57'05" East, along the northeast line of said Matthews CCH Partners, LP tract, a distance of 6.43 feet to a Mag Nail with washer set at an inner ell corner in the southwest line of said Matthews CCH Partners, LP tract;

THENCE North 43°36'03" West, along the northeast line of said Browder St. and the southwest line of said Matthews CCH Partners, LP tract, a distance of 6.28 feet to a Mag Nail with washer in the northeast line of said Browder St. and the new northwest line of said Belleview St.;

THENCE North 49°11'13" East, departing the northeast line of said Browder St and over and across said Matthews CCH Partners, LP tract, and with the new northwest line of said Belleview St., a distance of 43.08 feet to a Mag Nail with washer set at the beginning of a curve to the left having a radius of 5550.66 feet and a chord that bears North 48°09'36" East, a distance of 198.97 feet;

THENCE continuing over and across said Matthews CCH Partners, LP tract, with said curve to the left through a central angle of 2°03'14", an arc length of 198.98 feet to a Mag Nail with washer set;

THENCE North 47°07'59" East, departing continuing over and across said Matthews CCH Partners, LP tract, and with the new northwest line of said Belleview St., a distance of 123.28 feet to a point (unable to set) at the beginning of a curve to the left having a radius of 221.28 feet and a chord that bears North 41°28'20" East, a distance of 43.66 feet;

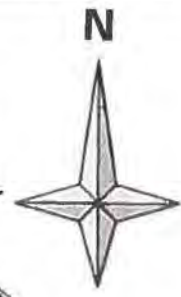
THENCE continuing over and across said Matthews CCH Partners, LP tract, with said curve to the left through a central angle of 11°19'19", an arc length of 43.66 feet to a Mag Nail with washer set in the northeast line of said Matthews CCH Partners, LP and the southwest line of said Ervay St.;

THENCE South 45°29'38" East, along the southwest line of said Ervay St. and the northeast line of said Matthews CCH Partners, LP tract, a distance of 4.00 feet to the **POINT OF BEGINNING** and containing 22,478 Sq. Ft. (0.516 Acres) of land.

BASIS OF BEARINGS: Bearings are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.

D. U. G. G. G.
1/29/14

EXHIBIT A



$R = 221.28'$
 $\Delta = 11^{\circ}19'19''$
 $L = 43.66'$
 $LC = 43.66'$
 $CB = N41^{\circ}28'20'' E$

$S45^{\circ}29'38'' E$
 $4.00'$ (Variable Width Right-of-Way)
 $N46^{\circ}57'05'' W$
 $21.82'$
 $21.82'$
 $21.82'$
 $21.82'$
 $207.82'$ TO BLAKENEY ST.

BLAKENEY ST.
 (Variable Width Right-of-Way)
 John Grigsby Survey
 Abstract No. 495

BLOCK B / 93

MATTHEWS CCH PARTNERS, LP
 INST. NO. 201300075811, TRACT C

POINT OF BEGINNING
 Fnd Cotton Spindle

Fnd Cotton Spindle
 POINT OF BEGINNING

Not Set Inaccessible

1 STORY BRICK BLDG TO REMAIN

2 STORY BRICK BLDG TO BE REMOVED

ORR ST.
 (Variable Width Right-of-Way)

6968105.9434
 2493848.2081

$R = 5550.66'$
 $\Delta = 2^{\circ}03'14''$
 $L = 198.98'$
 $LC = 198.97'$
 $CB = N48^{\circ}09'36'' E$

$R = 278.78'$
 $\Delta = 3^{\circ}55'38''$
 $L = 19.11'$
 $LC = 19.11'$
 $CB = S45^{\circ}10'10'' W$

22478 Sq. Ft.
 (0.518 acres)
 To Be Acquired

BLOCK 448 1/2

1 STORY BRICK SHQP TO BE REMOVED

1 STORY METAL SHQP TO REMAIN

** WINRS LTD. TRACT NO.

- Mag Nail w' City of Dallas" Washer (Set)
- 58" IR w' City of Dallas" Washer (Set)
- 60D Nail
- To Be Acquired

BASIS OF BEARINGS: Bearing are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.

Sheet 3 of 3

Dr. H. Copeland
 1/24/14

$N43^{\circ}36'03'' W$
 $6.28'$
 $N46^{\circ}57'05'' E$
 $6.43'$

BELLEVIEW ST. EXTENSION
 (57.5' Width Right-of-Way)

$R = 5608.16'$
 $\Delta = 2^{\circ}03'14''$
 $L = 201.04'$
 $LC = 201.03'$
 $CB = S48^{\circ}09'36'' W$

MATTHEWS CCH PARTNERS, LP
 INST. NO. 201300075811, TRACT C

6967843.7224
 2493558.8801

BELLEVIEW ST.
 (Variable Width Right-of-Way)

BROWDER ST.
 (Variable Width Right-of-Way)

BELLEVIEW STREET EXTENSION			
Property Acquisition for Street Widening			
MATTHEWS CCH PARTNERS, LP			
DEPT. OF PUBLIC WORKS & TRANSPORTATION			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
D. Copeland	141818R SURVEY (COPELAND) Bellevue/PlatMatthwsCCH-REVISED.dwg	As Noted	1/29/14
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
D. Copeland	D. Copeland	Blocks C/93 448 1/2	

EXHIBIT B

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

SPECIAL WARRANTY DEED

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

That Matthews CCH Partners, L.P., a Texas limited partnership (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of TWO HUNDRED FIFTEEN THOUSAND EIGHT HUNDRED TEN AND NO/100 DOLLARS (\$215,810.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, all of the property described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes.

SPECIAL PROVISIONS: None.

The conveyance and warranty of title of this Special Warranty Deed are subject to the exceptions described in Exhibit "B", attached hereto and incorporated herein for all purposes, to the extent of record in the official Real Property Records of Dallas County, Texas and affective as to the property conveyed.

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, by, through or under Grantor, but not otherwise.

EXECUTED this _____ day of _____, _____.

[SIGNATURE ON FOLLOWING PAGE]

EXHIBIT B

MATTHEWS CCH PARTNERS, L.P.,
a Texas limited partnership

BY: MATTHEWS CCH PARTNERS GP, LLC,
a Texas limited liability company,
its general partner

BY: MATTHEWS HOLDINGS SOUTHWEST, INC.,
a Texas corporation,
its sole member

BY: _____
Kristian T. Teleki
Senior Vice President

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on the _____ day of _____, 201__, by Kristian T. Teleki, Senior Vice President of Matthews Holdings Southwest, Inc., a Texas corporation, sole member of Matthews CCH Partners GP, LLC, a Texas limited liability company, the general partner of Matthews CCH Partners, L.P., a Texas limited partnership on behalf of said limited partnership.

Notary Public, State of TEXAS

* * * * *

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

Special Warranty Deed Log No. 35758

EXHIBIT B

Exhibit B Permitted Exceptions

1. Sanitary sewer easements as shown on City of Dallas Sewer Map G-12C.
2. Easement granted by G.W. Works to the City of Dallas, filed 05/06/1941, recorded in Volume 2258, Page 266, Real Property Records, Dallas County, Texas.
3. Easement granted by W.W. Conley et al to the City of Dallas, filed 03/17/1942, recorded in Volume 2340, Page 480, Real Property Records, Dallas County, Texas.
4. Easement granted by Wayne C. Davis, Jr. to the City of Dallas, filed 05/06/1941, recorded in Volume 2258, Page 267, Real Property Records, Dallas County, Texas.
5. Easement granted by Jose Martin to the City of Dallas, filed 05/06/1941, recorded in Volume 2258, Page 270, Real Property Records, Dallas County, Texas.
6. Easement granted by Anne Frisque to the City of Dallas, filed 05/06/1941, recorded in Volume 2258, Page 269, Real Property Records, Dallas County, Texas.
7. All visible and apparent easements or uses and all visible and apparent underground easements or uses, the existence of which may arise by unrecorded grant or by use.

Field Notes Describing a 22,478 Square Foot (0.516 Acre) Tract of Land To Be Acquired in City Block B/93 and 448 ½ From Matthews CCH Partners, LP For the Extension of Bellevue St.

Being a 22,478 Sq. Ft. (0.516 Acres) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being a portion of Blocks B/93 and 448 ½, official City of Dallas Block Numbers, and being a portion of Tract C as conveyed to Matthews CCH Partners, LP by Special Warranty Deed dated March 11, 2013 and recorded in Instrument No. 201300075811, Official Public Records, Dallas County, Texas (OPRDCT) and being more particularly described as follows:

BEGINNING at a Cotton Spindle found at the intersection of the southwest line of Ervay St. (Variable Width Right-of-Way) and the northwest line of Orr St. (50' Width Right-of-Way), as shown on City of Dallas Drawing B290-1 on file in the City of Dallas Survey Records Vault, said nail being the most easterly north corner of said Matthews CCH Partners, LP tract and also the most easterly corner of Block B/93 from which the intersection of the southeast line of Blakeney St. (Variable Width Right-of-Way) and the southwest line of said Ervay St. bears, North 45°29'38" West, a distance of 211.82 feet (212.00 feet – deed);

THENCE South 46°07'44" West, along the northwest line of said Orr St., a distance of 24.61 feet (19.00 feet – deed) to a point (unable to set) at an inner ell corner in said Orr St.;

THENCE South 42°56'17" East, along the said southwest line of Orr St. and the northeast line of said Matthews CCH Partners, LP tract, a distance of 56.73 feet to a Mag Nail with red anodized washer stamped "CITY OF DALLAS" (hereinafter referred to as "with washer") set (*Texas State Plane Grid Coordinates; N=6968105.9434, E=2493848.2081*) in the new southeast line of Bellevue St. (57.5' Width Right-of-Way) said Mag nail also being at the beginning of a non-tangent curve to the right with a radius of 278.78 feet and a chord that bears South 45°10'10" West, a distance of 19.11 feet;

THENCE departing said southwest line of Orr St. over and across said Matthews CCH Partners LP tract with said curve to the right and along the new southeast line of said Bellevue St. through a central angle of 3°55'38", an arc length of 19.11 feet to a Mag Nail with washer set;

THENCE South 47°07'59" West, continuing along the new southeast line of said Bellevue St., and over and across said Matthews CCH Partners, LP tracts, a distance of 123.28 feet to a Mag Nail with washer set at the beginning of a curve to the right with a radius of 5608.16 feet and a chord that bears South 48°09'36" West, a distance of 201.03 feet;

THENCE continuing along the new southeast line of said Bellevue St., and over and across said Matthews CCH Partners, LP tracts, through a central angle of 2°03'14", an arc length of 201.04 feet to a Mag Nail with washer set;

THENCE South 49°11'13" West, continuing along the new southeast line of said Bellevue St., and over and across said Matthews CCH Partners, LP tracts, a distance of 47.16 feet to a 5/8" Iron Rod with red plastic cap stamped "CITY OF DALLAS" (herein after referred to as "with cap") set in the northeast line of Browder St. (Variable Width Right-of-Way) (*Texas State Plane Grid Coordinates; N=6967843.7224, E=2493558.8801*);

Field Notes Describing a 22,478 Square Foot (0.516 Acre) Tract of Land To Be Acquired in City Block B/93 and 448 ½ From Matthews CCH Partners, LP For the Extension of Belleview St.

THENCE North 43°06'27" West, along the said northeast line of Browder St. and the southwest line of said Matthews CCH Partners, LP tract, a distance of 51.02 feet to a 5/8" Iron Rod with cap set at an offset corner in the northeast line of said Browder St.;

THENCE North 46°57'05" East, along the northeast line of said Matthews CCH Partners, LP tract, a distance of 6.43 feet to a Mag Nail with washer set at an inner ell corner in the southwest line of said Matthews CCH Partners, LP tract;

THENCE North 43°36'03" West, along the northeast line of said Browder St. and the southwest line of said Matthews CCH Partners, LP tract, a distance of 6.28 feet to a Mag Nail with washer in the northeast line of said Browder St. and the new northwest line of said Belleview St.;

THENCE North 49°11'13" East, departing the northeast line of said Browder St and over and across said Matthews CCH Partners, LP tract, and with the new northwest line of said Belleview St., a distance of 43.08 feet to a Mag Nail with washer set at the beginning of a curve to the left having a radius of 5550.66 feet and a chord that bears North 48°09'36" East, a distance of 198.97 feet;

THENCE continuing over and across said Matthews CCH Partners, LP tract, with said curve to the left through a central angle of 2°03'14", an arc length of 198.98 feet to a Mag Nail with washer set;

THENCE North 47°07'59" East, departing continuing over and across said Matthews CCH Partners, LP tract, and with the new northwest line of said Belleview St., a distance of 123.28 feet to a point (unable to set) at the beginning of a curve to the left having a radius of 221.28 feet and a chord that bears North 41°28'20" East, a distance of 43.66 feet;

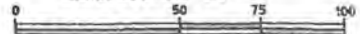
THENCE continuing over and across said Matthews CCH Partners, LP tract, with said curve to the left through a central angle of 11°19'19", an arc length of 43.66 feet to a Mag Nail with washer set in the northeast line of said Matthews CCH Partners, LP and the southwest line of said Ervay St.;

THENCE South 45°29'38" East, along the southwest line of said Ervay St. and the northeast line of said Matthews CCH Partners, LP tract, a distance of 4.00 feet to the **POINT OF BEGINNING** and containing 22,478 Sq. Ft. (0.516 Acres) of land.

BASIS OF BEARINGS: Bearings are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.

D. H. G. [Signature]
11/24/14

EXHIBIT A



$R = 221.28'$
 $\Delta = 11^\circ 19' 19''$
 $L = 43.66'$
 $LC = 43.66'$
 $CB = N41^\circ 28' 20'' E$

$S45^\circ 29' 38'' E$
 $4.00'$ (Variable Width Right-of-Way)
 $N45^\circ 29' 38'' W$
 $21.82'$
 $22.99'$
 $207.52'$ TO BLAKENEY ST.

BLAKENEY ST.
 (Variable Width Right-of-Way)
 John Griggsby Survey
 Abstract No. 495

BLOCK B / 93

MATTHEWS CCH PARTNERS, LP
 INST. NO. 201300075811, TRACT C

POINT OF BEGINNING
 Fnd Cotton Spindle

Fnd Cotton Spindle
 POINT OF BEGINNING

Not Set Inaccessible

ORR ST.
 (Variable Width Right-of-Way)

6968105 9434
 2493848 2081

1 STORY BRICK BLDG TO REMAIN

2 STORY BRICK BLDG TO BE REMOVED

SULLIVAN DR.
 (Variable Width Right-of-Way)

$R = 5550.66'$
 $\Delta = 2^\circ 03' 14''$
 $L = 198.98'$
 $LC = 198.97'$
 $CB = N48^\circ 09' 36'' E$

$R = 278.78'$
 $\Delta = 3^\circ 55' 38''$
 $L = 19.11'$
 $LC = 19.11'$
 $CB = S45^\circ 10' 10'' W$

22478 Sq. Ft.
 (0.516 acres)
 To Be Acquired

BLOCK 448 12

1 STORY BRICK SHOP TO BE REMOVED

1 STORY METAL SHOP TO REMAIN

WINRS LTD.
 TRACT NO.

- Mag Nail w/ City of Dallas" Washer (Set)
- 5/8" IR w/ City of Dallas" Washer (Set)
- 60D Nail
- To Be Acquired

BASIS OF BEARINGS: Bearing are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.

Sheet 3 of 3



Dr. H Copeland
 1/23/14

BELLEVIEW ST. EXTENSION
 (57.5' Width Right-of-Way)

$R = 5608.16'$
 $\Delta = 2^\circ 03' 14''$
 $L = 201.04'$
 $LC = 201.03'$
 $CB = S48^\circ 09' 36'' W$

MATTHEWS CCH PARTNERS, LP
 INST. NO. 201300075811, TRACT C

6967543 7224
 2493550 8601

BELLEVIEW ST.
 (Variable Width Right-of-Way)

BROWDER ST.
 (Variable Width Right-of-Way)

BELLEVIEW STREET EXTENSION			
Property Acquisition for Street Widening			
MATTHEWS CCH PARTNERS, LP			
DEPT. OF PUBLIC WORKS & TRANSPORTATION			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPERNAME	DESIGN FILE NAME	SCALE	DATE
D. Copeland	K:\BEGINSURVEY\COPELAND\Bellevue\Publ\MatthewsCCH-REVISED.dwg	As Noted	1/29/14
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
D. Copeland	D. Copeland	Blocks C93 488 12	

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 8
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 73 L 74 K

SUBJECT

Authorize a boundary adjustment agreement with the City of DeSoto on properties located on the west side of Old Hickory Trail, north of Daniieldale Road and on the south side of Daniieldale Road, east of Polk Street - Financing: No cost consideration to the City

BACKGROUND

In 2012, USAA Real Estate Company (USAA) undertook the development of a new ±157-acre business park located within both the City of Dallas and the City of DeSoto. As part of a June 2012 development agreement with the City of Dallas, USAA committed to work with the City of Dallas to secure a southward municipal boundary adjustment to ensure that three planned buildings within the business park would be fully located within the City of Dallas.

USAA is currently working with both the City of Dallas and the City of DeSoto to implement appropriate boundary adjustments to accomplish this. As part of this coordination, a ±3.1-acre strip of land, which was never annexed by the City of Dallas or the City of DeSoto, but within the City of Dallas’s extraterritorial jurisdiction, was identified. The tract of land, located adjacent to and west of Old Hickory Trail, includes a portion of the right-of-way needed for roadway improvements to facilitate the development of this area.

On September 24, 2014, the Dallas City Council approved a waiver of the extraterritorial jurisdiction by the City of Dallas to establish contiguous city limits. This will allow the City of DeSoto to annex the ±3.1-acre tract of land since it is more easily served by the City of DeSoto. Once annexation by the City of DeSoto is finalized Dallas will receive from DeSoto, through a boundary adjustment agreement, the necessary right-of-way to complete the roadway improvements that will benefit both cities.

BACKGROUND (Continued)

At the same time, again through boundary adjustment agreements with DeSoto, Dallas will receive from DeSoto the approximately 12-acre site to accommodate the business park development in Dallas and DeSoto will receive an approximately ±4.5-acre site from the City of Dallas for development in DeSoto.

Both properties are less than 1,000 feet in width and qualify under Section 43.031 of the Texas Local Government Code as a candidate for a mutually agreeable municipal boundary adjustment. This action authorizes the City Manager to enter into and execute the proposed boundary adjustment agreement. The City Council will be asked to consider approval of an ordinance adopting the boundary adjustment agreement at a later date.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 18, 2014, the Economic Development Committee recommended the item to full council for approval.

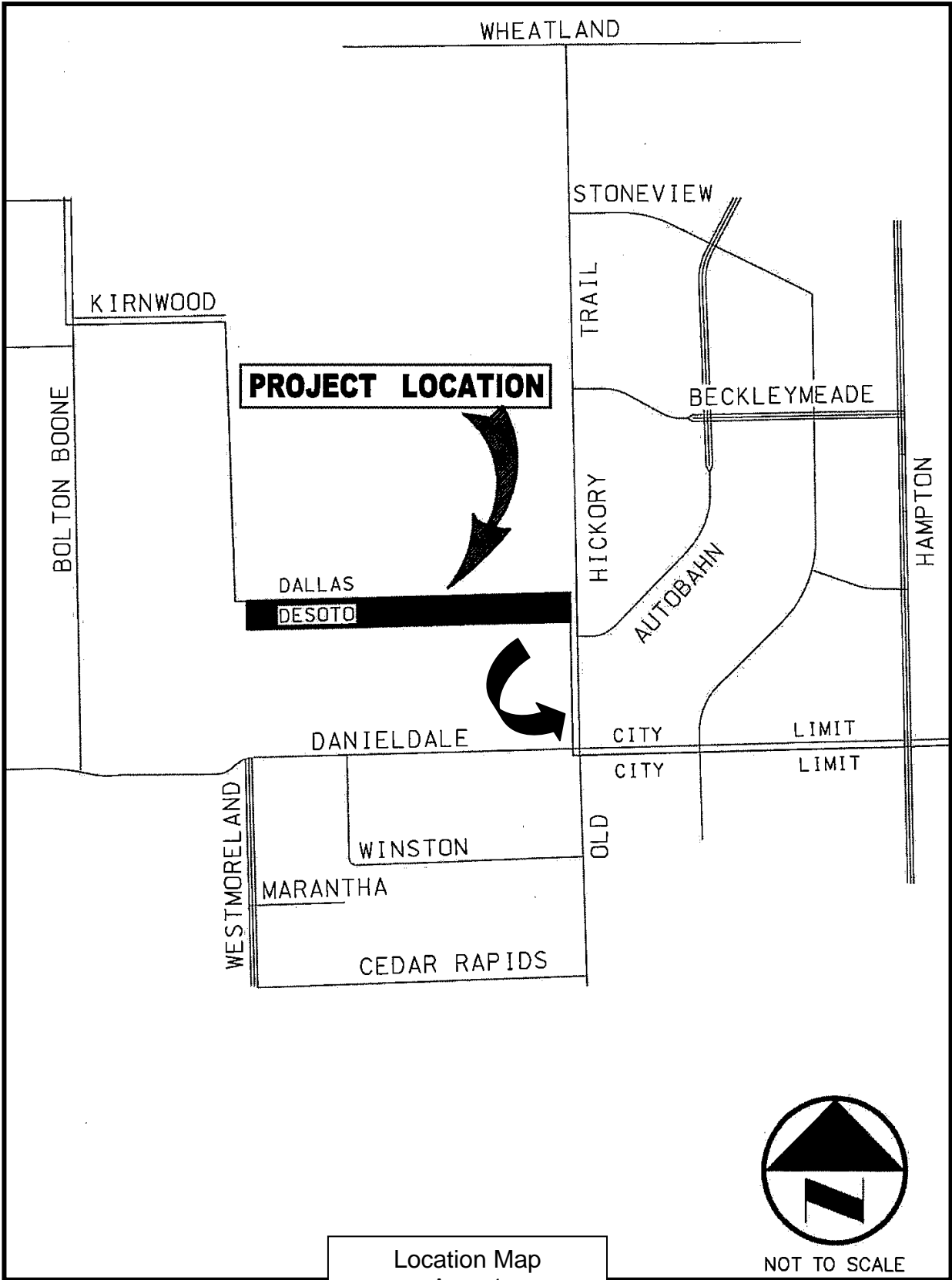
On September 24, 2014, the Dallas City Council approved Ordinance No. 29485 waiving the extraterritorial jurisdiction of the City of Dallas on 3.1 acres of land located in Dallas County west of Old Hickory Trail, north of Daniieldale Road, in favor of the City of DeSoto.

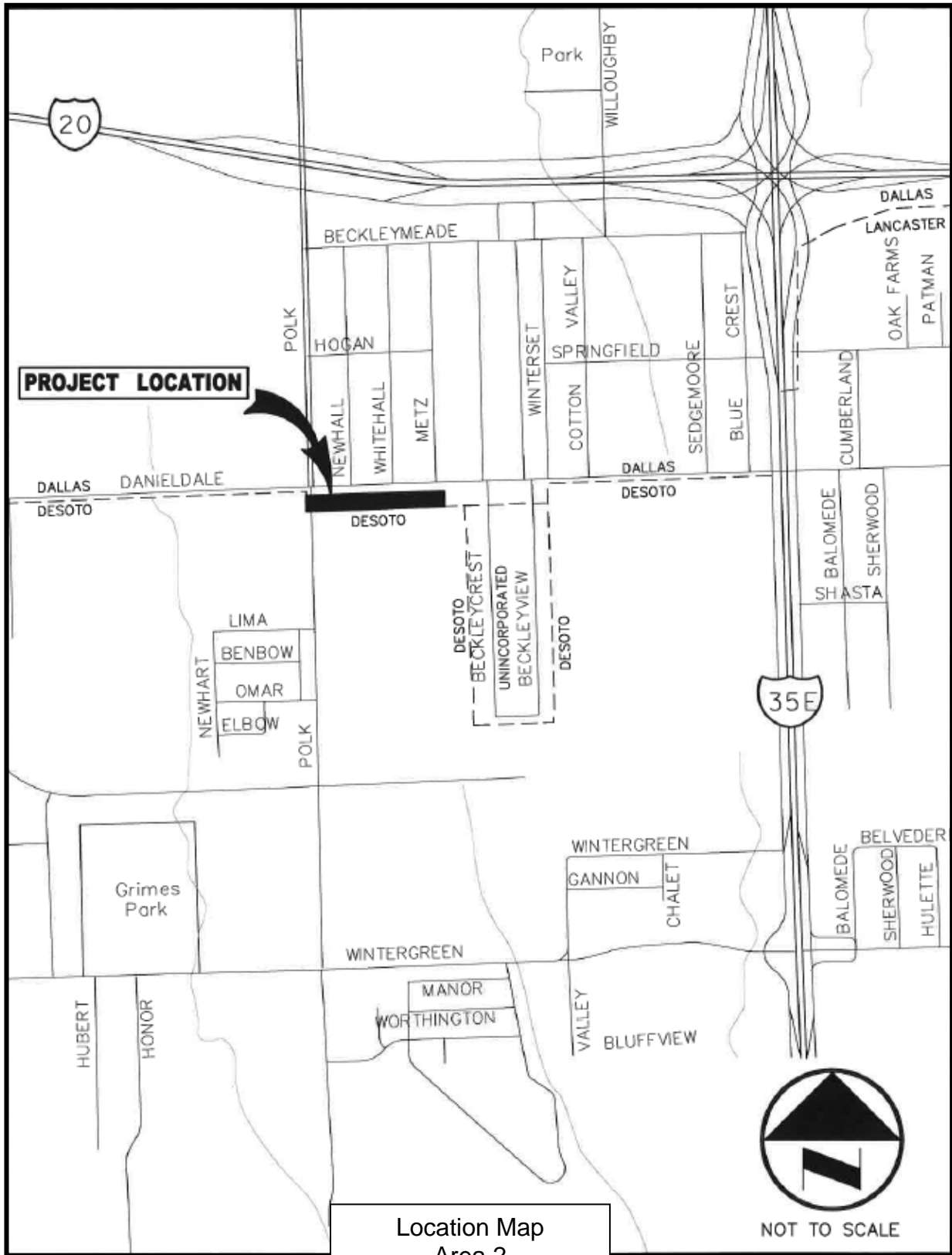
FISCAL INFORMATION

No cost consideration to the City.

MAPS

Attached.





November 12, 2014

WHEREAS, it is the desire of the cities of Dallas and DeSoto to adjust their common city limit boundaries to establish clear demarcation lines for the efficient development and delivery of city services to their citizens; and

WHEREAS, it is the desire of the City of Dallas to enter into a written agreement with the City of DeSoto wherein both parties agree to adjust their common boundary; **Now, Therefore,**

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

SECTION 1. That the City Manager is hereby authorized and directed to execute a boundary adjustment agreement with the City of DeSoto on behalf of the city.

SECTION 2. That the city agrees to the inclusion of a tract of land, along with all extraterritorial jurisdiction pertaining thereto, located at the west line of Old Hickory Trail (Exhibit A), into the city limits of the City of Dallas.

SECTION 3. That the city agrees to the release of a tract of land, along with all extraterritorial jurisdiction pertaining thereto, located at the south line of Daniieldale Road and the east line of Polk Street in the City of Dallas (Exhibit B), into the city limits of the City of DeSoto.

SECTION 4. That the agreement authorized by this resolution shall be ratified by future ordinance, thus effecting an exchange of these tracts of land with the City of DeSoto.

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.

Field Notes Describing a
13.053 Acre Tract of Land Situated In Block 7553 and
The Isaac Wiley Survey, Abstract No. 1545
Dallas County, Texas

DESCRIPTION, of a 13.053 acre tract of land situated in the Isaac Wiley Survey, Abstract No. 1545, Dallas County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to US Real Estate Limited Partnership recorded in Instrument No. 201200177423 of the Official Public Records of Dallas County, Texas; said 13.053 acre tract being more particularly described as follows (bearing basis for this survey is based on an assumed bearing of North 00 degrees, 32 minutes, 23 seconds East for an east line of Lot 15, Block A/7553, Rose Court At Thorntree, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2004032, Page 410 of said Official Public Records):

COMMENCING, at a 5/8-inch iron rod with "PACHECO KOCH" cap found in the west right-of-way line of Old Hickory Trail (a variable width right-of-way); said point being the southeast corner of said Lot 15, an angle point in the said west line of Old Hickory Trail and in the north line of said US Real Estate tract;

THENCE, North 88 degrees, 41 minutes, 12 seconds East, along an offset in the said west line of Old Hickory Trail and the said north line of the US Real Estate tract, a distance of 9.85 feet to a 1-inch iron rod found at the northeast corner of said US Real Estate tract; said point being an angle point in the said west line of Old Hickory Trail;

THENCE, South 00 degrees, 22 minutes, 15 seconds West, along the said west line of Old Hickory Trail and the east line of said US Real Estate tract, a distance of 1,313.73 feet to the POINT OF BEGINNING (not monumented); said point being a reentrant corner of the City of Dallas City Limit Line according to City of Dallas Ordinance No. 15219 (passed July 6, 1976);

THENCE, South 00 degrees, 22 minutes, 15 seconds West, continuing along the said west line of Old Hickory Trail, the said east line of the US Real Estate tract and a west line of the said City of Dallas City Limit Line, at a distance of 1,290.26 feet passing a 3/4-inch iron rod found at the southeast corner of said US Real Estate tract and the northwest intersection of the said west line of Old Hickory Trail and the north right-of-way line of Daniieldale Road (a 60-foot wide right-of-way), then continuing along the projected west line of said Old Hickory Trail, in all a total distance of 1,350.27 feet to a point for corner (not monumented) at the intersection of the said projected west line of Old Hickory Trail and the projected south line of said Daniieldale Road; said point being a southwest corner of the said City of Dallas City Limit Line;

THENCE, South 89 degrees, 13 minutes, 26 seconds West, along the said projected south line of Daniieldale Road, a distance of 9.05 feet to a point for corner (not monumented);

Field Notes Describing a
13.053 Acre Tract of Land Situated In Block 7553 and
The Isaac Wiley Survey, Abstract No. 1545
Dallas County, Texas

THENCE, departing the said projected south line of Danieldale Road and crossing the said right-of-way of Danieldale Road, and then into and across said US Real Estate tract, the following three (3) courses and distances:

North 00 degrees, 16 minutes, 10 seconds East, at a distance of 60.01 feet passing the said north line of Danieldale Road and the south line of said US Real Estate tract, then continuing in all a total distance of 1,042.82 feet to an angle point (not monumented);

North 00 degrees, 24 minutes, 20 seconds East, a distance of 95.88 feet to a point for corner (not monumented);

South 89 degrees, 13 minutes, 26 seconds West, a distance of 2,621.40 feet to a point for corner (not monumented) in the west line of said US Real Estate tract and the east line of a tract of land described in General Warranty Deed to Raymond Garfield, Jr. recorded in Volume 99205, Page 1832 of the Deed Records of Dallas County, Texas;

THENCE, North 00 degrees, 43 minutes, 32 seconds West, along the said west line of the US Real Estate tract and the said east line of Garfield tract, a distance of 211.50 feet to a point for corner (not monumented).

THENCE, North 89 degrees, 13 minutes, 26 seconds East, departing the said west line of the US Real Estate tract and the said east line of the Garfield tract and into and across said US Real Estate tract, a distance of 2,636.28 feet to the POINT OF BEGINNING.

CONTAINING, 568,579 square feet or 13.053 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.

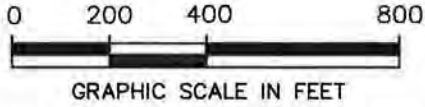


08/19/2014

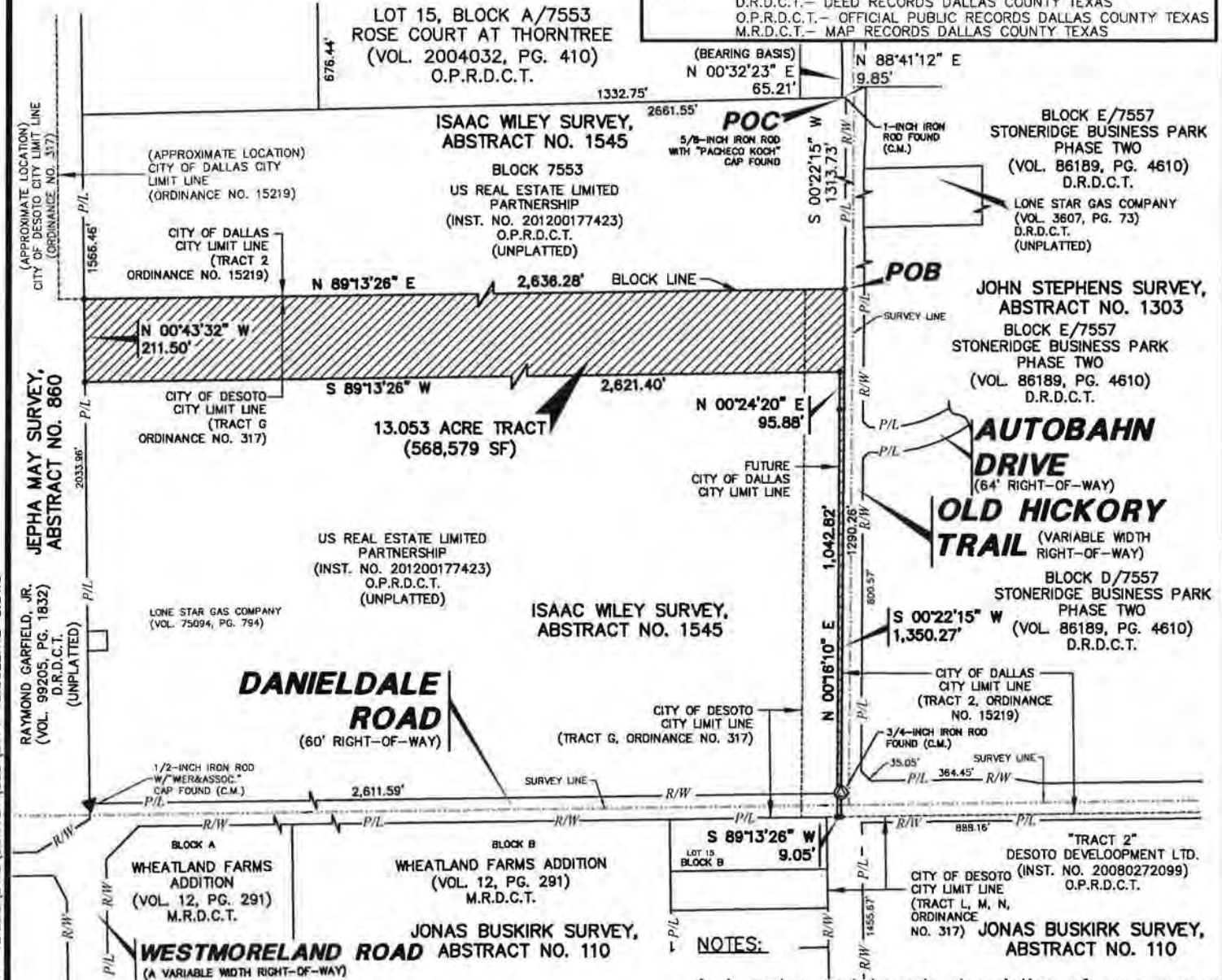
Michael C. Clover
Registered Professional Land Surveyor No. 5225
Pacheco Koch Consulting Engineers, Inc.
8350 N. Central Expwy, #1000, Dallas TX 75206
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00



3114-12.202EX12-2.doc
3114-12.202EX12-2.dwg jan



LEGEND	
● (C.M.)	POINT FOR CORNER (NOT MONUMENTED) CONTROLLING MONUMENT
● (C.M.)	POINT OF COMMENCING MONUMENT
— P/L —	PROPERTY LINE
— R/W —	PARCEL LINE
— R/W —	R.O.W. LINE
●	POINT OF BEGINNING
●	POINT OF COMMENCING



- NOTES:**
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
 2. Bearing system for this survey is based on an assumed bearing of North 00 degrees, 32 minutes, 23 seconds East for an east line of Lot 15, Block A/7553, Rose Court At Thorntree, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2004032, Page 410 of the Official Public Records of Dallas County, Texas.
 3. The survey abstract lines shown hereon are approximate and are not located on the ground.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the tract of land described.



Michael C. Clover Date 08/19/2014
 Texas Registered Professional Land Surveyor No. 5225

Pacheco Koch 8350 N. CENTRAL EXPWY. SUITE 1000
 DALLAS, TX 75206 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 DALLAS ■ FORT WORTH ■ HOUSTON TX REG. SURVEYING FIRM LS-1000B000

DRAWN BY JAN	CHECKED BY MCC	SCALE 1"=400'	DATE AUGUST 2014	JOB NUMBER 3114-12.202
------------------------	--------------------------	-------------------------	----------------------------	----------------------------------

13.053 ACRE TRACT
 LOCATED IN THE
 ISAAC WILEY SURVEY, ABSTRACT NO. 1545
 DALLAS COUNTY, TEXAS
 SHEET 3 OF 3

M:\DWG-31\3114-12.202\DWG\SURVEY\C3D\3114-12.202EX12-2.DWG
 08/18/2014 5:32PM
 M.CLOVER

WHEATLAND

STONEVIEW

KIRNWOOD

TRAIL

BOLTON BOONE

PROJECT LOCATION

BECKLEYMEADE

DALLAS

DESOTO

HICKORY

AUTOBAHN

HAMPTON

DANIELDALE

CITY
CITY

LIMIT
LIMIT

WESTMORELAND

WINSTON

OLD

MARANTHA

CEDAR RAPIDS



LOCATOR MAP

NOT TO SCALE

Exhibit A

Name: EX12-2

North: 6918109.96' East: 2466812.02'

Segment #1 : Line

Course: S0° 22' 15"W Length: 1350.27'
North: 6916759.72' East: 2466803.29'

Segment #2 : Line

Course: S89° 13' 26"W Length: 9.05'
North: 6916759.60' East: 2466794.24'

Segment #3 : Line

Course: N0° 16' 10"E Length: 1042.82'
North: 6917802.41' East: 2466799.15'

Segment #4 : Line

Course: N0° 24' 20"E Length: 95.88'
North: 6917898.28' East: 2466799.82'

Segment #5 : Line

Course: S89° 13' 26"W Length: 2621.40'
North: 6917862.77' East: 2464178.67'

Segment #6 : Line

Course: N0° 43' 32"W Length: 211.50'
North: 6918074.25' East: 2464175.99'

Segment #7 : Line

Course: N89° 13' 26"E Length: 2636.28'
North: 6918109.96' East: 2466812.02'

Perimeter: 7967.19' Area: 568579 Sq. Ft. / 13.053 Acres
Error Closure: 0.00 Course: S33° 35' 29"W
Error North: -0.001 East: -0.000

Precision 1: 11381696

**FIELD NOTES DESCRIBING A 4.4681 ACRES (194,632 SQ FT)
PART OF A TRACT OF UNPLATTED LAND IN
THE CITY OF DESOTO, TEXAS;
OWNED BY KTR DAL SOUTH I, LLC AND
PRESENTLY SITUATED WITHIN THE CITY OF DALLAS**

DESCRIPTION, of a 4.4681 acre (194,632 square foot) unplatted tract of land situated in the A. Wampler Survey, Abstract No. 1539, Dallas County, Texas; said tract presently being situated within City Block 8351; said tract being part of that certain tract of land described in Special Warranty Deed described as Tract 3 to KTR DAL South I, LLC recorded in Instrument No. 201400116907 of the Official Public Records of Dallas County, Texas and part of Polk Street (a variable width right-of-way); said 4.4681 acre tract being more particularly described as follows:

COMMENCING, from a 3/4-inch iron pipe found (Controlling Monument) for a common reentrant corner of said KTR DAL South I, LLC tract and the southwest corner of the terminus of a 10-foot alley, of Lot 1, Block 1/8351, Subdivision Part of Block 8351, an addition to the City of Dallas, Texas, according to the plat recorded in Volume 67069, Page 1880 of said Deed Records;

THENCE, North 01 degrees, 05 minutes, 54 seconds West, along the common east line of said Don-Wood tract and the west line of said Lot 1, Block 1/8351, a distance of 45.00 feet to the POINT OF BEGINNING (not monumented); said point being in the north line of the City of DeSoto City Limit according to City of DeSoto Ordinance No. 562 (passed June 21, 1983);

THENCE, departing said common line, along the north line of the City of DeSoto City Limit, over and across said KTR DAL South I, LLC tract, the following two (2) calls:

South 88 degrees, 56 minutes, 06 seconds West, a distance of 1,425.40 feet to a point for corner (not monumented) at a reentrant corner in the north line of the City of DeSoto City Limit;

North 01 degrees, 01 minutes, 56 seconds West, a distance of 133.72 feet to a point for corner (not monumented) in the north line of the City of DeSoto City Limit;

THENCE, North 88 degrees, 42 minutes, 25 seconds East, departing the north line of City of DeSoto City Limit, at a distance of 89.33 feet passing a 5/8-inch iron rod found (Controlling Monument) at the north end of a corner clip in the south line of Danieldale Road (a variable width right-of-way), continuing along the south line of Danieldale Road, at a distance of 175.50 feet, departing the south line of Danieldale Road, continuing over and across said Don-Wood tract for a total distance of 1,425.25 feet to a point for corner (not monumented) in the common east line of said KTR DAL South I, LLC tract and the west line of said Lot 1, Block 1/8351;

**FIELD NOTES DESCRIBING A 4.4681 ACRES (194,632 SQ FT)
PART OF A TRACT OF UNPLATTED LAND TO BE IN
THE CITY OF DESOTO, TEXAS;
OWNED BY KTR DAL SOUTH I, LLC AND
PRESENTLY SITUATED WITHIN THE CITY OF DALLAS**

THENCE, South 01 degrees, 05 minutes, 54 seconds East, along said common line a distance of 139.39 feet to the POINT OF BEGINNING;

CONTAINING, 4.4681 acres or 194,632 square feet of land, more or less.

Basis of bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All distances are surface distances. Surface Adjustment Scale Factor: 1.000136506

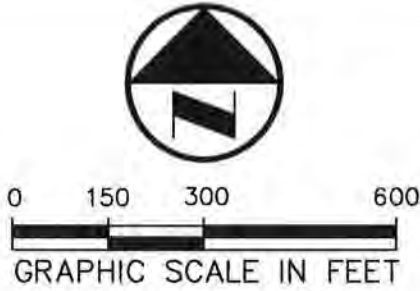
(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.

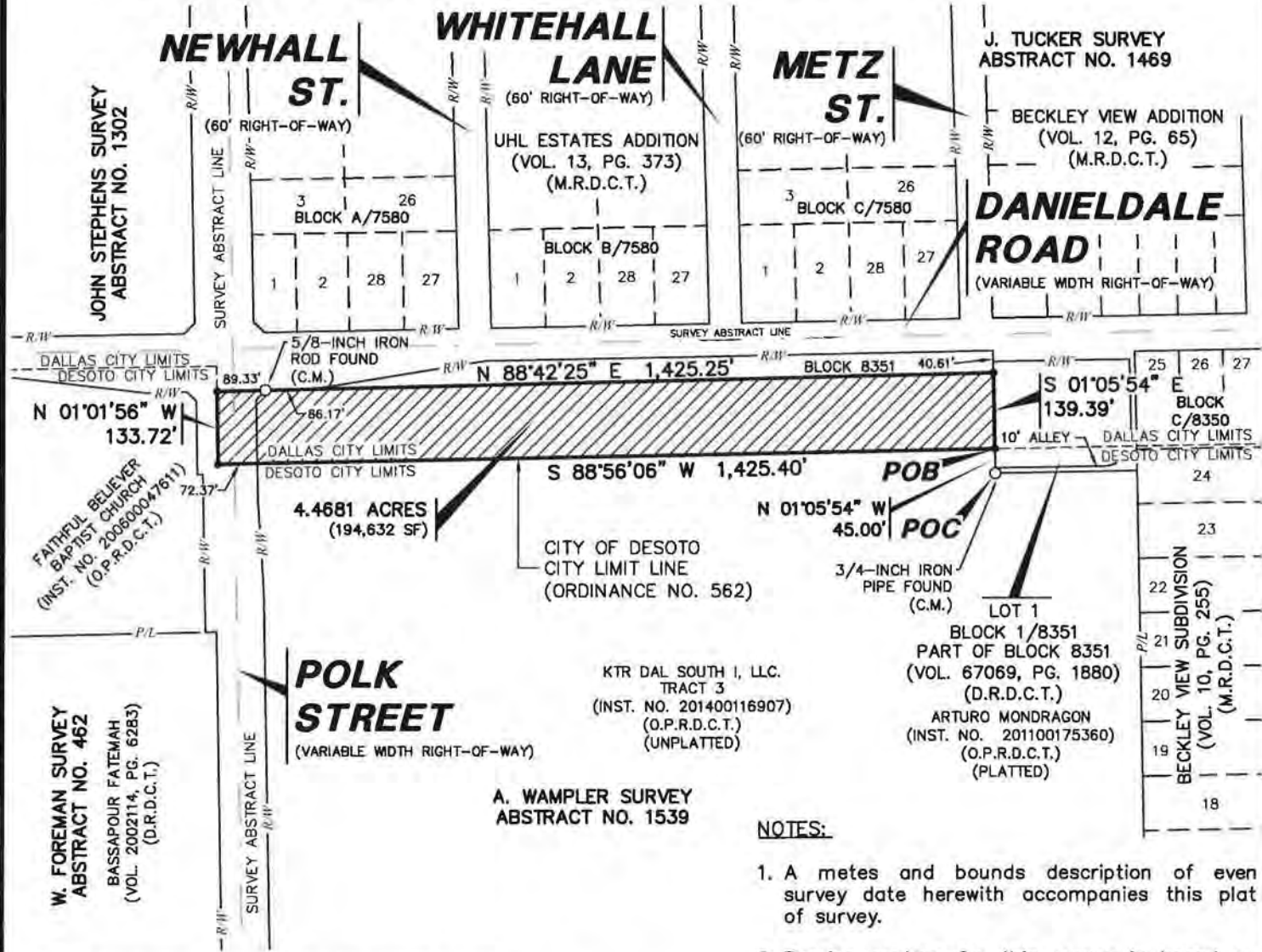
 8/27/14
Justin W. Waldrip Date
Texas Registered Professional Land Surveyor No. 6179
Pacheco Koch Consulting Engineers, Inc.
8350 N. Central Expwy, #1000, Dallas TX 75206
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00



City limit-desoto parcel 3-2014-2.doc
3479-14.061EX1.dwg jan



LEGEND	
•	POINT FOR CORNER (NOT MONUMENTED)
— P/L —	PROPERTY LINE
— R/W —	R.O.W. LINE
---	LOT LINE
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
(C.M.)	CONTROLLING MONUMENT
(M.R.D.C.T.)	MAP RECORDS OF DALLAS COUNTY, TEXAS
(D.R.D.C.T.)	DEED RECORDS OF DALLAS COUNTY, TEXAS
(O.P.R.D.C.T.)	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS



Z:\CTP\POLK AND DANIELDALE\3479-14.061EX1-2.DWG 08/27/2014 - 4:46PM CPHILLIPS

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the tract described.

Justin W. Waldrip 8/27/14
 Justin W. Waldrip
 Registered Professional
 Land Surveyor No. 6179



NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the North American Datum of 1983, Texas State Plane Coordinate System, North Central Texa, Zone 4202; distances shown have been modified to surface values by applying a combined scale factor of 1.000136506.
3. The survey abstract lines shown hereon are approximate and are not located on the ground.

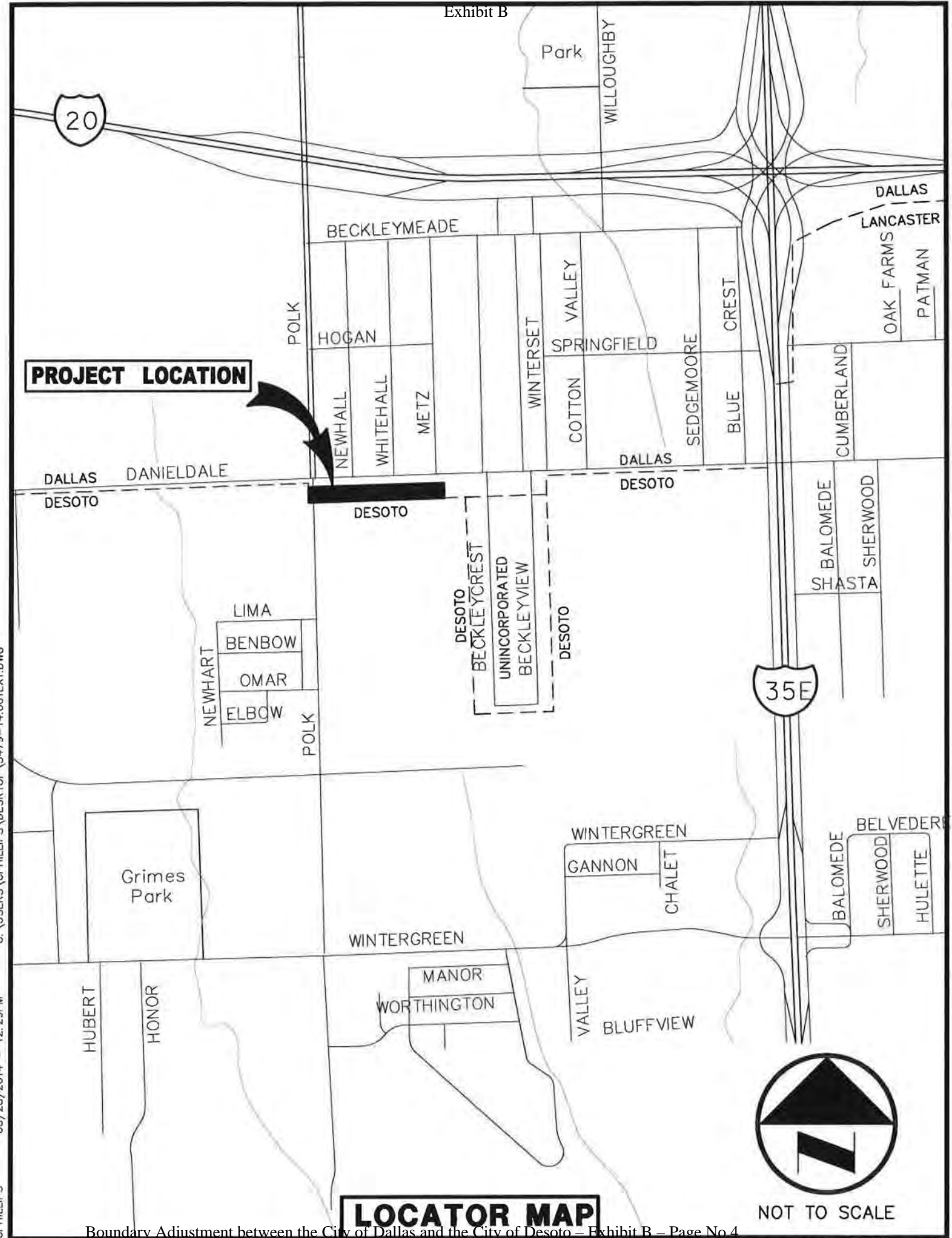
Pacheco Koch 8350 N. CENTRAL EXPWY. SUITE 1000
 DALLAS, TX 75206 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 DALLAS • FORT WORTH • HOUSTON TX REG. SURVEYING FIRM LS-10008000

4.4681 ACRE TRACT
 PRESENTLY SITUATED WITHIN THE CITY OF DALLAS, LOCATED IN THE A. WAMPLER SURVEY, ABSTRACT NO. 1539 W. FOREMAN SURVEY, ABSTRACT NO. 462 DALLAS COUNTY, TEXAS
 SHEET 3 OF 3

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	JWW	1"=300'	AUGUST 2014	3479-14.061



PROJECT LOCATION



LOCATOR MAP



NOT TO SCALE

Exhibit B

3479-14.061 Closure Sheet.txt

Northing	Easting	Bearing	Distance
6918103.63	2481207.48	S 88°56'06" W	1425.40
6918077.13	2479782.33	N 01°01'56" W	133.72
6918210.83	2479779.92	N 88°42'25" E	1425.25
6918242.99	2481204.81	S 01°05'54" E	139.39
6918103.63	2481207.48		

Closure Error Distance> 0.0047 Error Bearing> S 52°35'37" E
Closure Precision> 1 in 661397.7 Total Distance> 3123.76
Polyline Area: 194636 sq ft, 4.4682 acres

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 1
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 43 Y; Z

SUBJECT

An ordinance granting a Specific Use Permit for a Convalescent and nursing homes, hospice care, and related institutions use and a resolution accepting the termination of deed restrictions on property zoned Subdistrict 4A of Planned Development District No. 714 the West Commerce Street/Fort Worth Avenue Special Purpose District, on the northeast line of Bahama Drive, south of Fort Worth Avenue - Z123-334 - Financing: No cost consideration to the City

BACKGROUND

On January 22, 2014, the City Council approved a Specific Use Permit for a Convalescent and nursing homes, hospice care, and related institutions use and termination of the deed restrictions on property zoned Subdistrict 4A of Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, located on the northeast line of Bahama Drive, south of Fort Worth Avenue and instructed that the ordinance be brought back on a later date.

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

On November 7, 2013, the City Plan Commission recommended approval of a Specific Use Permit for a Convalescent and nursing homes, hospice care, and related institutions use and termination of the deed restrictions on property zoned Subdistrict 4A of Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, located on the northeast line of Bahama Drive, south of Fort Worth Avenue.

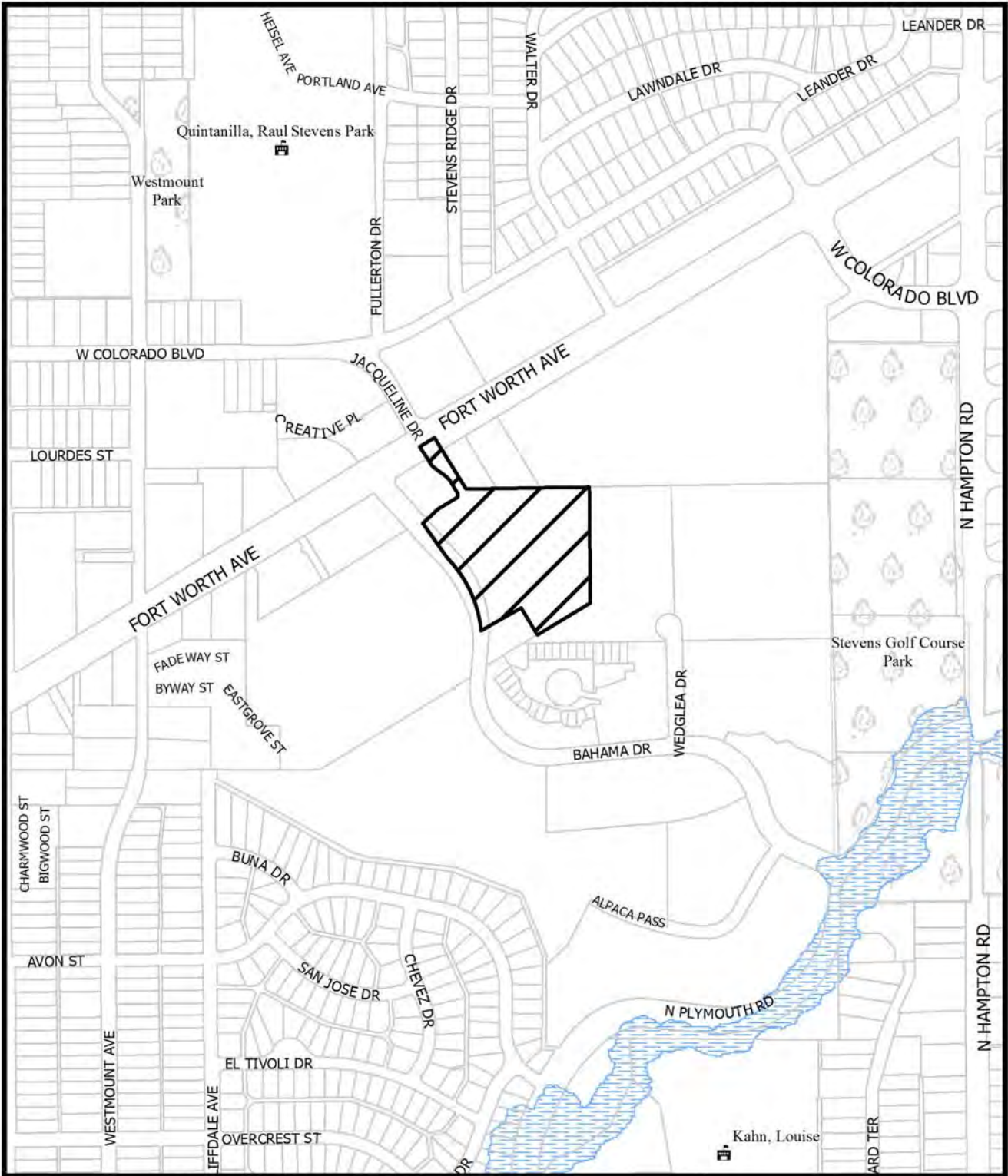
On January 22, 2014, the City Council approved a Specific Use Permit for a Convalescent and nursing homes, hospice care, and related institutions use and termination of the deed restrictions on property zoned Subdistrict 4A of Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, located on the northeast line of Bahama Drive, south of Fort Worth Avenue and instructed that the ordinance be brought back on a later date.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached.



1:6,000

VICINITY MAP

Case no: Z123-334

Date: 10/25/2013

FILE NUMBER: Z123-334(RB)

DATE FILED: July 17, 2013

LOCATION: Northeast Line of Bahama Drive, South of Ft. Worth Avenue

COUNCIL DISTRICT: 1

MAPSCO: 43 Y, Z

SIZE OF REQUEST: Approx. 5.8 Acres

CENSUS TRACT: 68

APPLICANT/OWNER: Pacifica Harborview Kessler, LLC

REPRESENTATIVE: Santos Martinez

REQUEST: An application for a Specific Use Permit for a Convalescent and nursing homes, hospice care, and related institutions use and to terminate the deed restrictions on property within Subdistrict 4A of Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, located on the northeast line of Bahama Drive, south of Ft. Worth Avenue

SUMMARY: The applicant is proposing to provide for nursing home units within the existing retirement housing development. Additionally, existing deed restrictions providing for permitted uses are being requested for termination.

CPC RECOMMENDATION: Approval for a ten-year period with eligibility for automatic renewal for additional fifteen-year periods, subject to a site plan and conditions, and approval of the termination of existing deed restrictions.

STAFF RECOMMENDATION: Approval for a ten-year period with eligibility for automatic renewal for additional fifteen-year periods, subject to a site plan and conditions, and approval of the termination of existing deed restrictions.

Pacifica Harborview Kessler LLC
List of Officers

Ash Israni	Chairman
Deepak Israni	Secretary
Naresh Kotwani	Member

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 2
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 46L

SUBJECT

An ordinance abandoning a portion of Gleason Avenue and a barrier easement to Jubilee Park and Community Center Corporation, the abutting owner, containing a total of approximately 17,014 square feet of land, located near the intersection of Gurley and Gleason Avenues, authorizing the quitclaim and providing for the dedication of approximately 2,916 square feet of needed land for street right-of-way - Revenue: \$11,546, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of Gleason Avenue and a barrier easement to Jubilee Park and Community Center Corporation, the abutting owner. The abandonment areas will be included with the property of the abutting owner to construct a community soccer field.

Notices were sent to 57 property owners located within 300 feet of the proposed abandonment area. There were no responses received in opposition to this request.

PRIOR ACTION /REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Revenue: \$11,546, plus the \$20 ordinance publication fee

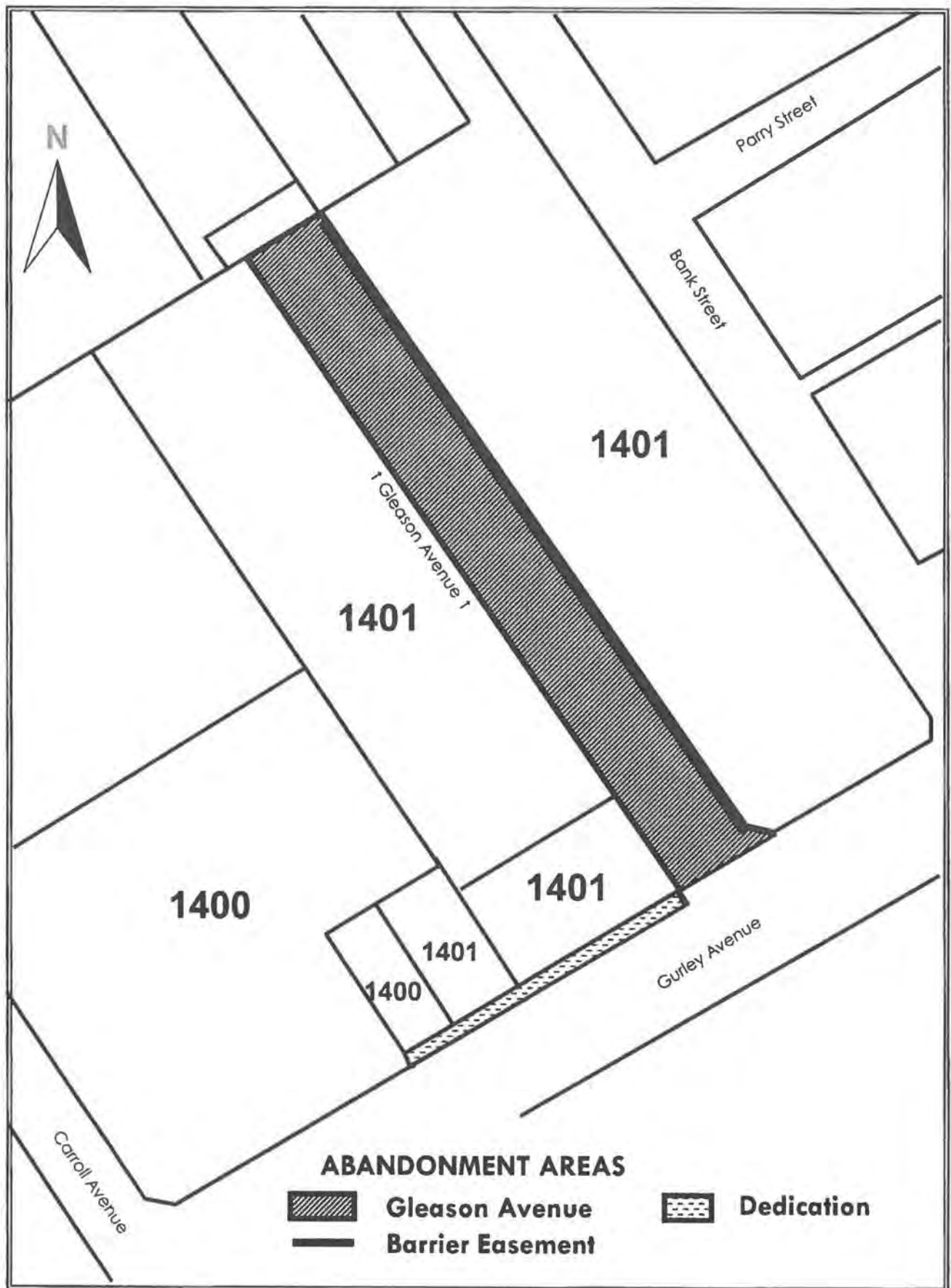
OWNER

Jubilee Park and Community Center Corporation

Walter Humann, President

MAP

Attached



ORDINANCE NO. _____

An ordinance providing for the abandonment of a portion of Gleason Avenue and a barrier easement located in and adjacent to City Block 1401 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Jubilee Park and Community Center Corporation (also known as: Jubilee Park & Community Center Corporation, The Jubilee Park & Community Center Corp., Jubilee Park and Community Center Corp.); providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the conveyance of needed land to the City of Dallas; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing a future effective date for this abandonment; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Jubilee Park and Community Center Corporation (also known as: Jubilee Park & Community Center Corporation, The Jubilee Park & Community Center Corp., Jubilee Park and Community Center Corp.), a Texas non profit corporation, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said street right-of-way and easement are not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

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

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

SECTION 1. That the tracts of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same are abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject, however, to the conditions and future effective date hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **ELEVEN THOUSAND FIVE HUNDRED FORTY-SIX AND NO/100 DOLLARS (\$11,546.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9 and 10, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tracts of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

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

SECTION 4. That the City Controller is authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction - Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department BMS, Unit 8888, Revenue Source 8416.

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

in Exhibit B, which is attached hereto and made a part hereof for all purposes.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 7. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon and vacate.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold whole and harmless the City of Dallas of, from and against any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the property described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the areas set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the areas described in Exhibit A, which **GRANTEE**, its successors and assigns, agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the areas set out in Exhibit A. **GRANTEE**, its successors and assigns, hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health

Act, 29 U.S.C. Section 651 et seq., as amended; (e) any “hazardous waste” under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any “chemical substance” under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall record a final replat of the adjoining properties within one year of the effective date of this ordinance showing the fee simple dedication of not less than 2,916 square feet of needed street right-of-way in City Block 1400. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area and the dedicated property are located, after its approval by the City Plan Commission of the City of Dallas. This abandonment shall not be effective unless and until this dedication is completed and failure to record a final replat in accordance with the term of this section shall render this ordinance null and void and of no further effect. Further, the final replat shall be recorded in the official real property records of the county in which the abandoned area is located before a certified copy of this ordinance shall be delivered to **GRANTEE**.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the effectiveness of this abandonment, close, barricade and/or place signs in the areas described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the areas described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, its successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 11. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee.

Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, and completion of the dedication by final plat set forth in Section 9, the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the areas abandoned herein, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 12. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

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

DAVID COSSUM
Director of Department of Sustainable
Development and Construction

BY 
Assistant City Attorney

BY 
Assistant Director

Passed _____.

EXHIBIT A-TRACT 1
RIGHT OF WAY ABANDONMENT

PART OF GLEASON AVENUE

ADJACENT TO CITY BLOCK 1401

CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 0.365 (15,888 square feet) acre tract of land situated in the John Grigsby Survey, Abstract No. 495 and being in Block 1401 of the City of Dallas, Dallas County, Texas and being part of the right-of-way dedication for Gleason Avenue (variable width right-of-way) as recorded in plat of Carroll Avenue Addition, an addition to the City of Dallas, Dallas County, Texas as recorded in Volume 250, Page 445 of the Deed Records of Dallas County, Texas (DRDCT) and Jubilee Addition, an addition to the City of Dallas, Dallas County, Texas as recorded in County Clerk's Document No. 200900112216 of the Official Public Records of Dallas County, Texas (OPRDCT) and being more particularly described as follows:

BEGINNING at the most westerly corner of said right-of-way dedication and the most northerly corner of Lot 26 of said Carroll Avenue Addition and being in the southeasterly line of the Martha Ash's Addition, and addition to the City of Dallas, Dallas County, Texas as recorded in Volume 187, Page 295 (DRDCT), from which a ½ iron rod found for the southwest corner of said Lot 26 bears South 43 degrees 23 minutes 05 seconds West, a distance of 100.31 feet;

THENCE North 43 degrees 23 minutes 05 seconds East, with the northwesterly line of said right-of-way dedication and the southeasterly line of said Martha Ash's Addition, a distance of 41.31 feet to the northwest corner of said right-of-way dedication and the southwest corner of Lot 11A, Block 1401 of said Jubilee Addition;

THENCE South 45 degrees 11 minutes 37 seconds East, with the north line of said right-of-way dedication and the south line of said Lot 11A, a distance of 373.92 feet;

THENCE North 89 degrees 45 minutes 09 seconds East, with the north line of said right-of-way dedication and the south line of said Lot 11A, a distance of 14.13 feet to a point in the west right-of-way line of Gurley Avenue (variable width right-of-way);

THENCE South 44 degrees 38 minutes 42 seconds West, with the west right-of-way line of said Gurley Avenue and departing the south line of said Lot 11A, a distance of 51.30 feet to a point in the north line of Lot 19, Block 1401 of said Carroll Avenue Addition;

THENCE North 45 degrees 11 minutes 37 seconds West, with the north line of Lots 19 thru 26, Block 1401 of said Carroll Avenue Addition and the south line of said Gleason Avenue, a distance of 383.03 feet to the POINT OF BEGINNING, containing 0.365 acres or 15,888 square feet of land, more or less.

Notes:

Grid bearings shown hereon were derived from GPS observations and based on the Texas State Plane Coordinate System (NAD 83)(2011), Texas North Central Zone (4202).

A survey plat of even date accompanies this description.

REVIEWED BY
JE 9-4-14
SFR 2999



REVIEWED BY
JL 9-4-14
SPR 2999

BANK AVENUE

Wastewater Easement
 Doc. No. 200900112216
 (O.P.R.D.C.T.)

John Grigsby Survey
 Abstract No. 495

Lot 11A, Block 1401
 Jubilee Addition
 Clerk's Doc. No. 200900112216
 O.P.R.D.C.T.

R.O.W. Dedication
 Jubilee Addition
 Clerk's Doc. No. 200900112216
 O.P.R.D.C.T.

3' Barrier Easement

S45° 11' 37"E
 N45° 11' 37"W

Jubilee Park and Community Center Corporation
 County Clerk's Document No. 20080029107
 and 200900091629 (O.P.R.D.C.T.)
 Volume 98187, Page 3812 Volume 97211, Page 3568
 Volume 98204, Page 2918 Volume 97243, Page 2941
 Volume 99107, Page 7501 Volume 2000066, Page 7468
 Volume 2000212, Page 3670 Volume 97211, Page 3550
 Volume 97243, Page 2948 Volume 2002059, Page 5904
 (D.R.D.C.T.)

N89° 45' 09"E
 14.13'

GLEASON AVENUE

0.365 Acres
 (15,888 Sq. Ft.)

51.30'
 S44° 38' 42"W
 400.12'

15.5'
 373.92'
 383.03'

Block 1401
 Carroll Avenue Addition
 Volume 250, Page 445
 D.R.D.C.T.

R.O.W. Dedication
 Volume 250, Page 445
 D.R.D.C.T.

Lot 1, Block B/1400
 Davis Place Addition
 Clerk's Doc. No.
 200118601183
 O.P.R.D.C.T.

Lot 1A, Block G/1058
 Early Headstart at Jubilee Park
 Clerk's Doc. No. 201300251949
 O.P.R.D.C.T.



SCALE: 1" = 60'

*** NOTES ***

1. THE BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS COORDINATE SYSTEM (NA083)(2011), NORTH CENTRAL ZONE (4202).

Jubilee Park and Community Center Corporation Deed List
 Carroll Avenue Addition Block 1401
 Vol. 2000155, Pg. 1795, Vol. 98120, Pg. 2244
 Vol. 98236, Pg. 1357, Vol. 97249, Pg. 4568
 Lot 24 & 23 Vol. 2000136, Pg. 3278
 Lot 22 & 21 Vol. 97211, Pg. 3558
 Lot 19 & 20 Vol. 2001209, Pg. 5759 (portion)

LEGEND

- FND. FOUND
- P.O.B. POINT OF BEGINNING
- CAB. CABINET
- PG. PAGE
- C.C.F.N. COUNTY CLERK FILE NUMBER
- P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- (CM) CONTROLLING MONUMENT
- R.O.W. RIGHT-OF-WAY

EXHIBIT A-TRACT 1

PAGE 2 OF 2

**RIGHT OF WAY ABANDONMENT
 PART OF GLEASON AVENUE**

ADJACENT TO CITY BLOCK 1401
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Graham Associates, Inc.
 Consulting Engineers & Planners
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011 (817) 640-8535
 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00



ABANDONMENT OF 3' BARRIER EASEMENT

EXHIBIT A-TRACT 2

JUBILEE ADDITION

LOT 11A, BLOCK 1401

CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 1,126 square foot tract of land situated in the John Grigsby Survey, Abstract No. 495 and being a 3' barrier easement created by the plat of Lot 11A, Block 1401 of the Jubilee Addition, an addition to the City of Dallas, Dallas County, Texas as recorded in County Clerk's Document No. 200900112216 of the Official Public Records of Dallas County, Texas (OPRDCT) and being described in deeds to Jubilee Park and Community Center Corporation as recorded in County Clerk's Document No. 20080029107 (OPRDCT), Volume 98187, Page 3812; Volume 97211, Page 3568; Volume 98204, Page 2918; Volume 97243, Page 2941; Volume 97243, Page 2948; Volume 99107, Page 7501; Volume 2000066, Page 7468; Volume 2000212, Page 3670; Volume 97211, Page 3550; Volume 2002059, Page 5904 of the Deed Records of Dallas County, Texas (DRDCT) and County Clerk's Document No. 200900091629 (OPRDCT) and being more particularly described as follows;

BEGINNING at a ½ inch iron rod found for a western corner of said Lot 11A and being the most northerly corner of Gleason Avenue (41.3' wide right-of-way) as dedicated by said Jubilee Addition, said ½ inch iron rod found also being in the southeast line of Block G/1058 of Martha Ash's Addition, an addition to the City of Dallas, Dallas County, Texas as recorded in Volume 187, Page 1295 (DRDCT), from which a ½ inch iron rod found for the most southerly corner of said Block G/1058 bears South 43 degrees 23 minutes 05 seconds West, a distance of 278.96 feet;

THENCE North 43 degrees 23 minutes 05 seconds East, with the northwesterly line of said Lot 11A and the southeasterly line of said Martha Ash's Addition, a distance of 3.00 feet;

THENCE South 45 degrees 11 minutes 37 seconds East, departing the northwesterly line of said Lot 11A and the southeasterly line of said Martha Ash's Addition, a distance of 376.99 feet to a point in the northeasterly right-of-way line of said Gleason Avenue;

THENCE South 89 degrees 45 minutes 09 seconds West, with the northeasterly right-of-way line of said Gleason Avenue, a distance of 4.24 feet;

THENCE North 45 degrees 11 minutes 37 seconds West, with the northeasterly right-of-way line of said Gleason Avenue, a distance of 373.93 feet to the **POINT OF BEGINNING**, containing 0.003 acres or 1,126 square feet of land, more or less.

Notes:

Grid bearings shown hereon were derived from GPS observations and are based on the Texas State Plane Coordinate System (NAD 83)(2011), Texas North Central Zone (4202).

A survey plat of even date accompanies this description.

REVIEWED BY
JC 9-2-14
SPR 299B



REVIEWED BY
 JL 9-4-14
 SPRG 2998



*** NOTES ***

1. THE BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS COORDINATE SYSTEM (NAD83)(2011), NORTH CENTRAL ZONE (4202).

EXHIBIT A-TRACT 2

A DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

LEGEND:

Doc. No.	County Clerk's Document Number
CM	Controlling Monument
O.P.R.D.C.T.	Official Public Records Dallas County, Texas
D.R.D.C.T.	Deed Records Dallas County, Texas

PAGE 2 OF 2

**ABANDONMENT OF 3' BARRIER EASEMENT
 JUBILEE ADDITION**

LOT 11A, CITY BLOCK 1401
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011 (817) 640-8535
 TBPE FIRM: F-1191/TBPLS FIRM: 101539-00

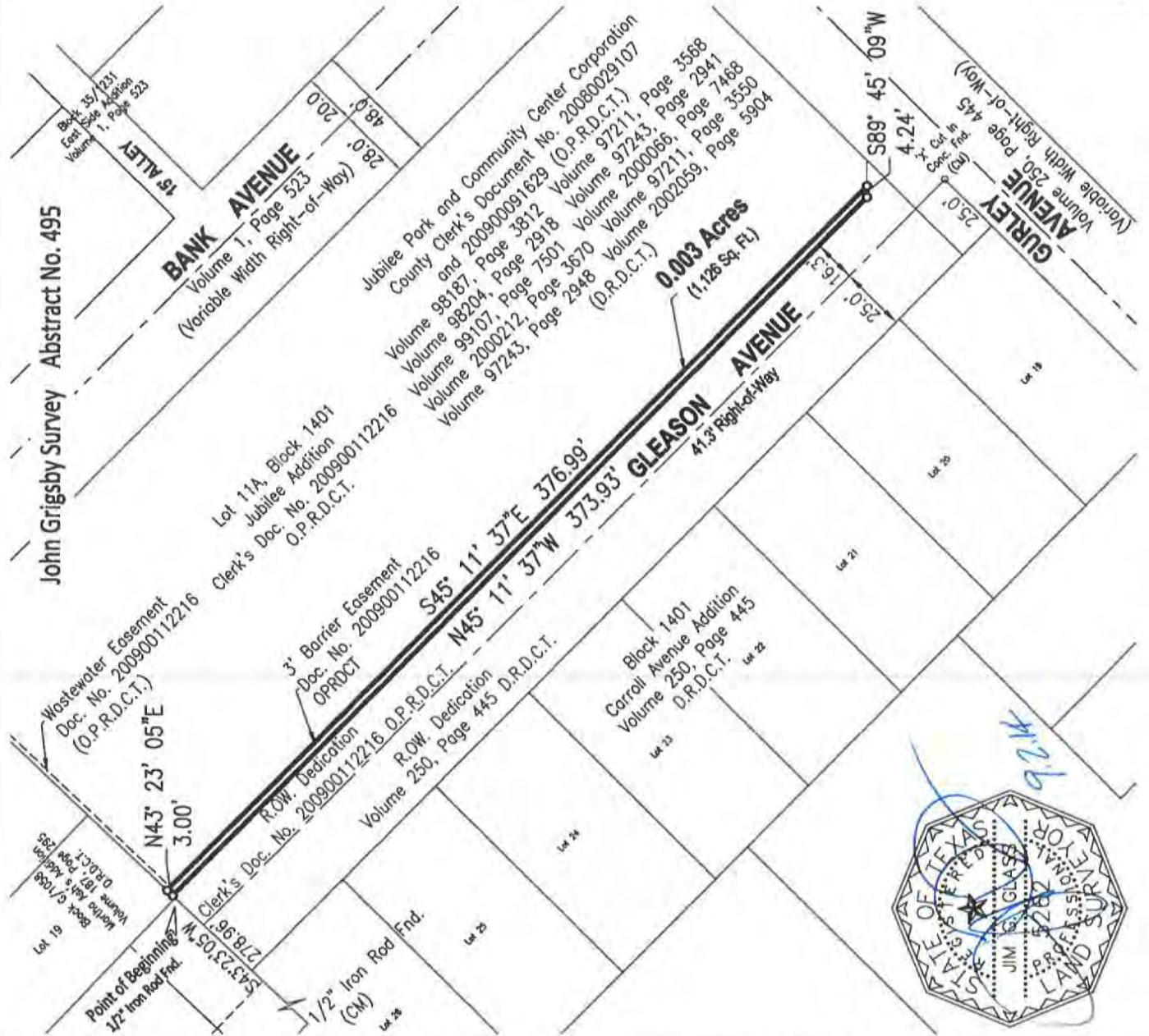


EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

That as a condition hereof, this abandonment is subject to any utilities or communication facilities, including without limitation water and wastewater lines, gas lines, and storm sewers, ("Facilities") presently located within the abandoned area described in Exhibit "A", owned and/or operated by the City of Dallas or any utility or communications company, public or private, ("Utility") and to the rights of any Utility for the use of the abandoned area for its Facilities. It is the intent of the foregoing to confirm and maintain and there is hereby reserved and excepted unto the City of Dallas, and not abandoned or conveyed hereunder, an easement (to which this abandonment is made expressly subject) over, upon, under, through, in, and across the abandoned area for each Utility for its respective Facilities located therein at the time of this abandonment, together with the right to make any subsequent alterations, additions, expansions, upgrades or modifications to such Facilities as may, from time to time be deemed necessary or convenient by the Utility owning and/or operating same. No buildings, structures (above or below ground) or trees shall be constructed or placed within the abandoned area without written consent of each affected Utility. Each Utility shall have the full right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective Facilities lying within the abandoned area and shall at all times have the full right of ingress and egress to or from and upon the abandoned area for the purposes of reconstructing, removing, relocating, inspecting, patrolling, maintaining, expanding, upgrading, and/or adding to all or part of its Facilities without the necessity at any time of procuring the permission of anyone. The easement reserved hereunder and the conditions and restrictions to which this abandonment is subject shall remain for the benefit of the applicable Utility and/or operators of the Facilities until said Facilities are removed and relocated from the abandoned area. The relocation, removal or adjustment of any or all such Facilities, if made necessary by GRANTEE'S (whether one or more natural persons or legal entities) use of the abandonment area, shall be at the expense of GRANTEE herein, or GRANTEE'S successors and assigns. Should GRANTEE'S relocation or removal of the Facilities require the obtaining of new easements, the acquisition of same shall be at the expense of GRANTEE, GRANTEE'S successors and assigns. If any of the Facilities (or relocations thereof) are allowed to remain on any part of the abandoned area, the easements and buildings restrictions provided herein shall remain thereon. Upon removal or relocation of all of the Facilities, any easements reserved or created herein relating to such removed or relocated Facilities shall terminate, and any building restrictions herein created shall cease.

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction
Public Works Department

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

MAPSCO: 45T

SUBJECT

An ordinance amending Ordinance No. 17772, previously approved on April 6, 1983, which closed and vacated a portion of Cadiz Street to vehicular and pedestrian traffic, by deleting Section 1 and Exhibit A and substituting a new Section 1 and Exhibit A and adding an Exhibit A-1, which will allow approximately 939 square feet of Cadiz Street to remain open to pedestrian traffic – Not to exceed \$95 - Financing: 2006 Bond Funds

BACKGROUND

This item will provide for the amending of Ordinance No. 17772, which closed and vacated a portion of Cadiz Street to vehicular and pedestrian traffic, by deleting Section 1 and Exhibit A and substituting a new Section 1 and Exhibit A to allow for the closing and vacating portions of Cadiz Street, located near its intersection with Hotel Street, to vehicular and pedestrian traffic, and adding an Exhibit A-1, to allow approximately 939 square feet of land of Cadiz Street to be closed and vacated to vehicular traffic but remain open to pedestrian traffic for the Cadiz Street Improvement Project.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 6, 1983, by Ordinance No. 17772, the City Council closed and vacated a portion of Cadiz Street.

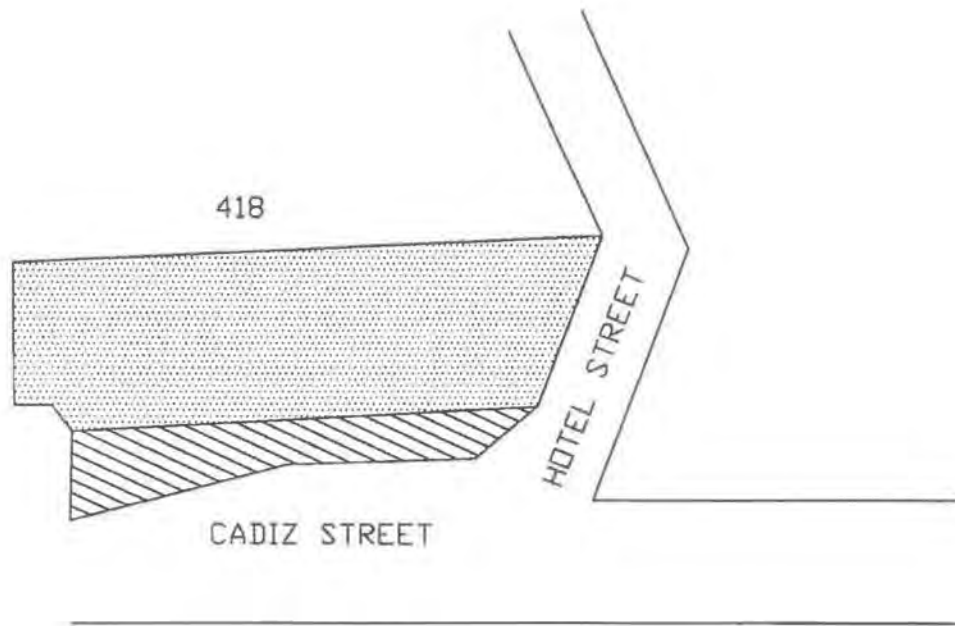
FISCAL INFORMATION



2006 Bond Funds - \$95

MAP

Attached

R. L. THORNTON FREEWAY



-  VACATED AND CLOSED TO VEHICULAR AND PEDESTRIAN TRAFFIC
-  OPEN TO PEDESTRIAN TRAFFIC



ORDINANCE NO. _____

An ordinance amending Ordinance No. 17772, by deleting Section 1 and Exhibit "A" thereof and substituting a new Section 1 and Exhibit "A" and adding an Exhibit "A-1" thereto; providing for payment of the publication fee, providing a savings clause; and providing an effective date.

oooOooo

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

SECTION 1. That Ordinance No. 17772 adopted by the City Council of the City of Dallas on April 6, 1983, be and the same is hereby amended by deleting Section 1 and Exhibit "A" thereof and substituting a new Section 1 and Exhibit "A" and adding an Exhibit "A-1" as follows:

“SECTION 1. That the tract of land described in Exhibit “A”, which is attached hereto and made a part hereof, be and the same is hereby vacated and closed to vehicular and pedestrian traffic insofar as the right, title and easement of the public are concerned subject however, to the conditions hereinafter more fully set out and the tract of land described in Exhibit “A-1”, which is attached hereto and made a part hereof, be and the same is hereby vacated and closed to vehicular traffic but is to remain open to pedestrian traffic, subject however to the conditions hereinafter more fully set out.”

SECTION 2. That the terms and conditions of Ordinance No. 17772 shall remain in full force and effect except as amended hereby.

SECTION 3. That the City Controller is authorized to disburse the sum of \$95.00 from 2006 Bond Funds - Street and Transportation Improvements Fund, FUND 7T22, DEPT. PBW, UNIT U778, ACTIVITY THRF, OBJECT 4230. Department of Sustainable Development and Construction – Real Estate Division shall be reimbursed for the cost of recording, publication and other administrative costs incurred. The reimbursement proceeds shall be deposited in GENERAL FUND 0001, DEPT. DEV, UNIT 1181, Revenue Source 8428.



SECTION 4. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one (1) year after its passage.

SECTION 5. That the Twenty dollar ordinance publication fee shall be paid out of Street and Transportation Improvements Fund.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provision of the Charter of the City of Dallas, and it is accordingly so ordained.

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

DAVID COSSUM
Director of Department of Sustainable
Development and Construction

BY  BY 
Assistant City Attorney Assistant Director

Passed _____.

EXHIBIT A

FIELD NOTES DESCRIBING SURPLUS CITY PROPERTY IN FRONT OF THE CADIZ STREET PUMP STATION.

ALL THAT certain lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEING out of the John N. Bryan Survey, Abstract No. 149, Dallas County, Texas, and being a part of Cadiz Street (formerly called Bridge Street) adjoining Block 418, official City numbers, and being more particularly described as follows:

BEGINNING at the south corner of a tract of land acquired by the City of Dallas, Texas, a municipal corporation, by deed recorded in Volume 68103, Page 0960, Deed Records of Dallas County, Texas, said south corner being on the original northwest line of Bridge Street (now called Cadiz Street), at a distance of 145.18 feet northeastward along said original northwest line from its intersection with the East Meander Line of the Old Channel of the Trinity River;

THENCE in a northeasterly direction along said original northwest line of Bridge or Cadiz Street and along the southeast line of land acquired by the said City of Dallas, Texas, by four separate deeds as recorded in said Volume 68103, Page 0960; in Volume 642, Page 532; in Volume 678, Page 338; and in Volume 81046, Page 1819, all of the Deed Records of Dallas County, Texas, a distance of 315.19 feet, more or less, to the east corner of the tract of land conveyed by said deed recorded in Volume 81046, Page 1819 of said Deed Records;

THENCE angle right $78^{\circ}17'$ in a southeasterly direction along the prolongation southeastward of the northeast line of said tract of land conveyed by deed recorded in Volume 81046, Page 1819 of said Deed Records, a distance of 1.64 feet to a point for corner;

THENCE angle right $56^{\circ}32'$ in a southerly direction, a distance of 118.53 feet to the beginning of a curve to the right whose radius is 50.00 feet;

THENCE in a southwesterly direction along said curve bearing to the right, a distance of 23.23 feet to the end of said curve;

THENCE in a southwesterly direction along the tangent to the last described curve, a distance of 143.50 feet to a point for corner;

THENCE angle left $9^{\circ}30'$ in a southwesterly direction, a distance of 25.00 feet to the east corner of a tract of land acquired by Louise Cockrell Stevens, et al, by City of Dallas Ordinance No. 14993 recorded in Volume 75189, Page 1230, Deed Records of Dallas County, Texas;

THENCE angle right $90^{\circ}00'$ in a northwesterly direction along the northeast line of the said Louise Cockrell Stevens, et al, tract of land, a distance of 60.63 feet to the north corner of the said Louise Cockrell Stevens, et al, tract of land; *e.t.c.*

1 HEAD NOTES DOK

EXHIBIT A

CONTINUATION OF FIELD NOTES DESCRIBING SURPLUS CITY PROPERTY IN FRONT OF THE CADIZ STREET PUMP STATION. PAGE TWO.

THENCE angle left $80^{\circ}30'$ in a southwesterly direction along a northwest line of the said Louise Cockrell Stevens, et al, tract of land, a distance of 4.64 feet to the east corner of "Tract II" conveyed by City of Dallas Ordinance No. 12146 to Clarence M. Cockrell, et al, as recorded in Volume 68100, Page 0555, Deed Records of Dallas County, Texas;

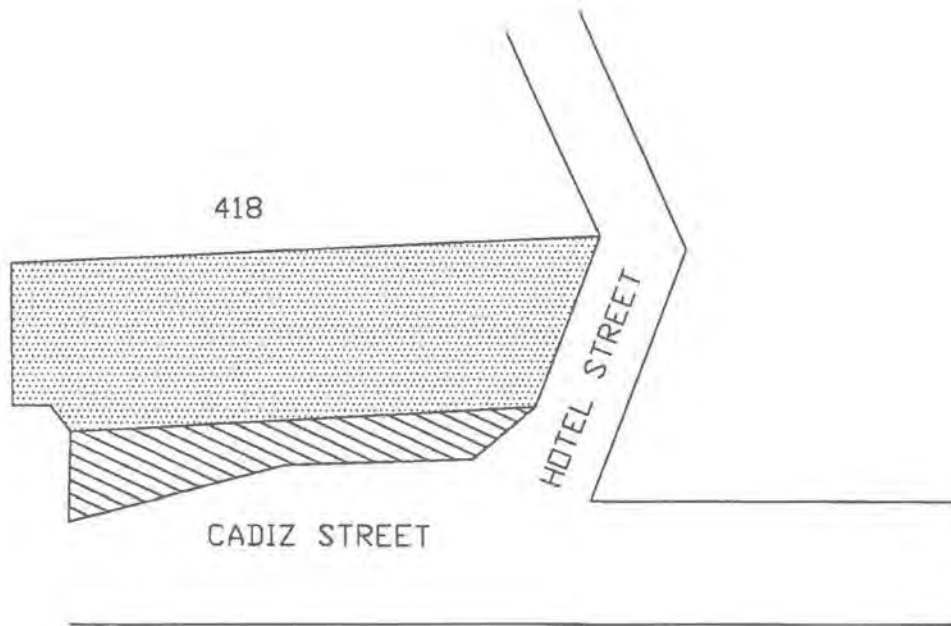
THENCE angle right $96^{\circ}50'50''$ in a northwesterly direction along the northeast line of the said "Tract II" and along the northeast line of "Tract I" conveyed by said Ordinance recorded in Volume 68100, Page 0555, Deed Records of Dallas County, Texas, a distance of 105.46 feet to the place of beginning and containing approximately 30,397 square feet of land. *E.L.S.*

ELS/11
08-13-82

EIGHT MOSES COX

EXHIBIT A

R. L. THORNTON FREEWAY





-  VACATED AND CLOSED TO VEHICULAR AND PEDESTRIAN TRAFFIC
-  OPEN TO PEDESTRIAN TRAFFIC



EXHIBIT A-1
PROPERTY TO BE DEDICATED AS RIGHT-OF-WAY IN BLOCK 418
CITY OF DALLAS

ALL THAT certain lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEING an approximately 939 square feet tract of land lying in the John N. Bryan Survey, Abstract No. 149, Dallas County, Texas and being in Block 418, official City of Dallas numbers, and being part of the land conveyed to City of Dallas, by instruments as follows: Volume 618, Page 338, Volume 642, Page 532, Volume 68103, Page 960, Volume 81046, Page 1819 and Ordinance Number 17772, Volume 83100, Page 2835, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found 5/8" iron rod at the intersection of the southeasterly corner of said City of Dallas property and the northeasterly corner of a tract of land conveyed to Shero Industrial Properties, LP, recorded in Instrument Number 200503567321, of Official Public Records, Dallas County, Texas and the southeasterly corner of a tract of land abandoned by, Ordinance Number 14993,(utility easement retained), recorded in Volume 75189, Page 1230, of the said Deed Records, lying on the northerly line of Cadiz Street (variable width Right-of-Way);

THENCE North 59°43'00" West, a distance of 8.71 feet, departing said northwesterly line of Cadiz Street, and continuing along the southwesterly line of said City of Dallas property, also being the northerly line of said Shero Industrial property and the northerly line of said abandonment tract, to a set 5/8" iron rod with a red plastic cap, stamped "City of Dallas";

THENCE North 39°53'06" East, being at all times 50.00 feet perpendicularly distant northwest from and parallel with the centerline of said Cadiz Street, a distance of 191.15 feet, to a set 5/8" iron rod with a red plastic cap, stamped "City of Dallas", said point lying on the southwesterly line of Hotel Street, (64.00 feet right-of-way), said point being the beginning of a non-tangent curve to the right, having a radius of 50.00 feet and a chord that bears South 26°50'40" West, a distance of 23.02 feet;

THENCE with said southwesterly line of Hotel Street, through a central angle of 26°37'10", a distance of 23.23 feet to a point for corner, said point being on the said northwesterly line of Cadiz Street;

THENCE South 40°09'10" West, a distance of 143.23 feet, along said northwesterly line of Cadiz Street, and along the southeasterly line of said City of Dallas property, to a found 5/8" iron rod;

THENCE South 30°17'37" West, along said northwesterly line of Cadiz Street and along southeasterly line of said City of Dallas property, to the **PLACE OF BEGINNING** and containing approximately 939 square feet of land.

BASIS OF BEARING: The northwest line of Cadiz Street, being North 39°47'28" East, as evident from land conveyed to Shero Industrial Properties LP, by Special Warranty Deed, recorded by Instrument Number 200503567321, Official Public Records, Dallas County, Texas.

SRH/dhc
CODrev.docx
7/27/09
REVISED:1/21/14

Don H. Coakley
01/21/14

JOHN N. BRYAN SURVEY Abstract #149

SHEET 2 OF 2



NOT TO SCALE

SHERO INDUSTRIAL
PROPERTIES LP
Inst. #200503567321

CITY OF DALLAS
Vol. 68103, Pg. 960
Vol. 81046, Pg. 1819
Vol. 618, Pg. 338
Vol. 642, Pg. 532

ORDINANCE #17772
Vol. 83100, Pg. 2835

BLOCK 418

EXHIBIT A-1

191.43
N 39°53'07" E

8.71'
N 59°42'07" W

58" I.R. SET
WRED CAP
City of Dallas

58" I.R. SET
WRED CAP
City of Dallas

CURVE DATA
R = 23.23
T = 11.83
L = 30.00
Δ = 26°37'10"

143.23
S 40°09'11" W

58" I.R. FND

24.37'
S 30°17'37" W

50'

Fnd. 58" I.R.
P.O.B.

939 SQUARE FEET
TO BE ACQUIRED

LEGEND	
☒	PK NAIL WASHNER
⊙	IRON ROD (Size As Noted)
○	IRON PIPE (Size As Noted)
◻	MAG NAIL WREF. WASHER
⊠	BENCHMARK
X	CUT "X" IN CONCRETE
⊕	80-D NAIL W.C.L. WASHER
▲	GPS MONUMENT
⊠	C.M. CONTROLLING MONUMENT
⊥	CENTERLINE MARK

CADIZ STREET

(Variable Width Right-of-Way)

(Centerline)

Hotel Street
(64.00 feet right-of-way)

W. H. G. G. G.
11/21/14

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): All
DEPARTMENT: Trinity Watershed Management
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: N/A

SUBJECT

Authorize a professional services contract with Mas-Tek Engineering & Associates, Inc. to provide construction material testing for the completion of construction of the Levee Drainage System – Hampton-Oak Lawn Sump, also referred to as the Baker No. 3 Pump Station – Not to exceed \$91,429 – Financing: General Obligation Commercial Paper Funds

BACKGROUND

The 2006 Bond Program included \$334 million dollars for storm drainage and flood management projects. This included \$48.1 million dollars for Levee Drainage System - Hampton-Oak Lawn Sump Project, also referred to as the Baker No. 3 Pump Station Project. The Baker No. 3 Pump Station project is located at 2331 Irving Boulevard, has a total pumping capacity of 700,000 gallons per minute and provides 100-year flood protection to a large industrial and commercial area in Dallas that has flooded several times in recent years, reducing the flood elevation from 403.7 to 402.5 feet.

Construction material testing services are a necessary part of the City's construction projects to ensure quality assurance and compliance with the plans and specifications. Mas-Tek Engineering & Associates, Inc. has been performing these services for the Baker No. 3 Pump Station project under a master agreement which has expired, therefore, a separate contract is now required to complete this project work. This action will authorize Mas-Tek Engineering & Associates, Inc., to continue providing the construction material testing services for the ongoing construction of the Baker No. 3 Pump Station. It is anticipated that the construction of Baker No. 3 Pump Station will be complete in the Spring of 2015.

ESTIMATED SCHEDULE

Began Construction September 2012
Complete Construction March 2015

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized forty-five professional service contracts for thirty-six months each for geotechnical studies and construction materials testing, and asbestos environmental and non-asbestos environmental testing services on June 24, 2009, by Resolution No. 09-1604.

Authorized Supplemental Agreement No. 1 to exercise a one year renewal with forty-three professional services contracts for geotechnical studies and construction materials testing, analytical laboratory testing, and asbestos environmental and non-asbestos environmental testing services on June 27, 2012, by Resolution No. 12-1617.

Authorized a construction contract with AUI Contractors, LP for the construction of the Levee Drainage System - Hampton-Oak Lawn Sump, also referred to as the Baker No. 3 Pump Station on June 27, 2012, by Resolution No. 12-1731.

Authorized approval of Change Order No. 1 to the contract with AUI Contractors, LLC in the amount of \$92,309.00, on August 14, 2013, by Resolution No. 13-1329.

Authorized approval of Change Order No. 2 to the contract with AUI Contractors, LLC in the amount of \$4,616,623.20, on April 23, 2014, by Resolution No. 14-0673.

FISCAL INFORMATION

2006 Bond Program (General Obligation Commercial Paper Funds) - \$91,429.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Mas-Tek Engineering & Associates, Inc.

Hispanic Female	0	Hispanic Male	1
African-American Female	2	African-American Male	5
Other Female	0	Other Male	2
White Female	2	White Male	3

OWNER(S)

Mas-Tek Engineering & Associates, Inc.

Stephen Mason, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a professional services contract with Mas-Tek Engineering & Associates, Inc. to provide construction material testing for the completion of construction of the Levee Drainage System – Hampton-Oak Lawn Sump, also referred to as the Baker No. 3 Pump Station – Not to exceed \$91,429 – Financing: General Obligation Commercial Paper Funds

Mas-Tek Engineering & Associates, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$91,429.00	100.00%
Total non-local contracts	\$0.00	0.00%
TOTAL CONTRACT	\$91,429.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Mas-Tek Engineering & Associates, Inc.	BMDB60577Y0315	\$91,429.00	100.00%
Total Minority - Local		\$91,429.00	100.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$91,429.00	100.00%	\$91,429.00	100.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$91,429.00	100.00%	\$91,429.00	100.00%

November 12, 2014

WHEREAS, on June 24, 2009, Resolution No. 09-1604 authorized forty-five professional service contracts for thirty-six months each for geotechnical studies and construction materials testing, and asbestos environmental and non-asbestos environmental testing services; and,

WHEREAS, on June 27, 2012, Resolution No. 12-1617 authorized Supplemental Agreement No. 1 to exercise a one year renewal with forty-three professional services contracts for geotechnical studies and construction materials testing, analytical laboratory testing, and asbestos environmental and non-asbestos environmental testing services; and,

WHEREAS, on June 27, 2012, Resolution No. 12-1731 authorized a construction contract with AUI Contractors, LLC for the construction of the Levee Drainage System - Hampton-Oak Lawn Sump, also referred to as the Baker No. 3 Pump Station in the amount of \$37,869,184.00; and,

WHEREAS, on August 14, 2013, Resolution No. 13-1329 authorized approval of Change Order No. 1 to the contract with AUI Contractors, LLC in the amount of \$92,309, increasing the contract from \$37,869,184 to \$37,961,493; and,

WHEREAS, on September 4, 2013, Administrative Action No. 13-6243 authorized Supplemental Agreement No. 2 to extend the professional service contract for construction materials testing and geotechnical engineering services, asbestos environmental testing services, non-asbestos environmental services under the same terms and conditions for an additional one year period; and,

WHEREAS, on April 23, 2014, Resolution No. 14-0673 authorized approval of Change Order No. 2 to the contract with AUI Contractors, LLC in the amount of \$4,616,623.20, increasing the contract from \$37,961,493.00 to \$42,578,116.20;

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute a professional services contract with Mas-Tek Engineering & Associates, Inc. to provide construction material testing for the completion of construction of the Levee Drainage System – Hampton-Oak Lawn Sump, also referred to as the Baker No. 3 Pump Station, in an amount not to exceed \$91,429.00, after it has been approved as to form by the City Attorney.

November 12, 2014

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the agreement from:

Flood Protection and Storm Drainage Facilities Fund	
Fund 2T23, Department TWM, Unit T509, Act. FLDM	
Obj. 4113, Program # PB06T509, CT PBW06T509B1	
Vendor #350688, in an amount not to exceed	\$91,429.00

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): All
DEPARTMENT: Trinity Watershed Management
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: Citywide

SUBJECT

Authorize **(1)** acceptance of an annual grant from the Federal Emergency Management Agency (FEMA) for the Cooperating Technical Partners (CTP) program; **(2)** execution of a CTP Agreement with FEMA for FY 2014-15 to provide a 75% cost share for updating certain flood studies in the City of Dallas; **(3)** the receipt and deposit of funds in an amount not to exceed \$556,250 from FEMA; **(4)** establish appropriations in the amount of \$556,250 in the FEMA Cooperating Technical Partnership Fund; and **(5)** a professional service contract with Halff Associates, Inc., in the amount of \$741,667 for updating certain flood studies in accordance with the CTP Agreement with FEMA - Total not to exceed \$741,667 - Financing: Stormwater Drainage Management Current Funds (\$185,417) and FEMA Cooperating Technical Partnership Funds (\$556,250)

BACKGROUND

The CTP program is FEMA's approach to creating partnerships between FEMA and participating National Flood Insurance Program (NFIP) communities to improve the flood hazard mapping program. In this program, FEMA provides a grant for 75% of the cost of the project while the participating city is responsible for the remaining 25%. In March 2010, the City of Dallas submitted an application for the CTP program, which included a multi-year plan to update outdated flood studies for numerous streams. The application was subsequently approved by FEMA.

On November 10, 2010, City Council approved year one (FY 2010-11), which included three streams within the Joe's Creek watershed and eleven streams within the White Rock Creek watershed.

On September 14, 2011, City Council approved Supplemental Agreement No. 1 for year two (FY 2011-12), which included nine tributaries of White Rock Creek and Honey Springs Branch.

BACKGROUND (Continued)

On November 14, 2012, City Council approved Supplemental Agreement No. 2 for year three (FY 2012-13), which includes detailed studies of Ash Creek and South Fork of Ash Creek, Streams 5B1, 5B2, 5B3, 5B5, 5B6, 5B9, and Forney Branch.

On November 12, 2013, City Council approved Supplemental Agreement No. 3 for year four (FY 2013-14), which includes a connectivity model for White Rock Creek, Stream 4B5, and several tributaries of Five Mile Creek.

This agenda item will address the FY 2014-15 plan include which includes detailed studies of Woody Branch and eight tributaries, Rickett’s Branch and five tributaries, and Ledbetter Branch and one tributary. The total cost of this project is \$741,667, of which FEMA is reimbursing \$556,250 to the City through its grant program. The City's cost share for this work is \$185,417. Halff Associates, Inc. has been selected to perform the work for a three year term through 2017.

The remaining program years (FY2015-16 and FY 2016-17) will include the update of additional streams in the Five Mile Creek, Mountain Creek and Turtle Creek watersheds. Council will be asked to authorize future year's CTP agreement with FEMA and to authorize a future supplemental agreement to the engineering contract with Halff Associates, Inc.

Participation in the CTP program allows Dallas to update its flood hazard mapping at substantial savings, since FEMA funds the larger share of the cost of the projects.

This action will authorize the execution of the CTP agreement with FEMA and authorize a professional services contract with Halff Associates, Inc., for updating the flood studies in accordance with the CTP agreement for FY 2014-15.

ESTIMATED SCHEDULE OF PROJECT

Begin Study	November 2014
Complete Study	September 2015

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized CTP FY 2010-11, receipt of grant funds, increase in appropriations, and a contract with Halff Associates, Inc., on November 10, 2010, by Resolution No. 10-2822.

Authorized CTP FY 2011-12, receipt of grant funds, increase in appropriations, and authorized Supplemental Agreement No. 1 with Halff Associates, Inc., on September 14, 2011, by Resolution No. 11-2457.

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

Authorized CTP FY 2012-13 receipt of grant funds, increase in appropriations, and authorized Supplemental Agreement No. 2 with Halff Associates, Inc., on November 14, 2012, by Resolution No. 12-2767.

Authorized CTP FY 2013-14 receipt of grant funds, increase in appropriations, and authorized Supplemental Agreement No. 3 with Halff Associates, Inc., on November 12, 2013, by Resolution No. 13-1958.

FISCAL INFORMATION

Storm Drainage Management Funds - \$185,417
Capital Projects Reimbursement Funds - \$556,250

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Halff Associates, Inc.

Hispanic female	15	Hispanic male	68
Black female	12	Black male	9
Other female	12	Other male	7
White female	91	White male	280

OWNER

Halff Associates, Inc.

Walter E. Skipwith, P.E., Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize **(1)** acceptance of an annual grant from the Federal Emergency Management Agency (FEMA) for the Cooperating Technical Partners (CTP) program; **(2)** execution of a CTP Agreement with FEMA for FY 2014-15 to provide a 75% cost share for updating certain flood studies in the City of Dallas; **(3)** the receipt and deposit of funds in an amount not to exceed \$556,250 from FEMA; **(4)** establish appropriations in the amount of \$556,250 in the FEMA Cooperating Technical Partnership Fund; and **(5)** a professional service contract with Halff Associates, Inc., in the amount of \$741,667 for updating certain flood studies in accordance with the CTP Agreement with FEMA - Total not to exceed \$741,667 - Financing: Stormwater Drainage Management Current Funds (\$185,417) and FEMA Cooperating Technical Partnership Funds (\$556,250)

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

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$741,667.00	100.00%
Total non-local contracts	\$0.00	0.00%
TOTAL CONTRACT	\$741,667.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Garcia Land Data, Inc.	HMMB60221N0215	\$191,000.00	25.75%
Total Minority - Local		\$191,000.00	25.75%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$191,000.00	25.75%	\$191,000.00	25.75%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	<u>\$191,000.00</u>	<u>25.75%</u>	<u>\$191,000.00</u>	<u>25.75%</u>

November 12, 2014

WHEREAS, on September 18 2014, the Federal Emergency Management Agency (FEMA) approved Cooperating Technical Partners (CTP) program funding at \$556,250 (75%) for the City of Dallas for FY2014-15;

WHEREAS, the City of Dallas will be responsible for the remaining \$185,417 (25%) per the Federal Emergency Management Agency (FEMA) Cooperating Technical Partners (CTP) Agreement; and,

WHEREAS, Halff Associates, Inc., in conjunction with a separate contract for Floodplain Management Program Assistance, developed the multi-year plan required for the CTP application including the FY2014-15 plan funded at \$556,250 in federal funds by FEMA.

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 an annual grant from FEMA and to execute the CTP Agreement with FEMA after it has been approved as to form by the City Attorney, to provide a \$556,250 or 75% federal funds cost share with the City of Dallas for updating certain flood studies for FY 2014-15.

Section 2. That the City Manager is hereby authorized to establish appropriations in Fund F446, Dept. TWM, Unit 9154, Object Code 3070, CFDA 97.045, Grant Number EMW-2014-CA-K00277-S01 in an amount not to exceed \$556,250.

Section 3. That the City Controller is hereby authorized to deposit funds from FEMA in an amount not to exceed \$556,250 in Fund F446, Dept. TWM, Unit 9154, Revenue Source 6506.

Section 4. That the City Manager is hereby authorized to execute a contract with Halff Associates, Inc., after it has been approved as to form by the City Attorney, for updating certain flood studies in accordance with the CTP Agreement with FEMA for Fiscal Year 2014-15.

Section 5. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

Storm Drainage Management Funds
Fund 0061 Dept. SDM, Unit 4908, Act. SD01
Obj. 3070, Program No. PBSWM004, CT SDMPBSWM004A1
Vendor No. 089861, in an amount not to exceed \$185,417

November 12, 2014

FEMA Cooperating Technical Partnership Funds
Fund F446, Dept. TWM, Unit 9154, Act. PB40
Obj. 3070, Program No. PBSWM004, CT SDMPBSWM004A1
Vendor No. 089861, in an amount not to exceed \$556,250

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

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

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.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 9
DEPARTMENT: Water Utilities
CMO: Mark McDaniel, 670-3256
MAPSCO: 28 Z 38 C D F G J K

SUBJECT

Authorize an Advance Funding Agreement with the State of Texas, acting through the Texas Department of Transportation, for water main relocations and appurtenance adjustments in Garland Road (SH 78) from south of Tranquilla Drive to Northwest Highway (SP 244) - Not to exceed \$1,452,000 - Financing: Water Utilities Capital Construction Funds (\$90,000) and Water Utilities Capital Improvement Funds (\$1,362,000)

BACKGROUND

This action consists of the construction of approximately 110 feet of 8-inch water main, 1,880 feet of 12-inch water main, and routine water and wastewater appurtenance adjustments in conjunction with paving and drainage improvements by the Texas Department of Transportation (TxDOT) in Garland Road (SH 78) from south of Tranquilla Drive to Northwest Highway (SP 244). TxDOT has designed the paving and storm drainage facilities and Dallas Water Utilities (DWU) has designed the water utility relocations. TxDOT will administer the project during construction and has agreed to incorporate DWU’s water main relocations into their construction contract.

Under the Advance Funding Agreement between the State of Texas, acting through TxDOT, DWU will provide the funding and construction inspection services for the water main relocations and appurtenance adjustments. TxDOT will be responsible for administering the construction of the water main relocations and the appurtenance adjustments. TxDOT is scheduled to advertise the construction project in February 2015.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction April 2015
Complete Construction August 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

\$ 90,000.00 - Water Utilities Capital Construction Funds
\$1,362,000.00 - Water Utilities Capital Improvement Funds

MAP

Attached

November 12, 2014

WHEREAS, the Texas Department of Transportation (TxDOT) has plans for construction of water main relocations and appurtenance adjustments in Garland Road (SH 78) from south of Tranquilla Drive to Northwest Highway (SP 244); and,

WHEREAS, TxDOT has agreed to incorporate Dallas Water Utilities' (DWU) water main relocations and appurtenance adjustments in Garland Road (SH 78) from south of Tranquilla Drive to Northwest Highway (SP 244) into their contract; and,

WHEREAS, TxDOT has submitted an acceptable Advance Funding Agreement that incorporates DWU's relocations and adjustments in advance of paving into the State's construction plans; and,

WHEREAS, under the Advance Funding Agreement with the State of Texas, acting through TxDOT, DWU will provide funding, construction inspection services, and approval of any design changes for the water main relocations and adjustments; and,

WHEREAS, the Advance Funding Agreement will allow the State to proceed with the advertisement, award of the construction contract, and provide contract administration.

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized to enter into an Advance Funding Agreement with the State of Texas, acting through the Texas Department of Transportation, for construction of water main relocations and appurtenance adjustments in Garland Road (SH 78) from south of Tranquilla Drive to Northwest Highway (SP 244), after approval of the contract documents by the City Attorney.

Section 2. That the City Controller is hereby authorized to pay the amount of \$1,452,000.00 from the Water Capital Improvement Fund, Water Construction Fund, and Wastewater Construction Fund as follows:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
0102	DWU	CW42	3221	715025X	CT-DWU715025EN	020318

Texas Department of Transportation - (Contract No. 15-025F) - \$75,000.00

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
2115	DWU	PW42	4550	715025	CT-DWU715025CP	020318

Texas Department of Transportation - (Contract No. 15-025F) - \$1,362,000.00

November 12, 2014

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
0103	DWU	CS42	3222	715026X	CT-DWU715026EN	020318

Texas Department of Transportation - (Contract No. 15-026F) - \$15,000.00

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): All
DEPARTMENT: Water Utilities
CMO: Mark McDaniel, 670-3256
MAPSCO: All

SUBJECT

Authorize continuation of the contract with the United States Geological Survey for operation of stream flow and water quality gauging stations in the Trinity River basin, a pharmaceutical and personal care products water quality study, and Zebra Mussel sampling from November 1, 2014 through September 30, 2015 – Not to exceed \$567,825 - Financing: Water Utilities Current Funds

BACKGROUND

The United States Geological Survey (USGS) provides basic water quality and flow monitoring data collection services throughout the United States. It is recognized as an unbiased agency whose data is unquestionably accepted by state and federal regulatory agencies. The City of Dallas current contract is a cost sharing agreement with USGS. Obtaining water quality and flow data through a cost sharing program provides the most economical method for Dallas to obtain the needed information.

The cost sharing for this agreement has several components. The first component is the Joint Surface Water and Water Quality Program, which includes two stream flow gauges along the Trinity River and four water quality stations jointly funded by USGS and the cities of Dallas and Fort Worth, and the Trinity River Authority.

The second component is the Dallas Surface Water and Water Quality Program, which is for the operation and maintenance of nine full range stream flow stations, two stage/elevation gauges, one daily discharge gauge and two water quality stations above and below Dallas' water supply reservoirs. The Denton Creek Gage near Grapevine is required by the Texas Commission on Environmental Quality's Settlement Order on Lake Grapevine.

BACKGROUND (continued)

Dallas County Park Cities Municipal Utility District (DCPCMUD) splits the cost with the City of Dallas for this gage. USGS provides stream flow data to the City of Dallas that is used in operating Lake Grapevine, Lake Ray Hubbard, Lake Lewisville and Ray Roberts Lake. The City of Dallas also participates in the collection of water quality monitoring at several stream flow stations.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSION)

Authorized Joint Funding Agreement with USGS for Fiscal Year 2011-12 on October 26, 2011, by Resolution No. 11-2852.

Authorized Joint Funding Agreement with USGS for Fiscal Year 2012-13 on September 26, 2012, by Resolution No. 12-2382.

Authorized Joint Funding Agreement with USGS for Fiscal Year 2013-14 on January 8, 2014, by Resolution No. 14-0123.

FISCAL INFORMATION

\$567,825 – Water Utilities Current Funds

November 12, 2014

WHEREAS, the City of Dallas has participated with the United States Geological Survey (USGS) in gauging flows relating to the City’s water supply reservoirs, collection of water quality and flow data in the Trinity River, a pharmaceutical and personal care products water quality study on the Trinity River; and Zebra Mussel sampling and water quality study in Dallas' water supply reservoirs; and,

WHEREAS, the USGS, has submitted a contract to continue the program for the period November 1, 2014 – September 30, 2015, with the City of Dallas share of the cost at \$567,825. The total program cost of \$683,730 is to be shared between USGS, Ft. Worth, Dallas County Park Cities Municipal Utility District, Dallas, and the Trinity River Authority; and,

WHEREAS, a joint funding agreement is the most cost-effective method for the City of Dallas to obtain the required data.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a contract with United States Geological Survey for operation of stream flow and water quality gauging stations in the Trinity River basin, a pharmaceutical and personal care products water quality study, and Zebra Mussel sampling and Water Quality study on each of the reservoirs in Dallas’ water supply system.

Section 2. That the City Controller be authorized to pay the sum of \$567,825 from the Water Utilities Current Fund as follows:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJECT</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
0100	DWU	7030	3070	CTDWU7030A1508	157940

United States Geological Survey - \$567,825

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

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Water Utilities

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

MAPSCO: N/A

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Joseph P. Benton and Martha E. Benton, of a tract of land containing approximately 13,586 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$4,122 (\$1,622, plus closing costs and title expenses not to exceed \$2,500) - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This item authorizes the acquisition of a tract of land containing approximately 13,586 square feet located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline. The consideration is based on an independent appraisal.

This acquisition is part of the Lake Fork Project, currently underway by Dallas Water Utilities, which will allow the construction of a third pipeline from Lake Tawakoni to the Tawakoni Balancing Reservoir, and then to the East Side Water Treatment Plant. Ultimately, a new 144-inch pipeline will be placed parallel to the existing 72-inch and 84-inch pipelines. The construction of the third pipeline from Lake Tawakoni to Dallas will allow capacity for Lake Fork to supply water to meet current city needs and future water demands.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - \$4,122 (\$1,622, plus closing costs and title expenses not to exceed \$2,500)

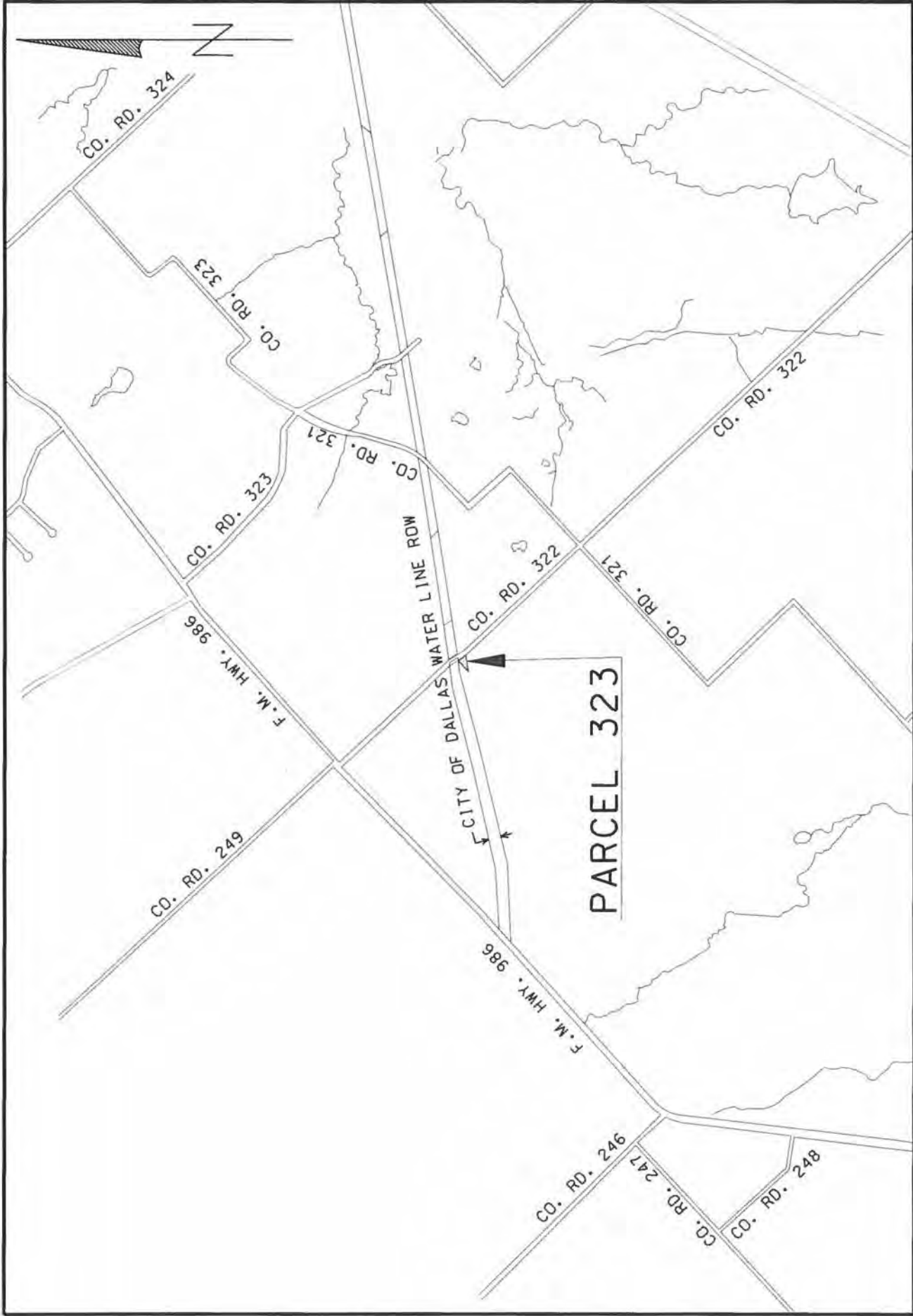
OWNERS

Joseph P. Benton

Martha E. Benton

MAP

Attached



VICINITY MAP
APPROXIMATE SCALE 1" = 2000'

November 12, 2014

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

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

“CITY”: The City of Dallas

“PROPERTY”: Approximately 13,586 square feet of land located in Kaufman County and being the same property more particularly described on the "Exhibit A", attached hereto and made a part hereof for all purposes.

“PROJECT”: Lake Tawakoni 144-inch Raw Water Transmission Pipeline

“USE”: The installation, use, and maintenance of a pipeline or lines for the transmission of treated water together with such appurtenant facilities as may be necessary.

“PROPERTY INTEREST”: Fee Simple

“OWNER”: Joseph P. Benton and Martha E. Benton, provided, however, that the term “OWNER” as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

“OFFER AMOUNT”: \$1,622

“CLOSING COSTS AND TITLE EXPENSES”: Not to exceed \$2,500

“AUTHORIZED AMOUNT”: \$4,122 (\$1,622, plus closing costs and title expenses not to exceed \$2,500)

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

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

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

November 12, 2014

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

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT, CLOSING COSTS AND TITLE EXPENSES payable out of Water Utilities Capital Improvement Funds, Fund No. 2115, Department DWU, Unit PW20, Program No. 704041, Object 4210, Encumbrance No. CT-DWU704041HB. The OFFER AMOUNT and the CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

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

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

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

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

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

November 12, 2014

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

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

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

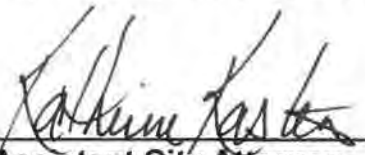
BY 
Assistant City Attorney

EXHIBIT A

FIELD NOTES
DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION
OF RIGHT-OF-WAY FOR THE LAKE TAWAKONI RAW WATER
TRANSMISSION MAIN
KAUFMAN COUNTY, TEXAS
Parcel: 323

BEING a 0.3119 acre tract of land in the William Smith Survey, Abstract No. 444, in Kaufman County, Texas, and being part of a called 15.733 acre tract of land described in General Warranty Deed to Joseph Benton, dated July 26, 2005, as recorded in Volume 2685, Page 366 of the Deed Records of Kaufman County, Texas (D.R.K.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "DAL-TECH" (hereinafter referred to as "with cap") set in the northwest line of said Benton tract, and the south line of a called 2.00 acre tract of land described in Warranty Deed to James L. Farmer and wife, Sandra E. Farmer, dated August 17, 1999, as recorded in Volume 1388, Page 186, D.R.K.C.T., being the westerly corner of a 4,509 square foot tract of land described as Parcel 7 in a Deed to the County of Kaufman, as recorded in Volume 3473, Page 634, D.R.K.C.T., said point being on a non-tangent curve to the left, having a radius of 6,090.00 feet, a central angle of 01 degree 15 minutes 18 seconds, and a tangent of 66.69 feet;

THENCE with the southwest line of said Parcel 7, and with said curve to the left, an arc distance of 133.38 feet (Chord Bearing South 43 degrees 29 minutes 22 seconds East - 133.38 feet) to a 1/2-inch iron rod with cap set;

THENCE South 77 degrees 21 minutes 30 seconds West, departing the southwest line of said Parcel 7, a distance of 237.28 feet to a 1/2-inch iron rod with cap set in the northwest line of said Benton tract and the southeast line of said Farmer tract;

THENCE North 43 degrees 13 minutes 14 seconds East, with the southeast line of said Farmer tract and the northwest line of said Benton tract, a distance of 204.05 feet, to the POINT OF BEGINNING and containing 13,586 square feet or 0.3119 acres of land, more or less.

All bearings for this tract refer to the NAD-83 Texas State Plane Coordinate System, North Central Zone 4202, according to measurements made at NGS continuously operating reference stations Collin CORS ARP, Dallas CORS ARP, Kaufman CORS ARP, Tyler CORS ARP, and Paris CORS ARP. The Kaufman County scale factor of 1.000114077 as published by the Texas Department of Transportation, Dallas District was used for this project.

A plat of even survey date herewith accompanies this legal description.

Company Name: DAL-TECH Engineering, Inc.
TBPLS Firm No. 10123500

By:  Date: 12.4.13

Surveyor's Name: Patrick J. Baldasaro
Registered Professional Land Surveyor
Texas No. 5504



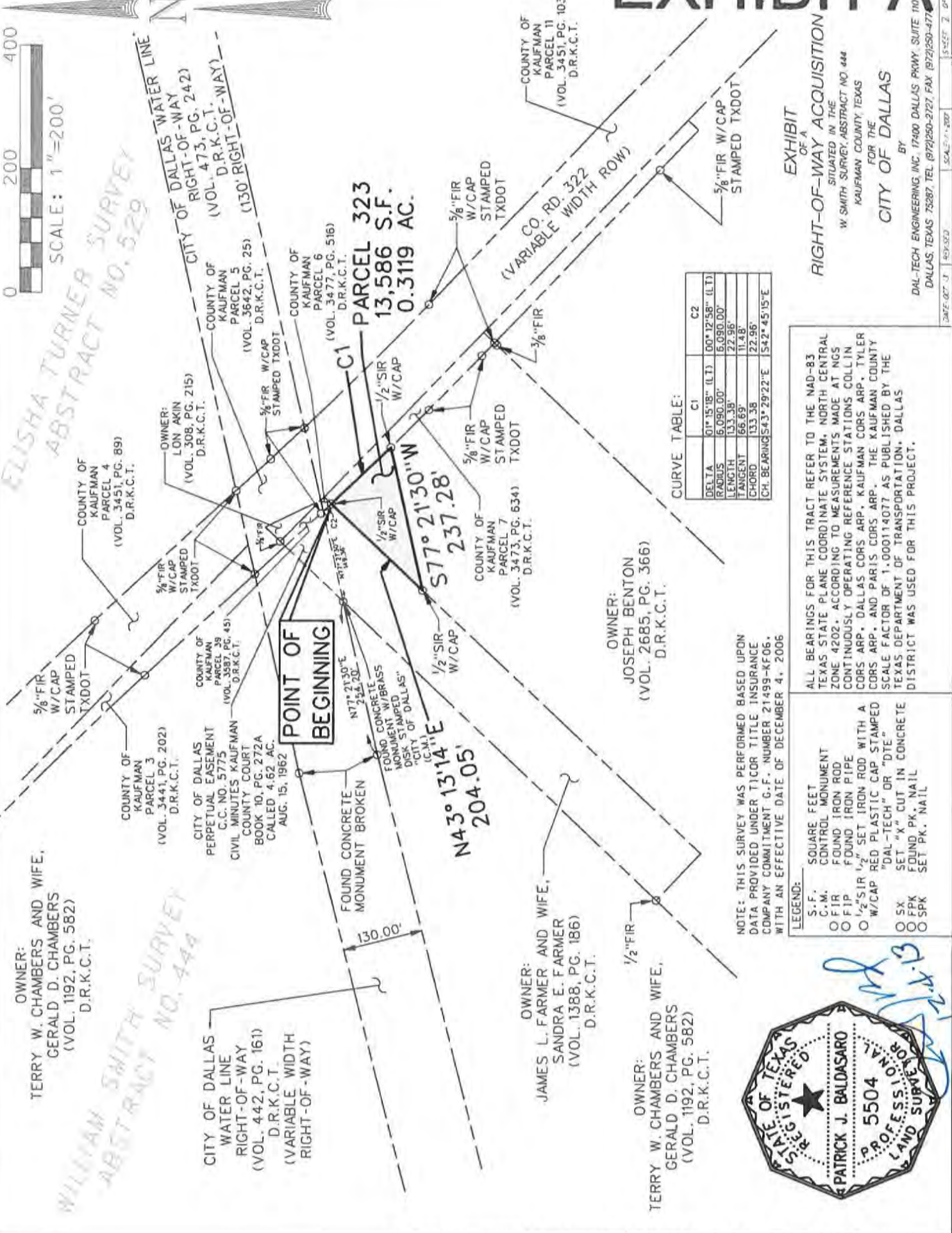
FIELD NOTES APPROVED:
ABC 12/27/13



EXHIBIT A



ELISHA TURNER SURVEY
ABSTRACT NO. 529



CURVE TABLE:

	C1	C2
DELTA	01°15'18" (L.T.)	00°12'58" (L.T.)
RADIUS	6,090.00'	6,090.00'
LENGTH	133.38'	22.96'
TANGENT	66.69'	11.48'
CHORD	133.38'	22.96'
CHL BEARING	S43°29'22"E	S42°45'15"E

NOTE: THIS SURVEY WAS PERFORMED BASED UPON DATA PROVIDED UNDER TICOR TITLE INSURANCE COMPANY COMMITMENT G.F. NUMBER 21499-KF06, WITH AN EFFECTIVE DATE OF DECEMBER 4, 2006

- LEGEND:
- S.F. SQUARE FEET
 - C.M. CONTROL MONUMENT
 - O FIR FOUND IRON ROD
 - O FIP FOUND IRON PIPE
 - O 1/2" SIR 1/2" SET IRON ROD WITH A W/CAP RED PLASTIC CAP STAMPED "DAL-TECH" OR "DTE"
 - O SX SET "X" CUT IN CONCRETE
 - O FPK FOUND PK. NAIL
 - O SPK SET PK. NAIL



ALL BEARINGS FOR THIS TRACT REFER TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. ACCORDING TO MEASUREMENTS MADE AT NGS CONTINUOUSLY OPERATING REFERENCE STATIONS COLLIN CORS ARP, DALLAS CORS ARP, KAUFMAN CORS ARP, TYLER CORS ARP, AND PARIS CORS ARP. THE KAUFMAN COUNTY SCALE FACTOR OF 1.000114077 AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, DALLAS DISTRICT WAS USED FOR THIS PROJECT.

EXHIBIT OF A
RIGHT-OF-WAY ACQUISITION
SITUATED IN THE
W. SMITH SURVEY, ABSTRACT NO. 444
KAUFMAN COUNTY, TEXAS
FOR THE
CITY OF DALLAS
BY
DAL-TECH ENGINEERING INC. 17400 DALLAS PKWY, SUITE 110
DALLAS, TEXAS 75287, TEL. (972) 260-2127, FAX. (972) 260-4777

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 1
DEPARTMENT: Trinity Watershed Management
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 45 S

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Yara L. Mitchell, of access easement rights to a portion of Zangs Boulevard containing approximately 7,969 square feet, located at its intersection with South Riverfront Boulevard for the Able Pump Station Project - Not to exceed \$10 – Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition of access easement rights to a portion of Zangs Boulevard, containing approximately 7,969 square feet, from Yara L. Mitchell. This portion of Zangs Boulevard is located at its intersection with South Riverfront Boulevard and once abandoned will be used for the Able Pump Station Project. The consideration is based upon an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

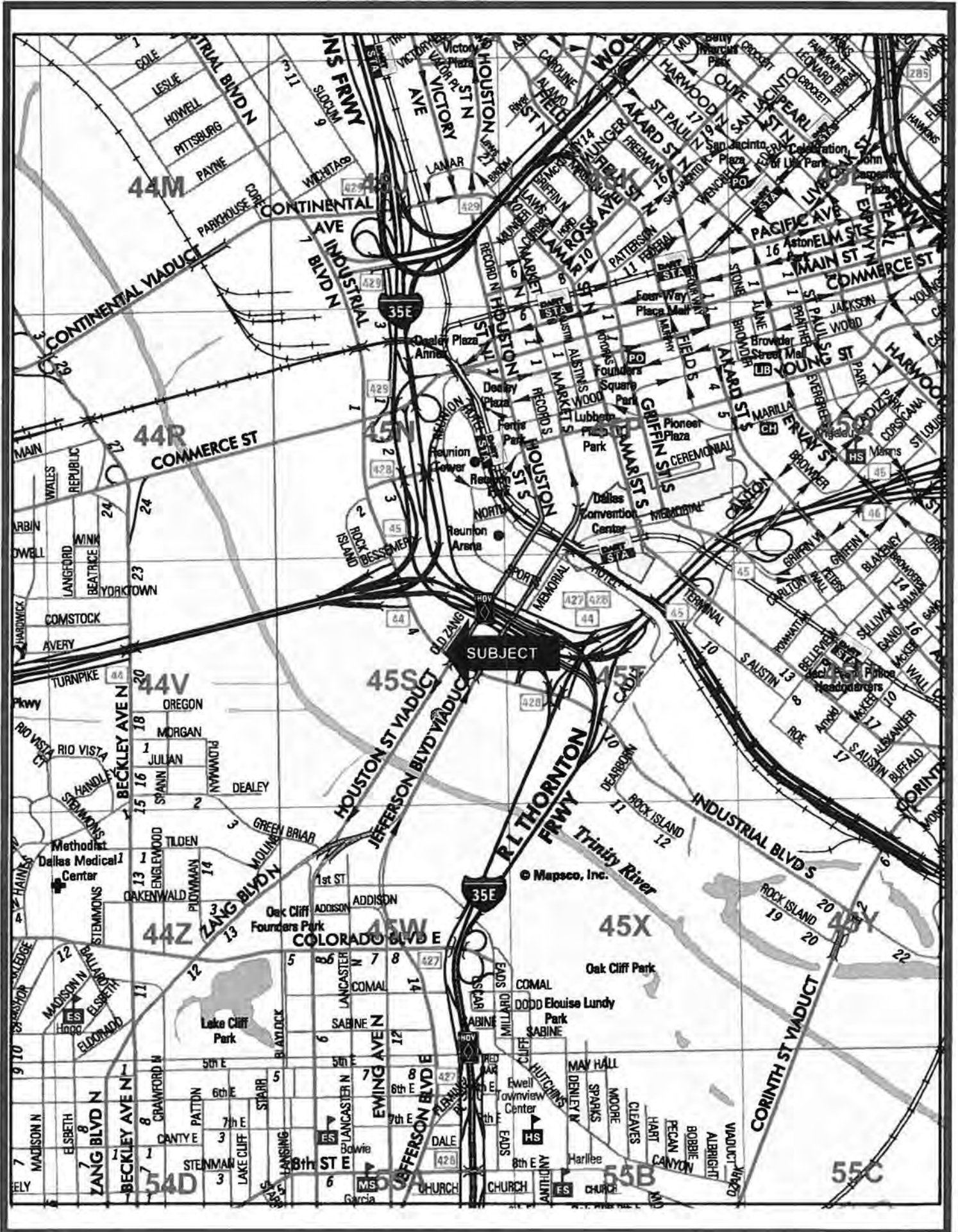
2006 Bond Funds - \$10

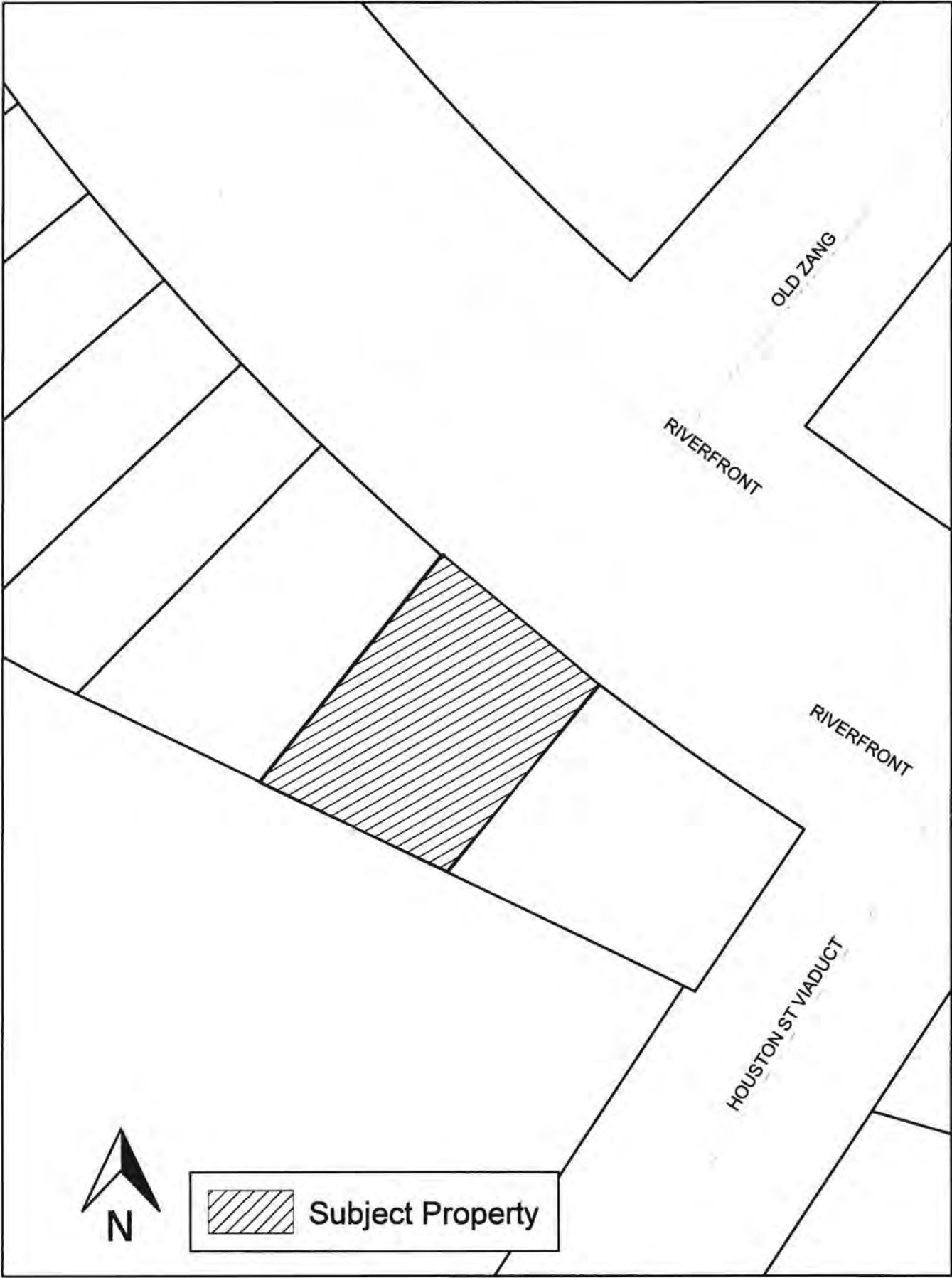
OWNER

Yara L. Mitchell

MAPS

Attached






OLD ZANG

RIVERFRONT

RIVERFRONT

HOUSTON ST VIADUCT



 Subject Property

November 12, 2014

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

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

"CITY": The City of Dallas.

"PROPERTY": Approximately 7,969 square feet of property located in Dallas County, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Able Pump Station Project

"USE": The construction, installation, use, and maintenance of the Able Pump Station, together with such appurtenant facilities as may be necessary.

"PROPERTY INTEREST": Access easement rights

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

"OFFER AMOUNT": \$10.00

"AUTHORIZED AMOUNT": \$10.00

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

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

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

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

November 12, 2014

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of Flood Protection and Storm Drainage Facilities Fund, Fund No. BT23, Department TWM, Unit T513, Activity FLDM, Program No. PB06T513, Object 4210, Encumbrance No. CT-PBW06T513A1. The OFFER AMOUNT shall not exceed the AUTHORIZED AMOUNT.

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

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

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

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

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

November 12, 2014

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for amount not to exceed the OFFER AMOUNT; and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council. The Award shall not exceed the AUTHORIZED AMOUNT.

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

**APPROVED AS TO FORM:
WARREN M. S. ERNST, CITY ATTORNEY**

BY


Assistant City Attorney

Exhibit A

Field Notes Describing a 7,969 Square Foot (0.183 Acre) Portion of Zangs Boulevard

Being a 7,969 Square Foot (0.183 Acre) portion of Zangs Boulevard, an 80-foot wide street Right-of-Way conveyed to the City of Dallas by A.M. Cockrell by deed dated September 7, 1897, recorded in Volume 221, Page 25 of the Deed Records of Dallas County, Texas, said property lying in the John Neely Bryan Survey, Abstract Number 149, in the City and County of Dallas, Texas, between City Blocks 64/415 and 1/416 (Official City of Dallas Block Numbers), abutting the Southwest Right-of-Way line of Riverfront Boulevard (a variable width, undedicated Right-of-Way at this location), and being more particularly described as follows:

BEGINNING at a 5/8 inch diameter Iron Rod with cap marked "CITY OF DALLAS" set at the intersection of the Southeast Right-of-Way line of Zangs Boulevard with the North bank of the old channel of the Trinity River, being also the most Westerly corner of a tract of land conveyed to John Fouts by deed recorded in Volume 3786, Page 54 of the Deed Records of Dallas County, Texas, and being also the most Southerly corner of the herein described tract of land, from which a 1/2 inch diameter iron rod (Controlling Monument) found at the most Southerly corner of said Fouts property bears South 66°37'34" East a distance of 72.56 feet and South 67°57'34" East a distance of 35.35 feet:

THENCE North 66°37'34" West, departing the last said Southeast Right-of-Way line and with the said North Bank of the old Trinity River channel, over and across Zangs Boulevard a distance of 82.54 feet to a Mag Nail with Washer marked "DALLAS" (hereinafter referred to as "Mag Nail w/Washer") set in concrete pavement at the intersection with the Northwest line of Zangs Boulevard, being also the most Southerly corner of Lot 23 of Block 64/415 of the Industrial Improvement Project Unit Number 2 Addition, an addition to the City of Dallas Recorded in Volume 5, Page 415 of the Map Records of Dallas County, Texas:

THENCE North 37°37'36" East, departing the last said North Bank of the old Trinity River channel and with the common line between Zangs Boulevard and said Lot 23 a distance of 111.44 feet to a Mag Nail w/Washer set at the most Easterly corner of said Lot 23, at the intersection with the Southwest Right-of-Way line of Riverfront Boulevard (platted "Industrial Boulevard" to the Northwest of Zangs Boulevard), as shown on said Industrial Improvement Project Unit Number 2 Addition plat, and being also the most Northerly corner of the herein described tract of land:

Field Notes Describing
a 7,969 Square Foot (0.183 Acre)
Portion of Zangs Boulevard

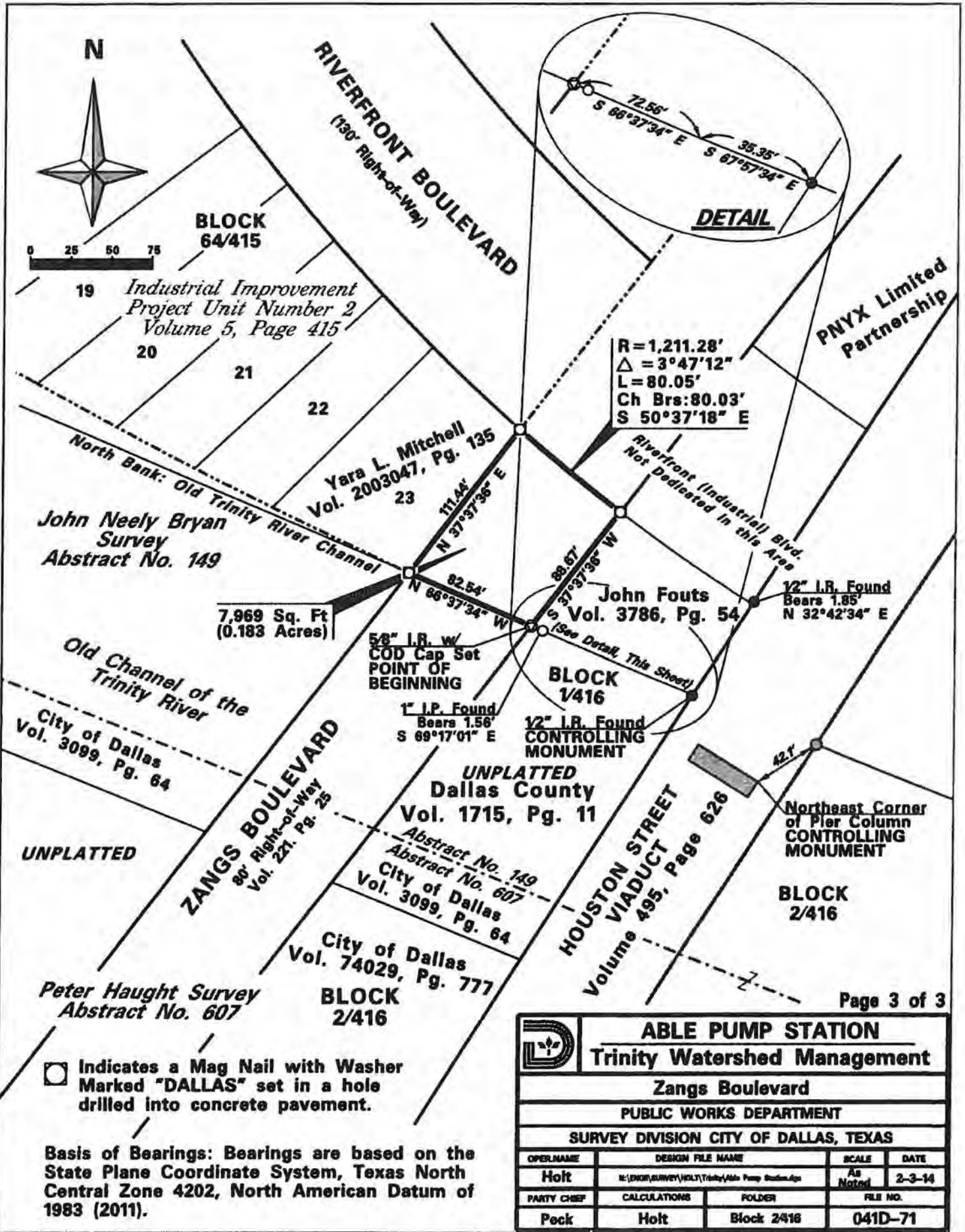
THENCE Southeasterly, departing the last said Northwest line of Zangs Boulevard and with the said Southwest line of Riverfront Boulevard produced, over and across Zangs Boulevard along a Curve to the Left having a Radius of 1,211.28 feet, a Central Angle of $3^{\circ}47'12''$, an Arc Length of 80.05 feet and a Chord which bears South $50^{\circ}37'18''$ East a distance of 80.03 feet to a Mag Nail w/Washer set at the intersection with the above said Southeast line of Zangs Boulevard at the most Northerly corner of the above referenced tract of land conveyed to John Fouts, being also the most Easterly corner of the herein described tract of land:

THENCE South $37^{\circ}37'36''$ West with the common line between said Fouts tract and Zangs Boulevard a distance of 88.67 feet to the POINT OF BEGINNING, containing 7,969 Square Feet, or 0.183 Acres of land.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).



Scott Holt
10/15/14



ABLE PUMP STATION			
Trinity Watershed Management			
Zangs Boulevard			
PUBLIC WORKS DEPARTMENT			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPERNAME	DESIGN FILE NAME	SCALE	DATE
Holt	K:\ENR\SURVEY\HOLT\Trinity\Able Pump Station.dwg	As Noted	2-3-14
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Peck	Holt	Block 2416	041D-71

☐ Indicates a Mag Nail with Washer Marked "DALLAS" set in a hole drilled into concrete pavement.

Basis of Bearings: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): 3

DEPARTMENT: Office of Economic Development
Aviation

CMO: Ryan S. Evans, 671-9837

MAPSCO: 63 L

SUBJECT

Authorize a Chapter 380 economic development grant agreement in an amount not to exceed \$700,000 with the Commemorative Air Force (“CAF”) related to the relocation and expansion of its Headquarters and National AirBase operations to Dallas Executive Airport (“DEA”) – Not to exceed \$700,000 – Financing: Public/Private Partnership Funds

BACKGROUND

Since the spring of 2013, City staff has been in negotiations with CAF to relocate and expand its international headquarters and operations to DEA from Midland, Texas. In April 2014, after considering 23 cities nationwide, the CAF Board selected Dallas Executive Airport (DEA) as the most favorable location for its relocation and expansion project.

City staff proposes the described economic development grant to facilitate the project occurring at Dallas Executive Airport. In consideration of the City proposed grant, CAF will commit to the following:

- A. Execute a 30 year lease on approximately 15 acres at DEA; relocate/designate DEA as its International Headquarters; employ five (5) full-time jobs; and form a fund raising committee by December 31, 2015.
- B. Employ an additional twenty (20) jobs; maintain a minimum permanent based aircraft fleet size of nine (9) aircraft, and maintenance equipment at the CAF Dallas Main Campus by December 31, 2016.
- C. Employ an additional five (5) jobs; maintain a minimum permanent based aircraft fleet size of nine (9) aircraft, and equipment; and relocate the B-29 / B-24 Squadron Personnel, the CAF AirPower History Tour to Dallas Executive Airport by December 31, 2018.

BACKGROUND (Continued)

Corresponding to CAF's commitments above, the economic development grants payment schedule upon completion and verification of the described conditions is outlined below:

Installment	Amount	Date
Grant A	not to exceed \$200,000	on or before December 31, 2015
Grant B	not to exceed \$400,000	on or before December 31, 2016
Grant C	not to exceed \$100,000	on or before December 31, 2018
Grant Total	not to exceed \$700,000	

It is anticipated that Department of Aviation staff will submit a proposed lease and development agreement with CAF to the City Council for consideration on December 10, 2014. The lease and development agreement will further describe construction of a "Phase One" expansion of CAF's DEA operations and includes a new \$5 million (estimated minimum cost) Museum & Hangar Building of approximately 35,000 square feet. Further, CAF agrees to maintain a minimum permanent based aircraft fleet size of 14 aircraft and equipment at the CAF Dallas Main Campus by December 31, 2020. The Department of Aviation will reimburse the CAF in an amount not to exceed \$2 million of construction costs in consideration for the new City owned facility.

Further, relative to Phase II of CAF's project, the City has agreed to consider, subject to appropriations and future Dallas City Council authorization, a 15 percent funding match up to \$6 million, after the CAF has met all of its performance goals and commitments, and has been successful in raising a minimum of \$5 million additional capital to expand the premises into a major attraction on or before December 31, 2025.

CAF was formed in 1961 to restore and preserve World War II-era military aircraft. Its international headquarters has been located in Midland, Texas since 1991. CAF currently operates 80 units in 26 States, has 12,000 members and operates 162 aircraft around the U.S. including the B-29 SuperFortress (FiFi), B-25 Mitchell, B-17 Flying Fortress and B-24 Liberator.

Due to CAF's corporate status as a 501(c)(3) non-profit organization, City staff has determined that this is a non-conforming project as described in the City's Public/Private Partnership Program (the "Program"). As a non-conforming project located in the geographic area of Southern Dallas under the Program, City Council approval will require a simple majority vote.

The proposed agreement will result in an approximately 10-year net fiscal impact of \$15,744, 321 and a \$35,981,031 20-year net fiscal impact.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item was presented to the Economic Development Committee on November 3, 2014.

FISCAL INFORMATION

\$700,000 - Public/Private Partnership Funds

OWNER

Commemorative Air Force

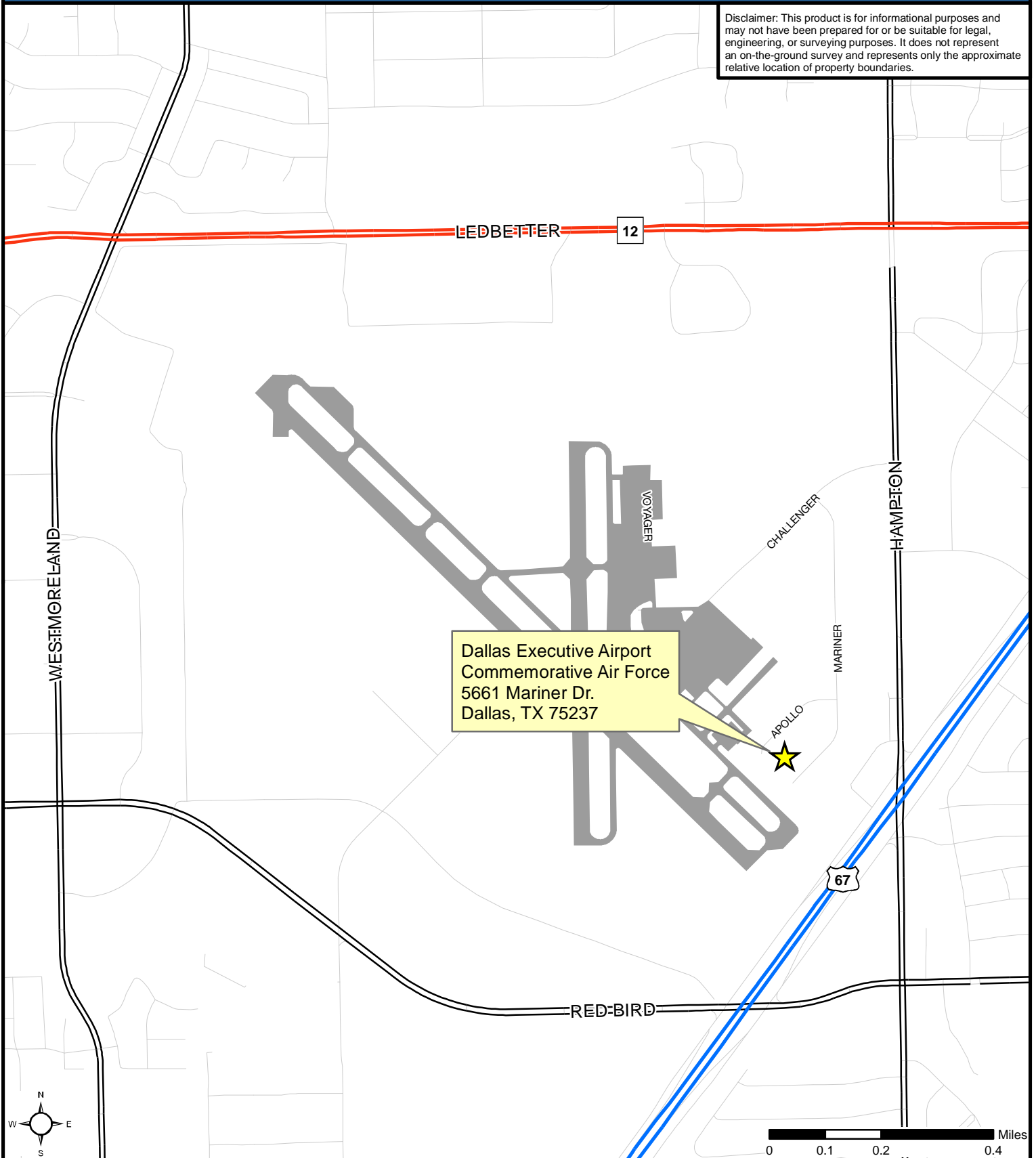
Stephan C. Brown
President, Chief Executive Officer

MAP

Attached.

Commemorative Air Force

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



Dallas Executive Airport
Commemorative Air Force
5661 Mariner Dr.
Dallas, TX 75237

DALLAS ECONOMIC DEVELOPMENT
Research & Information Division
214.670.1685
dallas-ecodev.org

Legend

Dallas Executive Airport	Highway
Freeway	Arterial
	Local Road

Created 9/2/2014 - 14-08-27 Rodney Burchfield.TCG
Source: City of Dallas, 2014

November 12, 2014

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, the City of Dallas recognizes the importance of retaining and expanding its existing employment base; and

WHEREAS, the City Council adopted its Public/Private Partnership Guidelines and criteria on June 25, 2014 by Resolution No. 14-0993, wherein the City elected to continue its participation in tax abatements and other incentive programs including programs for loans and grants for economic development and established Guidelines and Criteria for the Public Private Partnership Program governing those economic development programs and incentive agreements to be entered into by the City as required by the Property Redevelopment and Tax Abatement Act, as amended, V.T.C.A. Tax Code, Chapter 312 ("Act"); and

WHEREAS, the City desires to enter into a Chapter 380 economic development grant agreement with the Commemorative Air Force (CAF), in order to defray relocation and other project costs, in consideration of its investment in real property improvements and the creation of new jobs in Dallas.

NOW, THEREFORE,

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

Section 1. That the City Manager, upon approval as to form by the City Attorney is hereby authorized to execute an economic development grant agreement with the CAF.

Section 2. That the economic development grant agreement shall be in three installments and in an amount not to exceed \$700,000 provided the organization meets its obligations under the grant agreement with the City.

Section 3. CAF shall agree to commit to the following:

- A. CAF will execute a 30 year lease at the proposed 15 acre site at Dallas Executive Airport ("DEA"); relocate/designate the proposed leasehold at DEA as CAF International Headquarters; employ five (5) full-time jobs; and form a fund raising committee by December 31, 2015.

November 12, 2014

Section 3. (Continued)

- B. CAF will employ an additional twenty (20) jobs; maintain a minimum permanent based aircraft fleet (subject to operational tours and maintenance schedules) size of nine (9) aircraft, and maintenance equipment at the CAF Dallas Main Campus by December 31, 2016 (subject to DEA runway restrictions due to renovations, on or before December 31, 2016; provided the date of Substantial Completion of the Improvements may be extended by the Director of the Office of Economic Development (the "Director") for up to 180-days for just cause or such longer period as may be required in the event of force majeure if CAF is diligently and faithfully pursuing completion of the Improvements).

- C. CAF will employ an additional five (5) jobs; maintain a minimum permanent based aircraft fleet (subject to operational tours and maintenance schedules) size of nine (9) aircraft, and equipment; and relocate the B-29/B-24 Squadron Personnel, the CAF AirPower History Tour to Dallas Executive Airport by December 31, 2018 (subject to DEA runway restrictions due to renovations, on or before December 31, 2016; provided the date of Substantial Completion of the Improvements may be extended by the Director for up to 180-days for just cause or such longer period as may be required in the event of force majeure if CAF is diligently and faithfully pursuing completion of the Improvements).

Section 4. The economic development grants payment schedule upon the substantial completion and verification of the required grant condition(s) outlined below:

Installment	Amount	Date
Grant A	Not to exceed \$200,000	On or before December 31, 2015
Grant B	Not to exceed \$400,000	On or before December 31, 2016
Grant C	Not to exceed \$100,000	On or before December 31, 2018
Grant Total	Not to exceed \$700,000	

Section 5. That at a later date, the City Council will consider the referenced lease with CAF and a development agreement associated with Phase I of CAF's project at DEA including the construction of a new Museum and Hanger of approximately 35,000 square feet at a cost of approximately \$5,000,000 by December 31, 2020, and relative to Phase II of CAF's project, the City has agreed to consider, subject to annual appropriations and Dallas City Council authorization, a 15% funding match up to \$6 million, after the CAF has met all of its performance goals and commitments, and has been successful in raising a minimum of \$5 million additional capital to expand the premises into a major attraction on or before December 31, 2025.

November 12, 2014

Section 6. That the City Controller is hereby authorized to encumber and disburse future funds from: Fund 0352, Department ECO, Unit 9992, Object 3016, Activity PPPF, Encumbrance No. ECO9992A305 Vendor No. VS 86790, in an amount not to exceed \$700,000.

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 3
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 52 W

SUBJECT

Authorize a Chapter 380 economic development grant agreement with WWF Operating Company in an amount not to exceed \$300,000 to promote the expansion of its food manufacturing company and the creation and retention of jobs at 3333 Dan Morton Drive in Dallas pursuant to Chapter 380 of the Texas Local Government Code in accordance with the City's Public/Private Partnership Program - Not to exceed \$300,000 - Financing: Public/Private Partnership Funds

BACKGROUND

City Council is being asked to consider economic development incentives for WWF Operating Company (WhiteWave Foods). For the past several months, City staff has been in discussions with WhiteWave regarding a potential expansion of its facility located at 3333 Dan Morton Drive in Dallas. The proposed expansion would result in approximately \$38,000,000 in real property improvements and the installation of approximately \$100,000,000 in new equipment and other business personal property over the next three years.

WhiteWave Foods opened its facility in the Spring/Summer of 2011, with the City providing a ten-year, 90 percent business personal property tax abatement. In consideration of the incentives offered in 2011, WhiteWave Foods invested a minimum of \$85,000,000 in real property and business personal property improvements at the facility. WhiteWave Foods exceeded all requirements of that incentive agreement with over \$100,000,000 invested in equipment alone.

In order to locate this expansion in Dallas, WhiteWave Foods Company requests council consideration of an Economic Development Grant in the amount of \$300,000. The incentive will help offset infrastructure costs associated developing the site.

BACKGROUND (Continued)

In consideration of the tax incentive proposed, WhiteWave Foods will: (1) Invest a minimum of \$30,000,000 in real property improvements and other related project costs such as design, engineering, architects, etc. by December 31, 2016; (2) invest a minimum of \$90,000,000 in business personal property by December 31, 2016; and (3) create a minimum 85 additional jobs onsite (reaching a total of 310)

This project conforms to the Public Private Program Guidelines and Criteria in that it involves an investment of over \$1,000,000 and involves the creation of more than 25 jobs at this Southern Dallas location. The 10-year net fiscal impact of this project is \$2,170,339. The 20-year net fiscal impact of this project is \$12,308,386.

ESTIMATED SCHEDULE OF THE PROJECT

Begin Construction	March 2015
Substantial Completion	June 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 3, 2014, a memo was submitted to the Economic Development Committee regarding authorizing a Chapter 380 economic development grant agreement with WWF Operating Company.

FISCAL INFORMATION

\$300,000 - Public/Private Partnership Funds

MAP

Attached.

3333 Dan Morton Dr.



DALLAS ECONOMIC DEVELOPMENT
Research & Information Division
214.670.1685
dallas-ecodev.org

Legend

- Freeway
- Highway
- Arterial
- Local Road

November 12, 2014

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, the City of Dallas recognizes the importance of retaining and expanding its existing employment base; and

WHEREAS, the City Council adopted its Public/Private Partnership Guidelines and criteria on June 25, 2014 by Resolution No. 14-0993, wherein the City elected to continue its participation in tax abatements and other incentive programs including programs for loans and grants for economic development and established Guidelines and Criteria for the Public Private Partnership Program governing those economic development programs and incentive agreements to be entered into by the City as required by the Property Redevelopment and Tax Abatement Act, as amended, V.T.C.A. Tax Code, Chapter 312 ("Act"); and

WHEREAS, the City desires to enter into a Chapter 380 economic development grant agreement with WhiteWave Foods Company, in consideration of its investment in real property improvements, business property and the retention/creation of new jobs in Dallas.

NOW, THEREFORE,

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

Section 1. That the City Manager, upon approval as to form by the City Attorney is hereby authorized to execute a Chapter 380 economic development grant agreement with WhiteWave Foods Company, that includes the following:

An economic development grant in an amount not to exceed \$300,000 subject to the following criteria:

WhiteWave Foods Company shall:

- A. Invest a minimum \$90,000,000 in new machinery and equipment and other business personal property at 3333 Dan Morton Drive in Dallas, Texas by December 31, 2016.
- B. Invest a minimum \$30,000,000 in real property improvements associated with the expansion of approximately 100,000 square feet at 3333 Dan Morton Drive in Dallas, Texas by December 31, 2016.
- C. Retain its existing 225 employees and employ a minimum of 85 new full-time employees (310 total full-time employees) onsite by December 31, 2016.

November 12, 2014

Section 1. (Continued)

- D. Failure to meet each criteria mentioned above by December 31, 2016 is an event of default and the City's obligation to pay the grant shall terminate.

Section 2. That the Director of Economic Development may extend the substantial completion deadline for a period of six months at his sole discretion.

Section 3. That the City Controller is hereby authorized to encumber and disburse future funds from: Fund 0352, Department ECO, Unit 9992, Object 3016, Activity PPPF, Encumbrance No. ECO9992A303, Vendor No. VS0000061943 as necessary to make payments in an amount not to exceed \$300,000 as described above in section one (1).

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 2, 6
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 44G

SUBJECT

Authorize a development agreement with Maple Multi-Family Development, LLC. to reimburse eligible project costs related to the Alexan Riveredge development currently addressed at 150 Turtle Creek Boulevard in an amount not to exceed \$7,800,000 from revenues accruing to Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District) - Not to exceed \$7,800,000 - Financing: Design District TIF District Funds (subject to appropriations)

BACKGROUND

The proposed project includes 309 residential rental units in a 5 story urban style project with structured parking. Pedestrian amenities and a future Trinity River Trail connection are also planned.

The project is a new development on approximately 2.47 acres of vacant land currently addressed at 150 Turtle Creek Boulevard directly behind the International on Turtle Creek design center with frontage on both Turtle Creek Boulevard and Levee Street.

The owner/developer is Maple Multi-Family Development, LLC. (“MMFD” or “Owner”) formed by members of Trammell Crow Residential (TCR).

The total private investment for this project is estimated at \$46 million which includes property acquisition, hard construction and soft costs. The Owner’s project scope as it relates to the proposed TIF agreement includes a minimum private investment of \$35 million for acquisition costs, site preparation, and construction hard costs.

The requested TIF funding totals \$7,800,000 from the “Design District Sub-District” TIF budget category which allows reimbursement for eligible costs including: environmental remediation and demolition; paving, streetscape and utility improvements; open spaces, plazas, portals, and civic improvements; and an economic development grant, once the project is complete and all contingencies are satisfied.

BACKGROUND (Continued)

Approximately \$6.2 million of the funding will be in the form of a grant (not directly related to public infrastructure improvements).

The project meets TIF Grant Program criteria as a new residential development that will promote development and diversification of the economy, creation of a broader mix of residential property types and mixed-income housing, density within the district, and public infrastructure improvements. The project is not financially viable without the TIF grant.

Of the planned 309 residential units, 20% (approximately 63 units) will meet the TIF district's mixed-income housing requirements and include a mix of affordable units by type and a spatial dispersion of the affordable units within the development.

The total TIF funding may be reduced by \$150,000 to a maximum of \$7,650,000 if an off-site trail connection to the Trinity River corridor is not constructed within a mutually agreed upon timeframe as part of the project or funded by alternative non-City sources of funding such as North Central Texas Council of Governments (NCTCOG) programs or federal grants.

The Owner will fund TIF-eligible improvements up front and will be reimbursed solely from the Design District TIF District Fund, and/or Tax Increment Bonds, not City general funds or other City bond funds, only to the extent Design District TIF District funds are available. Funding of these TIF-eligible project costs will be made from Design District TIF District funds.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	June 2015
Complete Construction	September 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 8, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eight, the Design District TIF District by Ordinance No. 26021, as amended.

On April 12, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Design District TIF District by Ordinance No. 26303, as amended.

On October 23, 2014, the Design District TIF District Board of Directors reviewed and recommended approval of a development agreement with Maple Multi-Family Development, LLC. and TIF funding for the project not to exceed \$7,800,000, to reimburse TIF-eligible project costs.

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

On November 3, 2014, a briefing was submitted to the Economic Development Committee to consider a development agreement with Maple Multi-Family Development, LLC.

FISCAL INFORMATION

\$7,800,000 - Design District TIF District Funds (subject to appropriations)

PROJECT COUNCIL DISTRICT

6

OWNER

**Maple Multi-Family Development, LLC.
A Texas limited liability company**

Kenneth Valach
President

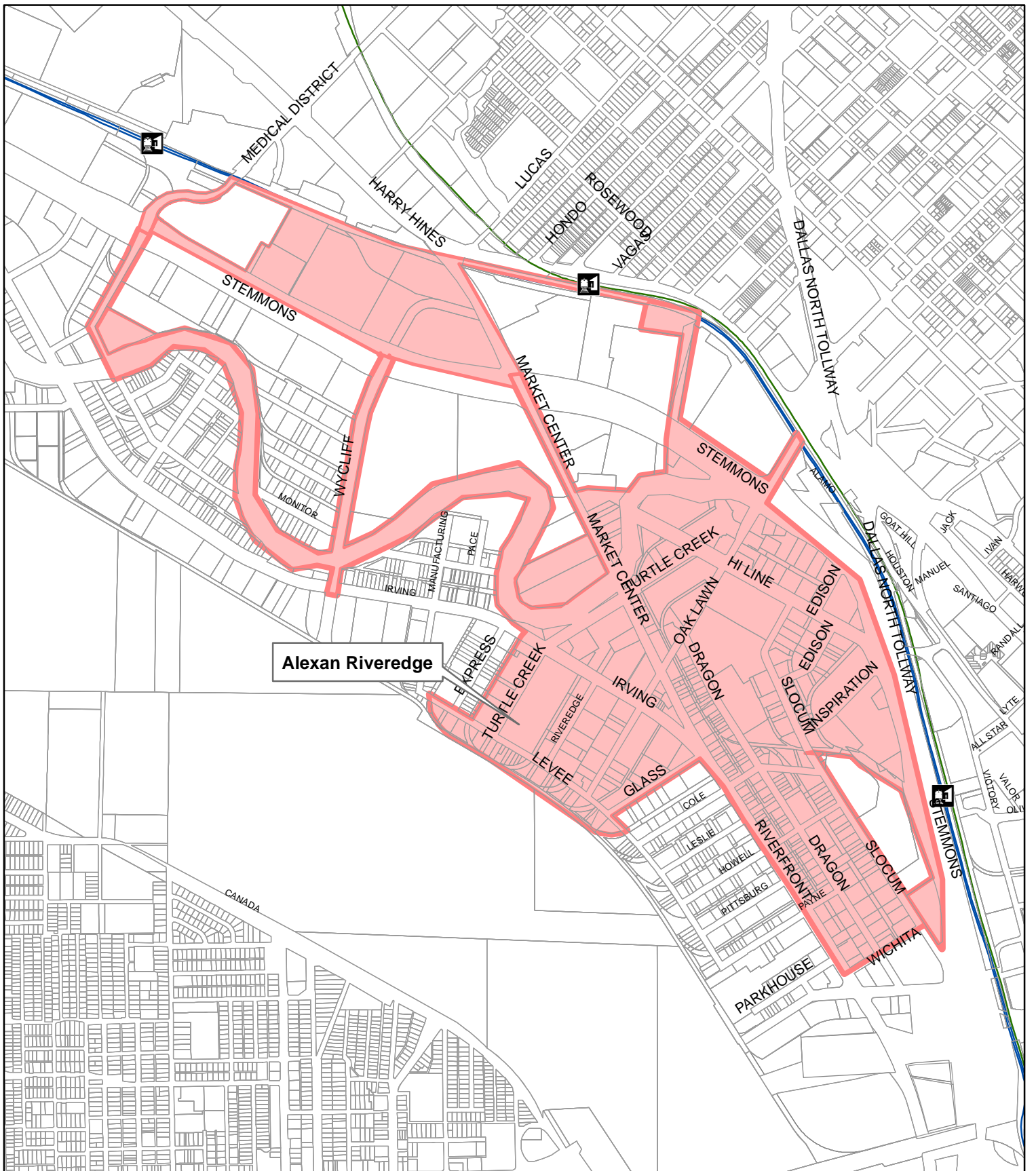
DEVELOPER

**Maple Multi-Family Development, LLC.
A Texas limited liability company**

Kenneth Valach
President

MAP

Attached.



Alexan Riveredge

**Alexan Riveredge
Project Location**
Design District TIF

- Design District TIF Boundary
- DART/TRE Light Rail Stations



Office of Economic
Development
October 2014

November 12, 2014

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Eight, ("Design District TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Design District area pursuant to Ordinance No. 26021, authorized by the City Council on June 8, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on April 12, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Design District TIF District by Ordinance No. 26303, as amended; and

WHEREAS, on August 9, 2006, City Council authorized the establishment of the City of Dallas Design District Grant Program to implement the Design District TIF Project Plan and Reinvestment Zone Financing Plan by Resolution No. 06-2072, as amended attached hereto as **Exhibit A**; and

WHEREAS, on October 23, 2014, the Design District TIF District Board of Directors reviewed and recommended approval of a development agreement with Maple Multi-Family Development, LLC., and TIF funding for the project not to exceed \$7,800,000, to reimburse TIF-eligible project costs; and

WHEREAS, on November 3, 2014, a briefing was submitted to the Economic Development Committee to consider a development agreement with Maple Multi-Family Development, LLC.; and

WHEREAS, in furtherance of the Oak Cliff Gateway TIF District Project Plan and Reinvestment Zone Financing Plan, the City desires to provide economic incentives to the Owner for the construction of Alexan Riveredge at a site currently addressed at 150 Turtle Creek Boulevard in the Design District TIF District as described in the conceptual site plan, preliminary conceptual renderings, and building materials attached hereto as **Exhibits B1-B8**.

NOW, THEREFORE,

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

November 12, 2014

Section 1. That the City Manager, upon approval as to form by the City Attorney is hereby authorized to execute a development agreement with Maple Multi-Family Development, LLC. and the City of Dallas for the Alexan Riveredge development project and that future Design District TIF revenues in an amount not to exceed \$7,800,000 are hereby dedicated to TIF-eligible project costs associated with the project, shown in the TIF Funded Project Budget attached hereto as **Exhibit C**. This project includes demolition, environmental remediation, and infrastructure improvements, and an economic development grant as part of the implementation of the Design District TIF District Project Plan and Reinvestment Zone Financing Plan.

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

Section 3. That the City Controller is hereby authorized to encumber and disburse funds from:

Design District TIF District Fund - Fund 0050, Department ECO, Unit P926, Activity DDTD, Object 3072, Program No. DDTIF0007, CT ECOP926A302-01 Vendor No. VC13394, in an amount not to exceed \$81,600;

Design District TIF District Fund - Fund 0050, Department ECO, Unit P926, Activity DDTD, Object 4510, Program No. DDTIF0007, CT ECOP926A302-02 Vendor No. VC13394, in an amount not to exceed \$1,499,835;

Design District TIF District Fund - Fund 0050, Department ECO, Unit P926, Activity DDTD, Object 3016, Program No. DDTIF0007, CT ECOP926A302-03 Vendor No. VC13394, in an amount not to exceed \$6,218,565; and

for a total amount not to exceed \$7,800,000 (subject to appropriations).

Section 4. That the Owner shall fund demolition, environmental remediation, infrastructure improvements and other eligible costs to support the development of Alexan Riveredge currently addressed at 150 Turtle Creek Boulevard in the Design District TIF District, in an amount not to exceed \$7,800,000 for the costs of TIF-eligible improvements in the Design District TIF District. Owner will be paid solely from the Design District TIF District Funds in accordance with the terms of the development agreement described in hereof, but only to the extent such Design District TIF District funds are available for such purpose.

November 12, 2014

Section 5. That nothing in the resolution shall be construed to require the City to approve payment from any source of City funds other than the Design District TIF District Fund and/or Tax Increment Bonds. Any funds expended under the development agreement that remain unpaid upon termination of the Design District TIF District, due to lack or unavailability of Design District TIF District Funds shall no longer be considered project costs of the Design District TIF District or the City and the obligation of the Design District TIF District to pay the Owner shall automatically expire.

Section 6. That in addition to the conditions set out in the Sections above, the Development Agreement is hereby expressly made subject to all of the following contingencies which must be performed or occur:

- A. Owner shall invest and document a minimum of \$35 million in private improvements in the Project, including all land and building acquisition, site preparation, and construction hard costs.
- B. Development of a minimum of 250,000 square feet of residential and/or live/work or flex commercial space.
- C. For a period of fifteen (15) years from the date Owner receives the final CO for the residential portion of the Project (“Affordability Period”), a minimum of 20% of the units in Alexan Riveredge shall meet the affordability requirements of the Tax Increment Finance Districts Mixed Income Housing Guidelines (**Exhibit D**). In an effort to promote diversity in household types, the affordable units shall be dispersed both spatially within the development and among units by unit type as defined in the development agreement with modifications to this provision subject to City Attorney and Director approval.
- D. The Project shall be marketed pursuant to an Affirmative Fair Housing Marketing Plan approved by the City.
- E. Owner will obtain a building permit for the construction of the Project by June 30, 2015.
- F. Owner will provide public access easements, deed restrictions, or another instrument acceptable to the Director of the Office of Economic Development if street and utility improvements as part of the Project remain privately owned in order to be considered for TIF reimbursement.
- G. Owner will obtain a letter of acceptance or similar documentation issued by the City signifying acceptance of the TIF eligible street and infrastructure improvements by September 30, 2018. Improvements related to a future Trinity River Trail connection may be implemented separately with a completion timeline determined at a later date.

November 12, 2014**Section 6.** (Continued)

- H. Owner shall complete construction and pass final building inspection for the building shell of the Project by September 30, 2018.
- I. Owner will execute and fund an Operating and Maintenance Agreement for all non-standard TIF eligible improvements by September 30, 2018. Compliance with the executed operating and maintenance agreement shall be required of all future owners for the entire period of the Operating and Maintenance Agreement.
- J. In addition to complying with a Business Inclusion and Development (“BID”) goal of 25% for the TIF reimbursable improvements (hard construction costs only), the Owner shall make a good faith effort to achieve a goal of certified minority/women-owned business enterprise (M/WBE) participation for the private improvement construction of 20% of total private expenditures and meet all reporting requirements for each.
- K. Until the Project has passed final building inspection for the building shell and all required paperwork for TIF reimbursement has been submitted, Owner shall submit to the Office of Economic Development a quarterly status report (**Exhibit E**).
- L. Owner shall construct public and private improvements that conform in design and materials to images and site plans approved by the Design District TIF Board of Directors and the Dallas City Design Studio as shown in **Exhibit B1-B8** - site plan, preliminary conceptual renderings, and building materials unless modifications are approved by the Director.
- M. Owner shall provide evidence that reasonable efforts were made to promote the hiring of neighborhood residents for any new jobs created.

Section 7. That upon completion of the project and satisfaction of all project requirements, and subject to the availability of Design District TIF funds, the Project shall be eligible for total TIF reimbursements in an amount not to exceed \$7,800,000 in accordance with the adopted **Exhibit F – Design District TIF District Increment Allocation Policy**. In addition, the following provisions (payments from existing TIF funds) will also apply for this Project upon completion of all development agreement obligations:

- (a). Existing grant funds in the amount of \$542,600 in support of the provision of mixed-income housing provided the project complies with mixed-income housing guidelines during the affordability period. If there is a default, this grant and any other TIF subsidy paid to date shall become a debt to City that shall be due, owing, and paid to City within sixty (60) days after notice of default.

November 12, 2014

Section 7. (Continued)

- (b). Up to \$150,000 in district-wide improvement funds for an off-site trail connection to the Trinity River Corridor at a location to be determined by a collaborative process and contingent on an approved plan for the use of these funds.

Section 8. That the Director of the Office of Economic Development, after approval and recommendation of the TIF Board, may authorize minor modifications to the project including development mix and/or an extension of the project deadlines up to 6 months.

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.

Exhibit A
City of Dallas
Design District Grant Program
Amended April 9, 2013

The Design District Grant Program was established pursuant to Chapter 311 of the Texas Tax Code, to implement the Project and Reinvestment Zone Financing Plan for the Design District Tax Increment Financing (TIF) District and was first approved by the Design District TIF Board and City Council (pursuant to Resolution Number 06-2072) in August 2006. Subsequently the Design District TIF Board approved an amended version of the Grant Program on April 9, 2013.

The purpose of the Design District Grant Program is to promote: (1) development and diversification of the economy, (2) elimination of unemployment or underemployment, and (3) development or expansion of transportation, business, and commercial activity within the Design District TIF District. The City will achieve these objectives by making grants from the tax increment fund of the District in an aggregate amount not to exceed the amount of tax increment produced by the City and paid into the tax increment fund for the District. No County monies can be used to pay for economic development grants; however, County monies can be used as a direct pledge for eligible TIF project costs.

Use of Funds:

The Design District TIF Board will recommend and City Council will approve all grant award amounts and awardees. Nothing contained herein shall obligate the City to provide grant awards as this Program does not constitute an entitlement.

Grants may be considered to offset the costs needed to redevelop obsolete properties and accommodate mixed use, higher density projects such as parking structures, enhanced infrastructure, and higher costs for attracting diverse commercial tenants that may not be accommodated under traditional TIF budget categories.

On a limited basis, grants may be considered to offset the cost of providing affordable housing in residential developments within the TIF District.

Payment of Funds:

No grant funds will be distributed until all conditions of the grant agreement have been fulfilled. Grants may be made up to the amount of tax increment produced by the City and paid into the tax increment fund for the Design District TIF District. The City may in the future negotiate with financial institutions to secure bonds or other obligations, or lines of credit, to aid in the funding of projects within the TIF District.

Grants in lieu of interest:

On an individual project basis with emphasis given to projects that have significant District wide public improvement costs, additional grants may be considered in lieu of

interest on the principal costs of public infrastructure improvements. The interest rate will be calculated at a fixed rate as determined by the City with the assistance of its official financial advisor. Currently, TIF projects are no longer required to have a public bid process and advance of funds to the City; therefore, typically with most projects no interest is pledged since funds are not advanced to the City for improvements.

Eligible types of projects:

- Catalyst developments of sufficient size to stimulate new retail and commercial activity
- High volume retail anchors
- Mixed-use, transit-oriented developments
- Mixed-income housing projects
- Neighborhood serving commercial developments

Eligibility criteria:

The project's eligibility for funding will be determined based on factors such as:

- Level of investment
- Job creation
- Feasibility of the development "but for" the incentives
- Ability to stimulate other investment in the District
- Provisions for public improvements that benefit the District as a whole
- Linkages with a DART transit station

Project requirements:

- The developer must meet affordable housing requirements established by the Design District TIF District Project Plan and Reinvestment Zone Financing Plan and any related City requirements.
- The developer must competitively bid construction of public improvements and follow the City's M/WBE Business Inclusion and Development Plan (BID) Policy.
- The developer must follow City's Fair Share Policy for M/WBE goals related to private construction.
- The developer must promote hiring of neighborhood residents for any new jobs created.
- The developer must comply with established Design Guidelines for the District and the current design review process.

Design District Grant Program Area

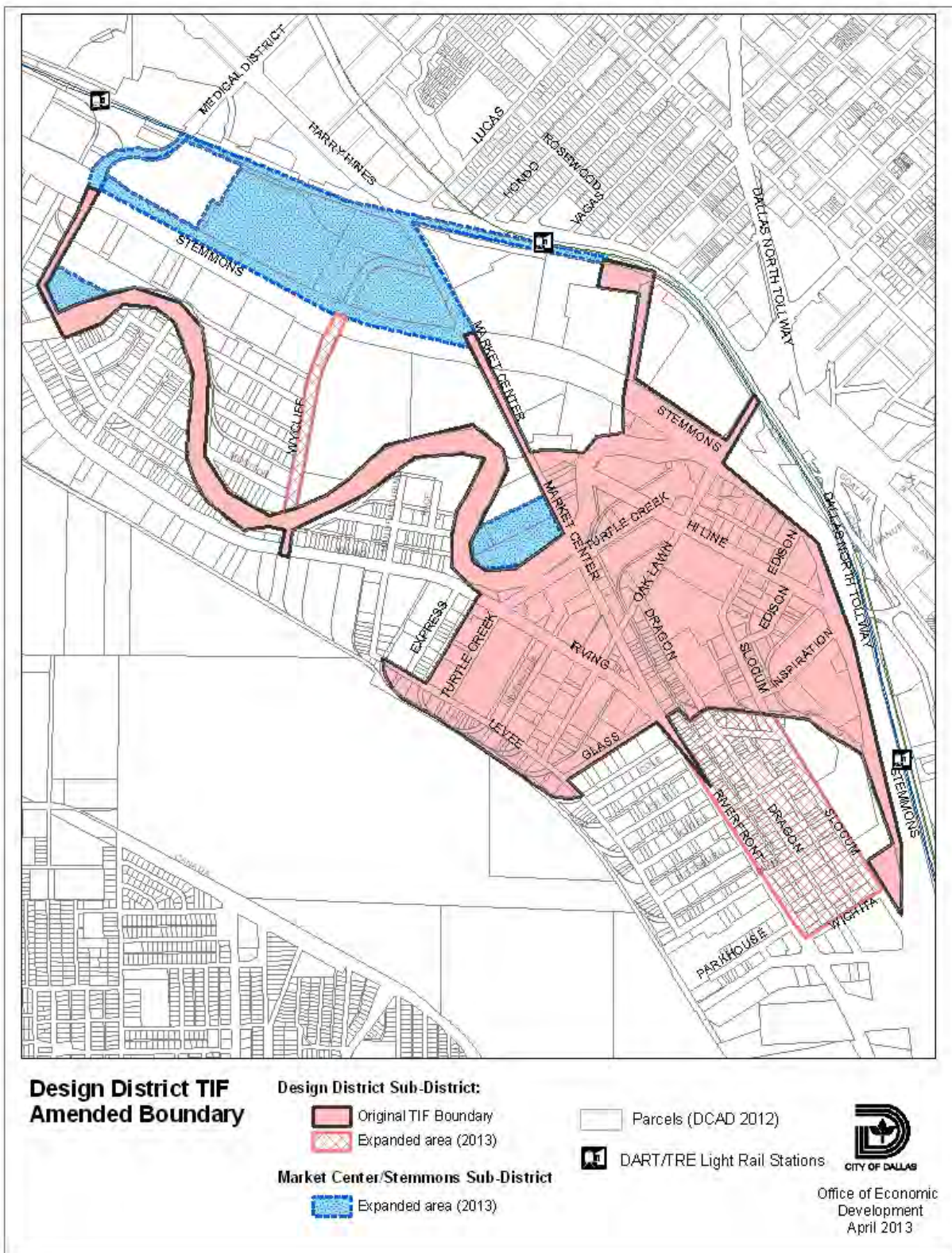


Exhibit B1, Page 1 of 8



LEGEND	
1	PLAZA
2	TURNTABLE PLANTING AREA
3	ON STREET PARKING
4	SITE FURNISHINGS
5	8' SIDEWALK
6	NATIVE ADAPTED LANDSCAPE
7	APARTMENT STOOPS
8	HANDICAP RAMP ACCESS
9	SPECIALTY PAVING @ INTERSECTION AND CROSSWALKS
10	STREET TREES W/ UPLIGHT EVERY 50' O.C.
11	TRANSFORMER YARD



ALEXAN RIVEREDGE / CONCEPTUAL LANDSCAPE PLAN

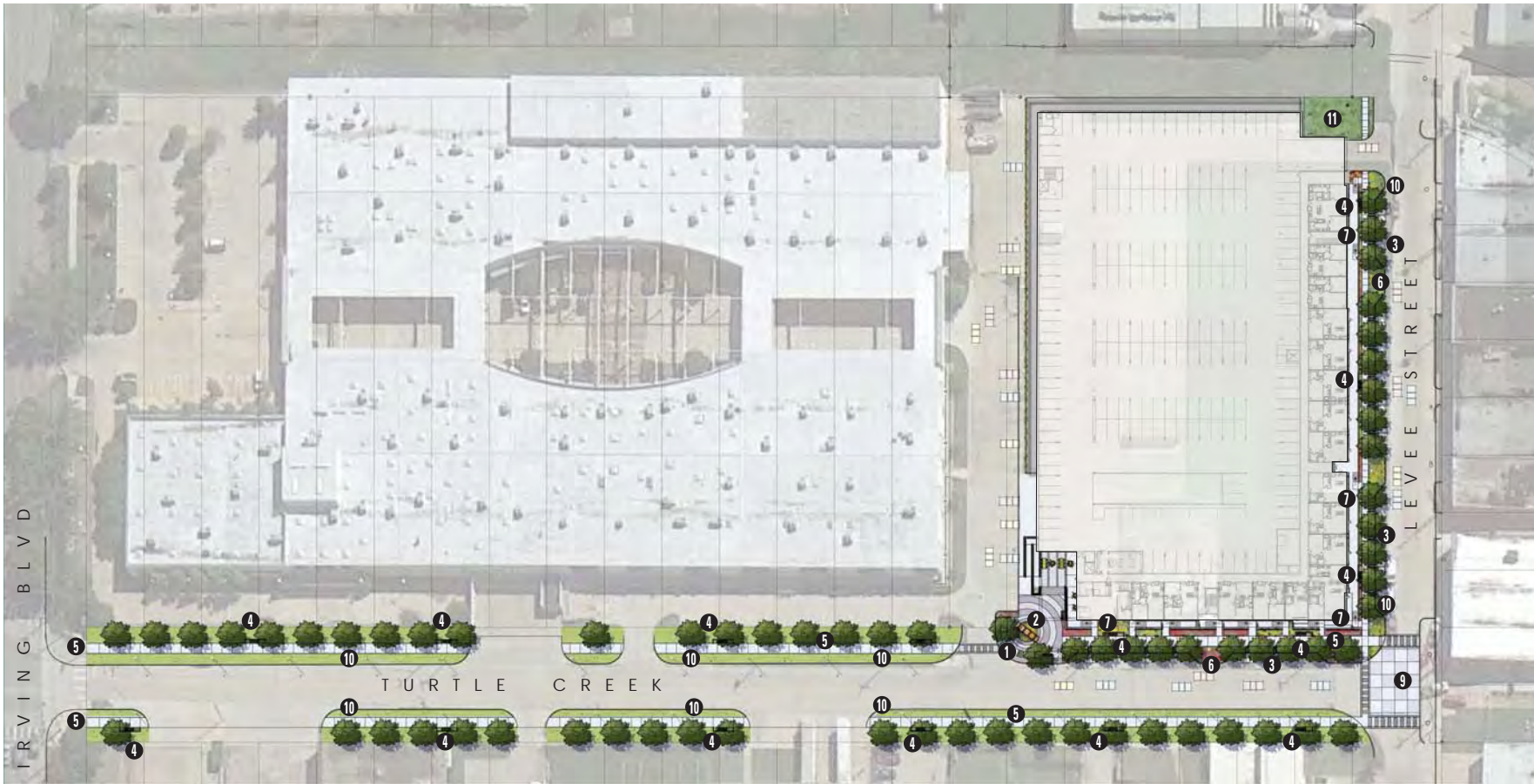
Dallas, TX TRAMMELL CROW RESIDENTIAL 23 October 2014

The information shown is based on the best information available and is subject to change without notice.



SCALE: 1" = 20'-0"

Exhibit B2, Page 2 of 8



LEGEND

1	PLAZA
2	TURNTABLE PLANTING AREA
3	ON STREET PARKING
4	SITE FURNISHINGS
5	8' SIDEWALK
6	NATIVE ADAPTED LANDSCAPE
7	APARTMENT STOOPS
8	HANDICAP RAMP ACCESS
9	SPECIALTY PAVING @ INTERSECTION AND CROSSWALKS
10	STREET TREES W/ UPLIGHT EVERY 50'-0".
11	TRANSFORMER YARD



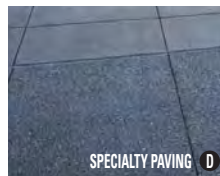
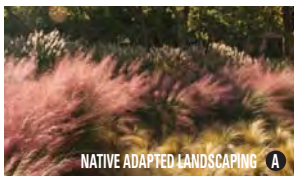
ALEXAN RIVEREDGE / CONCEPTUAL STREETScape PLAN

Dallas, TX
 TRAMMELL CROW RESIDENTIAL
 23 October 2014

The information shown is based on the best information available and is subject to change without notice.



SCALE: 1" = 40'-0"



T B G ALEXAN RIVEREDGE / PUBLIC AMENITIES

Dallas, TX TRAMMELL CROW RESIDENTIAL 23 October 2014

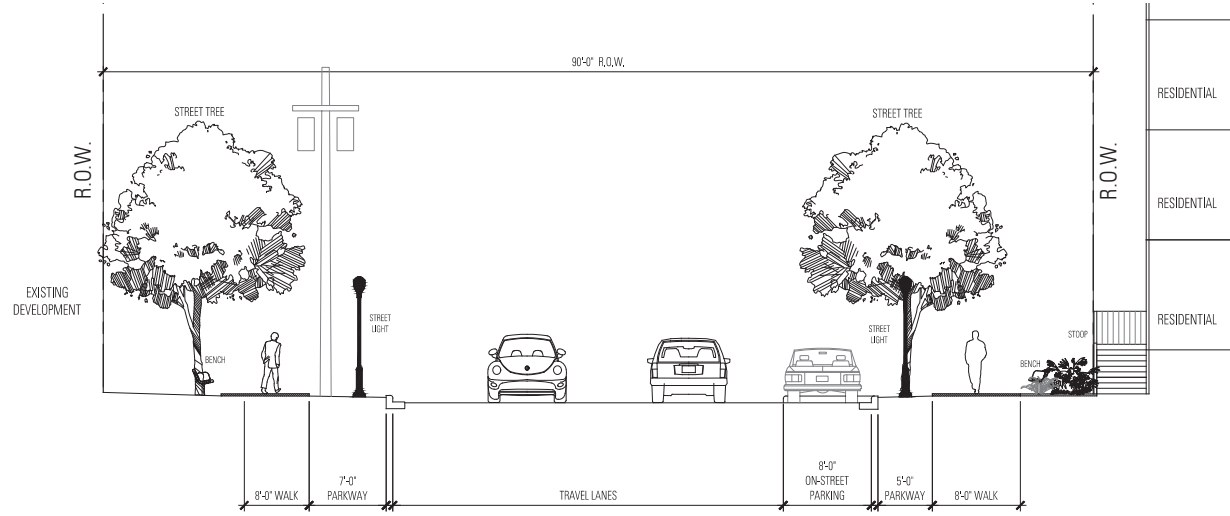
The information shown is based on the best information available and is subject to change without notice.



SCALE: 1" = 20'-0"



STREETSCAPE DIMENSIONAL LAYOUT



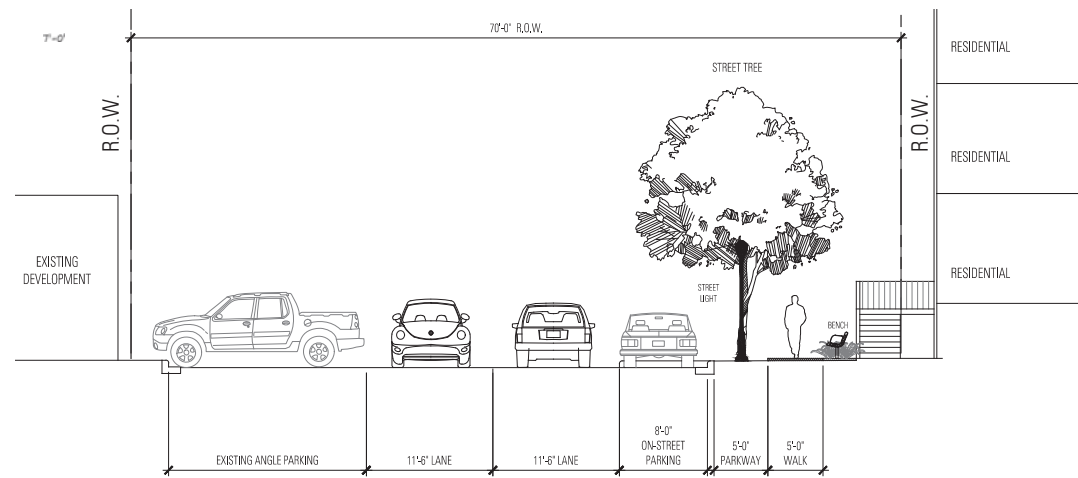
TURTLE CREEK BLVD - TYPICAL SECTION

SCALE: 1/8" = 1'-0"



PLAZA ENLARGEMENT PLAN

SCALE: 1" = 10'-0"



LEVEE STREET - TYPICAL SECTION

SCALE: 1/8" = 1'-0"

T B G ALEXAN RIVEREDGE

Dallas, TX TRAMMELL CROW RESIDENTIAL 23 October 2014

The information shown is based on the best information available and is subject to change without notice.





ARCHITECTURE **DEMAREST**
230 Walnut Hill, Dallas, TX 75201 P: 214.343.6600 F: 214.343.6080

Concept Rendering

**Alexan Riveredge
Dallas, Texas**



Alexan Riveredge
Dallas, Texas

Concept Rendering



ARCHITECTURE **DEMAREST**
 2320 Valley Dr. Dallas, TX 75207 • 214.766.6555 • F 214.766.6560



Alexan Riveredge
Dallas, Texas

Concept Rendering



ARCHITECTURE DEMAREST
2309 Walnut Hill, Dallas, TX 75201 | P: 214.343.6600 | F: 214.343.6080



Alexan Riveredge
Dallas, Texas

Concept Rendering



ARCHITECTURE DEMAREST
2300 Walnut Hill, Dallas, TX 75201 | P: 214.343.6600 | F: 214.343.0081

Exhibit C Alexan Riveredge – TIF Project Budget

TIF Improvement Category	Amount
Design District Sub-District:	
<i>Environmental remediation & demolition</i>	\$81,600
<i>Paving, streetscape & utility improvements*</i>	\$1,349,835
<i>Open space, plazas, portals, civic</i>	\$150,000
<i>Economic Development Grant</i>	\$6,218,565
TOTAL TIF REQUEST	\$7,800,000

*Includes eligible expenses from TIF budget subcategories that may include infrastructure improvements such as paving, streetscape, wayfinding signage, water/wastewater/storm utilities, and/or utility burial/overhead relocation as applicable.

Related design, engineering, and professional services may be included in these categories. Expenditures may be shifted from one eligible TIF-eligible item to another as long as the total amount of TIF funding does not exceed \$7,800,000. The TIF financial contribution to the project could be less if actual costs are less and/or adequate increment does not accrue to the TIF fund.

*The total TIF funding may be reduced by \$150,000 to a of \$7,650,000 if an off-site trail connection to the Trinity River corridor (listed under the Open space, plazas, portals, civic sub-category above) is not constructed within a mutually agreed upon timeframe as part of the project or funded by alternative non-City sources of funding such as North Central Texas Council of Governments (NCTCOG) programs or federal grants.

Exhibit D
City of Dallas Tax Increment Finance Districts
Mixed Income Housing Guidelines
Adopted 2012

TIF Program Purpose

The purpose of the City of Dallas' TIF program is to promote development in underutilized and vacant areas through the use of public investment to attract private investment. The goals for the districts include improving the infrastructure within the districts and adding market rate apartments, single family homes, retail and commercial space, and office and professional space. Promoting housing for individuals and families at a variety of income levels is one of many policy considerations for the districts.

General definitions

Mixed income housing requires a minimum of 20% of all units to meet affordable housing standards.

Affordable housing units are those which are affordable to a household earning 80% or less of the median family income for the Dallas Area.

The 20% affordability requirement applies to both rental units and to units that are for sale. Requirements for for-sale units will be handled on a case-by-case basis. These guidelines primarily pertain to rental housing.

Affordability period and rent rates

Rental units must be affordable for a period of at least fifteen years, beginning from the date the project is complete per the development agreement.

Income levels and *maximum* rent will vary each year and are based on HUD's calculations for Area Median Family Income (AMFI), utility expenses, and Market Rent for the Dallas Area. Maximum rents are set each year at 30% of 80% of AMFI, including a utility allowance. Information pertaining to the maximum affordable rent and income levels that are currently in effect can be obtained from the Office of Economic Development.

Affordable units

A minimum of 20% of all occupied units shall be rented to qualifying households.

The developer may choose to offer any available unit to qualifying households. The 20% total requirement thus may be satisfied by any combination of units and need not apply to units of all sizes.

Affordable units shall be comparable in size and finish quality to market rate units and shall be dispersed throughout the development. Affordable units shall not be segregated into a particular section of the development and shall be a minimum of 500 square feet.

Qualifying households

A qualifying household is defined as a household making 80% or less of the AMFI. Developers may include wages, salaries, tips, commissions, social security income, etc. to certify a household's income. The method used to determine income should be the same for qualifying and market rate households.

Lease terms

Households that qualify at the beginning of a lease will be assumed to qualify for the entirety of the term of that lease. Recertification is therefore only necessary during lease renewal.

At the end of the lease, the new lease rates will be set based on the household's current income at the time of renewal.

If the household no longer qualifies for an affordable unit, the lease may be renewed at market rate and another unit made available for a qualifying household in order to maintain the 20% affordability requirement.

Fees and leasing requirements

In general, all leasing requirements and all fees, utility charges, assessments, fines, etc. charged by the apartment community must be applied uniformly to qualifying households and market rate households, with the exception that the developer may choose to waive or reduce fees for qualifying households and the developer may choose to set specific lease lengths for affordable units.

Reporting Requirements

Adequate reporting by developer, owner, or property manager shall be required to ensure that the City can appropriately monitor compliance with the guidelines. Projects receiving affordable housing funding under federal or state programs may choose to submit copies of compliance reports specific to the federal or state program in lieu of the TIF program report. Specific reporting requirements will be updated as necessary.

Compliance

The developer assumes all liability for compliance with these requirements and with all applicable laws. By participating in the City's TIF program, the developer agrees to report all information accurately and on time. At the City's request, the developer agrees to produce necessary documentation for determining full compliance with this program.

The affordability period shall be extended by six months for any number of units by which the affordable housing provided during a semi-annual period falls short of the number of units required to meet the affordable housing requirements. Noncompliance may result in termination of the development agreement, a reduction in TIF reimbursement, or other action as determined by the Office of Economic Development.

Request for waiver or minor modification of these requirements shall be submitted to the Office of Economic Development and will be negotiated on a project-by-project basis with the City and the County.

The City may consider retaining a percentage of TIF funding to ensure that in the event that the property is sold prior to the end of the 15 year compliance period, all subsequent owners will be required to provide affordable housing for the remainder of the affordability period.

The TIF program does not alter, modify, or reduce any affordable housing requirements, duties, or obligations imposed on the developer because of receipt of funds or other assistance from other programs or persons.

Alternative Methods

A developer may propose alternative methods of meeting the requirements such as providing equivalent affordable housing units in a comparable location within or adjacent to the TIF district. All proposed alternative methods will be considered on a case-by-case basis and must be approved by both the City and Dallas County.

Affirmative Fair Housing Marketing Plan

An affirmative fair housing marketing plan is required for all projects with a residential component that are supported with TIF funding. This requirement is detailed in each project's development agreement. Each project will be evaluated individually to ensure that it furthers affirmative fair housing goals.

Effective Date

These guidelines are effective in each district as of the date they are approved by that district's TIF board. The guidelines apply to developments with first occupancy on October 1, 2011 or later. These guidelines will not alter the terms of development agreements authorized prior to the approval of this document.

Guideline Modifications

As needed, the City may make modifications or corrections to these guidelines to increase their effectiveness. Where these guidelines may conflict with a district's Final Plan language concerning housing provisions, the Director of the Office of Economic Development will make a final determination of project requirements.

Exhibit E
Quarterly Project Status Report Form

Prepared by:

Project name:

Report period:

Required project start date:

Actual project start date:
(attach permits as applicable)

Required completion date:

Current expected completion date:
(attach Certificate of Occupancy and/or Certificates of Acceptance as applicable)

Square Footage and/or number of rooms completed:

Briefly describe project progress during this period:

Which documents did you submit to the City of Dallas Business Development & Procurement Services? When? (attach copies as applicable)

Which documents did you submit to the City of Dallas Fair Housing Department? When? (attach copies as applicable)

Exhibit E: Quarterly Status Report

Describe any issues of concern with City of Dallas departments (such as Office of Economic Development, Business Development & Procurement Services, Fair Housing, Development Services, Public Works and Transportation, etc.)

Additional required attachments:

- 4-8 current construction progress pictures from four sides of the project.
- Updated private and public improvement cost schedules if there are significant changes from original submittal.

Submitted by:

Signature: _____

Printed name: _____

Date: _____

Exhibit F
TIF Increment Allocation Policy
Design District TIF District
Approved by the TIF Board on June 5, 2008
Amended June 20, 2013

It is important for the City of Dallas to encourage as many projects as possible in the Design District TIF District (the "Design District TIF" or "District"). In that spirit, Design District TIF funds will be allocated to Developers proportionately, based on the increment created by the Project (as defined below) and Related Projects/Developers (as defined below) within the District.

Definitions:

Project (TIF-eligible) - development or redevelopment that adds taxable real property value at a particular site or is a space or facility of public benefit such as open space, trails or cultural facilities. The Project has been approved for TIF funds and all requirements set forth in the development agreement have been completed.

Developer – A person or entity that has completed all requirements for a TIF-eligible Project as set out in the fully executed development agreement for the Project.

Related Project/Developer – if a Developer or a Developer's affiliates (as defined in a development agreement) has other development or redevelopment projects in addition to a TIF-eligible Project, increment from those Related Project(s) may be included in Individual Increment for reimbursement of the TIF-eligible Project expenses. A Developer of a TIF-eligible Project must have at least 50% ownership in any Related Project. These requirements will be further specified in a development agreement where applicable.

Related Projects must create new taxable real property value for the District based on the following criteria:

- New development on previously vacant land or demolished structures.
- Redevelopment or major modification of an existing building if this results in an increased taxable value of 50% or more of the original building or any increase in the floor area of an original building if the expansion is over 50% for residential projects, over 65% for mixed-use projects, and over 75% for office/showroom projects.

Total Increment – the annual amount of increment deposited into the TIF fund from the participating jurisdictions.

Individual Increment – the portion of the increment that a Project or Related Project creates each year.

Net Individual Increment – Individual Increment less the Project's and/or Related Project's portion of Administrative Expenses each year. This portion will be based on the ratio of Individual Increment to Total Increment.

Administrative Expenses – the City will take a share of TIF revenue from this District for the amount it bills to the District for costs necessary for administration of the TIF District program, which may include charges from other departments, each year.

District-Wide Improvements – improvements that are not specific to a single development site such as gateways, trails, open space, public facilities, or utility/streetscape improvements benefiting multiple properties or blocks.

Shared Increment – the Total Increment less (1) the portion of Administrative Expenses not already deducted from Individual Increment, (2) a set-aside for District-Wide Improvements if applicable, and (3) the sum of the Individual Increments of all eligible Developers.

Available Cash - cash in the Design District TIF fund that is not already allocated, encumbered, or otherwise set aside for other purposes.

Procedure:

Annually, after the Total Increment has been deposited in the TIF fund, the fund will pay or set aside Administrative Expenses based on a ratio of Individual Increments and any remaining costs from unallocated increment in the TIF fund and the amount allocated for District-Wide Improvements (as described below). After Administrative Expenses and any District-Wide Improvement allocation have been paid or set aside, Developers approved for TIF funding from the Design District TIF will be eligible to receive their Net Individual Increment.

In addition to their Net Individual Increment, Developers will be eligible to receive a portion of any Shared Increment. The Shared Increment allotted to an eligible Developer shall be a ratio of an eligible Developer's Individual Increment to the sum of the Individual Increments for all Projects eligible for reimbursement for that year.

Dallas Central Appraisal District (DCAD) certified values for each tax year will be the data source used to determine values for the increment allocation procedure. However, no increment allocation will be made unless a total Project or specific phase as defined in a development agreement is completed by May 1st of a given year. The City's Director of Economic Development will make the final determination in applying future available revenues in the TIF Fund among Projects.

Pre-existing Agreement

This Increment Allocation Policy does not affect the Development Agreement for 1525 Turtle Creek at the District approved by City Council on August 9, 2006 by Resolution Nos. 06-2072 and 06-2073. That Project shall be reimbursed according to its Development Agreement, which states that the Developer is eligible for its own Individual Increment, the Individual Increment generated by Related Projects (as defined in the Development Agreement) and 80% of the Shared Increment after administrative expenses only (any set-aside for District-Wide Improvements will not occur until increment has been allocated to satisfy the terms of the Development Agreement).

Catalyst Phase I Project for Expanded District:

The District boundary and budget was expanded in 2013 to assist in facilitating the redevelopment of the former Dallas Apparel Mart site. Market Center Land, L.P., ("MCL"), an affiliate of Crow Holdings has a multi-phased master plan for the site that includes medical/office, a hotel, residential, and mixed uses.

The TIF District expansion created two sub-districts within the Design District TIF District: (1) Design District Sub-District (original district boundary plus additional property) and (2) Market Center/Stemmons Sub-District. The TIF Budget, as amended, includes consolidated budget categories for both sub-districts. However, increment collection for the district as a whole is intended to follow this increment allocation policy and will allow shared increment among both sub-districts based on eligible TIF projects in any given year.

Phase I is considered a catalyst project with the Dallas Proton Treatment Center being developed by another entity in cooperation with MCL that will also include infrastructure improvements essential for other phases of the master plan. The TIF District's obligation to the pre-existing agreement described above is anticipated to met prior to the completion of this Phase I catalyst project.

For the purposes of Individual Increment for the Phase I catalyst project, related projects may include those developed by either the Phase I developer and/or MCL or its affiliates within the Market Center/Stemmons Sub-District not seeking separate TIF incentives.

Pursuant to the standard provisions of this Policy once the Pre-Existing Agreement obligation is met, the project will be eligible to receive a portion of the Shared Increment after the annual set aside for District-Wide Improvements on a proportional basis (as described above).

District-Wide Improvement Set-Aside

When this Policy was first adopted and based on the pre-existing agreement, the TIF Board has set-aside 20% of any Shared increment for District-Wide Improvements after administrative expenses and obligations to the pre-existing agreement. Once the pre-existing agreement for 1525 Turtle Creek at the District has been fully reimbursed the set-aside for District-Wide improvements will continue at 20%. However, if the annual balance in the District-Wide Improvement Set-Aside exceeds \$500,000; the TIF Board may evaluate whether to reduce this percentage set-aside in any given year. Specific improvement projects are to be determined and the amount of this set aside will be reviewed annually based on updated financial projections and District needs. The TIF Board shall also have the discretion to release all or part of district wide set aside funds towards reimbursement of one or more TIF eligible projects.

Sample Illustration

(1) The following is a general example to illustrate the procedure described above **until** the 1525 Turtle Creek at the District Project is fully reimbursed per the pre-existing agreement:

Total Increment	100
Less Administrative Expenses	<u>-10</u>
Subtotal	90
Distribution of Increment for Projects:	
Net Project "Individual Increment"	36
Distribution of Shared Increment:	
Shared Increment Available for Distribution	54
80% of Shared Increment towards pre-existing agreement	<u>-43</u>

Subtotal (Unallocated Increment) 11

Distribution of Unallocated Increment: 11

Remaining 20% of unallocated Increment for District-Wide Improvements

(2) The following is a general example to illustrate the procedure described above **after** the 1525 Turtle Creek at the District Project is fully reimbursed per the pre-existing agreement and with the Catalyst Phase I Project described above being the only TIF eligible project:

Total Increment 100

Less Administrative Expenses -10

Less 20% for District-Wide Improvements 18

Subtotal 72

Catalyst Phase I Project: Individual Increment 20

Subtotal 52

Distribution of Shared Increment:

Net Shared Increment (allocated proportionally). If no other TIF Projects the Catalyst Project will be reimbursed from all available shared increment 52

(3) The following is a general example to illustrate the procedure described above **after** the 1525 Turtle Creek at the District Project is fully reimbursed per the pre-existing agreement and at least two TIF eligible projects:

Total Increment 100

Less Administrative Expenses -10

Less 20% for District-Wide Improvements 18

Subtotal 72

Distribution of Increment for Projects:

Catalyst Phase I Project: Individual Increment 20

Project # 2 Individual Increment 10

Subtotal 42

Distribution of Shared Increment:

Net Shared Increment (allocated proportionally among projects). 42

Notes:

In general, the assignment of increment will be done annually, after each participating jurisdiction has deposited its annual increment into the TIF fund. Upon completion of a Project, developers are eligible to be reimbursed for TIF eligible expenditures from Available Cash currently in the TIF fund, if any.

If the appraised value of the remaining property in the TIF District decreases in value despite new development and as additional TIF Projects are approved and completed, the TIF subsidy for Projects that year may be reduced or unpaid. Similarly, if the sum of (1) Administrative Expenses, (2) District-Wide Improvements, and (3) the sum of the Individual Increments is greater than the Total Increment, then the Individual Increments shall be allotted on a proportional basis based on the ratio of each Developer's Individual Increment to the sum of the Individual Increments for that year. If there is no revenue available after administrative expenses, there will be no increment payments that year.

At its discretion, the Design District TIF Board may make modifications or corrections to this Policy to increase its effectiveness.

AGENDA ITEM # 71

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 7
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 46 X

SUBJECT

A public hearing to receive comments regarding a City Plan Commission Authorized Hearing to consider an Historic Overlay for Kathlyn Joy Gilliam House on property zoned an R-5(A) Single Family Subdistrict in Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the southwest side of Wendelkin Street, northwest of Driskell Street and an ordinance granting the overlay
Recommendation of Staff and CPC: Approval, subject to preservation criteria
Recommendation of Landmark Commission: Approval, subject to preservation criteria
Z123-342(MD)

FILE NUMBER: Z123-342(MD)

DATE FILED: February 21, 2013

LOCATION: Southwest side of Wendelkin Street, northwest of Driskell Street.

COUNCIL DISTRICT: 7

MAPSCO: 46-X

SIZE OF REQUEST: ±.18 acres (7,904 sq.ft.)

CENSUS TRACT: 0040.00

REQUEST:

A City Plan Commission Authorized Hearing to consider an Historic Overlay for Kathlyn Joy Gilliam House on property zoned an R-5(A) Single Family Subdistrict in Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY:

The Kathryn Joy Gilliam house is a one story Craftsman style structure located within the Colonial Hill National Register District. The house, originally constructed in 1923, was home from 1976-2011 to Ms. Gilliam, a civic leader who was also the first African-American woman elected to the school board. A significant property must meet 3 of 10 designation criteria. This property has been determined to meet 5.

CPC RECOMMENDATION:

Approval, subject to preservation criteria.

LANDMARK COMMISSION RECOMMENDATION:

Approval, subject to preservation criteria.

STAFF RECOMMENDATION:

Approval, subject to preservation criteria.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon the following:

1. Both the Landmark Commission and its Designation Committee have determined this complex to be historically significant under 5 designation criteria. These criteria include; history, heritage and culture, significant persons, historic context, national and state recognition, and historic education.
2. The proposed historic overlay will affect the historic 1923 portion of the existing structure and the areas in the ‘no build zone’. Additions and other changes to the site would be allowed per the draft preservation criteria.
3. The designation is supported by Ms. Gilliam’s family, who are also the current property owners.
4. The request complies with the Comprehensive Plan.

BACKGROUND INFORMATION:

- After the Gilliam House was authorized by the City Plan Commission on February 21, 2013, the Designation Committee of the Landmark Commission met seven times, including a site visit, with Ms. Gilliam’s daughter, Connie Harris, to work on the landmark nomination form and preservation criteria.
- The Designation Committee approved the designation report, comprised of the landmark nomination form and preservation criteria, on March 19, 2014.
- Landmark Commission approved the designation on Monday, April 7, 2014.
- City Plan Commission approved the designation on Thursday, September 18, 2014.

STAFF ANALYSIS:

Comprehensive Plan:

The historic overlay is consistent with both the Urban Design and the Neighborhood Elements of the Comprehensive Plan. Historic preservation has played a key role in defining Dallas’ unique character. Preservation historic neighborhoods and buildings creates a direct, visual link to the past, contributing to a “sense of place.”

Goal 5.1 Create a Sense of Place, Safety and Walkability

Policy 5.1.3 Encourage complementary building height, scale, design and character.

Goal 5.2 Strengthen Community and Neighborhood Identity

Z123-342(MD)

Policy 5.2.1 Maintain neighborhood scale and character.

Goal 7.2 Preservation of Historic and Cultural Assets

Policy 7.2.2 Create a sense of place through the built environment while maintaining the existing historic fabric.

Policy 7.2.4 Protect historic and cultural assets.

CITY PLAN COMMISSION ACTION: (September 18, 2014)

Motion: It was moved to recommend **approval** of an Historic Overlay for Kathlyn Joy Gilliam House, subject to preservation criteria as recommended by the landmark commission with the following change: 1) A learning center be allowed as an additional use in this historic district, 2) Learning center means a non-profit institution providing educational opportunities for youth including reading programs, debate training, and similar programs, and 3) No parking requirement for a learning center on property zoned an R-5(A) Single Family Subdistrict in Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the southwest side of Wendelkin Street, northwest of Driskell Street.

Maker: Bagley
Second: Anglin
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 – Culbreath, Shellene
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 29
Replies: For: 3 Against: 0

Speakers: For: Constance Harris, 3522 Wendelkin St., Dallas, TX,
Against: None

LANDMARK COMMISSION ACTION: (April 7, 2014)

This item appeared on the Commission's discussion agenda.
Motion: Approval, subject to preservation criteria.

Maker: Jordan
Second: Silva
Results: 13/0

Ayes: Amonett, Birrer, Campbell, *Childers, Flabiano,
Johnson, Jordan, Maten, Seale, Silva,
*Sherman, Tapscott, Thomas-Drake
Against: None

Z123-342(MD)

Absent: None
Vacancies: 5, 6, 7 & 12

**Dallas Landmark Commission
Landmark Nomination Form**

1. Name

Historic: Fuqua House
and/or Common: Kathlyn Joy Gilliam House
Date: 1923

2. Location

Address: 3817 Wendelkin Street
Location/neighborhood: Colonial Avenue Addition
Block: 2/1212 **lot:** 10 **addition:** Caven's 2nd Colonial Ave.
Land survey: W. Romine Survey **tract size:** 8,000 sf.

3. Current Zoning

Current zoning: MF-2

4. Classification

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

5. Ownership

Current Owner: Constance Harris
Contact: Constance Harris **Phone:**
Address: 3817 Wendelkin Street **City:** Dallas **State:** Texas **Zip:** 75215

6. Form Preparation

Date: March 26, 2014
Name & Title: Shelley Hartsfield, Evelyn Montgomery, Marcel Quimby, Daron Tapscott
Organization: Designation Committee
Contact: Mark Doty, Senior Preservation Planner **Phone:** 214/671-9260

7. Representation on Existing Surveys

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

For Office Use Only

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

8. Historic Ownership

Original owner: Francis Edward Fuqua and Mattie Fuqua
Significant later owner(s): William Edward and Kathlyn Joy Gilliam

9. Construction Dates

Original: 1923
Alterations/additions: unknown

10. Architect

Original construction: N/A
Alterations/additions: N/A

11. Site Features

Natural: Relatively flat suburban lot with established trees.
Urban design: Established single-family residential neighborhood with paved streets and sidewalks.

12. Physical Description

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

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

The house, constructed in 1923, exemplifies the "Craftsman" style of houses typical of north Texas in the early decades on the twentieth century.¹ The house appears to be built by Francis Edward Fuqua, a carpenter. Mr. Fuqua lived in the area for some time. Edward and Mattie Fuqua lived in three other houses two blocks south of the Gilliam house. He is listed as working for the Lloyd Realty Company in 1921. A newspaper article in 1924 describes Mr. Fuqua as a Supervisor in the office of C. D. Hill Architects.² The Fuquas lived at 3817 Wendelkin until 1928.³ (List of all subsequent owners is noted on Attachment A)

3817 Wendelkin is a one story wood frame house, largely rectangular in plan. The structure is 2 x 4 wood stud clad with pine siding in a tear- drop pattern (SPIB #117). The siding extends to the ground as a skirt concealing the foundation crawl space. A water table, aligned with the windowsills, separates the house siding into two fields. The original wood double hung windows remain intact. The windows are one over one sashes, with paired units in the living room, dining room, and the bedrooms. The moderately pitched roof has a wide overhang with the original rafter tails remaining. The current roof is a composition brown shingle. The house siding, windows, and doors are painted white.

¹ Dallas County Clerk, 1922; 914:547.
² Dallas Morning News, 1921: 13.
³ Dallas County Clerk, Warranty Deed; Vol. 1518:382



Front facade of 3817 Wendelkin (Gilliam House).

The main portion of the house is rectangular with two front facing gables. The front elevation includes a large front porch approximately two thirds of the width of the house and has a front facing gable integrated into the primary roof form. A long beam with plain trim and triangular brackets support the porch roof above the porch columns. Two large corner columns of brick piers with battered wood box columns above define the projected front porch. A center brick pier extends to approximately two feet above the porch floor, with a wrought iron column extending to the porch beam. This wrought iron column was added as Kathlyn Gilliam's health declined. There is no physical evidence that a wood column was originally in the center location. The wood porch flooring, tongue and groove yellow pine, is in fair condition. The porch railing and front door remain and are in good condition.

The large rear yard is open to the adjacent properties with a mature live oak behind the house. This tree shades the semi-circular wood deck adjacent to the rear of the house. A chain link fence exists at the rear property line. A concrete pad is located near the rear property line, probably the remains of an earlier single car garage. The front drive extends into the rear yard. A metal storage shed is located at the end of this drive.



Rear facade of Gilliam house with large, wood deck.



Front porch at Gilliam house

The house maintains its architectural integrity. The massing, roof form, windows, and exterior siding remain and are good examples of the Craftsman Bungalow that were popular in Dallas and the nation in the 1910's and 1920's.

Craftsman Architect and the Bungalow

The Gilliam house exemplifies the Craftsman architectural style, the most popular style used in single-family homes from about 1905 until the early 1930's. Craftsman style's primary inspiration was the work of Greene and Greene Architects of Pasadena California. The firm of Charles Sumner Greene and Henry Mather Greene was influenced by the English Arts and Crafts movement, the furniture maker Gustav Stickley, and the publication of oriental wood houses. Stickley, in his magazine *The Craftsman*, promoted simple well-crafted furniture and houses. The published houses were informal with open plans for the living areas, outdoor porches and sleeping porches, kitchens with built-in cabinetry, and internal baths. These houses represent a distinct departure from the more formal Victorian house.

The Craftsman style evolved into multiple sub-types including the bungalow and the large two story four-square. The term "bungalow" is assumed to be from the British living in India during the late 19th century, designating an indigenous house of one story, low pitched roofs, and large porches. These features were well suited for the climate of the south and western states. Stickley in 1909 described this style as "a house reduced to its simplest form".⁴

By the turn of the century, there were numerous popular magazines in addition to *The Craftsman*, including *Ladies Home Journal*, *Western Architect*, *House Beautiful*, and plan or pattern books.⁵ Plan books published home designs, and often included kits for their construction. These publications familiarized the rest of the country with the work of Gustav Stickley, Greene and Greene, and other architects working in this style. The kit houses offered by lumber companies and large retailers such as Sears Roebuck and Montgomery Ward helped make this one of the most popular house types in the nation.

Exterior wall materials are often wood siding (tear drop, novelty, beveled clapboard, and shingles) with masonry accent features such as column bases, foundation skirts and fireplace chimneys. Additional details of this style include corner, door and window trims, roof brackets, exposed rafter tails, and articulated wood attic vents. Windows are usually double hung with either multiple lite or one lite upper sashes over one lite lower sashes. Often windows are grouped together in units of two and three. There are examples of seven windows in a single group.

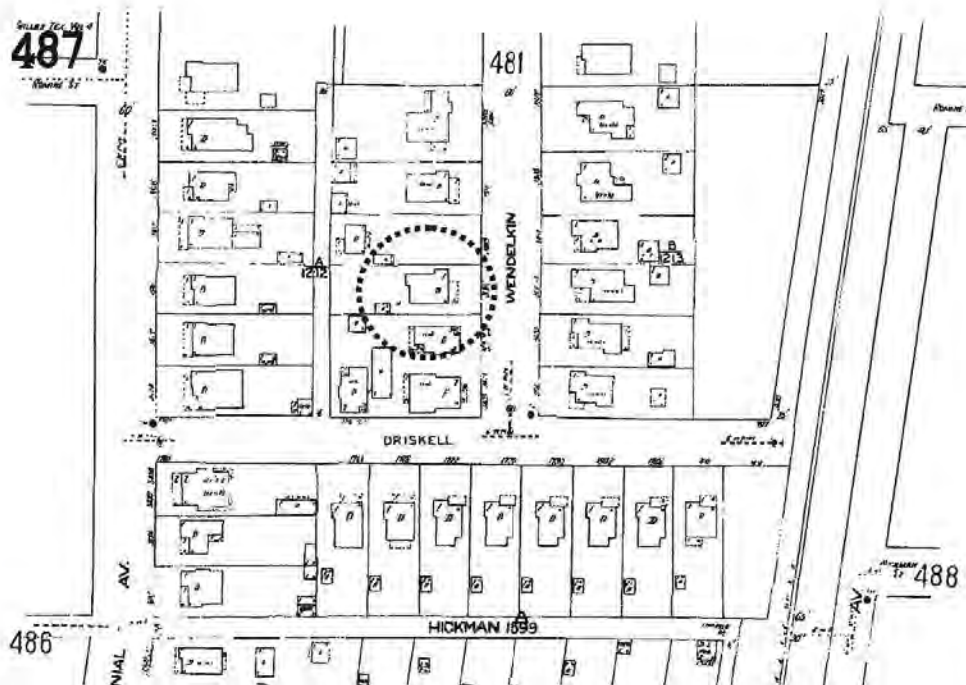
The Craftsman style became popular as Dallas was emerging as a major city. Caven's Second Colonial Addition is but one of twenty that comprise the Colonial Hills National Historic District, which is recognized as one of the "most illustrative examples of the classic street car suburban pattern".⁶ The 1922 Sanborn shows commercial development associated with streetcars and Wendelkin Street as vacant.

The growth of Dallas and an expansive streetcar system gave rise to entire suburban developments of Craftsman bungalows. The Gilliam house possesses key identifying elements of the Craftsman Style and an example of the bungalows associated with the timing of the transit system.

⁴ Poppeliers, John S. Allen Chambers and Nancy B. Schwartz. *What Style Is It? A Guide to American Architecture*, revised edition. Washington, Preservation Press, 1983; p. 76.

⁵ McAlester, Virginia and Lee McAlester, *A Field Guide to American Houses*. New York, Alfred A. Knopf, 1984; p. 454.

⁶ Sibley, Sarah Michael ed., *Colonial Hill*, Discover Dallas, Preservation Dallas website. www.preservationdallas.org/neighborhood-resources/discover-dallas/colonial-hill/, accessed February 2014.



1927 - 1950 Sanborn Map, sheet 487, shows 3817 Wendelkin Street
 Courtesy of Dallas Public Library

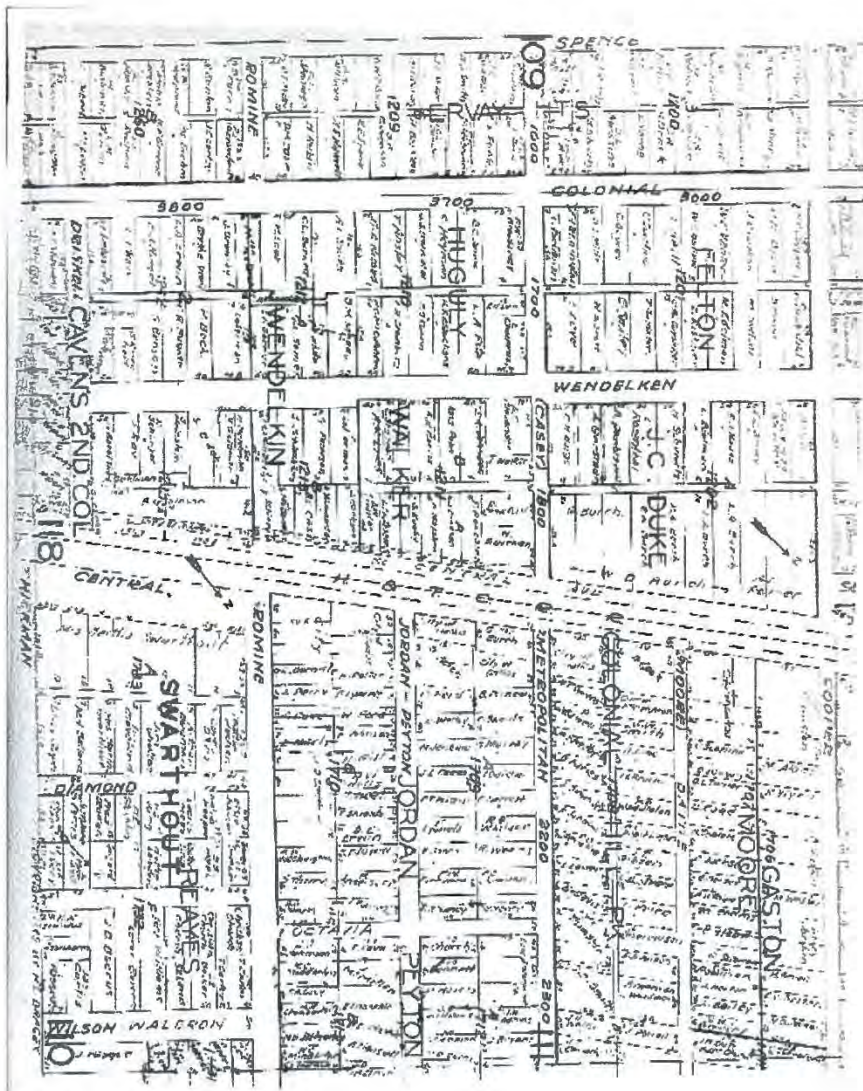
Colonial Hill National Register District⁷

The Gilliam house is within the Colonial Hill National Register District, comprised of more than twenty residential additions that developed following the completion of the Dallas Rapid Transit streetcar line along Colonial Line in 1888. This streetcar ran the length of the district on Colonial Avenue from Warren Street to its termination at Hatcher Street. One story commercial buildings were built at streetcar stops. Residences within these additions were first built on Colonial and later on the adjacent streets. Lots within the Colonial Hill District varied in size with each developer's addition. The Gilliam House is located in Caven's 2nd Colonial Avenue Addition. Early additions dated from the 1880s through the 1930s with homes largely of Victorian, Neo-Colonial, and Craftsman architectural styles. Many of the remaining houses reflect the later architecture styles of the Craftsman and Colonial Revival with although some earlier Victorian and Neo-Classical homes remain in the district.

Unfortunately, much of what had been an intact collection of late nineteenth century and early twentieth century middle and upper class residences were destroyed by the construction of Julius Scheppes Freeway (I-45), South Central Expressway (US-175) and accompanying development during the 1950's and 1960's.

The Colonial Hill National Register district is bounded by Central Expressway on the northeast, I-45 on the west, South Lamar on the southwest, Pennsylvania Avenue on the northwest, and Bannock Street on the southeast. Colonial Hill remains Dallas' largest intact example of neighborhoods defined by the classic street car suburban pattern.

⁷ Sibley, Sarah Michael ed., *Colonial Hill*, Discover Dallas, Preservation Dallas website. www.preservationdallas.org/neighborhood-resources/discover-dallas/colonial-hill/, accessed February 2014.



H.L. Bracey 1949 CAD Records

Origins of Wendelkin Street⁸

Wendelkin Street is named for John M. Wendelken, a prominent Dallas businessman who was active in the city's civic and social community. Although the current spelling of Wendelkin Street contains the 'i' rather than the 'e', it has also been referred to as Wendelken (see H.L. Bracey 1949). Wendelken moved to Dallas in 1888 as manager of Emerson, Talcott and Company - one of Dallas' largest agricultural implement companies. He quickly rose to prominence in Dallas and served on the State Fair Board (including the 1886 'aye' to purchase land and move the State Fair and Exposition to what is now Fair Park),⁹ the Library Committee, the Dallas Implement Machinery and Vehicle Association (serving as state president in 1899), the Metal Hardware

⁸ Quimby, Marcel, excerpted from *Historic Preservation Certification Application, Part 1 – Evaluation of Significance for the Emerson Manufacturing/Emerson Brantingham Building*, 804 Pacific Street, Dallas, Texas, 2007.

⁹ *Dallas Morning News*, July 7, 1901; page 6.

and Implement Dealers Association and a Dallas Alderman from Ward Seven from 1888–1890.¹⁰ He and his family lived at 1023 South Ervay Street in South Dallas and later moved to 251 Cadiz Street (just behind the current Dallas City Hall).

John Wendelken retired in 1919 and he and his family moved to Denver. Wendelkin Street in South Dallas was named in his honor.¹¹

¹⁰ *Dallas Morning News*; various articles 1886 thru 1890.

¹¹ *Dallas Morning News*; various articles 1886 thru 1890.

13. Historical Significance

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

William Edward and Kathlyn Joy Christian Gilliam purchased the house at 3817 Wendelkin on July 27, 1976. Kathlyn Gilliam, one of seven children, was born in Campbell, Texas to Ross and Lucille Christian. The family moved to Dallas in 1946. She graduated in 1948 from Lincoln High School.

Kathlyn was married the following year to her high school sweetheart, William E. Gilliam. They had three children, Deborah Joyce, Constance Ann, and Edward. Involved with her children's schools, she became president of the Dallas City Council of Colored Parents and Teachers Association (the segregated PTA) in the early 1960s. She was a staff member of the Harwood St. Community Center until it closed in 1971.

Kathlyn Gilliam believed that education had the "power to liberate".¹² Having served as the President of the Dallas City Council of Colored Parents and Teachers Association she ran for a Dallas School Board vacancy in 1971. She placed third with 4,982 votes (12 percent of the vote) and forced a run-off. That same year she was one of the plaintiffs in a desegregation suit, filed in Federal Court. As a result of the desegregation suit she was appointed by Judge William Taylor Jr. to the Tri-ethnic Committee in 1971.¹³

¹⁴ Unlike many southern cities, Dallas had a heavy Hispanic population, so that desegregation involved three groups. The committee of 15 had the responsibility to monitor and report monthly to the court on the progress of desegregation of the Dallas school system. In 1972 Kathlyn Gilliam and Marcus Ranger were removed from the committee by Judge Taylor for their employment by the Dallas Legal Services Project, a remaining plaintiff to the 1971 suit. During the seventies she joined the staff of Dallas Legal Services, Concerned Black Parents and Citizens Council, and was named to the Advisory Committee to the Texas Constitution Revision Commission. She remained determined to fight for equality of all people.

Gilliam's fight for desegregation in Dallas is all the more impressive in light of the complexity of the racial climate in Dallas and its grim history of violence that no efforts towards the appearance of political fairness could erase. The Dallas Citizens Council, working through Sam Bloom, had made a public effort to convince the citizens of Dallas to follow the law of desegregation, rather than resort to the type of violence that had shamed other southern cities.¹⁵ The goal may have been primarily financial, maintaining Dallas' image as a modern, safe city before the national press, but it was effective in stopping overt violence as the cameras watched children integrate schools, although Gilliam knew that the bombings of African-American homes in South Dallas said more about true public feelings. Established white residents were committing acts of violence in lieu of accepting African-American intrusion into their neighborhoods.¹⁶

Though her daughter Connie reports that Gilliam did receive threats during her career, like her fellow civil rights warriors across the south, she fought on despite dangers. The political realm held its own complexities. In the Tri-Ethnic Committee, the minority members were the majority.

Gilliam faced prejudices other than race. She was a female civic leader when women were still fighting for the opportunity to lead. Within the African-American community, she had achieved prominence through

¹² Interview with Phillip Collins, Director Emeritus of the African-American Museum, Dallas; June 2013.

¹³ "A Powerful Force – Tri Ethnic Committee Controversial" *Dallas Morning News*, 8/22/1971, p 33.

¹⁴ "Five Named to Committee" *Dallas Morning News*, 10/03/1972, p. 1.

¹⁵ Carol Roark, "A Quiet Force: How Sam Bloom Shaped the Public Response to Integration in Dallas," in *Legacies* 25,1, Spring 2013, 29-37.

¹⁶ Jim Schutze, *The Accommodation: the Politics of Race in an American City*, Secaucus, N.J.: Citadel Press, 1986.

the paths traditionally open to women. She worked within the church and the school, in the tradition of women being more acceptable in public life doing work that related to their home responsibilities. Even as she first sought appointment to the school board in 1971, she appeared in *The Dallas Express* only for her role as President of the Dallas City Council of Colored Parents and Teachers.¹⁷



Dallas School Board, circa 1979. Kathlyn Gilliam is seated second from left.

As the Dallas School Board searched for an appointee for their vacant seat, Gilliam was a contender with strong support from the public. That did not stop board president Marvin Berkeley from explaining to the press that they were slow to fill the seat because “we simply can’t agree on a man.”¹⁸ When Joe Kirven was given the appointment instead of Gilliam, despite her greater south Dallas support, his soft stance on busing was likely the primary reason, and his support from what he called “the more responsible organizations in South Dallas.”¹⁹ He was the less radical, more educated choice. Gilliam’s battle to become a public voice against inequality was multifaceted, and she developed as a politician to meet those challenges. She navigated the potential landmines of public discourse. She learned to be forceful in her demands for each change that would bring justice closer. Eventually, she won a seat in 1974, and was the first African-American woman to be elected to the school board in Dallas. In 1980 Kathlyn was elected to be the Board President, also the first African-American woman to hold that office.

Her advocacy of busing for racial balance delayed her access to the school board. Busing was a complex and radical answer, often seen as the only viable solution in places where residential segregation led to de facto school segregation, even in the absence of laws compelling segregated schools. Gilliam embraced the solution so fully that her youngest daughter Connie was one of the first to be bused to W. W. Samuell High School.

In 1974, three years after Dallas had received orders to desegregate its schools, the board accepted the validity of Nolan Estes’ finding that the DISD suffered from “institutional racism,” so pervasive that the simple mixing of races was not overcoming it.²⁰ In that year, about 5,000 children were bused, but only

¹⁷ “Texas PTA to Hold Leadership Seminar,” *The Dallas Express*, July 18, 1970, p. 4.

¹⁸ “Board Declines to Fill Vacancy,” *Dallas Morning News*, Sept. 24, 1970, p. 1.

¹⁹ “Kirven Given Board Post,” *Dallas Morning News*, Oct. 29, 1970, p. 1.

²⁰ Linden, Glenn M., *Desegregating Schools in Dallas: Four Decades in the Federal Courts*, Dallas: Three Forks Press, 1995, p. 101.

112 were white, and their enrollment was falling. White flight to suburbs and to private schools was another concern. As Gilliam's daughter witnessed, busing was difficult for many African-American students. It was not just the time spent traveling that wore on them, but the often-hostile environment that greeted them each day. Connie succeeded in adjusting to the majority white school, but witnessed others whose education was derailed.²¹

By 1980, Gilliam had seen the failure of busing and embraced the return to neighborhood schools, where the power of the local community might do more for the students. The learning centers were a result of this new approach. On the subject of busing, Gilliam was willing to abandon the cherished belief she had been fighting for when she saw it was not doing any good for the beloved "boys and girls" who were always her passion. Her ability to pursue justice tirelessly was assisted by her reasonableness, her caution in explosive situations, and her skill with people. She was a diplomat, a lady, and a tireless terrier in the cause of social justice.



Photograph of Kathlyn Gilliam and Carla Ranger, in front of 3817 Wendelkin, circa 1987. Courtesy of the Gilliam family.

²¹ Interview with Connie Gilliam Harris at the Kathlyn Gilliam home, May 22, 2013.



Photograph of Kathlyn Gilliam and Marcus Ranger, Jr. in front of 3817 Wendelkin, circa 1987.
Courtesy of the Gilliam family.



Kathlyn Gilliam, circa 1990. Courtesy of the Gilliam family.

14. Bibliography

BOOKS:

Chambers, John S. and Schwartz, Nancy B. *What Style Is It? A Guide to American Architecture, revised edition* Washington, Preservation Press, 1983.

Linden, Glenn M. *Desegregating Schools in Dallas, Four Decades in the Federal Courts* Dallas, Three Forks Press, 1995.

McAlester, Virginia and Lee McAlester *A Field Guide to American Houses*, New York, Alfred A. Knopf, 1984.

Schutze, Jim *The Accommodation: The Politics of Race in an American City* Secaucua, NJ., Citadel Press, 1986.

JOURNALS:

Roark, Carol "A Quiet Force: How Sam Bloom Shaped the Public Response to Integration in Dallas," *Legacies*, 25,1 Spring 2013.

NEWSPAPERS:

"Advertisement (No Headline)" *Dallas Morning News*. 11/7/1921;13

"Dallas in Midst of Biggest Paving Project in the State; \$4,500,000 to Be Involved;" *Dallas Morning News*. 4/27/1924:2

"Advertisement (No Headline)" *Dallas Morning News*. 10/20/1928:13

"Death and Funeral Notice" *Dallas Morning News*. 4/14/1939:11

"Texas PTA to Hold Leadership Seminar", *The Dallas Express*, 7/18/1970:4

"Board Declines to Fill Vacancy", *Dallas Morning News*, 9/24/1970:1

"Kirven Given Board Post", *Dallas Morning News*, 10/29/1970:1

"A Powerful Force – Tri Ethnic Committee Controversial" *Dallas Morning News*, 8/22/1971, p 33.

"Five Named to Committee" *Dallas Morning News*, 10/03/1972

Dallas Morning News, additional articles

PUBLIC DOCUMENTS:

Dallas County Clerk:

Warranty Deed 1/23/1922 Vol. 914, Page 547.

Warranty Deed 10/11/1928 Vol. 1518, Page 382.

Warranty Deed 11/13/1928 Vol. 1516, Page 613.

Warranty Deed 10/2/1940 Vol. 2231, Page 446.

Warranty Deed 2/14/1950 Vol. 3259, Page 349.

Warranty Deed 9/17/1954 Vol. 4112, Page 37.

Warranty Deed 7/27/1976 Vol. 76145, Page 565.

INTERVIEWS

Harris, Constance. Daughter of Kathlyn and William Gilliam, Dallas, Texas

Collins, Phillip. Former Director, African-American Museum, Dallas, Texas

UNPUBLISHED DOCUMENTS

Dallas, Texas, *A Celebration of the Joyful Life of Kathlyn Joy Christian Gilliam*, Funeral Program, December 16, 2011.

Quimby, Marcel, *Historic Preservation Certification Application, Part 1 – Evaluation of Significance for the Emerson Manufacturing/Emerson Brantingham Building*, 804 Pacific Street, Dallas, Texas, 2007. Available from Texas Historical Commission, Austin, Texas or author.

WEBSITES

Dallas Public Library, www.dallaslibrary2.org; Sanborn maps.

Sibley, Sarah Michael ed., *Colonial Hill*, Discover Dallas, Preservation Dallas website. www.preservationdallas.org/neighborhood-resources/discover-dallas/colonial-hill/, accessed February 2014.

15. Attachments

- | | |
|--|--|
| <input type="checkbox"/> District or Site Map | <input type="checkbox"/> Additional descriptive material |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Footnotes |
| <input type="checkbox"/> Photos (historic & current) | <input checked="" type="checkbox"/> Other - List of Deed Transfers |

Attachment A: List of Deed Transfers

Grantor	Grantee	Date	Instrument	Comments
State of Texas	William Romine	11 April 1855	Patent No. 899, Vol. 10, Cert. 47; 320 acres; Abstract No. 1246	
Unknown	William Caven (Dallas, TX) and Janie A. Caven, a feme sole (Los Angeles, CA)	Unknown	Unknown	
William Caven (Dallas, TX) and Janie A. Caven, a feme sole (Los Angeles, CA)		12 August 1920	County Clerk Original Plat; Map of Records Vol. 2, Page 129	Caven's Second Colonial Avenue Addition Dedicated to City of Dallas "for street purposes"
William Caven and wife, Mary Word Caven, of Dallas, and Janie A. Caven, a feme sole of Los Angeles	F. E. Fuqua, et ux.	23 January 1922	Warranty Deed; Vol. 914:547	F. Edward Fuqua (Carpenter) resides at 3738 Spence; 3741 Wendelkin is end of block (Dallas City Directory 1922)
F. E. Fuqua and wife, Mattie Fuqua	T. A. Roach	11 October 1928	Warranty Deed; Vol. 1518:382	Included "Paving Lien"
T. A. Roach	P. Bock	13 November 1928	Warranty Deed; Vol. 1516:613	Included "Paving Lien"
P. Bock and wife, Sarah Bock	Selma Benson, wife of Ben Benson	2 October 1940	Warranty Deed; Vol. 2231:446	"out of her separate estate"
Selma Benson, et vir.	C. R. Fugate, et ux.	14 February 1950	Warranty Deed; Vol. 3259:349	
C. R. Fugate and Mamie Fugate	Frances Lewis, a widow	17 September 1954	Warranty Deed; Vol. 4112:37	
Frances Lewis, a widow	William Edward Gilliam, Jr. and Kathlyn Joy Gilliam	27 July 1976	Warranty Deed; Vol. 76145:565	

16. Designation Criteria

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

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

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

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

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

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

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

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

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

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

Recommendation

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

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

Date: _____



Daron Tapscott
Chair, Designation Committee

MARCH 19, 2014



Mark Doty
Senior Historic Preservation Planner

19 March 2014

ORDINANCE NO. _____

An ordinance changing the zoning classification on the following property:

BEING Lot 10 in City Block 2/1212; fronting approximately 49.66 feet on the southwest line of Wendelkin Street northwest of Driskell Street; and containing approximately 8,000 square feet of land,

by establishing Historic Overlay District No. 145 (Kathlyn Joy Gilliam House); providing procedures, regulations, and preservation criteria for structures and property in the district; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

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

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

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

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

SECTION 1. That the zoning classification is changed by establishing Historic Overlay District No. 145 on the following property (“the Property”):

BEING Lot 10 in City Block 2/1212; fronting approximately 49.66 feet on the southwest line of Wendelkin Street northwest of Driskell Street; and containing approximately 8,000 square feet of land.

SECTION 2. That the establishment of this historic overlay district shall not affect the existing underlying zoning classification of the Property, which shall remain subject to the regulations of the underlying zoning district, except that the following additional use is permitted by right: learning center. Learning center means a non-profit institution providing educational opportunities for youth including reading programs, debate training, and similar programs. No parking is required for a learning center. If there is a conflict, the regulations in this ordinance control over the regulations of the underlying zoning district.

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

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

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. In addition to punishment by fine, the City may, in accordance with state law, provide civil penalties for a violation of this ordinance, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection,

Z123-342(MD)

construction, reconstruction, alteration, repair, conversion, maintenance, demolition, or removal of a building, structure, or land on the Property.

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

SECTION 7. 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 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

By _____
Assistant City Attorney

Passed _____

**EXHIBIT A
PRESERVATION CRITERIA
KATHLYN JOY GILLIAM HOUSE
3817 WENDELKIN STREET**

1. GENERAL.

- 1.1 All demolition, maintenance, new construction, public works, renovations, repairs, and site work in this district must comply with these preservation criteria.
- 1.2 Any alterations to property within this district must comply with the regulations in Chapter 51A of the Dallas City Code, as amended. If there is a conflict, these preservation criteria control.
- 1.3 Certificate of appropriateness.
 - a. A person may not alter a site within this district, or alter, place, construct, maintain, or expand any structure on the site without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
 - b. The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
 - c. Any work done under a certificate of appropriateness must comply with any conditions imposed in the certificate of appropriateness.
 - d. After the work authorized by the certificate of appropriateness is commenced, the applicant must make continuous progress toward completion of the work, and the applicant shall not suspend or abandon the work for a period in excess of 180 days. The Director may, in writing, authorize a suspension of the work for a period greater than 180 days upon written request by the applicant showing circumstances beyond the control of the applicant.
- 1.4 A person may not demolish or remove any structure in this district without first obtaining a certificate for demolition or removal in accordance with Section 51A-4.501 of the Dallas Development Code, as amended.
- 1.5 Preservation and restoration materials and methods used must comply with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.
- 1.6 No person shall allow a structure in this district to deteriorate through demolition by neglect. Demolition by neglect is neglect in the maintenance of a structure that

results in deterioration of the structure and threatens preservation of the structure. All structures in this district must be preserved against deterioration and kept free from structural defects. See Section 51A-4.501 of the Dallas Development Code, as amended, for regulations concerning demolition by neglect.

- 1.7 Consult Article XI, "Development Incentives," of the Dallas Development Code, as amended, for tax incentives that may be available in this district.
- 1.8 The periods of historic significance for this district are the year 1923 and the period from 1976 to 2011.

2. DEFINITIONS.

- 2.1 Unless defined in this section, the definitions in Chapter 51A of the Dallas City Code, as amended, apply.
- 2.2 APPROPRIATE means typical of the historic architectural style, compatible with the character of this district, and consistent with these preservation criteria.
- 2.3 CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
- 2.4 COLUMN means the entire column, including the base and capital.
- 2.5 DIRECTOR means the Director of the Department of Sustainable Development and Construction or the Director's representative.
- 2.6 DISTRICT means Historic Overlay District No. 145, the Kathlyn Joy Gilliam House Historic Overlay District. This district contains the property described in Section 1 of this ordinance and as shown on Exhibit B.
- 2.7 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 2.8 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 2.9 INTERIOR SIDE FENCE means a fence not adjacent to a street or alley.
- 2.10 INTERIOR SIDE YARD means a side yard not abutting a street or alley.
- 2.11 MAIN BUILDING means the Kathlyn Joy Gilliam House, as shown on Exhibit B.
- 2.12 NO-BUILD ZONE means that part of this district in which no new construction may take place.

- 2.13 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 2.14 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

3. BUILDING SITE AND LANDSCAPING.

- 3.1 New construction is prohibited in the no-build zone shown on Exhibit B.
- 3.2 The main building is protected.
- 3.3 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted.
- 3.4 Circular driveways and parking areas are not permitted in a front yard.
- 3.5 Carports, garages, or parking are permitted only behind the main building.
- 3.6 Any new mechanical equipment must be erected in the side or rear yards, and must be set back or screened.
- 3.7 Landscaping.
 - a. Outdoor lighting must be appropriate and enhance the structure.
 - b. Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.
 - c. Existing trees are protected, except that unhealthy or damaged trees may be removed.
- 3.8 Fences.
 - a. Fences are not permitted in the front yard.
 - b. Fences in side yards must be located a minimum of ten feet back from the front facade of the structure.
 - c. Interior side fences and fences in rear yards may not exceed eight feet in height.
 - d. Fences must be constructed of steel, iron, chain link, wood, a combination of these materials, or other appropriate materials.

4. FACADES.

- 4.1 Protected facades.
 - a. The facades shown on Exhibit B are protected.
 - b. Reconstruction, renovation, repair, or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
 - c. Historic solid-to-void ratios of protected facades must be maintained.
 - d. Brick, cast stone, and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted before the effective date of this ordinance may remain painted.
- 4.2 Reconstruction, renovation, repair, or maintenance of nonprotected facades must be compatible with protected features.
- 4.3 Wood siding, trim, and detailing must be restored wherever practical.
- 4.4 All exposed wood must be painted, stained, or otherwise preserved.
- 4.5 Historic materials must be repaired if possible; they may be replaced only when necessary.
- 4.6 Paint must be removed in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, before refinishing.
- 4.7 Aluminum siding, stucco, and vinyl cladding are not permitted.
- 4.8 Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.
- 4.9 Exposing and restoring historic finish materials is recommended.
- 4.10 Cleaning of the exterior of a structure must be in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

5. FENESTRATION AND OPENINGS.

- 5.1 Historic windows must remain intact except when replacement is necessary due to damage or deterioration.
- 5.2 Replacement windows must express profile, muntin and mullion size, light configuration, and material to match the historic.
- 5.3 Glass and glazing must match historic materials as much as practical. Clear films are allowed. Tinted or reflective glazings are not permitted on glass.
- 5.4 Replacement of doors that have been altered must reflect the periods of significance.
- 5.5 Storm doors and windows are permitted if they are appropriate and match the existing doors and windows in profile, width, height, proportion, glazing material, and color.
- 5.6 Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate.
- 5.7 New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is threatened.
- 5.8 The Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

6. ROOF.

- 6.1 The historic slope, massing, configuration, and materials of the roof must be preserved and maintained.
- 6.2 The following roofing materials are allowed: composition shingles and wood shingles.
- 6.3 Historic eaves and roof trim must be retained, and should be repaired with material matching in size, finish, module, and color.
- 6.4 Mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

7. PORCH.

- 7.1 The historic porch on the protected facade is protected.
- 7.2 The porch on the protected facade may not be enclosed.

- 7.3 Historic wood columns, detailing, wood railings, and trim on the porch are protected. The existing wrought iron column on the front porch is not protected.
- 7.4 Porch floors must be concrete. Porch floors may not be covered with carpet or paint. Existing concrete has been painted and may remain.

8. EMBELLISHMENTS AND DETAILING.

- 8.1 The following architectural elements are considered important features and are protected:
 - a. Front facing gable.
 - b. Porch
 - c. Craftsman style porch columns.
 - d. Exposed rafter tails and brackets.
 - e. Chimney.

9. NEW CONSTRUCTION AND ADDITIONS.

- 9.1 Stand-alone new construction is permitted only in the areas shown on Exhibit B.
- 9.2 Vertical additions are not permitted.
- 9.3 Horizontal additions are permitted only in the areas shown on Exhibit B.
- 9.4 The color, details, form, materials, and general appearance of new construction and additions must be compatible with the existing historic structure.
- 9.5 New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solid-to-void ratios.
- 9.6 The height of new construction and additions must not exceed the height of the historic structure.
- 9.7 Aluminum siding, stucco, and vinyl cladding are not permitted. Cementitious siding is allowed.
- 9.8 Accessory buildings.
 - a. Accessory buildings must be compatible with the scale, shape, roof form, detailing, and color of the main building. Wood or cementitious siding is allowed on accessory buildings if consistent with the main building. Metal

storage buildings are allowed if in the rear yard or rear 50 percent of the interior side yard.

- b. Accessory buildings must be at least eight feet from the main building.
- c. Accessory buildings must not exceed 800 square feet in area.
- d. Minimum rear yard setback for an accessory structure is 2.5 feet, with a 1.5 foot roof overhang encroachment permitted.
- e. The minimum side yard setback for accessory structures is three feet, with a 1.5 foot overhang encroachment permitted.

9.9 The setback of new construction and additions must conform to the setback of adjacent historic structures.

9.10 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves, and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

10. SIGNS.

10.1 An identification sign may be located in the front yard. The identification sign may be up to two feet high, be a maximum of eight square feet in size, and constructed of wood or other compatible materials if appropriate.

10.2 All signs must comply with the provisions of the Dallas City Code, as amended.

10.3 Temporary political campaign signs and temporary real estate signs may be erected without a certificate of appropriateness.

11. ENFORCEMENT.

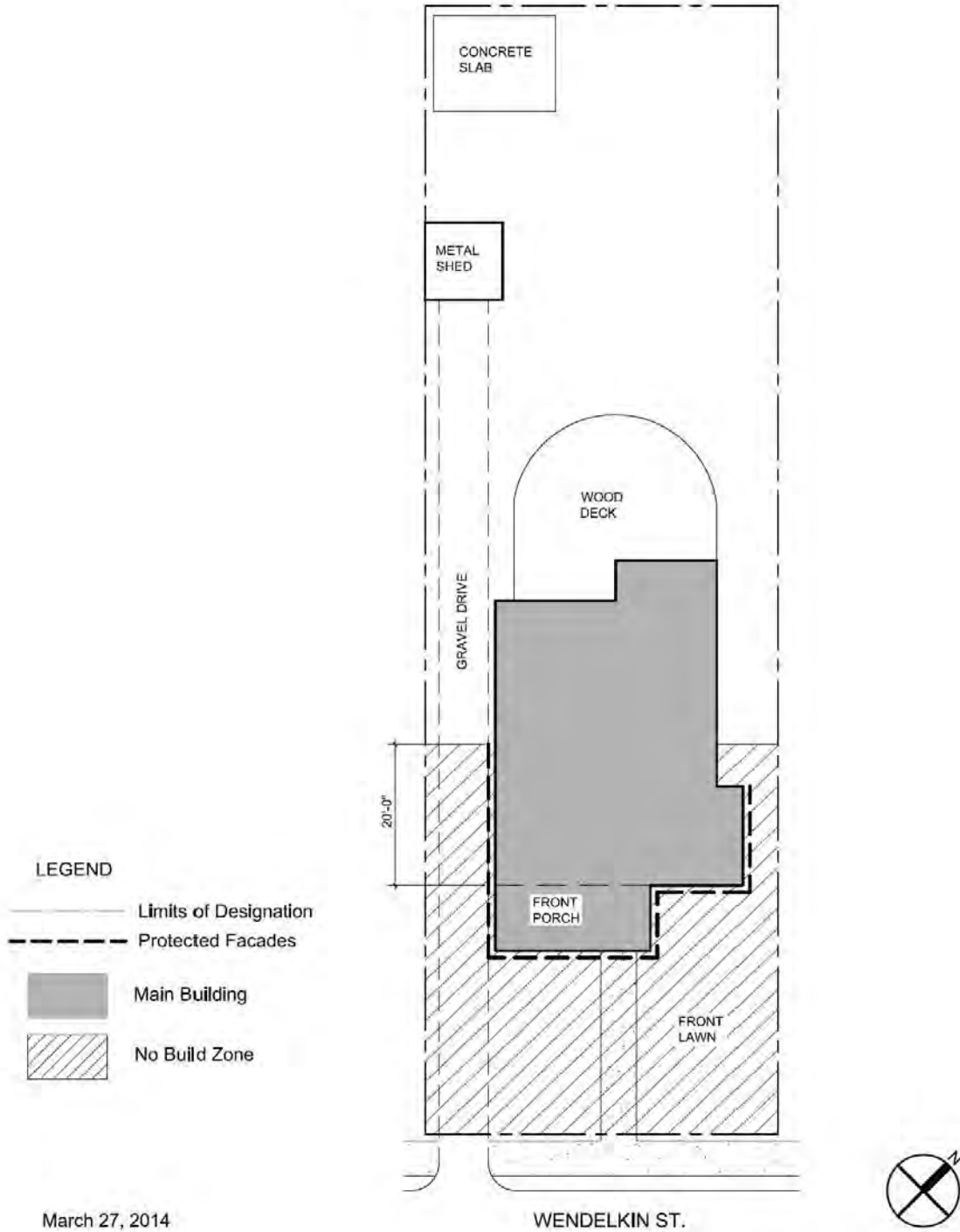
11.1 A person who violates these preservation criteria is guilty of a separate offense for each day or portion of a day during which the violation is continued, from the first day the unlawful act was committed until either a certificate of appropriateness is obtained or the property is restored to the condition it was in immediately prior to the violation.

11.2 A person is criminally responsible for a violation of these preservation criteria if:

- a. the person knowingly commits the violation or assists in the commission of the violation;

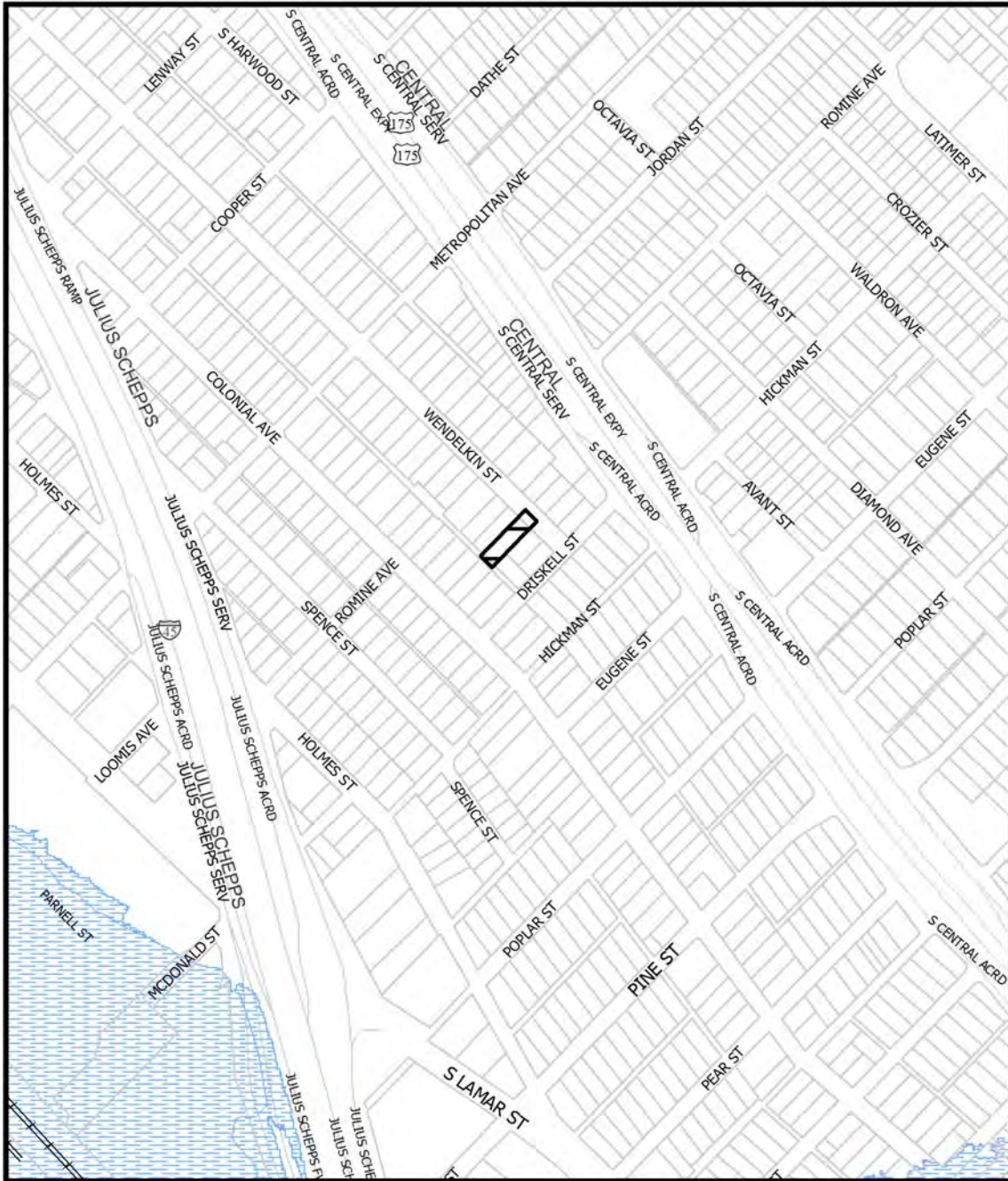
- b. the person owns part or all of the property and knowingly allows the violation to exist;
 - c. the person is the agent of the property owner or is an individual employed by the agent or property owner; is in control of the property; knowingly allows the violation to exist; and fails to provide the property owner's name, street address, and telephone number to code enforcement officials; or
 - d. the person is the agent of the property owner or is an individual employed by the agent or property owner, knowingly allows the violation to exist, and the citation relates to the construction or development of the property.
- 11.3 Any person who adversely affects or demolishes a structure in this district in violation of these preservation criteria is liable pursuant to Section 315.006 of the Texas Local Government Code for damages to restore or replicate, using as many of the original materials as possible, the structure to its appearance and setting prior to the violation. No certificates of appropriateness or building permits will be issued for construction on the site except to restore or replicate the structure. When these restrictions become applicable to a site, the Director shall cause to be filed a verified notice in the county deed records and these restrictions shall be binding on future owners of the property. These restrictions are in addition to any fines imposed.
- 11.4 Prosecution in municipal court for a violation of these preservation criteria does not prevent the use of other enforcement remedies or procedures provided by other city ordinances or state or federal laws applicable to the person charged with or the conduct involved in the offense.

Exhibit B
Kathlyn Joy Gilliam House
3817 Wendelkin St.
Dallas, Texas 75215



March 27, 2014

WENDELKIN ST.



1:4,800

VICINITY MAP

Case no: Z123-342

Date: 9/4/2014

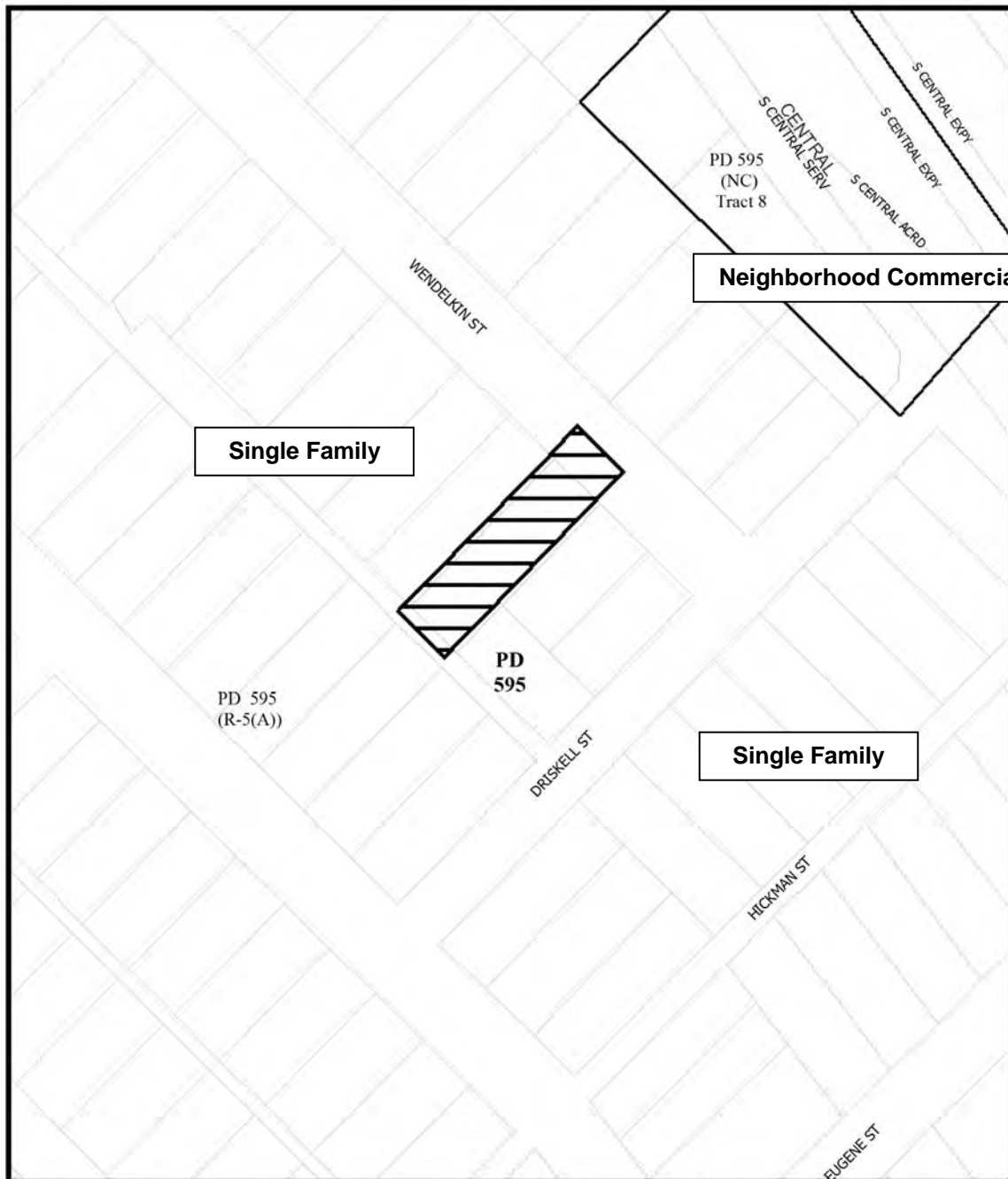


1:1,200

AERIAL MAP

Case no: Z123-342

Date: 9/4/2014



 1:1,200	ZONING AND LAND USE	Case no: <u> Z123-342 </u> Date: <u> 9/4/2014 </u>
--	--------------------------------	---



<u>29</u>	Property Owners Notified (35 parcels)
<u>3</u>	Replies in Favor (3 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>9/18/2014</u>	Date

Z123-342
CPC

N
W E
S

1:1,200

09/17/2014

Reply List of Property Owners**Z123-342****29 Property Owners Notified
Owners Opposed****3 Property Owners in Favor****0 Property**

Reply	Label #	Address	Owner
	1	3813 WENDELKIN ST	OFH PAR 100 LLC
O	2	3817 WENDELKIN ST	HARRIS CONSTANCE
	3	3736 COLONIAL AVE	BROWN LINDA
	4	3824 COLONIAL AVE	TOLES WILLIAM R
	5	3820 COLONIAL AVE	JAMAICA RAQUEL
	6	3816 COLONIAL AVE	WILLIAMS VELVA LEE EST OF
	7	3812 COLONIAL AVE	WALKER PATRICA A
	8	3808 COLONIAL AVE	WILLIAMS V L JR
	9	3804 COLONIAL AVE	COLLIER COLLIE ESTATE OF
	10	3805 WENDELKIN ST	HACKWORTH HUBERT F JR
	11	1715 DRISKELL ST	PAYNE ISIAH
	12	3819 WENDELKIN ST	PAYNE ISIAH
	13	3823 WENDELKIN ST	PAYNE ISIAH
	14	3800 COLONIAL AVE	PEGASUS URBAN DEV GROUP
O	15	3740 WENDELKIN ST	HARRIS CONSTANCE ANN
	16	3824 WENDELKIN ST	SPEARS DOROTHY J TR &
	17	3820 WENDELKIN ST	PRINCE JO NELL MOFFETT
O	18	3814 WENDELKIN ST	TITUS MILLIE PEARL
	19	3815 CENTRAL EXPY	COLE ARTEST LADON &
	20	3810 WENDELKIN ST	CAMPBELL LUTHER
	21	3808 WENDELKIN ST	MCCLELLAN QUENTIN
	22	3804 WENDELKIN ST	MCKNIGHT ARTHUR R LIFE EST
	23	3834 COLONIAL AVE	MCGEE PERRY
	24	3830 COLONIAL AVE	HAYES LINDA S
	25	1718 DRISKELL ST	NANCE RONALD
	26	1722 DRISKELL ST	HARRISON LINETTA M

Z123-342(MD)

09/17/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1730 DRISKELL ST	HENDERSON LINDA
	28	1802 DRISKELL ST	JOHNS ROSIE L ESTATE OF
	29	1806 DRISKELL ST	BARTON RUBY LEE

AGENDA ITEM # 72

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 44 B

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for certain IR Industrial Research District Uses and Live/Work Units on property zoned an IR Industrial Research District, on property at the east corner of Medical District Drive and Farrington Street
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z134-139(RB)

FILE NUMBER: Z134-139(RB)

DATE FILED: December 9, 2013

LOCATION: East corner of Medical District Drive and Farrington Street

COUNCIL DISTRICT: 6

MAPSCO: 44-B

SIZE OF REQUEST: Approx. 3.7 Acres

CENSUS TRACT: 100

APPLICANT/OWNER: 1302 1350 Motor Circle, LP

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for a Planned Development District for certain IR Industrial Research District Uses and Live/Work Units on property zoned an IR Industrial Research District.

SUMMARY: The applicant is requesting a Planned Development District in order to provide for the introduction of a residential component (live/work unit) as well as restricting certain IR District Uses that could be incompatible with the new residential use.

CPC RECOMMENDATION: Approval, subject to a development plan and conditions.

STAFF RECOMMENDATION: Approval, subject to a development plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the request, subject to a development plan and conditions, based upon:

1. *Performance impacts upon surrounding property* – The submitted development plan retains existing office/showroom/warehouse uses with a request to add a residential component, retaining development standards consistent with the built environment. The addition of a residential component, combined with direct access to the Trinity Strand Trail will continue a trend of introducing uses that benefit from this natural feature. The request maintains a focus of development existing and anticipated (introduction of residential uses) in context with ease of accessibility to interstates and mass transit.
2. *Traffic impact* – The request will cap the number of residential units at 19. Any trip generations will originate on the property as opposed to adding vehicle trips when these people would normally arrive at their work destination from their residence elsewhere in the city.
3. *Comprehensive Plan or Area Plan Conformance* – The requested addition of a residential component mirrors the anticipated mix of uses found in the Urban Mixed-Use Building Block.
4. *Justification for a Planned Development District* – The addition of the live/work unit (see attached conditions for definition) will expand on a trend that introduces an option for certain professionals and artists whose proximity to their business is necessitated on-site, rather than in a typical medium-to-high density residential development.

BACKGROUND INFORMATION:

- The site is developed with two commercial/industrial structures along both sides of Motor Circle which is a platted utility and access easement.
- The applicant is requesting a Planned Development District in order to provide for the introduction of the live/work unit; a maximum of 19 dwelling units are requested.

Zoning History: There have been no zoning requests in the immediate area within the past five years.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant’s request and determined it will not negatively impact the surrounding street system.

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Medical District Drive	Local; 80' ROW
Farrington Street	Local; 80' ROW
Motor Circle	Utility and access easement

Comprehensive Plan: The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

GOAL 1.2 Promote desired development.

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Land Use Compatibility: The request site is developed with two commercial structures that obtain access off Medical District Drive on Motor Circle, a platted utility and access easement. The applicant proposes to retain the majority of IR District Uses (see conditions for prohibited uses) while providing for a live/work unit. Historically, the City Council has approved requests for Mixed Use District zoning on properties in the general area to accommodate artists' lofts amongst commercially developed properties.

The predominant land use in the immediate area consists of office/showroom, warehouse, and light industrial (inside) uses. The site will provide for perimeter fencing along with gated access along the site's Medical District Drive frontage. Additionally, the applicant has worked with staff to introduce a dedicated private amenity area that duly serves as an access point to the Trinity Strand Trail.

The addition of a residential component (live/work unit) is a trend that has gathered traction in recent years in similarly developed areas. These residential dwelling units provide artists or on-site managers for various businesses requiring a physical presence to their respective areas, while benefiting from area transit options and supporting

services. As noted above, the city's commitment to trail connectivity benefits the property as an amenity for workers and future residents on the property.

Based on this analysis, staff supports the request subject to the attached development plan and conditions.

Landscaping: As the site is developed with structures and nonpermeable surface areas, no landscaping exists. As noted above, a dedicated private amenity area will be provided with certain landscape and hardscape (i.e., seat wall) in close proximity to the gated access to the Trinity Strand Trail. Any redevelopment of the site will require compliance with Article X.

CPC ACTION

(October 2, 2014)

Motion: It was moved to recommend **approval** of a Planned Development District for certain IR Industrial Research District Uses and Live/Work Units, subject to a development plan and conditions on property zoned an IR Industrial Research District, on both sides of Motor Circle, east of Medical District Drive.

Maker: Anantasomboon
Second: Rodgers
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 1 - Culbreath
Vacancy: 0

Notices: Area: 500 Mailed: 47
Replies: For: 3 Against: 0

Speakers: None

Officer Information

1302-1350 Motor Circle, L.P.
2001 Ross Avenue – Suite 2800
Dallas, Texas 75201

Stream Acquisition, LVIII, L.L.C.
2001 Ross Avenue – Suite 2800
Dallas, Texas 75201

- Lee C. Belland – Manager
- Michael J. McVean - Manager

**CPC RECOMMENDED CONDITIONS FOR A PLANNED DEVELOPMENT DISTRICT
FOR CERTAIN MIXED USES**

ARTICLE _____.

PD _____.

SEC. 51P- .101. LEGISLATIVE HISTORY.

PD _____ was established by Ordinance No. _____, passed by the Dallas City Council on _____.

SEC. 51P- .102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located on the both sides of Motor Circle, east of Medical District Drive. The size of PD _____ is approximately 3.7 acres.

SEC. 51P- .103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) **BLADE SIGN** means a sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft materials.

(d) **LIVE/WORK UNIT** means an interior space that combines a residential and a nonresidential use. A live/work unit is considered a nonresidential use.

(e) **PRIVATE AMENITY AREA** means land area that is improved with landscaping, a seating area, or other improvements that provide for a designated area for employees, tenants, and residents to interact on the Property.

(f) This district is considered to be a nonresidential zoning district.

SEC. 51P- .104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____A, development plan.

SEC. 51P- .105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ____A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

SEC. 51P- .106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this district are those main uses permitted in the IR Industrial Research District, subject to the same conditions applicable in the IR Industrial Research District, as set out in Chapter 51 A. For example, a use permitted in the IR Industrial Research District only by specific use permit (SUP) is permitted in this district only by SUP: a use subject to development impact review (DIR) in the IR Industrial Research District is subject to DIR in this district; etc.

(b) The following additional main use is permitted.

- Live/work unit.

(c) The following uses are prohibited.

(1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

- Building repair and maintenance shop.
- Bus or rail transit vehicle maintenance or storage facility.
- Commercial cleaning or laundry plant.
- Machinery, heavy equipment, or truck sales and services.
- Technical school.
- Tool or equipment rental.

(3) Industrial uses.

- Industrial (outside).
- Medical/infectious waste incinerator.
- Municipal waste incinerator.
- Organic compost recycling facility.
- Pathological waste incinerator.
- Temporary concrete or asphalt batching plant.

(4) Institutional and community service uses.

- Cemetery or mausoleum.
- Child-care facility.
- Church.
- Community service center.
- Hospital.
- Public or private school.

- (5) Lodging uses.
 - Extended stay hotel or motel.
 - Hotel or motel.
 - Lodging or boarding house.

- (6) Miscellaneous uses.
 - Carnival or circus (temporary).
 - Hazardous waste management facility.

- (7) Office uses.
 - Financial institution with drive-in window.
 - Medical clinic or ambulatory surgical center.

- (8) Recreation uses.
 - Country club with private membership.
 - Public park, playground, or golf course.

- (9) Retail and personal service uses.
 - Animal shelter or clinic with outside runs.
 - Auto service center.
 - Car wash.
 - Commercial motor vehicle parking.
 - Motor vehicle fueling station.
 - Pawn shop.
 - Restaurant with drive-in or drive- through service.
 - Theater.

- (10) Transportation uses.
 - Airport or landing field.
 - Commercial bus station and terminal.
 - Heliport.
 - Helistop.
 - Railroad passenger station.
 - STOL (short take-off or landing) port.
 - Transit passenger shelter.
 - Transit passenger station or transfer center.

- (11) Utility and public service uses.
 - Electrical substation.
 - Police or fire station.
 - Post office.
 - Utility or government installation other than listed.
 - Water treatment plant.

- (12) Wholesale, distribution, and storage uses.
 - Freight terminal.
 - Manufactured building sales lot.
 - Recycling buy-back center

- Recycling collection center.
- Recycling drop-off container.
- Recycling drop-off for special occasion collection.

SEC. 51P- .108. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P- .109. YARD, LOT, AND SPACE REGULATIONS.

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the IR Industrial Research District apply.

(b) Live/work unit density. The maximum number of live/work units is 19.

SEC. 51P- .110. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Live/work unit. No required off-street parking.

SEC. 51P- .111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- .112. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) A private amenity area with a minimum of 500 square feet of land area must be improved as shown on the attached development plan.

(c) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- .113. SIGNS.

(a) In general. Except as provided, signs must comply with the provisions for business zoning districts in Article VII.

(b) Blade sign.

(1) Maximum effective area for each sign is twenty-four square feet. There is no maximum number of signs.

(2) Signs must be mounted a minimum of eight feet above the finished grade.

SEC. 51P- .114. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) A gated pedestrian connection to the Trinity Strand Trail must be provided in the general location shown on the development plan.

SEC. 51P- .115. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

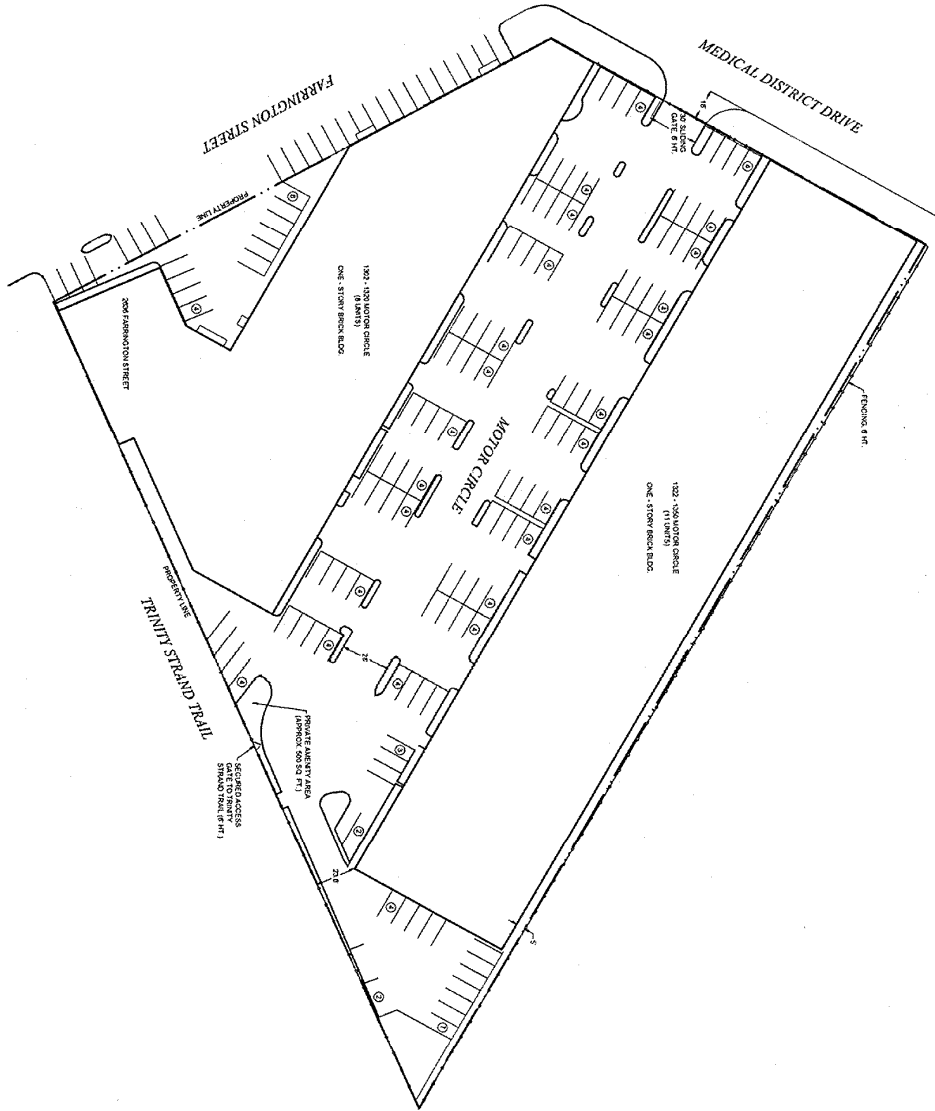
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.



DEVELOPMENT PLAN
SCALE: 1" = 30'-0"



CASE #: Z134 - 139

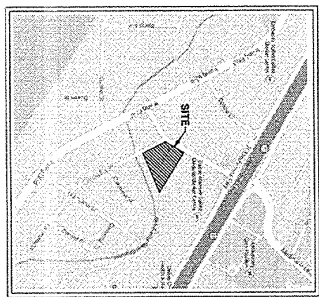


1200 1310 8, 1322 215 W MOTOR CIRCLE & 1418 FARMINGTON STREET
SITING PLAN, 2-DIMENSIONAL (PLAN VIEW)

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE	REMARKS
1	LOT 1	1,200	10.0%	120' - 140' VARIATION CIRCLE
2	LOT 2	1,200	10.0%	120' - 140' VARIATION CIRCLE
3	LOT 3	1,200	10.0%	120' - 140' VARIATION CIRCLE
4	LOT 4	1,200	10.0%	120' - 140' VARIATION CIRCLE
5	LOT 5	1,200	10.0%	120' - 140' VARIATION CIRCLE
6	LOT 6	1,200	10.0%	120' - 140' VARIATION CIRCLE
7	LOT 7	1,200	10.0%	120' - 140' VARIATION CIRCLE
8	LOT 8	1,200	10.0%	120' - 140' VARIATION CIRCLE
9	LOT 9	1,200	10.0%	120' - 140' VARIATION CIRCLE
10	LOT 10	1,200	10.0%	120' - 140' VARIATION CIRCLE
11	LOT 11	1,200	10.0%	120' - 140' VARIATION CIRCLE
12	LOT 12	1,200	10.0%	120' - 140' VARIATION CIRCLE
13	LOT 13	1,200	10.0%	120' - 140' VARIATION CIRCLE
14	LOT 14	1,200	10.0%	120' - 140' VARIATION CIRCLE
15	LOT 15	1,200	10.0%	120' - 140' VARIATION CIRCLE
16	LOT 16	1,200	10.0%	120' - 140' VARIATION CIRCLE
17	LOT 17	1,200	10.0%	120' - 140' VARIATION CIRCLE
18	LOT 18	1,200	10.0%	120' - 140' VARIATION CIRCLE
19	LOT 19	1,200	10.0%	120' - 140' VARIATION CIRCLE
20	LOT 20	1,200	10.0%	120' - 140' VARIATION CIRCLE
21	LOT 21	1,200	10.0%	120' - 140' VARIATION CIRCLE
22	LOT 22	1,200	10.0%	120' - 140' VARIATION CIRCLE
23	LOT 23	1,200	10.0%	120' - 140' VARIATION CIRCLE
24	LOT 24	1,200	10.0%	120' - 140' VARIATION CIRCLE
25	LOT 25	1,200	10.0%	120' - 140' VARIATION CIRCLE
26	LOT 26	1,200	10.0%	120' - 140' VARIATION CIRCLE
27	LOT 27	1,200	10.0%	120' - 140' VARIATION CIRCLE
28	LOT 28	1,200	10.0%	120' - 140' VARIATION CIRCLE
29	LOT 29	1,200	10.0%	120' - 140' VARIATION CIRCLE
30	LOT 30	1,200	10.0%	120' - 140' VARIATION CIRCLE
31	LOT 31	1,200	10.0%	120' - 140' VARIATION CIRCLE
32	LOT 32	1,200	10.0%	120' - 140' VARIATION CIRCLE
33	LOT 33	1,200	10.0%	120' - 140' VARIATION CIRCLE
34	LOT 34	1,200	10.0%	120' - 140' VARIATION CIRCLE
35	LOT 35	1,200	10.0%	120' - 140' VARIATION CIRCLE
36	LOT 36	1,200	10.0%	120' - 140' VARIATION CIRCLE
37	LOT 37	1,200	10.0%	120' - 140' VARIATION CIRCLE
38	LOT 38	1,200	10.0%	120' - 140' VARIATION CIRCLE
39	LOT 39	1,200	10.0%	120' - 140' VARIATION CIRCLE
40	LOT 40	1,200	10.0%	120' - 140' VARIATION CIRCLE
41	LOT 41	1,200	10.0%	120' - 140' VARIATION CIRCLE
42	LOT 42	1,200	10.0%	120' - 140' VARIATION CIRCLE
43	LOT 43	1,200	10.0%	120' - 140' VARIATION CIRCLE
44	LOT 44	1,200	10.0%	120' - 140' VARIATION CIRCLE
45	LOT 45	1,200	10.0%	120' - 140' VARIATION CIRCLE
46	LOT 46	1,200	10.0%	120' - 140' VARIATION CIRCLE
47	LOT 47	1,200	10.0%	120' - 140' VARIATION CIRCLE
48	LOT 48	1,200	10.0%	120' - 140' VARIATION CIRCLE
49	LOT 49	1,200	10.0%	120' - 140' VARIATION CIRCLE
50	LOT 50	1,200	10.0%	120' - 140' VARIATION CIRCLE
51	LOT 51	1,200	10.0%	120' - 140' VARIATION CIRCLE
52	LOT 52	1,200	10.0%	120' - 140' VARIATION CIRCLE
53	LOT 53	1,200	10.0%	120' - 140' VARIATION CIRCLE
54	LOT 54	1,200	10.0%	120' - 140' VARIATION CIRCLE
55	LOT 55	1,200	10.0%	120' - 140' VARIATION CIRCLE
56	LOT 56	1,200	10.0%	120' - 140' VARIATION CIRCLE
57	LOT 57	1,200	10.0%	120' - 140' VARIATION CIRCLE
58	LOT 58	1,200	10.0%	120' - 140' VARIATION CIRCLE
59	LOT 59	1,200	10.0%	120' - 140' VARIATION CIRCLE
60	LOT 60	1,200	10.0%	120' - 140' VARIATION CIRCLE
61	LOT 61	1,200	10.0%	120' - 140' VARIATION CIRCLE
62	LOT 62	1,200	10.0%	120' - 140' VARIATION CIRCLE
63	LOT 63	1,200	10.0%	120' - 140' VARIATION CIRCLE
64	LOT 64	1,200	10.0%	120' - 140' VARIATION CIRCLE
65	LOT 65	1,200	10.0%	120' - 140' VARIATION CIRCLE
66	LOT 66	1,200	10.0%	120' - 140' VARIATION CIRCLE
67	LOT 67	1,200	10.0%	120' - 140' VARIATION CIRCLE
68	LOT 68	1,200	10.0%	120' - 140' VARIATION CIRCLE
69	LOT 69	1,200	10.0%	120' - 140' VARIATION CIRCLE
70	LOT 70	1,200	10.0%	120' - 140' VARIATION CIRCLE
71	LOT 71	1,200	10.0%	120' - 140' VARIATION CIRCLE
72	LOT 72	1,200	10.0%	120' - 140' VARIATION CIRCLE
73	LOT 73	1,200	10.0%	120' - 140' VARIATION CIRCLE
74	LOT 74	1,200	10.0%	120' - 140' VARIATION CIRCLE
75	LOT 75	1,200	10.0%	120' - 140' VARIATION CIRCLE
76	LOT 76	1,200	10.0%	120' - 140' VARIATION CIRCLE
77	LOT 77	1,200	10.0%	120' - 140' VARIATION CIRCLE
78	LOT 78	1,200	10.0%	120' - 140' VARIATION CIRCLE
79	LOT 79	1,200	10.0%	120' - 140' VARIATION CIRCLE
80	LOT 80	1,200	10.0%	120' - 140' VARIATION CIRCLE
81	LOT 81	1,200	10.0%	120' - 140' VARIATION CIRCLE
82	LOT 82	1,200	10.0%	120' - 140' VARIATION CIRCLE
83	LOT 83	1,200	10.0%	120' - 140' VARIATION CIRCLE
84	LOT 84	1,200	10.0%	120' - 140' VARIATION CIRCLE
85	LOT 85	1,200	10.0%	120' - 140' VARIATION CIRCLE
86	LOT 86	1,200	10.0%	120' - 140' VARIATION CIRCLE
87	LOT 87	1,200	10.0%	120' - 140' VARIATION CIRCLE
88	LOT 88	1,200	10.0%	120' - 140' VARIATION CIRCLE
89	LOT 89	1,200	10.0%	120' - 140' VARIATION CIRCLE
90	LOT 90	1,200	10.0%	120' - 140' VARIATION CIRCLE
91	LOT 91	1,200	10.0%	120' - 140' VARIATION CIRCLE
92	LOT 92	1,200	10.0%	120' - 140' VARIATION CIRCLE
93	LOT 93	1,200	10.0%	120' - 140' VARIATION CIRCLE
94	LOT 94	1,200	10.0%	120' - 140' VARIATION CIRCLE
95	LOT 95	1,200	10.0%	120' - 140' VARIATION CIRCLE
96	LOT 96	1,200	10.0%	120' - 140' VARIATION CIRCLE
97	LOT 97	1,200	10.0%	120' - 140' VARIATION CIRCLE
98	LOT 98	1,200	10.0%	120' - 140' VARIATION CIRCLE
99	LOT 99	1,200	10.0%	120' - 140' VARIATION CIRCLE
100	LOT 100	1,200	10.0%	120' - 140' VARIATION CIRCLE



VICINITY MAP
NTS



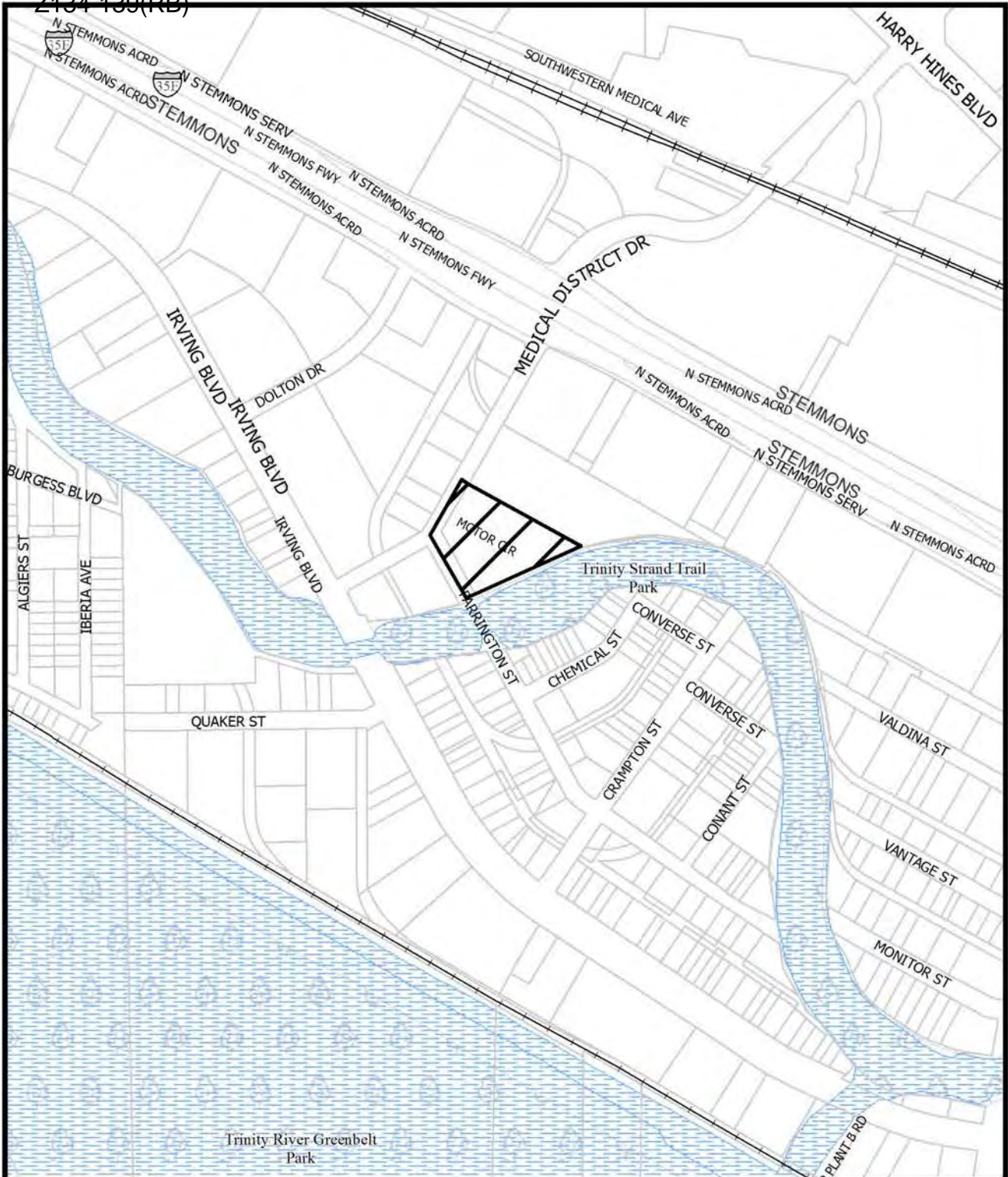
MOTOR CIRCLE
CITY OF DALLAS, TEXAS

Baldwin
Associates

BALDWIN ASSOCIATES
3004 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

09/22/14
PROJECT NUMBER
CASE NUMBER

Z134 139(RB)

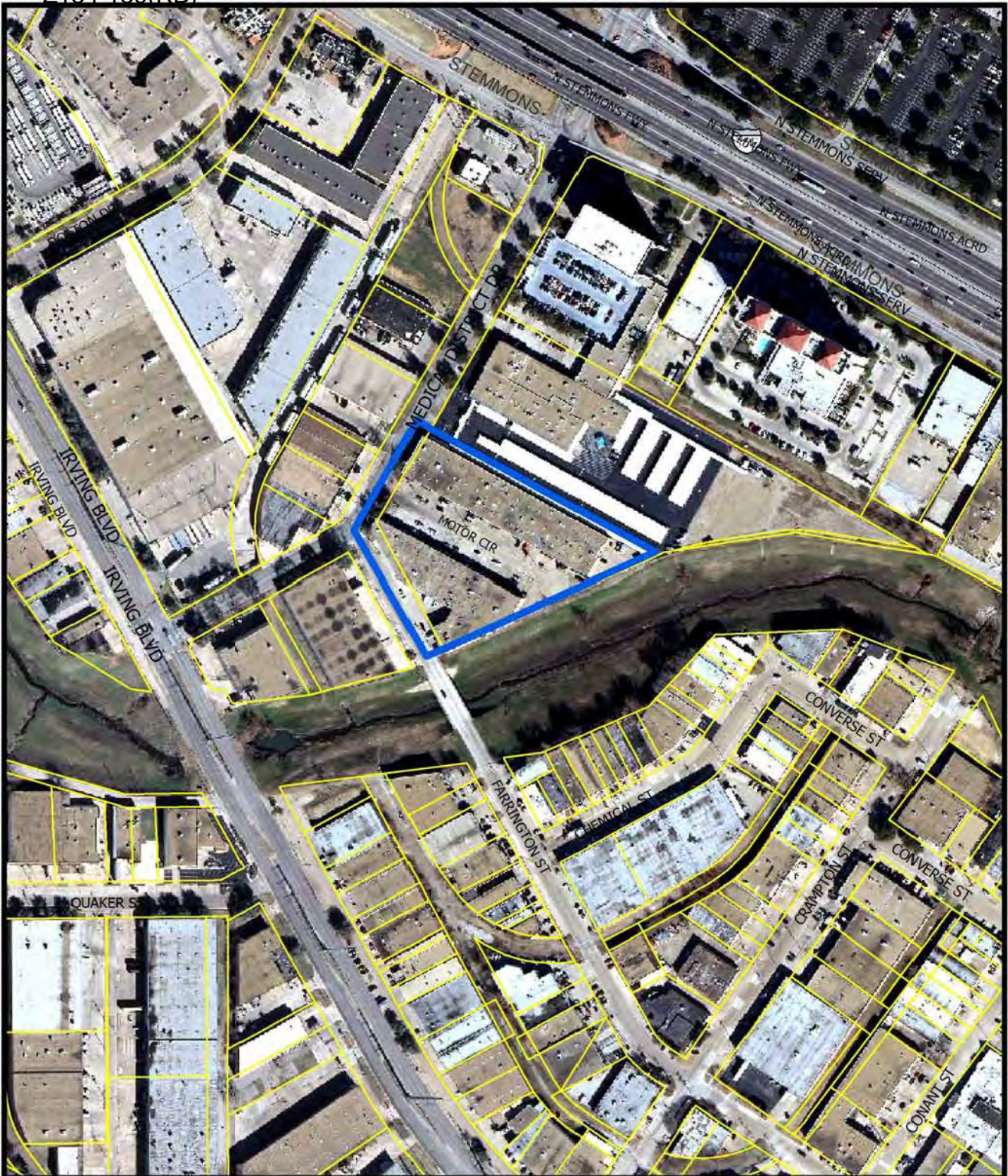


1:7,200

VICINITY MAP

Case no: Z134-139

Date: 12/31/2013

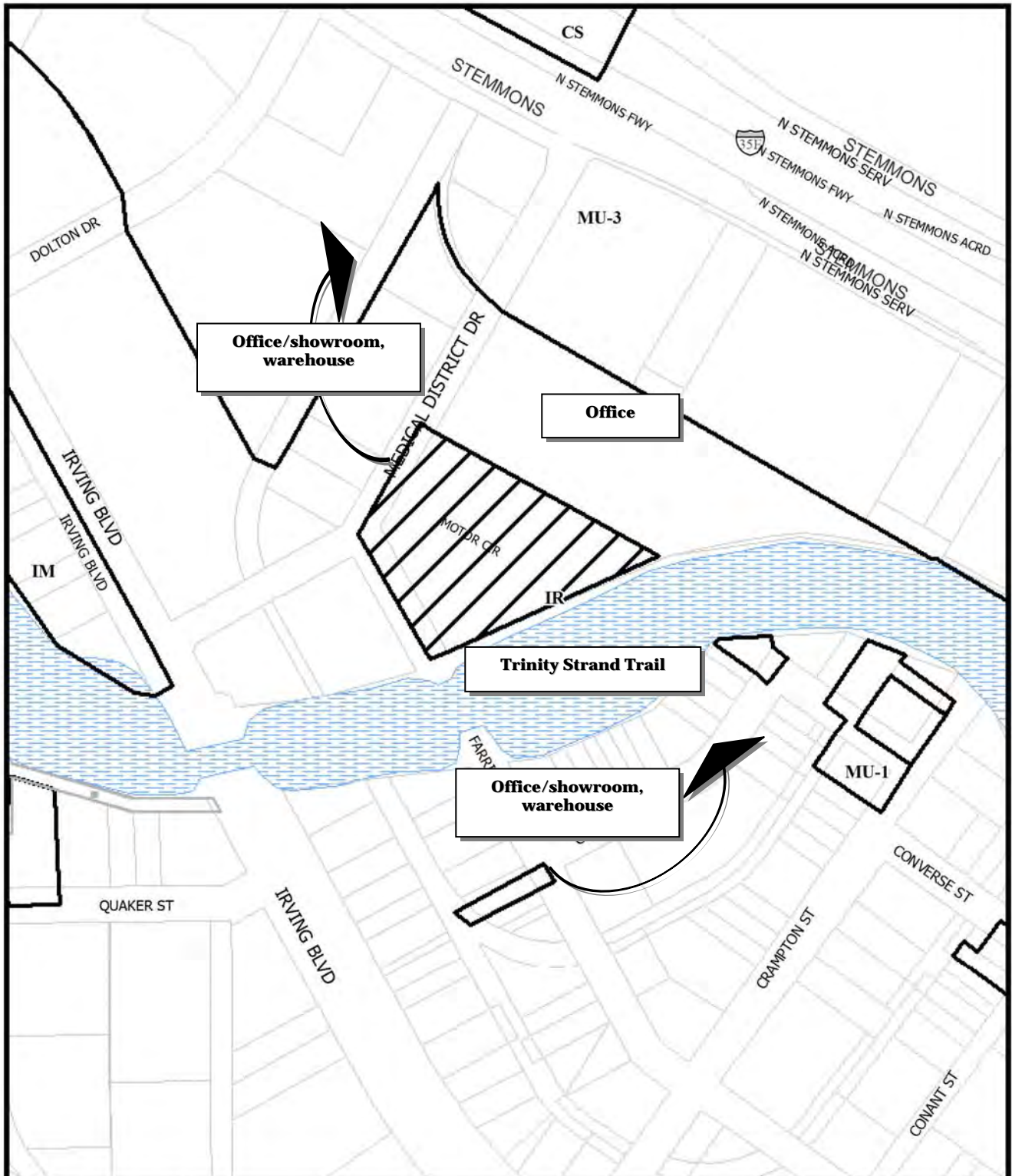


1:3,600

AERIAL MAP

Case no: Z134-139

Date: 12/31/2013



1:3,600

ZONING AND LAND USE

Case no: Z134-139

Date: 12/31/2013

CPC RESPONSES



<u>47</u>	Property Owners Notified (54 parcels)
<u>3</u>	Replies in Favor (3 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>500'</u>	Area of Notification
<u>10/2/2014</u>	Date

Z134-139
CPC



1:3,600

10/01/2014

Reply List of Property Owners***Z134-139******47 Property Owners Notified 3 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1302 MEDICAL DISTRICT DR	1302 1350 MOTOR CIRCLE LP
	2	1358 MEDICAL DISTRICT DR	MOSHER STEEL CO OF LA INC
	3	2622 IRVING BLVD	REB PROPERTY COMPANY LTD
	4	2628 IRVING BLVD	REB PROPERTY CO LTD
	5	2636 IRVING BLVD	MR SERVICE LP
	6	2627 FARRINGTON ST	2619 FARRINGTON LLC
O	7	2619 FARRINGTON ST	TALB LLC
	8	2611 FARRINGTON ST	SHURPA DALLAS PROPERTIES TRUST LTD
	9	2603 FARRINGTON ST	SEELCCO PARTNERS
	10	2620 FARRINGTON ST	ASTON HARRY D & PATSY RAE TOLER ASTON
	11	1303 CHEMICAL ST	BERLAND HOWARD &
	12	1307 CHEMICAL ST	HARAST N J TR
	13	1311 CHEMICAL ST	HARAST JOHN C & NANCY J
	14	1315 CHEMICAL ST	KNOBLER DON
	15	1321 CHEMICAL ST	MILLER GUY GREGORY
	16	1317 CHEMICAL ST	HENSLEY BRIAN C
	17	1323 CHEMICAL ST	MILLER GREG
	18	1327 CHEMICAL ST	COUSINS ROBERT B JR &
	19	1337 CHEMICAL ST	PRIDHAM PROPERTIES LP
	20	1345 CHEMICAL ST	OUR DOG BLUE LLC
O	21	1347 CHEMICAL ST	LEVEE STREET PPTIES LLC
	22	1353 CHEMICAL ST	EMERSON BILLY
	23	1357 CHEMICAL ST	GIBBS TERRI
	24	1363 CHEMICAL ST	BRITT BEN
	25	2532 CONVERSE ST	KNUTSON INVESTMENT CO LLC
	26	2524 CONVERSE ST	HART TIM D

10/01/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1346 CHEMICAL ST	SEELCCO PARTNERS LTD
	28	1350 CHEMICAL ST	DORCO REALTY CO
O	29	1352 CHEMICAL ST	TWIN CEDARS RANCH LLC
	30	1356 CHEMICAL ST	SENGBUSH STUDIO INC
	31	2505 STEMMONS FWY	KNOPF FAMILY LTD PS
	32	2629 STEMMONS FWY	ESTISAM INC
	33	1212 DOLTON DR	EASTGROUP PROPERTIES LP
	34	2730 IRVING BLVD	ANDREWS DISTRIBUTING COMPANY OF
	35	1212 MEDICAL DISTRICT DR	TEXAS PINE COMPANY
	36	1234 MEDICAL DISTRICT DR	GRAHAM BARRY
	37	1233 MEDICAL DISTRICT DR	DLB LEWIS LTD
	38	1303 MEDICAL DISTRICT DR	MOTOR LEWIS LTD
	39	1359 MEDICAL DISTRICT DR	KNOPF SIDNEY L
	40	1377 MEDICAL DISTRICT DR	TRINITY INDUSTRIES INC
	41	1379 MEDICAL DISTRICT DR	TRINITY INDUSTRIES INC
	42	2533 FARRINGTON ST	KNOBLE DONALD G
	43	1300 MEDICAL DISTRICT DR	CJB PRIME PROPERTY LLC
	44	1300 MEDICAL DISTRICT DR	PWP JOINT VENURE
	45	2525 STEMMONS FWY	TRINITY INDUSTRIES
	46	2525 STEMMONS FWY	TRINITY INDUSTRIES INC
	47	2493 STEMMONS FWY	CNL HOTEL INVESTORS INC

AGENDA ITEM # 73

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 9
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 38 M

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District on the west corner of Ferguson Road and Joaquin Drive
Recommendation of Staff and CPC: Approval with deed restrictions volunteered by the applicant
Z134-194(WE)

FILE NUMBER: Z134-194(WE) **DATE FILED:** March 14, 2014

LOCATION: West corner of Ferguson Road and Joaquin Drive

COUNCIL DISTRICT: 9 **MAPSCO:** 38-M

SIZE OF REQUEST: Approx. 0.76 acres **CENSUS TRACT:** 127.02

APPLICANT / OWNER: Mohammad Dalaki

REPRESENTATIVE: Mohammad Dalaki

REQUEST: An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District.

SUMMARY: The purpose of this request is to convert an existing public library into a several retail suites that will serve the adjacent communities. The applicant's request is to extend the CR District approximately 125 feet northeast to Joaquin Drive to allow for additional retail serving community uses. A portion of the request site encroaches into the surrounding residential development, and as a result, the applicant has volunteered deed restrictions to lessen the impact the CR Community Retail District may have on the adjacent residents. The CR Community Retail District also permits the same neighborhood type service uses as the NO(A) Neighborhood Office District. Those uses that are permitted in both an NO(A) and CR District will be permitted to operate on site. On January 9, 2014, the City Plan Commission approved a waiver of the two-year waiting period on the request site. The community has met with the applicant to discuss the proposed zoning request and deed restrictions.

CPC RECOMMENDATION: Approval with deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: Approval with deed restrictions volunteered by the applicant.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends for approval is based upon:

1. *Performance impacts upon surrounding property* – The surrounding area consists of stable low density residential uses (single family and duplex structures) to the north, northeast and east, across Ferguson Road. The volunteered deed restrictions and residential adjacency requirements limiting height and requiring buffers will mitigate potential compatibility impacts.
2. *Traffic impact* – Currently the only ingress and egress onto the site is on Dunloe Drive. During a site visit, staff observed several vehicles from the adjoining retail development using an existing alley to access Dunloe Drive. The applicant has volunteered deed restrictions that eliminated the majority of uses that could significantly impact the residential streets and neighborhood. However, there are 3 uses that could potentially increase the trip generation in the neighborhood when accessing the site. The uses includes a general merchandise or food store 3,500 square feet or less, a general merchandise or food store greater than 3,500 square feet and a restaurant with drive-in or drive-through service. During the public hearing, applicant volunteered to prohibit the general merchandise or food stores from operating on the site.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed rezoning is in compliance with the *forwardDallas! Comprehensive Plan*.

Zoning History: There has been one recent zoning case requested in the area.

1. Z123-120 On January 23, 2013, the City Council recommended approval of a NO(A) Neighborhood Office District and termination of SUP No. 41 for a public library on the subject site.

Land Use:

	Zoning	Land Use
Site	NO(A)	Vacant Library
Northeast	D(A)	Duplex
Southeast	D(A)	Single Family
Northwest	D(A) with SUP No. 1242	Private school
Southwest	CR	Retail and personal service

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The Plan identifies the request site as being located within a Residential Building Block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

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.

Development Standards:

- The following additional uses will be permitted to operate on site:

Commercial and business service	Retail and personal services
-- Custom business services -- Electronics service center	-- Animal shelter or clinic without outside run -- Dry cleaning or laundry store --Furniture store --Household equipment and appliance repair --Nursery, garden shop, or plant sales -- Temporary retail use
Institutional and community service	Office
-- Adult day care facility -- Hospital [SUP]	--Financial institution with drive-in window [DIR]

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
NO(A) Neighborhood Office	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office
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 must be in accordance with landscaping regulations in Article X, as amended.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Ferguson Road	Principal Arterial	100 ft.	100 ft.
Joaquin Drive	Local	50 ft.	50 ft.
Dunloe Drive	Local	50 ft.	50 ft.

Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

Parking: The applicant will have to comply with the off-street parking regulations when determining the number of off-street parking spaces. The required number of spaces will depend on the type of use or uses that are occupying the space.

CPC Action (October 2, 2014)

Motion: It was moved to recommend **approval** of a CR Community Retail District with revised deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District on the west corner of Ferguson Road and Joaquin Drive.

Maker: Tarpley
 Second: Bagley
 Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz*, Peadon, Murphy, Ridley, Abtahi

Against: 0
 Absent: 1 - Culbreath
 Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 26
Replies: For: 3 Against: 1

Speakers: None

PROPOSED DEED RESTRICTIONS

DEED RESTRICTIONS

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

I.

The undersigned Mohammad Ali Dalaki, a proprietor ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the J. W. Davis Survey, Abstract No. 411, City Block N/5374, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by the City of Dallas, by deed dated May 8, 1959, and recorded in Instrument Number 439, Volume 5121 in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

City Block N/5374, Lots 11, 12, 13

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

The following main uses are prohibited:

MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician's direction. "MASSAGE" means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

TATTOO STUDIO means an establishment in which tattooing is performed. **TATTOOING** means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment

Commercial and business serviced uses

- Building repair and maintenance shop
- Catering service
- Medical or scientific laboratory [SUP]
- Tool or equipment rental

Industrial uses.

- Gas drilling and production. [SUP]
- Temporary concrete or asphalt batching plant.

Institutional and community services uses.

- College, university, or seminary
- Convent or monastery

Lodging uses.

- Motel. [SUP]
- Lodging or boarding house
- Overnight general purpose shelter.

Miscellaneous uses.

- Carnival or circus (temporary). [By special authorization of the building official].
- Temporary construction or sale office

Office uses.

- Alternate financial establishment.
- Ambulatory surgical center

Recreational uses.

- County club with private membership.
- Private recreation center, club or area.
- Public park, playground, or golf course.

Residential uses.

-College dormitory, fraternity, or sorority house.
Retail and personal service uses.

- Alcoholic beverage establishment.
- Ambulance service [RAR]
- Auto Service Center
- Car wash [DIR].
- Commercial amusement (outside).
- Commercial amusement (inside).
- Commercial parking lot or garage. [RAR]
- Convenience store with drive-through. [SUP]
- General merchandise or food store less than 3,500 square feet.
- General merchandise or food store greater than 3,500 square feet
- General merchandise or food store 100,000 square feet or more
- Home Improvement center, lumber, brick or building materials sales yard [DIR]
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel
- Motor vehicle fueling station
- Pawn shop.
- Personal Service *[only prohibit massage establishment and tattoo studio]*
- Restaurant with drive-in or drive-through service
- Swap or buy shop.
- Theater

Transportation uses.

- Transit passenger shelter
- Transit passenger station or transfer center.

Utility and public services uses

- Commercial radio and television transmitting station
- Electrical substation
- Police or fire station
- Post office
- Tower/antenna or microwave tower [SUP]

Wholesale, distribution, and storage uses.

- Mini-warehouse
- Recycling buy back center.
- Recycling collection center

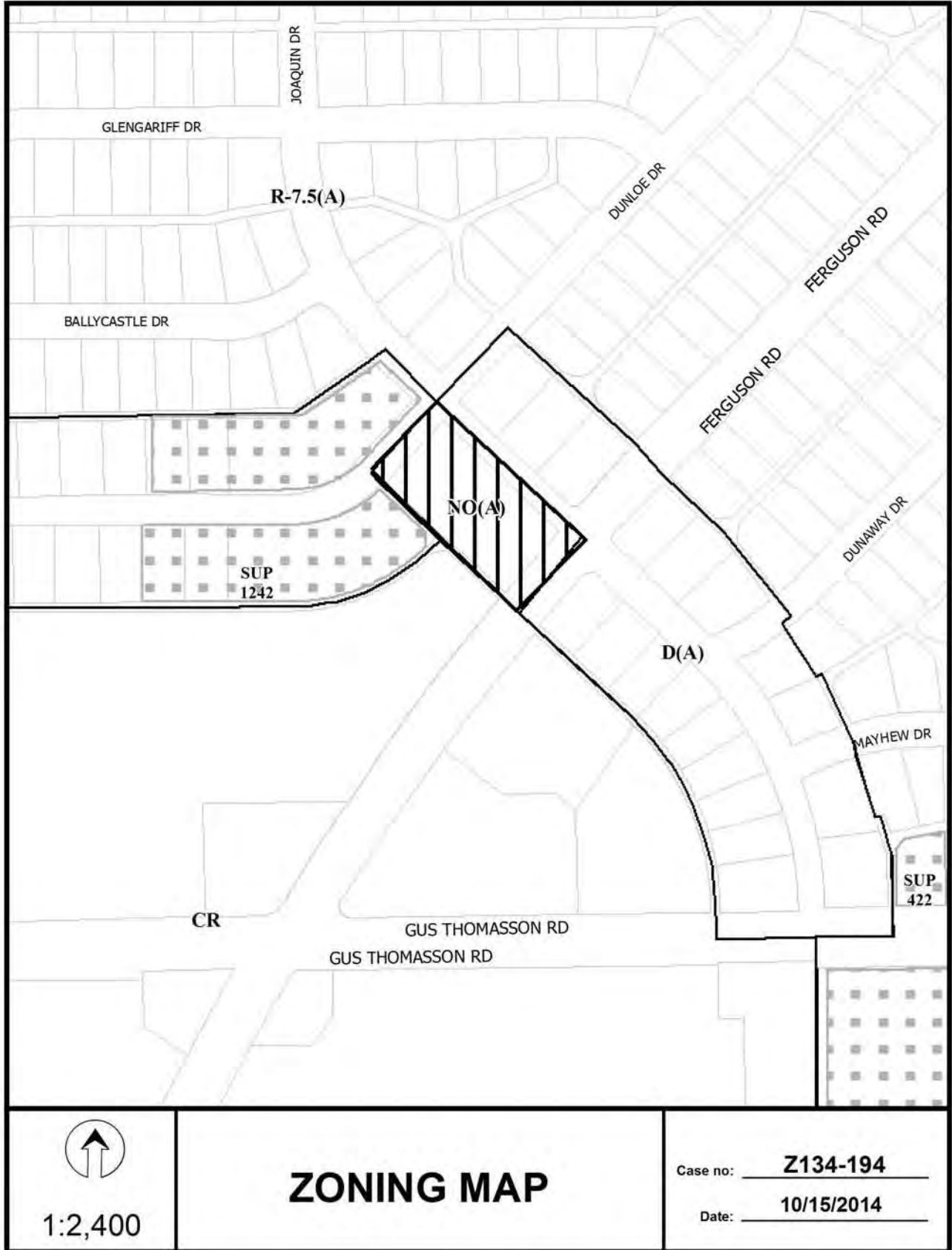
Automatic Teller Machines (ATM): Any exterior ATMs must be located in the southwest 25 percent of the Property facing Ferguson Road.

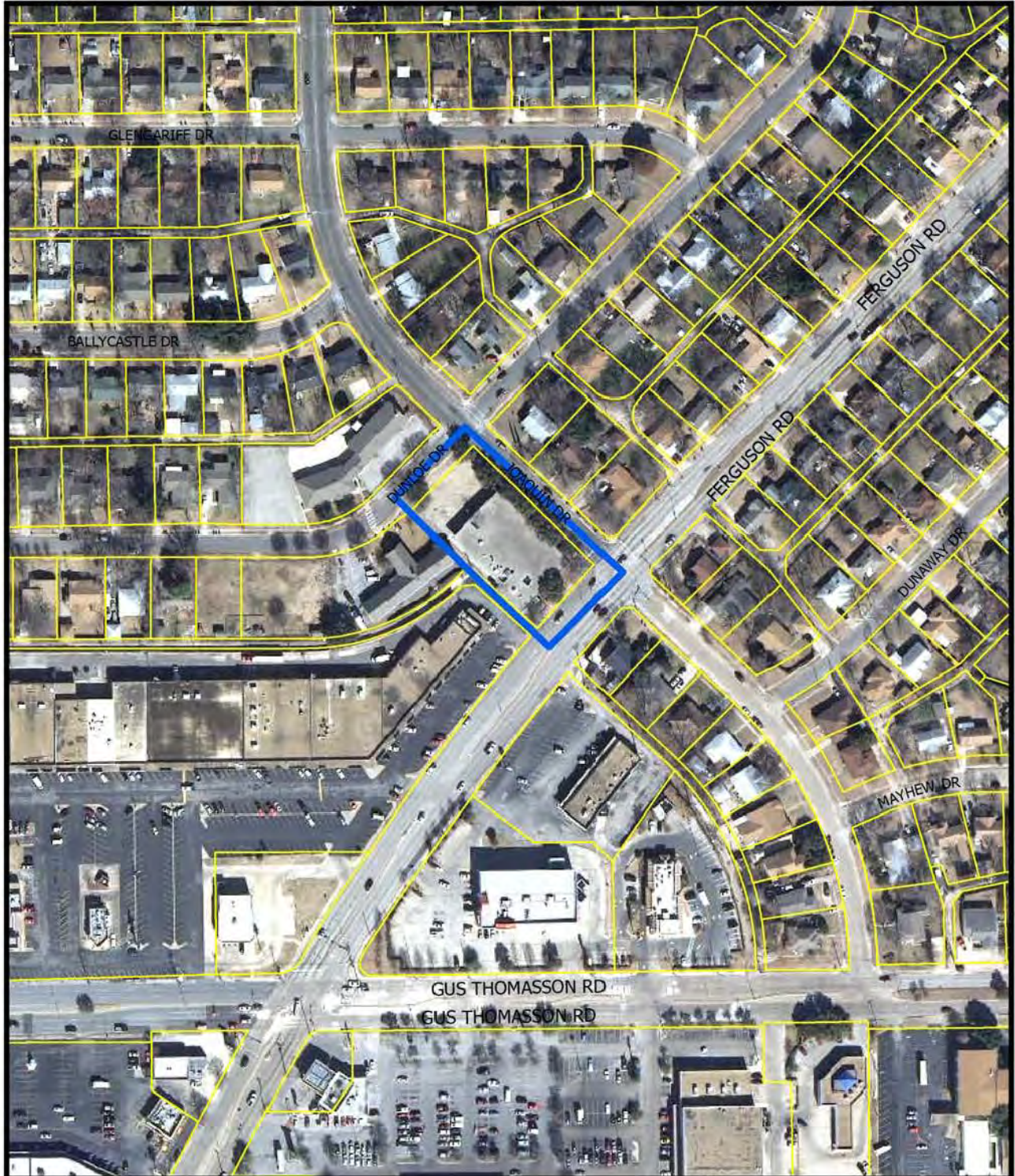
III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.



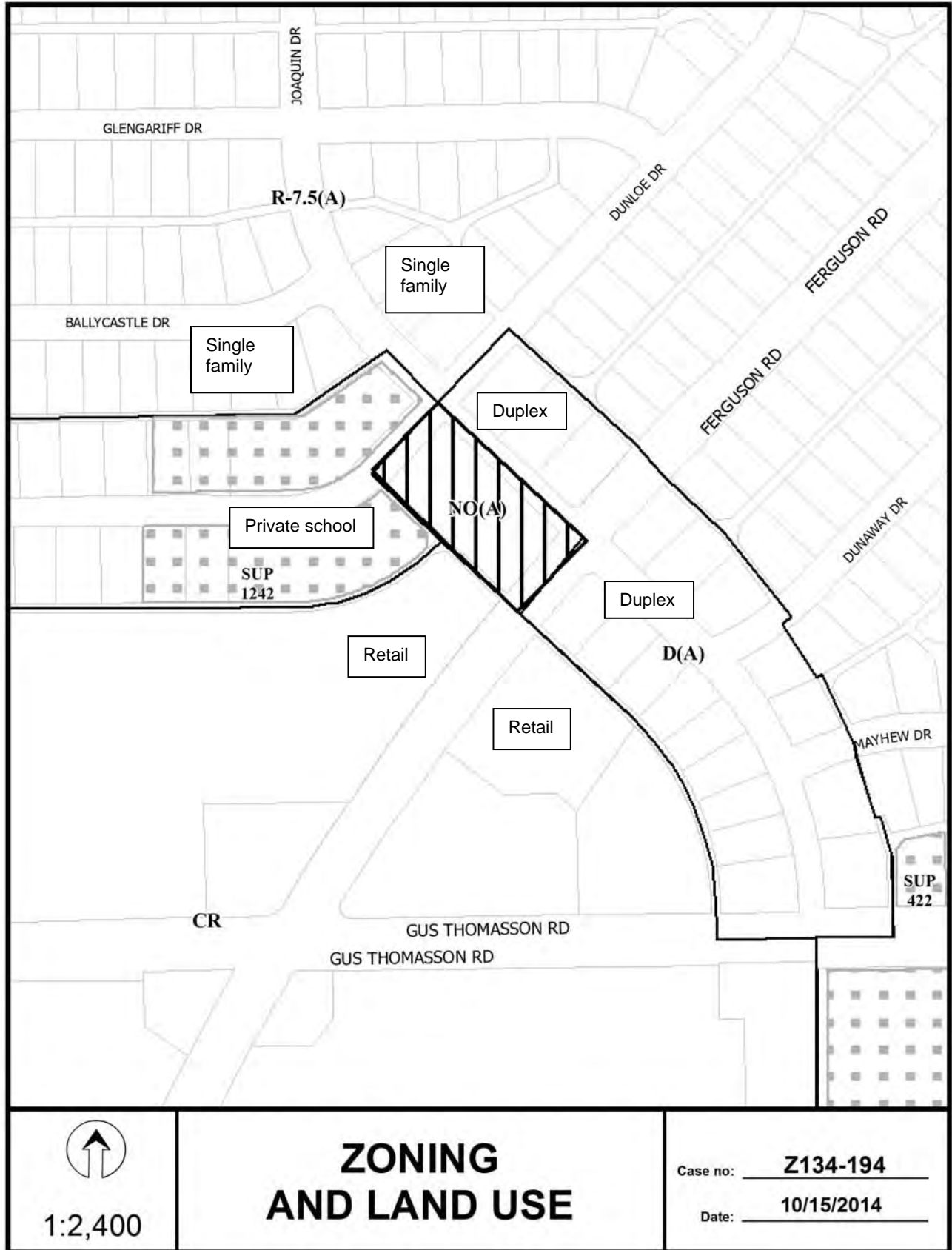


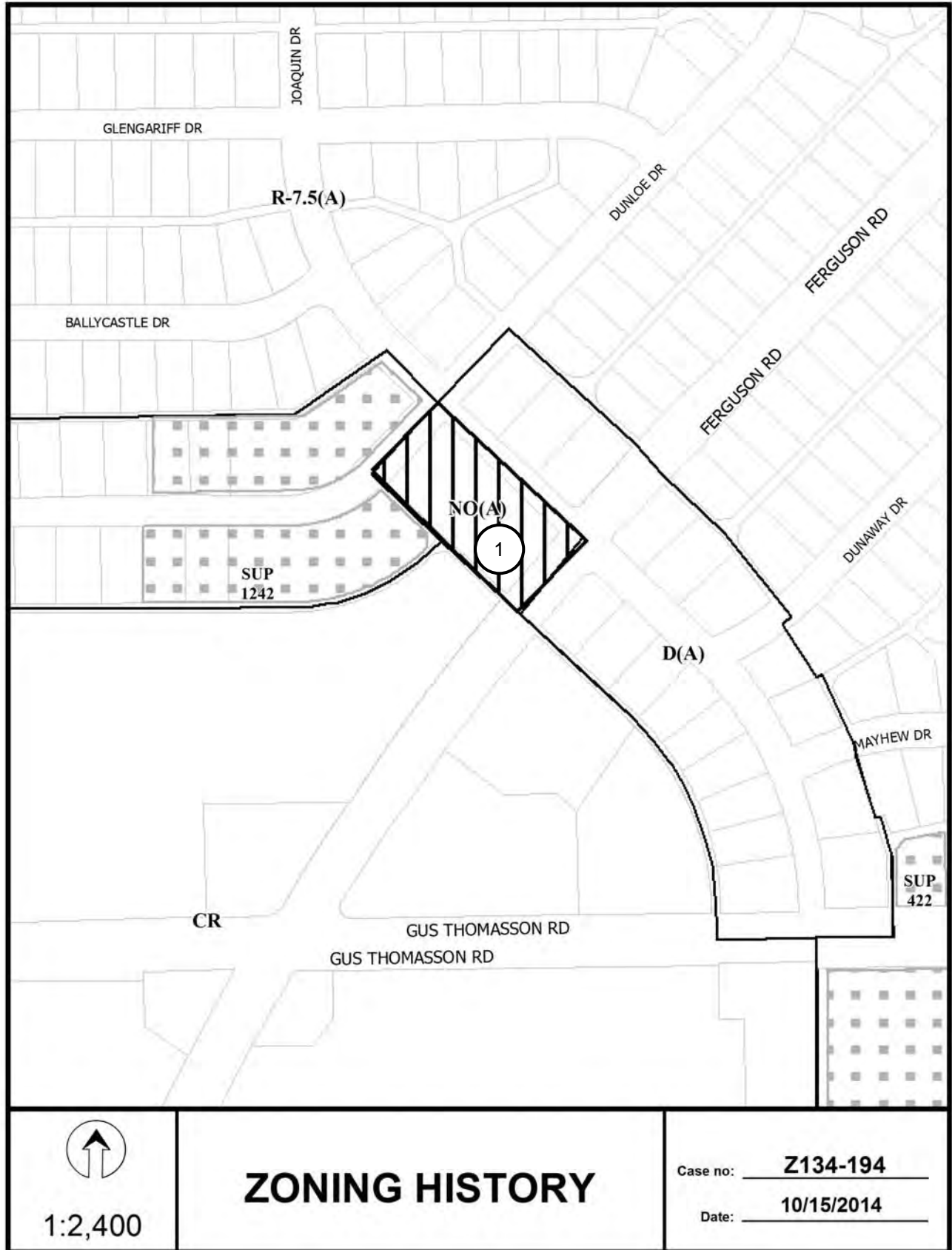
1:2,400

AERIAL MAP

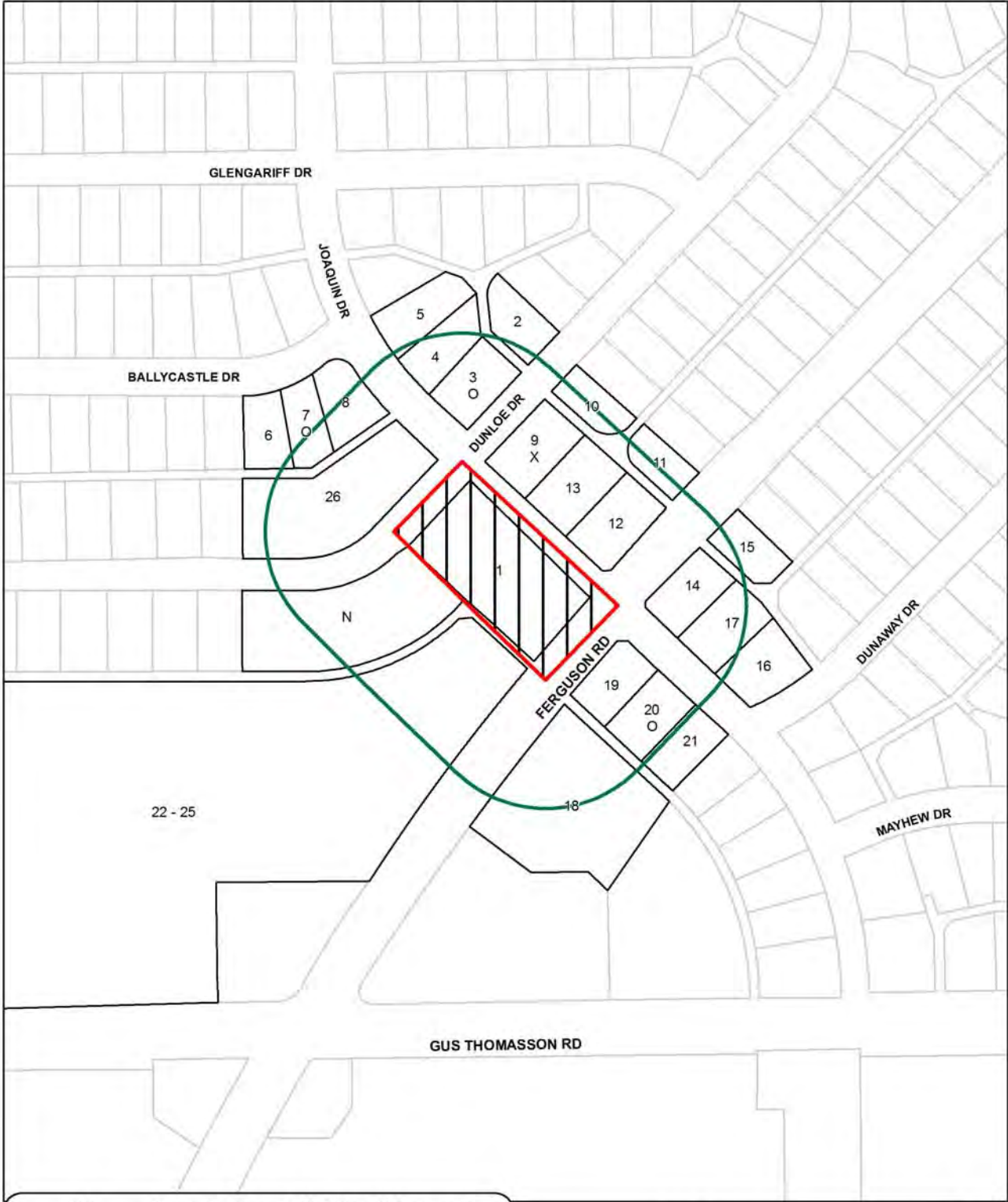
Case no: Z134-194

Date: 10/15/2014





CPC RESPONSES



<u>26</u>	Property Owners Notified (24 parcels)
<u>3</u>	Replies in Favor (3 parcels)
<u>1</u>	Replies in Opposition (1 parcels)
<u>200'</u>	Area of Notification
<u>10/2/2014</u>	Date

Z134-194
CPC



1:2,400

Notification List of Property Owners

Z134-194

26 Property Owners Notified 3 Property Owners in Favor 1 Property Owners Opposed

Reply	Label #	Address	Owner
	1	10355 FERGUSON RD	DALAKI MOHAMMAD ALI
	2	2415 DUNLOE DR	NAVA FEDERICO EST OF &
O	3	10430 JOAQUIN DR	ESPARZA ENRIQUE & ESTELA
	4	10436 JOAQUIN DR	RUMSEY TRACY
	5	10442 JOAQUIN DR	CASTILLO VERONICA
	6	2366 BALLYCASTLE DR	WILLIAMS VYRON G
O	7	2370 BALLYCASTLE DR	LOREDO ISELA
	8	2374 BALLYCASTLE DR	VASQUEZ ANTONIO &
X	9	10418 JOAQUIN DR	MINGO EARL L & SHIRLEY A
	10	2414 DUNLOE DR	KOSTER PPTIES
	11	10415 FERGUSON RD	BOWDEN JOAN
	12	10404 JOAQUIN DR	BURRIS JUANITA
	13	10412 JOAQUIN DR	RAMOS MARIO & EMILIA R
	14	10352 JOAQUIN DR	LOPEZ FIDENCIO & MARIA &
	15	10414 FERGUSON RD	LOUD GLORIA DAY
	16	10340 JOAQUIN DR	DUKE CHARLES W
	17	10344 JOAQUIN DR	BAXAVANIS MONICA NICOLE
	18	10332 FERGUSON RD	CASA VIEW III LTD PS
	19	10349 JOAQUIN DR	GONZALEZ VINCENTE &
O	20	10345 JOAQUIN DR	CARTER OTIS E
	21	10337 JOAQUIN DR	RAYE STEPHEN T
	22	2203 GUS THOMASSON RD	CASA VIEW II LTD PS
	23	2275 GUS THOMASSON RD	WALMART REAL ESTATE
	24	2341 GUS THOMASSON RD	BURGER KING
	25	2343 GUS THOMASSON RD	PIZZA HUT OF AMERICA
	26	2383 DUNLOE DR	ASSEMBLY OF GOD DALLAS

AGENDA ITEM # 74

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 8
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 58 Y

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for vehicle display, sales and services on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District on the southwest side of C.F. Hawn Freeway, east of Murdock Road
Recommendation of Staff and CPC: Approval for a three-year period, subject to a site plan and conditions
Z134-223(WE)

ACM: Ryan S. Evans

FILE NUMBER: Z134-223(WE) **DATE FILED:** March 9, 2014

LOCATION: Southwest side of C.F. Hawn Freeway, east of Murdock Road

COUNCIL DISTRICT: 8 **MAPSCO:** 58-Y

SIZE OF REQUEST: Approx. 0.05 acres **CENSUS TRACT:** 116.02

APPLICANT / OWNER: Augustin M. Miranda

REPRESENTATIVE: Construction Concepts

REQUEST: An application for a Specific Use Permit for vehicle display, sales and services on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District.

SUMMARY: The purpose of this request is to allow for the applicant to display and sell automobiles on the site. The site is currently undeveloped.

CPC RECOMMENDATION: Approval for a three-year period, subject to a site plan and conditions

STAFF RECOMMENDATION: Approval for a three-year period, subject to a site plan and conditions

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The proposed vehicle display, sales and service use should not negatively impact the surrounding uses. The proposed development is consistent with the mix of uses that are developed along the C.F. Hawn corridor. Uses such as vehicle display, sales, and services, auto service uses and motel uses are permitted within PDD No. 534, which encourages retail and personal service uses along the C.F. Hawn corridor. A 10-foot buffer required on the southern portion of site should help mitigate any potential impacts with the residential adjacency. The Code requires the applicant install a 6-foot fence to screen the adjacent residential uses from the proposed development.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed vehicle, display and service development will be oriented along a major freeway where the development rights are governed by the CR Community Retail District. The landscape section within PDD No. 534 requires a 10-foot landscape strip along C.F. Hawn Freeway. This additional landscape strip is an enhancement feature to the Freeway, as it is considered to be a gateway to the City of Dallas. In addition, any new development within the Planned Development District No. 534 will have to comply with the installation of the landscaping requirements along the C.F. Hawn corridor. The proposed SUP, if approved, will have conditions that are associated with the use.
3. *Not a detriment to the public health, safety, or general welfare* – The use is not anticipated to be a detriment to the public welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards.

BACKGROUND INFORMATION:

- The applicant's request for a Specific Use Permit will allow for the sale and display of automobiles. The request is located along the C.F Hawn Freeway and is within Subdistrict 2 of PDD No. 534, where commercial and retail uses are encouraged to be developed.
- The site is adjacent to an undeveloped tract of land to the west, and a vehicle display, sales and service use to the west. Properties to the south consist of single family development.
- In August 1999, the City Council approved Planned Development District No. 534, the C.F. Hawn Special Purpose District. The PDD established 3 Subdistricts that

encourage the development of light industrial, commercial and retail uses along specific areas within the corridor.

Zoning History: There have not been any recent zoning cases requested in the area.

Land Use:

	Zoning	Land Use
Site	PD No. 534, Subdistrict 2	Undeveloped
North	PD No. 534, Subdistrict 2	C.F. Hawn Freeway
South	R-7.5(A)	Single Family
East	PD No. 524, Subdistrict 2	Vehicle display, sales & services
West	PD No. 524, Subdistrict 2	Undeveloped

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The Plan identifies the request site along a Commercial Center or Corridor. The proposed development is in compliance with the *forwardDallas! Comprehensive Plan*.

These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor’s experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other “town center” features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

Staff considers the C.F. Hawn Freeway as a one of several gateways into the city and as a result of this gateway, the landscape section of PDD No. 534 stipulates additional requirements along the corridor. These requirements will enhance the beautification along the corridor through the implementation of a 10-foot buffer between residential uses and a 10-foot landscape strip buffer along C.F. Hawn Freeway.

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

GOAL 5.2 Strengthen Community and Neighborhood Identity

Policy 5.2.3 Ensure attractive gateways into the city.

Area Plans:

The request site lies within the boundary of the *Southeast Dallas Comprehensive Land Use Study*, which was adopted by the City Council in December 1996. The study makes very specific recommendations for the area inclusive of the request site that states, “retain industrial uses, and require landscape and architectural buffers to minimize impact on areas along C.F. Hawn Freeway.”

STAFF ANALYSIS:

Land Use Compatibility: The request site encompasses three small tracts of land along the C.F. Hawn Freeway frontage road, which totals approximately 7,319.61 square feet of land. The applicant is requesting a Specific Use Permit to allow for the construction of a vehicle display, sales, and service use.

The land uses surrounding the area are residential uses to the south of the site. The site is also contiguous to an undeveloped parcel of land to the west and a vehicle display, sales and service use to the west. The request site is within Subdistrict 2 of PDD No. 534 which permits, through a Specific Use Permit, a vehicle display, sales and service use. Staff has reviewed the applicant’s request and supports the use at this location. In addition, the *Southeast Dallas Comprehensive Land Use Study* and the *forwardDallas! Plan* support retail and personal service uses in the Southern Sector and within specific areas of the C.F. Hawn corridor. The SUP is a requirement for the proposed use within the PDD No. 534. In addition, the Planned Development District No. 534 promotes the beautification of the corridor through the specific landscape requirements.

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.

Staff’s recommendation is for approval for a three year period, subject to a revised site plan and conditions.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 534 - Existing Subdistrict 2	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 must be in accordance with Section 51P-334.112 LANDSCAPING of Planned Development District No. 534, the CF Hawn Special Purpose District No. 2. These requirements include providing an additional 10-foot landscape strip along the parkway, installing a six-foot sidewalk along the parkway and screening the development from residential uses and off-street parking from the abutting right-of-way.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
C.F. Hawn Freeway	Freeway	Variable lane widths	Variable lane widths

Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

Parking: The off-street parking requirements for a Vehicle Display, Sales and Service use is one space for each 500 square feet of floor area and site area, exclusive of parking area. The proposed display area and building’s floor area totals approximately 583 square feet, which requires a minimum of four off-street parking spaces. The applicant is proposing four off-street parking spaces.

CPC Action (October 2, 2014)

Motion: It was moved to recommend **approval** of a Specific Use Permit for vehicle display, sales and services for a three-year period, subject to a site plan and conditions on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District on the southwest side of C.F. Hawn Freeway, east of Murdock Road.

Maker: Lavallaisaa
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy*, Ridley, Abtahi

Against: 0
Absent: 1 - Culbreath
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 15
Replies: For: 1 Against: 1

Speakers: None

**CPC PROPOSED SUP
CONDITIONS**

1. USE: The only use authorized by this specific use permit is a vehicle display, sales, and service use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three-years from the passage of this ordinance).
4. MAXIMUM FLOOR AREA: The maximum floor area is 180 square feet.
5. HOURS OF OPERATION: The vehicle display, sales, and service use may only operate during the hours 10:00 a.m. to 6:00 p.m., Monday through Friday.
6. LANDSCAPING: Landscaping must comply with Planned Development District No. 534, the CF Hawn Special Purpose District No. 2.
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

THE SITE CONSISTS
DUPLICATE TO ADJACENT
X OF 15'



LEGEND

	EXISTING
	PROPOSED

Legal Description:
CIRCLE ESTATES
BLK 16360

SQUARE FOOTAGE
PROPOSED OFFICE 177 SQ.FT.

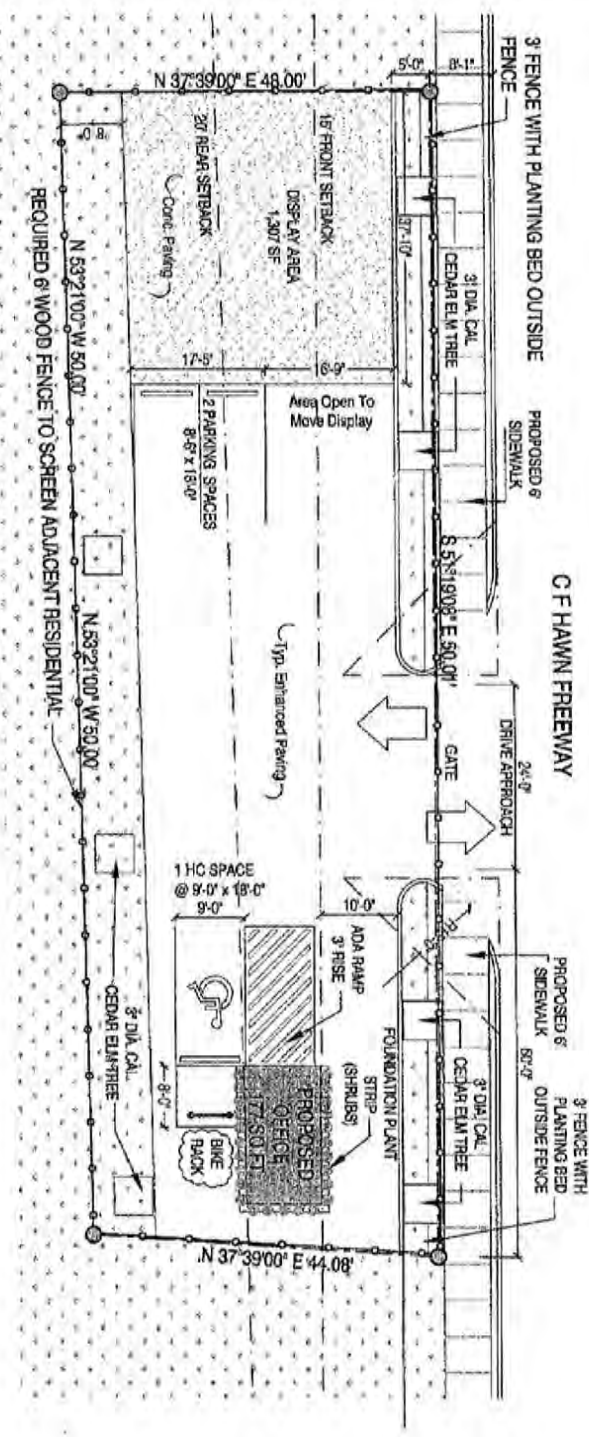
PARKING ANALYSIS

USE	RATIO	SQ.FT.	REQD.	SHOWN	TOTAL PARKING
AUTO SALE	1 TO 500	177 SF	1	1	(1) ADA 9'-0" X 18'-0"
AUTO DISPLAY	1 TO 500	1,307 SF	2	2	(2) 8'-6" X 18'-0" AND
TOTAL	1 TO 500	1,484 SF	2,888	3	



VICINITY MAP
for reference only

ZONING:
PD-534 (SUBDISTRICT 2)



1 SITE PLAN
1" = 20'-0"



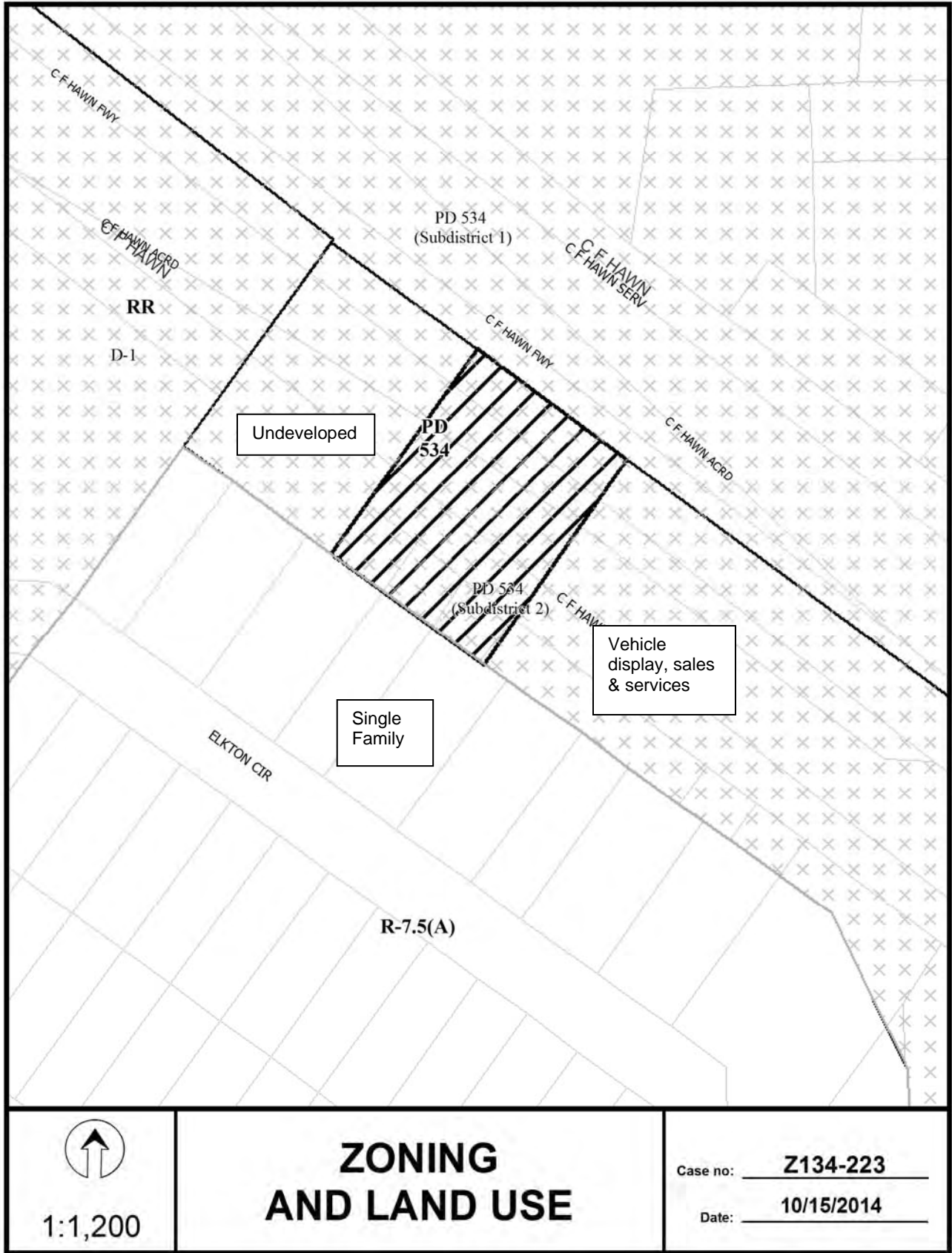


1:1,200

AERIAL MAP

Case no: Z134-223

Date: 10/15/2014



CPC RESPONSES



<u>15</u>	Property Owners Notified (17 parcels)
<u>1</u>	Replies in Favor (1 parcels)
<u>1</u>	Replies in Opposition (1 parcels)
<u>200'</u>	Area of Notification
<u>10/2/2014</u>	Date <u>9/4/2014</u> Under Advisement

Z134-223
CPC



1:1,200

Notification List of Property Owners

Z134-223

15 Property Owners Notified 1 Property Owners in Favor 1 Property Owners Opposed

Reply	Label #	Address	Owner
	1	8132 C F HAWN FWY	MIRANDA AGUSTIN M
O	2	8221 C F HAWN FWY	JAY ROBERT L
	3	8107 ELKTON CIR	CITIZENS NATIONAL BANK OF TX
	4	8227 C F HAWN FWY	WILSON DAVID H
	5	8215 ELKTON CIR	WILSON MISTY
	6	8211 ELKTON CIR	MORA LIONEL V
	7	8205 ELKTON CIR	MORA LEONEL
	8	8143 ELKTON CIR	GUZMAN JUAN
	9	8139 ELKTON CIR	PARRA RAUDEL D & ANGELICA
	10	8125 ELKTON CIR	SALAS FELIPE R
	11	8127 ELKTON CIR	RAMOS GAUDENCIO
X	12	8123 ELKTON CIR	ROSITAS JUANITA
	13	8130 C F HAWN FWY	STOVALL JIMMY A & LINDA J
	14	8204 C F HAWN FWY	8204 CF HAWN LLC
	15	8152 C F HAWN FWY	STOVALL JIMMY A

AGENDA ITEM # 75

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 8
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 69 B

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an office showroom/warehouse use on property zoned Tract 1, Subdistrict 2 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3 on the north side of Rylie Crest Road, east of South St. Augustine 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 site plan and conditions Z134-238(MW)

FILE NUMBER: Z134-238(MW)

DATE FILED: April 21, 2014

LOCATION: North side of Rylie Crest Road, east of South St. Augustine Road

COUNCIL DISTRICT: 8

MAPSCO: 69-B

SIZE OF REQUEST: ±0.822

CENSUS TRACT: 117.02

REPRESENTATIVE: Santos Martinez, Masterplan

APPLICANT/OWNER: Donald Hearold, Home Lighting and Automation LC

REQUEST: An application for a Specific Use Permit for an office showroom/warehouse use on property zoned Tract 1, Subdistrict 2 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3.

SUMMARY: The applicant proposes to expand the existing office showroom/warehouse by ±8,860-square feet, which will result in the loss of nonconforming status. Therefore, a specific use permit is required for expansion. The existing ±3,520-square foot building on the request site was issued a Certificate of Occupancy for an office showroom/warehouse use on December 7, 1988 and has not changed use since that time. Planned Development District No. 535, which requires a specific use permit for this use, was approved on August 25, 1999, creating a nonconformity on the request site.

CPC RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not a Specific Use Permit shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing use appears to operate compatibly with surrounding uses; the proposed expansion is not anticipated to affect compatibility.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – Expansion of the established and well-maintained office showroom/warehouse will contribute to promoting the welfare of the area of request and adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed use will not be a detriment to public health, safety, or general welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the request will comply with all applicable zoning regulations and standards. No variances or exceptions are proposed.

Surrounding Zoning History:

There has been no zoning activity in the vicinity of the request site within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Rylie Crest Road	Local	50 feet

Traffic:

The Engineering Section of the Department of Sustainable Development Construction and has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system. Traffic circulation will be regulated through the traffic management plan included in this report.

Surrounding Land Use:

	Zoning	Land Use
North	PDD No. 535	Industrial (inside)
East	PDD No. 535	Warehouse
South	R-7.5(A)	Single family
West	PDD No. 535	Industrial (inside)

STAFF ANALYSIS:

Comprehensive Plan:

The Vision Illustration depicts the request site as within a *Commercial Center or Corridor* Building Block. These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

The applicant's proposal is consistent with the following 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.

Policy 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.

Land Use Compatibility:

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval for a five-year period with eligibility for automatic renewal for additional five-year periods subject to a site plan and conditions.

Parking:

Pursuant to §51A-4.200 of the Dallas Development Code, the off-street parking requirement for an office showroom/warehouse use is provided below:

- Office: One space per 333 square feet of floor area.
- Showroom/warehouse: One space per 1,000 square feet of floor area for the first 20,000 square feet. One space per 4,000 square feet of floor area in excess of 20,000 square feet.

The ±12,380-square foot office showroom/warehouse will include 600 square feet of office and 11,780 square feet of showroom/warehouse. Therefore, 14 off-street parking spaces are required, as shown on the proposed site plan.

Z134-238(MW)

Landscaping:

The site will require landscaping in accordance with the requirement of Planned Development District No. 535.

CPC Action: October 2, 2014:

Motion: It was moved to recommend **approval** of a Specific Use Permit for an office showroom/warehouse use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned Tract 1, Subdistrict 2 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, on the north side of Rylie Crest Road, east of South St. Augustine Drive.

Maker: Anantasomboon
Second: Rodgers
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 1 - Culbreath
Vacancy: 0

Notices: Area: 200 Mailed: 16
Replies: For: 1 Against: 0

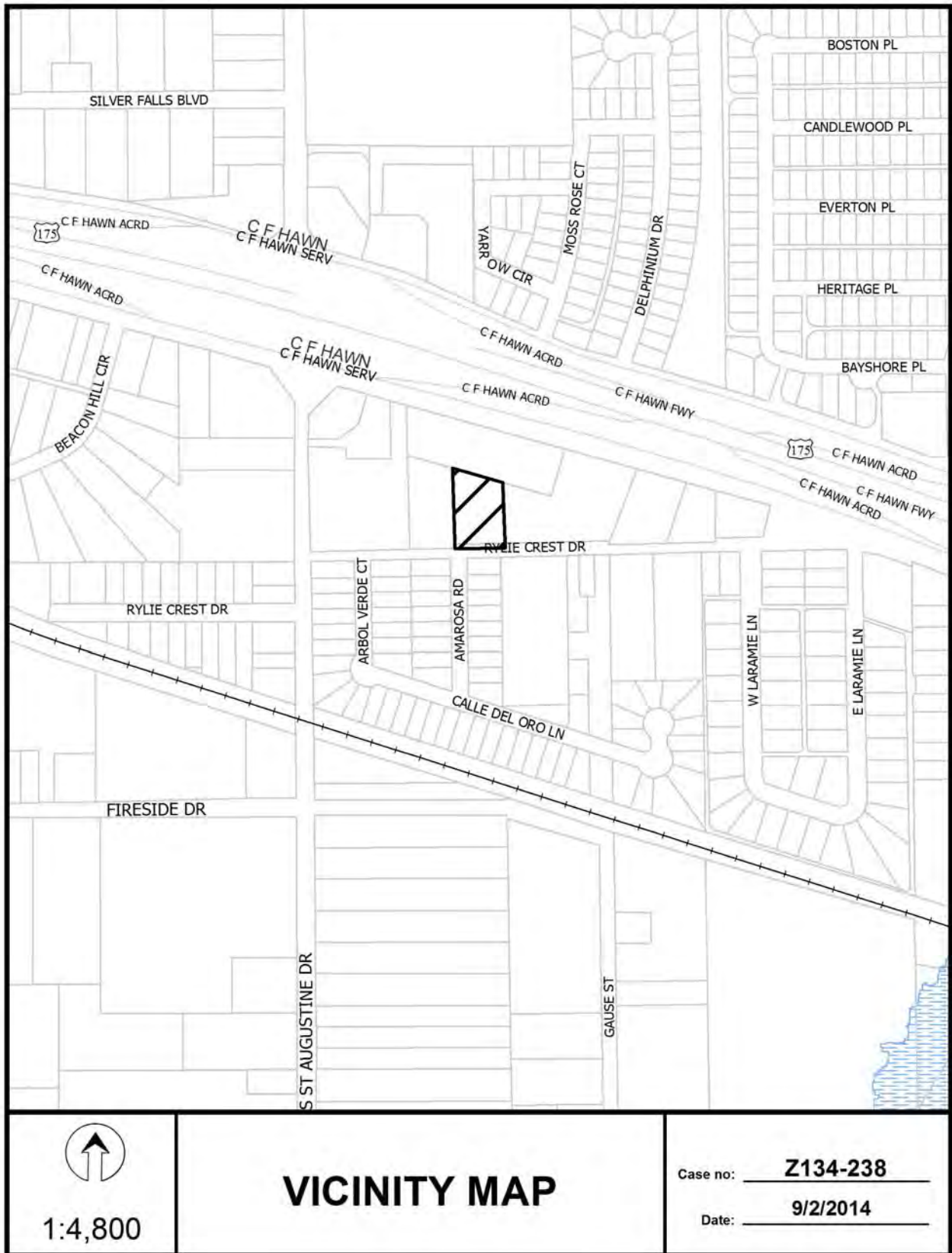
Speakers: None

Z134-238
CPC Recommended Conditions

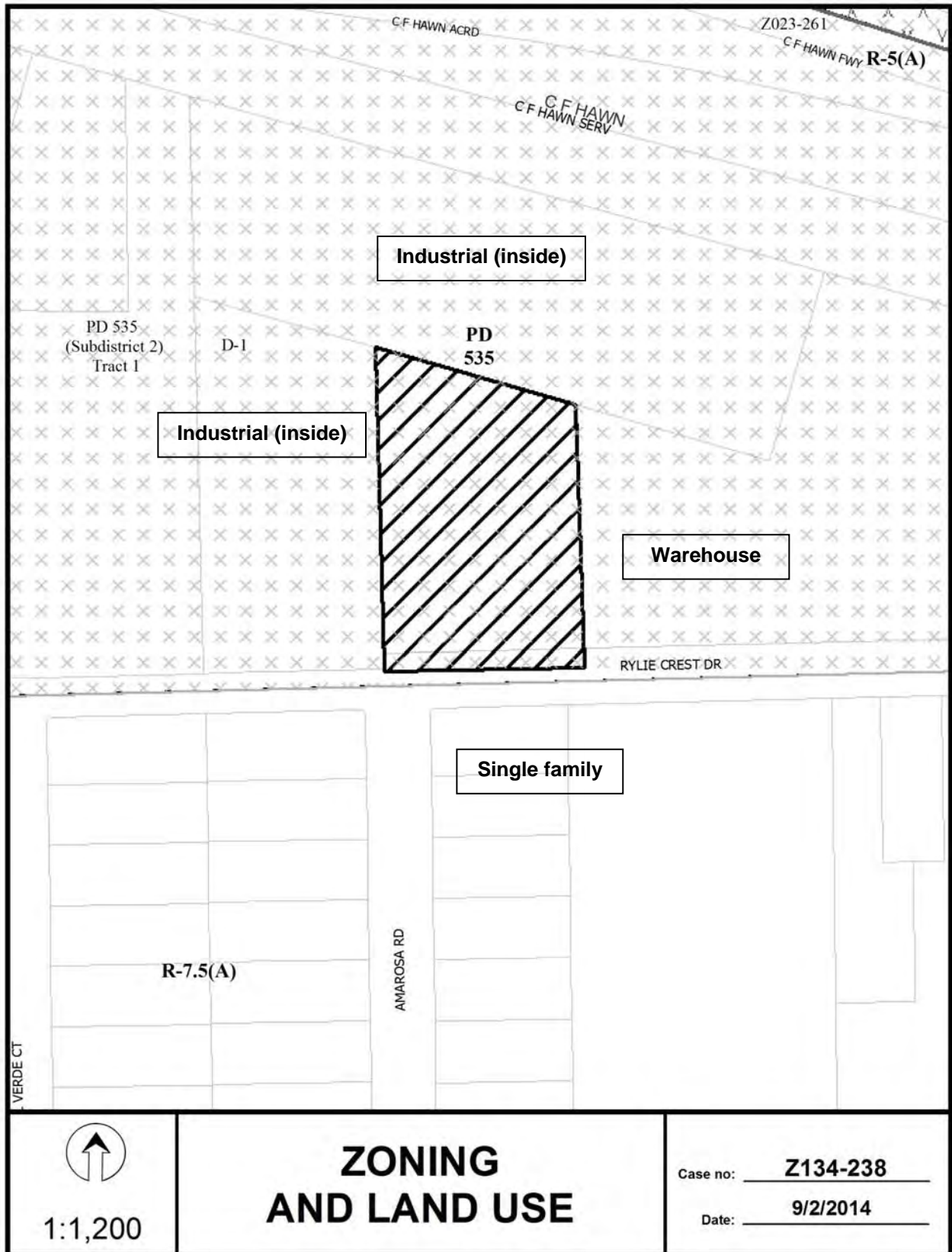
1. **USE:** The only use authorized by this specific use permit is an office showroom/warehouse.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit expires on _____(five years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)
4. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
5. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan

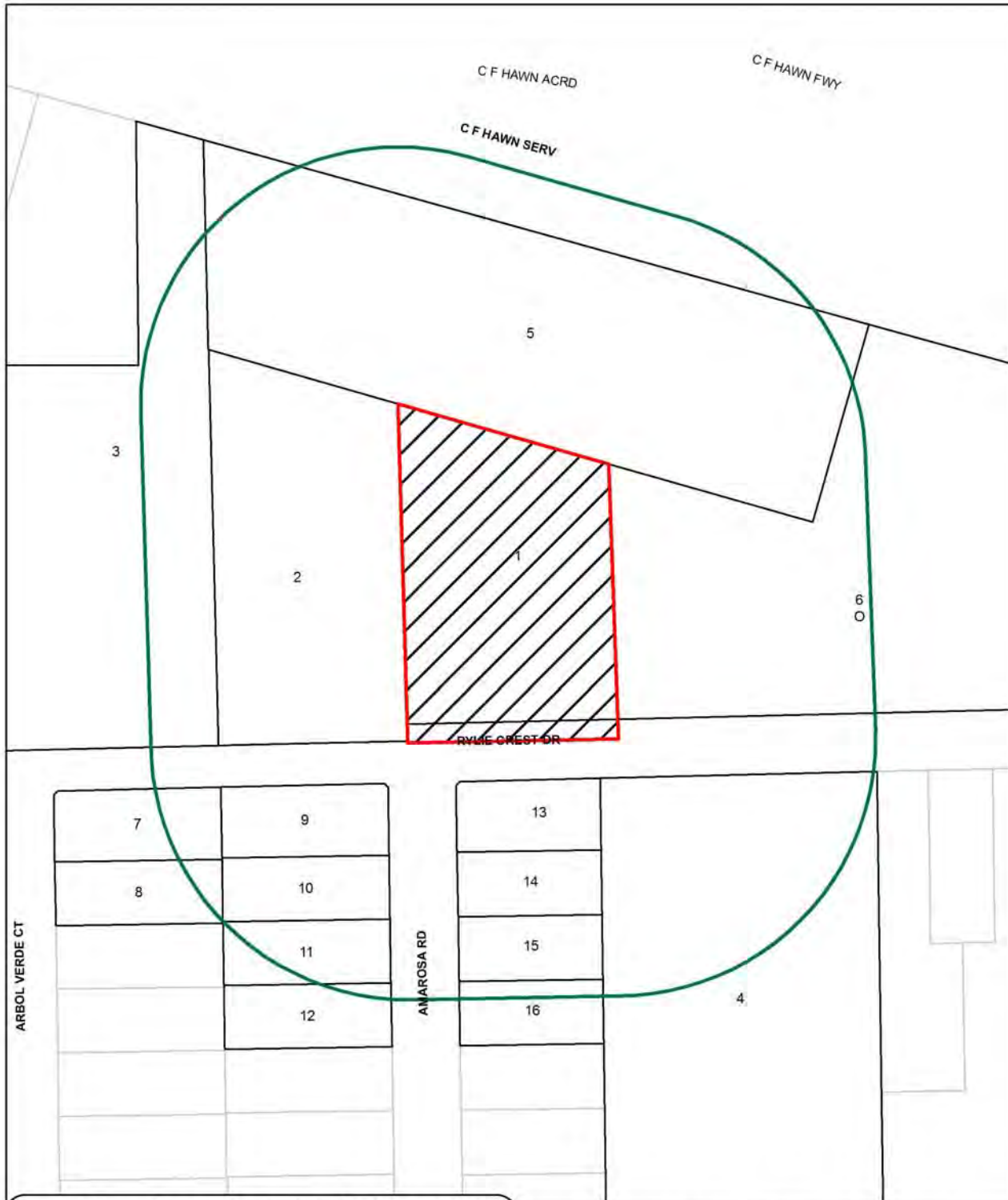








CPC Responses



<u>16</u>	Property Owners Notified (16 parcels)
<u>1</u>	Replies in Favor (1 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>10/2/2014</u>	Date

Z134-238
CPC



1:1,200

10/01/2014

Reply List of Property Owners

Z134-238

16 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	9686 RYLIE CREST DR	PONCE PPTIES LLC
	2	9709 C F HAWN FWY	MENDOZA JUAN C
	3	9625 C F HAWN FWY	RHINO CARS CO INC
	4	9708 RYLIE CREST DR	RODRIGUEZ SANTIAGO & MARTHA
	5	9709 C F HAWN FWY	REDDEN B W FAMILY
O	6	9779 C F HAWN FWY	KEY JACK
	7	804 ARBOL VERDE CT	PINEDA MARIA G
	8	808 ARBOL VERDE CT	MELENDEZ MARIO J
	9	829 AMAROSA RD	REYES JOSE O & MARIA S SAENZ
	10	825 AMAROSA RD	TORRES VILMA R
	11	821 AMAROSA RD	SEGOVIA HECTOR
	12	817 AMAROSA RD	GUTIERREZ ALEJANDRA
	13	802 AMAROSA RD	LEYVA JUAN CARLOS
	14	806 AMAROSA RD	LOPEZ BALBINA
	15	810 AMAROSA RD	VASQUEZ JESUS
	16	814 AMAROSA RD	WINBUSH SAPERINA

AGENDA ITEM # 76

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 33 Z

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District on property zoned an IR Industrial Research District on the south side of Irving Boulevard, west of Inwood Road
Recommendation of Staff and CPC: Approval
Z134-239(OTH)

FILE NUMBER: Z134-239(MW)

DATE FILED: April 22, 2014

LOCATION: South side of Irving Boulevard, west of Inwood Road

COUNCIL DISTRICT: 6

MAPSCO: 33-Z

SIZE OF REQUEST: ±10.687 acres

CENSUS TRACT: 100.00

REPRESENTATIVE: Gladys Bowens, Masterplan

APPLICANT: Lambert Landscape Company

OWNERS: Irving Boulevard, LLC and Goodson Acura, LLC

REQUEST: An application for a CS Commercial Service District on property zoned an IR Industrial Research District.

SUMMARY: The site will be utilized by a landscape contractor [Lambert Landscape Company] as its office headquarters. Use of the site will include storage and maintenance of the company's vehicles; display, sales and storage of plants, plant materials and other items associated with landscaping; and staging of soil and gravel. The ±10.687-acre request site is developed with a ±38,273-square foot building, constructed in 1979 and a 30,376-square foot building, constructed in 1953. The applicant indicates that no new construction immediately. However, they may expand one of the existing buildings in the future.

CPC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – Given the industrial nature of the area, the request is not anticipated to negatively impact the surrounding properties.
2. *Traffic impact* – This request will not create any additional impact beyond what the current zoning would permit.
3. *Comprehensive Plan or Area Plan Conformance* –The request site is currently developed and does not serve as open space, as identified by the forwardDallas! Vision Illustration. However, the applicant’s request which will allow for adaptive reuse of the buildings is generally consistent with the Comprehensive Plan.

Zoning History:

There have been no zoning requests in the vicinity of the request site within the last five years.

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Irving Boulevard	Principal arterial	100 feet

Adjacent Zoning and Land Use:

	Existing Zoning	Existing Land Use
North	IR	Machinery, heavy equipment, or truck sales and service
East	IR	Machinery, heavy equipment, or truck sales and service
South	PDD No. 596	Retail
West	IR	Office/showroom/warehouse

STAFF ANALYSIS:

Comprehensive Plan:

The request site is within an area identified as open space on the *forwardDallas! Vision* Illustration, adopted June 2006. The site is currently developed and does not serve as open space at this time. However, the applicant's request which will allow for adaptive reuse of the buildings is consistent with the following goal and policy 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.

Land Use Compatibility:

The existing IR Industrial Research District is intended to provide for research and development, light industrial, office, and supporting commercial uses in an industrial research park setting. This district is not intended to be located in areas of low and medium density residential development. The proposed Commercial Service District is intended to provide for the development of commercial and business serving uses that may involve outside storage, service, or display. This district is not intended to be located in areas of low and medium density residential development.

The subject property has frontage on a principal arterial and is surrounded by machinery, heavy equipment, or truck sales and service uses to the north and east; retail uses to the south and office/showroom uses to west. The proposed contractor's maintenance yard use is considered compatible with the adjacent uses and the surrounding area but is not permitted in the IR Industrial Research District. Pursuant to the Dallas Development Code, a contractor's maintenance yard requires a six-foot solid screening fence which must be brick, stone, or concrete masonry, stucco, concrete or wood (or evergreen plan materials), which will further help ensure compatibility.

Parking:

A contractor's maintenance yard requires one off-street parking space per 2,000 square feet of site area exclusive of parking area with a minimum of four spaces required.

Landscaping:

New development on the site will require landscaping in accordance with Article X of the Dallas Development Code. No new development is proposed by this application.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing IR Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
Proposed CS Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

CPC Action: October 3, 2014:

Motion: It was moved to recommend **approval** of a CS Commercial Service District on property zoned an IR Industrial Research District on the south side of Irving Boulevard, west of Inwood Road.

Maker: Anantasomboon
Second: Ridley
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 1 - Culbreath
Vacancy: 0

Notices: Area: 400 Mailed: 12
Replies: For: 0 Against: 0

Partners/Principals/Officers:

APPLICANT: Lambert Landscape Company

Paul Fields, President
Dan Morgan, Chief Executive Officer

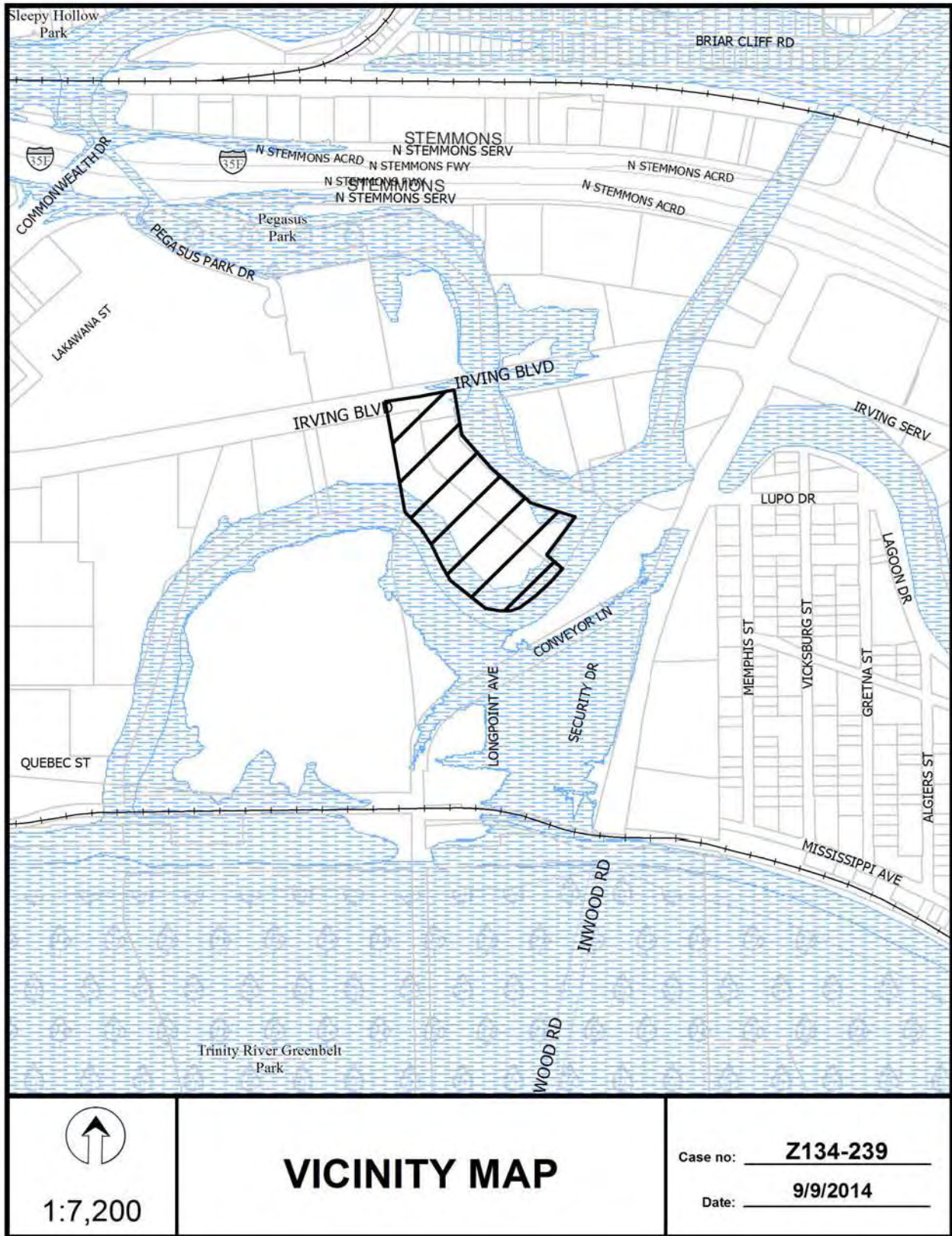
OWNERS: Irving Boulevard, LLC and Goodson Acura, LLC

Irving Boulevard, LLC

Clark Richardson, Manager, President and Chairman
Christopher Morrow, Manager, Vice President, and Secretary/Treasurer
Nancy Richardson, Vice President
Ryan Richardson, Vice President
Wayne C. Wright, Vice President
Becky Carlson, Vice President and Assistant Secretary/Treasurer

Goodson Acura, LLC

Clark Richardson, Manager, President and Chairman
Nancy Richardson, Vice President
Christopher Morrow, Vice President and Secretary/Treasurer
Becky Carlson, Vice President and Assistant Secretary/Treasurer
Fred K. Schneider, Vice President
Susan Schneider, Vice President



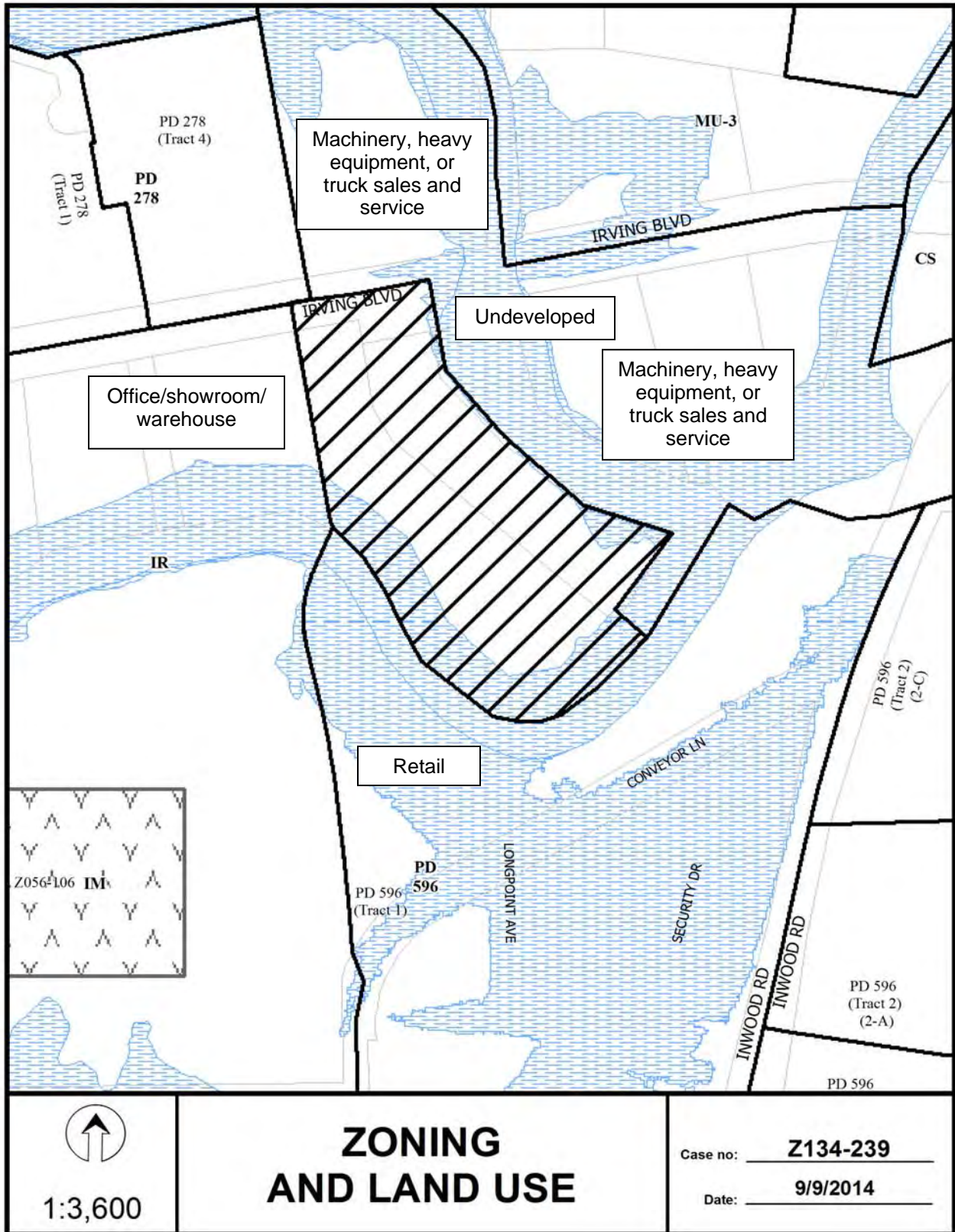


1:3,600

AERIAL MAP

Case no: Z134-239

Date: 9/9/2014



CPC Responses



<u>12</u>	Property Owners Notified (15 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>400'</u>	Area of Notification
<u>10/2/2014</u>	Date

Z134-239
CPC



1:3,600

10/01/2014

Reply List of Property Owners

Z134-239

12 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2964	IRVING BLVD	GOODSON ACURA LLC
2	2950	IRVING BLVD	DAVIS JOHN P
3	2948	IRVING BLVD	P119 LLC
4	3000	IRVING BLVD	COLO4 LLC
5	3004	IRVING BLVD	COLO4 LLC
6	2959	IRVING BLVD	LONGHORN ASSOC LTD PS
7	2939	IRVING BLVD	MACRO DRIVE LOAN HOLDINGS LLC
8	2946	IRVING BLVD	BOND ELIZABETH ANN
9	2900	IRVING BLVD	INDUSTRIAL PROPERTIES TEXAS LLC
10	1331	INWOOD RD	WESTVAN PROPERTIES LTD
11	2500	CONVEYOR LN	HIGHLAND PARK TOWN OF
12	3000	PEGASUS PARK DR	MOBIL OIL CORP

AGENDA ITEM # 77

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 3
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 71B L

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1768 for a mini-warehouse use on property zoned a CR Community Retail District on the north side of Mountain Creek Parkway, west of Clark Road
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewal for one additional three-year period, subject to conditions
Z134-247(OTH)

FILE NUMBER: Z134-247(OTH)

DATE FILED: April 28, 2014

LOCATION: North side of Mountain Creek Parkway, west of Clark Road

COUNCIL DISTRICT: 3

MAPSCO: 71B - L

SIZE OF REQUEST: ±5.818 acres

CENSUS TRACT: 165.10

APPLICANT/REPRESENTATIVE: David Balour

OWNER: 1027 Wilshire Associates LLC

REQUEST: An application for the renewal of Specific Use Permit No. 1768 for a mini-warehouse use on property zoned a CR Community Retail District.

SUMMARY: The applicant proposes to continue the use of the property as a mini-warehouse that includes 80,000 square feet of storage area with an 800-square-foot caretaker's quarters/office. On August 26, 2009, the City Council approved the Specific Use Permit for a two-year period with eligibility for automatic renewal for one additional three-year period on the subject property. The project will also include 15,000 square feet of retail space, which is allowed by right, and consistent with the surrounding development pattern. The storage area comprises two levels. No changes are proposed.

CPC RECOMMENDATION: Approval for a two-year period with eligibility for automatic renewal for one additional three-year period, subject to conditions.

STAFF RECOMMENDATION: Approval for a two-year period with eligibility for automatic renewal for one additional three-year period, subject to conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing building is compatible in scale and character with the surrounding uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The existing mini-warehouse has not negatively impacted the adjacent properties and provide a valuable service to this area of the city.
3. *Not a detriment to the public health, safety, or general welfare* – The existing mini-warehouse has not been a detriment to the public health, safety, or general welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The proposed use and site plan as proposed, comply with all the zoning regulations and standards.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Clark Road	Principal Arterial	120 feet
Mountain Creek Parkway	Principal Arterial	100 feet

Land Use:

	Zoning	Land Use
Site	CR	Mini-warehouse, retail, office
North	CR; TH-2	Retail; single family
East	City of Duncanville	Undeveloped, office, retail
South	CR;	Car wash, drive-in restaurant; retail; undeveloped
West	TH-2	Single Family

STAFF ANALYSIS:

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request, however the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The request site is identified as being within a *Residential Neighborhood* Building Block on the *forwardDallas! Vision Illustration*, adopted June 2006. While single family dwelling units are the dominate land use in residential neighborhoods, shops, restaurants and institutional land uses that serve neighborhood residents may be located at the edges or at key intersections.

Land Use Compatibility:

The ±5.818-acre request site is currently developed with a building and is surrounded by to retail and single family to the north; undeveloped property, office and retail to the east; a carwash, drive-in restaurant; retail and undeveloped property to the south and retail and single family 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 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 applicable zoning regulations and standards.

During the site visit, staff found an illegal use on the property. The site had a U-Haul service on the property, which is prohibited in the current zoning district. The applicant is removing this illegal use from the property. Due to the circumstances, staff recommends approval of the SUP for a mini-warehouse for a two-year period with eligibility for automatic renewal for one additional three-year period subject a site plan and conditions.

Z134-247 (OTH)

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Development Services has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Parking:

There are no changes proposed in either the use or the site plan. Parking shall be provided in accordance to the Development Code requirements for the use.

Landscaping:

No increase in floor area is proposed by this application, landscaping is not triggered with the renewal of the SUP.

**CPC ACTION:
October 2, 2014**

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1768 for a mini-warehouse use for a two-year period with eligibility for automatic renewal for one additional three-year period, subject a site plan and conditions on property zoned a CR Community Retail District on the north side of Mountain Creek Parkway, west of Clark Road.

Maker: Anantasomboon
Second: Rodgers
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 1 - Culbreath
Vacancy: 0

Reconsideration Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1768 for a mini-warehouse use for a two-year period with eligibility for automatic renewal for one additional three-year period, subject a site plan and conditions on property zoned a CR Community Retail District on the north side of Mountain Creek Parkway, west of Clark Road.

Maker: Ridley
Second: Murphy
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 1 - Culbreath
Vacancy: 0

Notices: Area: 400 Mailed: 111
Replies: For: 3 Against: 2

Speakers: None

Z134-247 (OTH)

List of Partners/Principals/Officers

1027 Wilshire Associates LLC
Mehdi Bolour, Sole Partner

**PROPOSED CONDITIONS
Z134-247(OTH)**

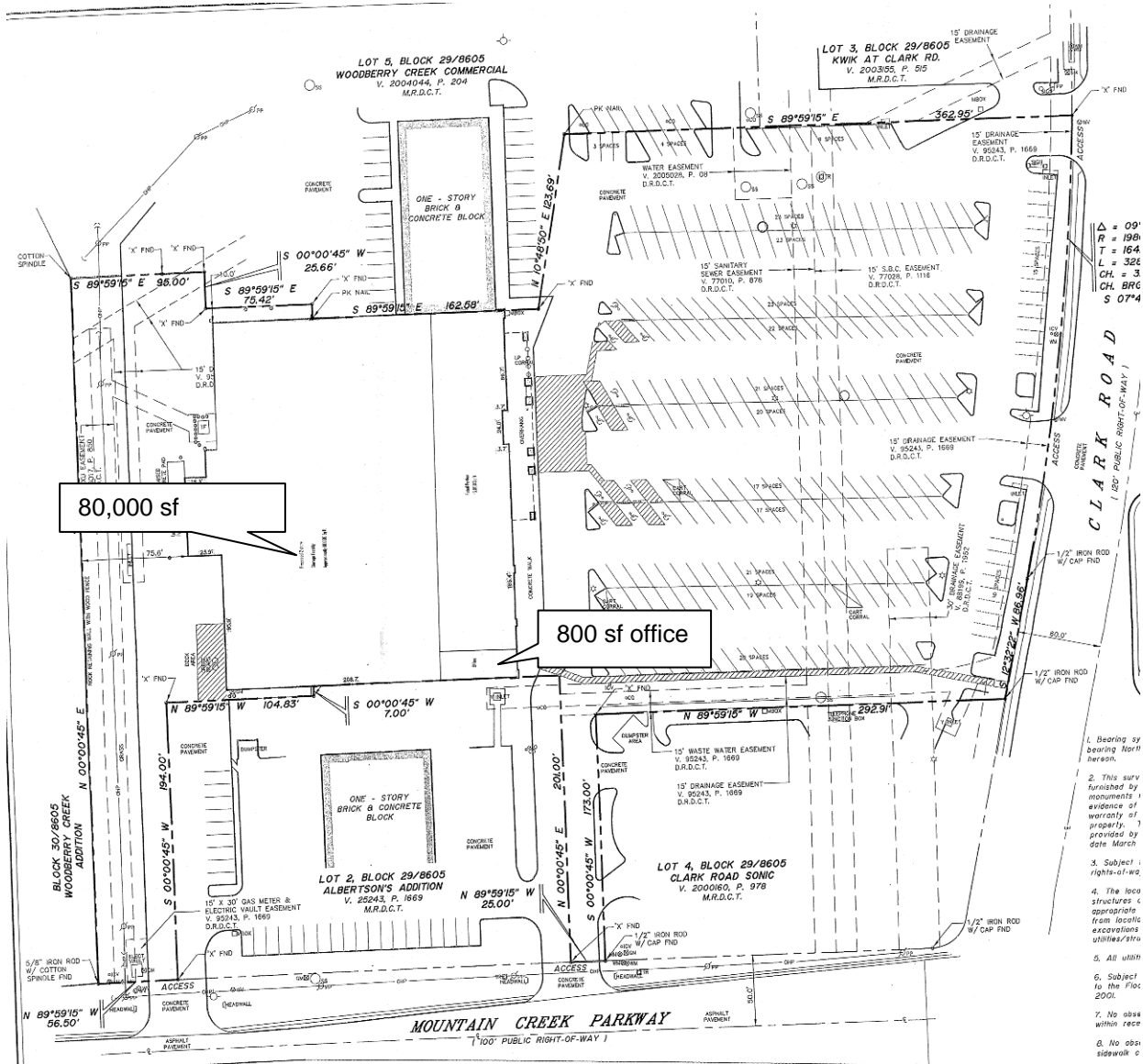
SECTION 2. That this specific use permit is granted on the following conditions:

1. USE: The only use authorized by this specific use permit is a mini-warehouse.
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 date of approval) ~~August 26, 2014~~, but is eligible for automatic renewal for one additional three-year period pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)
4. FLOOR AREA:
 - A. The maximum floor area for inside storage is 80,000 square feet in the location shown on the attached site plan.
 - B. The maximum floor area for a caretaker's quarters/office is 800 square feet in the location shown on the attached site plan.
 - C. The minimum floor area for retail and personal service uses is 15,000 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The mini-warehouse may only operate between 6:00 a.m. and 8:00 p.m., Monday through Sunday. Customers may not access storage units outside the hours of operation.
6. LOADING AND UNLOADING: To minimize noise, all loading and unloading must occur inside the mini-warehouse structure. Ramps for vehicular access to and from the interior loading area must be provided at the rear of the existing structure.
7. OUTSIDE STORAGE: Outside storage of vehicles, equipment, and other materials is prohibited.

Z134-247 (OTH)

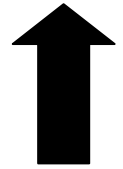
8. PARKING: Parking must be located as shown on the attached site plan.
9. SUPERVISION: The mini-warehouse must be supervised by an on-site employee during the hours of operation.
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
11. GENERAL REQUIREMENTS: 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 Plan

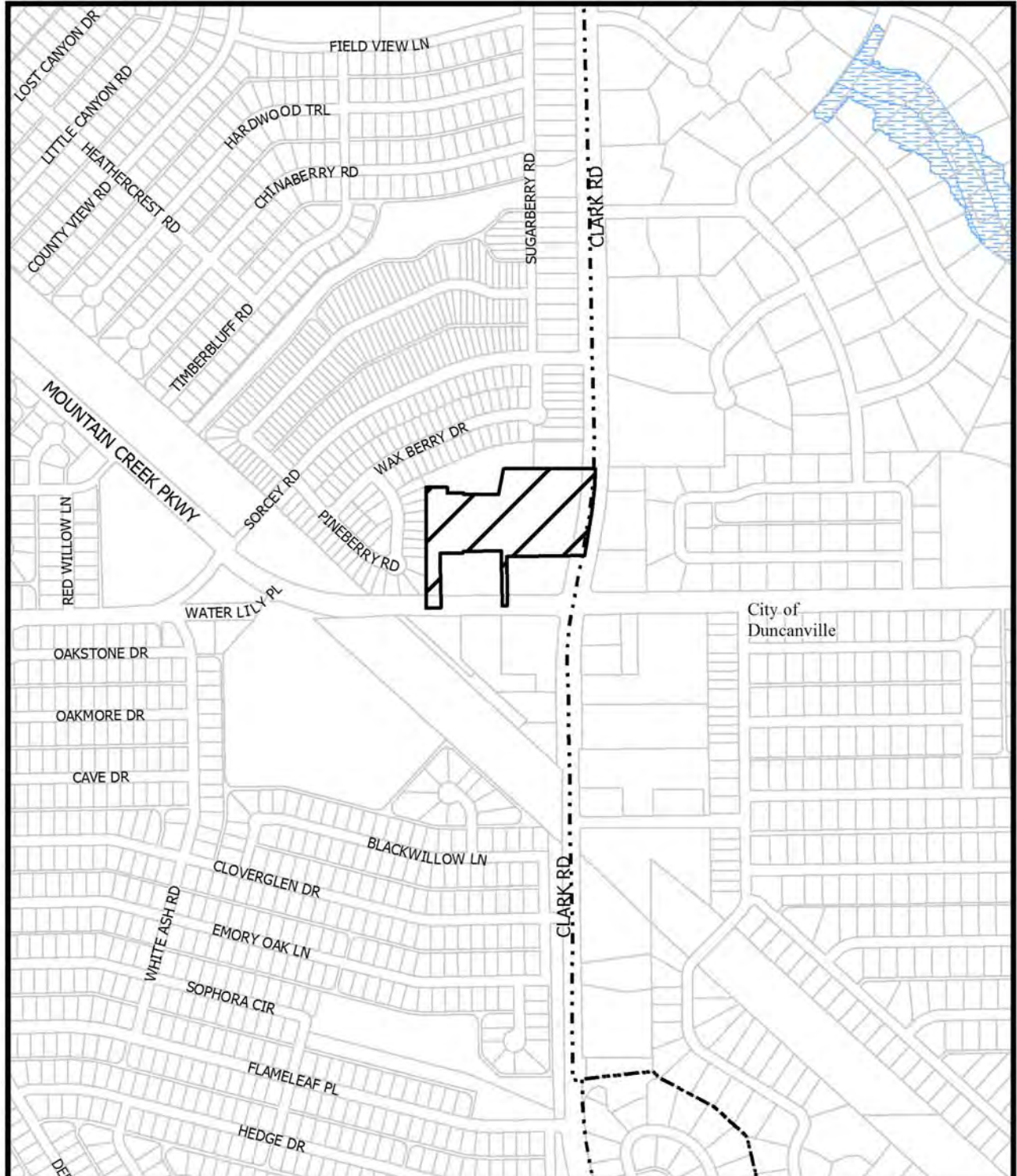


Δ = 09'
 R = 190'
 L = 164'
 CH. = 3'
 CH. BPC = 0774

1. Bearing by bearing North hereon.
2. This survey furnished by monuments & evidence of warranty of accuracy provided by date March
3. Subject rights-of-way.
4. The local structures & appropriates from local excavations utilities/stru
5. All within
6. Subject to the files 2001.
7. No obss within rece
8. No obsi sidewalk c



Z134-247 (OTH)



City of
Duncanville



1:7,200

VICINITY MAP

Case no: Z134-247

Date: 10/15/2014

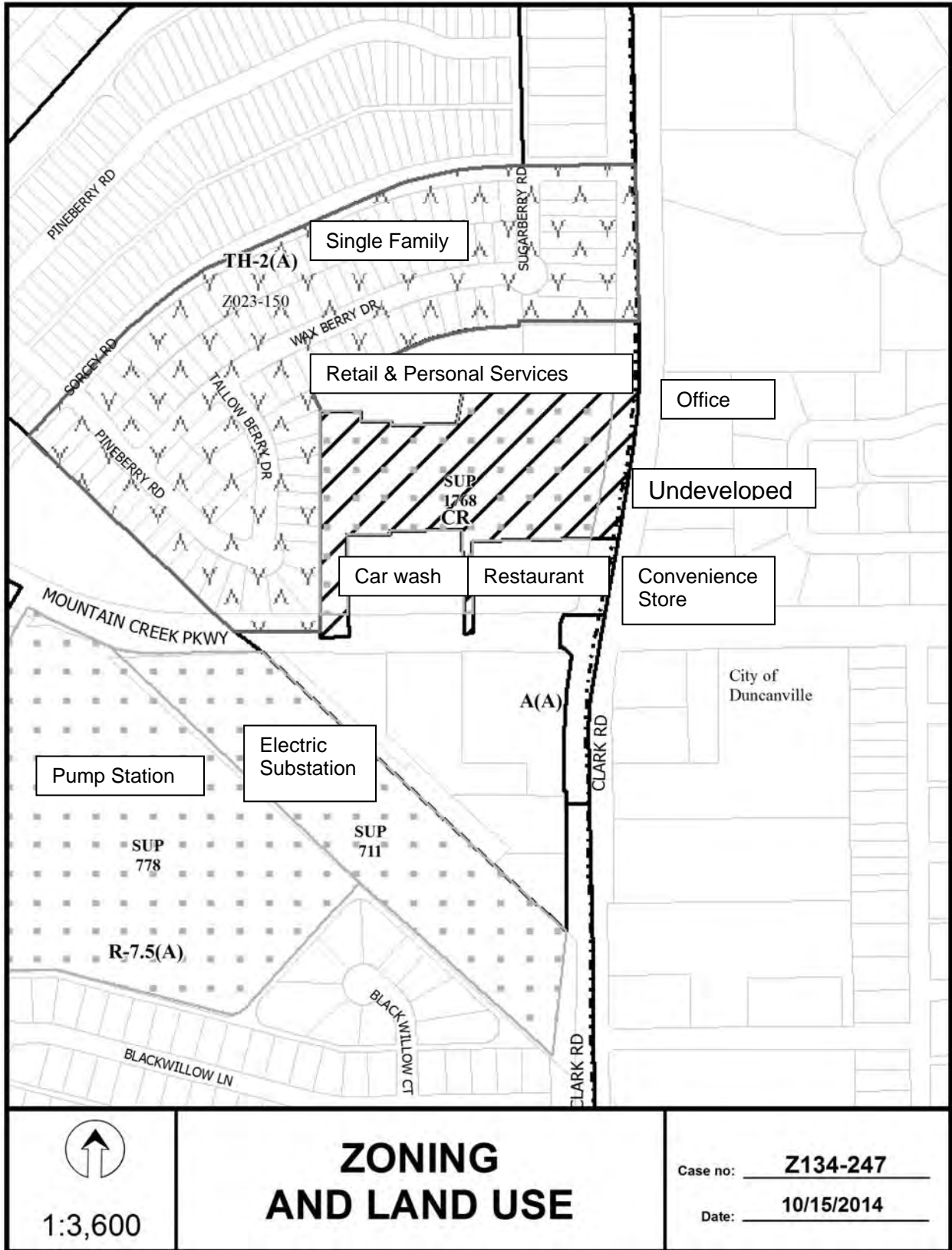


1:3,600

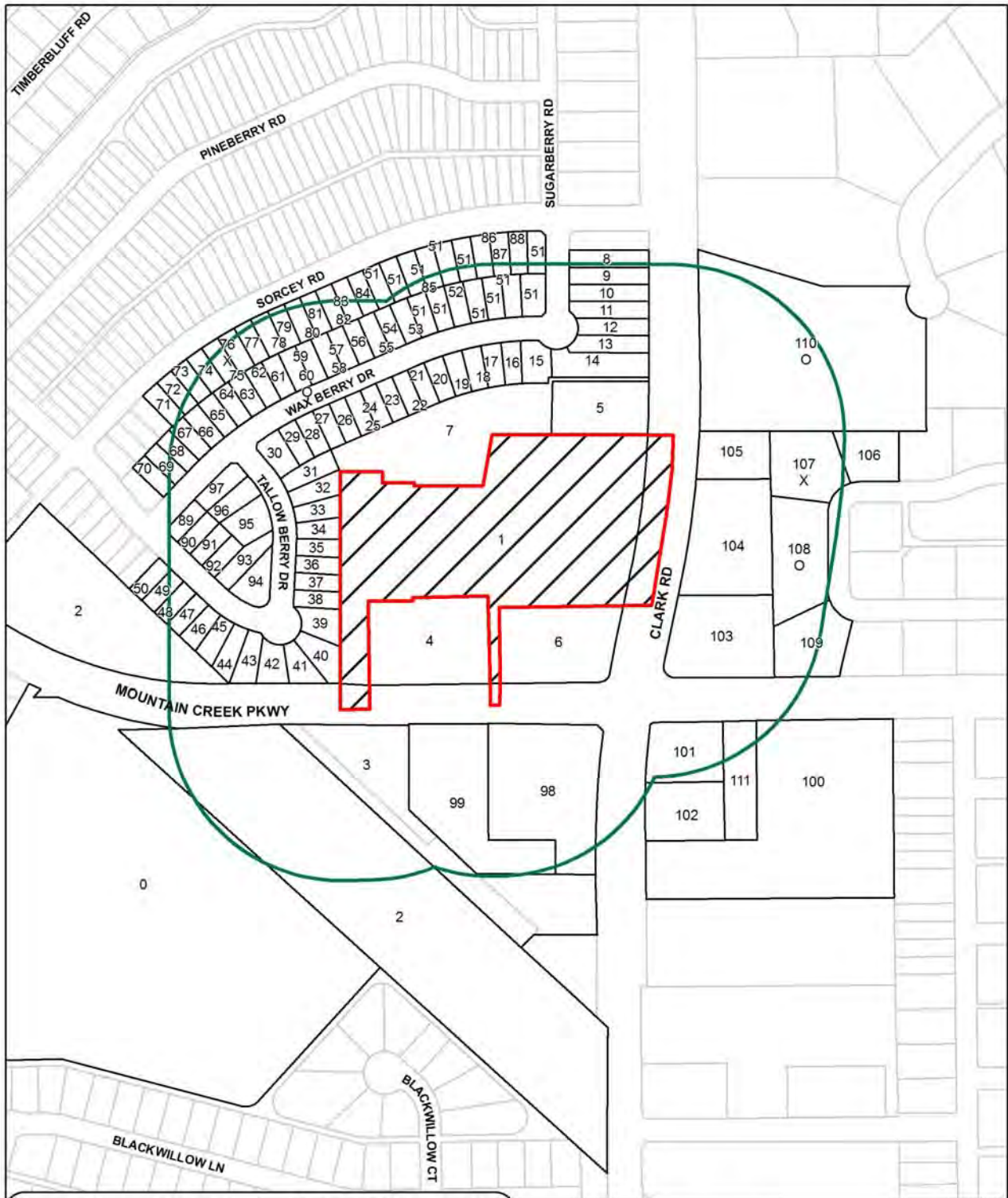
AERIAL MAP

Case no: Z134-247

Date: 10/15/2014



CPC RESPONSES



111	Property Owners Notified (124 parcels)
3	Replies in Favor (3 parcels)
2	Replies in Opposition (2 parcels)
400'	Area of Notification
10/2/2014	Date

Z134-247
CPC



1:3,600

Z134-247 (OTH)

10/01/2014

Reply List of Property Owners

Z134-247

111 Property Owners Notified

3 Property Owners in Favor

2 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	9609 CLARK RD	1027 WILSHIRE ASSO LLC
	2	6520 MOUNTAIN CREEK PKWY	TEXAS UTILITIES ELEC CO
	3	7594 MOUNTAIN CREEK PKWY	7586 MOUNTAIN CREEK PARKWAY LLC
	4	7539 MOUNTAIN CREEK PKWY	F & M PROPERTIES INC
	5	9511 CLARK RD	G & W INC
	6	9613 CLARK RD	SRI REAL ESTATE PROPERTIES
	7	9605 CLARK RD	CAN AM DEVELOPMENT
	8	9506 SUGARBERRY RD	VEGA OSCAR RICARDO &
	9	9510 SUGARBERRY RD	WONG SOU CHANG
	10	9514 SUGARBERRY RD	DAVIS DONNA L
	11	9518 SUGARBERRY RD	ANDRADE ANNETTE S
	12	9522 SUGARBERRY RD	ZHAO JIANZHOU &
	13	9526 SUGARBERRY RD	REX HUGO A
	14	9530 SUGARBERRY RD	SIMPSON SHARON D
	15	7002 WAX BERRY DR	HYE ABUL HASSAN A & NUZHAT H
	16	7006 WAX BERRY DR	AGUAYO LAURA I &
	17	7010 WAX BERRY DR	JONES CHARLES
	18	7014 WAX BERRY DR	JAIRALA WENDY
	19	7018 WAX BERRY DR	SKILLERN BERNICE
	20	7022 WAX BERRY DR	KUO GRACE
	21	7026 WAX BERRY DR	JAIRALA JORGE A
	22	7030 WAX BERRY DR	DIAZ DAVID RICARDO
	23	7034 WAX BERRY DR	SUN JI D
	24	7038 WAX BERRY DR	SUN YAMEI
	25	7042 WAX BERRY DR	PHUNG LINDA T
	26	7046 WAX BERRY DR	PHUNG HA LAY

Z134-247 (OTH)

10/01/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	7050 WAX BERRY DR	FLETCHER MAKEBA
	28	7054 WAX BERRY DR	LAU LILY
	29	7058 WAX BERRY DR	WILLIAMS CHARLES & DIANA
	30	7062 WAX BERRY DR	DOMINGUEZ LUIS &
	31	9510 TALLOW BERRY DR	CHEN LU HUI
	32	9514 TALLOW BERRY DR	CHUAH BOON H
	33	9518 TALLOW BERRY DR	PARKER BOYD C L &
	34	9522 TALLOW BERRY DR	SEALS EULANDA N
	35	9526 TALLOW BERRY DR	ROY JENNIFER A
	36	9530 TALLOW BERRY DR	VANCE ZANETA D
	37	9534 TALLOW BERRY DR	SMITH TAMMYE
	38	9538 TALLOW BERRY DR	FOSTER BRAD
	39	9542 TALLOW BERRY DR	FLOWERS MYNEEK R
	40	9546 TALLOW BERRY DR	NEAL TERRANCE D & REGINA
	41	7467 PINEBERRY RD	NF CAPITAL LLC
	42	7463 PINEBERRY RD	TAYLOR PENONA & TORROLYN
	43	7459 PINEBERRY RD	ESPINOSA CLAUDIA CECILIA
	44	7455 PINEBERRY RD	LIM PHANG K & SOK K CHEN
	45	7451 PINEBERRY RD	MESTER ANGELA A
	46	7447 PINEBERRY RD	MCEWEN KANIESHA & LORENZO
	47	7443 PINEBERRY RD	ORTIZ JOSE A &
	48	7439 PINEBERRY RD	FORD JONATHAN & CARLA
	49	7435 PINEBERRY RD	STREAT DJUANA
	50	7431 PINEBERRY RD	PINA MUNOZ EDUARDO &
	51	1 WAX BERRY DR	WOODBERRY CREEK DEV CORP
	52	7017 WAX BERRY DR	BOSWELL LEAH D
	53	7029 WAX BERRY DR	WILLIAMS MARILYN
	54	7033 WAX BERRY DR	MORISEY SCOTT
	55	7037 WAX BERRY DR	COLLINS SUZANNE
	56	7041 WAX BERRY DR	MARIN FRANCIA H
	57	7045 WAX BERRY DR	GESELL REBECCA H

Z134-247 (OTH)

10/01/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	7049 WAX BERRY DR	DE-PENA GRICELDA ROBLEDO
	59	7053 WAX BERRY DR	CHUAH BOON H
O	60	7057 WAX BERRY DR	PUIH RUK & PHAN RMAH
	61	7061 WAX BERRY DR	AH4R I TX DFW LLC
	62	7065 WAX BERRY DR	EQUITY TRUST CO CUSTODIAN
	63	7069 WAX BERRY DR	WASHINGTON ADRIENNE P
	64	7073 WAX BERRY DR	GRANT DEBORAH
	65	7077 WAX BERRY DR	VU MINH & MYLINH
	66	7081 WAX BERRY DR	LIEU DANNY & IVY BAO
	67	7085 WAX BERRY DR	WATSON ROMONICA T
	68	7089 WAX BERRY DR	CHIEN YUHSUN
	69	7093 WAX BERRY DR	OGBOH FRANCIS
	70	7097 WAX BERRY DR	GUTHRIE EVETTE
	71	7130 SORCEY RD	AKAMNONU CYPRIAN
	72	7126 SORCEY RD	YOUNG BERNARD
	73	7122 SORCEY RD	WATSON LEON D
	74	7118 SORCEY RD	PEREZ ALFONSO
	75	7114 SORCEY RD	VILLARREAL OSCAR & ROSA NELLY
X	76	7110 SORCEY RD	MIDDLETON AUBOENY
	77	7106 SORCEY RD	ADAMS TRACY M
	78	7102 SORCEY RD	WHEATLEY BESSIE
	79	7064 SORCEY RD	DUONG KIEN CHI
	80	7060 SORCEY RD	LORBETT PHILIP J &
	81	7056 SORCEY RD	MOUNCIL BRIDGETTE Y
	82	7052 SORCEY RD	MATHEWS MARCEY D
	83	7048 SORCEY RD	BROWN INA MAYE EST OF
	84	7044 SORCEY RD	SHOKOUFI PEJMAN
	85	7028 SORCEY RD	ALVAREZ JUAN CARLOS
	86	7016 SORCEY RD	COLFIN AI TX 1 LLC
	87	7012 SORCEY RD	LU XIU QING
	88	7008 SORCEY RD	HAWKINS NEPFRINTINA

Z134-247 (OTH)

10/01/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	7430 PINEBERRY RD	LYE SU CHUW
	90	7434 PINEBERRY RD	THAI ROBERT KHOI
	91	7438 PINEBERRY RD	GONZALEZ NORA
	92	7442 PINEBERRY RD	WHITE HOUSE HOLDINGS LLC
	93	7446 PINEBERRY RD	LEE CHEEWEE & YIH HUEY
	94	7450 PINEBERRY RD	SAMPSON HAROLD D &
	95	9511 TALLOW BERRY DR	OJEDA ALBERTO &
	96	9507 TALLOW BERRY DR	HERNANDEZ TAMMY
	97	9503 TALLOW BERRY DR	CHUAH BOON
	98	7586 MOUNTAIN CREEK PKWY	LIPSITZ NON EXEMPT MARITAL TRUST
	99	7570 MOUNTAIN CREEK PKWY	GRIMES TRUST
	100	1546 CLARK RD	WOODFL LLC
	101	1502 CLARK RD	SKIPPER BEVERAGE COMPANY INC
	102	1506 CLARK RD	SHIRWANI DELDAR
	103	1422 CLARK RD	CLARK DANIELDALE PARTNERS
	104	1410 CLARK RD	JATRISH VENTURES LLC
	105	1402 CLARK RD	SOLLERS J STEVEN
	106	1345 GREEN HILLS CT	CHRIETZBERG MICHAEL J &
X	107	1341 GREEN HILLS CT	BRUMLEY STEVEN &
O	108	1337 GREEN HILLS CT	MEDINA FRANCISCO S ET AL
	109	1329 GREEN HILLS CT	WHITE DAWRENCE II &
O	110	1302 CLARK RD	TRINITY UNITED METHODIST
	111	1438 DANIELDALE RD	CORNWELL GREGORY TR

AGENDA ITEM # 78

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 8
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 65 M

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on property zoned an R-5(A) Single Family District on the north side of 56th Street, east of Bronx Avenue
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions Z134-258(MW)

FILE NUMBER: Z134-258(MW)

DATE FILED: May 9, 2014

LOCATION: North side of 56th Street, east of Bronx Avenue

COUNCIL DISTRICT: 8

MAPSCO: 65-M

SIZE OF REQUEST: ±0.54 acre

CENSUS TRACT: 87.05

APPLICANT: Fred Comwright, Hebron Family Life Center

OWNER: Greater Mount Hebron Baptist Church

REQUEST: An application for a Specific Use Permit for a child-care facility on property zoned an R-5(A) Single Family District.

SUMMARY: The applicant proposes to operate an after school program serving grades six through eight in a portion of the existing church building. Hours of operation will be 2:00 pm to 6:00 pm, Monday through Friday. The site is developed with a ±12,331-square-foot church building, of which a ±5,641-square-foot portion is proposed for use as a child-care facility. No new construction or site work is proposed by this application.

CPC RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not a Specific Use Permit shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing building and proposed use are compatible in scale and character with the surrounding uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed child-care facility is not anticipated to negatively impact the adjacent properties and will provide a valuable service to this area of the city.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed use is not anticipated to be a detriment to the public health, safety, or general welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the request will comply with all applicable zoning regulations and standards. No variances or exceptions are proposed.

Surrounding Zoning History:

There has been no zoning activity in the vicinity of the request site within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
56 th Street	Local	50 feet

Traffic:

The Engineering Section of the Department of Sustainable Construction and Development has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system. The traffic circulation will occur as depicted on the proposed site plan.

Surrounding Land Use:

	Zoning	Land Use
North	R-5(A)	Undeveloped
East	R-5(A)	Single family
South	R-5(A)	Single family
West	R-5(A)	Undeveloped

STAFF ANALYSIS:

Comprehensive Plan:

The Vision Illustration depicts the request site as within a *Residential Neighborhood Building Block*. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

A child-care facility is a service that supports a residential neighborhood. The applicant's proposal is consistent with the Comprehensive Plan.

Land Use Compatibility:

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval for a five-year period with eligibility for automatic renewal for additional five-year periods subject to a site plan and conditions.

Parking:

Z134-258(MW)

Pursuant to §51A-4.200 of the Dallas Development Code, a child-care facility requires one off-street parking space for each 500 square feet of floor area. Therefore, the proposed ±5,461-square foot child-care facility requires ten spaces. As depicted on the proposed site plan, 91 spaces are provided to serve the church and the child-care facility.

Landscaping:

No new development is proposed by this application; therefore, the landscaping requirements of Article X will most likely not be triggered.

CPC Action: October 2, 2014:

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an R-5(A) Single Family District on the north side of 56th Street, east of Bronx Avenue.

Maker: Anantasomboon
Second: Rodgers
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 1 - Culbreath
Vacancy: 0

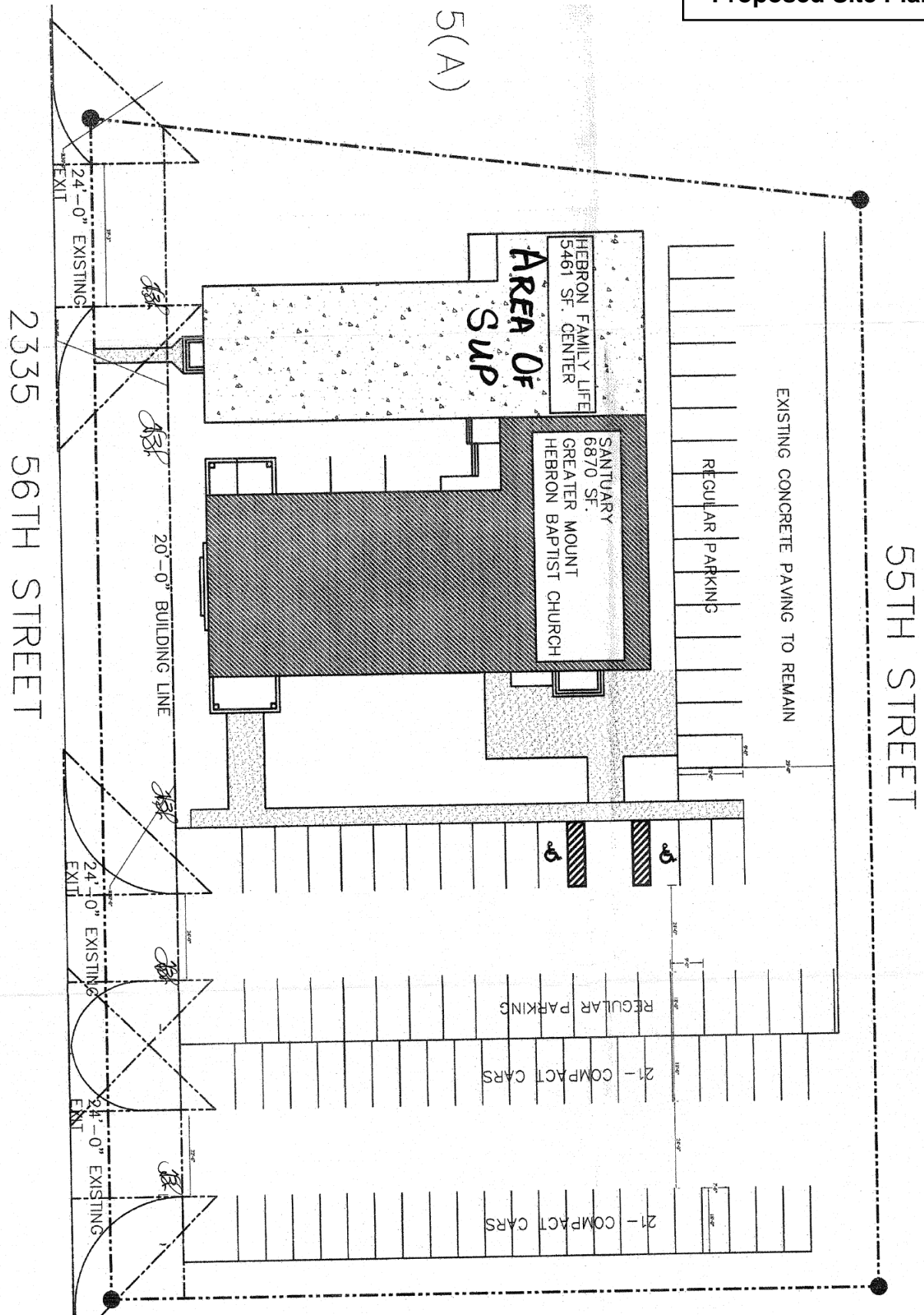
Notices: Area: 200 Mailed: 23
Replies: For: 1 Against: 0

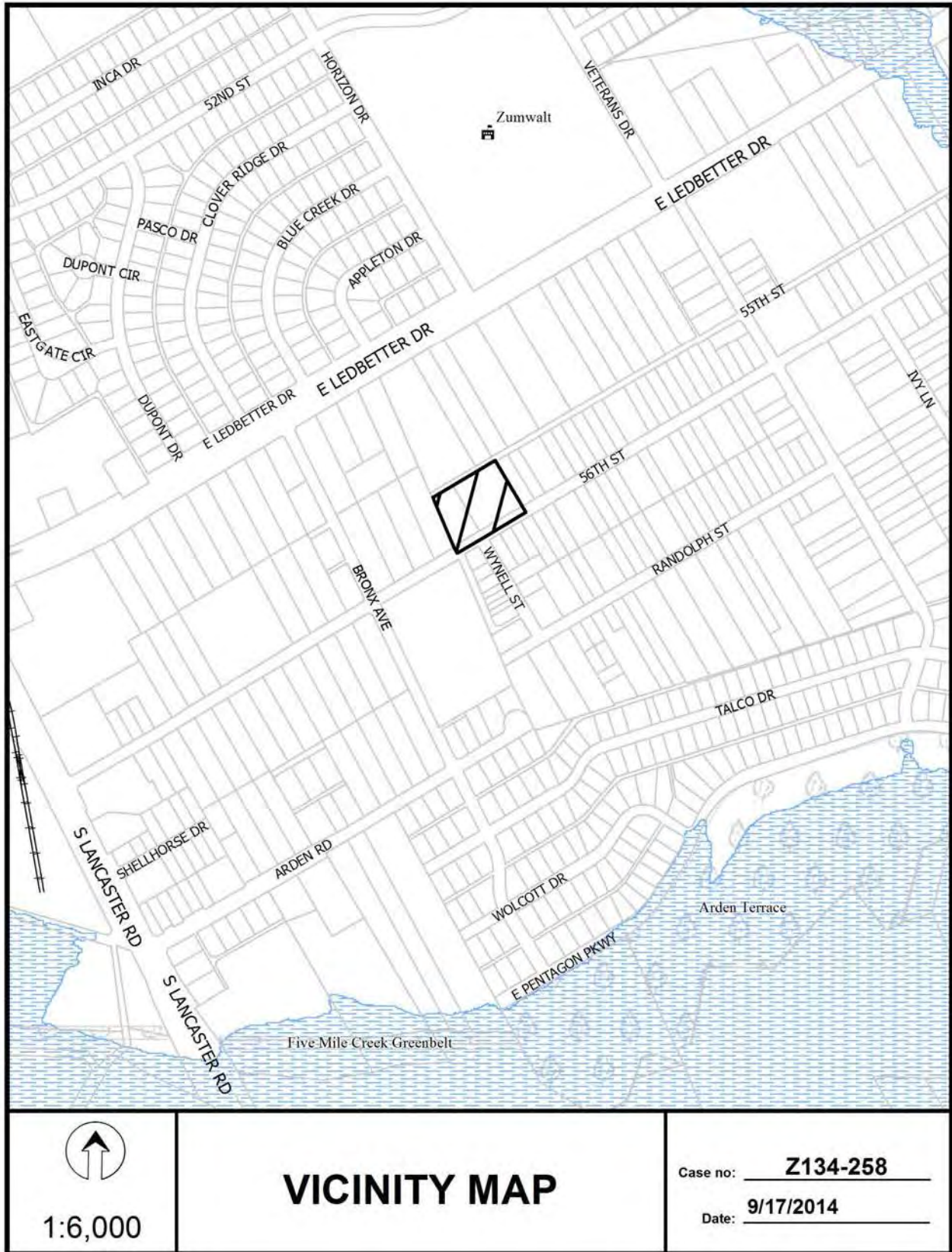
Speakers: None

Z134-258
CPC Recommended Conditions

1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit is approved for (a five-year period), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. HOURS OF OPERATION: The child-care facility may only operate from 2:00 a.m. to 6:00 p.m., Monday through Friday.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan





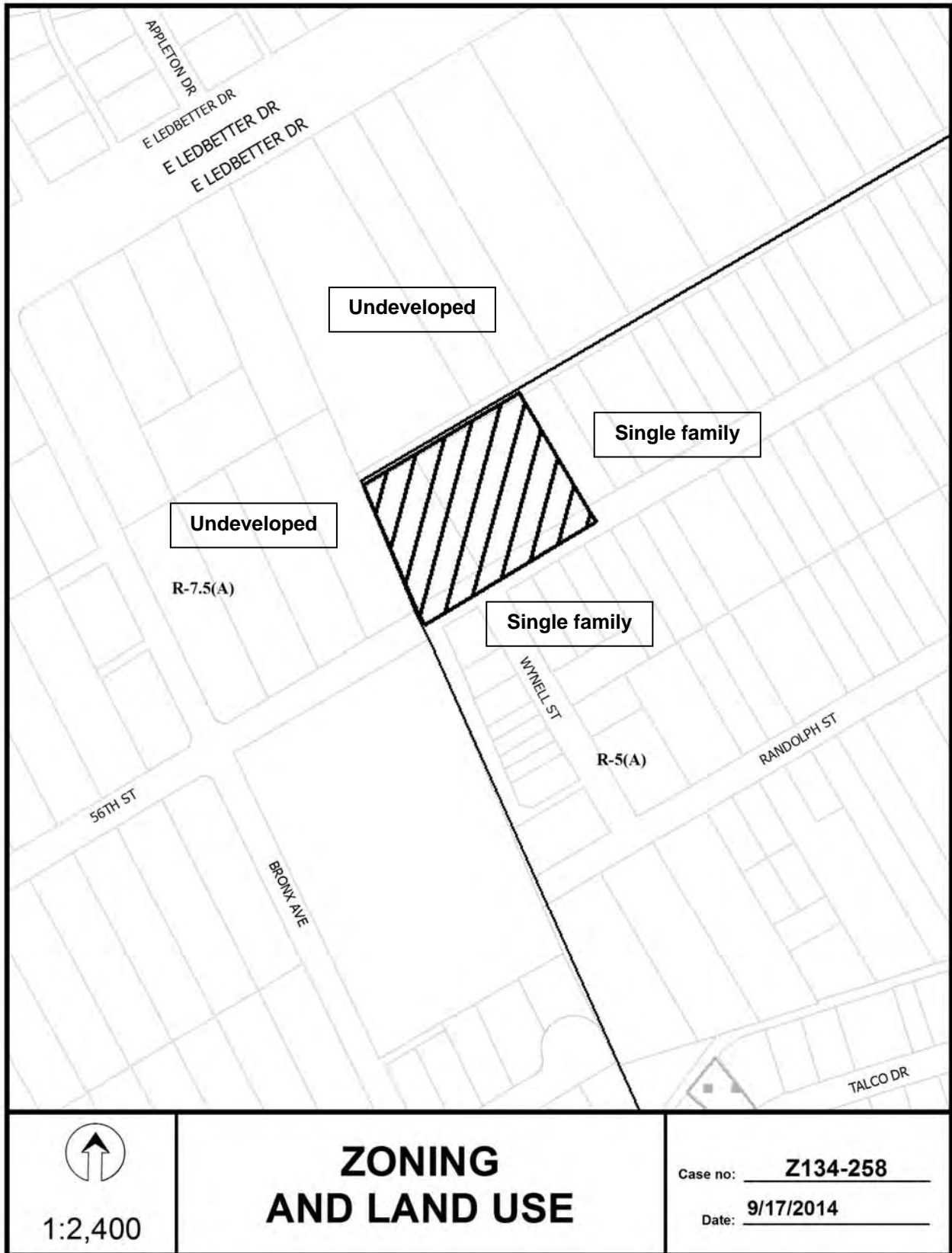


1:2,400

AERIAL MAP

Case no: Z134-258

Date: 9/17/2014



1:2,400

ZONING AND LAND USE

Case no: Z134-258

Date: 9/17/2014

CPC Responses



<u>23</u>	Property Owners Notified (27 parcels)
<u>1</u>	Replies in Favor (1 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>10/2/2014</u>	Date

Z134-258
CPC



1:2,400

10/01/2014

Reply List of Property Owners**Z134-258****23 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed**

Reply	Label #	Address	Owner
	1	2421 56TH	MOZEKE TRACY
	2	2335 56TH ST	GREATER MT HEBRON BAPTIST
	3	2334 LEDBETTER DR	GRACE & MERCY HOLY TEMPLE
	4	2346 LEDBETTER DR	CRAWFORD SELVIN
	5	2354 LEDBETTER DR	BRUCE JEAN THOMAS
	6	2366 LEDBETTER DR	PETERSON ANTHONY L &
	7	2314 LEDBETTER DR	REMNANT GRACE MINISTRIES
	8	2330 LEDBETTER DR	GRACE & MERCY HOLY TEMPLE
	9	2425 56TH	CASTILLO RODOLFO &
	10	2433 56TH	NELSON M H
O	11	2404 56TH	DAVIS ADDIE B EST
	12	5116 WYNELL ST	SOTELO SOFIA RIVERA &
	13	2408 56TH	GREATER MT HEBRON BAPTIST
	14	2412 56TH	DE LA TORRE ROSA
	15	2416 56TH	LYNN CHERRY
	16	2420 56TH	CUMMINGS HUBERT E
	17	2424 56TH	CUMMINGS HUBERT E
	18	2432 56TH	ENAMORADO TRINIDAD
	19	5109 WYNELL ST	NGUYEN DAT C
	20	5111 WYNELL ST	LOWRY FRANCES
	21	5115 WYNELL ST	SOTELO ROBERTO
	22	2320 56TH	REMNANT GRACE MINISTRIES
	23	5101 WYNELL ST	COOLEY ROBERT

AGENDA ITEM # 79

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 2
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 34 G

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1465 for a community service center on property zoned Planned Development District No. 67 on the northwest corner of West University Boulevard and Roper Street
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Z134-266(WE)

ACM: Ryan S. Evans

FILE NUMBER: Z134-266(WE) **DATE FILED:** May 22, 2014

LOCATION: Northwest corner West University Boulevard and Roper Street

COUNCIL DISTRICT: 2 **MAPSCO:** 34-G

SIZE OF REQUEST: Approx. 9,400 sq. ft. **CENSUS TRACT:** 71.02

APPLICANT/ OWNER: North Park Community Development Corporation

REPRESENTATIVE: Fannie Rose

REQUEST: An application for the renewal of Specific Use Permit No. 1465 for a community service center on property zoned Planned Development District No. 67.

SUMMARY: The purpose of this request is to continue operating a community center on site. The request site is developed with a one-story structure and surface parking on the northern portion of the property.

CPC RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

STAFF RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The compatibility of the existing community center is consistent with scale of the surrounding residential developments. The community center has been operating at this location for approximately 12 years in a single family structure. The center also is a primary location for various organizations the area. There are no changes to the existing conditions. Staff is recommending the same time period that was approved by City Council in June 2006.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – From a land use perspective, the community center will not negatively impact on the adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – It is not foreseen that this use would be a detriment to the public health, safety or general welfare of the community.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards.

BACKGROUND INFORMATION:

- On November 13, 2001, the Board of Adjustment granted approval of a variance to the minimum front yard setback of 25 feet since the structure was on site and is consistent with the other structures on the block. In addition, the Board approved a variance to the parking regulations to allow parking in the required front yard and a special exception to the landscaping standards for an alternative landscaping plan.
- On April 10, 2002, the City Council approved the Specific Use Permit for a community service center for a two-year time period.
- On February 25, 2004, the City Council approved a renewal of the SUP for a two-year time period.
- In June 2006 the City Council approved a renewal of the SUP for a five-year period with eligibility for automatic renewals for additional five-year periods.

Zoning History: There have been no recent zoning changes in the surrounding area.

Thoroughfares/Streets:

	Type	Existing ROW	Proposed ROW
West University Boulevard	Local	80 ft.	80 ft.
Roper Street	Local	55 ft.	55 ft.

Traffic: There were no changes to the request site since the previous renewal of SUP No. 1465 in June 2006. The Engineering Section of the Department of Sustainable Development and Construction has no objections to the request.

Land Use:

	Zoning	Land Use
Site	PDD No. 66 (SUP No. 1465)	Community center
North	PDD No. 67	Single Family
South	PDD No. 67	Multifamily
East	R-7.5(A)	Single Family
West	PDD No. 67	Undeveloped, Multifamily

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a Residential Building Block. The request site is consistent with the Residential Building Block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

STAFF ANALYSIS:

Land Use Compatibility:

The request site is adjacent to single family residential, multifamily residential and undeveloped land.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Parking: The site plan that governs Specific Use Permit No. 1465 will remain unchanged and continues to provide 9 off-street parking spaces.

CPC Action (October 2, 2014)

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1465 for a community service center for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned Planned Development District No. 67 on the northwest corner of West University Boulevard and Roper Street.

Maker: Anantasomboon
Second: Rodgers
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 1 - Culbreath
Vacancy: 0

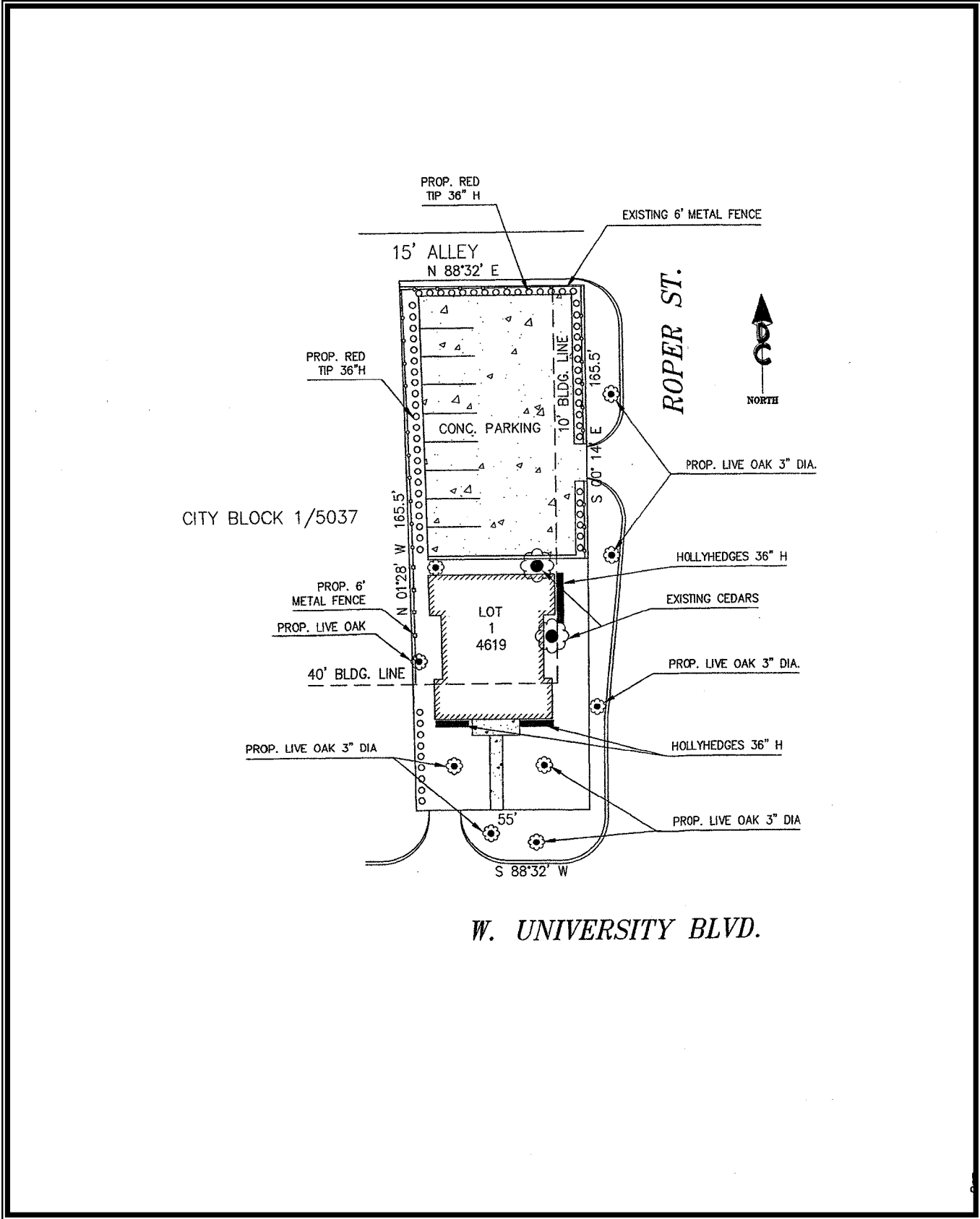
Notices: Area: 200 Mailed: 25
Replies: For: 1 Against: 0

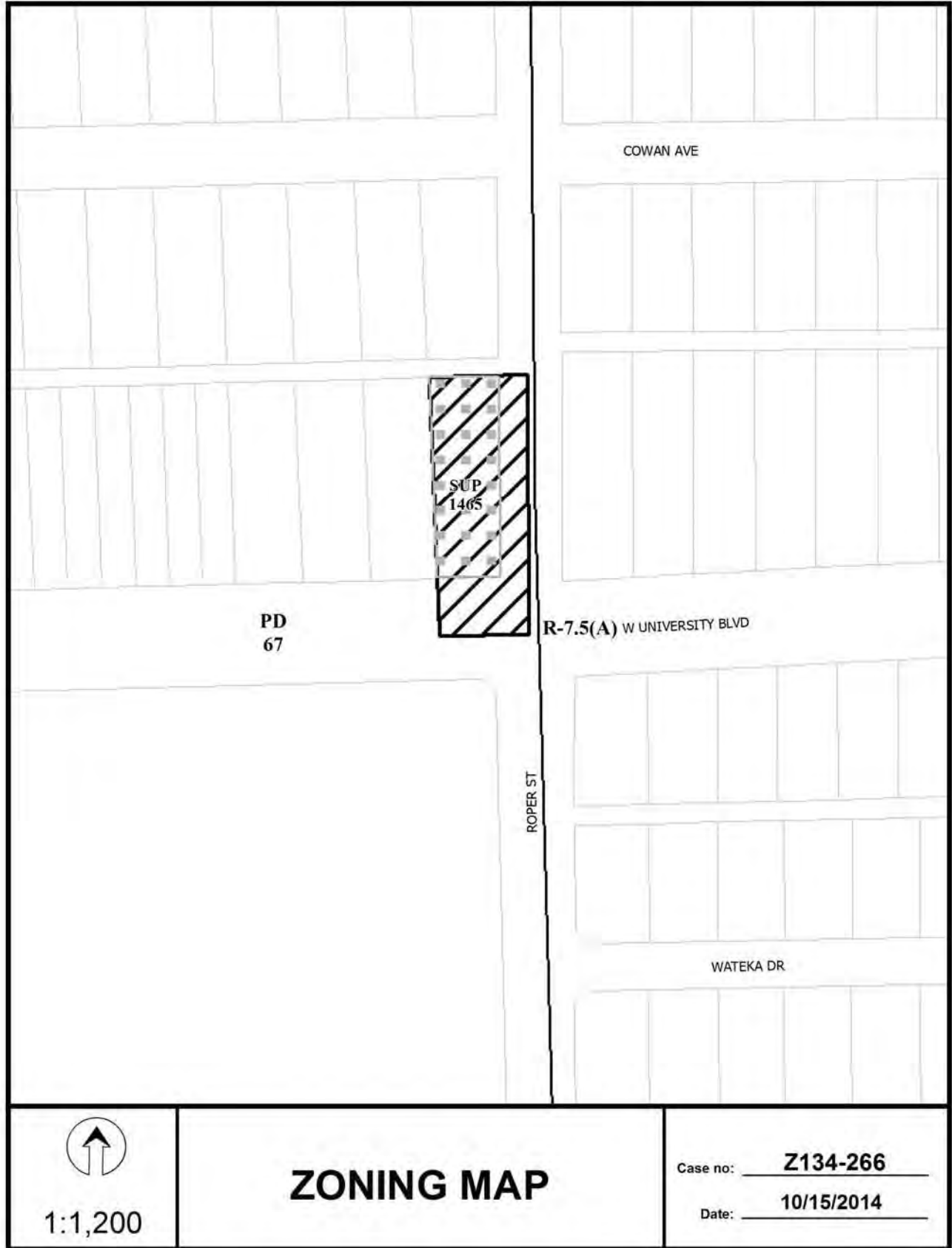
Speakers: None

**CPC PROPOSED SUP
CONDITIONS**

1. USE: The only use authorized by this specific use permit is a community service center.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit is approved for a period that expires on five years from the date of the ordinance [~~June 28, 2009~~], and is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan. Plant materials must be maintained in a healthy, growing condition.
5. INGRESS/EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
6. OFF-STREET PARKING: Off-street parking must be provided as shown on the attached site plan. Signs must be posted on the parking lot designating that parking is for the exclusive use of the community service center.
7. FLOOR AREA: Maximum floor area is 1,200 square feet as shown on the attached site plan.
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





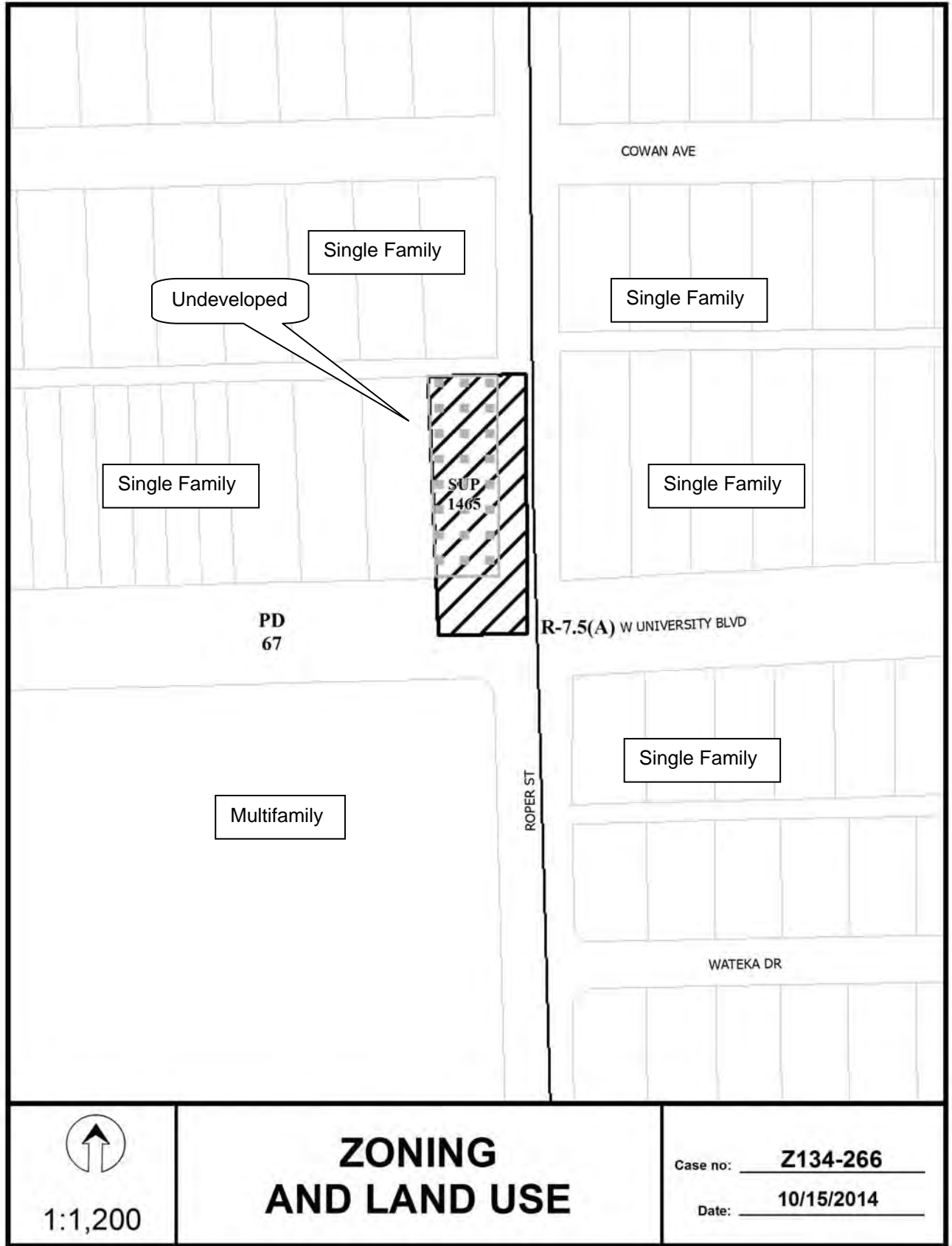


1:1,200

AERIAL MAP

Case no: Z134-266

Date: 10/15/2014



1:1,200

ZONING AND LAND USE

Case no: Z134-266

Date: 10/15/2014

CPC RESPONSES



<u>25</u>	Property Owners Notified (25 parcels)
<u>1</u>	Replies in Favor (1 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>10/2/2014</u>	Date

Z134-266
CPC



1:1,200

Notification List of Property Owners

Z134-266

25 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed

Reply	Label #	Address	Owner
O	1	4619 UNIVERSITY BLVD	NORTH PARK COMMUNITY DEV
	2	4702 COWAN AVE	STATON DOLORES F
	3	4706 COWAN AVE	BAYLESS RAYMOND
	4	4710 COWAN AVE	DARTY DAVID W
	5	4714 COWAN AVE	HARRINGTON ERIK KERN
	6	4715 UNIVERSITY BLVD	THOMPSON ZACHARY S
	7	4711 UNIVERSITY BLVD	YOUNG MADELINE
	8	4707 UNIVERSITY BLVD	JC LEASING LLP
	9	4703 UNIVERSITY BLVD	MANUS JOHN
	10	4702 UNIVERSITY BLVD	WILLIAMS JOE LOUIS
	11	4706 UNIVERSITY BLVD	WILLIAMS JOE L
	12	4710 UNIVERSITY BLVD	EASTER AVAN SR & MELBA J
	13	4707 WATEKA DR	GIPSON TERRY L
	14	4703 WATEKA DR	MILBURN MOSES
	15	4615 UNIVERSITY BLVD	NORTH PARK COMMUNITY DEV
	16	4611 UNIVERSITY BLVD	NORTH PARK COMMUNITY DEV
	17	4607 UNIVERSITY BLVD	MANUS JOHN
	18	4603 UNIVERSITY BLVD	CURIOCA KARIMA
	19	4601 UNIVERSITY BLVD	MCDONALD JULIA
	20	4602 COWAN AVE	SULEMAN MISHAAL
	21	4606 COWAN AVE	RICHARDSON ESTER
	22	4610 COWAN AVE	KELLY LA RUE
	23	4614 COWAN AVE	CAYER MATTHEW &
	24	4618 COWAN AVE	ARELLANO BERNARDO &
	25	4400 UNIVERSITY BLVD	BEL DALLAS PARK CITIES HOLDINGS LLC

AGENDA ITEM # 80

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 8
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 66 E

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District on the east corner of East Ledbetter Drive and Veterans 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 site plan and conditions Z134-310(OTH)

FILE NUMBER: Z134-310(OTH)

DATE FILED: September 19, 2013

LOCATION: East corner of East Ledbetter Drive and Veterans Drive

COUNCIL DISTRICT: 8

MAPSCO: 66-E

SIZE OF REQUEST: ± 4.54 acres

CENSUS TRACT: 87.05

OWNER: Carver Heights Baptist Church

APPLICANT: Titus Carter

REPRESENTATIVE: Latischa Carter

REQUEST: An application for a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to operate a child-care facility on the property. The site is currently developed with an approximately 30,616-square-foot structure utilized for a church. The applicant is proposing to utilize a total of 3,524 square feet as a child-care facility, which requires a Specific Use Permit.

CPC RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION:

Staff recommends approval of this renewal subject to conditions based upon the following:

1. *Compatibility with surrounding uses and community facilities* – The proposed use will be compatible with surrounding uses and existing use of the property.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed child-care facility provides a service to this area of the City and does not appear to negatively impact to the adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed request to continue the child-care facility will not be a detriment to the public health, safety or general welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request complies all applicable zoning regulations and standards.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Forney Road	Principal arterial	80 feet

Surrounding Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Church
North	R-7.5(A)	Church, undeveloped, single family
East	R-7.5(A)	Single Family, church
South	R-7.5(A)	Single Family
West	R-7.5(A)	Church, school, undeveloped,

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can

serve as a framework for assisting in evaluating the applicant’s request. The Plan identifies a portion of the request site is being in a Residential Neighborhood Building Block.

The Residential Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. The Multimodal-Building Block

Land Use Compatibility:

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The City Council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the City.

Development Standards:

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Construction and Development has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

Z134-310(OTH)

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for the child-care facility use is one space per 500 square feet of floor area. The parking requirement is met on the site.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X of the Dallas Development Code.

**CPC ACTION:
October 2, 2014**

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an R-7.5(A) Single Family District on the east corner of East Ledbetter Drive and Veterans Drive.

Maker: Anantasomboon
Second: Rodgers
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 1 - Culbreath
Vacancy: 0

Reconsideration Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an R-7.5(A) Single Family District on the east corner of East Ledbetter Drive and Veterans Drive.

Maker: Ridley
Second: Murphy
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 1 - Culbreath
Vacancy: 0


Notices: Area: 300 Mailed: 36
Replies: For: 3 Against: 1
Speakers: None

PROPOSED CONDITIONS

SECTION 2. That this specific use permit is granted upon the following conditions:

1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit is approved for a time period that expires on (five years from passage of the ord.), and is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of CHAPTER 51A of the Dallas City Code, as amended. In order for automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced).
4. HOURS OF OPERATION: The child-care facility may only operate between 6:00 a.m. and 7:00 p.m., Monday through Friday.
5. FLOOR AREA: The maximum floor area is 3,524 square feet.
6. INGRESS AND EGRESS: Ingress and egress must be provided in the location shown on attached site plan.
7. PARKING: Parking must meet the requirements of Chapter 51A.
8. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.




1:6,000

VICINITY MAP

Case no: Z134-310
Date: 10/14/2014

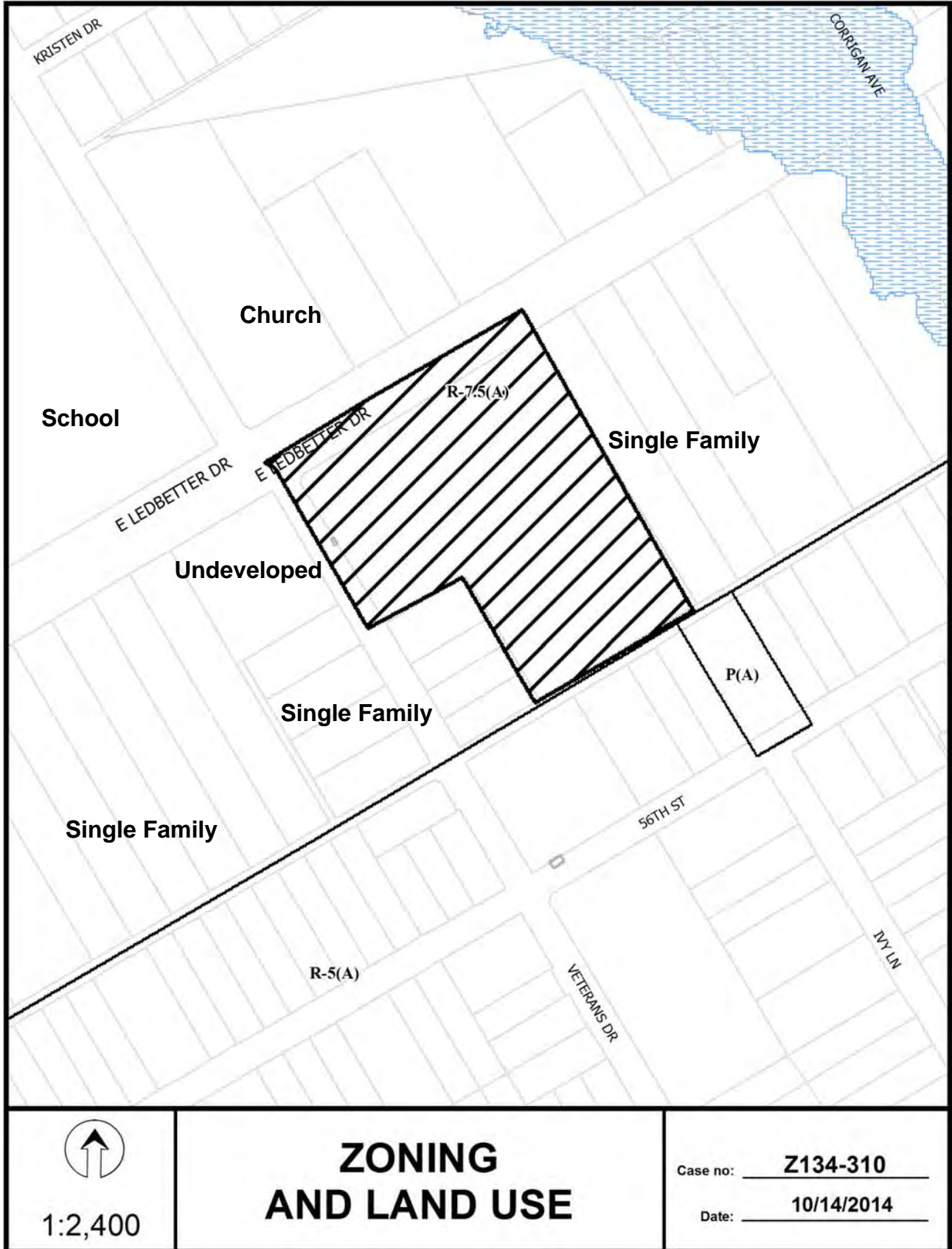


1:2,400

AERIAL MAP

Case no: Z134-310

Date: 10/14/2014



CPC RESPONSES



<u>36</u>	Property Owners Notified (40 parcels)
<u>3</u>	Replies in Favor (3 parcels)
<u>1</u>	Replies in Opposition (1 parcels)
<u>300'</u>	Area of Notification
<u>10/2/2014</u>	Date

Z134-310
CPC



1:2,400

10/01/2014

Reply List of Property Owners***Z134-310******36 Property Owners Notified******3 Property Owners in Favor******1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	4926 VETERANS DR	FAGAN LEONARD L SR
	2	4930 VETERANS DR	FAGAN BUERETTA
	3	2546 LEDBETTER DR	MONSIVAIS ALVARO & IRMA
O	4	2510 LEDBETTER DR	CARVER HEIGHTS BAPT CH
	5	2445 LEDBETTER DR	Dallas ISD
	6	2446 LEDBETTER DR	FIRST FULL GOSPEL PENTE
	7	2440 LEDBETTER DR	HIGHWAY AND HEDGES MINISTRIES
O	8	4937 VETERANS DR	HIGHWAY AND HEDGES MINISTRIES
	9	4933 VETERANS DR	OLU HOLDINGS INC
	10	4923 VETERANS DR	FAGAN LEONARD SR
O	11	2464 LEDBETTER DR	CARVER HTS BAPTIST CHURCH
	12	4930 VETERANS DR	FAGAN BUERETTA EDDINGTON
	13	4938 VETERANS DR	RODRIQUEZ ABELARDO
	14	2550 LEDBETTER DR	ABRONE ELLA M
	15	2610 LEDBETTER DR	CHURCH OF THE LIVING GOD
	16	2610 LEDBETTER DR	CHURCH OF THE LIVING GOD
	17	2634 LEDBETTER DR	OSADEBEY JOY N ET AL
	18	2615 LEDBETTER DR	HILL JOHNATHAN M
	19	2543 LEDBETTER DR	FOUNTAIN OF THE LIVING WORD
	20	2531 LEDBETTER DR	ANDERSON TOMMY B &
	21	2517 LEDBETTER DR	REYNOLDS GEORGIA LIFE EST
	22	2505 LEDBETTER DR	HOLMES STREET CHURCH OF
	23	5015 VETERANS DR	BURKS HELEN RUTH
	24	2549 56TH	HIGHWAY AND HEDGES MINISTRIES
	25	5007 IVY LN	HOUSE OF PRAISE FAMILY
X	26	5006 IVY LN	WILLIAMS DENNIS & LINDA

Z134-310(OTH)

10/01/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	2712 56TH	LOCKETT PATTIE M
	28	5006 VETERANS DR	VASQUEZ MARIA ESTATE OF
	29	2623 56TH	PRATER FREEMAN R
	30	2627 56TH	MALDONADO JOSE & MARIA S
	31	2631 56TH	SANCHEZ ROSA
	32	2707 56TH	BURKLEY CHRISTOPHER M & MICHELLE
	33	2711 56TH	5171 INVESTMENTS GROUP LP
	34	2719 56TH	LEDESMA MARIA
	35	2727 56TH	JACKSON JESSE L
	36	5044 VETERANS DR	NEW LEAF MISSIONARY

AGENDA ITEM # 81

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 11
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 25 R

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District uses and a local utility limited to a utility services use on property zoned an R-7.5(A) Single Family District and Planned Development District No. 703 at the northeast corner of Walnut Hill Lane and Hillcrest Road
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions
Z123-376(MW)

FILE NUMBER: Z123-376(MW)

DATE FILED: September 20, 2013

LOCATION: Northeast corner of Walnut Hill Road and Hillcrest Road

COUNCIL DISTRICT: 11

MAPSCO: 25-R

SIZE OF REQUEST: ±8.57 acres

CENSUS TRACT: 131.02

REPRESENTATIVE: Madonna Smith, Nathan D. Maier Consulting Engineers, Inc.

APPLICANT/OWNER: Dallas Water Utilities

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District uses and a local utility limited to a utility services use on property zoned an R-7.5(A) Single Family District and Planned Development District No. 703.

SUMMARY: Dallas Water Utilities (DWU) is scheduled to replace the existing pump station and reservoir. A planned development district is proposed to address height and lot coverage and to allow the use by right, rather than by specific use permit. DWU proposes an enhanced landscape plan to help buffer the utility services use and ensure compatibility with the surrounding uses. The proposed planned development plan will be subject to a development plan, the referenced landscape plan, and conditions.

CPC RECOMMENDATION: Approval, subject to a development plan, landscape plan, and conditions.

STAFF RECOMMENDATION: Approval, subject to a development plan, landscape plan, and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon the following:

1. *Performance impacts upon surrounding property* – The existing facility has played a role in the development of the neighborhood and will continue to be an important part of a unified network of pump stations and water treatment plants. Based on the input of the neighborhood, Dallas Water Utilities proposes design elements and an enhanced landscape plan to help ensure compatibility with the surrounding properties.
2. *Traffic impact* – Based on the traffic impact worksheet submitted with the application, the use generates fewer than 14 trips per day and will not significantly impact the surrounding roadway system.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed upgrade to the existing local utility complies with the comprehensive plan.
4. *Justification for Planned Development District Zoning as opposed to a straight zoning district* – A planned development district is proposed to allow the use by right, rather than by specific use permit, to accommodate an increase in lot coverage for nonresidential uses, and to limit the height of the reservoir. The proposed planned development district will be subject to a development plan, a landscape plan, and conditions.

BACKGROUND INFORMATION:

- The ±8.57-acre request site is a developed with a pump station and underground reservoir; a portion of the site serves as surface parking for the adjacent high school.
- The existing facility, which was constructed in 1956, has reached the end of its useful service life. Furthermore, the reservoir does not comply with current Texas Commission for Environmental Quality (TCEQ) standards.
- To date, Dallas Water Utilities has held seven meeting to receive input from the neighborhood and/or its representatives.

Zoning History:

1. **Z134-320:** On Thursday, August 21, 2014, the City Plan Commission authorized a public hearing to determine the proper zoning on property zoned Planned Development District No. 703 for a public school other than an open enrollment-charter school and R-7.5(A) Single Family District uses [Hillcrest High School].
2. **Z090-260:** On Wednesday, February 9, 2011, the City Council approved an amendment to Planned Development District No. 656 for a Public school other than an open enrollment charter school and R-7.5(A) Single Family District Uses.

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Aberdeen Avenue	Local	50 feet
Hillcrest Road	Principal arterial	100 feet
Walnut Hill Road	Principal arterial	100 feet

Surrounding Land Uses:

	Zoning	Land Use
North	PDD No. 703	Surface parking; public school
East	D(A)	Single family
South	R-7.5(A)	Single family
West	R-7.5(A)	Single family

STAFF ANALYSIS:

Comprehensive Plan:

The Vision Illustration depicts the request site as within a *Residential Neighborhood Building Block*. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The request is consistent with the following goal and policies of the Comprehensive Plan.

NEIGHBORHOOD ELEMENT

GOAL 7.1: PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

Policy 7.1.2: Promote neighborhood-development compatibility.

Policy 7.1.5: Provide public infrastructure to support neighborhoods.

Land Use Compatibility:

Based on the input of the neighborhood, Dallas Water Utilities proposes design elements and an enhanced landscape plan to help ensure compatibility with the surrounding properties. Pursuant to the proposed conditions, facade walls must be comprised of brick veneer and/or architectural cast concrete. Screening from adjacent properties will be provided in accordance with the Dallas Development Code and an earthen berm will be provided along the east property line in the location shown on the development plan and landscape plan.

Pursuant to Section 51A-4.408, structures for utility and public service uses and institutional uses may be erected to any height consistent with the Federal Aviation Administration air space limitation, residential proximity slope height restrictions, and the building code. The proposed conditions will limit the maximum structure height to 37 feet. The pump station and reservoir will be subject to the residential proximity slope.

In addition, the facility will be secured by an eight-foot wrought iron fence; however the conditions will allow for a maximum height of ten feet. Access to the site will be restricted to two separate locked entry gates. For safety and security reasons, the site will not be accessible by the public.

Development Standards:

The proposed development standards apply only to a local utility limited to a utility services use. The development standards of the existing R-7.5(A) Single Family District will apply if developed with any other permitted use.

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25'	5' res. 10' nonres.	1 unit/7,500 sf	30'	45% res. 25% nonres.	RPS	Residential
Proposed: PDD	25' 10' on Aberdeen	5' res. 10' nonres.	1 unit/7,500 sf	37'	45%	RPS	Residential; utility services

Parking:

Pursuant to Section 51A-4.212 of the Dallas Development Code, no parking is required for a utility services use.

Landscaping:

Pursuant to Section 51A-4.212, landscape regulations do not apply to a utility services use. However, if the use is more than seven feet in height, screening that complies with 51A-4.602(b) must be constructed and maintained along the side and rear of the use and a perimeter landscape buffer that complies with 51A-10.0125 must be provided. The applicant will meet these requirements and will provide additional as shown on the proposed landscape plan.

The City Plan Commission's recommendation of approval was subject to a revised landscape plan and the following revised conditions:

The landscape plan (Exhibit ____B) must include:

(1) An inventory of landscaping items to be installed, including caliper and size of proposed vegetation and trees at time of installation. Trees must be selected from the replacement trees list contained in section 51A-10.134 and must include a combination of native deciduous and coniferous trees with the goal of providing a perennial evergreen edge. Specific plant species selections may be amended if the Building Official determines the plant adjustment does not compromise the visual screening purpose in the landscape.

(2) A listing of trees to be preserved. If a tree is seriously injured, it must be replaced with a minimum two-inch caliper tree within 20 feet from which the seriously injured tree was removed.

(3) An irrigation plan. An irrigation plan with specifications detailing the schedule of irrigation to assure plant establishment, and the plan to maintain the plant materials in a healthy, growing condition at all times.

CPC Action: October 2, 2014:

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses and a local utility limited to a utility services use, subject to a development plan, revised landscape plan, and revised conditions to include: 1) Landscape plan must include an inventory of landscaping items to be installed, including caliper and size of proposed vegetation and trees at time of installation. Trees must be selected from the replacement trees list contained in section 51A-10.134 and must include both native trees and evergreens trees with the goal of providing as much green as possible throughout the year, 2) A listing of trees to be preserved using best efforts. If a tree is injured or damaged, it must be replaced with a minimum number caliper inch tree (to be clarified by arborist) in the approximate location from which the injured or damaged tree was removed, 3) An irrigation plan, and 4) A statement of how irrigation will be employed for as long as necessary to guarantee establishment of plants and trees (to be clarified by the arborist) on property zoned an R-7.5(A) Single Family District and Planned Development District No. 703 at the northeast corner of Walnut Hill Lane and Hillcrest Road.

Maker: Schultz
Second: Murphy
Result: Carried: 14 to 0

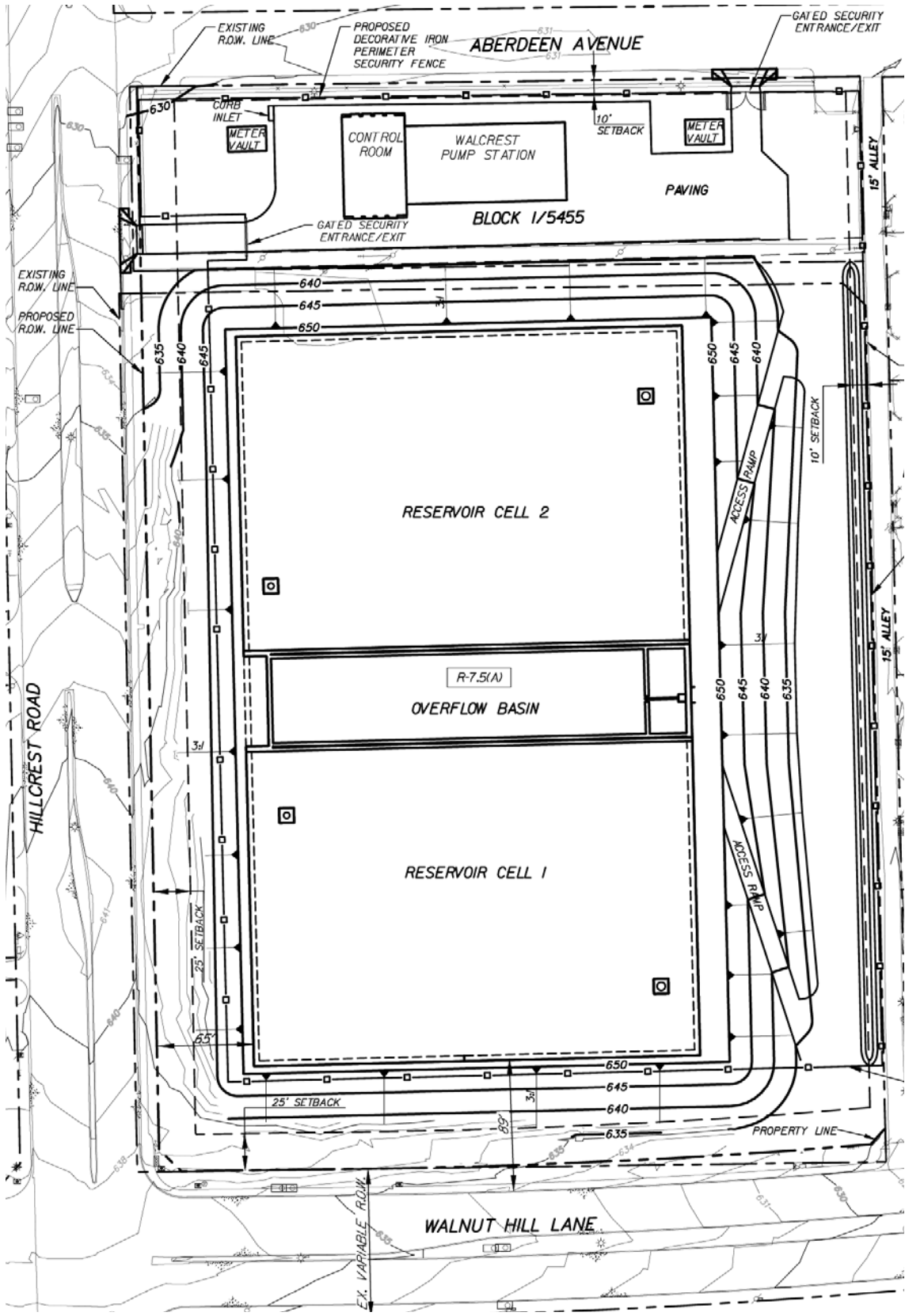
For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 1 - Culbreath
Vacancy: 0

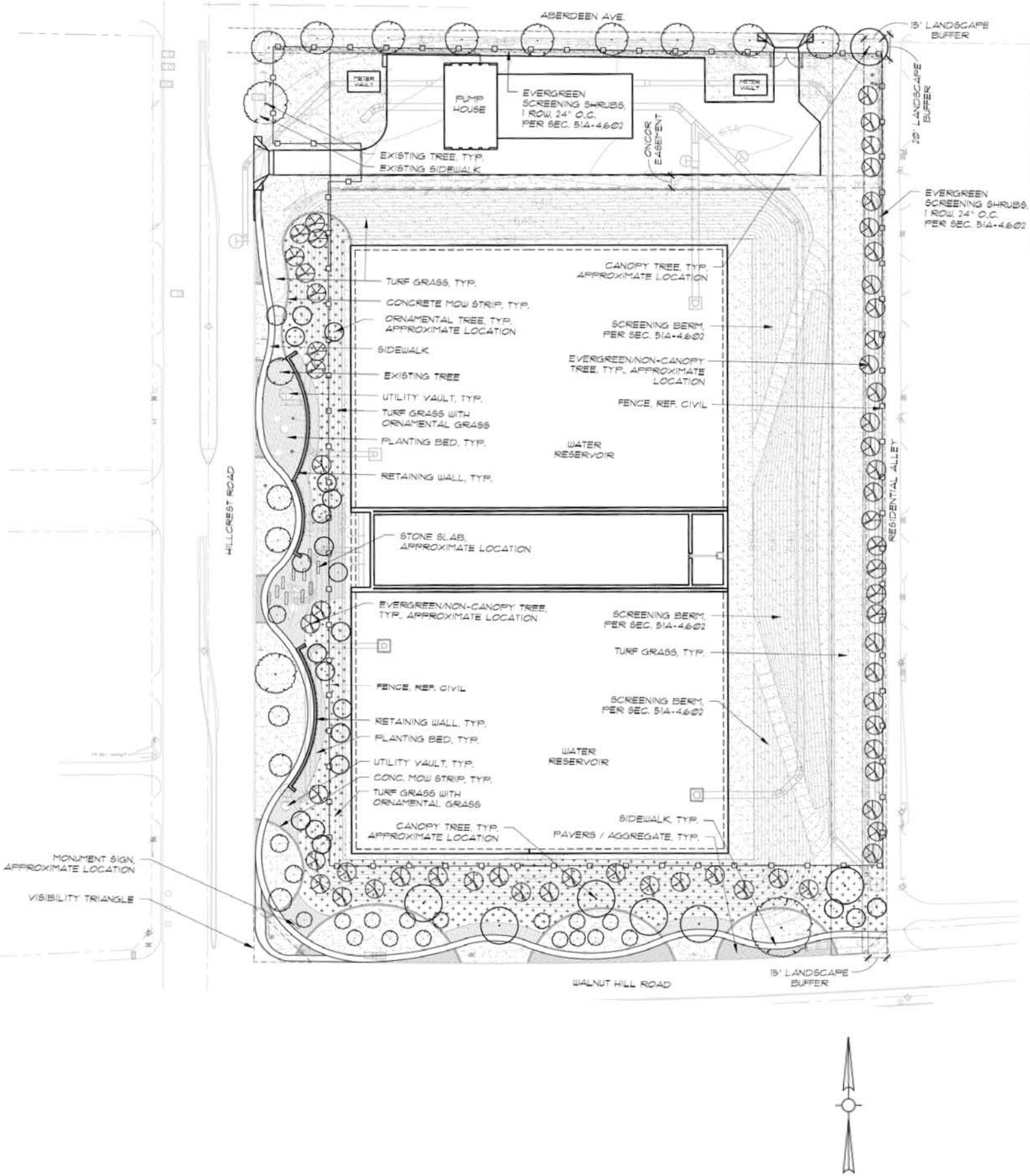
Notices: Area: 500 Mailed: 122
Replies: For: 7 Against: 7

Speakers: For: Roger Harris, 7134 Glendora Ave., Dallas, TX, 75230
Staff: Mark Simon, 2121 Main St., Dallas, TX, 75201
Against: None

Proposed Development Plan



Proposed Landscape Plan



**Z123-376
CPC Recommended Conditions**

SEC. 51P- ____ .101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. 51P- ____ .102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located at the northeast corner of Hillcrest Road and Walnut Hill Lane. The size of PD ____ is approximately 8.57 acres.

SEC. 51P- ____ .103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district.

SEC. 51P- ____ .104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: development plan.
- (2) Exhibit ____B: landscape plan.

SEC. 51P- ____ .105. DEVELOPMENT PLAN.

- (a) For a local utility limited to a utility services use, development and use of the Property must comply with the development plan (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.
- (b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P- ____ .106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) The following additional main use is permitted by right:

-- Local utility limited to a utility services use.

SEC. 51P- ____ .107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P- ____ .108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot and space regulations for the R-7.5(A) Single Family District apply.

(b) Front yard. For a local utility limited to a utility services use, the minimum front yard on Aberdeen Avenue is 10 feet. A fence with a maximum height of ten feet may be located within a front yard.

(c) Height. For a local utility limited to a utility services use, the maximum structure height is 37 feet. No portion of the structure may be located above the residential proximity slope.

(d) Lot coverage. For a local utility limited to a utility services use, the maximum lot coverage is 45 percent. Above-ground structures and surface pavement are included in lot coverage calculations. Below-ground structures are not included in lot coverage calculations.

(e) Stories. For a local utility limited to a utility services use:

(1) Pump station. Maximum number of stories above grade is one.

(2) Reservoir. Not applicable.

SEC. 51P- ____ .109. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P- ____ .110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- ____ .111. LANDSCAPING.

(a) Landscaping for a local utility limited to a utility services use must be provided in accordance with the additional provision stated in 51A-4.212 and as shown on the landscape plan (Exhibit ____B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) For a local utility limited to a utility services use, an earthen berm must be provided along the east property line, in the location shown on the development plan (Exhibit ____A) and landscape plan (Exhibit ____B).

(c) The landscape plan (Exhibit ____B) must include:

(1) An inventory of landscaping items to be installed, including caliper and size of proposed vegetation and trees at time of installation. Trees must be selected from the replacement trees list contained in section 51A-10.134 and must include a combination of native deciduous and coniferous trees with the goal of providing a perennial evergreen edge. Specific plant species selections may be amended if the Building Official determines the plant adjustment does not compromise the visual screening purpose in the landscape.

(2) A listing of trees to be preserved. If a tree is seriously injured, it must be replaced with a minimum two-inch caliper tree within 20 feet from which the seriously injured tree was removed.

(3) An irrigation plan. An irrigation plan with specifications detailing the schedule of irrigation to assure plant establishment, and the plan to maintain the plant materials in a healthy, growing condition at all times.

(d) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____ .113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII and the attached development plan.

SEC. 51P- ____ .114. ADDITIONAL PROVISIONS.

(a) For a local utility limited to a utility services use, facade walls must be comprised of brick veneer and/or architectural cast concrete.

(b) For a local utility limited to a utility services use, fencing must be constructed of wrought iron or a similar decorative metal.

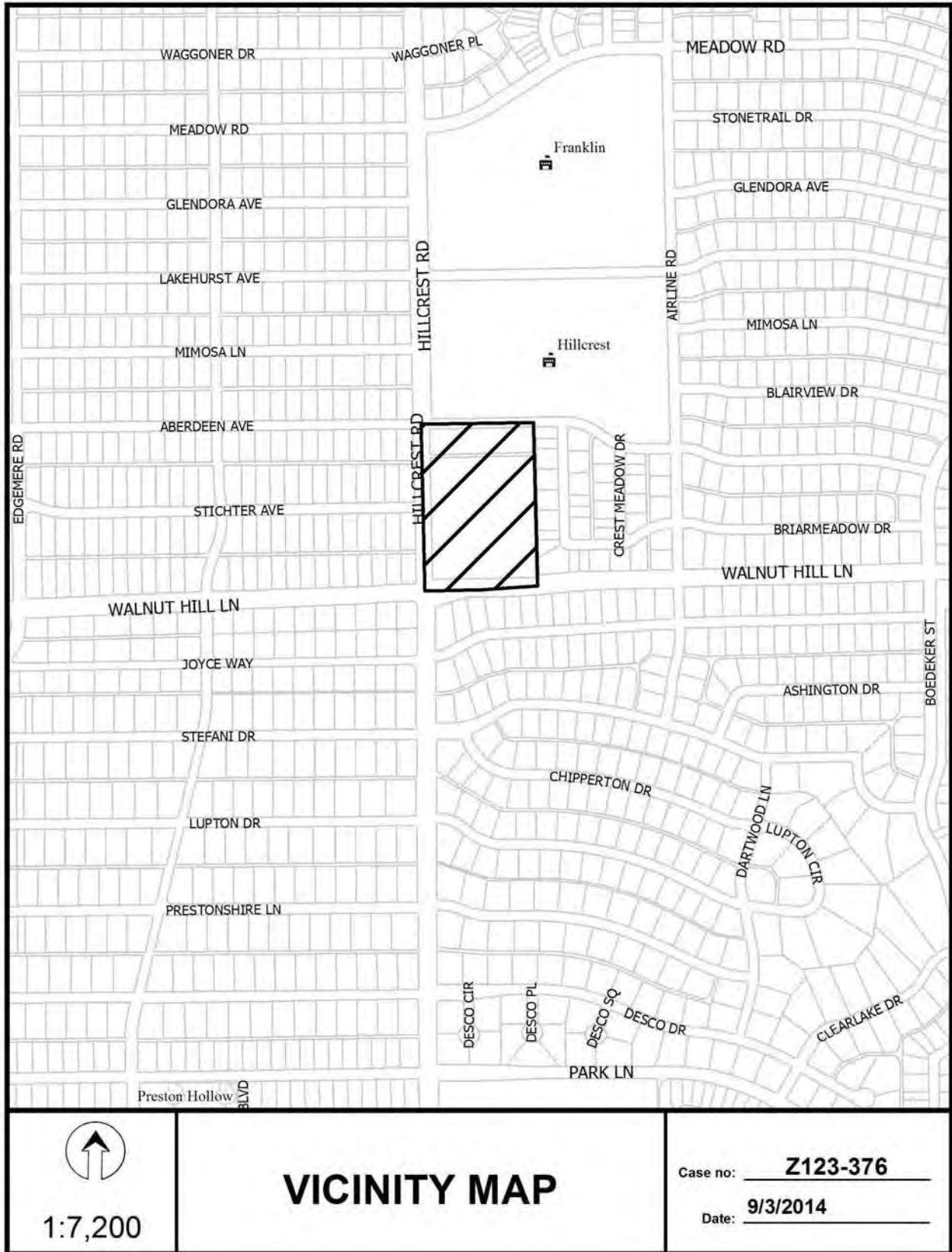
(b) The Property must be properly maintained in a state of good repair and neat appearance.

(c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P- ____ .115. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.





1:3,600

AERIAL MAP

Case no: Z123-376

Date: 9/3/2014



ZONING AND LAND USE

Case no: Z123-376

Date: 9/3/2014

1:3,600



CPC Responses



<u>122</u>	Property Owners Notified (123 parcels)
<u>7</u>	Replies in Favor (7 parcels)
<u>7</u>	Replies in Opposition (7 parcels)
<u>500'</u>	Area of Notification
<u>10/2/2014</u>	Date

Z123-376
CPC



1:3,600

10/01/2014

Reply List of Property Owners***Z123-376******122 Property Owners Notified 7 Property Owners in Favor 7 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	6910 JOYCE WAY	SCHMIDT ERIC &
X	2	6920 JOYCE WAY	GARDNER DANNY R &
	3	6930 JOYCE WAY	MERRITT MICHAEL &
	4	6940 JOYCE WAY	WARMAN LYNNETTE R &
	5	6950 JOYCE WAY	ISENBERG RANDALL B & LORI L ISENBERG
	6	6960 JOYCE WAY	ROEBUCK JOAN
	7	7008 JOYCE WAY	WOMBLE CRAIG
	8	7018 JOYCE WAY	HALL DOUGLAS K
X	9	7028 JOYCE WAY	BLACK THOMAS W & SUSAN S
	10	7038 JOYCE WAY	DILLARD WILLIAM L & COLLEEN DOUGHERTY
	11	7048 JOYCE WAY	KILMER HAROLD F
	12	7058 JOYCE WAY	WALLACE MARY J DUNLAP
	13	7005 STEFANI DR	WOOD DICK P &
	14	6959 STEFANI DR	CARPENTER JAMES F &
	15	6951 STEFANI DR	DALLAS METRO HOLDINGS LLC
	16	6945 STEFANI DR	MARSH CAL N & TARA K
	17	6937 STEFANI DR	PETTY ROSEMARY EST OF
	18	6931 STEFANI DR	HODGE MARY H
	19	6923 STEFANI DR	BYAS JAMES DAVID
	20	6915 STEFANI DR	INTERRANTE LENA C TR
	21	6909 JOYCE WAY	GALE MAXINE
	22	6919 JOYCE WAY	MATISE DAN V
	23	6929 JOYCE WAY	CADE LINDA SUSAN &
	24	6939 JOYCE WAY	VARNER DEANNE
	25	6949 JOYCE WAY	QUIGLEY MICHAEL A & MERRITT B
	26	6959 JOYCE WAY	PEJOVICH SVETOZAR &

10/01/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	27	7007 JOYCE WAY	GREGORY GLYNN S &
	28	7017 JOYCE WAY	OSPINA MARIA TERESA ZULUAGA &
	29	7027 JOYCE WAY	ALBRECHT CHARLOTTE G
X	30	7037 JOYCE WAY	MOORHEAD HILARY & JOHN A
	31	7047 JOYCE WAY	JMV HOLDINGS LLC
	32	7057 JOYCE WAY	MANOWITZ SEYMOUR
	33	7067 JOYCE WAY	JOHNSON MARGARET &
	34	7041 BRIARMEADOW DR	ORTEGA JEREMY J &
	35	7031 BRIARMEADOW DR	BOLES MITCHEM C
O	36	7033 BRIARMEADOW DR	APPLEBOME LOUISE
	37	7015 BRIARMEADOW DR	BALSER ALAN & PAM
	38	9831 CREST MEADOW DR	SANFORD BETTY A
	39	9823 CREST MEADOW DR	BLAIR KATHERINE L
O	40	9807 CREST MEADOW DR	MERRITT DAVID V &
O	41	9809 CREST MEADOW DR	MERRITT DAVID & SHERRY
	42	9808 CREST MEADOW DR	YOUNGBLOOD BRIAN
	43	9818 CREST MEADOW DR	TSAI FREDDY &
	44	9824 CREST MEADOW DR	WALKER CHARLES L
	45	9834 CREST MEADOW DR	AVERY ROBERT LEE
	46	9832 CREST MEADOW DR	AVERY ROBERT LEE
	47	7084 BRIARMEADOW DR	MCCALL LAVERNE FAMILY TRUST
	48	7078 BRIARMEADOW DR	WALTERS RICHARDS KEITH
	49	7060 BRIARMEADOW DR	SCOTT KAY KIMBALL
	50	7062 BRIARMEADOW DR	BERRY CRAIG
	51	7052 BRIARMEADOW DR	PAK SANG P
	52	7038 BRIARMEADOW DR	JAGGI LEWIS R &
	53	7022 BRIARMEADOW DR	DAUTERMAN FAMILY
	54	7008 BRIARMEADOW DR	FLANAGAN ANDREA H
	55	7006 BRIARMEADOW DR	FLANAGAN JESSE N
	56	9924 HILLCREST RD	Dallas ISD
	57	6839 STEFANI DR	BROOKS KENT FRANK &

10/01/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	6806 WALNUT HILL LN	MCDOW PUCHA &
	59	6814 WALNUT HILL LN	ANDERSON CRAIG B & PAMALLA
	60	6824 WALNUT HILL LN	HARDIN KATHERINE L
	61	6832 WALNUT HILL LN	ROY BERNICE PHYLLIS
	62	6840 WALNUT HILL LN	HARALSON DOROTHY ROACH
	63	6807 JOYCE WAY	OLSON VIRGINIA V
	64	6815 JOYCE WAY	DAVEY DARREN W & ARDATH S
	65	6825 JOYCE WAY	RUSSELL ALAN C
	66	6833 JOYCE WAY	BROOKS LYNN A &
	67	6841 JOYCE WAY	OLEA ALEJANDRO
	68	6824 JOYCE WAY	FRAZIER BRIAN & KELLY
	69	6832 JOYCE WAY	SIEDELL LYNN M
	70	6840 JOYCE WAY	SHEREDA STEVEN J
	71	6806 ABERDEEN AVE	BEALL DENNIS R &
	72	6810 ABERDEEN AVE	BEARDEN AVERY D
	73	6816 ABERDEEN AVE	MELUCCI JEFFREY
	74	6822 ABERDEEN AVE	NASH DOUGLAS C &
	75	6828 ABERDEEN AVE	HOME ALONE CORP THE
X	76	6834 ABERDEEN AVE	NIGHT SCOTT GORDON & CATHERINE ANITA
	77	6805 STICHTER AVE	LANG PHILIP & AMY
	78	6809 STICHTER AVE	LINDER SUSAN
	79	6815 STICHTER AVE	SOUTHER ROY ELIHU
	80	6821 STICHTER AVE	CROCKETT TOMMY L
O	81	6825 STICHTER AVE	WALLIS ITHA M PAT
	82	6831 STICHTER AVE	RATLIFF BRENT & SUSIE
	83	6837 STICHTER AVE	ROYAL DYNASTY HOMES
	84	6806 STICHTER AVE	MIMURA MURIEL E & HARLEY HARUO
	85	6810 STICHTER AVE	ZETHRAUS CAROLE LEE
O	86	6816 STICHTER AVE	PERKINS THOMAS K
	87	6820 STICHTER AVE	BARBEE BILLY H & DELISA R
	88	6826 STICHTER AVE	COOK BARRY L &

10/01/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	6832 STICHTER AVE	WILLIAMS HENRY BYRON
	90	6838 STICHTER AVE	SALEM KAREEM T &
	91	6839 WALNUT HILL LN	WAGATUMBI GATHUKA
	92	6835 WALNUT HILL LN	CANON PATRICK CHARLES ARTHUR
X	93	6827 WALNUT HILL LN	MORGAN J MICHELLE
	94	6823 WALNUT HILL LN	RESLANE JOINT VENTURE
	95	6817 WALNUT HILL LN	JV RESLANE
	96	6811 WALNUT HILL LN	KOSHY JOJY
	97	6805 WALNUT HILL LN	WATTS LAURA
	98	6835 MIMOSA LN	NGUYEN KEVIN K
	99	6827 MIMOSA LN	YOUNG JOSEPH K
	100	6823 MIMOSA LN	ELLIS JOHN MICHAEL & CATHERINE ASHLEY
	101	6817 MIMOSA LN	DENESUK MARK &
	102	6804 MIMOSA LN	FLEISHER RANDALL L &
	103	6822 MIMOSA LN	CHRISTENSEN LISA J & MICHAEL F
	104	6828 MIMOSA LN	SENISE JAIRO
	105	6834 MIMOSA LN	BOOTHMAN DAVID A
	106	6835 ABERDEEN AVE	VALDEZ LILLIAN
	107	6829 ABERDEEN AVE	RAMIREZ DANIEL
	108	6823 ABERDEEN AVE	POUNDERS NOLAND M
	109	6817 ABERDEEN AVE	BODWELL MICHAEL R &
	110	6811 ABERDEEN AVE	KICKIRILLO VINCENT M
X	111	6805 ABERDEEN AVE	EAGLE PATRICK & SUSAN
	112	7023 BRIARMEADOW DR	DUSENBERRY DAVID W TR
	113	7025 BRIARMEADOW DR	DUSENBERRY DAVID W
O	114	7007 BRIARMEADOW DR	BAKER LINDA WATTS
	115	9839 CREST MEADOW DR	CASIPIT CALVIN M &
	116	9817 CREST MEADOW DR	WISLEY DAVID &
	117	7068 BRIARMEADOW DR	MALACH MELVIN TR
	118	7046 BRIARMEADOW DR	STELTER MARGARET C
X	119	7044 BRIARMEADOW DR	LIDDLE MARGARET L

Z123-376(MW)

10/01/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	7030 BRIARMEADOW DR	HURST JUDITH
	121	7016 BRIARMEADOW DR	SLAVOV LACHEZAR
	122	6810 MIMOSA LN	ARMES JOSEPH B &

AGENDA ITEM # 82

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 2
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 34 Z

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for P Parking Subdistrict Uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, Oak Lawn Special Purpose District with deed restrictions on the northeast corner of Wycliff Avenue and Brown Street
Recommendation of Staff and CPC: Approval, subject to a development/landscape plan and conditions
Z134-294(RB)

FILE NUMBER: Z134-294(RB) **DATE FILED:** July 21, 2014

LOCATION: Northeast Corner of Wycliff Avenue and Brown Street

COUNCIL DISTRICT: 2 **MAPSCO:** 34-Z

SIZE OF REQUEST: Approx. 19,717 Sq. Ft. **CENSUS TRACT:** 4.05

APPLICANT/OWNER: Wycliff-Tollway, Ltd.

REPRESENTATIVE: Tommy Mann

REQUEST: An application for a Planned Development Subdistrict (PDS) for P Parking Subdistrict Uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with deed restrictions.

SUMMARY: The purpose of the request is to provide for surface parking for an adjacent multi-tenant retail development. The request site is undeveloped. The applicant is proposing to provide for surface parking for an adjacent multi-tenant retail center. Existing deed restrictions require affordable housing for any residential use constructed on the property (zoning at the time the instrument was recorded was MF-2). As the applicant's request removes residential uses, the intent is to retain this restriction.

CPC RECOMMENDATION: Approval, subject to a development/landscape plan and conditions.

STAFF RECOMMENDATION: Approval, subject to a development/landscape plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the request, subject to the attached development/landscape plan and conditions based upon:

1. *Performance impacts upon surrounding property* –Impact on adjacent properties, subject to staff’s recommended conditions (development plan now provides for left turn out only on Brown Street and limitation on light standard height of eight feet) is not expected.
2. *Traffic impact* – No negative impact is anticipated subject to attached plan design (see note, No. 1, above)
3. *Comprehensive Plan or Area Plan Conformance* – Proposed use of the property is a compatible component in an Urban Mixed Use Building Block. Additionally, the request complies with the Oak Lawn Special Purpose District and Oak Lawn Plan criteria as noted herein.

Zoning History: There has been no recent zoning activity in the immediate area relevant to the request.

<u>Thoroughfare/Street</u>	<u>Existing & Proposed ROW</u>
Wycliff Avenue	Minor Arterial; 100’ & 100’ ROW
Brown Street	Local; 50’ ROW

STAFF ANALYSIS:

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for

multiple-family neighborhoods and commercial areas.

- (7) To promote landscape/streetscape quality and appearance.

The site is undeveloped. As the applicant is proposing surface parking as permitted by a P Parking Subdistrict (PDS for P Parking Subdistrict), Nos. 1, 2, 3, 5, and 6 are not applicable. Subject to the attached site plan, landscape plan, and staff's recommended conditions, the development and utilization of the property complies with Nos. 4 and 7.

Comprehensive Plan: The request site is located in an area considered Urban Mixed-Use. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

Land Use Compatibility:

The site, previously accommodating for a residential use, has been cleared of all improvements. The applicant is proposing to improve the parking for surface parking in conjunction with parking demands for an adjacent (across Brown Street) multi-tenant retail development.

Surrounding land use follows a typical pattern found throughout the city; retail, restaurant, entertainment uses along a thoroughfare, transitioning to low density residential uses inward from the thoroughfare-fronting nonresidential development. Specifically, the area west of the site possesses such a land use pattern, with low density residential uses north along both sides of Brown Street. The elevated portion of the Dallas North Tollway abuts the site's eastern boundary, with high density multifamily uses on both sides of Wycliff Avenue, east of the Tollway.

As PDD No. 193 requires sidewalks along all frontages. The site's eastern property line, abutting the southbound access road for the Dallas North Tollway is elevated over the NTTA's right-of-way. In terms of functionality, the approximate 165 linear feet of required sidewalk would 'connect' Wycliff Avenue and the unimproved alley abutting the site's northern property line.

It is staff's opinion this code requirement is not necessary. As a result, the applicant would need to file a separate application to the Board of Adjustment for a special exception to the sidewalk regulations, an unnecessary application process in that the requested PDS can consider such through the zoning process. As a result of these

Z134-294(RB)

issues, staff supports the submittal of a PDS so as to address (more efficiently) the *sidewalk* issue as well as having the integrity of a City Council approved development/landscape plan and conditions (not required for a P Parking Subdistrict 'straight zoning' request).

When considering a P Parking Subdistrict within PDD No. 193, the following should be considered:

- 1) Parking must be contiguous or directly across an alley or street from the main use(s) it serves; and,
- 2) Minimum ten foot front yard must be provided.

While this request is not being made by the holder of a dance hall license, certain adjacency and compatibility factors required for such a request; i.e., off-site parking for nonresidential uses, do parallel staff's consideration of this application:

- 1) Is the property in a subdistrict other than single family, duplex, or townhouse;
- 2) Is the property contiguous to, or directly across an alley from a property in a nonresidential subdistrict;
- 3) Has landscaping (including screening) that meets the requirements of PDD No. 193;
- 4) Has lighting that meets the parking lot lighting standards of PDD No. 193;
- 5) Has responsible security personnel patrolling it during the hours of its use; and,
- 6) Have curb cuts for vehicular access designed to direct traffic to the nearest thoroughfare.

CPC ACTION

(October 23, 2014)

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for P Parking Subdistrict Uses, subject to a revised development/landscape plan and revised conditions on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with deed restrictions on the northeast corner of Wycliff Avenue and Brown Street.

Maker: Emmons
Second: Culbreath
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Z134-294(RB)

Against: 0
Absent: 1 - Anantasomboon
Vacancy: 0

Notices: Area: 500 Mailed: 156
Replies: For: 1 Against: 2

Speakers: For: Tommy Mann, 500 Winstead Bldg., Dallas, TX, 75201
Howard Okon, 6454 Cedar Hollow Dr., Dallas, TX, 75248
Against: None

OFFICERS AND DIRECTORS

Owner/Applicant: **WYCLIFF-TOLLWAY, LTD.**

General Partner:	Hopkins Retail, Inc.	
	-Michael J. Hopkins	President
	-Michael J. Hopkins	Director
	-Edward Schaefer	Vice President

CPC RECOMMENDED/STAFF RECOMMENDED CONDITIONS

"DIVISION S- _____.

PD 193 SUBDISTRICT.

SEC. S-____.101. LEGISLATIVE HISTORY.

Planned Development Subdistrict ____ for P Parking Subdistrict Uses within Planned Development District No. 193 ("PD Subdistrict ____") was established by Ordinance No. _____ passed by the Dallas City Council on _____, 2014.

SEC. S-____.102. PROPERTY LOCATION AND SIZE.

PD 193 Subdistrict ____ is established on property generally located on the northeast corner of Wycliff Avenue and Brown Street. The size of PD 193 Subdistrict ____ is approximately 19,717 square feet.

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, SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51.

(d) This district is considered to be a nonresidential zoning district.

SEC. S-____.104 EXHIBITS.

(a) The following exhibit is incorporated into this division: Exhibit S-__A: development/landscape plan.

SEC. S-____.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development/landscape plan. In the event of a conflict between the text of this division and the development/landscape plan, the text of this division controls.

SEC. S-____.106. MAIN USES PERMITTED.

The main uses permitted in this district are those main uses permitted in a PD 193 P Parking Subdistrict, subject to the same conditions applicable in the P Parking

Subdistrict, as set out in PD 193. For example, a use permitted in a PD 193 P Parking Subdistrict only by specific use permit (SUP) is permitted in this Subdistrict only by SUP, and a use subject to development impact review (DIR) in a PD 193 P Parking Subdistrict is subject to DIR in this district, etc.

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. In the event of a conflict between this section and Part I of this article, this section controls.)

The yard, lot and space regulations of the Parking P Subdistrict apply to this Subdistrict.

SEC. S-____.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) A surface parking lot in this Subdistrict may provide required off-street parking for a main use located either contiguous to or perpendicularly across an adjoining street or alley from this Subdistrict.

SEC. S-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI of Chapter 51A, Dallas Development Code, as amended.

SEC. S-____.111. LANDSCAPING.

Landscaping must be provided as shown on the attached development/landscape plan.

SEC. S-____.112. SIDEWALKS.

Sidewalks must be provided as shown on the attached development/landscape plan.

SEC. S-____.113. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Maximum height for a light standard is eight feet as measured to the top of the fixture.

Staff recommended:

<p>(c) A minimum of one peace officer must be provided on the Property to monitor activity between the hours of 11:00 p.m. and 2:30 a.m. (the next day), Friday and Saturday.</p>

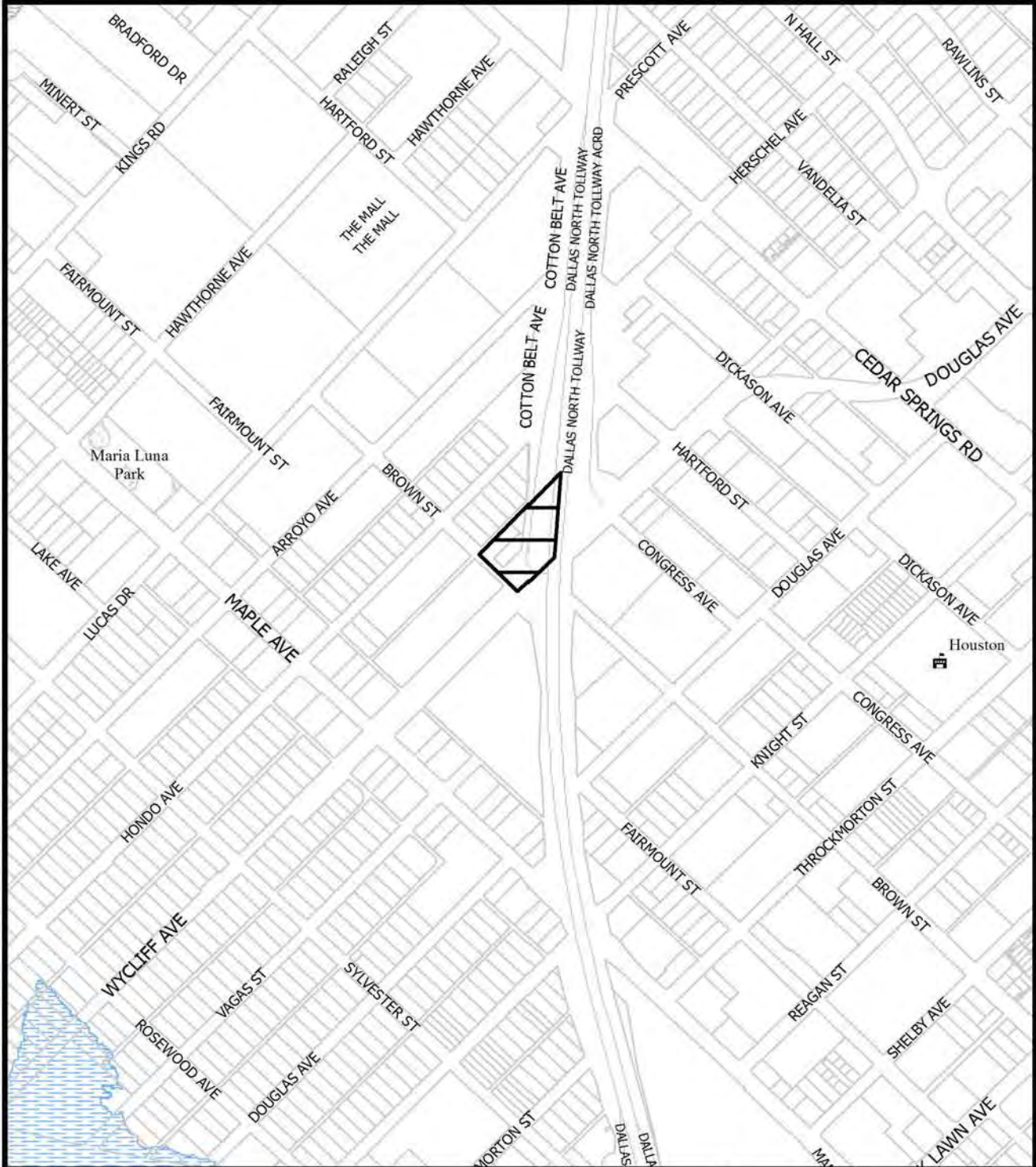
(d) Before the issuance of a certificate of occupancy, fencing must be provided in the locations as shown on the attached development/landscape plan.

(e) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. S-____.114. COMPLIANCE WITH CONDITIONS

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this Subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of thy city, as applicable.



1:6,000

VICINITY MAP

Case no: **Z134-294**

Date: **9/9/2014**

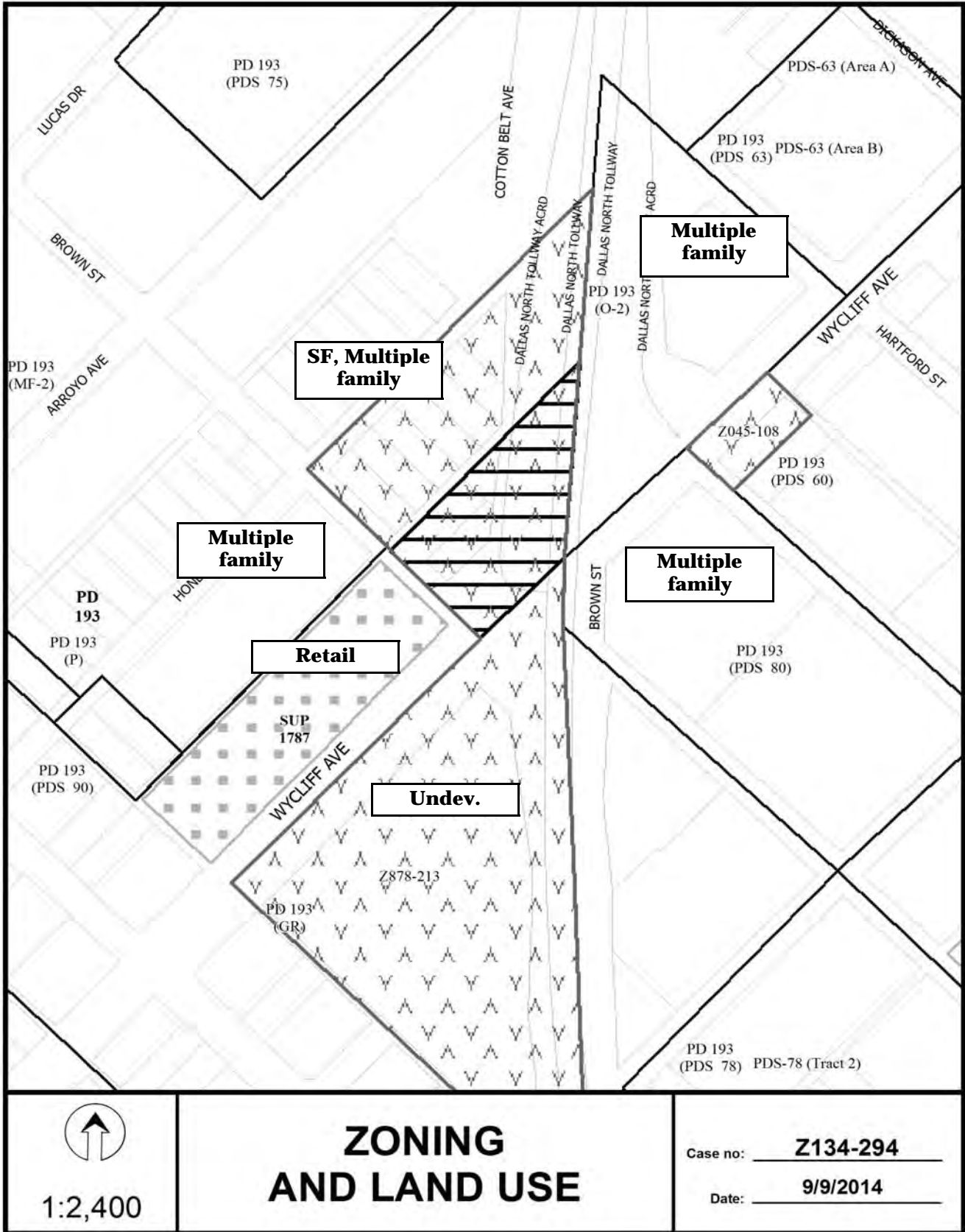


1:2,400

AERIAL MAP

Case no: Z134-294

Date: 9/9/2014



CPC RESPONSES



<u>156</u>	Property Owners Notified (44 parcels)
<u>1</u>	Replies in Favor (1 parcels)
<u>2</u>	Replies in Opposition (2 parcels)
<u>500'</u>	Area of Notification
<u>10/23/2014</u>	Date

Z134-294
CPC



1:2,400

10/22/2014

Reply List of Property Owners***Z134-294******156 Property Owners Notified
Owners Opposed******1 Property Owners in Favor******2 Property***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4410	BROWN ST	TEXAS TURNPIKE AUTH
2	2722	HONDO AVE	TEXAS TURNPIKE AUTHORITY
3	4343	CONGRESS AVE	TRG WYCLIFF LP
4	4342	CONGRESS AVE	NGUYEN TRUMAN & MAI TRAN
5	4338	CONGRESS AVE	TRG WYCLIFF LP
6	2801	WYCLIFF AVE	VILLA RESIDENTIAL CARE
7	2702	ARROYO AVE	KNOT YOUR ORDINARY APTS LLC
8	2703	HONDO AVE	NGUYEN HAI HO
9	2707	HONDO AVE	LOPEZ ISABEL C &
10	2711	HONDO AVE	ACOSTA ALBINO &
11	2715	HONDO AVE	PALEO JOSE B & ELIZA D
12	2719	HONDO AVE	AVILA TOBIAS &
13	2723	HONDO AVE	SAVAGE ELLEN
14	2803	HONDO AVE	NORMANDY MAPLE LLC
15	2527	HONDO AVE	LUU DUNG V & LUU CHINH M
16	2531	HONDO AVE	BARRON MARIA GUADALUPE
17	2535	HONDO AVE	MANSON LESLIE H
18	2539	HONDO AVE	HERRADA ABEL & MANUELA
19	2603	HONDO AVE	MORALES VICTOR &
20	2607	HONDO AVE	FRAGA TONY S
21	2611	HONDO AVE	PETERSON MARY L
22	2615	HONDO AVE	TORREZ RICHARD R JR
23	4443	BROWN ST	CARDENAS ROBERTO
24	2802	HONDO AVE	OWEN CHRISTOPHER DAVID
25	2718	HONDO AVE	GARZA JORGE LUIS & LUZ M
26	2714	HONDO AVE	NAJERA SANDRA M

10/22/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	2710 HONDO AVE	LAGUNA FRANCISCO &
	28	2704 HONDO AVE	HERRERA ISREAL &
	29	2700 HONDO AVE	NGUYEN LIEN DUC &
X	30	2544 HONDO AVE	JENNINGS REVOCABLE TRUST UTD
	31	2516 HONDO AVE	MAPLE REAL ESTATE VENTURE
	32	2929 WYCLIFF AVE	I & G DIRECT REAL ESTATE 26 LP
X	33	4344 CONGRESS AVE	214 WEST TWELFTH PARTNERS LLC
O	34	2523 HONDO AVE	JDAL PROPERTIES INC
	35	2525 WYCLIFF AVE	WYCLIFF TOLLWAY LTD
	36	4317 HARTFORD ST	CAMERON LAURE M
	37	4317 HARTFORD ST	MENENDEZ FERMIN P
	38	4317 HARTFORD ST	AGUIRRE VICTOR
	39	4317 HARTFORD ST	MCCLURE DONNIE W
	40	4317 HARTFORD ST	SONS TRACY
	41	4317 HARTFORD ST	MANNING JANE
	42	4317 HARTFORD ST	BROWN EARL RICHARD
	43	4317 HARTFORD ST	COMANS HENRY JR
	44	4317 HARTFORD ST	HOPPER WILLIAM FARIS
	45	4317 HARTFORD ST	SCHNIBBE GEORGE L JR
	46	4317 HARTFORD ST	MEGA CHASE LP
	47	4317 HARTFORD ST	COVELLI HELEN M &
	48	4317 HARTFORD ST	BRANDT MARK ALAN
	49	4317 HARTFORD ST	GODFREY HENRY T
	50	4317 HARTFORD ST	NAGAICAV NIKOLAI
	51	4317 HARTFORD ST	RLC HARTFORD PROPERTIES LLC
	52	4317 HARTFORD ST	BOSE NANCY K
	53	4317 HARTFORD ST	BURCK JAMES L & PATRICIA M FAMILY TRUST
	54	4317 HARTFORD ST	MCHENRY WILLIAM JOHN TR
	55	4317 HARTFORD ST	HICKEY MARK E
	56	4317 HARTFORD ST	ENGLISH WAYNE
	57	4317 HARTFORD ST	BEUTHE ERIN

10/22/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4317	HARTFORD ST	DUNCAN GARY &
59	4317	HARTFORD ST	MARTINEZ EDWARD G
60	4317	HARTFORD ST	MARTIN JACKIE LEE
61	4317	HARTFORD ST	LESZINSKI SLAWOMIR
62	4317	HARTFORD ST	SLY JAMES FRANK JR
63	4317	HARTFORD ST	NASH JANICE L
64	4317	HARTFORD ST	OAKLAWN GROUP LLC
65	4317	HARTFORD ST	ACKER MARY
66	4317	HARTFORD ST	ADAMS CHANDRA K
67	4317	HARTFORD ST	RICHARDS JAMES L
68	4317	HARTFORD ST	TURNER BRETT
69	2810	WYCLIFF AVE	HUTCHINGS BARRY B
70	2812	WYCLIFF AVE	LAW PAOLA WU
71	2814	WYCLIFF AVE	TROCARD LENNIE R
72	2816	WYCLIFF AVE	HART LAMONT
73	2818	WYCLIFF AVE	NARVARTE ANTONIO
74	2902	WYCLIFF AVE	BELLIN CORPORATION
75	2904	WYCLIFF AVE	XIA YAN
76	2906	WYCLIFF AVE	GONZALEZ ALFONZO
77	2908	WYCLIFF AVE	LAFEVERS LARRY & SARAH
78	2910	WYCLIFF AVE	STJULIAN CHRISTOPHER M
79	4323	BROWN ST	SHEPHERD JANET
80	2627	DOUGLAS AVE	HILL DANIEL
81	2627	DOUGLAS AVE	PEDRAZA JAVIER
82	2627	DOUGLAS AVE	LOPEZ STEVE
83	2627	DOUGLAS AVE	DOMINGUEZ JOSE JORGE &
84	2627	DOUGLAS AVE	ADAMS MELVIN C
85	2627	DOUGLAS AVE	TAYLOR KENT L
86	2627	DOUGLAS AVE	BUSHNELL R WAYNE
87	2627	DOUGLAS AVE	KERR LAURA ELIZABETH
88	2627	DOUGLAS AVE	AKBARI LEYLA

10/22/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	2627 DOUGLAS AVE	STONE GARY
	90	2627 DOUGLAS AVE	COLEMAN RONALD M & JULIE
	91	2627 DOUGLAS AVE	SHEPHERD MICHAEL L
	92	2627 DOUGLAS AVE	CAKAJ ILIR
	93	2627 DOUGLAS AVE	MATA JOSE M
	94	2627 DOUGLAS AVE	LEGROS GAETAN LUC
	95	2627 DOUGLAS AVE	PHILLIPS STEVEN &
	96	2627 DOUGLAS AVE	CRUZ GUSTAVO
	97	2627 DOUGLAS AVE	NGUYEN LE BA
	98	2627 DOUGLAS AVE	WILLIAMS SANDIE
	99	2627 DOUGLAS AVE	MCELROY HOWARD WYNNE
	100	2627 DOUGLAS AVE	HENNIG GWEN
	101	2627 DOUGLAS AVE	TODD ANTHONY &
	102	2627 DOUGLAS AVE	BETANCOURT ADRIANA
	103	2627 DOUGLAS AVE	HATHAWAY JOSEPH H III
	104	2627 DOUGLAS AVE	TRAN LINDA VAN
	105	2627 DOUGLAS AVE	ZHONG CHUN LI PENG
	106	2627 DOUGLAS AVE	GUZMAN MARIO C
	107	2627 DOUGLAS AVE	PETE LEO A
	108	2627 DOUGLAS AVE	HESS CRAIG
	109	2627 DOUGLAS AVE	COLEMAN RONALD M
	110	2627 DOUGLAS AVE	TRAN LINDA V
	111	2627 DOUGLAS AVE	CUNNINGHAM CRAIG
	112	2627 DOUGLAS AVE	MCHUGH JOHN
	113	2627 DOUGLAS AVE	DEJEAN GERALD G
	114	2627 DOUGLAS AVE	HUTTON JERRY B JR
	115	2627 DOUGLAS AVE	POTTS DIMITRI R
	116	2627 DOUGLAS AVE	QUINTANILLA JOE
	117	2627 DOUGLAS AVE	REY JUAN ALBERTO
	118	2627 DOUGLAS AVE	RAY JUAN A
	119	2627 DOUGLAS AVE	GANDY JASON

10/22/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	2627 DOUGLAS AVE	COLEMAN RONALD M &
	121	2627 DOUGLAS AVE	RODRIGUEZ GRACIELA
	122	2627 DOUGLAS AVE	SMITH RONALD W
	123	2627 DOUGLAS AVE	GOLDBERG RUTH
	124	2627 DOUGLAS AVE	ZUNIGA JUAN ANTONIO & MARIA
	125	2627 DOUGLAS AVE	HERRERA JUAN LOPEZ &
	126	2627 DOUGLAS AVE	REY JUAN ALBERTO
	127	2627 DOUGLAS AVE	LACEY CATHRYN
	128	2627 DOUGLAS AVE	GANDY JASON
	129	2627 DOUGLAS AVE	CAKAJ ILIR
	130	2627 DOUGLAS AVE	MCHUGH JOHN
	131	2627 DOUGLAS AVE	PARRIS ABIGAIL
	132	2627 DOUGLAS AVE	SEVILLA MANAGEMENT LLC
	133	2627 DOUGLAS AVE	CASTELLANOS BRUNELLA N & CIRO
	134	2627 DOUGLAS AVE	LOPEZ ZULEMA
	135	4323 BROWN ST	HERNANDEZ DANIELLA N
	136	4323 BROWN ST	TILLERY JAMES WAYNE
	137	4323 BROWN ST	BROWNE JOSE A
	138	4323 BROWN ST	PARRA BERTHA
	139	4323 BROWN ST	SHEPHERD JANET
	140	4323 BROWN ST	SHEPHERD MICHAEL L
	141	4323 BROWN ST	AGUILAR ROXANA PALACIOS &
	142	4323 BROWN ST	RAY JUAN ALBERTO
	143	4323 BROWN ST	SIMMONS JAMES N JR
	144	4323 BROWN ST	SOISSON CHRISTIAN
	145	4323 BROWN ST	QUEZADA ARNOLDO & MARA BIATRIZ
	146	4323 BROWN ST	SLAGLE JODY GLYN
	147	4323 BROWN ST	SHEPHERD MICHAEL
	148	4323 BROWN ST	STEPHAN JERALD M
	149	4323 BROWN ST	CASTRO GEORGE L
	150	4323 BROWN ST	CUMMINGS JOHN LYNN

Z134-294(RB)

10/22/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	4323 BROWN ST	MERCADO EDUARDO V
	152	4323 BROWN ST	PARRA MARITHZA
	153	4323 BROWN ST	CATHEY GARY A
	154	4323 BROWN ST	SOTELO ALFREDO H &
	155	4323 BROWN ST	FAUST DANNY K
	156	4323 BROWN ST	MCWILLIAM CHARLES D

AGENDA ITEM # 83

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 14
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 35 X

SUBJECT

A public hearing to receive comments regarding an application for a Specific Use Permit for a Drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Lemmon Avenue and Throckmorton Street
Recommendation of Staff and CPC: Denial
Z134-295(RB)

FILE NUMBER: Z134-295(RB)

DATE FILED: October 31, 2013

LOCATION: East corner of Lemmon Avenue and Throckmorton Street

COUNCIL DISTRICT: 14

MAPSCO: 35-X

SIZE OF REQUEST: Approx. 30,535 Sq. Ft.

CENSUS TRACT: 6.06

APPLICANT: Taco Bueno Restaurants, L.P.

REPRESENTATIVE: Peter Kavanagh

OWNER: PR HH/Lemmon Properties, L.P.

REQUEST: An application for a Specific Use Permit for a Drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant intends to redevelop the site with a drive-through restaurant. The applicant proposes to remove all improvements and redevelop the site with an approximate 3,250 square foot drive-through restaurant.

CPC RECOMMENDATION: Denial

STAFF RECOMMENDATION: Denial

GUIDING CRITERIA FOR RECOMMENDATION:

While the proposed use is generally considered in compliance with the majority of the following items, staff's basis of denial is partially in consideration of item number 2, below:

1. *Performance impacts upon surrounding property* – As the site plan provides for a solid screening wall along the southern property line, impact on adjacent properties (lighting, noise, odor) is not anticipated.
2. *Traffic impact* – The proposed development could create unsafe situations for drivers and pedestrians as they traverse through the area (see analysis, below).
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area. Additionally, the request as recommended in the attached conditions complies with the Oak Lawn Special Purpose District and Oak Lawn Plan criteria for redevelopment.

Zoning History:

<u>File No.</u>	<u>Request, Disposition, and Date</u>
1. Z112-217	On August 8, 2012, the City Council denied without prejudice a Specific Use Permit for a drive-through restaurant.
2. Z123-263	On July 11, 2013, the City Plan Commission recommended denial without prejudice of a Specific Use Permit for a drive-through restaurant. The applicant did not appeal the CPC recommendation to City Council.
3. Z123-378	On February 12, 2014, the City Council approved a Specific Use Permit for a drive-through restaurant for a five-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions.
4. Z134-121	On February 12, 2014, the City Council approved a Specific Use Permit for a drive-through restaurant for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Lemmon Avenue	Principal Arterial; 80' & 80' ROW
Throckmorton Street	Local; 60'

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

With respect to Nos. 1, 2, and 3, these objectives tend to apply to larger scale developments. Item Nos. 5 and 6 do not apply in that the existing zoning permits the request subject to an SUP. With respect to Item No. 7, the applicant is not proposing an enhanced street presence, but will be complying with PDD No. 193 requirements.

Comprehensive Plan: The request site is identified as being within an Urban Neighborhood Building Block on the *forwardDallas!* Vision Illustration, adopted June 2006. Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are

predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments.

These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Land Use Compatibility: The request site is developed with a vacant retail structure. The applicant intends to redevelop the site with a drive-through restaurant containing approximately 3,250 square feet. As noted in the zoning history section, the easternmost parcel was denied an SUP for a drive-through restaurant in August, 2012.

The site is situated at the corner of Lemmon Avenue and Throckmorton Street. Its frontage along Lemmon Avenue possesses typical retail and office uses along both sides of its alignment as it traverses west and east of the property. With respect the site's frontage along Throckmorton Street, this referenced dominate land use transitions very quickly to low-to-medium density residential uses (predominately multiple family and single family structures).

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant has oriented its speaker box eastward, away from the above referenced

residential uses. Additionally, the site plan provides for a solid screening wall along its northern property line, which should contain headlights of vehicles staging through the property as they circulate through the drive through and exit onto Throckmorton Street. Lastly, the applicant has agreed to restrict vehicular movements to left turn-out only onto Throckmorton Street.

Staff has asked for alternate drive-through hours of operation so as to minimize impact on adjacent residential uses. At this time, the applicant proposes to request a 24 hour presence with the drive-through portion of the restaurant's operation.

As a result of this analysis, staff cannot support the request. Should CPC recommend approval, the attached applicant requested conditions have been approved by the city attorney and are presented accordingly.

Due to adjacent residential in close proximity to the drive-through improvements, staff would recommend CPC consider restricted hours of operation. As a point of reference, the zoning history (see No. 3 on the Zoning History Map) reflects a City Council approved SUP for a drive-through restaurant with similar adjacency characteristics as this request, however the ordinance limits hours of operation of the restaurant to 7:00 a.m. to 10:00 p.m., daily.

Parking: PDD requires one space for each 100 square feet of floor area. The attached site plan provides for this requirement.

Landscaping: Landscaping must be provided in accordance the GR General Retail landscaping requirements of PDD No. 193, the Oak Lawn Special Purpose District. The applicant has met with the city arborist to discuss a preliminary landscape plan that has been found to comply with the PDD's requirements.

CPC ACTION

(October 2, 2014)

Motion: It was moved to recommend **denial** of a Specific Use Permit for a Drive-thru restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the east corner of Lemmon Avenue and Throckmorton Street.

Maker: Ridley
Second: Emmons
Result: Carried: 8 to 6

For: 8 - Emmons, Rodgers, Anantasomboon, Bagley,
Shellene, Schultz, Peadon, Ridley

Against: 6 - Anglin, Shidid, Lavallaisaa, Tarpley, Murphy,
Abtahi

Absent: 1 - Culbreath

Vacancy: 0

Notices: Area: 200 Mailed: 36

Replies: For: 1 Against: 10

Speakers: For: Peter Kavanagh, 160 Handley Dr., Dallas, TX 75208
Against: None

Taco Bueno Restaurants

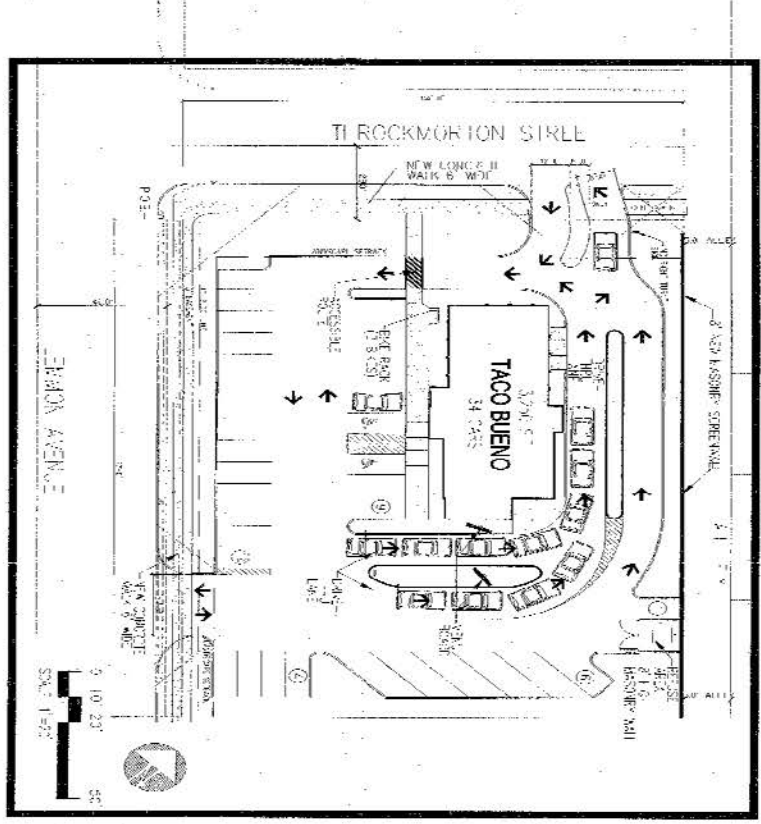
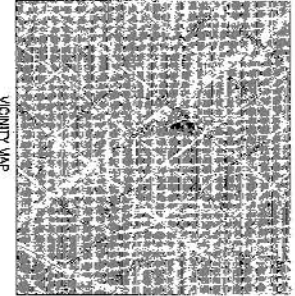
Officers: John C. Miller, Chief Executive Officer
 Jeff Seeberger, VP Franchising
 Philip Parsons, Chief Financial Officer
 Russell Don, General Manager
 Scott Terraciano-Spence, VP Marketing

RP HH/Lemmon Properties, L.P. Partners:

RP HH/Lemmon GP, LLC, General Partner
Rader 2009 Trust , Limited partner
Karen A. Rader, Limited Partner

APPLICANT REQUESTED CONDITIONS

1. USE: The only use authorized by this specific use permit is a drive-through restaurant.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. INGRESS-EGRESS:
 - A. Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
 - B. The northernmost drive approach on Throckmorton Street must be constructed for left turn-out only as shown on the attached site plan.
5. PARKING: Parking must be located as shown on the attached site plan.
6. DRIVE-THROUGH LANE HOURS OF OPERATION: The drive-through lane of may only be operated between 12:00 p.m. and 12:00 a.m. (the next day), Monday through Sunday.
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.



SPECIFIC USE PERMIT

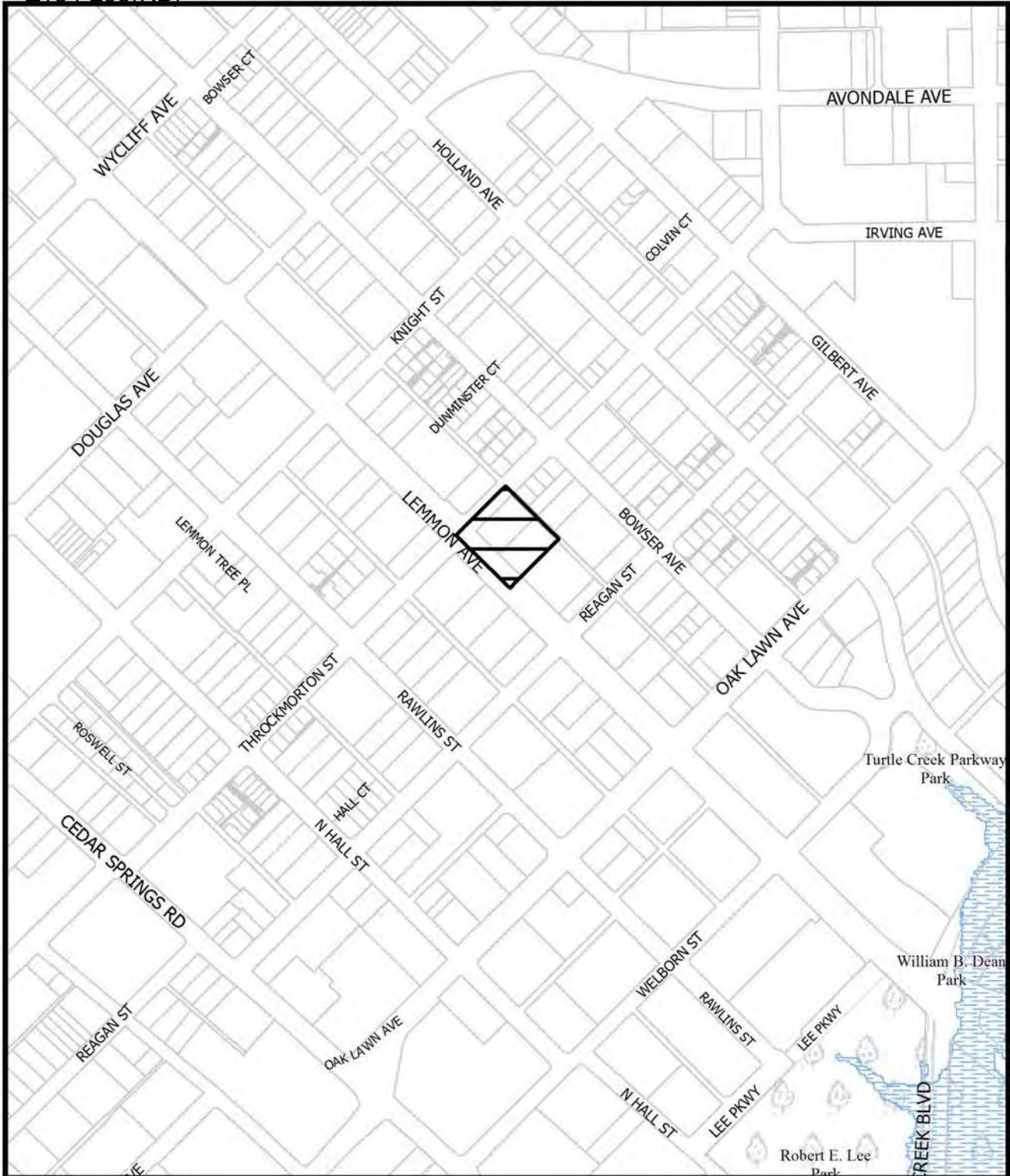
- Use: Zone Through Restaurant
- Lot Area: 30,535 Square Feet
- Floor Area: 3,230 Square Feet
- Maximum Height: 30 Feet
- Required Parking: 33
- Provided Parking: 34
- Lot Coverage: 8.6%

TACO BUENO RESTAURANT

3950 LEMON AVENUE

SITE PLAN

Z134-295(RB)

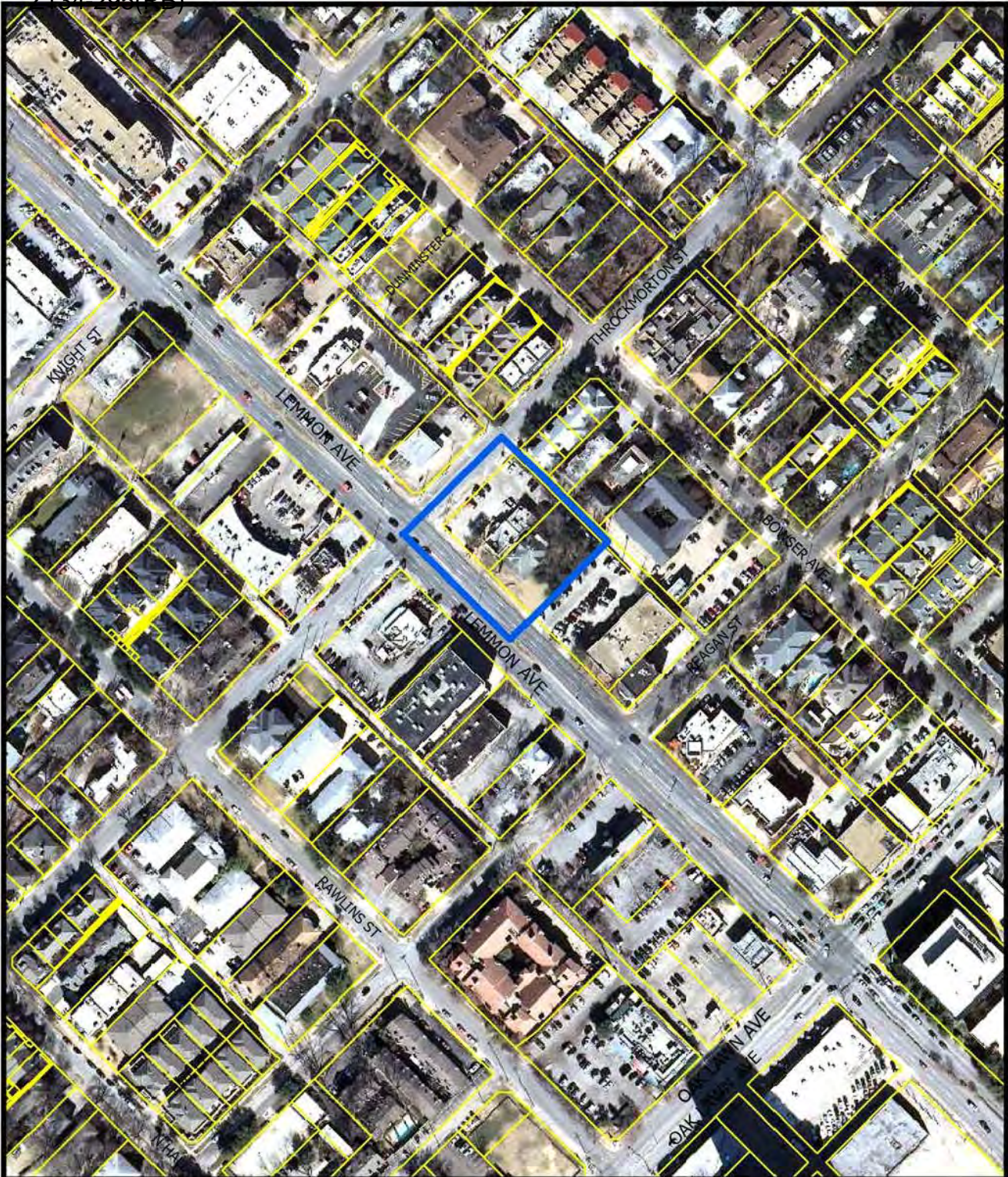


1:4,800

VICINITY MAP

Case no: Z134-295

Date: 8/20/2014

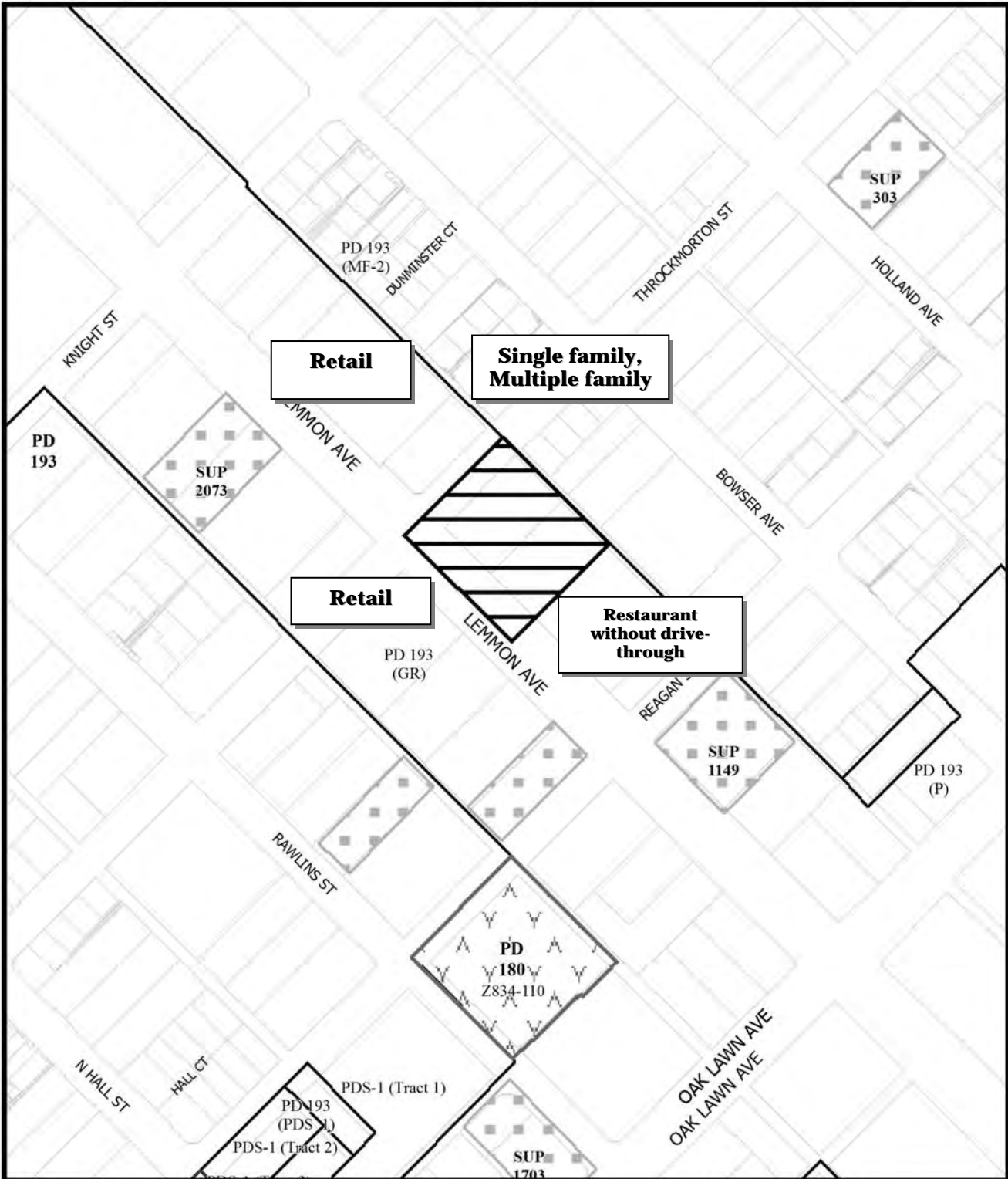


1:2,400

AERIAL MAP

Case no: Z134-295

Date: 8/20/2014

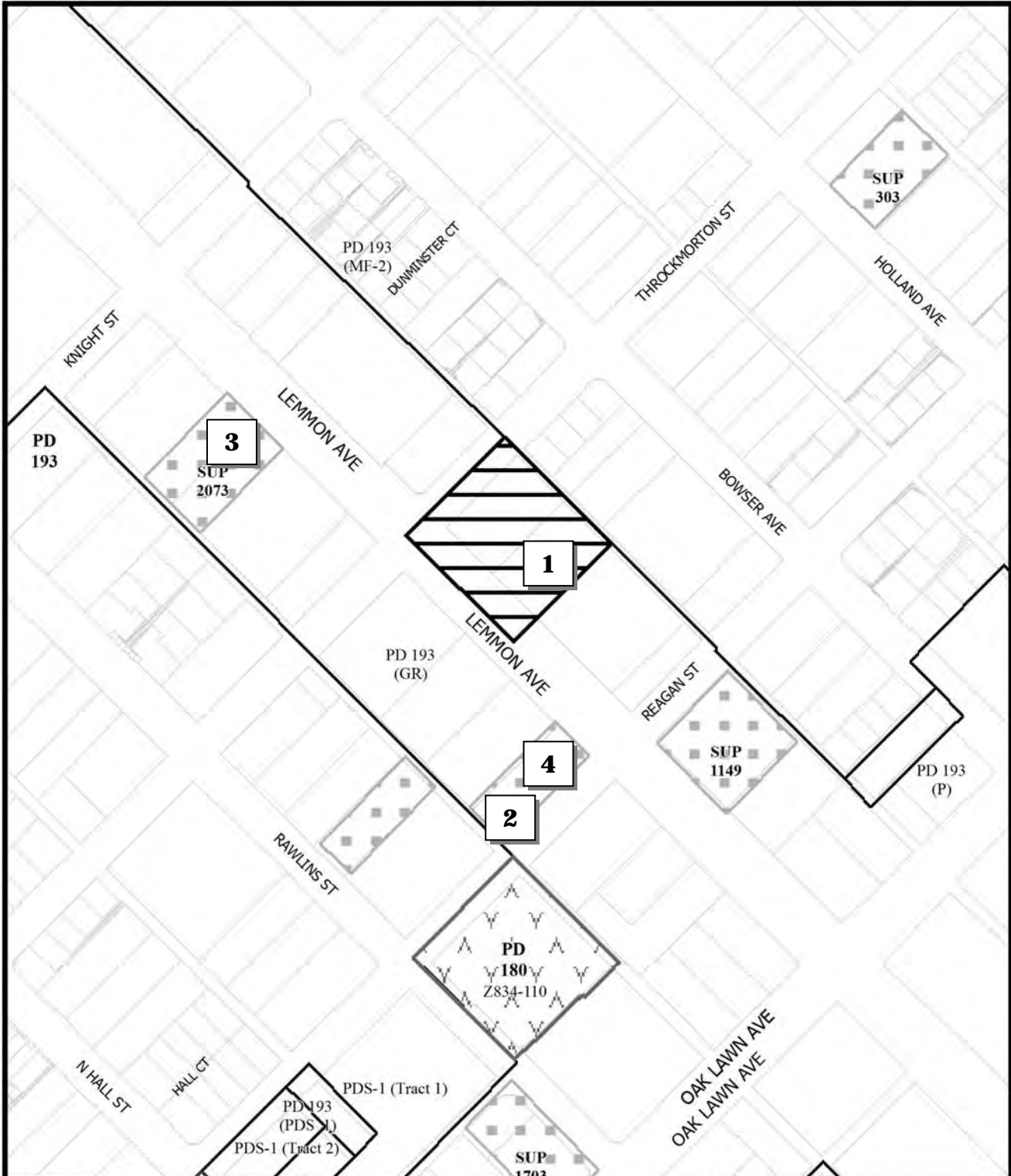


1:2,400

ZONING AND LAND USE

Case no: Z134-295

Date: 8/20/2014

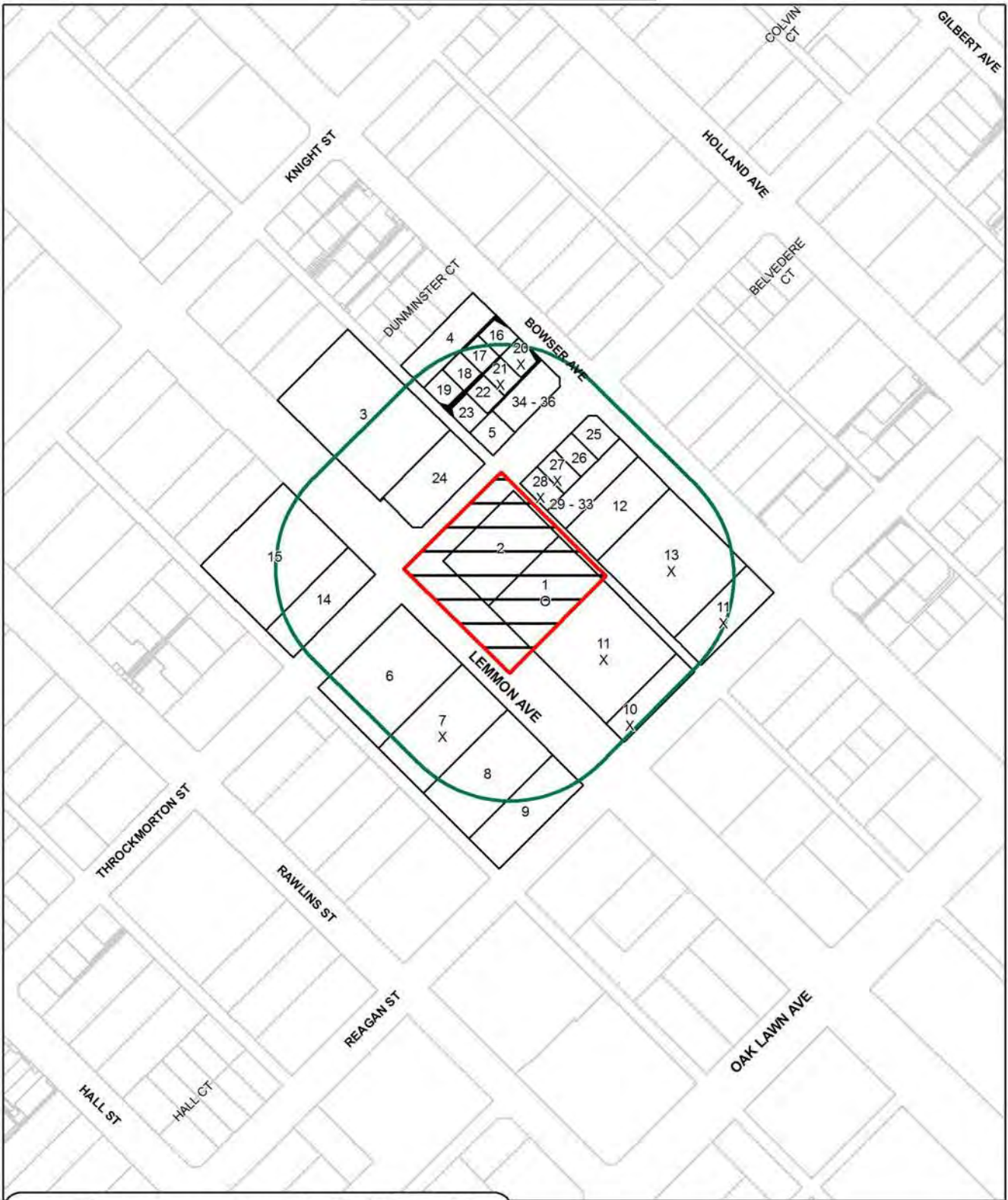


1:2,400

ZONING HISTORY

Case no: Z134-295
 Date: 8/20/2014

CPC RESPONSES



<u>36</u>	Property Owners Notified (31 parcels)
<u>1</u>	Replies in Favor (1 parcels)
<u>10</u>	Replies in Opposition (9 parcels)
<u>200'</u>	Area of Notification
<u>10/2/2014</u>	Date

Z134-295
CPC



1:2,400

10/01/2014

Reply List of Property Owners***Z134-295******36 Property Owners Notified******1 Property Owners in Favor******10 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	3922 LEMMON AVE	RP HH/LEMMON PPTIES LP
	2	3950 LEMMON AVE	TABU PROPERTY III LLC
	3	4018 LEMMON AVE	ROSSMORE ENTERPRISES
	4	4015 BOWSER AVE	SUETA EDWARD JR
	5	3515 THROCKMORTON ST	WRIGHT WILLIAM JR
	6	3923 LEMMON AVE	BLUE PROPERTIES LLC
X	7	3915 LEMMON AVE	STANLEY GAINES & VICKIE
	8	3911 LEMMON AVE	3911 LEMMON AVE ASSOCIATE
	9	3903 LEMMON AVE	3903 LEMMON AVE LTD
X	10	3900 LEMMON AVE	PANOUSOPOULUS NICKOS
X	11	3906 LEMMON AVE	BERLIN RONALD P & GAIL M
	12	3925 BOWSER AVE	GENTILE CARL & GINA M
X	13	3909 BOWSER AVE	DBS REAL ESTATE LP
	14	4001 LEMMON AVE	OLIVERIE DOMINICK
	15	4003 LEMMON AVE	4015 LEMMON LP
	16	4007 BOWSER AVE	BOTALLA GABRIELLA
	17	4007 BOWSER AVE	HOFKER BEATRIX
	18	4007 BOWSER AVE	GALANTE NANCY C
	19	4007 BOWSER AVE	PLYMALE JOSEPH &
X	20	4007 BOWSER AVE	ESCH MATTHEW
X	21	4007 BOWSER AVE	CLENNEY LAURA B
	22	4007 BOWSER AVE	STEINMARK MICHAEL R &
	23	4007 BOWSER AVE	KALEV SAGI
	24	4004 LEMMON AVE	DALLAS LUBE VENTURE LLC
	25	3929 BOWSER AVE	MORRISON CAROL
	26	3520 THROCKMORTON ST	HUMBLE TERRI D & JOHN T

10/01/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	27	3516 THROCKMORTON ST	LUBIN DAVID A &
X	28	3512 THROCKMORTON ST	VARGHESE SABU E & LEENA E
	29	3927 BOWSER AVE	WOOLDRIDGE ANN F
	30	3927 BOWSER AVE	CORBAN KENNETH EARL
	31	3927 BOWSER AVE	BEAVERS KIMBERLEY BROOK
	32	3927 BOWSER AVE	DORHERTY EDWARD D & ALISON F TRUSTEES
	33	3927 BOWSER AVE	ROGERS JOHN NATHAN
	34	4001 BOWSER AVE	DELACRUZ ROBERTO
	35	4001 BOWSER AVE	HINOJOSA ARNOLD
	36	4001 BOWSER AVE	FRANZEN JASON A & LAURA M
X	A1	3900 LEMMON AVE	PANOUSOPOULUS NICKOS
X	A2	3900 LEMMON AVE	PANOUSOPOULUS NICKOS

AGENDA ITEM # 84

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 14
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 37 X

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 808 and Special Use Permit No. 1985 for a community service center on the south corner of Gaston Avenue and Tucker Street
Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval for a two-year period, subject to a site plan and conditions
Z134-299(AF)

PLANNER: Aldo Fritz

FILE NUMBER: Z134-299(AF) **DATE FILED:** August 19, 2014

LOCATION: South corner of Gaston Avenue and Tucker Street

COUNCIL DISTRICT: 14 **MAPSCO:** 37-X

SIZE OF REQUEST: Approx. 4.2676 acres **CENSUS TRACT:** 001.00

APPLICANT/ OWNER: Rotation Brewhouse (Crew Brew Labs, Inc)

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 808 and Special Use Permit No. 1985 for a community service center.

SUMMARY: The applicant is proposing to establish an alcoholic beverage establishment with an onsite microbrewery. The location in question has +/- 3,200 sq. ft that will be used for this purpose. 2619 sq. ft will be utilized as bar area, with the remaining 581 sq. ft will be used for small scale beer manufacturing.

CPC RECOMMENDATION: Approval for a two-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: Approval for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The proposed use is compatible with the intent of Planned Development District No. 808 to accommodate a variety of commercial and business service, industrial, retail and personal service, and wholesale, distribution, and storage uses.
2. *Contribution to enhancement, or promoting the welfare of the area of request and adjacent properties* – The overall landuse pattern provides for a concentration of shops and offices at this intersection providing important services and job opportunities within walking distance of residences. A bar, lounge, or tavern will serve to enhance the experience of the shopping plaza by helping to create a destination location for the surrounding neighborhoods.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed use is not anticipated to be a detriment to the public health, safety, or general welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the request will comply with all applicable zoning regulations and standards. No variances or exceptions are proposed.

Zoning History:

There have been two major changes to the immediate site in question:

1. Z078-291: On June 24, 2009, PD 808 on the subject site was established by Ordinance No. 27575.
2. Z112-255: Specific Use Permit No. 1985 was approved to allow for a community service center.
3. Z078-256: On January 14, 2009, the City Council approved an amendment to SUP No. 1222 for a commercial amusement (inside) limited to a Class A dance hall.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Gaston Avenue	Collector	Variable

East Grand Avenue	Collector	Variable
Tucker Street	Local	53 feet

Land Use:

	Zoning	Land Use
Site	PDD 808	Shopping Center
Northeast	CR with SUP No. 1222 on a portion	Restaurant; bar/dance hall; pawn shop; auto service center
Southeast	CR; MU-1	Retail
Southwest	R-7.5(A)	Single family
Northwest	CR; MF-3(A)	Retail; office; multifamily

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The Plan identifies the request site as being in an urban neighborhood.

Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low-to-midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

The request site is located at a major intersection that serves as a hub for multifamily and retail uses for the surrounding neighborhoods. The applicant's request is in compliance with the forwardDallas! Comprehensive Plan.

STAFF ANALYSIS:

Land Use Compatibility:

The request site is surrounded by a restaurant; bar/dance hall; pawn shop and auto service center to the northeast; retail to the southeast; single family residential to the southwest and retail and office to the northwest.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR: Community Retail	Shown on Con. Plan	20' if across from res	Max: 400 is mixed use	Min:15'	85%	Min. Lot: 1,000 sq. ft	Mixed use

Landscaping: No new development is proposed by this application. Therefore, the landscaping requirements of Article X of the Dallas Development Code will not be triggered.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and has determined that the proposed development will not have a negative impact on the surrounding street system.

CPC ACTION – October 2, 2014

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan and conditions on property zoned Planned Development District No. 808 and Special Use Permit No. 1985 for a community service center on the south corner of Gaston Avenue and Tucker Street.

Maker: Anantasomboon
Second: Rodgers
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 1 - Culbreath
Vacancy: 0

Reconsideration Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a two-year period, subject to a site plan and conditions on property zoned Planned Development District No. 808 and Special Use Permit No. 1985 for a community service center on the south corner of Gaston Avenue and Tucker Street.

Maker: Ridley
Second: Murphy
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 1 - Culbreath
Vacancy: 0

Notices: Area: 300 Mailed: 97
Replies: For: 3 Against: 1

Speakers: **None**

**PROPOSED CONDITIONS
Z134-299**

1. USE: The only use 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)_____, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended.
4. FLOOR AREA: The maximum floor is 3,200 square feet.
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge or tavern use may only operate Monday through Thursday, 12 pm -10 pm, Friday through Saturday, 12 pm -12 am (midnight), and Sunday 12 pm -10 pm.
6. OUTSIDE SPEAKERS: Outdoor speakers are prohibited.
7. OUTSIDE STORAGE: Outside storage of silos or containers of spent grain is not permitted.
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.

Partners/Principals/Officers:

Crew Brew Labs, Inc.

Jacob L. Sloan, President and Secretary

Lindsay G. Sloan, Director

Nancy H. Greer, Director

David E. Greer Jr., Director

7324 Gaston Avenue, LTD

LO/GP 7324 Gaston Avenue, Inc.

Mack A. Pogue, Chairman, Director

William C. Dovall, President

Nancy A. Davis, Vice President, Secretary, Treasurer

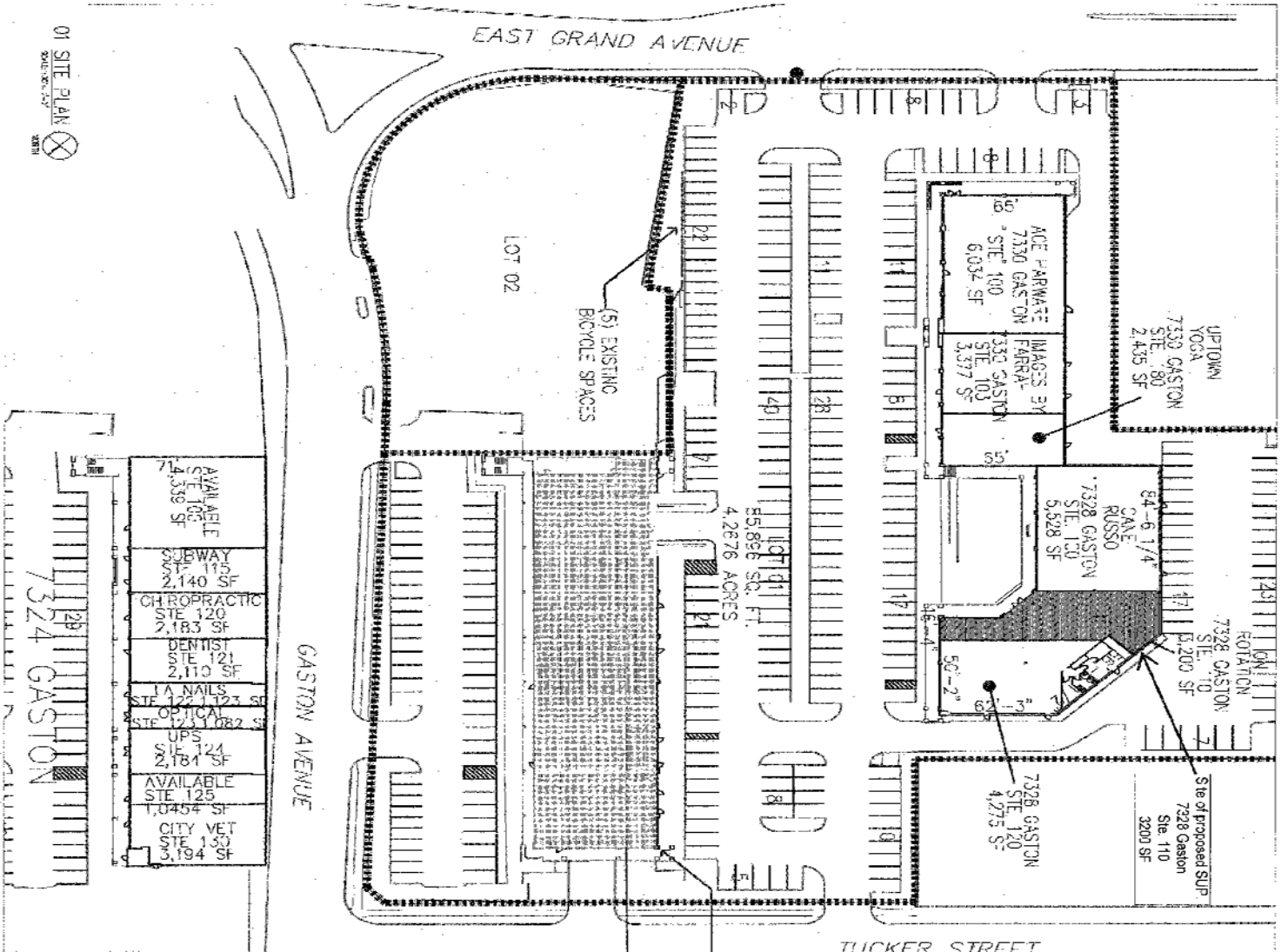
Gregory S. Courwright, Vice President

Steve Seitz, Vice President

Robert Dozier, Vice President

Leigh Ann Everett, Assistant Secretary

Proposed Site Plan



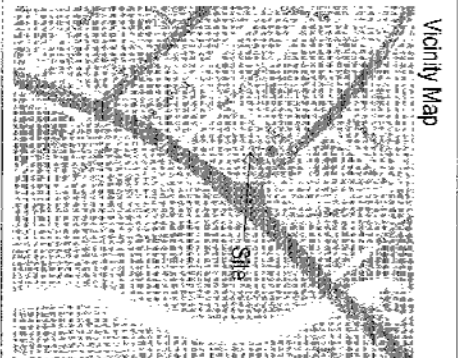
01 SITE PLAN
SCALE: 1/8" = 1'-0"

7324 GASTON

GASTON AVENUE

EAST GRAND AVENUE

TUCKER STREET



Address	Use	Area	Parking requirement
7324 GASTON ST 100	Retail	4,389 SF	21.7
7324 GASTON ST 115	Restaurant	2,140 SF	21.4
7324 GASTON ST 120	Medical Clinic	2,105 SF	10.92
7324 GASTON ST 121	Medical Clinic	2,110 SF	10.92
7324 GASTON ST 122	Personal Service	4,325 SF	5.92
7324 GASTON ST 123	Medical Clinic	1,692 SF	5.41
7324 GASTON ST 124	Personal Service	2,194 SF	10.92
7324 GASTON ST 125	Retail	1,004 SF	5.27
7324 GASTON ST 130	Animal Shelter/Office	3,154 SF	10.03
7324 GASTON ST 300	Personal Service	26,240 SF	81.75
7328 GASTON ST 100	Restaurant	5,505 SF	55.55
7328 GASTON ST 110	Accessory Use - Brewery	581 SF	1.15
7328 GASTON ST 110	Accessory Use - Brewery	2,619 SF	26.19
7328 GASTON ST 120	Retail	4,275 SF	21.38
7328 GASTON ST 100	Home Improvement/Store	6,034 SF	33.17
7328 GASTON ST 105	Personal Service	3,377 SF	15.89
7328 GASTON ST 120	Personal Service	2,485 SF	12.43
7328 GASTON ST 120	Personal Service	50,995 SF	349

Required parking: 345
 357' x 45' vertical-curved concrete building levels 1 and 2
 Parking provided:

Z134-299

DATE: 11/17/17
 DRAWN BY: S10
 PROJECT: 1717

SITE PLAN

PLANNING DEPARTMENT

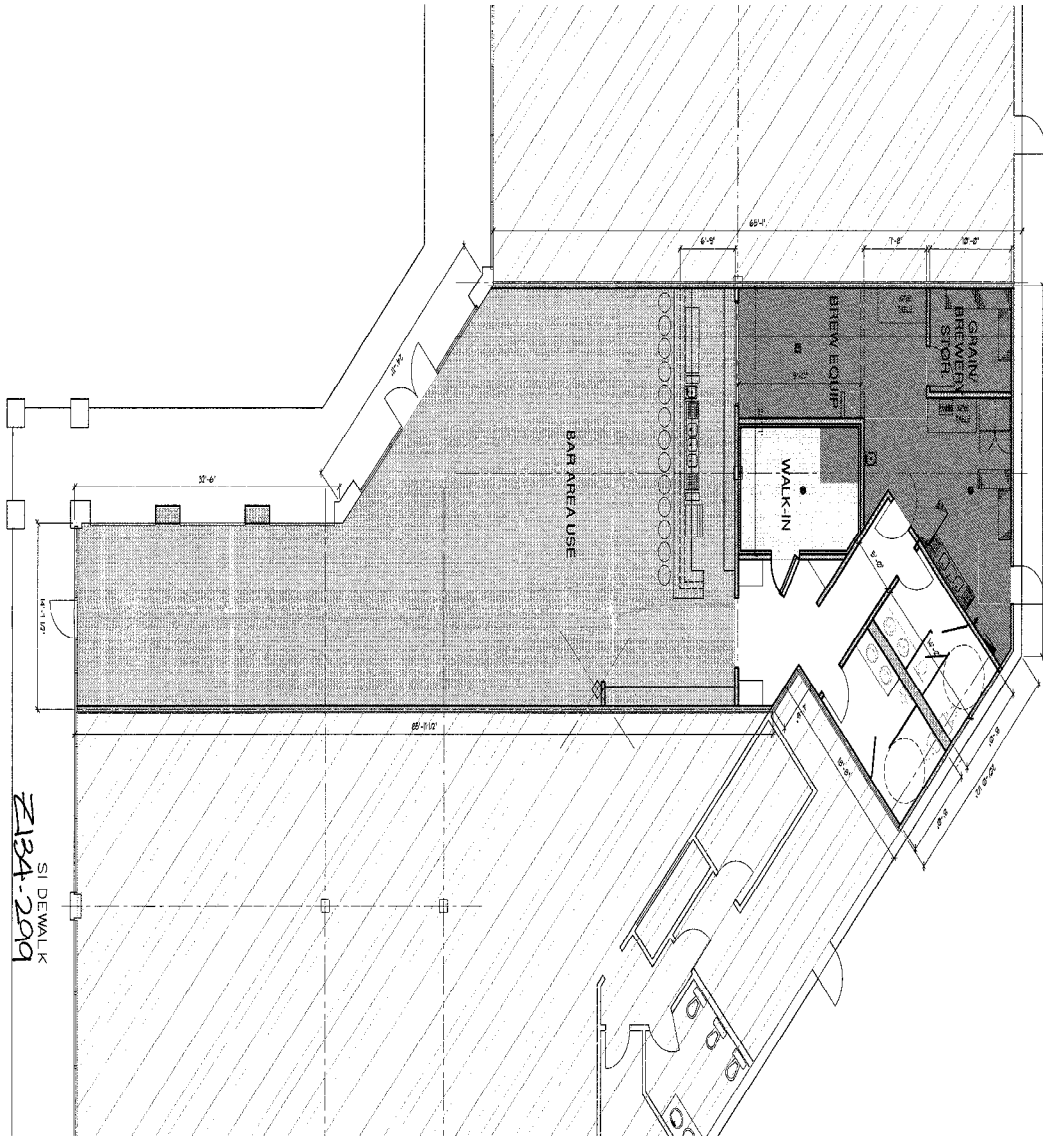


On Rotation
 Lakeview Center
 7328 Gaston Ave, Suite 110
 Dallas, Texas 75214

ICON Architecture

Floor Plan for Information Purposes Only

01



Architectural Site Plan

Scale: 1/8" = 1'-0"



SI DE WALK
Z134-299

SUP AREAS- TOTAL LEASE SPACE - 3,200 S.F.	
PRODUCTION/ACCESSORY USE AREA TOTAL	591 S.F.
PRODUCTION/ACCESSORY USE AREA % OF LEASE	18.2%
CUSTOMER RESTROOMS	804 S.F.
TAXI PREPARED	1 S.F.
TOTAL BAR AREA S.F.	1,877 S.F.
TOTAL BAR AREA % OF LEASE	58.7%
BAR AREA % OF LEASE	81.9%

PROJECT #: _____ SHEET #: _____
 DATE: _____
 DRAWN BY: _____
A1.0

FLOOR PLAN

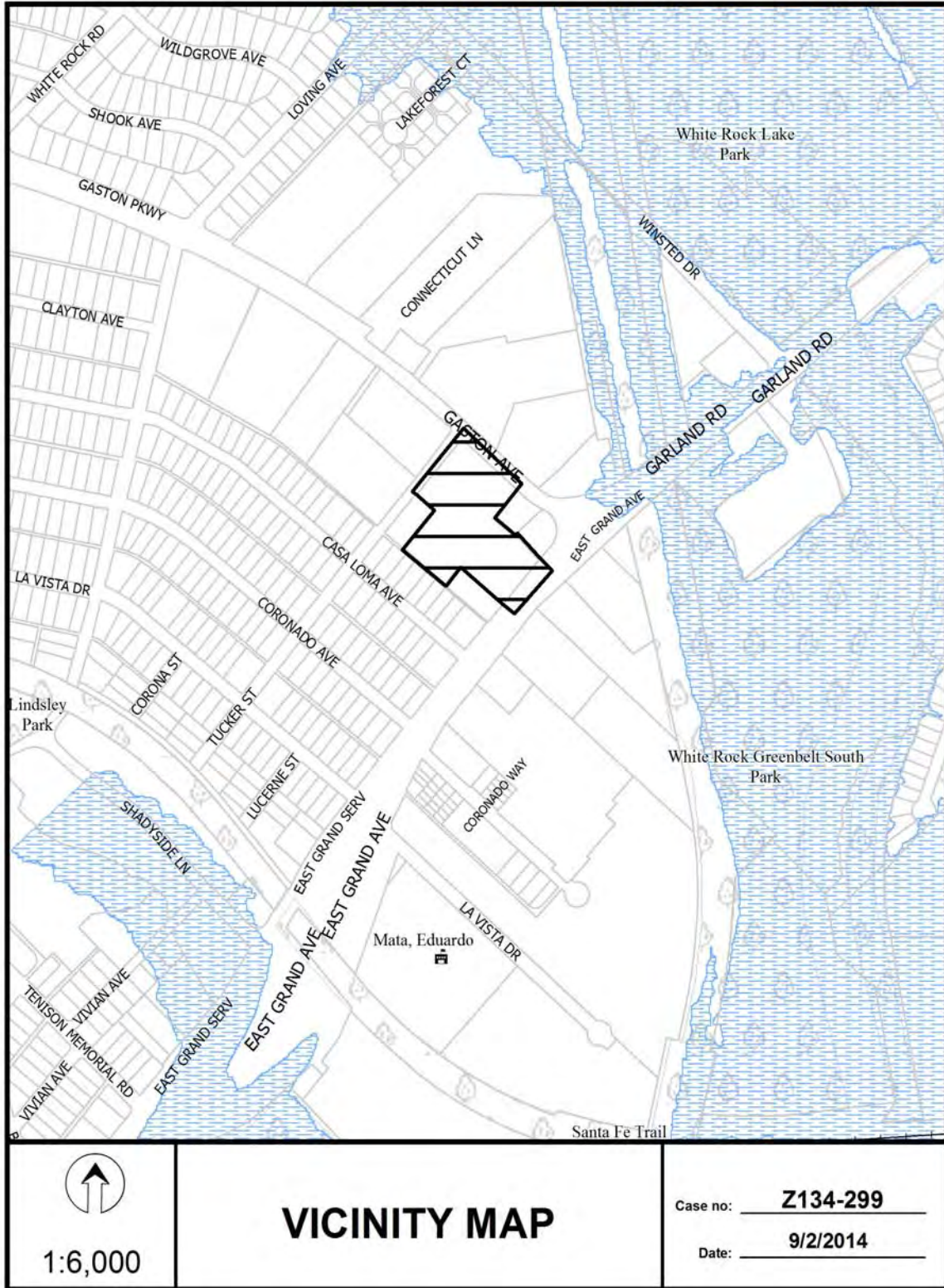
7/10/14 CITY SUBMITTAL

REV.	
REV.	
REV.	
REV.	
REV.	
REV.	
REV.	
REV.	



On Rotation
 Lakeview Center
 7328 Gaston Ave, Suite 110
 Dallas, Texas 75214

ICON Architects
 4104 Eastman Drive
 Dallas, TX 75246
 Phone: 972.463.0000
 Fax: 972.463.0000



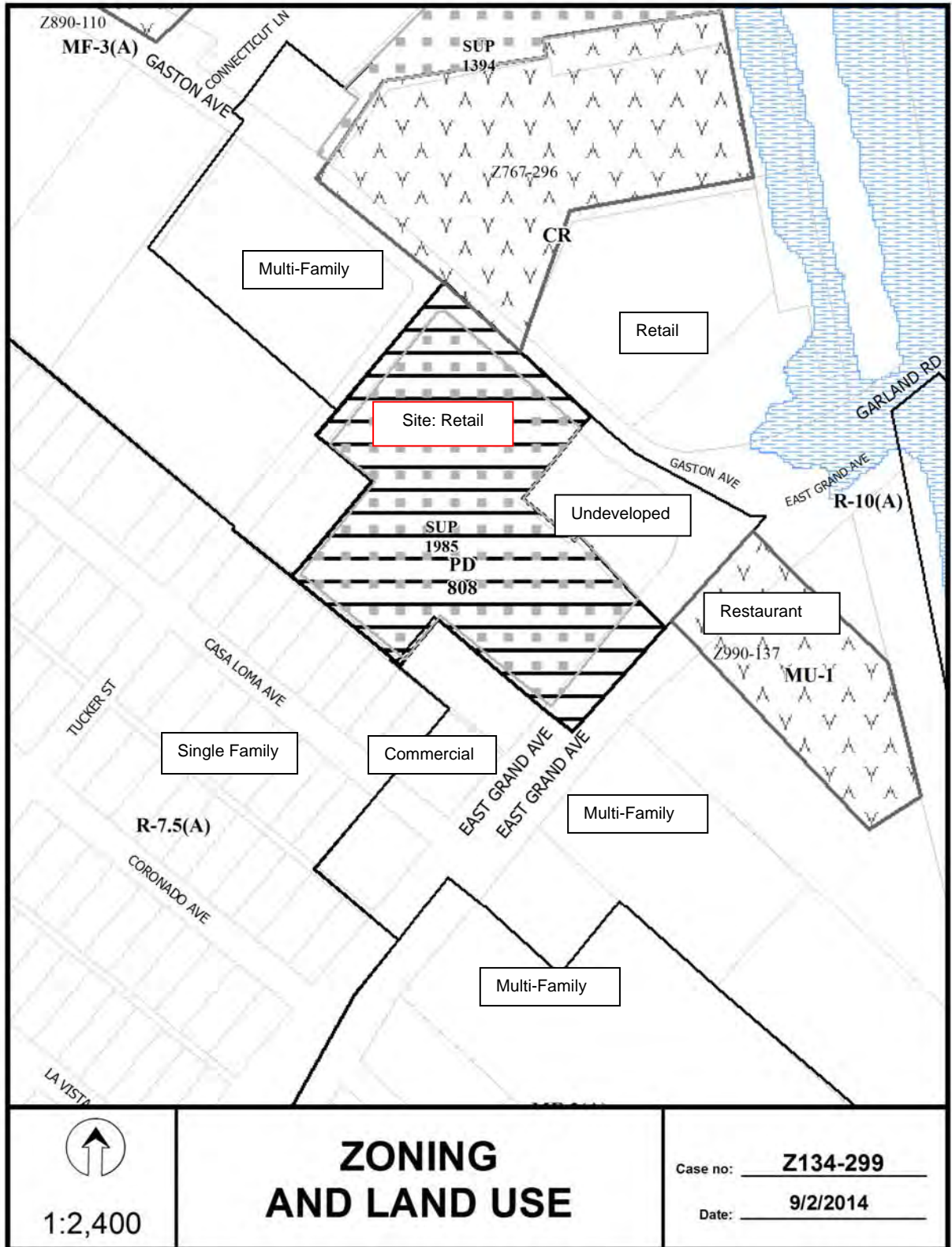


1:2,400

AERIAL MAP

Case no: Z134-299

Date: 9/2/2014





<u>97</u>	Property Owners Notified (41 parcels)
<u>3</u>	Replies in Favor (3 parcels)
<u>1</u>	Replies in Opposition (1 parcels)
<u>300'</u>	Area of Notification
<u>10/2/2014</u>	Date

Z134-299
CPC



1:2,400

10/01/2014

Reply List of Property Owners**Z134-299****97 Property Owners Notified****3 Property Owners in Favor****1 Property Owners Opposed**

Reply	Label #	Address	Owner
	1	GASTON AVE	7324 GASTON AVENUE LTD
	2	EAST GRAND AVE	SALES MEXICO LINDO
	3	GASTON AVE	7324 GASTON AVE LTD
	4	EAST GRAND AVE	CONDOR K LTD
	5	EAST GRAND AVE	WHITE ROCK CORONADO
	6	EAST GRAND AVE	COHEN SANDRA BETH &
O	7	EAST GRAND AVE	LABARBA JOE TR
	8	EAST GRAND AVE	WRSM NO 1 LP
	9	EAST GRAND AVE	WRSM NO 1 LP
	10	CASA LOMA AVE	HOME PATH FINANCIAL LTD PS
	11	CASA LOMA AVE	KNIGHT ELIZABETH O
	12	CASA LOMA AVE	C WASH INC
	13	CASA LOMA AVE	BARR JAMES
O	14	CASA LOMA AVE	CAMPAGNA ANTHONY J
	15	CASA LOMA AVE	MORRIS ALAN W &
	16	CASA LOMA AVE	PYRON MARTHA ANN
	17	CASA LOMA AVE	VANTREESE BOBBIE J
O	18	CASA LOMA AVE	CAMPAGNA ANTHONY J SR
	19	CASA LOMA AVE	ALLEN DANA L & CHRISTINE E
	20	CASA LOMA AVE	PRITCHARD BRYAN C &
	21	CASA LOMA AVE	MORGAN PARK LTD &
	22	CASA LOMA AVE	BORN MARK W &
X	23	CASA LOMA AVE	RATCLIFF KIMBERLY SUE
	24	CASA LOMA AVE	DAVIS BLAIR WILLIAM
	25	CASA LOMA AVE	CULLIVAN MARISSA T
	26	CASA LOMA AVE	LAMBERT LISA SHIPPEE

10/01/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	7327	CASA LOMA AVE POLISHED PROPERTIES LLC
	28	7331	CASA LOMA AVE MITROFF TWILA J
	29	7243	CASA LOMA AVE LAMB MARY VIRGINIA
	30	7239	CASA LOMA AVE BALDWIN CLIFFORD L & ETAL
	31	7231	CASA LOMA AVE GORDY JUDITH FOWLER &
	32	7233	GASTON AVE TMT INC
	33	7331	GASTON AVE GASTON GRAND LTD
	34	7305	GASTON AVE GASTON GRAND LTD
	35	2114	TUCKER ST SHELTON SYLVIA KIRKWOOD
	36	7335	CASA LOMA AVE SALES MEXICO LINDO
	37	7347	GASTON AVE GASTON EAST LTD
	38	7230	GASTON AVE BROWN ARTHUR LUTHER ET AL
	39	2115	TUCKER ST MOFIN PROPERTY LLC
	40	7510	EAST GRAND AVE LAKEWOOD BLUFFS PTNRS LTD
	41	7510	EAST GRAND AVE ALVAREZ BEATRICE
	42	7510	EAST GRAND AVE WILSON MAYDAY LLC
	43	7510	EAST GRAND AVE KOPSA DAVID
	44	7510	EAST GRAND AVE LAKEWOOD BLUFFS PTNRS LTD
	45	7510	EAST GRAND AVE ALLEN WALTER
	46	7510	EAST GRAND AVE GUY DARRELL
	47	7510	EAST GRAND AVE CATES JASON & SIDNEY CATES
	48	7510	EAST GRAND AVE WATSON LAWRENCE E
	49	7510	EAST GRAND AVE HARTMANN MELANIE TRUSTEE
	50	7510	EAST GRAND AVE WILSON CECILIA
	51	7510	EAST GRAND AVE OFFUTT MARVIN & GEORGIA
	52	7510	EAST GRAND AVE ROGAN ELIZABETH S &
	53	7510	EAST GRAND AVE SNL ASSOCIATES INC &
	54	7510	EAST GRAND AVE SPRADLING CHERYL
	55	7510	EAST GRAND AVE OFFUTT MARVIN & GEORGIA
	56	7510	EAST GRAND AVE BRENING JOHN E
	57	7510	EAST GRAND AVE HICKEY DARLENE

10/01/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	7510 EAST GRAND AVE	ROHRMAN ELIZABETH
	59	7510 EAST GRAND AVE	CHUA AY HUA
	60	7510 EAST GRAND AVE	BOGAN GARY M
	61	7510 EAST GRAND AVE	WHITE MARLO Y
	62	7510 EAST GRAND AVE	COX RAYMOND F
	63	7510 EAST GRAND AVE	HILDRETH ALLEN
	64	7510 EAST GRAND AVE	ARDON RUTH J
	65	7510 EAST GRAND AVE	SNL ASSOCIATES INC &
	66	7510 EAST GRAND AVE	SPRADLING CHERYL
	67	7510 EAST GRAND AVE	KING MARK ANDREW
	68	7510 EAST GRAND AVE	CARLTON ROBERT MARK
	69	7510 EAST GRAND AVE	SHAKERI SHABRIKII
	70	7510 EAST GRAND AVE	GONZALEZ FERNANDO &
	71	7510 EAST GRAND AVE	REYNA MARTIN & RACHEL
	72	7510 EAST GRAND AVE	BORN MARK W &
	73	7510 EAST GRAND AVE	HARTMAN ROBERT
	74	7510 EAST GRAND AVE	LAKWOOD BLUFFS PARTNERS
	75	7510 EAST GRAND AVE	HARRIS JAMES B & DIANE B
	76	7510 EAST GRAND AVE	BORRETT BRUCE
	77	7510 EAST GRAND AVE	MORENO BARBARA
	78	7510 EAST GRAND AVE	MURAD SHADI &
	79	7510 EAST GRAND AVE	JAGOTA BRAHM D
	80	7510 EAST GRAND AVE	BADER GREG
	81	7510 EAST GRAND AVE	HENRY LOUIS W
	82	7510 EAST GRAND AVE	ADRIAN LEWIS G
	83	7510 EAST GRAND AVE	MOREHOUSE JON S
	84	7510 EAST GRAND AVE	BONDS ROBERT ALIN
	85	7510 EAST GRAND AVE	GRAY NANCY E
	86	7510 EAST GRAND AVE	BONDS ROBERT & JEAN
	87	7510 EAST GRAND AVE	HERNANDEZ EDELMIRO C &
	88	7510 EAST GRAND AVE	HOWARD JOHN

10/01/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89 7510	EAST GRAND AVE	GULENG EMERSON E JR
	90 7510	EAST GRAND AVE	MEYERS KAREN
	91 7510	EAST GRAND AVE	CHAO LANCE L & ELLEN A TR
	92 7510	EAST GRAND AVE	CHUA AY HUA
	93 7510	EAST GRAND AVE	HARRIS JAMES B &
	94 7510	EAST GRAND AVE	RATLIFFE HARVEY LOCKE &
	95 7510	EAST GRAND AVE	DEAN ROGER
	96 7510	EAST GRAND AVE	MARTYN STEPHEN A
	97 7510	EAST GRAND AVE	FIRST LEASIDE FINANCE INC

AGENDA ITEM # 85

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 8
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 58 W

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Great Trinity Forest Way and North Jim Miller Road

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

Recommendation of CPC: Approval for a two-year period, subject to a site plan and conditions

Z134-166(MW)

Note: This item was considered by the City Council at public hearings on August 27, 2014 and October 8, 2014, and was taken under advisement until November 12, 2014, with the public hearing open

FILE NUMBER: Z134-166(MW)

DATE FILED: February 12, 2014

LOCATION: Southwest corner of Great Trinity Forest Way and North Jim Miller Road

COUNCIL DISTRICT: 8

MAPSCO: 58-W

SIZE OF REQUEST: ±0.22 acre

CENSUS TRACT: 116.01

REPRESENTATIVE: Parvez Malik, Business Zoom

APPLICANT: Mohammad Sidiqi

OWNER: Juneja Property Holdings, Inc.
Wazir Juneja, President/Secretary

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes the sale of alcoholic beverages for off-premise consumption in conjunction with the existing convenience store [BZ Food Mart].

CPC RECOMMENDATION: Approval for a two-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing general merchandise or food store 3,500 square feet or less is compatible with the surrounding land uses. The sale of alcoholic beverages in conjunction with the main use does not affect compatibility.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The existing general merchandise or food store, which offers the sale of alcoholic beverages, provides a service to this area of the City and does not appear to negatively impact to the adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The existing general merchandise or food store complies with Chapter 12B (Convenience Store) requirements. The purpose of regulating convenience stores is to protect the health, safety, and welfare of the citizens of the City of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, it complies with all applicable zoning regulations and standards. No variances or special exceptions are requested.

BACKGROUND INFORMATION:

- The ±0.22-acre request site is developed with a ±2,167-square-foot general convenience store with fuel pumps. No new construction is proposed by this application.
- The general merchandise or food store (convenience store) is permitted by right, but the sale of beer and wine for off-premise consumption in conjunction with the convenience store requires a Specific Use Permit due to the D-1 Liquor Control Overlay.
- As depicted on the alcohol measurement survey submitted with the application, the request site complies with the 300 foot door-to-door distance requirement from the church adjacent to the south.
- Deed restrictions volunteered on July 16, 1986, limit the uses to those allowed in the Chapter 51 General Retail District and limit multifamily uses to no more than 26 units per acre.

Surrounding Zoning History:

1. **Z123-337:** On Wednesday, December 11, 2013, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Great Trinity Forest Way	Principal Arterial	160 feet
North Jim Miller Road	Principal Arterial	100 feet

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

Surrounding Land Uses:

	Zoning	Land Use
North	CR-D-1	Auto-related
East	CR-D-1	Undeveloped
South	R-7.5(A)	Church
West	CR-D-1	Carwash

STAFF ANALYSIS:

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request, however the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The Plan identifies the request site as being a *Multi-Modal Corridor* Building Block. Transit centers support a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family

neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

The applicant’s request generally complies with the following goal and policy of the Comprehensive Plan. The sale of alcoholic beverages in conjunction with the existing main use does not directly impact the consistency.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Land Use Compatibility:

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant’s request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. The proposed sale of

alcoholic beverages in conjunction with the existing convenience store is not anticipated to negatively impact the adjacent properties. Therefore, staff recommends approval for a two-year period with eligibility for automatic renewal for additional five-year periods subject to a site plan and conditions. The short initial time period will allow re-evaluation of the request to ensure ongoing compliance.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
CR-D-1 Community retail	15'	20' adjacent to residential Other: No min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	RPS Visual Intrusion	Retail and personal service, office

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one space per 200 square feet of floor area; the off-street parking requirement for a motor vehicle fueling station is two spaces. Therefore, the ±2,167-square-foot convenience store with fuel pumps requires 13 parking spaces. As depicted on the site plan, 16 spaces are provided.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X of the Dallas Development Code.

CPC Action: July 24, 2014:

Motion: It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to a site plan and conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Great Trinity Forest Way and North Jim Miller Road.

Maker: Lavallaisaa
Second: Emmons
Result: Carried: 12 to 1

For: 12 - Anglin, Emmons, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 1 - Culbreath
Absent: 2 - Rodgers, Shellene
Vacancy: 0

Notices: Area: 200 Mailed: 10
Replies: For: 0 Against: 1

Speakers: For: Parvez Malik, 1901 Central Dr., Bedford, TX, 76021
Against: None

Z134-166(MW)

Police Report:

An online search of the Dallas Police Department's offense incident reports for the period from July 15, 2012 to July 15, 2014 revealed the following results:

The screenshot shows a web browser window titled "Offense Records". The header includes the Dallas Police Department logo and navigation links for "UCR Codes", "Year Codes", and "Property Class Codes". Below the header is a yellow bar with "Virtual Viewer - Public Access" and "Welcome". The main content area is titled "Search Records - Offense" and features a table with columns: Service #, Offense Date, Complainant, Offense, Block, Dir, Street, Beat, Reporting Area, UCR1, and UCR2. A search filter box is located to the right of the table. The table contains four rows of data. At the bottom of the table area, there are navigation controls (back, forward, search) and a page indicator "Page 1 of 1 (4 items)". The footer contains the text "AgencyWeb® All rights reserved. ©2009 Orion Communications, Inc."

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0015105-A	01/19/2013	*B-Z STAR INC	THEFT	07036	S	LOO...	351	2214	06934	
0033272-B	02/09/2014	DAVIS,COREY	ROBBERY	07036	S	LOO...	351	2214	03911	
0117848-A	05/12/2013	ORTIZ, CLAUDIA	CRIMINAL MISCHIEF/VAND...	07036	S	LOO...	351	2214	14081	
0225438-A	09/02/2013	BOLLIN, RONALD	AUTO THEFT-UUMV	07036	S	LOO...	351	2214	07191	

Z134-166
CPC Recommended Conditions

1. **USE:** The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.

CPC Recommended:

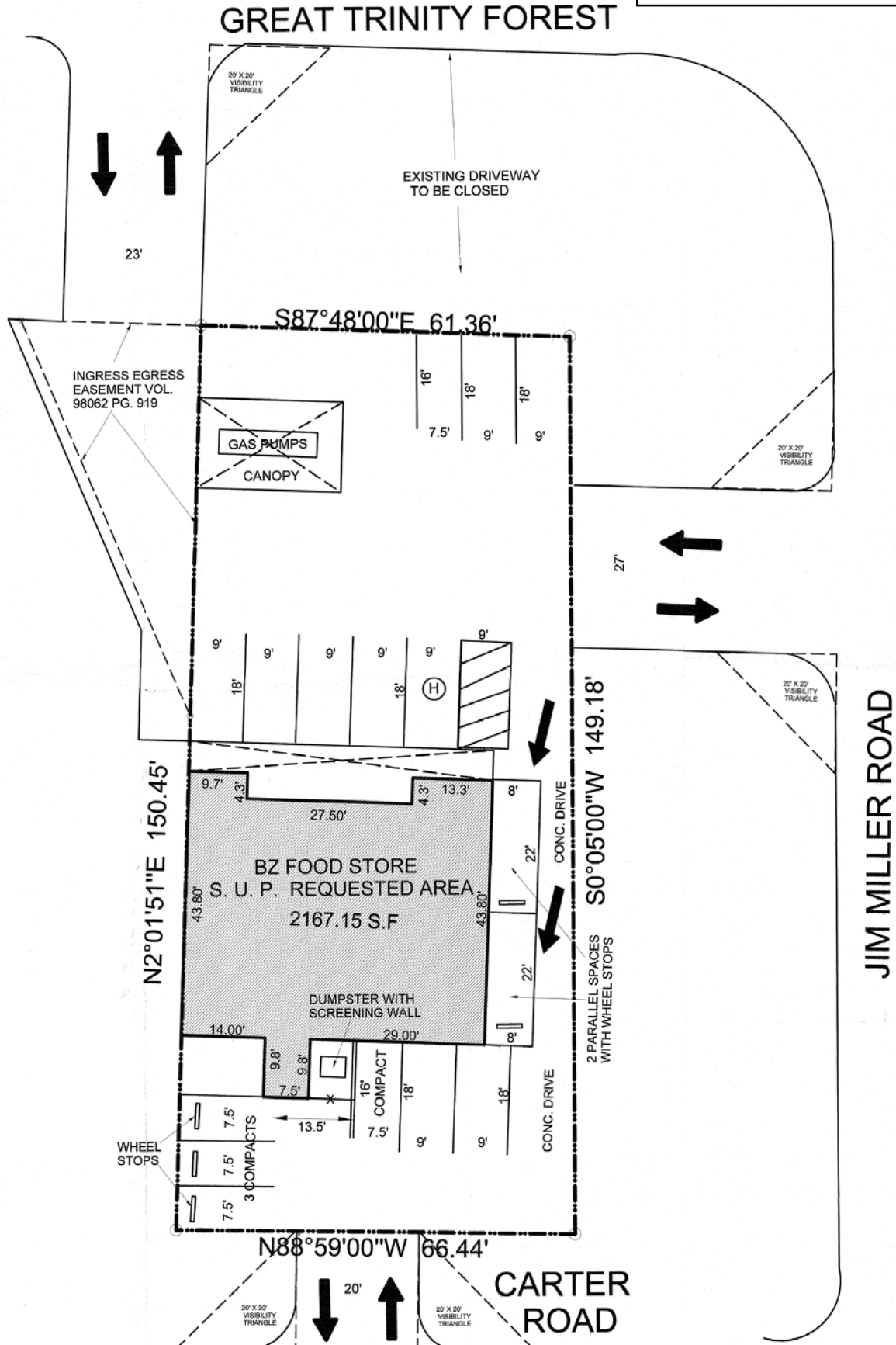
- | |
|--|
| 3. TIME LIMIT: This specific use permit expires on (two years). |
|--|

Staff recommended:

- | |
|--|
| 3. TIME LIMIT: This specific use permit expires on (two years), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.) |
|--|

1. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
2. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan



2845-291

862221

RECEIVED
DEED RESTRICTIONS
AUG 6 AM 10:35

8763

7:00 PM
10/7/21/21

THE STATE OF TEXAS)
COUNTY OF DALLAS)
KNOW ALL MEN BY THESE PRESENTS:
CITY SECRETARY
DALLAS TEXAS

That the undersigned, Paul L. Adams and Jack Kellam, are the owners of the following described property situated in Dallas County, Texas, being in particular a tract of land out of the Jesse Elam Survey, Abstract No. 444, being a part of a 64.47 acre tract conveyed to Ben B. Redd recorded in Volume 514, Page 1007, Deed Records, Dallas County, Texas, and also Lots 1, 2, and 3 of Joe R. Krajca's Subdivision, an addition to the City of Dallas according to the Plat recorded in Volume 16, Page 285, of the Map Records of Dallas County, Texas, and being described as follows:

BEGINNING at a point for corner in the West line of said survey, said point bears Southerly, 633.80 feet from the Northwest corner of said 64.47 acre tract, said point also being the Southwest corner of a 2 acre tract conveyed to Mrs. Alfred Duebler as recorded in Volume 2005, Page 134, Deed Records of Dallas County, Texas.

THENCE South 89 degrees, 24 minutes, 21 seconds, East, a distance of 536.47 feet to an Iron Rod for corner;

THENCE South 02 degrees, 18 minutes, 18 seconds, East, a distance of 105.13 to an Iron Rod for corner;

THENCE South 01 degrees, 37 minutes, 29 seconds, East, a distance of 247.86 feet to an Iron Rod for corner in the Northerly line of State Highway Loop 12;

THENCE North 89 degrees, 12 minutes, 46 seconds, West, with the Northerly line of said State Highway Loop 12 a distance of 534.60 feet to an Iron Rod for corner at the intersection of said State Highway with the present occupied East line of North Jim Miller Road;

86140 2744

2845-291/3151-5

OK

THENCE 01 degrees, 05 minutes, 08 seconds, East, with said North Jim Miller Road a distance of 245.89 feet to an Iron Rod for corner;

THENCE North 89 degrees, 24 minutes, 20 seconds, West, a distance of 20.0 feet to a point for corner;

THENCE North 01 degree, 12 minutes, 00 seconds, East, a distance of 105.00 feet to the PLACE OF BEGINNING and containing 187,146.301 square feet or 4.296 acres of land.

That the undersigned, Paul L. Adams and Jack Kellam, do hereby impress all of the following described property with the following deed restrictions, to-wit:

(1) The only permitted uses on the property are those uses allowed in a General Retail District as defined in the Dallas Development Code, as amended (the "Code").

(2) Multiple-family uses are limited to no more than 26 units per acre in density, as defined in the Code.

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional period of ten (10) years unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

The restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the property is concerned.

These restrictions inure to the benefit of the City of Dallas, and the undersigned owner hereof does grant to the City of Dallas the right to

86140 2745



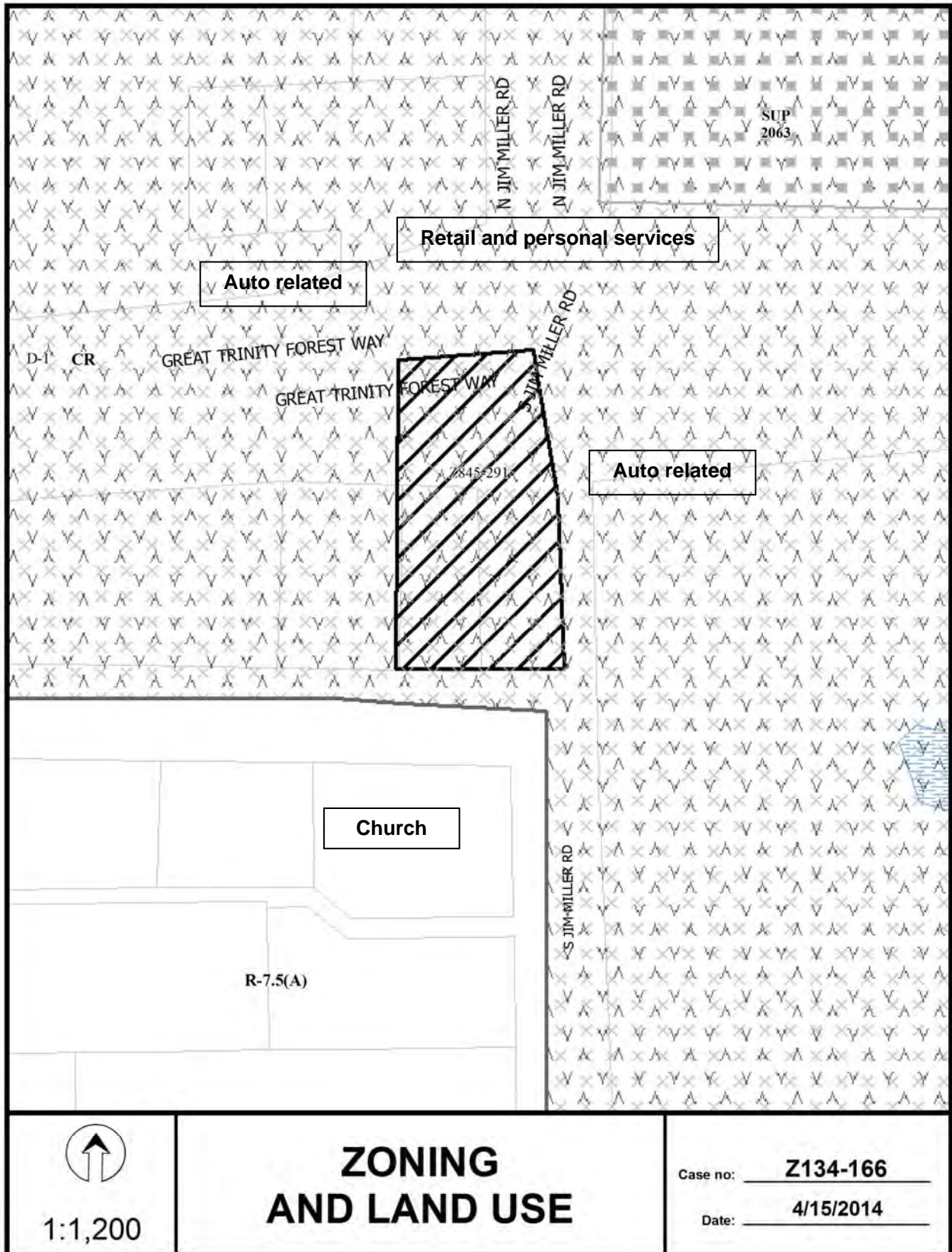


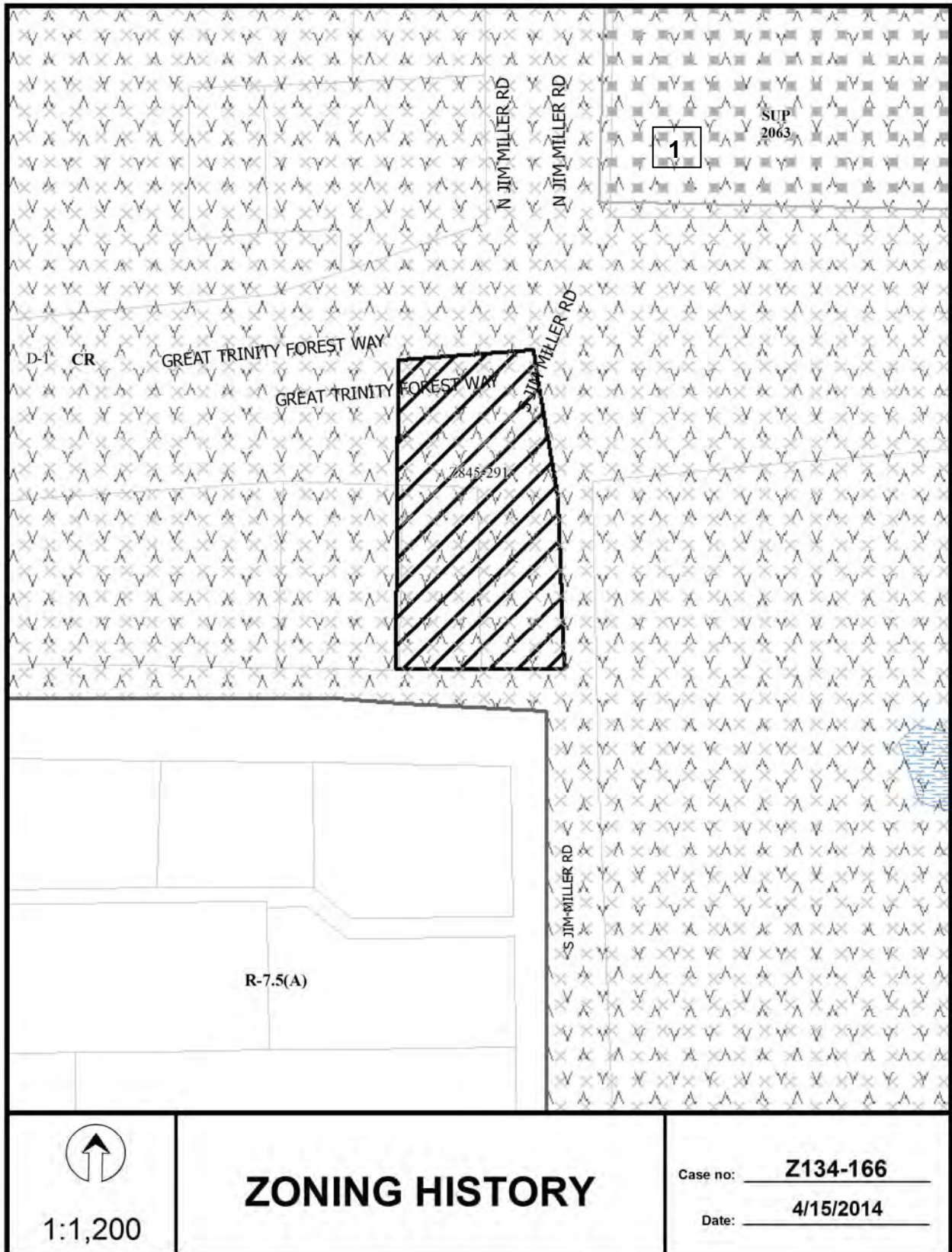
1:1,200

AERIAL MAP

Case no: Z134-166

Date: 4/15/2014





1:1,200

ZONING HISTORY

Case no: Z134-166

Date: 4/15/2014

CPC Responses



<u>10</u>	Property Owners Notified (10 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>1</u>	Replies in Opposition (1 parcels)
<u>200'</u>	Area of Notification
<u>7/24/2014</u>	Date

Z134-166
CPC



1:1,200

4/15/2014

Notification List of Property Owners***Z134-166******10 Property Owners Notified******10 Property Owners Notified 0 Property Owners in Favor 1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	7036 GREAT TRINITY FOREST WAY	JUNEJA DALLAS LLC
	2	7028 GREAT TRINITY FOREST WAY	PHILLIPS LEO & BEATRICE
	3	6901 GREAT TRINITY FOREST WAY	CATHEDRAL OF FAITH BAPTIST CHURCH
X	4	7015 GREAT TRINITY FOREST WAY	CATHEDRAL OF FAITH MISSIONARY BAPTIST CH
	5	7100 GREAT TRINITY FOREST WAY	YMCA OF METROPOLITAN DALLAS
	6	116 JIM MILLER RD	CHONG KWANG
	7	7020 GREAT TRINITY FOREST WAY	JUNEJA HOSPITALITY HOLDINGS LLC
	8	7071 GREAT TRINITY FOREST WAY	ALEJANDRE ARCANGEL
	9	7026 CARTER RD	GIBSON KENNETH E
	10	7040 CARTER RD	HOUSE OF PRAYER EVANGELISTIC MINISTRIES

AGENDA ITEM # 86

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 4
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 64 E

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an NS(A) Neighborhood Service District and a resolution accepting an amendment to deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District on the west side of Marvin D. Love Freeway, south of West Pentagon Parkway

Recommendation of Staff and CPC: Approval, subject to amended deed restrictions volunteered by the applicant

Z134-261(OTH)

Note: This item was considered by the City Council at public hearings on October 8, 2014 and October 22, 2014, and was taken under advisement until November 12, 2014, with the public hearing open

FILE NUMBER: Z134-261(OTH)

DATE FILED: May 14, 2014

LOCATION: West side of Marvin D. Love Freeway, south of West Pentagon Parkway

COUNCIL DISTRICT: 4

MAPSCO: 64-E

SIZE OF REQUEST: ± 3.172 acres

CENSUS TRACT: 61.00

OWNER/ APPLICANT/ REPRESENTATIVE: Bolanle Mustapha

REQUEST: An application for an NS(A) Neighborhood Service District and an amendment to deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District.

SUMMARY: The applicant proposes to utilize the property for a child-care facility, office uses and neighborhood service uses allowed in the NS(A) district. The property has deed restrictions. The applicant is voluntarily amending the existing deed restrictions to prohibit certain uses to prohibit: 1) Dry cleaning or laundry store, 2) General Merchandise of food store 3,500 square feet or less, 3) Motor vehicle fueling station and 4) Restaurant without drive in or drive through service.

CPC RECOMMENDATION: Approval, subject to amended deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: Approval, subject to amended deed restrictions volunteered by the applicant.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – Even though the proposed zoning would allow more intense land uses. The property is currently utilized for medical office uses. The applicant is proposing to continue the use of the property for office and to add child-care facility, which is already allowed as a limited use in the current zoning of the property. The proposed use will not have an adverse impact on the property.
2. *Traffic impact* – The request site is currently developed with two buildings with approximately 7,300 square feet total. The applicant is not proposing any new development. The existing development and proposed use will not have any impact on the existing street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas!* *Comprehensive Plan* states that this area is within the Residential Neighborhood Use Building Block, which would typically support smaller areas of neighborhood serving uses. Staff supports this request.

BACKGROUND INFORMATION:

- There are two properties for this request with approximately 1.4 acres of land. The southern lot is developed with two buildings with approximately 7,300 square feet total. The northern lot is undeveloped. The applicant is not planning on having any new structures in the properties.
- The property is adjacent to a single family to the north, west and south. The surrounding uses are single family to the north, west and south, and the access road to Marvin D. Love Freeway to the east of the property.
- The applicant is requesting the zoning change from an NO(A) to NS(A) to be able to operate a child-care facility without the limitations established by Section 51A-4.218 of the Development Code. The proposed use, child-care facility is allowed in the existing zoning district NO(A) Neighborhood Office District; however, the child-care facility use is permitted by right as a limited use subject to restrictions in Section 51A-4.218.

SEC. 51A-4.218. Limited Uses.

- (a) A limited use must be contained entirely within a building and be primarily for the service of the occupants of the building.
- (b) A limited use may not have a floor area that in combination with the floor areas of other limited uses in the building exceeds 10 percent of the floor area of the building.

- (c) A limited use must:
- (1) have no exterior public entrance except through the general building entrances; and
 - (2) have no exterior advertising signs on the same lot.

- Included in this report is a copy of the existing deed restrictions and the amended deed restrictions volunteered by the applicant. The existing deed restrictions on the property do not refer to the use of the property. The amendment volunteered by the applicant refer to prohibition of the following uses:
 1. Dry cleaning or laundry store,
 2. General Merchandise of food store 3,500 square feet or less,
 3. Motor vehicle fueling station and
 4. Restaurant without drive in or drive through service.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Marvin D. Love Freeway	Freeway	Variable

Surrounding Land Uses:

	Zoning	Land Use
Site	R-16(A)	Vacant dwelling unit
North	R-16(A)	Single Family
East	R-16(A)	Golf course
South	R-16(A)	Single Family
West	R-16(A)	Single Family

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a Residential Building Block.

The Residential Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The requested zoning district and proposed development are consistent with the Residential Building Block guidelines.

The following are the comprehensive plan's goals and policies that support the request:

Land Use Element:

GOAL 1.1 Align Land Use Strategies with the economic development priorities
Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 2.1 Promote balanced growth

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Neighborhood Element:

GOAL 7.1 Promote vibrant and viable neighborhoods

Policy 7.1.2 Promote neighborhood-development compatibility.

Land Use Compatibility:

The proposed use is compatible with the surrounding area. The applicant is proposing to utilize the property for a child-care facility and medical office, and office uses. Staff is comfortable recommending approval of this request.

During the City Plan Commission public hearing, the applicant offered to amend the existing deed restrictions to prohibit certain uses that the neighboring community considered a nuisance to the existing surrounding residential uses. The applicant volunteered to amend the existing conditions to prohibit such uses.

Staff is comfortable recommending approval of this request.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
NO(A) Neighborhood Office	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office
Proposed							
NS(A) Neighborhood service	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	40%		Retail & personal service, office

Parking:

Pursuant to the Dallas Development Code, off-street and loading required parking must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

Landscaping:

Landscape requirements are triggered when new construction over 2,000 square feet is proposed. Landscaping of the property must be provided in accordance with Article X of the Dallas Development Code.

CPC Minutes – August 21, 2014

Motion: It was moved to recommend **approval** of an NS(A) Neighborhood Service District on property zoned an NO(A) Neighborhood Office District with amended deed restrictions volunteered by the applicant to prohibit: 1) Dry Cleaning or laundry store, 2) General Merchandise or food store 3,500 square feet or less, 3) Motor vehicle fueling station and 4) Restaurant without drive in or drive through service on the west side of Marvin D. Love Freeway, south of West Pentagon Parkway.

Maker: Abtahi
Second: Emmons
Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 3 - Culbreath, Anantasomboon, Shellene
Vacancy: 0

Notices: Area: 300 Mailed: 30
Replies: For: 2 Against: 9
Speakers: For: Bolanie Mustapha, 4121 Marvin D Love Frwy.,
Dallas, TX, 75224
LaShondra Robinson, 4121 Marvin D. Love Frwy.,
Dallas, TX, 75224
Against: Bonnie Rea, 3945 Lost Creek Dr., Dallas, TX,
75224
Judy Pollock, 3936 Lost Creek Dr., Dallas, TX, 75212

PROPOSED AMENDMENT TO EXISTING DEED RESTRICTIONS

AMENDMENT TO DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF _____) KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, _____ ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the Survey, Abstract No. _____, part of City Block _____, City of Dallas ("City"), _____ County, Texas, and being that same tract of land conveyed to the Owner by _____, by deed dated _____, and recorded in Volume _____, Page _____, in the Deed Records of _____ County, Texas, and being more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes.

II.

That the Property was impressed with certain deed restrictions ("Original Restrictions") as shown in an instrument dated _____, signed by _____ and recorded in Volume _____, Page _____, of the Deed Records of _____ County, Texas, a true and correct copy of which is attached to this instrument as Exhibit "B" and made a part of this instrument.

III.

That the Owner does hereby add restriction number 4 to the Original Restrictions to read as follows:

1. A 50 foot wide buffer strip along the western boundary line of the property, separating the adjacent uses from the property, must be left in its natural, vegetated state, including all trees. No above grade construction is permitted in this strip, although such work as is required by the department of public works, or other city departments for connection to city infrastructure is permitted.

2. No building permit may be issued on the property, until a site plan and elevation drawing of the proposed building has been submitted to and approved by the city Plan Commission of the city of Dallas
3. No structure may exceed one story, with the exception that off street parking, whether enclosed or unenclosed, is permitted underneath the structure, and the determination of the permitted one story does not include the parking area underneath the building. For purposes of this instrument, "story" means that portion of a building between any two successive floors or between the top floor and the ceiling above it.
4. The following [main](#) uses are not permitted:
 - Dry Cleaning or laundry store
 - General merchandise or food store 3,500 square feet or less
 - Motor vehicle fueling station
 - Restaurant without drive in or drive through service

IV.

That the preceding amendment was made following notice and public hearing before the City Plan Commission and City Council of the City as required in the Original Restrictions, and notice of such public hearing was given as would have been required by law for a zoning change on the Property. The Owner must file this instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment becomes effective.

V.

That the Owner certifies and represents that there are no liens or mortgages, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

VI.

That the invalidation of any provision in this instrument by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

VII.

That it is expressly stipulated and understood that the preceding amendment of restriction number(s) _____ accomplished hereby shall in no manner operate to impair or reduce the enforceability of the Original Restrictions, as originally written, and that all restrictions and provisions contained in the deed restriction instrument dated _____, and recorded in Clerk's File No. _____ of the Deed Records of County, Texas, shall remain in full force and effect except as amended by Paragraph III of this instrument. Furthermore, it is expressly stipulated and understood that all provisions contained in the aforementioned deed restriction instrument apply to this instrument as if recited herein.

EXISTING DEED RESTRICTIONS

891306

3/21/89

DEED RESTRICTIONS

STATE OF TEXAS	§	KNOW ALL BY THESE PRESENTS:	2633	2	9.00 DEED 1 05/03/89
	§				
COUNTY OF DALLAS	§				

That the undersigned, Vernon and James Smith, are the owners of the following described property situated in Dallas County, Texas, being in particular part of City Block 6036, of the Hamilton McDowell Survey, Abstract No. 873, City of Dallas, Dallas County, Texas, and being a tract of approximately 3.1719 acres of land, said tract being hereafter referred to as "the property", and the same tract described in the attached Exhibit A incorporated herein by reference; and

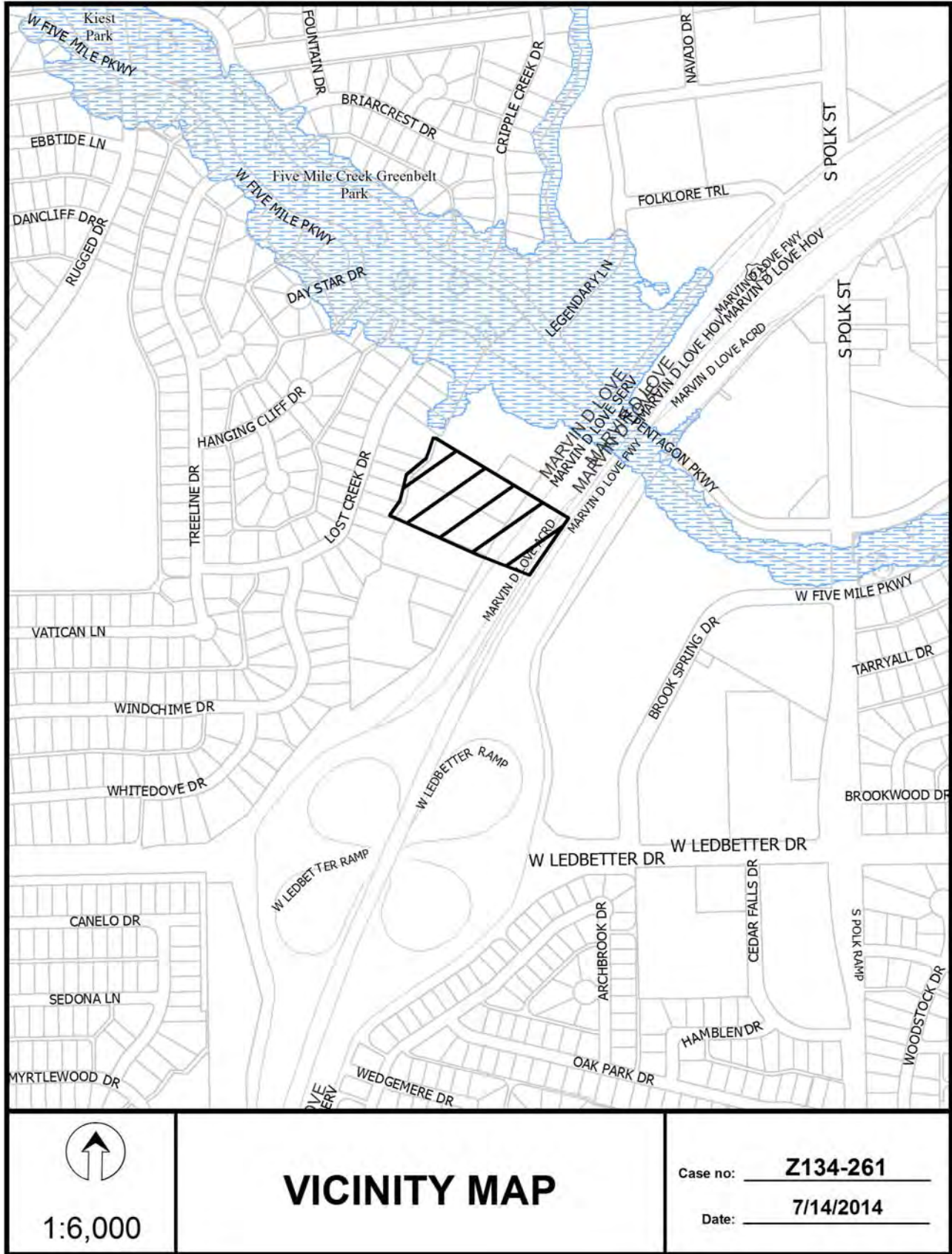
That the undersigned owners do hereby impress all of the property with the following deed restrictions, to-wit:

1. A 50 foot wide buffer strip along the western boundary line of the property, separating the adjacent uses from the property, must be left in its natural, vegetated state, including all trees. No above-grade construction is permitted in this strip, although such work as is required by the department of public works, or other city departments for connection to city infrastructure is permitted.
2. No building permit may be issued on the property, until a site plan and elevation drawing of the proposed building has been submitted to and approved by the City Plan Commission of the City of Dallas.
3. No structure may exceed one story, with the exception that off-street parking, whether enclosed or unenclosed, is permitted underneath the structure, and the determination of the permitted one story does not include the parking area underneath the building. For purposes of this instrument, "story" means that portion of a building between any two successive floors or between the top floor and the ceiling above it.

DEED RESTRICTIONS - Page 1 of 3

89086 2196

2009-111/1100-5



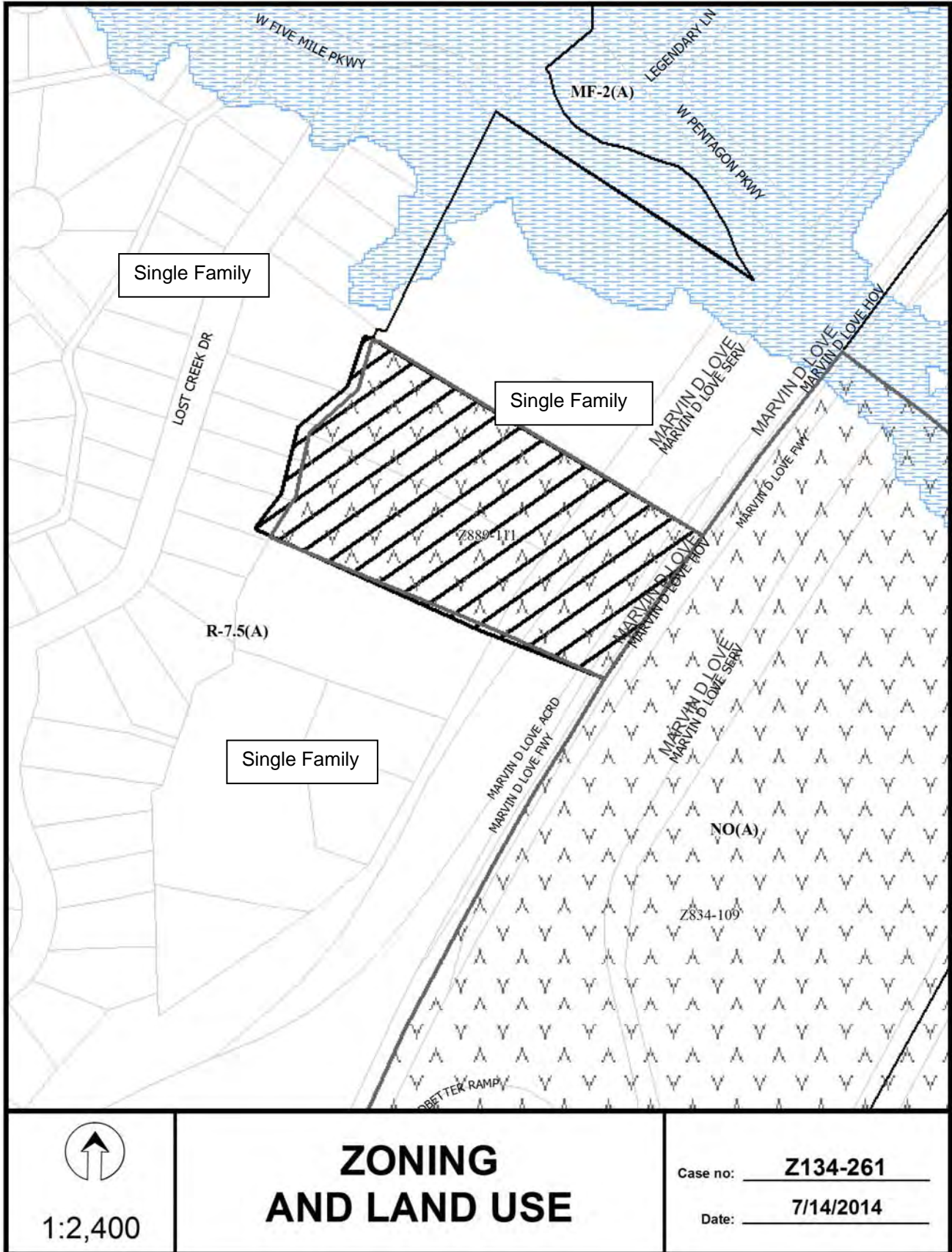


1:2,400

AERIAL MAP

Case no: Z134-261

Date: 7/14/2014



1:2,400

ZONING AND LAND USE

Case no: Z134-261

Date: 7/14/2014

CPC RESPONSES



<u>30</u>	Property Owners Notified (32 parcels)
<u>2</u>	Replies in Favor (2 parcels)
<u>9</u>	Replies in Opposition (9 parcels)
<u>300'</u>	Area of Notification
<u>8/21/2014</u>	Date

Z134-261
CPC



1:2,400

7/14/2014

Notification List of Property Owners***Z134-261******30 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4105 MARVIN D LOVE FWY	FRAZIER JOHN R
2	4125 MARVIN D LOVE FWY	WILLIAMS JOHN Z & SU Y
3	4115 MARVIN D LOVE FWY	MUSTAPHA BOLANLE
4	3956 LOST CREEK DR	GONZALEZ ROBERTO
5	3950 LOST CREEK DR	HOSEA ROBERT
X 6	3946 LOST CREEK DR	HAMM ERNESTINE W
7	3940 LOST CREEK DR	MURRAY LARRY L
X 8	3936 LOST CREEK DR	POLLOCK JUDITH
O 9	4105 MARVIN D LOVE FWY	MORALES JOSE ALONSO
X 10	3974 LOST CREEK DR	WILLARD RALPH
X 11	3968 LOST CREEK DR	BROWN PATSY ANN
12	3964 LOST CREEK DR	GUMM CLAYTON DBA FIRST FUNDING GROUP
13	3960 LOST CREEK DR	DIXON LOUIS
X 14	3926 LOST CREEK DR	REED TIMOTHY NOLAN
15	3920 LOST CREEK DR	SHERARD MILLIGAN F
X 16	3916 LOST CREEK DR	SAUCEDA JORGE & YVETTE
17	3910 LOST CREEK DR	MARTINEZ MARIO A
18	3921 LOST CREEK DR	FLORES ANA
X 19	3927 LOST CREEK DR	DURMAN DARLENE
20	3933 LOST CREEK DR	CASTELLANO GEORGE D & LETICIA J
21	3937 LOST CREEK DR	CROWE LARRY & GWEN
X 22	3941 LOST CREEK DR	BRODY IRA BENNY & LIONEL L
X 23	3945 LOST CREEK DR	REA BONNIE
24	3951 LOST CREEK DR	BELT JAMES C JR
25	3957 LOST CREEK DR	BOYD GROVER R SR
26	3961 LOST CREEK DR	LANGRUM ALMA J

Z134-261(OTH)

7/14/2014

	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	27	3969 LOST CREEK DR	CADENA M A
	28	5131 MARVIN D LOVE FWY	FINDLEY GEORGE WARREN
	29	4127 MARVIN D LOVE FWY	KELLY MARTIN
	30	1300 LEDBETTER DR	DALLAS COUNTY HOSPITAL DISTRICT DBA PARK

AGENDA ITEM # 87

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 13
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 26 T

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a private school on property zoned an MU-3(SAH) Mixed Use Affordable District with deed restrictions on the southeast corner of Park Lane and North Central Expressway
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions Z134-273(OTH)

FILE NUMBER: Z134-273(OTH)

DATE FILED: June 6, 2014

LOCATION: Southeast corner of Park Lane and North Central Expressway

COUNCIL DISTRICT: 13

MAPSCO: 26-T

SIZE OF REQUEST: 33.3 acres

CENSUS TRACT: 78.22

OWNER: Northwood PL A LP

APPLICANT: Fusion Education Group

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for a Specific Use Permit for a private school on property zoned an MU-3(SAH) Mixed Use Affordable District with deed restrictions.

SUMMARY: The applicant proposes to construct an 8,000-square-foot private school [Fusion Academy] on the property. Enrollment is being limited to 99 students, but only up to 25 students will be on site at any one time.

CPC RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing building and proposed use are compatible in scale and character with the surrounding area.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed use will not negatively impact the adjacent properties and will provide a valuable service to this area of the city.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed private school will not be a detriment to the public health, safety, or general welfare of the area.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The proposed use and site plan as proposed, complies with all the zoning regulations and standards.

BACKGROUND INFORMATION:

- The property has deed restrictions that do not affect the type of uses of the property. The deed restrictions limit the maximum floor area allowed on the property to 2,902,568 square feet.
- The property current uses are retail, personal service, residential, office, restaurant and business school uses.
- The surrounding uses are to the north: retail, restaurant; to the east: Park Lane DART rail station, and retail; to the south: office and financial institution; to the west: regional retail, medical offices, restaurant and financial institution.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Park Lane	Principal Arterial	Variable
North Central Expressway	Freeway	Varies

Surrounding Land Uses:

	Zoning	Land Use
Site	Subdistrict 1 PD 317	Mixed Uses of office, retail, restaurant
North	Subdistrict 1 PD 317	Retail, restaurant
East	PD 526, MU-3	Retail & DART Station
South	GO(A)	Office
West	RR	Retail mall, Medical offices, financial institution

Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The Plan identifies the request site as being in an urban mixed-use building block.

The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or midrise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

The applicant’s request is in compliance with the goals and policies in the *forwardDallas! Comprehensive Plan*.

Land Use Compatibility:

The property is currently developed with approximately 960,000 square feet for office, residential, retail, personal service, restaurants and business school uses.

The proposed use is complimentary to the neighborhood and creates a sense of community in the area. The use and characteristics of the use will blend with the existing uses.

Chapter 6 Alcohol Beverages defines a private school as private school, including a parochial school that: (B) has more than 100 students enrolled and attending courses at a single location. For this reason, the alcohol measurements to any establishment that serves or sales alcohol do not apply.

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.

Landscaping: The applicant is not proposing any new construction; therefore, no new landscaping is being triggered with the proposed use.

Parking: Chapter 51A permits the establishment of the parking requirement for public and private schools. Because of the nature of the school, the applicant is providing 30 parking spaces for the use as opposed to the standard requirement. that would typically be required per Chapter 51A if this were not an SUP. Approximately 35 percent of the students may be of driving age. This is the reason why the applicant is requesting parking requirements reduction to reflect the characteristics of this type of school. The Engineering Department has reviewed the parking analysis and concurs with the request. The Planning Department supports this reduction due to the nature of the surrounding land uses.

**CPC ACTION:
October 2, 2014**

Motion: It was moved to recommend **approval** of a Specific Use Permit for a private school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an MU-3(SAH) Mixed Use Affordable District with deed restrictions on the southeast corner of Park Lane and North Central Expressway.

Maker: Anantasomboon
Second: Rodgers
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 1 - Culbreath
Vacancy: 0

Reconsideration Motion: It was moved to recommend **approval** of a Specific Use Permit for a private school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an MU-3(SAH) Mixed Use Affordable District with deed restrictions on the southeast corner of Park Lane and North Central Expressway.

Maker: Ridley
Second: Murphy
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 1 - Culbreath
Vacancy: 0

Notices: Area: 500 Mailed: 39
Replies: For: 0 Against: 0

Speakers: None

**PROPOSED CONDITIONS
Z134-273**

**PROPOSED CONDITIONS
Z134-273**

1. USE: The only use authorized by this Specific Use Permit is a private school.

2. SITE PLAN. Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT. This specific use permit expires on five years, 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 or operator of the private school 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.)

ENROLLMENT. Maximum enrollment of full time students is 99. For the purposes of Chapter 6 of the Dallas City Code, this use is not considered a private school for alcohol spacing requirements.

FLOOR AREA. The maximum floor area is 8,000 square feet.

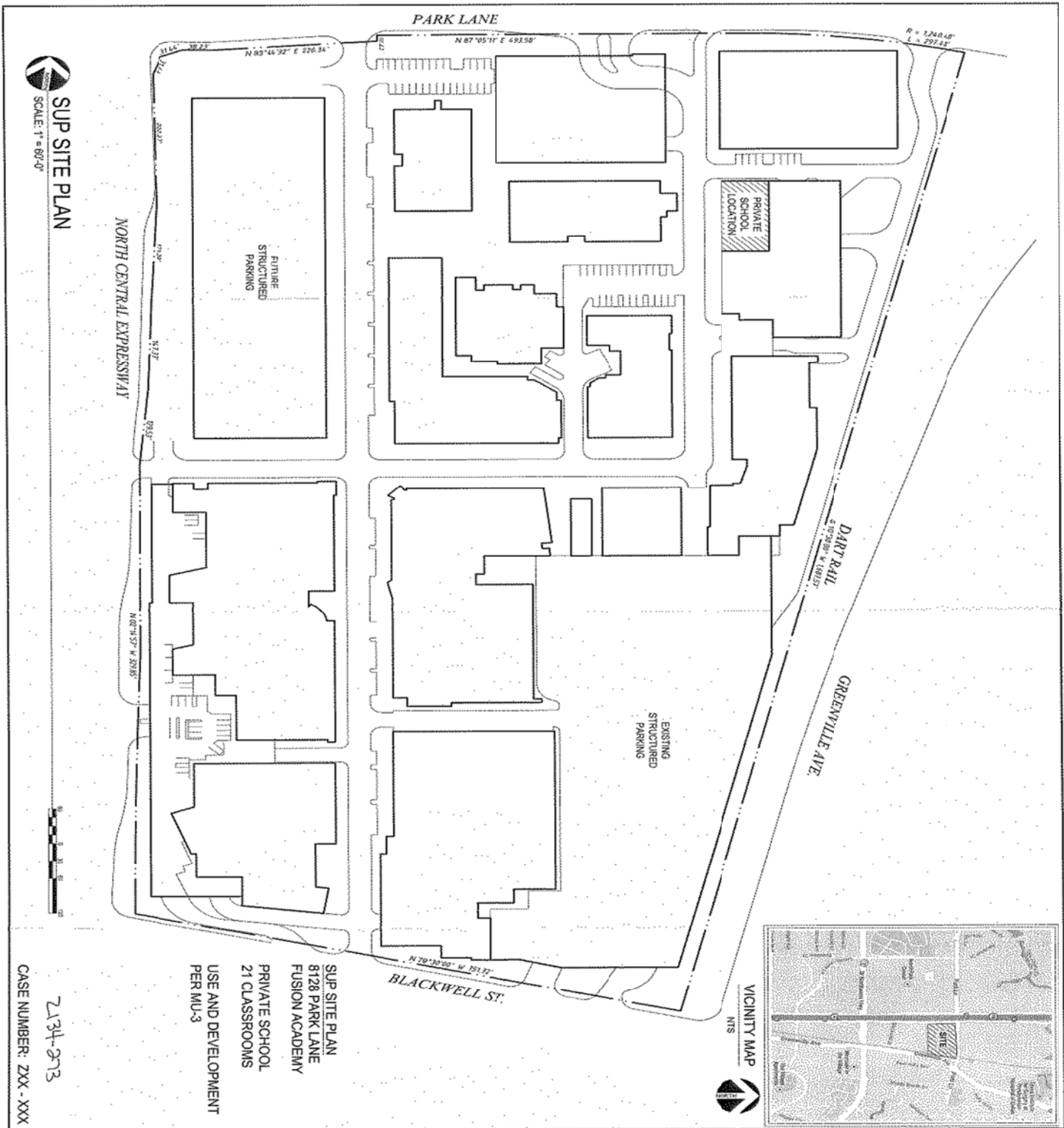
PARKING. A minimum of 30 off-street parking spaces must be provided.

QUEUEING: Queueing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

MAINTENANCE. The private school must be properly maintained in a state of good repair and neat appearance.

GENERAL REQUIREMENTS. Use of the private school must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

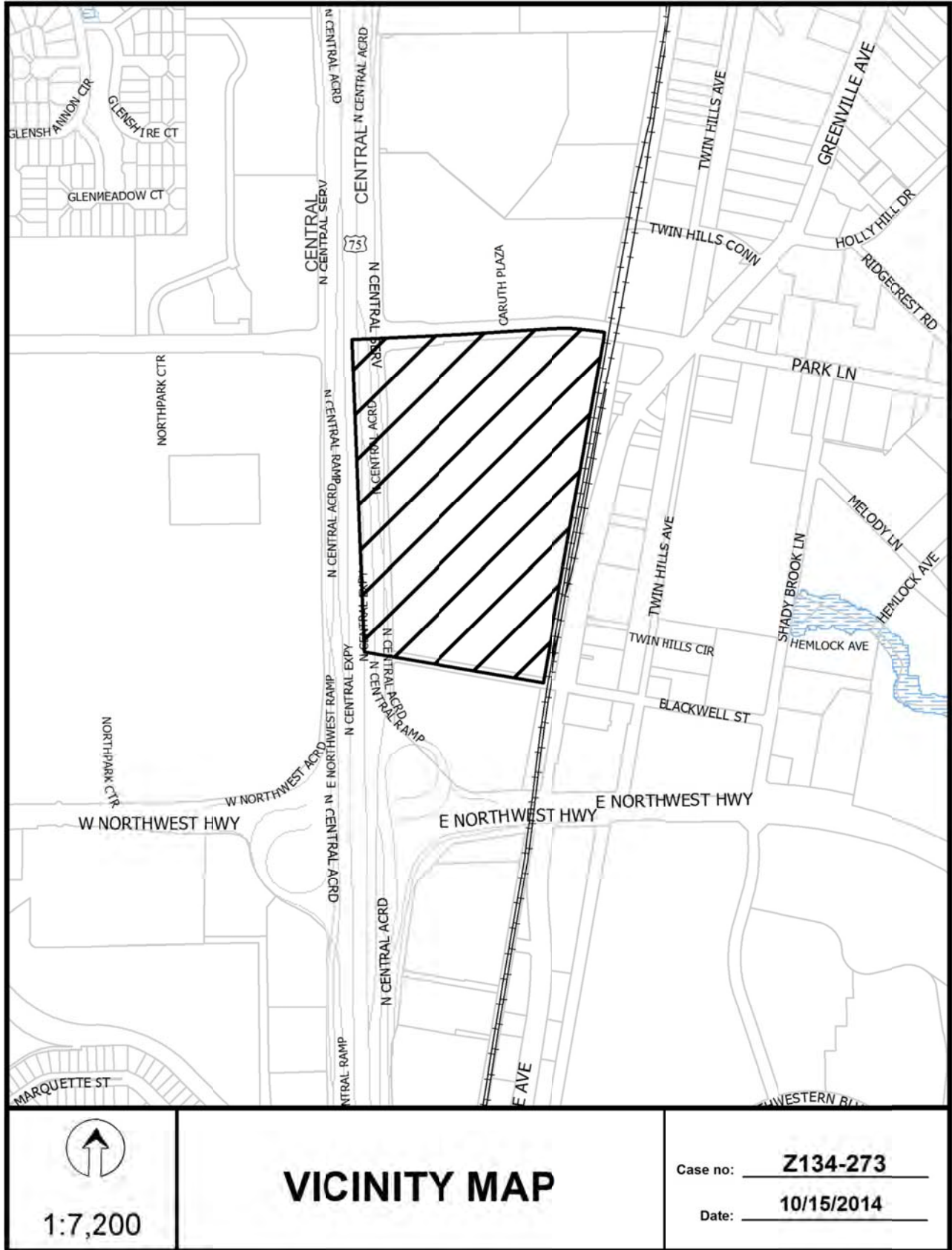
PROPOSED SITE PLAN



Z134-273
CASE NUMBER: ZXX - XXX

SUP SITE PLAN
8128 PARK LANE
FUSION ACADEMY
PRIVATE SCHOOL
21 CLASSROOMS
USE AND DEVELOPMENT
PER MU-3

<p>8128 PARK LANE CITY OF DALLAS, TEXAS</p>	<p>Baldwin Associates</p>	<p>BALDWIN ASSOCIATES 3904 Elm Street, Suite B Dallas, Texas 75226 MOBILE: 214.729.7949 OFFICE: 214.824.7949 rob@baldwinplanning.com</p>	<p>04/22/14 PROJECT NUMBER CASE NUMBER</p>
---	--------------------------------------	---	--

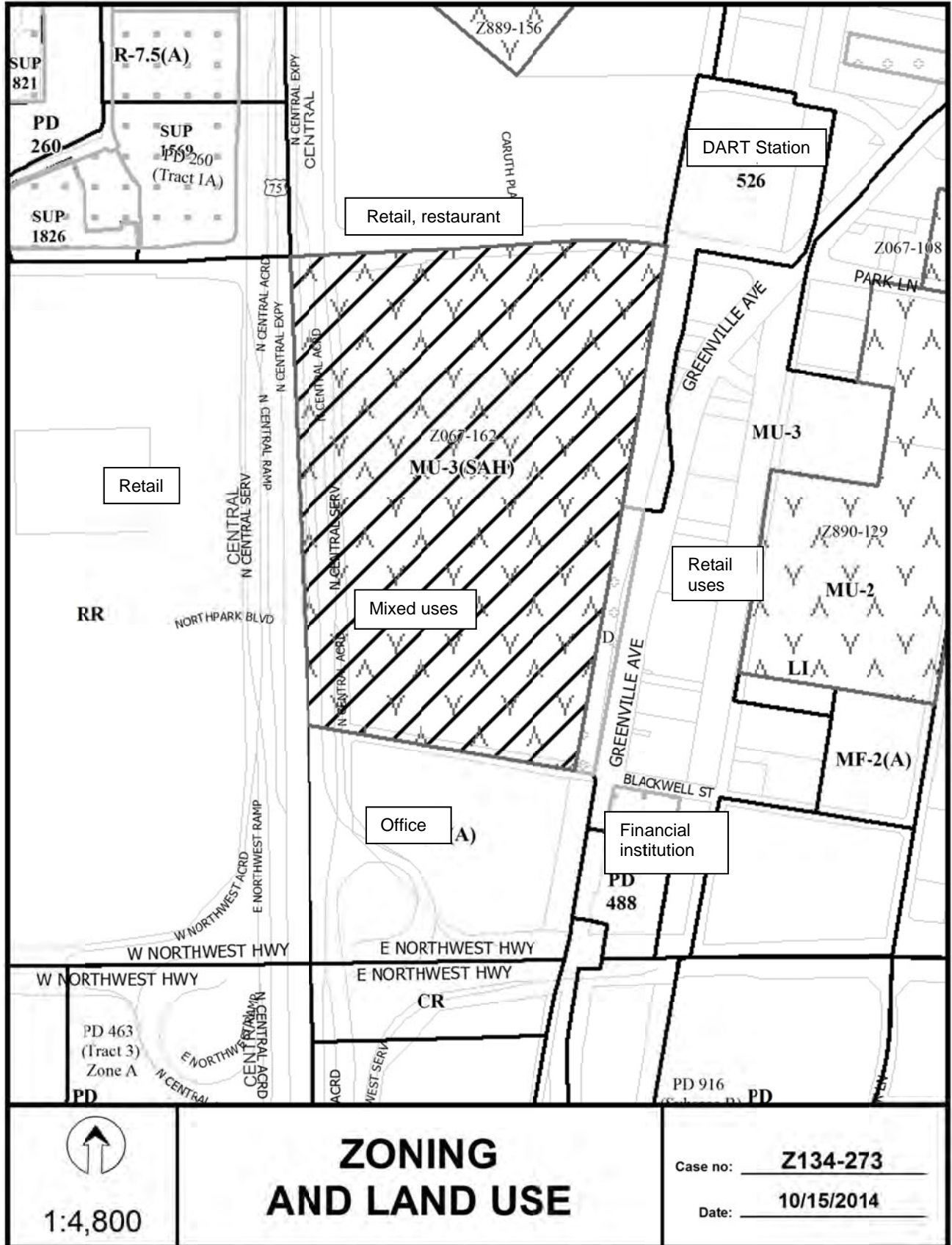


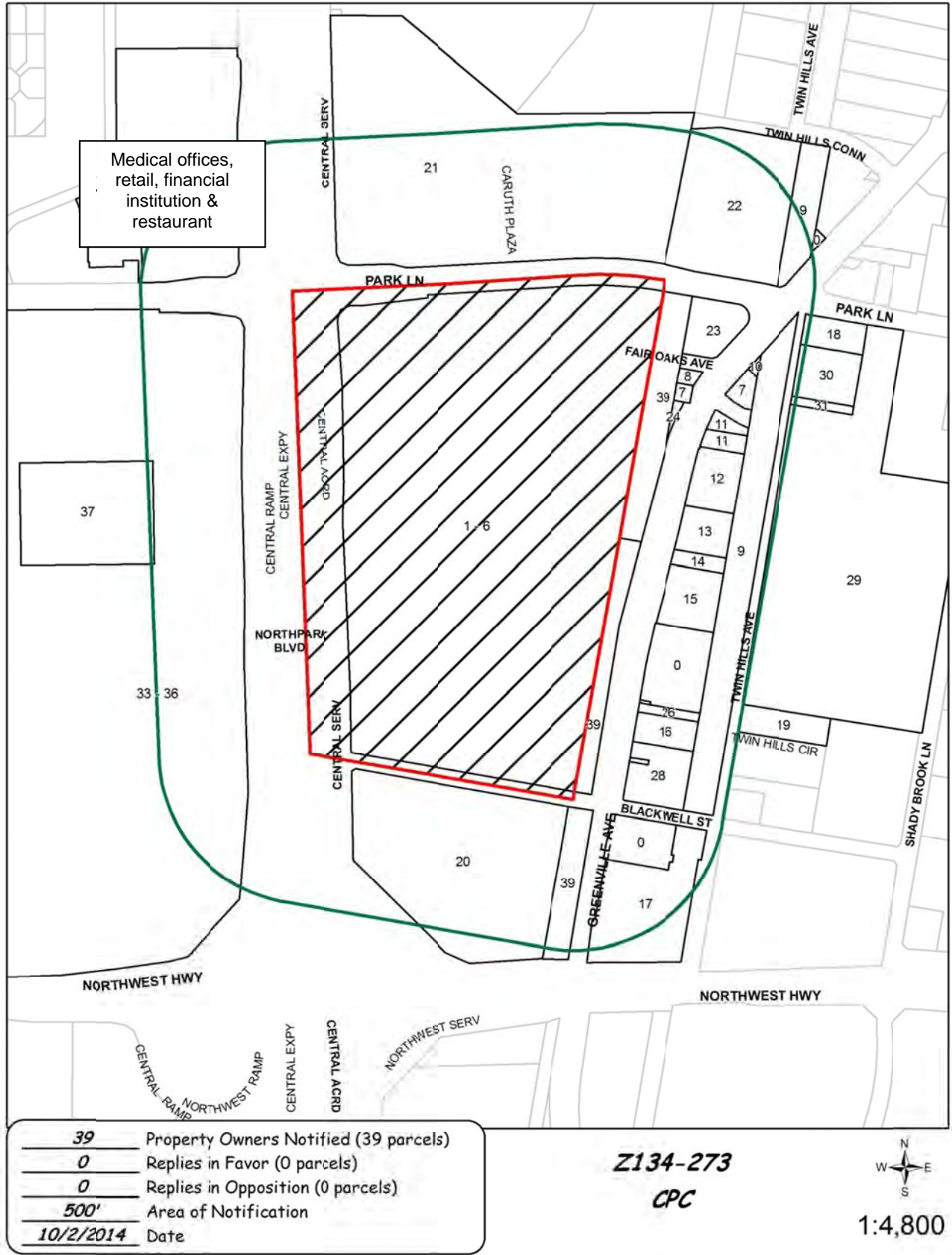
1:7,200

VICINITY MAP

Case no: Z134-273

Date: 10/15/2014





10/01/2014

Reply List of Property Owners***Z134-273******39 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	8000 PARK LN	NORTHWOOD PL A LP
	2	8166 PARK LN	NORTHWOOD PL HOLDINGS LLC
	3	8130 PARK LN	NORTHWOOD PL E LP
	4	8100 PARK LN	NORTHWOOD PL G LP
	5	8130 PARK LN	NORTHWOOD PL HOLDINGS LLC
	6	8066 PARK LN	DNCX PARK LANE LP
	7	6855 GREENVILLE AVE	DORFMAN SAM Y LLC
	8	6867 GREENVILLE AVE	UECKERT E HOWARD ET AL
	9	5700 NORTHWEST HWY	TEXAS UTILITIES ELEC CO
	10	6868 GREENVILLE AVE	BLACKWELL SHERRY
	11	6852 GREENVILLE AVE	6846 6848 GA LTD
	12	6846 GREENVILLE AVE	SLJ CORNERSTONE LTD
	13	6826 GREENVILLE AVE	FURRH INC
	14	6818 GREENVILLE AVE	BOTANIC LTD CO
	15	6810 GREENVILLE AVE	BOGART LYNNE ET AL
	16	6770 GREENVILLE AVE	MIEGEL INVESTMENTS LLC
	17	5701 NORTHWEST HWY	EXTRA SPACE PPTIES FORTY THREE LLC
	18	6886 TWIN HILLS AVE	SHRINERS HOSPITALS ET AL
	19	6770 TWIN HILLS AVE	POLYSPEDE ELECTRONICS
	20	8750 CENTRAL EXPY 8750 NCE	DALLAS LLC
	21	9100 CENTRAL EXPY CARUTH	ACQUISITION LP
	22	8169 PARK LN	DALLAS AREA RAPID TRANSIT
	23	6881 GREENVILLE AVE	JOHNSTON ELLEN STRUBE
	24	6857 GREENVILLE AVE	RALSTON DOUGLAS
	25	6790 GREENVILLE AVE	6778-6790 GREENVILLE AVE
	26	6778 GREENVILLE AVE	6778-6790 GREENVILLE AVE

Z134-273(OTH)

10/01/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	6750 GREENVILLE AVE	ELLER MEDIA COMPANY
	28	6750 GREENVILLE AVE	ARMSTRONG GUADALUPE LP
	29	8282 PARK LN	GREENVILLE CENTRE LC
	30	8208 PARK LN	TODORA TONY ET AL
	31	6860 TWIN HILLS AVE	SAN MARINO SAVINGS
	32	9101 CENTRAL EXPY	HR ACQUISITION OF SAN ANTONIO LTD
	33	8687 CENTRAL EXPY	NORTHPARK LAND PARTNERS
	34	8850 BOEDEKER ST	NORTHPARK NATIONAL BANK
	35	0 NORTH PARK	NEIMAN MARCUS CO LESSEE
	36	7901 NORTHWEST HWY	NORDSTROM
	37	7901 NORTHWEST HWY	NORTHPARK LAND PARTNERS
	38	7839 PARK LN	SKILLMAN ORAM PTRS LP LTD
	39	555 2ND AVE	DART

AGENDA ITEM # 88

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 23 K

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an open-enrollment charter school on property zoned an IR Industrial Research District on the east side of Monroe Drive, north of Walnut Hill Lane

Recommendation of Staff: Denial

Recommendation of CPC: Approval for an 18-month period, subject to a site plan, traffic management plan and conditions

Z134-184(MW)

Note: This item was considered by the City Council at public hearings on September 10, 2014 and October 8, 2014, and was taken under advisement until November 12, 2014, with the public hearing open

FILE NUMBER: Z134-184(MW)

DATE FILED: March 5, 2014

LOCATION: East side of Monroe Drive, north of Walnut Hill Lane

COUNCIL DISTRICT: 6

MAPSCO: 23-K

SIZE OF REQUEST: ±2.95 acres

CENSUS TRACT: 97.01

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

APPLICANT: Trinity Basin Preparatory, Inc.

OWNER: Charter Schools Development Corporation

REQUEST: An application for a Specific Use Permit for an open-enrollment charter school on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to operate an open-enrollment charter school serving grades pre-K through five (5) within an existing church building. No new construction is proposed by this application. The proposed open-enrollment charter school will have 18 classrooms and will serve approximately 432 students. The proposed hours of operation are Monday through Friday from 8:00 am to 4:00 pm for normal school activities.

CPC RECOMMENDATION: Approval for an 18-month period, subject to a site plan, traffic management plan and conditions.

STAFF RECOMMENDATION: Denial

DESIGNATED ZONING CASE

STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not a Specific Use Permit shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The proposed open-enrollment charter school serving grades pre-K through five (5) is not considered compatible with surrounding Industrial Research District uses, specifically, the adjacent UPS distribution center.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – While the proposed open-enrollment charter school will provide a valuable service to this area of the city, the request site is not directly accessible from the adjacent single family neighborhood. The traffic generated by the proposed use, as well as by the adjacent industrial use, could negatively impact the area of request and adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – Situating an open-enrollment charter school serving grades pre-K through five (5) in an industrial area could be potentially detrimental to the public health, safety, or general welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the request will comply with all applicable zoning regulations and standards. No variances or exceptions are proposed.

Surrounding Zoning History:

There has been no zoning activity in the vicinity of the request site within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Monroe Drive	Local	60 feet

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Construction and Development has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system. Traffic circulation will be regulated through the attached traffic management plan which demonstrates that vehicle queuing can be adequately accommodated onsite.

The request site is accessed from Monroe Drive, a local street with no posted speed limit. No pedestrian street crossings are proposed for this school; therefore, according to Engineering, a school zone would not be warranted. As a result, from a land use perspective, staff has concerns about the general safety for the proposed grade levels.

Surrounding Land Use:

	Zoning	Land Use
North	IR	Office; warehouse
East	R-7.5(A)	Single family
South	IR	Office; warehouse
West	IR	Warehouse (UPS distribution center; CO for Post Office issued 1988)

STAFF ANALYSIS:

Comprehensive Plan:

The Vision Illustration depicts the request site as within a *Commercial Center or Corridor Building Block*. These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor’s experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other “town center” features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

The applicant’s proposal to locate an open-enrollment charter school in an auto-oriented area more suited for services and jobs is inconsistent with the Comprehensive Plan.

Land Use Compatibility:

The ±2.95-acre request site is developed with vacant church building. No new construction is proposed by this application.

The request site is surrounded by office and warehouse uses to the north; single family residential to the east; office and warehouse uses to the south; and a

warehouse/distribution center to the west. While the request site does have residential adjacency, the school will not be directly accessible from the neighborhood. The request site is accessed from Monroe Drive, a local street with no posted speed limit. No pedestrian street crossings are proposed for this school; therefore, a school zone would not be warranted.

While traffic circulation will be regulated through a traffic management plan, which demonstrates that vehicle queuing can be adequately accommodated onsite, Planning Staff is concerned with potential vehicular and pedestrian conflicts. According to information provided by UPS, there are 353 (412 during freight peak) package drivers who are dispatched from the adjacent distribution center on a daily basis, at least half of which use Monroe Drive as their route. Based on a traffic count performed by the applicant's engineer, an average of 38 vehicles classified as UPS delivery trucks (single unit, two axle or larger) utilize Monroe Drive between 7:30 am and 8:30 am, which is considered the school's morning peak. Between 3:00 pm and 4:00 pm, the school's afternoon peak, an average of 30 vehicles classified as single unit, two axle or larger utilize Monroe Drive. This means that during the school's morning peak, 11% of the total vehicles on Monroe drive are single unit, two axle or larger and during the school's afternoon peak, 10% of the total vehicles on Monroe Drive are single unit, two axle or larger. According to the applicant's study, a typical roadway will have between two and three percent truck traffic and, in an industrial area, ten percent is not unusual. Planning staff does not believe that this industrial area is the appropriate location for an open-enrollment charter school serving grades pre-K through five (5). Therefore, staff does not support the request.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Parking:

Pursuant to §51A-4.210 of the Dallas Development Code, the off-street parking requirement for a school is 1.5 spaces per elementary classroom. Therefore, the proposed 18-classroom open-enrollment charter school will require 27 parking spaces. As depicted on the site plan, 167 spaces are provided.

Landscaping:

Z134-184(MW)

No new development is proposed by this application; therefore, the landscaping requirements of Article X will not be triggered.

CPC Action: July 24, 2014:

Motion: It was moved to recommend **approval** of a Specific Use Permit for an open-enrollment charter school for an 18-month period (from date of Council approval), subject to a site plan, traffic management plan and conditions on property zoned an IR Industrial Research District on the east side of Monroe Drive, north of Walnut Hill Lane.

Maker: Anantasomboon
Second: Ridley
Result: Carried: 10 to 3

For: 10 - Anglin, Emmons, Culbreath, Anantasomboon, Lavallaisaa*, Tarpley, Schultz, Peadon, Murphy, Ridley

Against: 3 - Shidid, Bagley, Abtahi
Absent: 2 - Rodgers, Shellene
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 38
Replies: For: 6 Against: 2

Speakers: For: Randy Shaffer, 400 S. Zang Blvd., Dallas, TX, 75208
Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Laura Fiemann, 28045 N. 112th Pl., Scottsdale, AZ, 85262
David Vilbig, 10132 Monroe Dr., Dallas, TX, 75229
Kimberley Brawner, 3030 LBJ Frwy., Dallas, TX, 75234
Against: Roger Albright, 3301 Elm St., Dallas, TX, 75226
Kevin Stoelting, 2925 Merrell Rd., Dallas, TX, 75229
Staff: Lloyd Denman, Assistant Director, Dallas Engineering Division

Partners/Principals/Officers:

APPLICANT: Trinity Basin Preparatory, Inc.

Randal C. Shaffer, President
Loren "Pepper" Hitchcock, Chairman
Ken Petree, Member
Julia Gomez, Member
Stephen R. McCune, Member

OWNER: Charter Schools Development Corporation

Board of Directors:

Tom Nida
Ember Reichgott Junge
James Goenner
John Eichberg
Greg McKenna
Brad Martin
Jay Hromatka
Michael Curran
Rudy Seikaly

Officers:

Al Dubin, Chief Executive Officer
Laura Fiemann, Senior Vice President
Michelle Liberati, Executive Vice President
Rebecca Secrest, Vice President and Assistant Corporate Secretary
Tim Summers, Finance Director and Treasurer

Z134-184
CPC Recommended Conditions

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on _____(18 months from the passage of this ordinance).

4. CLASSROOMS: The maximum number of classrooms is 18.

5. GRADE LEVELS: Grade levels are limited to Pre-K through five.

6. TRAFFIC MANAGEMENT PLAN:

A. In general. Operation of the open-enrollment charter school must comply with the attached traffic management plan.

B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

C. Traffic study.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by (six months from beginning operations). After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by that date every other year.

ii. The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

- a. ingress and egress points;
- b. queue lengths;
- c. number and location of personnel assisting with loading and unloading of students;
- d. drop-off and pick-up locations;
- e. drop-off and pick-up hours for each grade level;
- f. hours for each grade level; and

g. circulation.

iii. Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

a. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

b. If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

D. Amendment process.

i. A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

ii. The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

7 MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

**TRINITY BASIN PREPARATORY, INC.
TRAFFIC MANAGEMENT PLAN
JUNE 2014**

INTRODUCTION

Trinity Basin Preparatory, Inc. will be located at 10150 Monroe Drive, Dallas, Texas. The school will serve approximately 432 students in 18 classrooms. The proposed facility is an existing building that serves as San Juan Diego Catholic Church.

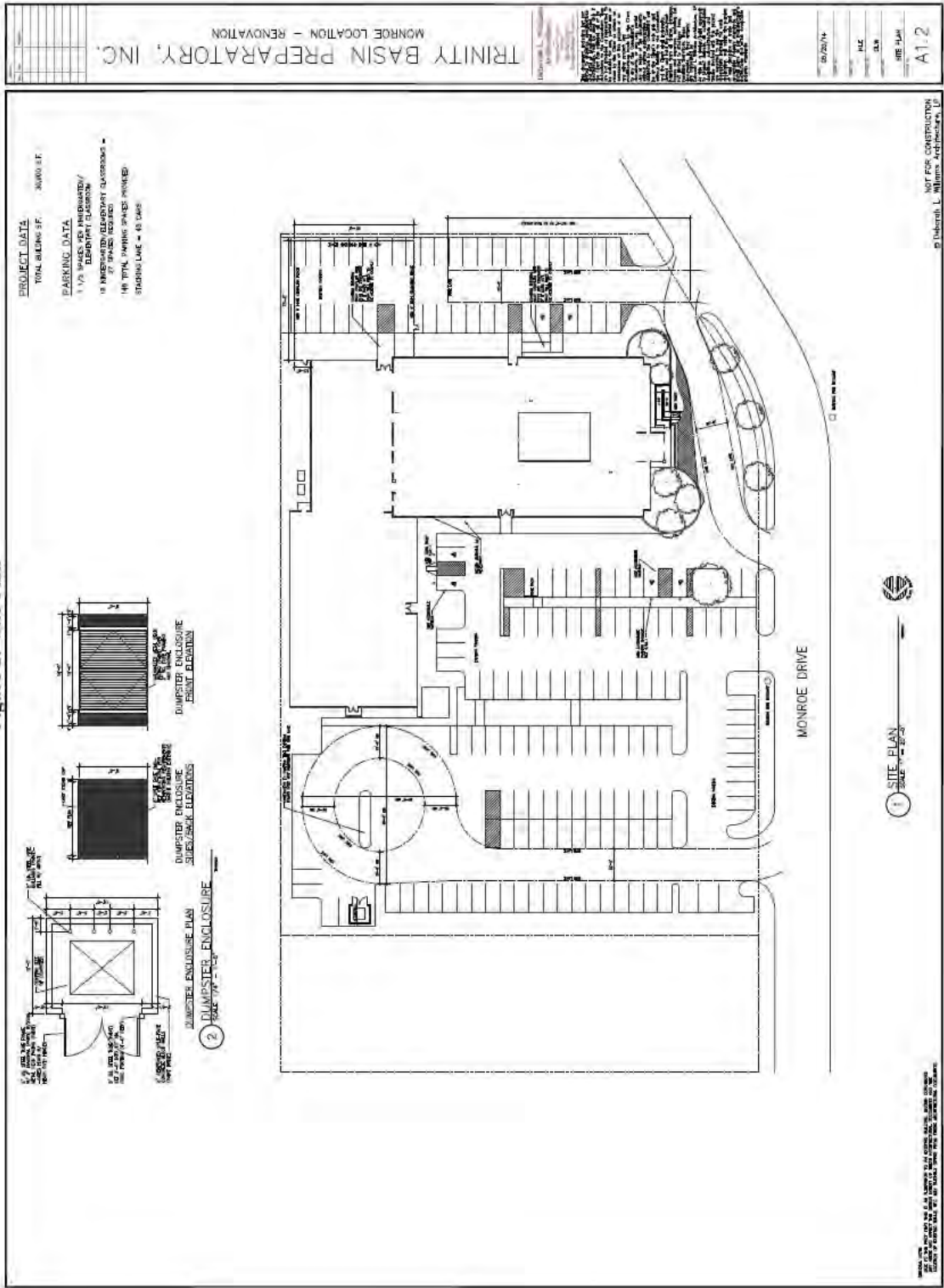
OVERVIEW

Trinity Basin Preparatory, Inc. will be located on the east side of Monroe Drive between Merrell Road and Walnut Hill Lane at 10150 Monroe Drive in Dallas, TX as shown in **Figure 1**. Monroe Drive is 36-foot wide roadway and has no posted speed limit. **Figure 2** shows the proposed site plan. The proposed campus is served by four driveways along Monroe Drive and has 148 parking spaces as shown in Figure 2.

Figure 1: Vicinity Map



Figure 2: Site Plan



The proposed development is planned to consist of a public charter school (Trinity Basin Preparatory, Inc.) and will serve 432 students from Prekindergarten (age 3) to 5th grade. The 3 year old prekindergarten class (PK3) will serve as a half-day program and will serve 40 students per session. The morning session of classes for PK3 will operate from 8:15 AM to 11:15 AM and the afternoon session will operate from 12:45 PM to 3:45 PM. Students in the 4-year old prekindergarten program (PK4) through 5th grade will attend classes from 8:15 AM to 3:45 PM. The projected student enrollment and number of classrooms per grade level is shown in **Table 1**.

Table 1: Projected Student Enrollment

Grades	Student Enrollment	# of Classrooms
PK3 ¹	80	2
PK4	88	4
K	44	2
1 st	44	2
2 nd	44	2
3 rd	44	2
4 th	44	2
5 th	44	2
Total	432	18

¹PK3 is a half day program with 40 students per session

CITY OF DALLAS PARKING STANDARDS

Section 51.A-4.204 of the City of Dallas *Development Code* defines the parking requirements for institutional and community services. Trinity Basin Preparatory, Inc. serves early childhood and elementary students. The City of Dallas code requires 1.5 parking spaces for each kindergarten/elementary school classroom. As shown in Table 1, the proposed school will have 18 classrooms and will require 27 parking spaces (18*1.5=27). Based on the attached site plan shown in Figure 2, the parking total of 148 spaces exceeds the City of Dallas minimum requirements.

TRIP GENERATION

The number of vehicle trips generated by the proposed school was originally estimated based on the trip generation rates and equations provided in the publication entitled *Trip Generation Manual, Ninth Edition*, by the Institute of Transportation Engineers (ITE). Estimates of the number of trips generated by the site were made for the weekday AM and School PM peak hours. The number of trips generated by the development is a function of the type and quantity of the land use within the development.

Charter schools are, by definition, public schools. No bus service will be provided and the percentage of students who walk and/or bicycle to school is predicted to be very small due to the proposed geographic extents of the attendance boundaries. Due to the geographic orientation of the proposed student population, this analysis assumes the campus will operate similar to a private school. **Table 2** and **Table 3** present the trip generation equations and directional splits used in this traffic impact analysis. The trip generation results are shown in **Table 4**.

Table 2: Trinity Basin Preparatory, Inc. Trip Generation Rates

Land Use		Rates ¹		
Description	ITE Code	Average Weekday	AM Peak Hour	PM Peak Hour
Private School (K-8)	534	NA	$T = 0.90(X) + 3.01$	$T = 0.61(X) - 4.70$
Day Care Center	565	$T = 4.79 (X) - 33.46$	$T = 0.73 (X) + 4.67$	$\frac{\ln(T)}{0.88 * \ln(X) + 0.27}$

¹T = Trips Ends; X = students;

Table 3: Trinity Basin Preparatory, Inc. Directional Splits

Land Use		Directional Split ¹		
Description	ITE Code	Average Weekday	AM Peak Hour	PM Peak Hour
Private School (K-8)	534	NA	55 / 45	47 / 53
Day Care Center	565	50 / 50	53 / 47	47 / 53

¹XX / YY = % entering vehicles / % exiting vehicles;

Table 4: Estimated Trip Generation for Trinity Basin Preparatory, Inc.

Land Use			Average Weekday			AM Peak Hour			PM Peak Hour		
Description	ITE Code	Students	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Private School (K-8) ¹	534	352	---	---	---	176	144	320	99	111	210
Daycare ²	565	80	175	175	350	18	16	34	16	18	34
Total		432	---	---	---	194	160	353	115	129	344

¹PM Peak hour of the Generator was used for Private school (K-8);

²The total PK3 student population (80) was utilized to calculate average weekday trips, but the AM & PM peak hours were calculated using 40 students.

TRAFFIC COUNTS

Twenty-four (24) hour speed and classification traffic counts were collected from Tuesday, April 15, 2014 to Wednesday, April 16, 2014 at locations identified in **Figure 3**. Traffic counts were collected on Monroe Drive north of Drive 1 and south of Drive 4.

Figure 3: Classification Count Location



Classes will begin at 8:15 AM at Trinity Basin Preparatory. Therefore, this study assumes that AM peak hour is between 7:30 AM and 8:30 AM. **Table 5** summarizes the results of the traffic counts from 7:30 AM to 8:30 AM.

Table 5: Classification Summary 7:30 AM – 8:30 AM

Location	Direction	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	≥3 Axles	Total
South	NB	1	111	55	5	20	8	200
	SB	1	68	49	4	11	4	137
North	NB	4	100	54	2	16	7	183
	SB	2	83	52	3	13	8	161
Average		2	91	53	4	15	7	171

School is dismissed at 3:45 PM; therefore, the School PM peak hour is assumed to be between 3:00 PM to 4:00 PM. **Table 6** summarizes the results of the traffic counts from 3:00 PM to 4:00 PM.

Table 6: Classification Summary 3:00 PM to 4:00 PM

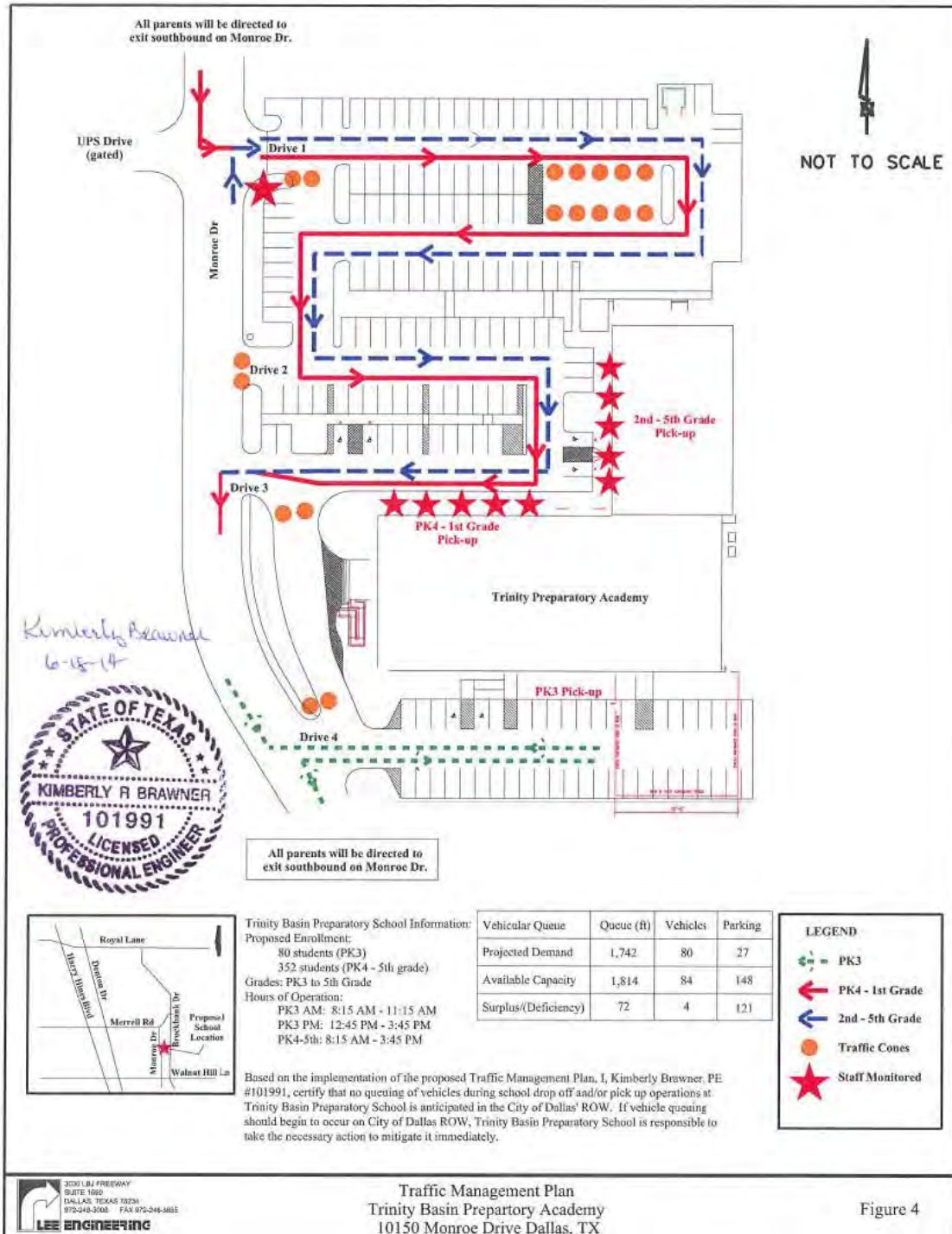
Location	Direction	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	≥3 Axles	Total
South	NB	0	83	43	2	14	8	200
	SB	0	85	48	3	15	9	160
North	NB	0	82	41	1	17	9	150
	SB	0	93	41	3	12	8	157
Average		0	86	44	3	15	9	167

During each time period, an average of total of 300-350 vehicles were counted on Monroe Drive. In the morning, approximately 11% of the counted vehicles were classified as a single unit, 2-axle truck or larger. In the afternoon, approximately 10% of the vehicle trips were classified as a single unit, 2-axle truck or larger. A typical roadway will have between 2% and 3% truck traffic. However, in an industrial area, 10% is considered reasonable. The addition of vehicles generated by the school will reduce the overall percentage of truck traffic.

PROPOSED CHARTER SCHOOL OPERATION

Trinity Basin Preparatory, Inc. will operate from 8:15 AM to 3:45 PM on regular school days. Studies have shown that a one-way circulation pattern is the safest operation and the proposed circulation route shown in **Figure 4** maintains a one-way circulation pattern. The traffic flow is expected to proceed as follows:

- Ingress and Egress Points:
 - Parents for students in PK3 will be directed to enter and exit the facility at the Drive 4 location as shown in Figure 4. Parents who utilize this lot will park their cars, enter the building to pick up their child(ren), exit the building, and then exit the parking lot. Once the preschool parking lot is filled, parents will direct to the north parking lot for overall.
 - Parents for students in PK4 – 5th grades will be directed to enter the facility at the Drive 1 as shown in Figure 4. Ingress movements will be restricted to a left in only. These parents will be directed to follow the designated grade route to pick-up their child(ren) and then will exit the facility at the Drive 3 as shown in Figure 4. Egress movements will be restricted to left out. This circulation pattern will maximize the availability of on-site queue storage and minimize conflict movements.
 - Drive 2 will be closed during pick-up and drop-off operations.
- Pick-Up and Drop-off Points
 - Three pick-up and drop-off locations will be designated:
 - PK3 will be on the south side of the building.
 - PK4 – 1st grade will pick up on the north side of the building
 - 2nd – 5th grade parents will pick up on the east side of the parking lot
 - Five cones will be set up at each designated pick-up location for the PK4 – 5th grade students.
 - Teachers will be present to assist students in and out of vehicles.
- School will provide additional staff as necessary to assist with traffic flow on campus.



QUEUING ANALYSIS

The primary goal of the evaluation of the traffic circulation for the school is to minimize the impact on the adjacent public streets. As part of this engineering evaluation, a predicted queue analysis was completed for the proposed development. Because longer queue lengths are typically associated with school release times, this study focuses on the predicted queue length during the school release times.

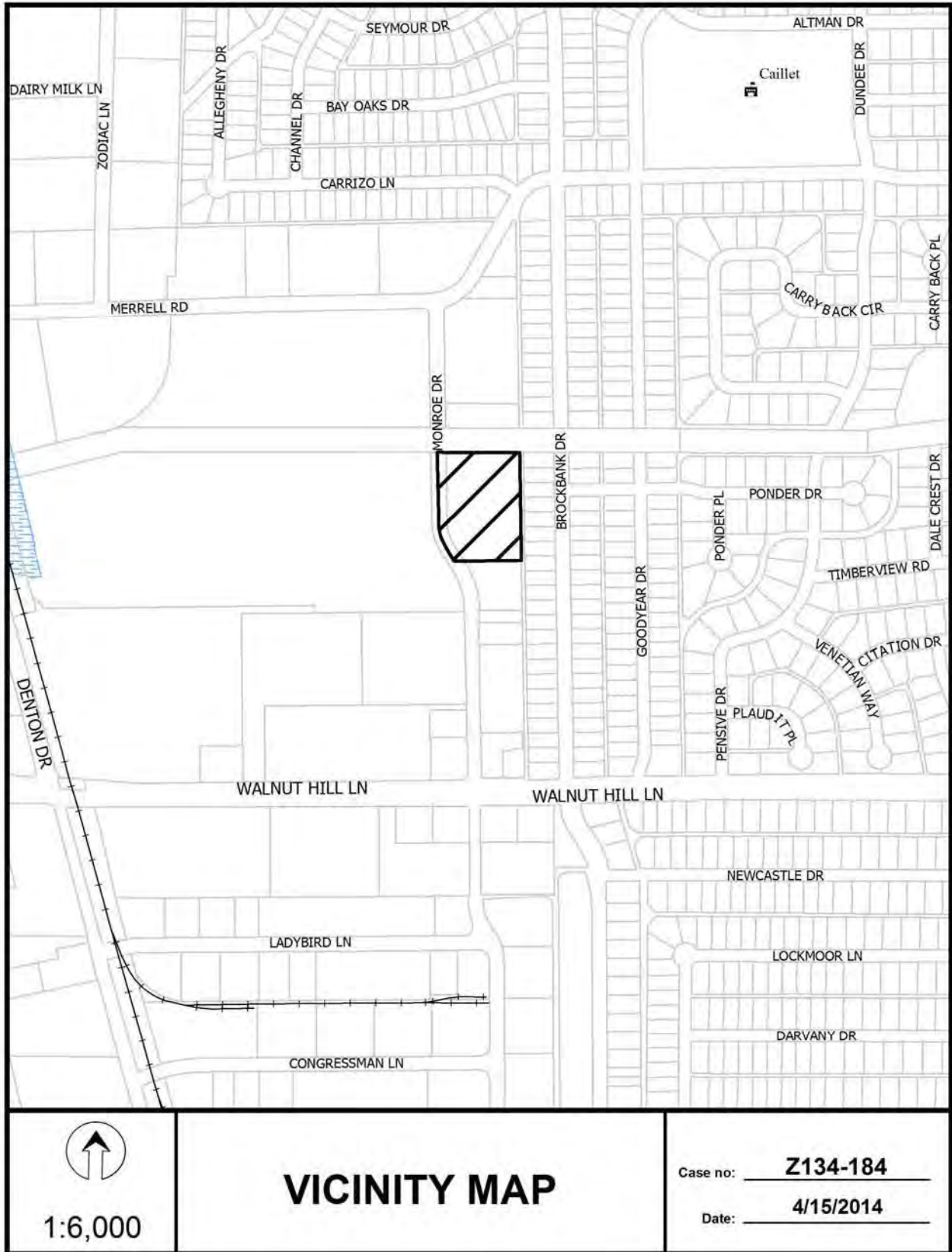
PK3

Due to the age of the PK3 class (approximately 3 years old), this drop-off and pick-up operation will operate similar to a daycare facility. Parents will enter the parking lot, park their vehicle, enter the building, exit the building with their children, return to their vehicle and then exit the parking lot. As shown on Figure 4, the southernmost parking lot has been designated for use by this age group. The proposed parking lot has 28 parking spaces. Once the preschool parking lot is filled, parents will direct to the north parking lot for overflow.

PK4 – 5th Grade

As shown in Table 4, the estimated student enrollment for grades PK4 to 5th grade is 352 students. School PM inbound trips for grades PK4 to 5th grade is 99 vehicles. Due to the age of these students and the lack of bus service, this study assumes eighty percent (80%) of parents are waiting at school release time for their child(ren) or approximately 80 vehicles. This demand will generate a queue length of 1,742 feet ($99 * 0.80 * 22 = 1,742$). Figure 4 shows over 1,814 linear feet of storage available which will meet the expected demand.

No queue is expected to overflow onto Monroe Drive.



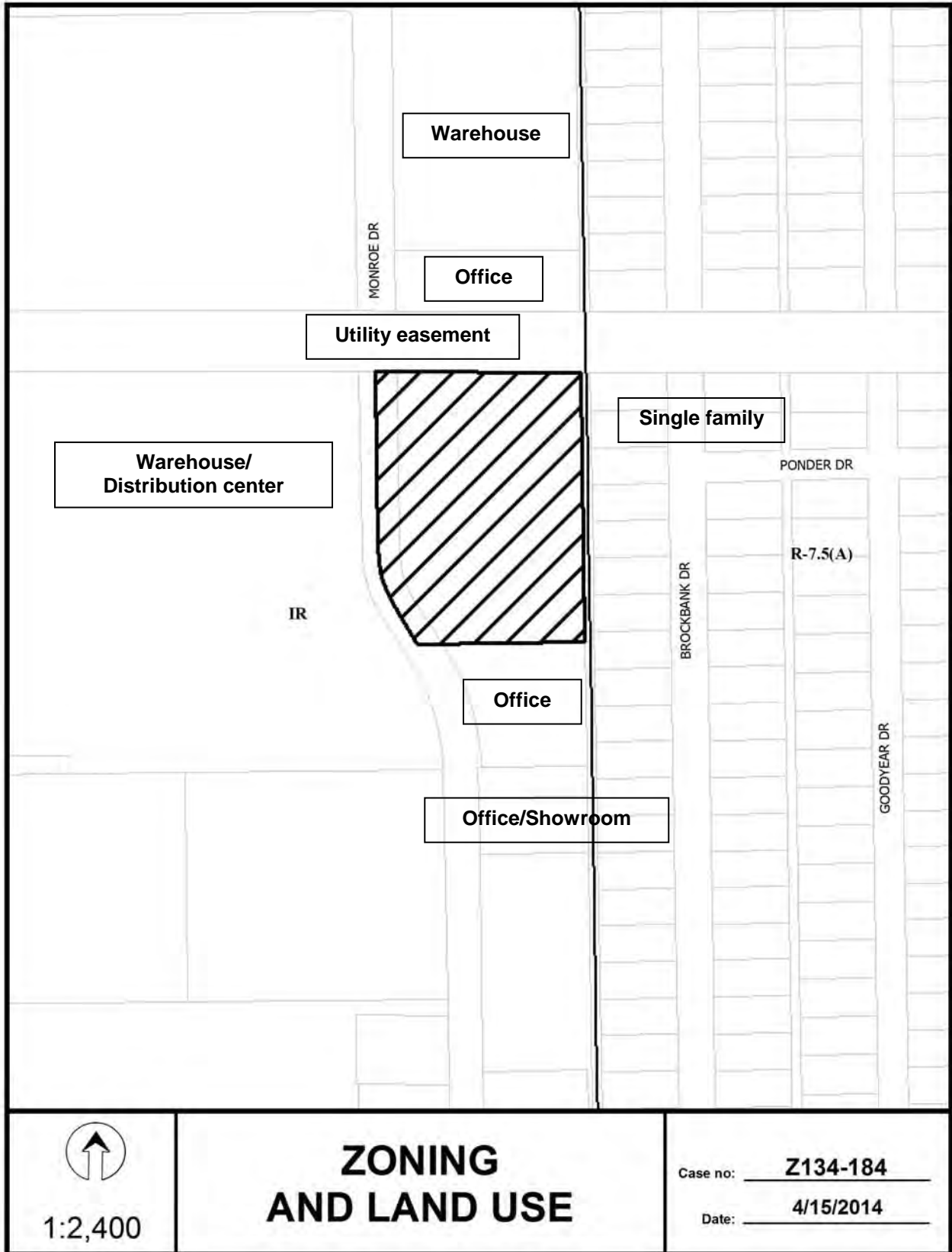
VICINITY MAP

Case no: Z134-184

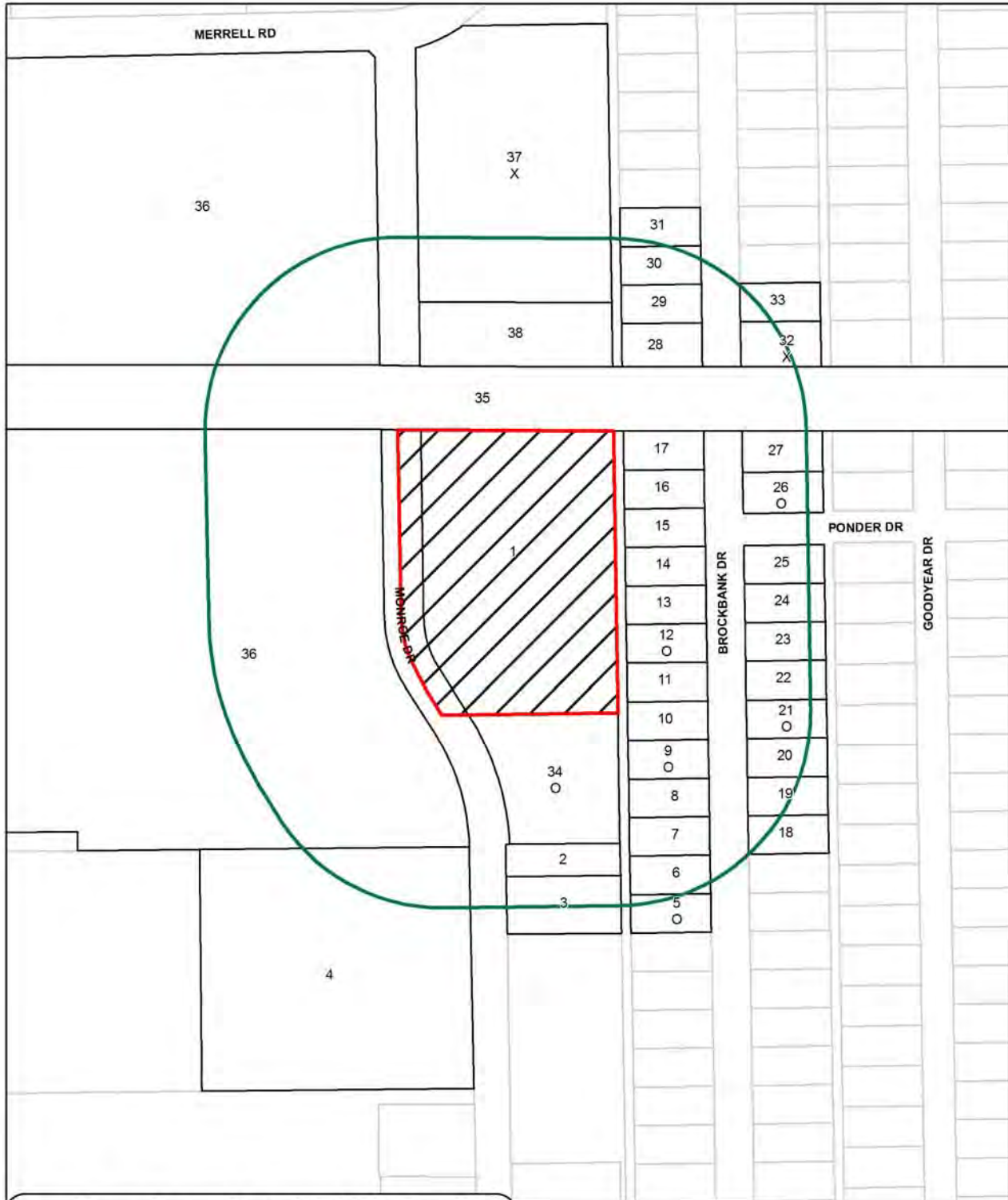
Date: 4/15/2014

1:6,000





CPC Responses



<u>38</u>	Property Owners Notified (39 parcels)
<u>6</u>	Replies in Favor (6 parcels)
<u>2</u>	Replies in Opposition (2 parcels)
<u>300'</u>	Area of Notification
<u>7/24/2014</u>	Date <u>7/10/2014</u> Under Advisement

Z134-184
CPC



1:2,400

08/12/2014

Reply List of Property Owners***Z134-184******38 Property Owners Notified 6 Property Owners in Favor 2 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	10150 MONROE DR	ROMAN CATH DIOCESE DALLAS
	2	10120 MONROE DR	RANSOM CURTIS E &
	3	10110 MONROE DR	HUGHES FELDER NO 2
	4	10031 MONROE DR	NOOR ALA NOOR LLC
O	5	10047 BROCKBANK DR	ROOSMANN RONALD J
	6	10051 BROCKBANK DR	PJR HOUSE SOLUTIONS LLC
	7	10103 BROCKBANK DR	VARELA FRANCISCO
	8	10107 BROCKBANK DR	CHAVARRIA JOSE ANTONIO &
O	9	10111 BROCKBANK DR	TARTON PEDRO
	10	10117 BROCKBANK DR	ROJAS JOSE GUADALUPE
	11	10121 BROCKBANK DR	FEDERAL NATIONAL MTG ASN
O	12	10125 BROCKBANK DR	BROWN ROSE & FRANK B
	13	10129 BROCKBANK DR	DELGADO FRANCISCO
	14	10135 BROCKBANK DR	ROE AARON I
	15	10139 BROCKBANK DR	DIAZ EDGAR
	16	10203 BROCKBANK DR	TREJO XOCHITL RODRIGUEZ &
	17	10209 BROCKBANK DR	REDMOND SANDRA L
	18	10102 BROCKBANK DR	RODRIGUEZ JOSE
	19	10106 BROCKBANK DR	JUAREZ MARIO
	20	10110 BROCKBANK DR	POLANCO ROBERTO
O	21	10116 BROCKBANK DR	COTTON AMMIE SMITH
	22	10120 BROCKBANK DR	RICO FAMILY TRUST
	23	10124 BROCKBANK DR	MUSE JEFFREY
	24	10128 BROCKBANK DR	GONZALES ARMANDO F
	25	10134 BROCKBANK DR	KAY GRETTA J EST OF
O	26	10202 BROCKBANK DR	FONTENOT WILLIAM &

08/12/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	10208 BROCKBANK DR	THOMPSON OTIS R
	28	10221 BROCKBANK DR	VASQUEZ SALVADOR
	29	10225 BROCKBANK DR	ALMENDAREZ ROSA & PEDRO
	30	10229 BROCKBANK DR	MENDOZA J GUADALUPE &
	31	10235 BROCKBANK DR	SOTO JOSE REFUGIO &
X	32	10220 BROCKBANK DR	SCHMITZ JAMES L
	33	10224 BROCKBANK DR	HERNANDEZ VICTORIA A
O	34	10132 MONROE DR	VILBIG & ASSOCIATES INC
	35	10200 MONROE DR	TEXAS UTILITIES ELEC CO
	36	10155 MONROE DR	DALHO CORP
X	37	10290 MONROE DR	FINLEY MARC H &
	38	10210 MONROE DR	JEHN LP

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): 8

DEPARTMENT: Public Works Department
Water Utilities

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

MAPSCO: 66E J

SUBJECT

A benefit assessment hearing to receive comments on street paving, storm drainage, water and wastewater main improvements for Street Group 03-446; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Camino Construction, LP, lowest responsible bidder of four (list attached) - Not to exceed \$1,786,832 - Financing: 2003 Bond Funds (\$609,582); 2006 Bond Funds (\$643,330); Water Utilities Capital Construction Funds (\$8,375) and Water Utilities Capital Improvement Funds (\$525,545)

BACKGROUND

Lauderdale Drive from dead-end south of 56th to 56th Street was requested by property owner petition and accepted on October 31, 2001. Watson Drive from dead-end south of 56th Street to 56th Street was requested by property owner petition and accepted on October 8, 2001. A professional services contract for the design of this project was authorized by City Council on April 12, 2006, and partial payment of cost by assessment and a benefit assessment hearing was authorized on October 8, 2014. This action will allow the public hearing to be held and will authorize the levying of assessments and contract for construction. The improvements will consist of upgrading the existing unimproved two-lane asphalt street with 26-foot wide concrete pavement with curbs, sidewalks, drive approaches, installation of a storm drainage system, water and wastewater main improvements.

The paving assessment process requires the following three steps:

1. Authorize paving improvements.
2. Authorize a benefit assessment hearing.
3. Benefit assessment hearing, ordinance levying assessments and authorize contract for construction.

This is the 3rd and final step in the process.

BACKGROUND (Continued)

The following chart shows Camino Construction, LP, completed contractual activities for the past three years.

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

ESTIMATED SCHEDULE OF PROJECT

Began Design	June 2006
Completed Design	July 2014
Begin Construction	January 2015
Complete Construction	January 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract for engineering services on April 12, 2006, by Resolution No. 06-1036.

Authorized street paving improvements and a benefit assessment hearing on October 8, 2014, by Resolution No. 14-1684.

FISCAL INFORMATION

2003 Bond Funds - \$609,582.50
2006 Bond Funds - \$643,330.00
Water Utilities Capital Construction Funds - \$8,375.00
Water Utilities Capital Improvement Funds - \$525,544.50

Design	\$105,645.00
Construction (this action)	
Paving & Drainage - PBW	\$1,252,912.50
Water & Wastewater - WTR	<u>\$ 533,919.50</u>
Total Project Cost	\$1,892,477.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Camino Construction, LP

Hispanic Female	2	Hispanic Male	34
African-American Female	0	African-American Male	2
Other Female	0	Other Male	0
White Female	1	White Male	2

BID INFORMATION

The following bids with quotes were received and opened on September 11, 2014.

*Denotes successful bidder

<u>BIDDERS</u>	<u>BID AMOUNT</u>
*Camino Construction, LP 1208 Metro Park Lewisville, TX 75057	\$1,786,832.00
Jeske Construction Co.	\$1,924,160.00
Omega Contracting	\$2,642,230.75
Texas Standard	\$2,860,866.50
Original estimate: PBW	\$1,096,234.00
WTR	<u>\$ 519,928.00</u>
Total Project	<u>\$1,616,162.00</u>

OWNER

Camino Construction, LP

Roy Ayala, General Manager

MAP

Attached.

Street Group 03-446

<u>Project</u>	<u>Limits</u>	<u>Council District</u>
Lauderdale Drive	from dead-end south of 56th Street to 56th Street	8
Watson Drive	from dead-end south of 56th Street to 56th Street	8

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: A benefit assessment hearing to receive comments on street paving, storm drainage, water and wastewater main improvements for Street Group 03-446; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Camino Construction, LP, lowest responsible bidder of four (list attached) - Not to exceed \$1,786,832 - Financing: 2003 Bond Funds (\$609,582); 2006 Bond Funds (\$643,330); Water Utilities Capital Construction Funds (\$8,375) and Water Utilities Capital Improvement Funds (\$525,545)

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

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$248,215.00	13.89%
Total non-local contracts	\$1,538,617.00	86.11%
TOTAL CONTRACT	\$1,786,832.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Magnum Manholes	WFDB61186Y0415	\$8,006.00	3.23%
MMG Disposal	WFWB62284N0616	\$2,200.00	0.89%
Total Minority - Local		\$10,206.00	4.11%

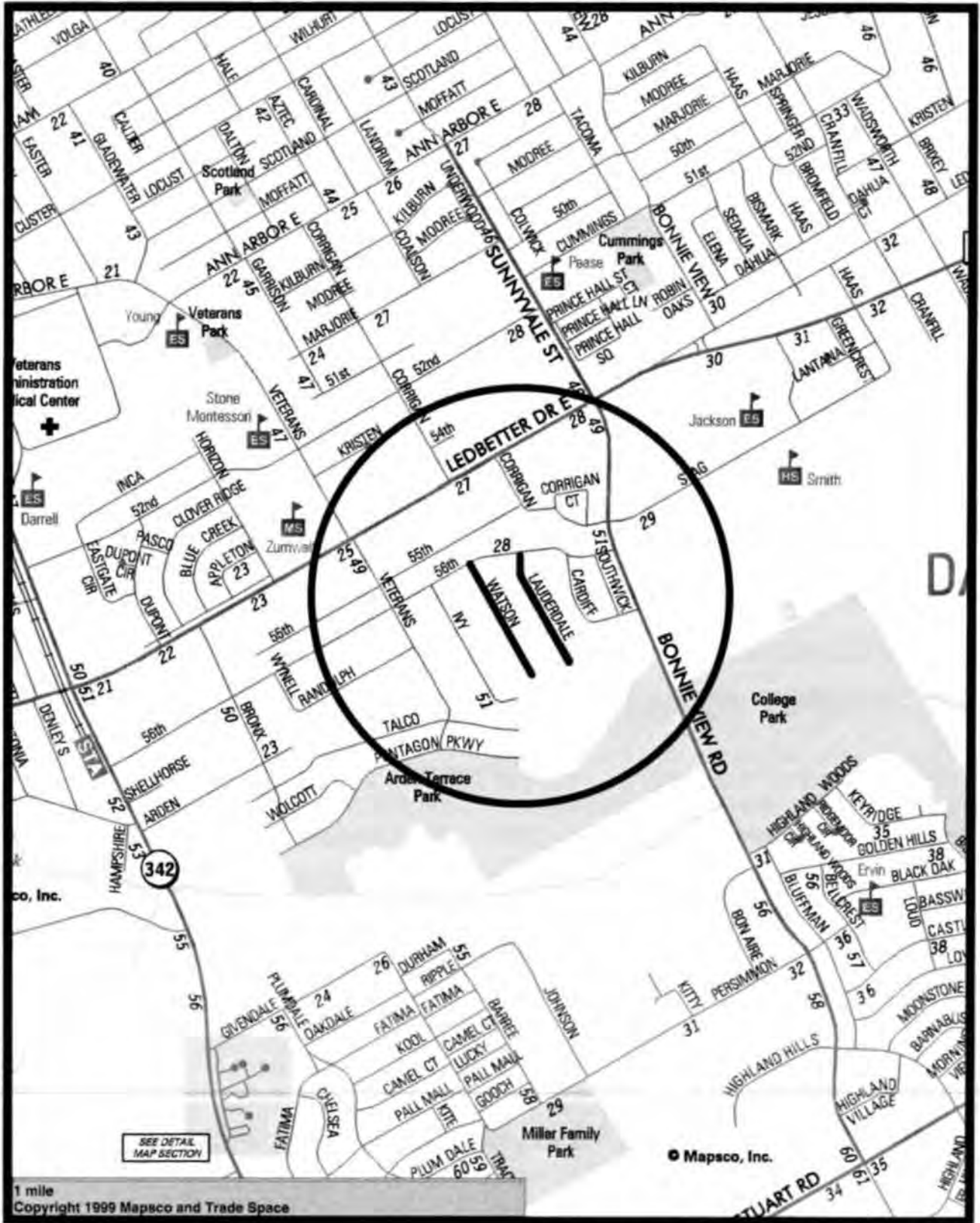
Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Brokers Quality Grass Company	BMMB59652N0115	\$5,130.00	0.33%
Camino Construction	HMDB63353Y1015	\$1,078,037.00	70.07%
Miller Surveying Inc	WFWB59881N0115	\$16,000.00	1.04%
Total Minority - Non-local		\$1,099,167.00	71.44%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$5,130.00	0.29%
Hispanic American	\$0.00	0.00%	\$1,078,037.00	60.33%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$10,206.00	4.11%	\$26,206.00	1.47%
Total	<u>\$10,206.00</u>	<u>4.11%</u>	<u>\$1,109,373.00</u>	<u>62.09%</u>

Street Group 03-446



Mapsco 66E, J

November 12, 2014

WHEREAS, heretofore, a resolution was duly adopted by the City Council of the City of Dallas for the improvement of the following streets between the limits set forth, out of materials specified, ordering that bids be taken for the construction, and ordering that an estimate of the cost of such improvements be prepared, to wit:

Street Group 03-446

- 1. Lauderdale Drive from dead-end south of 56th Street to 56th Street**
- 2. Watson Drive from dead-end south of 56th Street to 56th Street; and,**

WHEREAS, by resolution such estimate and specifications were duly adopted therefore, and the Purchasing Agent was authorized to advertise for bids for such construction; and,

WHEREAS, by resolution the City Council determined the necessity for assessing a portion of the cost of such improvements against the property abutting such improvements, and the owners thereof, and duly and legally set a time and place for a public hearing thereon, and provided for notice to be given to such owners, as provided by law; and,

WHEREAS, the said hearing was duly held at said time and place; and,

WHEREAS, the City Council, after fully considering said proposed assessments, and fully considering the benefits that each property owner and his property receive from making said improvements, is of the opinion that the said proposed assessments determined to be levied are fair and equitable, and in accordance with the enhancement report submitted by Con-Real, LP, an independent appraiser, representing the benefits that the said property receives in enhanced values from the making of the said improvements, and that the said assessments should be made; and,

WHEREAS, the Council having no further protest, remonstrance, or objection before it, is of the opinion that the said hearing should be closed.

Now, Therefore,

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

SECTION 1. That the said hearing held on the 12th day of November A.D. 2014 be and the same is hereby ordered closed.

November 12, 2014

SECTION 2. That the City Attorney is hereby directed to prepare an ordinance assessing against the several owners of the abutting property, and against their property abutting upon the streets hereinabove mentioned, the proportionate part of said cost herein adjudged against the said respective owners and their property, such assessments to be in accordance with the attached enhancement report. That the said ordinance shall fix a lien upon said property, and shall declare said respective owners thereof to be respectively liable for the amounts so adjudged against them. Said ordinance shall in all respects comply with the applicable law in such cases made and provided.

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.

**REPORT #14-11
Enhancement Evaluation Study
Project: Street Group 03-446
Lauderdale Drive from 56th Street
South to end of road
Watson Drive from 56th Street
South to end of road
Dallas, Dallas County, Texas 75241**

For:

**Lisa Williams
Project Coordinator
City of Dallas
Public Works Department
Oak Cliff Municipal Center
320 E. Jefferson Boulevard, Room 307
Dallas, Texas 75203**

Prepared by:

**Con-Real, LP
Troy C. Alley, Jr. MAI
5801 Marvin D. Love Freeway, Suite 301
Dallas, Texas 75237**

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Date of Inspection: August 18, 2014
Effective Date of Study: August 18, 2014
Date of Transmittal: August 22, 2014

Subject Property: Various Residential Properties

Location: Lauderdale Drive from 56th Street
South to end of road
Watson Drive from 56th Street
South to end of road
Dallas, Dallas County, Texas 75241

Zoning Classifications: R-7.5(A) Residential
Single family residential uses

Current Use: Single Family Dwellings

Highest & Best Use: Residential Uses

Purpose of Study: The purpose of this study is to estimate the value of the enhancement, if any, to the properties in the defined enhancement study area based on the completion of the proposed street, sidewalk and driveway improvements that affect the subject properties as of August 18, 2014.

Function of Study:

The function of this enhancement study is to assist the City of Dallas in estimating a fair and reasonable amount of the actual costs of the street, sidewalk and driveway improvements that the subject property owners should be levied based on the estimated market value enhancement to each property due to the proposed improvements by the City of Dallas.

Scope of Study:

The scope of this study encompasses the inspection of the subject properties, neighborhood and comparable properties. It also includes the collection of macro and micro data pertinent to the assignment. Further, the analysis of data is undertaken in order to support a conclusion of estimated value for the enhancement, if any, to the subject properties.

GENERAL DATA

Description for Street Group 03-446 Project:

Lauderdale Drive from 56th Street to end of road, Dallas, Dallas County, Texas 75241
and Watson Drive from 56th Street to end of road, Dallas, Dallas County, Texas 75241
(Mapsco - Dallas 66E)

Property Owners: Varied (see tables)

AREA/NEIGHBORHOOD ANALYSIS

Area Description: The East Oak Cliff area of Southeast Dallas; a mix of residential and commercial developments; IH-35E, IH 45, Ledbetter Drive (Loop 12), Lancaster Road, Bonnie View Road, and Simpson Stuart Road, are the major roadways.

Neighborhood Description: Well established middle income residential neighborhood with schools, parks, churches, retail and commercial businesses; level to rolling terrain

Property Values: \$30,000 - \$60,000+ Residential (typical)

Demand/Supply: Stable/Adequate

Neighborhood Land Use: 75% residential; 25% retail, commercial and parks

Neighborhood Trend & Probable Changes: Neighborhood is stable; no anticipated changes

Factors Affecting the Neighborhood: No adverse factors noted

Zoning Classification of Project Area:

R-7.5(A) Residential - Single Family Residential

Highest and Best Use:

Residential Uses

Utilities: All available

Easements, Encumbrances, Special Assessments: None noted

FEMA Flood Zone: X500 - No Flood Plain

FEMA Map No.: 48113 C0495K dated 7/07/2014

Known or Apparent Environmental Hazards: No environmental hazards noted.

IMPROVEMENT ANALYSIS

General Description and Use: The project area contains a park, single family residences and a private school.

Size and Shape: Various

Comments: Based only on a general cursory inspection, the improvements in the project area appeared to be in average condition at the time of the inspection.

PAVING ENHANCEMENT STUDY

A paving assessment study is a method of allocating assessments for public improvements, to the properties specially benefitted, in proportion to the special benefit derived by each property from the project.

Nearly a century ago, the United States Supreme Court recognized in the case of *Norwood v. Baker* that the principle underlying special assessments to meet the costs of public improvements is that "the property upon which they are imposed is peculiarly benefitted, and therefore, the owners do not, in fact, pay anything in excess of what they receive by reason of such improvement."¹

Valid recommended assessments from a paving enhancement study prepared for a final assessment roll meet the following two criteria:

- They are equal to or less than the benefit accruing to that particular parcel.
- They are fair and in proportion to the special benefit derived by that parcel and all other parcels due to the project.

Significant variance in the assessment is sometimes noted on adjacent properties. This can result from the influence of factors including, but not limited to, existing building improvements, differences in zoning or projected intensity of use, corner influence, terrain, ratio of frontage to area, or changes in access characteristics.²

The question is whether a measurable benefit to properties abutting municipal improvements could be realized in the foreseeable future. In addressing this the Texas Court of Appeals quoted Iowa case law.

The benefits to be derived in such cases are ordinarily not instant upon the inception or completion of the improvement, but materialize with developments of the future. They are nonetheless benefits because their full fruition is postponed, or because the present use to which the property is devoted is not of a character to be materially affected by the improvement.³

The analyst employed an approach, as outlined in an article authored by *Robert Martin and Nicholas Ordway* as published in *The Appraisal Journal*, October 1985, that has been deemed an industry standard for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements. This method is the Sales Comparison Method that employs the sales of properties that are located on both unimproved and improved streets in the area, or similar type areas for purposes of comparing the prices paid for properties that have and do not have curb/gutters/sidewalks.

¹Norwood v. Baker, 172 U.S. 269, 43L. Ed 443, 19 S. Ct. 187 (1898).

²Charles R. Macaulay, MAI, SRA "Special Benefit/Proportionate Assessment: Funding for Public Improvements" *The Appraisal Journal*, January 1997

³Page v. City of Lockhart, 397 S.W. 2d 113, 119 (1965).

In addition to the Sales Comparison method, the analyst conducted a Market Data Analysis and enlisted the advice and counsel of persons knowledgeable in the field of real estate and government officials with experience dealing with paving enhancement operations. Combined, we believe that a fair and reasonable opinion can be concluded.

Market Value:

The price which a property should bring when it is offered for sale by one who desires, but is not obligated to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonable adaptable and for which it either is or in all reasonable probability will become available within the reasonable future. (See City of Austin v. Cannizzo, 267 S.W. 2d.808 (Tex. 1954).

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and each acting in what he considers his own best interest;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The definition above is quoted directly from Section 7.3025 of the Office of Comptroller of the Currency, March 1990.

EVALUATION ANALYSIS

The improvements proposed by the City of Dallas are to include new street, including curbs and gutters, sidewalk and drive approach improvements where necessary. In the Enhancement Study performed by the City of Dallas, the City calculated a Lineal Foot, Square Foot or Square Yard price in order to estimate the actual cost for each property for the proposed improvements. A summary of the assessment values presented in the study are as follows:

The assessed value of the enhancement was based on \$63.42 per lineal foot for the street improvements and \$7.67 per foot of walk and \$40.88 per square yard for the drive approach improvements. Properties that have existing drives are not being assessed for the new improvements that take the place of the current improvements. This is one method of estimating the how the value of the improvements enhance the assessed value of the subject; however, there are other ways to analyze how the improvements enhancement the property.

We have reviewed the study performed by the City of Dallas pertaining to the subject properties regarding assessments to the property owners for the construction of the street and drive approach improvements. In addition to that study, we have tested another approach that we deem reasonable for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements. This method is the Sales Comparison Method that employs the sales of vacant tracts of land and improved properties in the area or similar type areas for purposes of comparing the prices paid for properties that have and do not have street, sidewalk and drive approach improvements. Concrete driveways do not play an important role in analyzing sales of unimproved properties since the builder/contractor is responsible for constructing a new driveway when building a new structure.

SALES COMPARISON METHOD

This method involves comparing the sales prices of recent sales of vacant tracts of land with and without existing street, sidewalk and drive approach improvements and forming an opinion as to how much, if any, a purchaser is willing to pay for a property that have existing street, walk and drive approach improvements over a tract that does not have those improvements.

The subject's area was searched for recent sales of a variety of vacant residential lots and non-residential tracts that were similar in size and location to the subject properties so that a comparative analysis of each type could be performed. This search provided very few sales of properties that did not have street, walk and drive approach improvements due to the fact that most all of the streets in the area have these features. As such, the search was expanded to areas outside of the subject's immediate area in order to locate a sufficient number of sales of vacant lots/tracts with and without street, sidewalks and drive approach improvements. Numerous sales were located and examined and from this vast number of sales only a few were found that could be used for comparative analysis purposes. The subject properties employed in the analysis include both vacant residential lots and non-residential lots, and while the structures and areas employed in this analysis may not be truly comparable to the properties involved with this project, they do provide a basis for comparison between the properties with street and drive approach improvements and properties that do not have these features.

Adjustment grids for the following types of properties are located on the following pages:

- 1) Residential Lot Sales, Unimproved Street vs. Improved Streets
- 2) Residential ~~Dwelling~~ ^{Improved (Bldg)} Sales - Unimproved Street vs. Improved Streets

Due to the fact that lots/tracts of land without street and drive approach improvements are relatively scarce, and sales of these types of properties are even more rare, it was necessary to employ sales in the comparative analysis that took place more than two years prior to this study however, all of the sales took place during a period in which no adjustment for market conditions was required. This was unavoidable given the lack of recent sales of properties without street improvements.

RESIDENTIAL LOT SALE NO. 1 (will be employed as the subject lot)



MapSCO:	66S Dallas
Location:	2839 KAVASAR DRIVE, DALLAS, TEXAS
Grantor:	GABRIEL L & ANDREA RODRIGUEZ
Grantee:	MIGUEL OSORIO & LETICIA CRUZ IBARRA
Date of Sale:	JULY 8, 2014
Recording Data:	201400169497
County:	DALLAS
Size:	12,327 SF
Shape:	RECTANGULAR
Zoning:	R-7(A)- RESIDENTIAL
Utilities:	ALL AVAILABLE
Topography:	BASICALLY LEVEL
Consideration:	\$12,000
Per SF:	\$0.97
Terms:	CASH TO SELLER
Cash Equivalent Consideration:	\$12,000
Per SF:	\$0.97
Source:	MLS/DEED RECORDS
Comments:	THIS SITE IS LOCATED ON A TWO-LANE INTERIOR STREET WHICH IS NOT IMPROVED WITH CURBS, DRIVES AND WALKS.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, L.P reserves the right to revise any information regarding this comparable, should more accurate data become available.

RESIDENTIAL LOT SALE NO. 2



Mapsc0:	65 B Dallas
Location:	1654 Hudspeth Avenue, Dallas, Texas
Grantor:	Peterson Memorial Baptist Church
Grantee:	Walk4God, Inc.
Date of Sale:	April 22, 2014
Recording Data:	20140009785
County:	Dallas
Size:	9,104 SF
Shape:	Rectangular
Zoning:	R-75(A)- Residential
Utilities:	All Available
Topography:	Basically Level
Consideration:	\$7,500
Per SF:	\$0.82
Terms:	Cash to Seller
Cash Equivalent Consideration:	\$7,500
Per SF:	\$0.82
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane neighborhood street which is improved with curbs, drives and walks.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

**Residential Lot Sales
Unimproved Street vs. Improved Streets**

Sales Price/ Per Square Foot	Sale 1 (Subject) 2839 Kavasasr \$0.97	Sale 2 1654 Hudspeth \$1.33	Sale 3 2830 Alabama \$1.45
Cash Equivalency	-0-	-0-	-0-
Eff. Sale Pr.	\$0.97	\$1.33	\$1.45
Size/SF	12, 327	9,104 -25%	7,579 -30%
Curbs/walks/drives	No	Yes	Yes
Location	Average	Average -0-	Average -0-
Net Adjustment		-25% -\$0.33	-30% -\$0.44
Adjusted Sale Price	\$0.97	\$1.00	\$1.01

The Subject, Sale 1, at 2839 Kavasasr Drive is a 12,327 square foot lot that **did not** have curbs, walks and drive approach improvements and sold for \$0.97 per square foot. The two other sales **did** have those improvements on their sites and sold at prices ranging from \$1.33 to \$1.45 per square foot. All of the sales are located in the same general area and each has similar locational characteristics in regards to surrounding developments, type of homes and assessed lot and dwelling values. The main difference between the sales is their size. In a typical residential subdivision, lot sizes are relatively constant and the prices paid for the lots is usually based on a standard-size lot meaning that if the typical sized lot is 7,500 square feet and the median sales price paid for the standard lot is \$10,200, the average lot price is \$1.36 per square foot. If an 8,500 square foot lot sells for \$11,900 the lot price would be \$1.40 per square foot, and a 6,000 square foot lot would sell for \$1.40 per square foot at a sales price of \$8,400. Sale 2 and Sale 3 both had similar features as the subject lot, with the exception of the larger size, Sales 2 and 3 were adjusted downward for their smaller size in comparison to the sale at 2839 Kavasasr Drive to compensate for the difference in its price on a per square foot basis.

After making any warranted adjustments to the sales comparables, a range of values of \$1.00 to \$1.01 per square foot was derived.

Based on the sales prices of these sales, and taking into account any locational or site differences, it did not appear that there was any great variance in the prices paid for the two separate types of properties.

IMPROVED RESIDENTIAL SALE NO. 1 (will be employed as the subject property)



Mapsco:	66N Dallas
Location:	5941 Tracy Road, Dallas, Texas
Grantor:	Martin Paris Homes, LLC
Grantee:	Linsys, LLC
Date of Sale:	June 26, 2014
Recording Data:	201400160356
County:	Dallas
Land Size:	8,800 SF
Improvement Size:	1,120 SF
Bedrooms:	3
Bathrooms:	2
Garage/Carport Spaces:	None
Year Built:	2003
Condition:	Good
Consideration:	\$50,000
Per SF:	\$44.64
Terms:	Cash to Seller
Cash Equivalent Consideration:	\$50,000
Per SF:	\$44.64
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane neighborhood street which is not improved with curbs/gutters or walks.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

IMPROVED RESIDENTIAL SALE NO. 2



Mapsco:	66A Dallas
Location:	2933 Cummings Street, Dallas, Texas
Grantor:	Estate of John Gooden
Grantee:	Phyllis & Jerry Merryman
Date of Sale:	June 4, 2014
Recording Data:	201400138148
County:	Dallas
Land Size:	7,927 SF
Improvement Size:	948 SF
Bedrooms:	3
Bathrooms:	1
Garage/Carport Spaces:	1 Car Garage
Year Built:	1956
Condition:	Fair
Consideration:	\$26,000
Per SF:	\$28.48
Terms:	Cash to Seller
Cash Equivalent Consideration:	\$26,000
Per SF:	\$28.48
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street which is improved with curbs/gutters, driveway and walks.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, L.P reserves the right to revise any information regarding this comparable, should more accurate data become available.

**Improved Residential Sales
Unimproved Street vs. Improved Streets**

Sales Price/ Per Square Foot	<u>Sale 1</u> (Subject) 5941 Tracy \$44.64	<u>Sale 2</u> 2933 Cummings \$28.48	<u>Sale 3</u> 3015 Dahlia \$27.91	<u>Sale 4</u> 2951 Marjorie \$23.00
Cash Equivalency	-0-	-0-	-0-	-0-
Eff. Sale Pr.	\$44.64	\$28.48	\$27.91	\$23.00
Improvement Size/SF	1,120	948	1,236 -5%	1,348 -5%
Curbs/Gutters	No	Yes	Yes	Yes
Location	Average	Average -0-	Average -0-	Average -0-
Bedrooms	3	3 -0-	3 -0-	3 -0-
Bathrooms	2	1 +10%	1 +10%	2 -0-
Parking	No Gar/CP. -0-	1 Car Gar. -5%	No Gar/CP -0-	2-Car CP -5%
Condition	Good -0-	Fair +40%	Fair +45%	Fair +60%
Net Adjustment	-0- \$0.00	+45% +\$12.82	+50% +\$13.96	+50% +\$11.50
Adjusted Sale Price	\$44.64	\$41.30	\$41.87	\$34.50

The Subject, Sale 1, at 5941 Tracy Road is a 1,120 square foot house that **did not** have curbs/gutters, walks or drive approach improvements and sold for \$44.64 per square foot. The three other sales **did** have curbs/gutters drives and sidewalks on their properties and sold at prices ranging from \$23.00 to \$28.48 per square foot. All of the sales are located in the same general area and each has similar locational characteristics in regards to surrounding developments, type of homes and assessed lot and dwelling values. The main difference between the sales is their respective sizes, and condition at the time of sale. Adjustments for differences were made where needed and accordingly. After making any warranted adjustments to the sales comparables, a range of values of \$34.50 to \$41.87 per square foot was derived.

Based on the sales prices of these sales, and taking into account any differences, it did not appear that there was any great variance in the prices paid for the two separate types of properties.

ASSESSMENT VALUATION PROCESS

The analyst acknowledges that the new street improvements will provide some enhancement to the overall value of the subject properties, but the improvements will not increase the value of the subject properties at the same rate the City is proposing to assess the property owners. As with all home improvements, the value of the enhancement is very rarely equal to or greater than the actual cost of the improvement. Samples of these types of improvements are: new roofs, replaced fencing, updating of flooring, kitchens, bathrooms, etc. Generally speaking, these type of repairs, renovations or enhancements cost more to replace/construct than they will ever return should the property be sold. A good example is the addition of a swimming pool. A typical swimming pool can cost \$25,000 to install, but upon resale rarely yields \$10,000 more than a similar property without a swimming pool. The same goes for a new roof. While a new roof may be a selling feature in trying to market the property, very rarely does the property owner ever realize a return on the sale of the property equal to the cost to install the new roof. The same is true with the proposed street and drive approach improvements. **Based on the market data gathered and examined by the analyst, it is my opinion that the market value of the subject properties will only experience a slight increase in value because of the proposed improvements.**

In an effort to be equitable to the property owners, given that all of the property owners are supposedly paying their fair share, it is our opinion that the property owners be assessed at a rate of 10% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters), and that the property owners be assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements. Some of the properties in the project areas already have sidewalks and drives. Those property owners should not be compelled to pay additional monies for improvements that they already have in place. In some instances, particularly on the subject parcels with large tracts of land, 10% of the assessed land value is greater than the total estimated cost of the proposed improvements. This is due to the fact that these properties typically have a large amount of road frontage and benefit from greater exposure from the street, and in those instances the estimated cost of the improvements as proposed by the City of Dallas is the recommended amount.

The Tables on the following pages identifies each of the subject properties, the assessment process employed by the City of Dallas, and finally, my estimation of a fair and reasonable value for the assessment.

Reconciliation and General Comments:

The Sales Comparison Method was not extremely beneficial in this study due to a lack of recent sales of properties needed to perform a comparative analysis. We have employed sales of vacant residential lots with and without street and walks and drive approach improvements in order to perform a comparative analysis.

Despite the distance between the subject sites and the sales, we were able to gather enough data to perform a comparative analysis on both types of properties. These analyses did not indicate that a premium was being paid for properties with street, walks and drive approach improvements when compared to sales of similar type properties that did not possess those features. That does not necessarily mean that a property is not more marketable or attractive to a potential purchasers, it only means that based on the data we were able to gather and verify, we could not positively prove that a difference existed in the marketplace.

While it is true that the property owners will receive a nominal benefit from having new street and drive approach improvements, the benefit received from these new items will only provide a minimal amount of enhanced value to the properties when compared to the largest portion of the value of the lot; the land mass itself. As such, it is our contention that the subject properties will increase in value from the street and drive approach improvements proposed by the City of Dallas, but not by the actual cost of the improvements. It is our opinion that the property owners should be assessed at a rate of 10% of the assessed value of the lot for the street improvements, and that the property owners be assessed at a rate of 50% of the estimated construction cost of the side walks and drive approach improvements.

PROJECT: STREET GROUP 03-446

1. LAUDERDALE DRIVE FROM DEAD-END SOUTH OF 56TH STREET TO 56TH STREET

Owner	Lot	Block	Frontage	Rate	Amount	Total Assessment	Tax Assessment Value - Land	Recommended Assessment
WEST SIDE OF STREET								
<i>GOLDMINE</i>								
ANJANETTE R & DANTE D CORSEY 1212 HOLT AVE DESOTO, TX 75115-3110	11A 5199 LAUDERDALE DR.	A/6857	86 Ft Pvmt 71 Ft Walk 24.4 SY (DR 15')	\$63.42 \$7.67 \$40.88	\$5,454.12 \$544.57 \$997.47	\$6,996.16	\$18,000	\$1,800.00 \$ 272.29 <u>\$ 498.74</u> \$2,571.03
LAMILDRETTA HUDSON 2908 50 TH ST DALLAS, TX 75216	11B 5191 LAUDERDALE DR	A/6857	63 Ft Pvmt 43 Ft Walk 15.2 SY (DR 10') 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88 \$40.88	\$3,995.46 \$329.81 \$621.38 \$621.38	\$5,568.03	\$ 9,000	\$ 900.00 \$ 164.91 \$ 310.69 <u>\$ 310.69</u> \$1,686.29
CHAI SL SHERMAN 5189 LAUDERDALE DR DALLAS, TX 75241	10	A/6857	92 Ft Pvmt 80 Ft Walk 17.7 SY (DR 12')	\$63.42 \$7.67 \$40.88	\$5,834.64 \$613.60 \$723.58	\$7,171.82	\$11,250	\$1,125.00 \$ 306.80 <u>\$ 361.78</u> \$1,793.58

Owner	Lot	Block	Frontage	Rate	Amount	Total Assessment	Tax Assessment Value - Land	Recommended Assessment
DORIS R. BUTLER EST OF 9901 SCYENE RD, APT 38103 DALLAS, TX 75227	9 5181 LAUDERDALE DR	A/6857	92 Ft Pvmt 73 Ft Walk 19 Ft Drive	\$63.42 \$7.67 No Cost	\$5,834.64 \$559.91 \$0.00	\$6,394.55	\$11,250	\$1,125.00 <u>\$ 279.96</u> \$1,404.96
THEODORE R. LEE JR. 1219 SLATE ROCK RD ENNIS, TX 75119	8 5173 LAUDERDALE DR	A/6857	92 Ft Pvmt 82 Ft Walk 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$5,834.64 \$628.94 \$748.10	\$7,211.68	\$11,250	\$1,125.00 \$ 314.47 <u>\$ 374.05</u> \$1,813.52
MYRON D & SHIRLEY G HORTON 5165 LAUDERDALE DR DALLAS, TX 75241	7	A/6857	92 Ft Pvmt 82 Ft Walk 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$5,834.64 \$628.94 \$748.10	\$7,211.68	\$11,250	\$1,125.00 \$ 314.47 <u>\$ 374.05</u> \$1,813.52
FLORA PEGUES 5159 LAUDERDALE DR DALLAS, TX 75241	6	A/6857	92 Ft Pvmt 74 Ft Walk 28.1 SY (DR 18')	\$63.42 \$7.67 \$40.88	\$5,834.64 \$567.58 \$1,148.73	\$7,550.95	\$11,250	\$1,125.00 \$ 283.79 <u>\$ 574.37</u> \$1,983.16
ARBERTHA S. HERROD 5151 LAUDERDALE DR DALLAS, TX 75241	5	A/6857	92 Ft Pvmt 82 Ft Walk 10 Ft Drive	\$63.42 \$7.67 No Cost	\$5,834.64 \$628.94 \$0.00	\$6,463.58	\$11,250	\$1,125.00 <u>\$ 314.47</u> \$1,439.47
NORIY A. ALVARADO 5143 LAUDERDALE DR DALLAS, TX 75241	4	A/6857	92 Ft Pvmt 79 Ft Walk 13 Ft Drive	\$63.42 \$7.67 No Cost	\$5,834.64 \$605.93 \$0.00	\$6,440.57	\$11,250	\$1,125.00 <u>\$ 302.97</u> \$1,427.97

Owner	Lot	Block	Frontage	Rate	Amount	Total Assessment	Tax Assessment Value - Land	Recommended Assessment
RAMIKA L. THOMPSON & EARL FORD 5135 LAUDERDALE DR DALLAS, TX 75241	3	A/6857	92 Ft Pvmt 74 Ft Walk 18 Ft Drive	\$63.42 \$7.67 No Cost	\$5,834.64 \$567.58 \$0.00	\$6,402.22	\$11,250	\$1,125.00 <u>\$ 283.79</u> \$1,408.79
GLOBAL PEAK LLC SUITE 144326 5729 LEBANON RD FRISCO, TX 75034-7260	2 5129 LAUDERDALE DR	A/6857	92 Ft Pvmt 82 Ft Walk 10 Ft Drive	\$63.42 \$7.67 No Cost	\$5,834.64 \$628.94 \$0.00	\$6,463.58	\$11,250	\$1,125.00 <u>\$ 314.47</u> \$1,439.47
MARGEAN SMITH EST OF 5121 LAUDERDALE DR DALLAS, TX 75241	1	A/6857	60 Ft Pvmt 50 Ft Walk 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,805.20 \$383.50 \$748.10	\$4,936.80	\$ 9,000	\$ 900.00 \$ 191.75 <u>\$ 374.05</u> \$1,465.80
FRANCISCO A GARCIA LIFE EST 5115 LAUDERDALE DR DALLAS, TX 75241	2A	J/6856	72 Ft Pvmt 62 Ft Walk 10 Ft Drive	\$63.42 \$7.67 No Cost	\$4,566.24 \$475.54 \$0.00	\$5,041.78	\$ 9,000	\$ 900.00 <u>\$ 237.77</u> \$1,137.77
ROBIN WESLEY P O BOX 6130 FORT WORTH, TX 76115	2B 5109 LAUDERDALE DR	J/6856	72 Ft Pvmt 62 Ft Walk 10 Ft Drive	\$63.42 \$7.67 No Cost	\$4,566.24 \$475.54 \$0.00	\$5,041.78	\$ 9,000	\$ 900.00 <u>\$ 237.77</u> \$1,137.77
GOLDMINE								
AGNES STEGALL EST OF 5105 LAUDERDALE DR DALLAS, TX 75241	2C 56 TH & LAUDERDALE	J/6856	72 Ft Pvmt 62 Ft Walk 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$4,494.96 \$475.54 \$748.10	\$5,718.60	\$ 8,100	\$ 810.00 \$ 237.77 <u>\$ 374.05</u> \$1,421.82

Owner	Lot	Block	Frontage	Rate	Amount	Total Assessment	Tax Assessment Value-Land	Recommended Assessment
EAST SIDE OF STREET								
NANNIE LEWIS MILLER 5106 LAUDERDALE DR DALLAS, TX 75241	LOT 1 & N 10' OF LT 2 LAUDERDALE DR & 56TH	B/6857	93 Ft Pvmnt 73 Ft Walk 10 Ft Drive 10 Ft Drive	\$63.42 \$7.67 No Cost No Cost	\$5,898.06 \$559.91 \$0.00 \$0.00	\$6,457.97	\$11,250	\$1,125.00 <u>\$ 279.96</u> \$1,404.96
AUGUSTINE ERSKINE 5114 LAUDERDALE DR DALLAS, TX 75241	LT 2 LESS N 10'	B/6857	95 Ft Pvmnt 85 Ft Walk 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$6,024.90 \$651.95 \$748.10	\$7,424.95	\$11,250	\$1,125.00 <u>\$ 325.98</u> <u>\$ 374.05</u> \$1,825.03
DOROTHY R. NEELY 5122 LAUDERDALE DR DALLAS, TX 75241	3	B/6857	88 Ft Pvmnt 78 Ft Walk 10 Ft Drive	\$63.42 \$7.67 No Cost	\$5,580.96 \$598.26 \$0.00	\$6,179.22	\$11,250	\$1,125.00 <u>\$ 299.13</u> \$1,424.13
CORINE ARMSTRONG 5130 LAUDERDALE DR DALLAS, TX 75241	4	B/6857	90 Ft Pvmnt 80 Ft Walk 10 Ft Drive	\$63.42 \$7.67 No Cost	\$5,707.80 \$613.60 \$0.00	\$6,321.40	\$11,250.	\$1,125.00 <u>\$ 306.80</u> \$1,431.80
ELIJAH JOHNSON JR 5134 LAUDERDALE DR DALLAS, TX 75241	5-A	B/6857	60 Ft Pvmnt 45 Ft Walk 15 Ft Drive	\$63.42 \$7.67 No Cost	\$3,805.20 \$345.15 \$0.00	\$4,150.35	\$ 9,000	\$ 900.00 <u>\$ 172.58</u> \$1,072.58
LARRY TAYLOR 5138 LAUDERDALE DR DALLAS, TX 75241	5-B	B/6857	60 Ft Pvmnt 50 Ft Walk 10 Ft Drive	\$63.42 \$7.67 No Cost	\$3,805.20 \$383.50 \$0.00	\$4,188.70	\$ 9,000	\$ 900.00 <u>\$ 191.75</u> \$1,091.75
GANTZ & SCODELLER LLC 9905 CHIMNEY HILL LN DALLAS, TX 75243	6A 5144 LAUDERDALE DR	B/6857	60 Ft Pvmnt 44 Ft Walk 16 Ft Drive	\$63.42 \$7.67 No Cost	\$3,805.20 \$337.48 \$0.00	\$4,142.68	\$ 9,000	\$ 900.00 <u>\$ 168.74</u> \$1,068.74

Owner	Lot	Block	Frontage	Rate	Amount	Total Assessment	Tax Assessment Value-Land	Recommended Assessment
ARGIE L. HOUSTON 5150 LAUDERDALE DR DALLAS, TX 75241	7	B/6857	90 Ft Pvmt 62 Ft Walk 22.0 SY (DR 18') 10 Ft Drive	\$63.42 \$7.67 \$40.88 No Cost	\$5,707.80 \$475.54 \$899.36	\$7,082.70	\$11,250	\$1,125.00 \$ 237.77 <u>\$ 449.68</u> \$1,812.45
FREDDIE LEE MAJORS 5158 LAUDERDALE DR DALLAS, TX 75241	8	B/6857	90 Ft Pvmt 68 Ft Walk 22 Ft Drive	\$63.42 \$7.67 No Cost	\$5,707.80 \$521.56 \$0.00	\$6,229.36	\$11,250	\$1,125.00 <u>\$ 260.78</u> \$1,385.78
MAC ARTHUR ROGERS EST OF 5166 LAUDERDALE DR DALLAS, TX 75241	9	B/6857	90 Ft Pvmt 80 Ft Walk 10 Ft Drive	\$63.42 \$7.67 No Cost	\$5,707.80 \$613.60 \$0.00	\$6,321.40	\$11,250	\$1,125.00 <u>\$ 306.80</u> \$1,431.80
TERRI JENKINS & JACQUELINE RICHARDS 5172 LAUDERDALE DR DALLAS, TX 75241	10A	B/6857	60 Ft Pvmt 50 Ft Walk 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,805.20 \$383.50 \$748.10	\$4,936.80	\$ 9,000	\$ 900.00 \$ 191.75 <u>\$ 374.05</u> \$1,465.80
CONSTANCIA BUSTOS 5176 LAUDERDALE DR DALLAS, TX 75241	11A	B/6857	60 Ft Pvmt 50 Ft Walk 10 Ft Drive	\$63.42 \$7.67 No Cost	\$3,805.20 \$383.50 \$0.00	\$4,188.70	\$ 9,000	\$ 900.00 <u>\$ 191.75</u> \$1,091.75
DELORIS HERRON 5180 LAUDERDALE DR DALLAS, TX 75241	12A	B/6857	60 Ft Pvmt 49 Ft Walk 11 Ft Drive	\$63.42 \$7.67 No Cost	\$3,805.20 \$375.83 \$0.00	4,181.03	\$ 9,000	\$ 900.00 <u>\$ 187.92</u> \$1,087.92
READY MORTGAGE CORP SUITE 109 401 GEORGE BUSH FWY RICHARDSON, TX 75080	13A 5184 LAUDERDALE DR	B/6857	60 Ft Pvmt 50 Ft Walk 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,805.20 \$383.50 \$748.10	\$4,936.80	\$ 9,000	\$ 900.00 \$ 191.75 <u>\$ 374.05</u> \$1,465.80

Owner	Lot	Block	Frontage	Rate	Amount	Total Assessment	Tax Assessment Value-Land	Recommended Assessment
ARIEL G. SOLIS 2770 SCOTLAND DR DALLAS, TX 75216-6548	14A 5188 LAUDERDALE DR	B/6857	60 Ft Pvmt 50 Ft Walk 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,805.20 \$383.50 \$748.10	\$4,936.80	\$ 9,000	\$ 900.00 \$ 191.75 <u>\$ 374.05</u> \$1,465.80
BETTY RUTH CHANDLER 5192 LAUDERDALE DR DALLAS, TX 75241	15A	B/6857	60 Ft Pvmt 50 Ft Walk 10 Ft Drive	\$63.42 \$7.67 No Cost	\$3,805.20 \$383.50 \$0.00	4,188.70	\$ 9,000	\$ 900.00 <u>\$ 191.75</u> \$1,091.75
ANNA F. WILLIAMS 5198 LAUDERDALE DR DALLAS, TX 75241	16A	B/6857	60 Ft Pvmt 50 Ft Walk	\$63.42 \$7.67	\$3,805.20 \$383.50	4,188.70	\$ 9,000	\$ 900.00 <u>\$ 191.75</u> \$1,091.75

STREET GROUP 03-446

2. WATSON DRIVE FROM DEAD-END SOUTH OF 56TH STREET TO 56TH STREET

Owner	Lot	Block	Frontage	Rate	Amount	Total Assessment	Tax Assessment Value - Land	Recommended Assessment
WEST SIDE OF STREET								
BASS CW								
ESTATE OF HENRY LUE WILLIAMS 5151 WATSON DR DALLAS, TX 75241	13B	F/6855	50 Ft Pvmt 50 Ft Walk	\$63.42 \$7.67	\$3,171.00 \$383.50	\$3,554.50	\$ 9,900	\$ 990.00 <u>\$ 191.75</u> \$1,181.75
ESTATE OF CAROLYN WILLIAMS C/O MATTIE DICKERSON 5030 CORRIGAN CT DALLAS, TX 75241	13A 5143 WATSON DR	F/6855	60 Ft Pvmt 50 Ft Walk 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,805.20 \$383.50 \$748.10	\$4,936.80	\$ 9,900	\$ 990.00 \$ 191.75 <u>\$ 374.05</u> \$1,555.80
WILLIE J MCCREARY 5139 WATSON DR DALLAS, TX 75241	50 FT LT 12B	F/6855	50 Ft Pvmt 50 Ft Walk	\$63.42 \$7.67	\$3,171.00 \$383.50	\$3,554.50	\$ 9,900	\$ 990.00 <u>\$ 191.75</u> \$1,181.75
AUDREY JONES 5135 WATSON DR DALLAS, TX 75241	50 FT LT 12A	F/6855	50 Ft Pvmt 30 Ft Walk 15.2 SY (DR 10') 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88 \$40.88	\$3,171.00 \$230.10 \$621.38 \$621.38	\$4,643.86	\$ 9,900	\$ 990.00 \$ 115.05 \$ 310.69 <u>\$ 310.69</u> \$1,726.43
DALLAS HOUSING ACQ & DEVELOPMENT CORP 1500 MARILLA ST CITY HALL 6DN DALLAS, TX 75201	11B S ½ LOT 11 5131 WATSON DR					NO ASSESSMENT CITY OF DALLAS		
ALBERT DANIELS 3103 MORGAN DR DALLAS, TX 75241	50 FT LOT 11A 5127 WATSON DR	F/6855	50 Ft Pvmt 50 Ft Walk	\$63.42 \$7.67	\$3,171.00 \$383.50	\$3,554.50	\$ 9,900	\$ 990.00 <u>\$ 191.75</u> \$1,181.75

Owner	Lot	Block	Frontage	Rate	Amount	Total Assessment	Tax Assessment Value - Land	Recommended Assessment
POWER HOUSE CHURCH OF GOD & CHRIST 5123 WATSON DR DALLAS, TX 75241	9 & 10 5115 WATSON DR	F/6855	200 Ft Pvmt 170 Ft Walk 30 Ft Drive	\$63.42 \$7.67 No Cost	\$12,684.00 \$1,303.90 \$0.00	\$13,987.90	\$21,780	\$2,178.00 <u>\$ 651.95</u> \$2,829.95
ESSLINGER INVESTMENTS LLC 801 PARKCREST CT SOUTHLAKE, TX 76092- 1707	8B 5107 WATSON DR	F/6855	50 Ft Pvmt 40 Ft Walk 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 \$748.10	\$4,225.90	\$ 9,900	\$ 990.00 \$ 153.40 <u>\$ 374.05</u> \$1,517.45
BASS C W								
LAWINNEFRED BARNETT 5363 MARVIN D LOVE FWY, APT 266 DALLAS, TX 75232	8A 5103 WATSON DR	F/6855	50 Ft Pvmt 40 Ft Walk 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 \$748.10	\$4,225.90	\$ 9,900	\$ 990.00 \$ 153.40 <u>\$ 374.05</u> \$1,517.45
ALBERT BELL 5055 WATSON DR DALLAS, TX 75241	7B	F/6855	50 Ft Pvmt 40 Ft Walk 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 \$621.38	\$4,099.18	\$ 9,900	\$ 990.00 \$ 153.40 <u>\$ 310.69</u> \$1,454.09
JUAN M & MARIA D DAVILA 5051 WATSON DR DALLAS, TX 75241	7A	F/6855	50 Ft Pvmt 40 Ft Walk 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 \$621.38	\$4,099.18	\$ 9,900	\$ 990.00 \$ 153.40 <u>\$ 310.69</u> \$1,454.09
GILVERTO & ELICIA SANTIAGO 5047 WATSON DR DALLAS, TX 75241	50 FT LOT 6B	F/6855	50 Ft Pvmt 39 Ft Walk 16.5 SY (DR 11')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$299.13 \$674.52	\$4,144.65	\$ 9,900	\$ 990.00 \$ 149.57 <u>\$ 337.26</u> \$1,476.83

Owner	Lot	Block	Frontage	Rate	Amount	Total Assessment	Tax Assessment Value - Land	Recommended Assessment
JOE & DOLORES C GOVEA 5039 WATSON DR DALLAS, TX 75241	50 FT LOT 6A 5043 WATSON DR	F/6855	50 Ft Pvmt 50 Ft Walk	\$63.42 \$7.67	\$3,171.00 \$383.50	\$3,554.50	\$9,900	\$ 990.00 <u>\$ 191.75</u> \$1,181.75
BASS C W								
DOLORES & JOE GOVEA 5039 WATSON DR DALLAS, TX 75241-1538	5	F/6855	100 Ft Pvmt 90 Ft Walk 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$6,342.00 \$690.30 \$748.10	\$7,780.40	\$ 14,400	\$1,440.00 <u>\$ 345.15</u> <u>\$ 374.05</u> \$2,159.20
GOLDMINE #3								
JANET MILBURN 1927 HILLCROFT DR DUNCANVILLE, TX 75137	4.1 (N ½ LT 4) 5031 WATSON DR	F/6855	50 Ft Pvmt 50 Ft Walk	\$63.42 \$7.67	\$3,171.00 \$383.50	\$3,554.50	\$ 9,900	\$ 990.00 <u>\$ 191.75</u> \$1,181.75
JOSE A BRIONES & ELODIA BRIONES 5027 WATSON DR DALLAS, TX 75241	4 (S ½ LT 4)	F/6855	50 Ft Pvmt 40 Ft Walk 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 \$621.38	\$4,099.18	\$ 9,900	\$ 990.00 <u>\$ 153.40</u> <u>\$ 310.69</u> \$1,454.09
BASS C W								
ROY PATT 5023 WATSON DR DALLAS, TX 75241	50 FT LOT 3B	F/6855	50 Ft Pvmt 38 Ft Walk 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$291.46 \$621.38	\$4,083.84	\$ 9,900	\$ 990.00 <u>\$ 145.73</u> <u>\$ 310.69</u> \$1,446.42
CITY OF DALLAS 320 E. JEFFERSON BLVD #203 DALLAS, TX 75203	50 FT LOT 3A 5019 WATSON DR	F/6855						NO ASSESSMENT CITY OF DALLAS

Owner	Lot	Block	Frontage	Rate	Amount	Total Assessment	Tax Assessment Value - Land	Recommended Assessment
GOLDMINE 2								
ESTEBAN MELGAREJO 2008 ALASKA AVE DALLAS, TX 75216	S 50 FT LOT 2 5015 WATSON DR	F/6855	50 Ft Pvmt 40 Ft Walk 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 \$621.38	\$4,099.18	\$ 9,900	\$ 990.00 \$ 191.75 \$ 310.69 <u>\$1,492.44</u>
GOLDMINE 3								
B SMART TRANSIT SERVICES INC P O BOX 113304 METAIRIE, LA 70011- 3304	N 50' LT 2 5011 WATSON DR	F/6855	50 Ft Pvmt 50 Ft Walk	\$63.42 \$7.67	\$3,171.00 \$383.50	\$3,554.50	\$ 9,900	\$ 990.00 <u>\$ 191.75</u> \$1,181.75
BASS C W								
JAVIER & MARIA SANTIAGO 2811 BRITTON DR DALLAS, TX 75216-4401	1B 5007 WATSON DR	F/6855	100 Ft Pvmt 90 Ft Walk 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$6,342.00 \$690.30 \$748.10	\$7,780.40	\$13,500	\$ 1,350.00 \$ 345.15 <u>\$ 374.05</u> \$2,069.20
GOLDMINE								
LARRY WALLACE P O. BOX 810738 DALLAS, TX 75381-0736	1 5002 WATSON DR	H/6855	100 Ft Pvmt 100 Ft Walk	\$63.42 \$7.67	\$6,342.00 \$767.00	\$7,109.00	\$12,150	\$1,215.00 <u>\$ 383.50</u> \$1,598.50
MICHELLE A GAMEZ & JOSE A GAMEZ 5010 WATSON DR DALLAS, TX 75241	2A	H/6855	50 Ft Pvmt 40 Ft Walk 10 Ft Drive	\$63.42 \$7.67 No Cost	\$3,171.00 \$306.80 \$0.00	\$3,477.80	\$ 9,900	\$ 990.00 <u>\$ 153.40</u> \$1,143.40

Owner	Lot	Block	Frontage	Rate	Amount	Total Assessment	Tax Assessment Value - Land	Recommended Assessment
GOLDMINE								
MARIA ISABEL LEDEZMA 5014 WATSON DR DALLAS, TX 75241	2B	H/6855	50 Ft Pvmt 34 Ft Walk 16 Ft Drive	\$63.42 \$7.67 No Cost	\$3,171.00 \$260.78 \$0.00	\$3,431.78	\$ 9,900	\$ 990.00 \$ 130.39 \$1,120.39
EST. OF OLPHILA BROWN 5018 WATSON DR DALLAS, TX 75241	N 50 FT LOT 3A	H/6855	50 Ft Pvmt 50 Ft Walk	\$63.42 \$7.67	\$3,171.00 \$383.50	\$3,554.50	\$ 9,900	\$ 990.00 \$ 191.75 \$1,181.75
JOSE SALAS GOVEA & MARGARITA GOVEA 5022 WATSON DR DALLAS, TX 75241	3B S 50 FT	H/6855	50 Ft Pvmt 40 Ft Walk 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 \$621.38	\$4,099.18	\$ 9,900	\$ 990.00 \$ 153.40 \$ 310.69 \$1,454.69
TANISA L. JEFFERS 5340 MYSTIC TRL DALLAS, TX 75241-1152	50' LT 4A 5026 WATSON DR	H/6855	50 Ft Pvmt 40 Ft Walk 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 \$621.38	\$4,099.18	\$ 9,900	\$ 990.00 \$ 153.40 \$ 310.69 \$1,454.69
GOLDMINE								
EUGENE STEPHENS 4011 W LEDBETTER DR DALLAS, TX 75233-3627	S 50' LT 4B 5030 WATSON DR	H/6855	50 Ft Pvmt 40 Ft Walk 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 \$621.38	\$4,099.18	\$ 9,900	\$ 990.00 \$ 153.40 \$ 310.69 \$1,454.69
HERMAN L DENSON 5160 CARDIFF ST DALLAS, TX 75241-1508	5A 5034 WATSON DR	H/6855	50 Ft Pvmt 40 Ft Walk 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 \$748.10	\$4,225.90	\$ 9,000	\$ 900.00 \$ 153.40 \$ 374.05 \$1,427.45

Owner	Lot	Block	Frontage	Rate	Amount	Total Assessment	Tax Assessment Value - Land	Recommended Assessment
GOLDMINE								
HERMAN L DENSON 5160 CARDIFF ST. DALLAS, TX 75241-1508	5B 5028 WATSON DR	H/6855	50 Ft Pvmnt 50 Ft Walk	\$63.42 \$7.67	\$3,171.00 \$383.50	\$3,554.50	\$ 9,000	\$ 900.00 \$ 191.75 <u>\$1,091.75</u>
JOHNNY L. BROMSEY & HUBERT L. MABRY 1019 W. SANER AVE DALLAS, TX 75224-3314	N 68' LT 6 5044 WATSON DR	H/6855	68 Ft Pvmnt 58 Ft Walk 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$4,312.56 \$444.86 \$748.10	\$5,505.52	\$ 9,900	\$ 990.00 \$ 220.43 \$ 374.05 <u>\$1,584.48</u>
MARIA DEL ROSARIO LAZO 5051 WATSON DR DALLAS, TX 75241	S 32' LT 6 & N 38' LT 7 5048 WATSON DR	H/6855	70 Ft Pvmnt 60 Ft Walk 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$4,439.40 \$460.20 \$748.10	\$5,647.70	\$ 9,900	\$ 990.00 \$ 230.10 \$ 374.05 <u>\$1,594.15</u>
ANTHONY PAUL IRVIN 5054 WATSON DR DALLAS, TX 75241	S 62 FT LT 7	H/6855	62 Ft Pvmnt 52 Ft Walk 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,932.04 \$398.84 \$621.38	\$4,952.26	\$ 9,900	\$ 990.00 \$ 199.42 \$ 310.69 <u>\$1,500.11</u>
GOLDMINE NO 3								
CHARLES & SANDRA THOMAS 226 FORSYTHE DR DALLAS, TX 75217-6205	8A N 50' LT 8 5102 WATSON DR	H/6855	50 Ft Pvmnt 50 Ft Walk	\$63.42 \$7.67	\$3,171.00 \$383.50	\$3,554.50	\$ 9,900	\$ 990.00 \$ 191.75 <u>\$1,181.75</u>
ANABEL GARCIA 718 CEDARWOOD DR CEDAR HILL, TX 75104- 2393	8B S 50' LT 8 5104 WATSON DR	H/6855	50 Ft Pvmnt 50 Ft Walk	\$63.42 \$7.67	\$3,171.00 \$383.50	\$3,554.50	\$ 9,900	\$ 990.00 \$ 191.75 <u>\$1,181.75</u>

Owner	Lot	Block	Frontage	Rate	Amount	Total Assessment	Tax Assessment Value - Land	Recommended Assessment
GOLDMINE								
JERMON JOHNSON 5110 WATSON DR DALLAS, TX 75241	N ½ LT 9	H/6855	50 Ft Pvmt 40 Ft Walk 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 \$621.38	\$4,099.18	\$ 9,900	\$ 990.00 \$ 153.40 <u>\$ 310.69</u> \$1,454.09
LORNA JENKINS 1248 PAYNE DR LANCASTER, TX 75134	50' LT 9B 5114 WATSON DR	H/6855	50 Ft Pvmt 40 Ft Walk 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 \$621.38	\$4,099.18	\$ 9,900	\$ 990.00 \$ 153.40 <u>\$ 310.69</u> \$1,454.09
FRANK R. JOHNSON 5122 WATSON DR DALLAS, TX 75241	10	H/6855	100 Ft Pvmt 90 Ft Walk 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$6,342.00 \$690.30 \$748.10	\$7,780.40	\$14,400	\$1,440.00 \$ 345.15 <u>\$ 374.05</u> \$2,159.20
ERICA LATRESE WARFIELD 7406 KENWELL ST DALLAS, TX 75209-4025	11 5130 WATSON DR	H/6855	100 Ft Pvmt 90 Ft Walk 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$6,342.00 \$690.30 \$621.38	\$7,653.68	\$14,400	\$1,440.00 \$ 345.15 <u>\$ 310.69</u> \$2,095.84
ANGELICA SALGADO 3242 S. 50 TH ST CICERO, IL 60804	50' LT 12A 5134 WATSON DR	H/6855	50 Ft Pvmt 40 Ft Walk 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 \$621.38	\$4,099.18	\$ 9,900	\$ 990.00 \$ 153.40 <u>\$ 310.69</u> \$1,454.09
MANUEL & JUANA HERNANDEZ 2250 SCOTLAND DR DALLAS, TX 75216	50' LT 12B 5138 WATSON DR	H/6855	50 Ft Pvmt 40 Ft Walk 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 \$621.38	\$4,099.18	\$ 9,900	\$ 990.00 \$ 153.40 <u>\$ 310.69</u> \$1,454.09

Owner	Lot	Block	Frontage	Rate	Amount	Total Assessment	Tax Assessment Value - Land	Recommended Assessment
GOLDMINE NO 3								
ROBERT LEE JOHNSON 5142 WATSON DR DALLAS, TX 75241	50' LT 13A (TR. 13.1)	H/6855	50 Ft Pvmt 39 Ft Walk 16.5 SY (DR 11')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$299.13 \$674.52	\$4,144.65	\$ 9,900	\$ 990.00 \$ 149.57 <u>\$ 337.26</u> \$1,476.83
GOLDMINE								
JIMMIE LEE MITCHELL EST OF 206 ASHBY LN HENDERSON, TX 75652- 2603	50' LT 13B (TR. 13) 5146 WATSON DR	H/6855	50 Ft Pvmt 40 Ft Walk 10 Ft Drive	\$63.42 \$7.67 No Cost	\$3,171.00 \$306.80 \$0.00	\$3,477.80	\$ 9,900	\$ 990.00 <u>\$ 153.40</u> \$1,143.40
CLARA ADKISON 5150 WATSON DR DALLAS, TX 75241	13C 56X217.8 X107X223 (TR. 13.2)	H/6855	56 Ft Pvmt 46 Ft Walk 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,551.52 \$352.82 \$621.38	\$4,525.72	\$ 9,900	\$ 990.00 \$ 176.41 <u>\$ 310.69</u> \$1,477.10

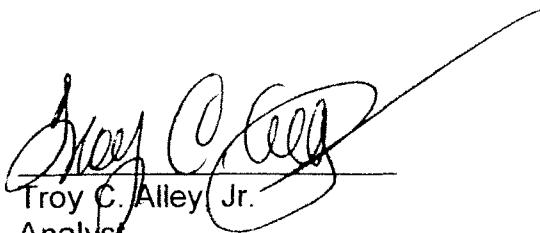
CERTIFICATE

We do hereby certify that, except as otherwise noted in this report:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, unbiased professional analyses, opinions and conclusions.
3. We have no present or prospective interest in the property which is the subject of this report and we have no personal interest or bias with respect to the parties involved.
4. Our compensation is not contingent upon an action or event resulting from the analyses, opinions or conclusions in, or the use of, our report. This assignment was not based on a requested minimum valuation, a specific valuation, or approval of a loan.
5. Ownership and site data was obtained from information appearing on the Tax Rolls and from data provided by the client.
6. Troy C. Alley, Jr. and K. Norman Hansen are both Certified General Real Estate Appraisers by the State of Texas.
7. Troy Alley, Jr. has made a personal inspection of the property which is the subject of this report. K. Norman Hansen has also made a personal inspection of the property.
8. K. Norman Hansen provided significant professional assistance to the person signing this report.
9. The assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
10. The analyst(s) is not an employee, officer or appointed board or commission member of the City of Dallas. We did not consider race, color, religion, sex, national origin, handicap or familial status in determining the value of the Subject Property.

11. THIS IS NOT AN OPINION OF VALUE, IT IS A COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon our work, you should know that we have NOT followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Con-Real, LP



Troy C. Alley Jr.
Analyst

ORDINANCE NO. _____

AN ORDINANCE LEVYING ASSESSMENTS AGAINST VARIOUS PERSONS AND THEIR PROPERTY FOR THE PAYMENT OF A PART OF THE COST OF IMPROVING AND PAVING PORTIONS OF THE FOLLOWING STREETS IN THE CITY OF DALLAS, TEXAS, TO WIT:

Street Group 03-446

- 1. Lauderdale Drive from dead-end south of 56th Street to 56th Street**
- 2. Watson Drive from dead-end south of 56th Street to 56th Street**

PROVIDING FOR THE TIME WHEN SUCH ASSESSMENTS BECOME DUE AND PAYABLE, THE RATE OF INTEREST, AND FIXING A CHARGE AND LIEN AGAINST SAID PROPERTY AND MAKING SAID CHARGE A PERSONAL LIABILITY OF THE PROPERTY OWNERS OWNING PROPERTY ABUTTING ON SAID STREETS, AND PROVIDING FOR THE COLLECTION THEREOF; AND DECLARING AN EMERGENCY.

WHEREAS, heretofore a resolution was duly adopted by the City Council ordering the improvements of

Street Group 03-446

- 1. Lauderdale Drive from dead-end south of 56th Street to 56th Street**
- 2. Watson Drive from dead-end south of 56th Street to 56th Street**

by filling, raising, grading, and paving same; and,

WHEREAS, pursuant to said resolution, specifications and an estimate of the cost of such improvements were prepared for said work by the Director of Public Works (City Engineer), filed with said Council, examined, approved, and adopted by it, all as required by applicable law; and,

WHEREAS, in compliance with the law the City Engineer prepared his statements or lists showing the names of property owners upon said streets the description of their property, the total cost of the said improvements, the cost there of per front foot and cost to each property owner, said statements possessing all the other requisites required by law; and,

WHEREAS, thereafter the said statements were filed with the City Council and by them examined and approved and a resolution was passed by said Council determining the necessity of making an assessment for part of the cost of said pavement against property owners and their property, and fixing a time and providing for a hearing to such property owners, all in accordance with the terms of applicable law, at which hearing to such property owners were to be heard as to the benefits of the said improvements to their property, as to any error or invalidity in said proceedings, or to any matter or thing connected with the said improvements; and,

WHEREAS, the said resolution in connection with the improvement of said streets was duly adopted in compliance with the law on the 8th day of October, 2014; and,

WHEREAS, in accordance with the terms of the law, the City of Dallas gave notice to the property owners on said streets of said hearing, by publishing a copy of said notice in the Dallas Morning News, a daily paper of general circulation in the City of Dallas, for three successive days prior to the days set for the hearing, to wit, the 12th day of November, 2014; and the City also gave notice of said hearing by mailing letters containing the same to said property owners at least fourteen (14) days before the said hearing; provided, however, that any failure of the property owners to receive said notices shall not invalidate these proceedings; and,

WHEREAS, said hearing was held at the time and place mentioned in the said resolution and notice, to wit, on the 12th day of November, 2014 at 1:00 o'clock P.M. at the Council Chamber in the City Hall of the City of Dallas, Texas, which hearing was then closed; and,

WHEREAS, at said hearing, all desiring to contest the said assessments, correct the same, or in any manner be heard concerning the benefits thereof, or in any related matter, were heard, and errors and all matters of error or mistake or inequalities or other matters requiring rectification which were called to the attention of the Council were rectified and corrected.

Now, Therefore,

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

SECTION 1. That the action of the City Council closing the hearing and overruling the protests at the public hearing on the 12th day of November, 2014, in these proceedings is hereby ratified and confirmed by this ordinance. That the City Council, from the evidence, finds that the assessments herein levied should be made and levied against the respective parcels of property abutting upon the streets herein below mentioned and against the owners thereof; that such assessments and charges are right and proper, and are substantially in proportion to the benefits to the respective parcels of property by means of the improvement in the unit or district for which such assessments are levied, and establish substantial justice, equality, and uniformity between the respective owners of the respective properties between all parties concerned, considering the benefits received and burdens imposed. The Council further finds that in each case the abutting property assessed is specially benefited in enhanced value to the said properties by means of the said improvements in the unit or district upon which the particular property abuts, and for which assessment is levied and charge made, in a sum in excess of the said assessment and charge made against the same by this ordinance. The Council further finds that the apportionment of the cost of the improvements is in accordance with the law in force in this City and that the proceedings of the City heretofore had with reference to said improvements are in all respects valid and regular.

SECTION 2. That there shall be and is hereby levied and assessed against the parcels of property hereinbelow mentioned, and against the real and true owners thereof (whether such owners be correctly named herein or not), the sums of money below mentioned and itemized shown opposite the description of the respective parcels of property, and the several amounts assessed against the same and the owners thereof, as far as such owners are known, being as follows:

STREET GROUP 03-446

1. LAUDERDALE DRIVE FROM DEAD-END SOUTH OF 56TH STREET TO 56TH STREET

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME TREATED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH:

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
WEST SIDE OF STREET						
GOLDMINE						
ANJANETTE R & DANTE D CORSEY 1212 HOLT AVE DESOTO, TX 75115-3110	11A 5199 Lauderdale Dr	A/6857	86 FT PVMT 71 FT WALK 24.4 SY (DR 15')	\$63.42 \$7.67 \$40.88	\$5,454.12 \$544.57 <u>\$997.47</u>	
			TOTAL		\$6,996.16	
			ADJ PER ENHANCEMENT EVAL		\$4,425.13	
			NET DUE BY OWNER			\$2,571.03
LAMILDRETTA HUDSON 2908 50TH ST DALLAS, TX 75216	11B 5191 Lauderdale Dr	A/6857	63 FT PVMT 43 FT WALK 15.2 SY (DR 10') 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88 \$40.88	\$3,995.46 \$329.81 \$621.38 <u>\$621.38</u>	
			TOTAL		\$5,568.03	
			ADJ PER ENHANCEMENT EVAL		\$3,881.74	
			NET DUE BY OWNER			\$1,686.29
CHAISL SHERMAN 5189 LAUDERDALE DR DALLAS, TX 75241	10	A/6857	92 FT PVMT 80 FT WALK 17.7 SY (DR 12')	\$63.42 \$7.67 \$40.88	\$5,834.64 \$613.60 <u>\$723.58</u>	
			TOTAL		\$7,171.82	
			ADJ PER ENHANCEMENT EVAL		\$5,378.24	
			NET DUE BY OWNER			\$1,793.58
DORIS R. BUTLER EST OF 9901 SCYENE RD, APT 38103 DALLAS, TX 75227	9 5181 Lauderdale Dr	A/6857	92 FT PVMT 73 FT WALK 19 FT DRIVE	\$63.42 \$7.67 No Cost	\$5,834.64 \$559.91 <u>\$0.00</u>	
			TOTAL		\$6,394.55	
			ADJ PER ENHANCEMENT EVAL		\$4,989.59	
			NET DUE BY OWNER			\$1,404.96

STREET GROUP 03-446

1. LAUDERDALE DRIVE FROM DEAD-END SOUTH OF 56TH STREET TO 56TH STREET

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME TREATED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH:

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
GOLDMINE						
THEODORE R. LEE JR. 1219 SLATE ROCK RD ENNIS, TX 75119	8	A/6857	92 FT PVMT	\$63.42	\$5,834.64	
	5173		82 FT WALK	\$7.67	\$628.94	
	Lauderdale Dr		18.3 SY (DR 10')	\$40.88	<u>\$748.10</u>	
			TOTAL		\$7,211.68	
			ADJ PER ENHANCEMENT EVAL		\$5,398.16	
		NET DUE BY OWNER				\$1,813.52
MYRON D&SHIRLEY G HORTON 5165 LAUDERDALE DR DALLAS, TX 75241	7	A/6857	92 FT PVMT	\$63.42	\$5,834.64	
			82 FT WALK	\$7.67	\$628.94	
			18.3 SY (DR 10')	\$40.88	<u>\$748.10</u>	
			TOTAL		\$7,211.68	
			ADJ PER ENHANCEMENT EVAL		\$5,398.16	
		NET DUE BY OWNER				\$1,813.52
FLORA PEGUES 5159 LAUDERDALE DR DALLAS, TX 75241	6	A/6857	92 FT PVMT	\$63.42	\$5,834.64	
			74 FT WALK	\$7.67	\$567.58	
			28.1 SY (DR 18')	\$40.88	<u>\$1,148.73</u>	
			TOTAL		\$7,550.95	
			ADJ PER ENHANCEMENT EVAL		\$5,567.79	
		NET DUE BY OWNER				\$1,983.16
ARBERTHA S. HERROD 5151 LAUDERDALE DR DALLAS, TX 75241	5	A/6857	92 FT PVMT	\$63.42	\$5,834.64	
			82 FT WALK	\$7.67	\$628.94	
			10 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL		\$6,463.58	
			ADJ PER ENHANCEMENT EVAL		\$5,024.11	
		NET DUE BY OWNER				\$1,439.47

STREET GROUP 03-446

1. LAUDERDALE DRIVE FROM DEAD-END SOUTH OF 56TH STREET TO 56TH STREET

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME TREATED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH:

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
GOLDMINE						
NORIY A. ALVARADO 5143 LAUDERDALE DR DALLAS, TX 75241	4	A/6857	92 FT PVMT 79 FT WALK 13 FT DRIVE	\$63.42 \$7.67 No Cost	\$5,834.64 \$605.93 <u>\$0.00</u>	
			TOTAL		\$6,440.57	
			ADJ PER ENHANCEMENT EVAL		\$5,012.60	
			NET DUE BY OWNER			\$1,427.97
RAMIKA L THOMPSON & EARL FORD 5135 LAUDERDALE DR DALLAS, TX 75241	3	A/6857	92 FT PVMT 74 FT WALK 18 FT DRIVE	\$63.42 \$7.67 No Cost	\$5,834.64 \$567.58 <u>\$0.00</u>	
			TOTAL		\$6,402.22	
			ADJ PER ENHANCEMENT EVAL		\$4,993.43	
			NET DUE BY OWNER			\$1,408.79
GLOBAL PEAK LLC SUITE 144326 5729 LEBANON RD FRISCO, TX 75034-7260	2 5129 Lauderdale Dr	A/6857	92 FT PVMT 82 FT WALK 10 FT DRIVE	\$63.42 \$7.67 No Cost	\$5,834.64 \$628.94 <u>\$0.00</u>	
			TOTAL		\$6,463.58	
			ADJ PER ENHANCEMENT EVAL		\$5,024.11	
			NET DUE BY OWNER			\$1,439.47
MARGEAN SMITH EST OF 5121 LAUDERDALE DR DALLAS, TX 75241	1	A/6857	60 FT PVMT 50 FT WALK 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,805.20 \$383.50 <u>\$748.10</u>	
			TOTAL		\$4,936.80	
			ADJ PER ENHANCEMENT EVAL		\$3,471.00	
			NET DUE BY OWNER			\$1,465.80

STREET GROUP 03-446

1. LAUDERDALE DRIVE FROM DEAD-END SOUTH OF 56TH STREET TO 56TH STREET

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME TREATED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH:

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	
GOLDMINE							
FRANCISCO A GARCIA LIFE EST 5115 LAUDERDALE DR DALLAS, TX 75241	2A	J/6856	72 FT PVMT	\$63.42	\$4,566.24		
			62 FT WALK	\$7.67	\$475.54		
			10 FT DRIVE	No Cost	<u>\$0.00</u>		
	TOTAL					\$5,041.78	
	ADJ PER ENHANCEMENT EVAL					\$3,904.01	
NET DUE BY OWNER						\$1,137.77	
ROBIN WESLEY P O BOX 6130 FORT WORTH, TX 76115	2B 5109 Lauderdale Dr	J/6856	72 FT PVMT	\$63.42	\$4,566.24		
			62 FT WALK	\$7.67	\$475.54		
			10 FT DRIVE	No Cost	<u>\$0.00</u>		
	TOTAL					\$5,041.78	
	ADJ PER ENHANCEMENT EVAL					\$3,904.01	
NET DUE BY OWNER						\$1,137.77	
AGNES STEGALL EST OF 5105 LAUDERDALE DR DALLAS, TX 75241	2C 56TH & Lauderdale Dr	J/6856	72 FT PVMT	\$62.43	\$4,494.96		
			62 FT WALK	\$7.67	\$475.54		
			18.3 SY (DR 10')	\$40.88	<u>\$748.10</u>		
	TOTAL					\$5,718.60	
	ADJ PER ENHANCEMENT EVAL					\$4,296.78	
NET DUE BY OWNER						\$1,421.82	
EAST SIDE OF STREET							
NANNIE LEWIS MILLER 5106 LAUDERDALE DR DALLAS, TX 75241	LOT 1 & N 10' OF LT 2 LAUDERDALE DR & 56TH	B/6857	93 FT PVMT	\$63.42	\$5,898.06		
			73 FT WALK	\$7.67	\$559.91		
			10 FT DRIVE	No Cost	\$0.00		
	TOTAL					\$6,457.97	
	ADJ PER ENHANCEMENT EVAL					\$5,053.01	
NET DUE BY OWNER						\$1,404.96	

STREET GROUP 03-446

1. LAUDERDALE DRIVE FROM DEAD-END SOUTH OF 56TH STREET TO 56TH STREET

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME TREATED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH:

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
GOLDMINE						
AUGUSTINE ERSKINE 5114 LAUDERDALE DR DALLAS, TX 75241	LT 2 LESS N 10' B/6857		95 FT PVMT 85 FT WALK 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$6,024.90 \$651.95 <u>\$748.10</u>	
			TOTAL		\$7,424.95	
			ADJ PER ENHANCEMENT EVAL		\$5,599.92	
			NET DUE BY OWNER			\$1,825.03
DOROTHY R. NEELY 5122 LAUDERDALE DR DALLAS, TX 75241	3	B/6857	88 FT PVMT 78 FT WALK 10 FT DRIVE	\$63.42 \$7.67 No Cost	\$5,580.96 \$598.26 <u>\$0.00</u>	
			TOTAL		\$6,179.22	
			ADJ PER ENHANCEMENT EVAL		\$4,755.09	
			NET DUE BY OWNER			\$1,424.13
CORINE ARMSTRONG 5130 LAUDERDALE DR DALLAS, TX 75241	4	B/6857	90 FT PVMT 80 FT WALK 10 FT DRIVE	\$63.42 \$7.67 No Cost	\$5,707.80 \$613.60 <u>\$0.00</u>	
			TOTAL		\$6,321.40	
			ADJ PER ENHANCEMENT EVAL		\$4,889.60	
			NET DUE BY OWNER			\$1,431.80
ELIJAH JOHNSON JR 5134 LAUDERDALE DR DALLAS, TX 75241	5-A	B/6857	60 FT PVMT 45 FT WALK 15 FT DRIVE	\$63.42 \$7.67 No Cost	\$3,805.20 \$345.15 <u>\$0.00</u>	
			TOTAL		\$4,150.35	
			ADJ PER ENHANCEMENT EVAL		\$3,077.77	
			NET DUE BY OWNER			\$1,072.58
LARRY TAYLOR 5138 LAUDERDALE DR DALLAS, TX 75241	5-B	B/6857	60 FT PVMT 50 FT WALK 10 FT DRIVE	\$63.42 \$7.67 No Cost	\$3,805.20 \$383.50 <u>\$0.00</u>	
			TOTAL		\$4,188.70	
			ADJ PER ENHANCEMENT EVAL		\$3,096.95	
			NET DUE BY OWNER			\$1,091.75

STREET GROUP 03-446

1. LAUDERDALE DRIVE FROM DEAD-END SOUTH OF 56TH STREET TO 56TH STREET

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME TREATED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH:

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
GOLDMINE						
GANTZ & SCODELLER LLC 9905 CHIMNEY HILL LN DALLAS, TX 75243	6A	B/6857	60 FT PVMT	\$63.42	\$3,805.20	
	5144		44 FT WALK	\$7.67	\$337.48	
	Lauderdale Dr		16 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL			\$4,142.68
			ADJ PER ENHANCEMENT EVAL			\$3,073.94
		NET DUE BY OWNER				\$1,068.74
ARGIE L HOUSTON 5150 LAUDERDALE DR DALLAS, TX 75241	7	B/6857	90 FT PVMT	\$63.42	\$5,707.80	
			62 FT WALK	\$7.67	\$475.54	
			22.0 SY (DR 18')	\$40.88	899.36	
			10 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL			\$7,082.70
		ADJ PER ENHANCEMENT EVAL			\$5,270.25	
		NET DUE BY OWNER				\$1,812.45
FREDDIE LEE MAJORS 5158 LAUDERDALE DR DALLAS, TX 75241	8	B/6857	90 FT PVMT	\$63.42	\$5,707.80	
			68 FT WALK	\$7.67	\$521.56	
			22 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL			\$6,229.36
			ADJ PER ENHANCEMENT EVAL			\$4,843.58
		NET DUE BY OWNER				\$1,385.78
MAC ARTHUR ROGERS EST OF 5166 LAUDERDALE DR DALLAS, TX 75241	9	B/6857	90 FT PVMT	\$63.42	\$5,707.80	
			80 FT WALK	\$7.67	\$613.60	
			10 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL			\$6,321.40
			ADJ PER ENHANCEMENT EVAL			\$4,889.60
		NET DUE BY OWNER				\$1,431.80

STREET GROUP 03-446

1. LAUDERDALE DRIVE FROM DEAD-END SOUTH OF 56TH STREET TO 56TH STREET

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME TREATED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH:

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
GOLDMINE						
TERRI JENKINS & JACQUELINE RICHARDS 5172 LAUDERDALE DR DALLAS, TX 75241	10A	B/6857	60 FT PVMT	\$63.42	\$3,805.20	
			50 FT WALK	\$7.67	\$383.50	
			18.3 SY (DR 10')	\$40.88	<u>\$748.10</u>	
			TOTAL		\$4,936.80	
			ADJ PER ENHANCEMENT EVAL		\$3,471.00	
			NET DUE BY OWNER			\$1,465.80
CONSTANCIA BUSTOS 5176 LAUDERDALE DR DALLAS, TX 75241	11A	B/6857	60 FT PVMT	\$63.42	\$3,805.20	
			50 FT WALK	\$7.67	\$383.50	
			10 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL		\$4,188.70	
			ADJ PER ENHANCEMENT EVAL		\$3,096.95	
			NET DUE BY OWNER			\$1,091.75
DELORIS HERRON 5180 LAUDERDALE DR DALLAS, TX 75241	12A	B/6857	60 FT PVMT	\$63.42	\$3,805.20	
			49 FT WALK	\$7.67	\$375.83	
			11 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL		\$4,181.03	
			ADJ PER ENHANCEMENT EVAL		\$3,093.11	
			NET DUE BY OWNER			\$1,087.92
READY MORTGAGE CORP SUITE 109 401 GEORGE BUSH FRWY RICHARDSON, TX 75080	13A	B/6857	60 FT PVMT	\$63.42	\$3,805.20	
	5184		50 FT WALK	\$7.67	\$383.50	
	Lauderdale Dr		18.3 SY (DR 10')	\$40.88	<u>\$748.10</u>	
			TOTAL		\$4,936.80	
			ADJ PER ENHANCEMENT EVAL		\$3,471.00	
			NET DUE BY OWNER			\$1,465.80

STREET GROUP 03-446

1. LAUDERDALE DRIVE FROM DEAD-END SOUTH OF 56TH STREET TO 56TH STREET

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME TREATED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH:

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
GOLDMINE						
ARIEL G SOLIS 2770 SCOTLAND DR DALLAS, TX 75216-6548	14A	B/6857	60 FT PVMT	\$63.42	\$3,805.20	
	5188		50 FT WALK	\$7.67	\$383.50	
	Lauderdale Dr		18.3 SY (DR 10')	\$40.88	<u>\$748.10</u>	
			TOTAL			\$4,936.80
			ADJ PER ENHANCEMENT EVAL			\$3,471.00
		NET DUE BY OWNER				\$1,465.80
BETTY RUTH CHANDLER 5192 LAUDERDALE DR DALLAS, TX 75241	15A	B/6857	60 FT PVMT	\$63.42	\$3,805.20	
			50 FT WALK	\$7.67	\$383.50	
			10 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL			\$4,188.70
			ADJ PER ENHANCEMENT EVAL			\$3,096.95
		NET DUE BY OWNER				\$1,091.75
ANNA F. WILLIAMS 5198 LAUDERDALE DR DALLAS, TX 75241	16A	B/6857	60 FT PVMT	\$63.42	\$3,805.20	
			50 FT WALK	\$7.67	<u>\$383.50</u>	
			TOTAL			\$4,188.70
			ADJ PER ENHANCEMENT EVAL			\$3,096.95
			NET DUE BY OWNER			

STREET GROUP 03-446

1. LAUDERDALE DRIVE FROM DEAD-END SOUTH OF 56TH STREET TO 56TH STREET

TOTAL PROPERTY OWNERS' COST ASSESSMENTS	\$184,670.04	
ADJUSTMENTS PER ENHANCEMENT EVALUATION	\$138,015.53	
NET DUE BY OWNER		\$46,654.51
TOTAL CITY OF DALLAS' COST - PAVING	\$436,160.49	
TOTAL CITY OF DALLAS' COST - DRAINAGE	\$126,767.50	
TOTAL DALLAS WATER UTILITIES COST WATER AND WASTEWATER MAIN CONSTRUCTION	\$256,022.25	
TOTAL CITY OF DALLAS' COST		\$818,950.24
TOTAL COST OF IMPROVEMENTS		\$865,604.75

STREET GROUP 03-446

2. WATSON DRIVE FROM DEAD-END SOUTH OF 56TH STREET TO 56TH STREET

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME TREATED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH:

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
WEST SIDE OF STREET						
<i>BASS C W</i>						
ESTATE OF HENRY LUE WILLIAMS 5151 WATSON DR DALLAS, TX 75241	13B	F/6855	50 FT PVMT 50 FT WALK	\$63.42 \$7.67	\$3,171.00 <u>\$383.50</u>	
		TOTAL			\$3,554.50	
		ADJ PER ENHANCEMENT EVAL			\$2,372.75	
		NET DUE BY OWNER				\$1,181.75
ESTATE OF CAROLYN WILLIAMS C/O MATTIE DICKERSON 5030 CORRIGAN CT DALLAS, TX 75241	13A 5143	F/6855	60 FT PVMT 50 FT WALK 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,805.20 <u>\$383.50</u> <u>\$748.10</u>	
		TOTAL			\$4,936.80	
		ADJ PER ENHANCEMENT EVAL			\$3,381.00	
		NET DUE BY OWNER				\$1,555.80
WILLIE J MCCREARY 5139 WATSON DR DALLAS, TX 75241	50 FT LT 12B	F/6855	50 FT PVMT 50 FT WALK	\$63.42 \$7.67	\$3,171.00 <u>\$383.50</u>	
		TOTAL			\$3,554.50	
		ADJ PER ENHANCEMENT EVAL			\$2,372.75	
		NET DUE BY OWNER				\$1,181.75
AUDREY JONES 5135 WATSON DR DALLAS, TX 75241	50 FT LT 12A	F/6855	50 FT PVMT 30 FT WALK 15.2 SY (DR 10') 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88 \$40.88	\$3,171.00 \$230.10 \$621.38 <u>\$621.38</u>	
		TOTAL			\$4,643.86	
		ADJ PER ENHANCEMENT EVAL			\$2,917.43	
		NET DUE BY OWNER				\$1,726.43
DALLAS HOUSING ACQ & DEVELOPMENT CORP 1500 MARILLA ST CITY HALL 6DN DALLAS, TX 75201	11B S 1/2 LOT 11 5131 WATSON DR					NO ASSESSMENT CITY OF DALLAS

STREET GROUP 03-446

2. WATSON DRIVE FROM DEAD-END SOUTH OF 56TH STREET TO 56TH STREET

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME TREATED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH:

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
GOLDMINE NO 3						
ALBERT DANIELS 3103 MORGAN DR DALLAS, TX 75241	50 FT LOT 11A 5127	F/6855	50 FT PVMT 50 FT WALK	\$63.42 \$7.67	\$3,171.00 <u>\$383.50</u>	
	TOTAL				\$3,554.50	
	WATSON DR		ADJ PER ENHANCEMENT EVAL		\$2,372.75	
			NET DUE BY OWNER			\$1,181.75
POWER HOUSE CHURCH OF GOD & CHRIST 5123 WATSON DR DALLAS, TX 75241	9 & 10 5115 WATSON DR	F/6855	200 FT PVMT 170 FT WALK 30 FT DRIVE	\$63.42 \$7.67 No Cost	\$12,684.00 \$1,303.90 <u>\$0.00</u>	
	TOTAL				\$13,987.90	
			ADJ PER ENHANCEMENT EVAL		\$11,157.95	
			NET DUE BY OWNER			\$2,829.95
ESSLINGER INVESTMENTS LLC 801 PARKCREST CT SOUTHLAKE, TX 76092-1707	8B 5107 WATSON DR	F/6855	50 FT PVMT 40 FT WALK 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 <u>\$748.10</u>	
	TOTAL				\$4,225.90	
			ADJ PER ENHANCEMENT EVAL		\$2,708.45	
			NET DUE BY OWNER			\$1,517.45
BASS C W						
LAWINNEFRED BARNETT 5363 MARVIN D LOVE FRWY APT 266 DALLAS, TX 75232	8A 5103 WATSON DR	F/6855	50 FT PVMT 40 FT WALK 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 <u>\$748.10</u>	
	TOTAL				\$4,225.90	
			ADJ PER ENHANCEMENT EVAL		\$2,708.45	
			NET DUE BY OWNER			\$1,517.45
ALBERT BELL 5055 WATSON DR DALLAS, TX 75241	7B	F/6855	50 FT PVMT 40 FT WALK 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 <u>\$621.38</u>	
	TOTAL				\$4,099.18	
			ADJ PER ENHANCEMENT EVAL		\$2,645.09	
			NET DUE BY OWNER			\$1,454.09

STREET GROUP 03-446

2. WATSON DRIVE FROM DEAD-END SOUTH OF 56TH STREET TO 56TH STREET

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME TREATED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH:

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
BASS C W						
JUAN M & MARIA D DAVILA 5051 WATSON DR DALLAS, TX 75241	7A	F/6855	50 FT PVMT 40 FT WALK 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 <u>\$621.38</u>	
			TOTAL		\$4,099.18	
			ADJ PER ENHANCEMENT EVAL		\$2,645.09	
			NET DUE BY OWNER			\$1,454.09
BASS C W						
GILVERTO&ELICIA SANTIAGO 5047 WATSON DR DALLAS, TX 75241	50 FT LOT 6B	F/6855	50 FT PVMT 39 FT WALK 16.5 SY (DR 11')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$299.13 <u>\$674.52</u>	
			TOTAL		\$4,144.65	
			ADJ PER ENHANCEMENT EVAL		\$2,667.82	
			NET DUE BY OWNER			\$1,476.83
JOE & DOLORES C GOVEA 5039 WATSON DR DALLAS, TX 75241	50 FT LOT 6A 5043	F/6855	50 FT PVMT 50 FT WALK TOTAL	\$63.42 \$7.67 \$3,554.50	\$3,171.00 <u>\$383.50</u> \$3,554.50	
	WATSON DR		ADJ PER ENHANCEMENT EVAL		\$2,372.75	
			NET DUE BY OWNER			\$1,181.75
BASS C W						
DOLORES & JOE GOVEA 5039 WATSON DR DALLAS, TX 75241-1538	5	F/6855	100 FT PVMT 90 FT WALK 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$6,342.00 \$690.30 <u>\$748.10</u>	
			TOTAL		\$7,780.40	
			ADJ PER ENHANCEMENT EVAL		\$5,621.20	
			NET DUE BY OWNER			\$2,159.20
GOLDMINE #3						
JANET MILBURN 1927 HILLCROFT DR DUNCANVILLE, TX 75137	4.1 (N 1/2 LT 4) 5031	F/6855	50 FT PVMT 50 FT WALK TOTAL	\$63.42 \$7.67 \$3,554.50	\$3,171.00 <u>\$383.50</u> \$3,554.50	
	WATSON DR		ADJ PER ENHANCEMENT EVAL		\$2,372.75	
			NET DUE BY OWNER			\$1,181.75

STREET GROUP 03-446

2. WATSON DRIVE FROM DEAD-END SOUTH OF 56TH STREET TO 56TH STREET

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME TREATED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH:

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
GOLDMINE #3						
JOSE A BRIONES & ELODIA BRIONES 5027 WATSON DR DALLAS, TX 75241	4 (S 1/2 LT 4)	F/6855	50 FT PVMT 40 FT WALK 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 <u>\$621.38</u>	
			TOTAL		\$4,099.18	
			ADJ PER ENHANCEMENT EVAL		\$2,645.09	
			NET DUE BY OWNER			\$1,454.09
BASS C W						
ROY PATT 5023 WATSON DR DALLAS, TX 75241	50 FT LOT 3B	F/6855	50 FT PVMT 38 FT WALK 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$291.46 <u>\$621.38</u>	
			TOTAL		\$4,083.84	
			ADJ PER ENHANCEMENT EVAL		\$2,637.42	
			NET DUE BY OWNER			\$1,446.42
CITY OF DALLAS 320 E JEFFERSON BLVD #203 DALLAS, TX 75203	50 FT LOT 3A 5019 WATSON DR					NO ASSESSMENT CITY OF DALLAS
GOLDMINE 2						
ESTEBAN MELGAREJO 2008 ALASKA AVE DALLAS, TX 75216	S 50 FT LOT 2 5015	F/6855	50 FT PVMT 40 FT WALK 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 <u>\$621.38</u>	
			WATSON DR TOTAL		\$4,099.18	
			ADJ PER ENHANCEMENT EVAL		\$2,606.74	
			NET DUE BY OWNER			\$1,492.44
GOLDMINE 3						
B SMART TRANSIT SERVICES INC PO BOX 113304 METAIRIE, LOUISIANA 70011-3304	N 50' LT 2 5011	F/6855	50 FT PVMT 50 FT WALK	\$63.42 \$7.67	\$3,171.00 <u>\$383.50</u>	
			WATSON DR TOTAL		\$3,554.50	
			ADJ PER ENHANCEMENT EVAL		\$2,372.75	
			NET DUE BY OWNER			\$1,181.75

STREET GROUP 03-446

2. WATSON DRIVE FROM DEAD-END SOUTH OF 56TH STREET TO 56TH STREET

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME TREATED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH:

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
-------	-----	-------	----------	------	--------	------------------

BASS C W

JAVIER & MARIA SANTIAGO	1B	F/6855	100 FT PVMT	\$63.42	\$6,342.00	
2811 BRITTON DR	5007		90 FT WALK	\$7.67	\$690.30	
DALLAS, TX 75216-4401	WATSON DR		18.3 SY (DR 10')	\$40.88	\$748.10	
			TOTAL		\$7,780.40	
			ADJ PER ENHANCEMENT EVAL		\$5,711.20	
			NET DUE BY OWNER			\$2,069.20

GOLDMINE**EAST SIDE OF STREET**

LARRY WALLACE	1	H/6855	100 FT PVMT	\$63.42	\$6,342.00	
P. O. BOX 810738	5002		100 FT WALK	\$7.67	\$767.00	
DALLAS, TX 75381-0738	WATSON DR		TOTAL		\$7,109.00	
			ADJ PER ENHANCEMENT EVAL		\$5,510.50	
			NET DUE BY OWNER			\$1,598.50

MICHELLE A GAMEZ & JOSE A GAMEZ	2A	H/6855	50 FT PVMT	\$63.42	\$3,171.00	
5010 WATSON DR			40 FT WALK	\$7.67	\$306.80	
DALLAS, TX 75241			10 FT DRIVE	No Cost	\$0.00	
			TOTAL		\$3,477.80	
			ADJ PER ENHANCEMENT EVAL		\$2,334.40	
			NET DUE BY OWNER			\$1,143.40

GOLDMINE

MARIA ISABEL LEDEZMA	2B	H/6855	50 FT PVMT	\$63.42	\$3,171.00	
5014 WATSON DR			34 FT WALK	\$7.67	\$260.78	
DALLAS, TX 75241			16 FT DRIVE	No Cost	\$0.00	
			TOTAL		\$3,431.78	
			ADJ PER ENHANCEMENT EVAL		\$2,311.39	
			NET DUE BY OWNER			\$1,120.39

EST. OF OLPHILA BROWN	N 50 FT	H/6855	50 FT PVMT	\$63.42	\$3,171.00	
5018 WATSON DR	LOT 3A		50 FT WALK	\$7.67	\$383.50	
DALLAS, TX 75241			TOTAL		\$3,554.50	
			ADJ PER ENHANCEMENT EVAL		\$2,372.75	
			NET DUE BY OWNER			\$1,181.75

STREET GROUP 03-446

2. WATSON DRIVE FROM DEAD-END SOUTH OF 56TH STREET TO 56TH STREET

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME TREATED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH:

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
GOLDMINE						
JOSE SALAS GOVEA & MARGARITA GOVEA 5022 WATSON DR DALLAS, TX 75241	3B S 50 FT	H/6855	50 FT PVMT 40 FT WALK 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 <u>\$621.38</u>	
			TOTAL		\$4,099.18	
			ADJ PER ENHANCEMENT EVAL		\$2,644.49	
			NET DUE BY OWNER			\$1,454.69
GOLDMINE						
TANISA L. JEFFERS 5340 MYSTIC TRL DALLAS, TX 75241-1152	50' LT 4A 5026 WATSON DR	H/6855	50 FT PVMT 40 FT WALK 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 <u>\$621.38</u>	
			TOTAL		\$4,099.18	
			ADJ PER ENHANCEMENT EVAL		\$2,644.49	
			NET DUE BY OWNER			\$1,454.69
GOLDMINE						
EUGENE STEPHENS 4011 W LEDBETTER DR DALLAS, TX 75233-3627	S 50' LT 4B 5030 WATSON DR	H/6855	50 FT PVMT 40 FT WALK 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 <u>\$621.38</u>	
			TOTAL		\$4,099.18	
			ADJ PER ENHANCEMENT EVAL		\$2,644.49	
			NET DUE BY OWNER			\$1,454.69
GOLDMINE						
HERMAN L. DENSON 5160 CARDIFF ST DALLAS, TX 75241-1508	5A 5034 WATSON DR	H/6855	50 FT PVMT 40 FT WALK 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 <u>\$748.10</u>	
			TOTAL		\$4,225.90	
			ADJ PER ENHANCEMENT EVAL		\$2,798.45	
			NET DUE BY OWNER			\$1,427.45
GOLDMINE						
HERMAN L. DENSON 5160 CARDIFF ST. DALLAS, TX 75241-1508	5B 5028 WATSON DR	H/6855	50 FT PVMT 50 FT WALK	\$63.42 \$7.67	\$3,171.00 <u>\$383.50</u>	
			TOTAL		\$3,554.50	
			ADJ PER ENHANCEMENT EVAL		\$2,462.75	
			NET DUE BY OWNER			\$1,091.75

STREET GROUP 03-446

2. WATSON DRIVE FROM DEAD-END SOUTH OF 56TH STREET TO 56TH STREET

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME TREATED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH:

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
GOLDMINE						
JOHNNY L. BROMSEY & HUBERT L. MABRY 1019 W. SANER AVE DALLAS, TX 75224-3314	N 68' LT 6 5044 WATSON DR	H/6855	68 FT PVMT 58 FT WALK 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$4,312.56 \$444.86 <u>\$748.10</u>	
			TOTAL		\$5,505.52	
			ADJ PER ENHANCEMENT EVAL		\$3,921.04	
			NET DUE BY OWNER			\$1,584.48
MARIA DEL ROSARIO LAZO 5051 WATSON DR DALLAS, TEXAS 75241	S 32' LT 6 & N 38' LT 7 5048 WATSON DR	H/6855	70 FT PVMT 60 FT WALK 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$4,439.40 \$460.20 <u>\$748.10</u>	
			WATSON DR TOTAL		\$5,647.70	
			ADJ PER ENHANCEMENT EVAL		\$4,053.55	
			NET DUE BY OWNER			\$1,594.15
ANTHONY PAUL IRVIN 5054 WATSON DR DALLAS, TX 75241	S 62 FT LT 7	H/6855	62 FT PVMT 52 FT WALK 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,932.04 \$398.84 <u>\$621.38</u>	
			TOTAL		\$4,952.26	
			ADJ PER ENHANCEMENT EVAL		\$3,452.15	
			NET DUE BY OWNER			\$1,500.11
GOLDMINE NO 3						
CHARLES & SANDRA THOMAS 226 FORSYTHE DR DALLAS, TX 75217-6205	8A N 50' LT 8 5102 WATSON DR	H/6855	50 FT PVMT 50 FT WALK	\$63.42 \$7.67	\$3,171.00 <u>\$383.50</u>	
			TOTAL		\$3,554.50	
			ADJ PER ENHANCEMENT EVAL		\$2,372.75	
			NET DUE BY OWNER			\$1,181.75
GOLDMINE NO 3						
ANABEL GARCIA 718 CEDARWOOD DR CEDAR HILL, TX 75104-2393	8B S 50' LT 8 5104 WATSON DR	H/6855	50 FT PVMT 50 FT WALK	\$63.42 \$7.67	\$3,171.00 <u>\$383.50</u>	
			TOTAL		\$3,554.50	
			ADJ PER ENHANCEMENT EVAL		\$2,372.75	
			NET DUE BY OWNER			\$1,181.75

STREET GROUP 03-446

2. WATSON DRIVE FROM DEAD-END SOUTH OF 56TH STREET TO 56TH STREET

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME TREATED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH:

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
GOLDMINE						
JERMON JOHNSON 5110 WATSON DR DALLAS, TX 75241	N 1/2 LT 9	H/6855	50 FT PVMT 40 FT WALK 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 <u>\$621.38</u>	
			TOTAL		\$4,099.18	
			ADJ PER ENHANCEMENT EVAL		\$2,645.09	
			NET DUE BY OWNER			\$1,454.09
LORNA JENKINS 1248 PAYNE DR LANCASTER, TX 75134	50' LT 9B 5114 WATSON DR	H/6855	50 FT PVMT 40 FT WALK 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 <u>\$621.38</u>	
			TOTAL		\$4,099.18	
			ADJ PER ENHANCEMENT EVAL		\$2,645.09	
			NET DUE BY OWNER			\$1,454.09
FRANK R. JOHNSON 5122 WATSON DR DALLAS, TX 75241	10	H/6855	100 FT PVMT 90 FT WALK 18.3 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$6,342.00 \$690.30 <u>\$748.10</u>	
			TOTAL		\$7,780.40	
			ADJ PER ENHANCEMENT EVAL		\$5,621.20	
			NET DUE BY OWNER			\$2,159.20
ERICA LATRESE WARFIELD 7406 KENWELL ST DALLAS, TX 75209-4025	11 5130 WATSON DR	H/6855	100 FT PVMT 90 FT WALK 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$6,342.00 \$690.30 <u>\$621.38</u>	
			TOTAL		\$7,653.68	
			ADJ PER ENHANCEMENT EVAL		\$5,557.84	
			NET DUE BY OWNER			\$2,095.84
ANGELICA SALGADO 3242 S. 50TH ST CICERO, IL 60804	50' LT 12A 5134 WATSON DR	H/6855	50 FT PVMT 40 FT WALK 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 <u>\$621.38</u>	
			TOTAL		\$4,099.18	
			ADJ PER ENHANCEMENT EVAL		\$2,645.09	
			NET DUE BY OWNER			\$1,454.09

STREET GROUP 03-446

2. WATSON DRIVE FROM DEAD-END SOUTH OF 56TH STREET TO 56TH STREET

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME TREATED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH:

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
GOLDMINE						
MANUEL&JUANA HERNANDEZ 2250 SCOTLAND DR DALLAS, TX 75216	50' LT 12B 5138 WATSON DR	H/6855	50 FT PVMT 40 FT WALK 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$306.80 <u>\$621.38</u>	
			TOTAL		\$4,099.18	
			ADJ PER ENHANCEMENT EVAL		\$2,645.09	
			NET DUE BY OWNER			\$1,454.09
GOLDMINE NO 3						
ROBERT LEE JOHNSON 5142 WATSON DR DALLAS, TX 75241	50' LT 13A (TR. 13.1)	H/6855	50 FT PVMT 39 FT WALK 16.5 FT (DR 11')	\$63.42 \$7.67 \$40.88	\$3,171.00 \$299.13 <u>\$674.52</u>	
			TOTAL		\$4,144.65	
			ADJ PER ENHANCEMENT EVAL		\$2,667.82	
			NET DUE BY OWNER			\$1,476.83
GOLDMINE						
JIMMIE LEE MITCHELL EST OF 206 ASHBY LN HENDERSON, TX 75652-2603	50' LT 13B (TR. 13) 5146 WATSON DR	H/6855	50 FT PVMT 40 FT WALK 10 FT DRIVE	\$63.42 \$7.67 No Cost	\$3,171.00 \$306.80 <u>\$0.00</u>	
			WATSON DR TOTAL		\$3,477.80	
			ADJ PER ENHANCEMENT EVAL		\$2,334.40	
			NET DUE BY OWNER			\$1,143.40
CLARA ADKISON 5150 WATSON DR DALLAS, TX 75241	13C 56X217.8 X107X223 (TR 13.2)	H/6855	56 FT PVMT 46 FT WALK 15.2 SY (DR 10')	\$63.42 \$7.67 \$40.88	\$3,551.52 \$352.82 <u>\$621.38</u>	
			TOTAL		\$4,525.72	
			ADJ PER ENHANCEMENT EVAL		\$3,048.62	
			NET DUE BY OWNER			\$1,477.10

STREET GROUP 03-446

2. WATSON DRIVE FROM DEAD-END SOUTH OF 56TH STREET TO 56TH STREET

TOTAL PROPERTY OWNERS' COST ASSESSMENTS	\$198,377.84	
ADJUSTMENTS PER ENHANCEMENT EVALUATION	\$135,995.62	
NET DUE BY OWNER		\$62,382.22
TOTAL CITY OF DALLAS' COST - PAVING	\$442,822.78	
TOTAL CITY OF DALLAS' COST - DRAINAGE	\$138,125.00	
TOTAL DALLAS WATER UTILITIES COST WATER AND WASTEWATER MAIN CONSTRUCTION	\$277,897.25	
TOTAL CITY OF DALLAS' COST		\$858,845.03
TOTAL COST OF IMPROVEMENTS		\$921,227.25

Street Group 03-446

1. Lauderdale Drive from dead-end south of 56th Street to 56th Street

2. Watson Drive from dead-end south of 56th Street to 56th Street

Grand Total Property Owners' Cost - Assessments	\$383,047.88	
Adjustments Per Enhancement Evaluation	\$274,011.15	
Net Due by Owners		\$109,036.73
Grand Total City of Dallas' Cost - Paving	\$878,983.27	
Grand Total City of Dallas' Cost - Drainage	\$264,892.50	
Grand Total Water Utilities Department Cost Water and Wastewater Adjustments	\$533,919.50	
Grand Total City of Dallas' Cost		\$1,677,795.27
Grand Total Cost of Improvements		\$1,786,832.00

SECTION 3. That where more than one person, firm or corporation owns an interest in any property above described, each said person, firm or corporation shall be personally liable for its, his or her pro rata of the total assessment against such property in proportion as its, his or her respective interest bears to the total ownership of such property, and its, his or her respective interest in such property may be released from the assessment lien upon payment of such proportionate sum.

SECTION 4. That the several sums above mentioned and assessed against the said parcels of property and the owners thereof, and interest thereon at the rate of eight per centum (8.00%) per annum, together with reasonable attorney's fees and costs of collection, if incurred, are hereby declared to be and are made a lien upon the respective parcels of property against which the same are assessed, and a personal liability and charge against the real and true owners of such property, whether such owners be named herein or not, and the said liens shall be and constitute the first enforceable lien and claim against the property on which such assessments are levied, and shall be a first paramount lien thereon, superior to all other liens and claims except State, County, School District and City ad valorem taxes.

That the cost shall be assessed against said owners and their property respectively, in accordance with what is known as the "Front-Foot Plan", in proportion as the frontage of the property of each owner is to the whole frontage improved and shall be payable in monthly installments not to exceed one hundred twenty (120) in number, the first of which shall be payable within thirty (30) days from the date of the completion of said improvements and their acceptance by the City of Dallas, and one installment each month thereafter until paid, together with interest thereon at the current rate established and adopted by the City Council applicable to Public Improvement Assessment Accounts being paid by installments and not to exceed the statutory rate, with the provision that any of said installments may be paid at any time before maturity by the payment of the principal and the accrued interest thereon. Any property owner against whom and whose property assessment has been levied may pay the whole assessment chargeable to him without interest within thirty (30) days after the acceptance and completion of said improvements.

SECTION 5. That if default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection thereof shall be enforced either by suit in any court having jurisdiction or by lien foreclosure.

SECTION 6. That for the purpose of evidencing the several sums payable by said property owners and the time and terms of payment, and to aid in the enforcement thereof, assignable certificates may be issued by the City of Dallas upon the completion and acceptance of the said work of improvement, which shall be executed by the Mayor, signing the same or by his facsimile signature impressed thereon, attested by the City Secretary, under the impress of the corporate seal, and shall be payable to the City of Dallas, or its assigns, which certificate shall declare the said amounts and the time and terms of payment thereof, and the said rate of interest payable thereof, and shall contain the name of the owner and the description of his property by Lot or Block Number of front feet thereof, or such description as may otherwise identify the same by reference to any other fact, and if said property shall be owned by an estate, then the description thereof as so owned shall be sufficient.

And that the said certificates shall further provide that if default shall be made in the payment of any installment of principal or interest thereon, when due then at the option of the said City of Dallas being the owner and holder thereof, the whole of the said assessment shall at once become due and payable and shall be collectible with reasonable attorney's fees and costs if incurred.

And that the said certificates shall further set forth and evidence the said personal liability of the owner and the lien upon his premises and shall provide that if default shall be made in the payment thereof, the same may be enforced as above provided.

And the said certificates shall further recite that the proceedings with reference to making said improvements have been regularly in compliance with the terms of the applicable law, and that all prerequisites to the fixing of the lien and claims of personal liability evidenced by such certificates have been performed, which recitals shall be prima facie evidence of the facts so recited and no further proof thereof shall be required.

That the said certificates shall also provide that the amounts payable thereunder shall be paid to the City Controller of the City of Dallas, who shall credit said payments upon the said certificates, and shall immediately deposit the amounts so collected with the City Treasurer of the City of Dallas, to be kept and held by him in a special fund, which is hereby designated as Capital Assessments Fund and which payments shall be by the Treasurer paid to the said City of Dallas or other holder of the said certificates, on presentation thereof to him, duly credited by the City Controller the said credit by said City Controller being the Treasurer's Warranty for making such payment and the said City of Dallas or other holder of said certificate, shall receipt in writing to said Treasurer when paid in full, together with all costs of collection.

SECTION 6. (continued)

And that the said certificates shall further provide that the City of Dallas shall exercise all legal power, when requested so to do by the holder of said certificate, to aid in the collection thereof; but the City of Dallas shall in nowise be liable to the holder of said certificates in any manner for payment of the amount evidenced by the said certificates or for any costs or expense in the premises, or for any failure of the said City Council or any of its officers in connection therewith.

Full power to make and levy reassessments, and to correct mistakes, errors, invalidates or irregularities, either in the assessments or in the certificates issued in evidence thereof, is in accordance with the law in force in this City, vested in the City.

SECTION 7. That all assessments levied are a personal liability and charged against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.

SECTION 8. That the assessments herein levied are made and levied under and by virtue of the terms, powers and provisions of an Act passed at the First Called Session of the Fortieth Legislature of the State of Texas, known as Chapter 106 of the Acts of said Session, with amendments thereto, now shown as Texas Transportation Code Annotated Section 311 and 313 (Vernon's 1996), which said law has been adopted as an alternative method for the construction of streets improvements in the City of Dallas, Texas, by Chapter XX of the Charter of the City of Dallas.

SECTION 9. That the assessments so levied are for the improvements in the particular unit or district upon which the property described abuts, and the assessments for the improvements in one unit or district are in nowise related to or connected with the improvements in any other unit or district, and in making assessments and in holding said hearing, the amounts assessed for improvements in one unit or district have been in nowise affected by any fact in anywise connected with the improvements or the assessments therefore in any other unit or district.

SECTION 10. That the City Manager, or her designee, is hereby authorized to execute releases of any paving assessment liens herein levied and assessed against the parcels of property and owners thereof, if same are fully paid, such releases to be approved as to form by the City Attorney and attested by the City Secretary.

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

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

BY 
Assistant City Attorney

Prepared by 
Project Coordinator

Approved by 
Director, Public Works Department

November 12, 2014

WHEREAS, on October 8, 2014, Resolution No. 14-1684 authorized improvements and the public hearing; and,

WHEREAS, bids were received on September 11, 2014, for street paving and storm drainage improvements for Street Group 03-446, as follows:

<u>BIDDERS</u>	<u>BID AMOUNT</u>
Camino Construction, LP	\$1,786,832.00
Jeske Construction Co.	\$1,924,160.00
Omega Contracting	\$2,642,230.75
Texas Standard	\$2,860,866.50

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute a construction contract with Camino Construction, LP for the construction of street paving and storm drainage improvements for Street Group 03-446, in an amount not to exceed \$1,786,832.00, this being the lowest responsive bid received as indicated by the tabulation of bids, after it has been approved as to form by the City Attorney.

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

Street and Transportation Improvements Fund Fund 5R22, Department PBW, Unit R308, Act. STPT Obj. 4510, Program #PB03R308, CT PBW03R308B1 Vendor # 144735, in an amount not to exceed	\$609,582.50
Street and Transportation Improvements Fund Fund 1T22, Department PBW, Unit R553, Act. STPT Obj. 4510, Program #PB03R553, CT PBW03R308B1 Vendor # 144735, in an amount not to exceed	\$643,330.00
Water Construction Fund Fund 0102, Department DWU, Unit CW42, Obj. 3221, Program #714255X, CT-PBW714255EN, Vendor #144735, in an amount not to exceed	\$3,050.00

November 12, 2014

Wastewater Construction Fund Fund 0103, Department DWU, Unit CS42, Obj. 3222, Program #714256X, CT-PBW714256EN, Vendor #144735, in an amount not to exceed	\$5,325.00
Water Capital Improvement Fund Fund 2115, Department DWU, Unit PW42, Obj. 4550, Program #714255, CT-PBW714255CP, Vendor #144735, in an amount not to exceed	\$247,355.50
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42, Obj. 4560, Program #714256, CT-PBW714256CP, Vendor #144735, in an amount not to exceed	<u>\$278,189.00</u>
Total in an amount not to exceed	\$1,786,832.00

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

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): 1, 2, 3, 4, 5, 6, 7, 8

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 33 34 35 36 37 38 42 43 44 45 46 47 48 49 51 52 53 54 55 56
57 58 59 61 62 63 64 65 66 67 68 69 70 71 73 74 75 76

SUBJECT

A public hearing to receive comments on the proposed City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan; and at the close of the public hearing, consideration of approval of the City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan - Financing: No cost consideration to the City

BACKGROUND

Chapter 379C of the Texas Local Government Code (“Act”) requires that the governing body of the municipality that adopts an Urban Land Bank Demonstration Program adopt a plan annually. The plan must include: (1) a list of parcels of real property that may become eligible for sale to the land bank for development of affordable housing on such parcels in the upcoming year, (2) the municipality’s plan for affordable housing development on such parcels, (3) a list of the community housing development organizations eligible to participate in the right of first refusal provided by the Act, and (4) the sources and amounts of funding anticipated being available from the municipality for development of affordable housing. A copy of the proposed FY 2014-15 Urban Land Bank Demonstration Program Plan (“Plan”) is attached as “Exhibit A” to the resolution.

Before adopting the FY 2014-15 Plan, the City of Dallas must hold a public hearing on the proposed Plan. In accordance with the Act, the City of Dallas provided notice of the hearing to all City-certified Community Housing Development Organizations (CHDOs) and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale to the land bank are located.

BACKGROUND (continued)

In addition, the City of Dallas made copies of the proposed Plan available to the taxing entities and to the public beginning August 27, 2014. The proposed Plan is attached to this agenda item as "Exhibit A."

PRIOR ACTION/REVIEW (COUNCIL, BOARDS COMMISSIONS)

On January 28, 2004, the City Council authorized the establishment of the Dallas Housing Acquisition and Development Corporation ("DHADC") as its land bank, authorized amendments to the Articles of Incorporation and By-Laws of the DHADC, and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458.

On August 27, 2014, the City Council approved the calling of a public hearing for the City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan by Resolution No. 14-1431.

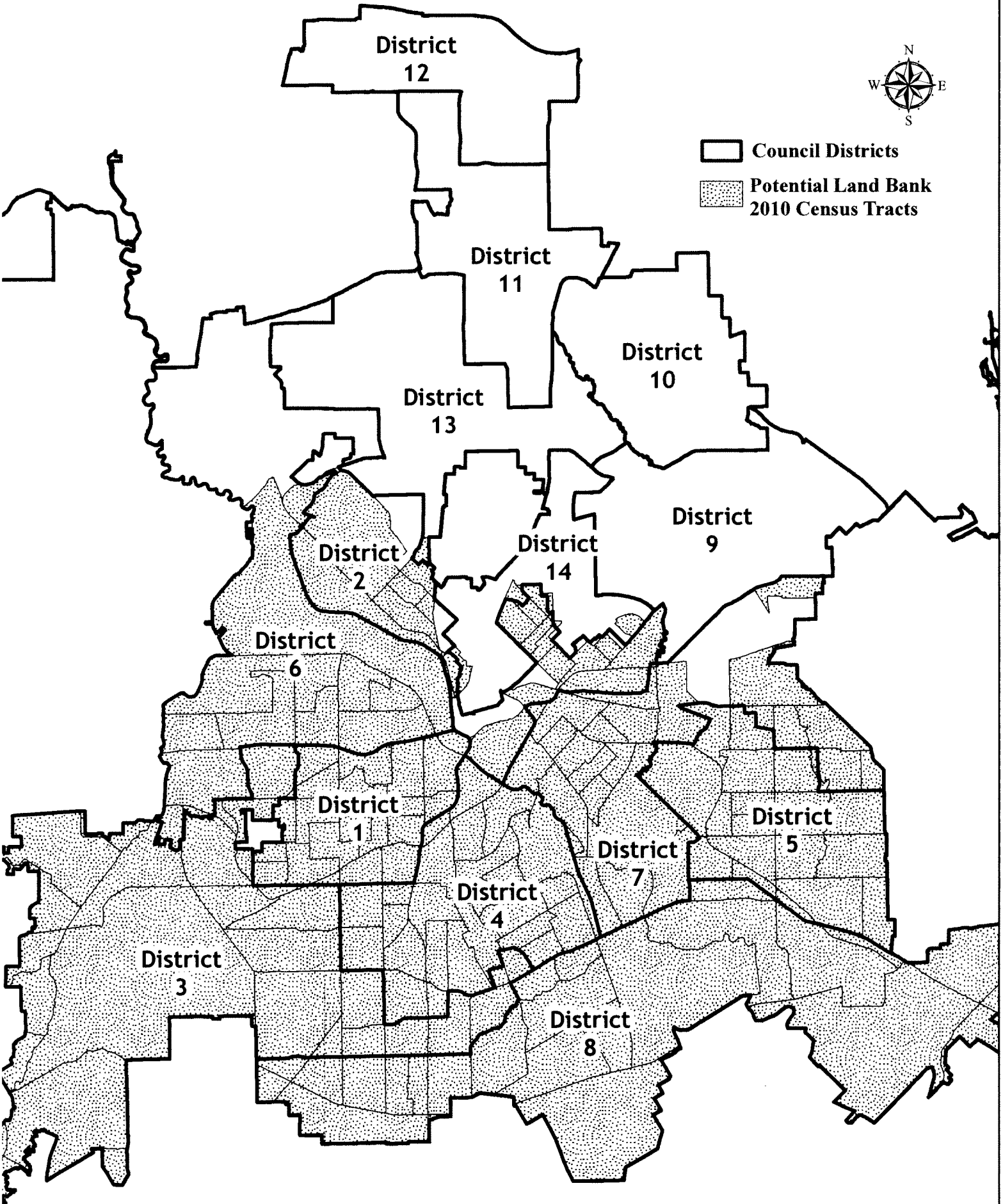
FISCAL INFORMATION

No cost consideration to the City

MAP

Attached

Potential Land Bank Census Tracts 2014-2015



November 12, 2014

WHEREAS, the State Legislature enacted and the Governor signed the Urban Land Bank Demonstration Program Act, Chapter 379C of the Texas Local Government Code (“Act”) to enable the foreclosure of unproductive properties and sale to a land bank for the development of affordable housing; and

WHEREAS, on January 28, 2004, the City Council authorized the establishment of the Dallas Housing Acquisition and Development Corporation (“DHADC”) as its land bank, authorized amendments to the Articles of Incorporation and By-Laws of the DHADC, and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458; and

WHEREAS, the City of Dallas desires to operate an Urban Land Bank Demonstration Program during the Fiscal Year 2014-15, beginning October 1, 2014; and

WHEREAS, the Act requires that a municipality that has adopted an Urban Land Bank Demonstration Program hold a public hearing and adopt an Urban Land Bank Demonstration Program Plan annually; and

WHEREAS, a public hearing was held on November 12, 2014 for public comment on the proposed FY 2014-15 Urban Land Bank Demonstration Program Plan satisfying the requirements set forth in the Act;

NOW THEREFORE,

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

Section 1. That the FY 2014-15 Urban Land Bank Demonstration Program Plan attached as Exhibit "A" is hereby approved.

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

EXHIBIT A

Urban Land Bank Demonstration Program Plan Fiscal Year 2014-15



City of Dallas

**Housing Department
1500 Marilla Street
Room 6DN
Dallas, Texas 75201**

November 12, 2014

OVERVIEW

The 2003 Texas Urban Land Bank Demonstration Act, as amended, provides an opportunity for Dallas to address the dual needs of insufficient affordable housing and older neighborhoods at risk. The Act allows the governing body of a municipality to adopt an urban land bank demonstration program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale for purposes of affordable housing development.

The governing body of a municipality that adopts an Urban Land Bank Demonstration Program must adopt a plan annually. The plan for fiscal year 2014-15 includes the following elements:

- 1) A list of the parcels of real property that may become eligible for sale to the land bank during the plan year,
- 2) An estimate of the total number of tax lawsuits to be filed to acquire land bank properties in the plan year.
- 3) The proposed sale price of the properties anticipated to be sold to “qualified participating developers” during the plan year.
- 4) A list of community housing development organizations eligible to participate in the “right of first refusal” for acquisition and development of real property sold to the land bank,
- 5) The municipality’s plan for affordable housing development on those parcels of real property, and
- 6) The sources and amounts of funding anticipated being available from the municipality for subsidies for development of affordable housing in the municipality, including any money specifically available for housing developed under the program, as approved by the governing body of the municipality at the time the plan is adopted.

The City of Dallas proposes to implement a local Urban Land Bank Demonstration Program and presents this plan for implementation. Before adopting the FY 2014-15 plan, the City of Dallas will hold a public hearing on the proposed plan. The City of Dallas will provide notice of the hearing to all City certified Community Housing Development Organizations (CHDOs) and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale to the land bank are located. The City of Dallas will make copies of the proposed plan available to the public not later than the 60th day before the date of the public hearing.

Following the adoption of the FY 2014-15 Urban Land Bank Demonstration Program Plan, the plan will be implemented and the annual performance reports on the plan will be available through the Housing Department no later than November 1, 2015. The performance report for the FY 2013-14 Urban Land Bank Demonstration Program Plan will be available no later than November 1, 2014.

CITY OF DALLAS' FY 2014-15 URBAN LAND BANK DEMONSTRATION PROGRAM PLAN

Parcels of Property

The objective of the City of Dallas' Urban Land Bank Demonstration Program is to acquire unproductive, vacant, and developable lots and lots improved with abandoned, vacant and uninhabitable houses to be "banked" by the Dallas Housing Acquisition and Development Corporation (the "Land Bank") for affordable housing or grocery store development. The acquisition of these lots will enable new single-family homeowner development ~~and rental housing~~ on the lots to house low and moderate income households and stabilize distressed communities. The lots may also contain the rental housing units above a retail/commercial/office development for rent to low and moderate income tenants. This initiative will be implemented by means of the tax foreclosure process for properties with five years or more of delinquent property taxes.

The City has identified parcels of real property that may become available for sale to the Land Bank during the fiscal year beginning October 1, 2014 (see Attachment C). The considerations for parcel identification included vacant residential/commercial properties with at least five years or more of delinquent property taxes (reported from Dallas County). Priority is given to properties located in: 1) neighborhoods designated within the City of Dallas Neighborhood Investment Program, 2) neighborhoods with active Community Housing Development Organization projects, and 3) other neighborhoods identified by the City as being in need of new housing/grocery store development. The parcels listed will follow a process of review to determine suitability for housing development before moving forward to tax foreclosure and possible land banking. This is a list of potential properties for the Land Bank. Up to 100 parcels from Attachment D that were previously referred for tax foreclosure will be resubmitted and at least 100 parcels of property from the attached list will be referred for tax foreclosure by the Land Bank during the 2014-15 fiscal year.

Notwithstanding any other right of first refusal granted under Texas Local Government Code ("Code") Chapter 379C, if the Land Bank determines that a property acquired by the Land Bank is not appropriate for residential development, the Land Bank first shall offer the property for sale to an eligible adjacent property owner for the lower of the fair market value for the property as determined by the appraisal district in which the property is located or the sales price recorded in the annual plan, i.e., the amount for which the property would be sold to a "qualified participating developer", calculated as shown on page 5 of this annual plan. An "eligible adjacent property owner" means a person who owns property located adjacent to property owned by the Land Bank and satisfies eligibility requirements adopted by the Land Bank. An adjacent property owner that purchases property under this section may not lease, sell, or transfer that property to another person before the third anniversary of the date the adjacent property owner purchased that property from the Land Bank, unless the Land Bank adopts a policy permitting the transfer of the property to a family

member of the eligible adjacent property owner or occurs as a result of the death of the eligible adjacent property owner.

Additional Use of Land Bank Property

The Land Bank may also sell property to a developer to allow the construction of a grocery store that has at least 6,000 square feet of enclosed space and that offers for sale fresh produce and other food items for home consumption. A developer is not required to be a qualified participating developer but must obtain the City's approval of a development plan for the Land Bank property.

Qualified Participating Developer

In order to be designated as a Qualified Participating Developer under Section 379C.005 of the Code and participate in the Urban Land Bank Demonstration Program, a developer must: (1) have built one or more housing units within the three-year period preceding the submission of a proposal to the Land Bank seeking to acquire real property from the Land Bank; (2) have a development plan approved by the City for the Land Bank property; and (3) demonstrate ability to develop, within a three-year period, its inventory of residential lots acquired through City of Dallas operated or assisted programs including proposed Land Bank property to be acquired.

Community Housing Development Organizations

An organization which meets the definition of a Community Housing Development Organization (CHDO), under 24 CFR 92.2 and is certified by the City of Dallas as such, may be a "qualified organization" under Section 379C.011 of the Code. Only "qualified organizations" as defined in the Code may engage in the "right of first refusal" for this program.

A listing of those CHDOs that may be eligible for the "Right of First Refusal" is available as Attachment A. In order to engage in the "right of first refusal" on the acquisition of a property from the Land Bank, the CHDO must also have the following to be considered a "qualified organization":

1. Contain within its designated geographical boundaries of operation, as set forth in its application for certification filed with and approved by the City, a portion of the property that the Land Bank is offering for sale,
2. Built at least three single-family homes or duplexes or one multifamily residential dwelling of four or more units in compliance with all applicable building codes within the preceding two-year period of the date the property becomes available for purchase through the Land Bank and within the organization's designated geographical boundaries of operation, and
3. Built or rehabilitated housing units (within the preceding two-year period) within a one-half mile radius of the offered parcel.

Code Section 379C.011 explains the elements of the “Right of First Refusal” for “qualified organizations.” The City of Dallas and Land Bank will apply the following points to this process:

1. Written notice will be provided to the “qualified organizations” for the offering;
2. The time period for “right of first refusal” will be six (6) months from the date of the deed of conveyance of the property to the Land Bank;
3. During this six-month period, the Land Bank may not sell the property to a qualified participating developer other than a qualified organization (If all qualified organizations eligible to exercise the right of first refusal for that property notify the Land Bank that they are declining to exercise their right of first refusal during the 6 month period or if an offer to purchase the property is not received from a qualified organization during the 6 month period, the Land Bank may sell the property to any other qualified developer at the same price that the Land Bank offered the property to the qualified organization);
4. After the period for the “right of first refusal” expires, the subject property will be offered to a “qualified participating developer” as defined in the Code (a “qualified participating developer” is defined as a developer who has built one ~~three~~ or more housing units within the three-year period preceding the submission of a proposal to the Land Bank and has a development plan approved by the City for the Land Bank property);
5. At the discretion of the Land Bank and consistent with the City approved development plan, the subject parcel may be held for up to twelve (12) additional months by the Land Bank once an offer has been received and accepted from a “qualified organization or “qualified participating developer”;
6. If more than one “qualified organization” expresses an interest in exercising its “right of first refusal,” the organization that has designated the most geographically compact area encompassing a portion of the property shall be given priority; and
7. There will be no requirements for the Land Bank to give “right of first refusal” for “qualified organizations” if the subject property has reverted to the Land Bank after going through this entire process.
8. The “right of first refusal” applies only to properties acquired under the State Code for the Urban Land Bank Demonstration Program. There is no “right of first refusal” for properties acquired by the City or its Land Bank through other City programs or initiatives. The CHDO “right of first refusal” is subject to the “right of first refusal” to an eligible adjacent property owner as provided in Code Section 379C.0106.

City of Dallas Plan for Affordable Housing Development

Based on 2010 census data, the population of the City of Dallas has grown by 9,236 since 2000. The City of Dallas has identified high priority needs in the availability and affordability of housing. One main concern is the low rate of 44.1% for homeownership in Dallas compared to the national average of 66.9%.

In order to achieve a 50% homeownership rate goal, approximately 27,000 single-family units would have to be created. The priority for the City of Dallas is not only to create single-family homes but also to make them affordable. The definition of an affordable homeownership unit is one in which a household with income of 115% or less of area median family income can obtain financing to purchase the home.

The creation of housing for families at 80% or below of median family income is a priority for the City of Dallas and this Urban Land Bank Demonstration Program. Additionally, at least 25% of the Land Bank properties must be deed restricted for sale to households with gross household incomes not greater than 60% of the area median family income adjusted for household size; and not more than 30% of those Land Bank properties may be deed restricted for sale to households with gross household incomes greater than 80% of the area median family income, adjusted for household size. In addition, a lease-purchase option may be used with the understanding that the purchaser must close on the house within twelve months from the date the lease-purchase begins. The tremendous need for housing in Dallas will also allow the City to take advantage of opportunities to leverage private and public funding for mixed income developments.

The City of Dallas intends to continue implementation of the Urban Land Bank Demonstration Program to produce affordable housing. Attachment D identifies the list of 2326 properties the Land Bank has referred for tax foreclosure under the FY 2003-04, FY 2004-05, FY 2005-06, FY 2006-07, FY 2007-08, FY 2008-09, FY 2009-10, FY 2010-11, FY 2011-12, FY 2012-13 and FY 2013-14 Plans. In the event any properties are removed from Attachment D, an equal number of qualified lots may be substituted. The City of Dallas intends to sell up to 200 properties in FY 2014-15 to "qualified organizations" and "qualified participating developers" for affordable housing development under this program. Subject parcels will first be offered for sale in FY 2014-15 to "qualified organizations" at a price of \$1,000.00 for the first 7,500 square feet of land plus another \$1,000.00 for each additional developable adjacent lot included in the parcel subject to budget allowances and Land Bank Board approval and to "qualified participating developers" at a price of \$5,000.00 for the first 7,500 square feet of land plus another \$5,000.00 for each additional developable adjacent lot included in the parcel plus any regulatory and contractual costs, including but not limited to environmental testing, maintenance, post foreclosure property taxes and replatting, required for the Land Bank to acquire and sell developable properties. In 2010, the Land Bank acquired 112 lots using Neighborhood Stabilization Program (NSP) funds. These lots were not acquired under the state statute and will fall under the applicable NSP rules and regulations. All properties will be deed restricted. Properties to be developed for

homeownership will remain deed restricted until construction is complete and sale of the affordable unit occurs.

~~Eligible properties to be developed as rental units on land acquired with 2006 general obligation bond funds will be deed restricted for 15 years for affordability to households with incomes not greater than sixty percent (60%) of area median family income ("AMFI"). Forty percent (40%) of the units would be occupied by households with incomes not greater than fifty percent (50%) of AMFI or twenty percent (20%) of the units would be occupied by households with incomes not greater than thirty percent (30%) of AMFI and as further restricted by statute.~~

All parcels will be conveyed with a right of reverter so that if the "qualified participating developer" does not apply for a construction permit and close on any construction financing within the three-year period following the date of the conveyance of the property from the Land Bank to the "qualified participating developer," the property will revert to the Land Bank for subsequent resale to another "qualified participating developer" or conveyance to the taxing units who were parties to the judgment for disposition as otherwise allowed under the law. If a property is not sold within four (4) years to a "qualified organization" or a "qualified participating developer," the property will be transferred from the Land Bank to the taxing units who were parties to the judgment for disposition as otherwise allowed under the law. A property may be transferred to the taxing units before completion of the four-year period if the Land Bank determines that the property is not appropriate for residential or grocery store development. The Land Bank may also sell property to a political subdivision or a nonprofit organization before completion of the four-year period.

The DHADC may permit a qualified participating developer to exchange a property purchased from the Land Bank with any other property owned by the developer if the developer agrees to construct on the other property affordable housing for low income households as provided in this plan and state law and the other property is located in a planned development incorporating the property originally purchased from the Land Bank or another location as approved by the Land Bank. The Land Bank shall adjust the Deed Restrictions under Texas Local Government Code Section 379C.010 for each of the properties exchanged by the developer under this section.

The Land Bank may sell two adjacent properties that are owned by the Land Bank to a "qualified participating developer" if at least one of the properties is appropriate for residential development and the developer agrees to replat the two adjacent properties as one property that is appropriate for residential development.

Supportive Funding

Attachment B reflects the sources and amounts for funding anticipated to be available from the City for subsidies for development of affordable housing in the City of Dallas, including money specifically available for housing developed under this program, as approved by the City Council of the City of Dallas at the time of adoption of this plan.

ATTACHMENT A
COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS
RE-CERTIFICATION LIST FOR FY 2013-14
Updated – 10/25/13

CHDO	GEOGRAPHIC BOUNDARIES	DATE CERTIFIED
Builders of Hope CDC 7920 Elmbrook Drive, Suite 103 Dallas, Texas 75247 Office (214) 920-9850 Fax (214) 630-5155 Norman Henry, President Damon Polk, COO	West Dallas - Sylvan Avenue on the East; Trinity River on the North; IH-30 on the South; Loop 12 (Walton Walker Blvd.) on the West	12/15/1999
City Wide Community Development Corp. 3730 S. Lancaster Rd., Suite 110 Dallas, Texas 75216 Office (214) 371-0888 Fax (214) 371-0887 Sherman Roberts, President	City-wide	5/21/2007
Cornerstone Community Development Corporation 1819 Martin Luther King Jr. Blvd Dallas, Texas 75215 Office (214) 426-5468 Fax (214) 426-0512 Chris L. Simmons, Executive Director Michael Jones, Director of Development	IH-45 on the East; Lamar on the West; Martin Luther King Jr. Blvd. on the South; IH-30 on the North	09/11/2012
East Dallas Community Organization 4210 Junius St., Suite 5 th Floor Dallas, Texas 75246 Office (214) 515-9779 Fax (214) 826-1966 Gerald Carlton, Chief Operating Officer Rick Guerrero, Director of Operations Jesse A. Banda, Homebuyer Consultant	City-wide	10/09/1997
South Dallas/Fair Park Innerscity Community Development Corporation 4907 Spring Ave. Dallas, Texas 75210 Office (214) 915-9900 Fax (214) 915-9909 Diane Ragsdale, Managing Director	South Dallas/Fair Park including Zip Codes 75210 & 75215 and Census Tracts 27.01, 27.02, 28, 29, 35, 36, 37, 38, 39.01 & 39.02	08/17/1992

CHDO**GEOGRAPHIC BOUNDARIES****DATE CERTIFIED****SouthFair Community Development Corporation**

2610 Martin Luther King Blvd.
Dallas, Texas 75215
Office (214) 421-1363
Fax (214) 421-1364
Annie Jones Evans, Executive Director

Martin Luther King Jr. Blvd. on the South; Good-Latimer on the West; Dart Green Line on the North; Robert B. Cullum Blvd. on the East

02/03/1994

2000 Roses Foundation, Inc.

2000 10th Street
Dallas, Texas 75208
Office (214) 941-1333
Fax (214) 944-5331
Alonzo Harris, President
Kelly R. Wiley, Executive Director

Corinth Street on the East; Trinity River on the North; Loop 12 on the South; Hampton on the West

01/10/2013

**ATTACHMENT B
ASSISTANCE PROGRAM**

**City of Dallas Housing Department
Anticipated FY 2014-15 Assistance Programs**

The City of Dallas is required to include in its Urban Land Bank Demonstration Program Plan the sources and amounts of funding anticipated to be available from the City for development of affordable housing in Dallas, including any money specifically available for housing developed under the program, as approved by the governing body of the municipality at the time the plan is adopted. This Plan is proposed for City Council adoption on October 22, 2014. The final FY 2014-15 budget for Housing Department Programs will not be adopted before October 22, 2014. Therefore, the program descriptions below include both the actual FY 2012-13, FY 2013-14 and proposed FY 2014-15 budget amounts.

HOME PURCHASE ASSISTANCE

Mortgage Assistance Program

FY 2012-13 Actual	\$2,600,000
FY 2013-14 Actual	\$2,100,000
FY 2014-15 Proposed	\$2,100,000

Provides deferred payment loans to low-mod-income homebuyers for down payment, closing costs and principle reduction up to \$20,000 for new construction and up to \$8,500 for existing homes. (214-670-3954)

HOUSING DEVELOPMENT ASSISTANCE

Residential Development Acquisition Loan Program

FY 2012-13 Actual	\$500,000
FY 2013-14 Actual	None
FY 2014-15 Proposed	None

Provides funds for the acquisition of property for development of housing for low-income households. (214-670-3601)

Community Housing Development Organization Program

FY 2012-13 Actual	\$1,050,000
FY 2013-14 Actual	\$1,225,000
FY 2014-15 Proposed	\$1,000,000

Provides operating assistance grants and both pre-development and development loans to nonprofit City-certified Community Housing Development Organizations (CHDOs) developing affordable housing for low-income households. Development funding may be used for property acquisition and housing acquisition, rehabilitation and/or new construction. (214-670-3601)

Community Based Development Organization Program

FY 2012-13 Actual	\$300,000
FY 2013-14 Actual	\$119,000
FY 2014-15 Proposed	None

Provides vertical construction loans to Community Based Development Organizations. (214-670-3601)

Economic Development GO Bond Program for Southern Dallas

FY 2012-13 Actual	\$50,000,000
FY 2013-14 Actual	None
FY 2014-15 Proposed	None

Provides funding to promote economic development in the Southern area of the City and transit oriented development throughout the City. The funds can be used for acquisition, demolition, planning, design, construction, as well as, public streets and utilities. This includes providing funding for mixed-income residential in the Southern sector or mixed-use transit oriented development throughout the City. (214-670-3633)

Housing Development Loan Program

FY 2012-13 Actual	\$ 900,000
FY 2013-14 Actual	\$1,621,189
FY 2014-15 Proposed	\$1,200,000

Provides private and non-profit organizations with loans/grants for the development of permanent supportive housing and senior housing including but not limited to pre-development costs, development costs, construction subsidies, relocation costs, demolition costs, acquisition costs, related acquisition costs and rental rehabilitation. (214-670-3601)

Dallas Housing Finance Corporation Multifamily Program

Funding subject to availability of bond proceeds

Provides financing through issuance of tax-exempt mortgage revenue bonds for new construction of multifamily housing for low- and moderate-income households. (214-671-8266)

ATTACHMENT C
FY 2014-15 LAND BANK PLAN

204	E	10TH	1720	E	11TH	2433	52ND
401	E	10TH	1825	E	11TH	2436	52ND
424	W	10TH	722	W	12TH	2522	52ND
912	E	10TH	901	W	12TH	2612	52ND
1024	E	10TH	917	E	12TH	2633	52ND
1027	E	10TH	409	E	12TH	2641	52ND
1102	E	10TH	911		18TH	2705	52ND
1124	E	10TH	2714		1ST	2727	52ND
1214	E	10TH	4216		1ST	2630	52ND
1221	E	10TH	4208		1ST	2746	52ND
1300	E	10TH	4210		1ST	618	E 5TH
1308	E	10TH	4224		1ST	817	E 6TH
1107	E	10TH	4226		1ST	918	W 7TH
1031	E	11TH	2304		2ND	115	W 8TH
1823	E	11TH	4230		2ND	406	E 8TH
2410	E	11TH	5366		2ND	513	E 8TH
1125	E	11TH	2008		3RD	521	E 8TH
1624	E	11TH	2436		51ST	1922	E 8TH
1700	E	11TH	2506		51ST	1930	E 8TH
1716	E	11TH	2611		51ST	2934	W 9TH
110	S	ACRES	2847		ALABAMA	3036	ALASKA
111	N	ACRES	2900		ALABAMA	3123	ALASKA
116	N	ACRES	2919		ALABAMA	403	ALBRIGHT
230	S	ACRES	2926		ALABAMA	405	ALBRIGHT
350	N	ACRES	2935		ALABAMA	410	ALBRIGHT
1439		ADELAIDE	2939		ALABAMA	414	ALBRIGHT
1535		ADELAIDE	3014		ALABAMA	415	ALBRIGHT
1818		ADELAIDE	3038		ALABAMA	421	ALCALDE
3907		AGNES	3042		ALABAMA	2902	ALEX
4002		AGNES	3102		ALABAMA	2907	ALEX
2210		AKRON ST	2541		ALAMAIN	2911	ALEX
1823		ALABAMA	2715		ALAMAIN	2914	ALEX
2119		ALABAMA	2723		ALAMAIN	2927	ALEX
2200		ALABAMA	2739		ALAMAIN	2055	ALHAMBRA
2206		ALABAMA	2747		ALAMAIN	1010	ALLEN
2210		ALABAMA	1514		ALASKA	4004	ALSBURY
2214		ALABAMA	1631		ALASKA	13	ALTO GARDEN
2218		ALABAMA	1706		ALASKA	1325	AMOS
2222		ALABAMA	2006		ALASKA	1333	AMOS
2226		ALABAMA	2402		ALASKA	1340	AMOS
2404		ALABAMA	2720		ALASKA	2212	ANDERSON
2412		ALABAMA	2730		ALASKA	2223	ANDERSON
2423		ALABAMA	2814		ALASKA	2227	ANDERSON
2705		ALABAMA	2914		ALASKA	2229	ANDERSON
2722		ALABAMA	2927		ALASKA	2234	ANDERSON

2831		ALABAMA	2931	ALASKA	2239	ANDERSON
2835		ALABAMA	2946	ALASKA	2241	ANDERSON
2243		ANDERSON	3922	ARANSAS	3208	ATLANTA
2251		ANDERSON	4114	ARANSAS	3619	ATLANTA
2302		ANDERSON	2111	ARDEN RD	3905	ATLANTA
2402		ANDERSON	2117	AREBA	3942	ATLANTA
2414		ANDERSON	1711	ARIZONA	3938	ATLANTA
2600		ANDERSON	1918	ARIZONA	3943	ATLANTA
2629		ANDERSON	2021	ARIZONA	1833	ATLAS
2710		ANDERSON	2201	ARIZONA	5141	AUDREY
2715		ANDERSON	2209	ARIZONA	5301	AUDREY
1815		ANGELINA	2221	ARIZONA	1906	AUTUMN MEADOW
1955		ANGELINA	2227	ARIZONA	3912	AVANT
2017		ANGELINA	2420	ARIZONA	407	AVE A
2024		ANGELINA	2430	ARIZONA	409	AVE A
2037		ANGELINA	2606	ARIZONA	415	AVE A
2914		ANGELINA	2609	ARIZONA	1619	AVE B
9414		ANGELUS	2610	ARIZONA	1703	AVE B
9422		ANGELUS	2618	ARIZONA	1710	AVE B
9430		ANGELUS	2642	ARIZONA	1727	AVE B
713		ANGUS	2716	ARIZONA	1731	AVE B
717		ANGUS	2814	ARIZONA	1	AVE D
1503	E	ANN ARBOR	2839	ARIZONA	423	AVE E
1514	E	ANN ARBOR	2914	ARIZONA	426	AVE E
1522	E	ANN ARBOR	3018	ARIZONA	444	AVE E
1719	E	ANN ARBOR	3031	ARIZONA	319	AVE F
1955	E	ANN ARBOR	3035	ARIZONA	351	AVE F
1961	E	ANN ARBOR	3047	ARIZONA	418	AVE F
1965	E	ANN ARBOR	3328	ARIZONA	323	AVE G
2107	E	ANN ARBOR	8218	ARLENE	327	AVE G
2143	E	ANN ARBOR	5511	ARLINGTON PARK	419	AVE H
2207	E	ANN ARBOR	3732	ARMOR	516	AVE H
2211	E	ANN ARBOR	3734	ARMOR	402	AVE J
2215	E	ANN ARBOR	3736	ARMOR	403	AVE J
2219	E	ANN ARBOR	3738	ARMOR	405	AVE L
2251	E	ANN ARBOR	3742	ARMOR	410	AVE L
2323	E	ANN ARBOR	5	ARMY	419	AVE L
2407	E	ANN ARBOR	20	ARMY	3962	AVOCADO
2504	E	ANN ARBOR	21	ARMY	4202	AZTEC
2516	E	ANN ARBOR	22	ARMY	4208	AZTEC
2723	E	ANN ARBOR	23	ARMY	4212	AZTEC
2773	E	ANN ARBOR	1614	ARROW	4249	AZTEC
654		ANNAROSE	4504	ASH	4306	AZTEC
710		ANNAROSE	4526	ASH	4311	AZTEC
2111		ANNEX	5407	ASH	4118	BABCOCK

803		APACHE	9566	ASH CREEK	1305	BADEN
3725		ARANSAS	1	ASHWOOD	1315	BADEN
3814		ARANSAS	2	ASHWOOD	1322	BADEN
3826		ARANSAS	600	ASPENDALE	1330	BADEN
1336		BADEN	1121	BAYONNE	3712	BEDFORD
118	S	BAGLEY	1836	BAYSIDE	5238	BEEMAN
400	N	BAGLEY	1847	BAYSIDE	1100	S BELTLINE
403	N	BAGLEY	2019	BAYSIDE	3200	S BELTLINE
1042	N	BAGLEY	605	S BEACON	4231	S BELTLINE
4019		BAKER	3313	BEALL	4233	S BELTLINE
3916		BALCH	3326	BEALL	2058	BEN HUR
3914		BALCH DR	3327	BEALL	2065	BEN HUR
4503		BALDWIN	3330	BEALL	2070	BEN HUR
4727		BALDWIN	3322	BEALL	2122	BEN HUR
4731		BALDWIN	8119	BEARDEN	2158	BEN HUR
4811		BALDWIN	3023	BEAUCHAMP	2164	BEN HUR
4819		BALDWIN	3066	BEAUCHAMP	2176	BEN HUR
4819		BALDWIN	3300	BEAUCHAMP	2182	BEN HUR
4806		BALDWIN	3302	BEAUCHAMP	2222	BEN HUR
4161		BALL	3421	BEAUCHAMP	7041	BENNING
4134		BALL	1534	BEAUFORD	2726	BENROCK
710		BANK	1553	BEAUFORD	2730	BENROCK
1114		BANK	1577	BEAUFORD	2731	BENROCK
1419		BANK	1643	BEAUFORD	2806	BENROCK
1430		BANK	1737	BEAUFORD	2807	BENROCK
1500		BANK	1739	BEAUFORD	2815	BENROCK
1515		BANK	1819	BEAUFORD	2823	BENROCK
1516		BANK	1821	BEAUFORD	2830	BENROCK
71		BANKS	12402	BEAUFORD	2906	BENROCK
78		BANKS	1409	BEAUMONT	2907	BENROCK
140		BANKS	707	N BECKLEY	2918	BENROCK
145		BANKS	719	N BECKLEY	2934	BENROCK
1615		BANNOCK	735	N BECKLEY	2938	BENROCK
1635		BANNOCK	828	N BECKLEY	2946	BENROCK
1641		BANNOCK	918	S BECKLEY	2947	BENROCK
1625		BANNOCK	1512	S BECKLEY	2954	BENROCK
1710		BANNOCK	2938	S BECKLEY	2955	BENROCK
5135		BARBER	3042	S BECKLEY	2963	BENROCK
5213		BARBER	3206	S BECKLEY	2962	BENROCK
2619		BARLOW	3302	S BECKLEY	9350	BERMUDA
2623		BARLOW	912	S BECKLEY	3401	BERNAL
2709		BARLOW	8924	BECKLEYCREST	3427	BERNAL
2717		BARLOW	9116	BECKLEYCREST	5518	BERNAL
3301		BARNARD	9421	BECKLEYCREST	5704	BERNAL
5500		BARREE	9224	BECKLEYVIEW	5708	BERNAL
5634		BARREE	9228	BECKLEYVIEW	5726	BERNAL
5734		BARREE	9228	BECKLEYVIEW	3439	BERNAL

1449	BARRY	9421	BECKLEYCREST	5726	BERNAL
805	BAYONNE	9224	BECKLEYVIEW	3614	BERTRAND
811	BAYONNE	9228	BECKLEYVIEW	3723	BERTRAND
818	BAYONNE	9228	BECKLEYVIEW	4306	BERTRAND
916	BAYONNE	209	BECKLEYWOOD	2026	BERWICK
1115	BAYONNE	336	BECKLEYWOOD	534	BETHPAGE
2026	BERWICK	4002	BIGLOW	5635	BON AIR
534	BETHPAGE	4006	BIGLOW	5643	BON AIR
630	BETHPAGE	4151	BIGLOW	5647	BON AIR
634	BETHPAGE	4155	BIGLOW	5663	BON AIR
707	BETHPAGE	4159	BIGLOW	5707	BON AIR
714	BETHPAGE	4175	BIGLOW	5711	BON AIR
2210	BETHURUM	4207	BIGLOW	5714	BON AIR
2214	BETHURUM	4214	BIGLOW	5731	BON AIR
2216	BETHURUM	4218	BIGLOW	5735	BON AIR
2302	BETHURUM	4231	BIGLOW	5739	BON AIR
2311	BETHURUM	4019	BIGLOW	1240	N BOND
2316	BETHURUM	3126	BILL HARROD	1252	N BOND
2743	BETHURUM	2615	BIRDSONG	315	BONNIE VIEW
845	BETTERTON	2401	BIRMINGHAM	327	BONNIE VIEW
900	BETTERTON	2408	BIRMINGHAM	332	BONNIE VIEW
903	BETTERTON	2501	BIRMINGHAM	345	BONNIE VIEW
1015	BETTERTON	2521	BIRMINGHAM	349	BONNIE VIEW
1101	BETTERTON	2700	BIRMINGHAM	405	BONNIE VIEW
1105	BETTERTON	2825	BIRMINGHAM	417	BONNIE VIEW
1112	BETTERTON	2901	BIRMINGHAM	426	BONNIE VIEW
1131	BETTERTON	2909	BIRMINGHAM	431	BONNIE VIEW
1139	BETTERTON	2931	BIRMINGHAM	434	BONNIE VIEW
5414	BEXAR	3020	BIRMINGHAM	440	BONNIE VIEW
6004	BEXAR	3021	BIRMINGHAM	1529	BONNIE VIEW
6018	BEXAR	3025	BIRMINGHAM	2202	BONNIE VIEW
6022	BEXAR	3034	BIRMINGHAM	2210	BONNIE VIEW
6520	BEXAR	3118	BIRMINGHAM	2214	BONNIE VIEW
6526	BEXAR	3119	BIRMINGHAM	2304	BONNIE VIEW
6702	BEXAR	3725	BLACK OAK	2538	BONNIE VIEW
6812	BEXAR	1210	BLISS	3704	BONNIE VIEW
6812	BEXAR	1214	BLISS	3815	BONNIE VIEW
6915	BEXAR	1218	BLISS	3921	BONNIE VIEW
6919	BEXAR	1222	BLISS	4114	BONNIE VIEW
7011	BEXAR	1308	BLISS	4310	BONNIE VIEW
7013	BEXAR	1314	BLISS	4431	BONNIE VIEW
1518	BICKERS	1318	BLISS	5261	BONNIE VIEW
1711	BICKERS	1022	BLUEBERRY	5603	BONNIE VIEW
1719	BICKERS	9025	BLUECREST	3508	BOOKER
1823	BICKERS	9211	BLUECREST	3515	BOOKER
1910	BICKERS	5868	BLUFFMAN	3516	BOOKER
1930	BICKERS	6002	BLUNTER	3339	BORGER

3423	BICKERS	6006	BLUNTER	3426	BORGER
3634	BICKERS	6007	BLUNTER	3434	BORGER
3638	BICKERS	6014	BLUNTER	3603	BORGER
3642	BICKERS	400	BOBBIE	1219	BOSWELL
3702	BICKERS	402	BOBBIE	1220	BOSWELL
3706	BICKERS	416	BOBBIE	1222	BOSWELL
3724	BICKERS	417	BOBBIE	6623	BOULDER
3317	BIGLOW	8329	BOHANNON	2020	BOURBON
5011	BOURQUIN	2914	BRITTON	7545	BUFORD
5104	BOURQUIN	2914	BRITTON	709	BUICK
5140	BOURQUIN	1031	BROADVIEW	115	BUNCHE
5144	BOURQUIN	1116	BROCK	125	BUNCHE
5213	BOURQUIN	1120	BROCK	126	BUNCHE
5415	BOURQUIN	1121	BROCK	224	BUNCHE
5424	BOURQUIN	1123	BROCK	2606	BURGER
4711	BOWLING	4923	BRONX	2610	BURGER
4828	BOXWOOD	1519	BROOKHAVEN	2626	BURGER
2710	BOYNTON	2119	BROOKHAVEN	2818	BURGER
2718	BOYNTON	2627	W BROOKLYN	2711	BURGER
1044	BRADFIELD	2858	W BROOKLYN	1004	BURLINGTON
4507	BRADSHAW	823	BROOKWOOD	1515	BURLINGTON
3216	BRANDON	912	BROOKWOOD	2310	BURLINGTON
4814	BRASHEAR	917	BROOKWOOD	4516	BURMA
4818	BRASHEAR	923	BROOKWOOD	4532	BURMA
4822	BRASHEAR	929	BROOKWOOD	4536	BURMA
4930	BRASHEAR	936	BROOKWOOD	4540	BURMA
4826	BRASHEAR	2007	BROWDER	4628	BURMA
4827	BRASHEAR	2009	BROWDER	4635	BURMA
1429	BRIAR CLIFF	408	E BROWNLEE	4640	BURMA
1544	BRIAR CLIFF	515	E BROWNLEE	4704	BURMA
414	BRIDGES	7720	BROWNSVILLE	4726	BURMA
6816	BRIERFIELD	7721	BROWNSVILLE	4741	BURMA
7005	BRIERFIELD	7724	BROWNSVILLE	4744	BURMA
2814	BRIGHAM	7727	BROWNSVILLE	4745	BURMA
2908	BRIGHAM	7732	BROWNSVILLE	4815	BURMA
2916	BRIGHAM	7735	BROWNSVILLE	4830	BURNSIDE
2920	BRIGHAM	7743	BROWNSVILLE	4914	BURNSIDE
2708	BRIGHAM	7807	BROWNSVILLE	5114	BURNSIDE
2807	BRIGHAM	7808	BROWNSVILLE	5154	BURNSIDE
2838	BRIGHAM	7820	BROWNSVILLE	555	BURRELL
2924	BRIGHAM	9529	BROWNWOOD	561	W BURRELL
2736	BRIGHAM	4015	BRUNDRETTE	9800	C F HAWN
700	S BRIGHTON	4018	BRUNDRETTE	10100	C F HAWN
1137	S BRIGHTON	4022	BRUNDRETTE	13800	C F HAWN
8823	BRILEY	254	N BRYAN CIR	14000	C F HAWN

2330	BRITTON	202	N	BRYAN CIR	6010	C F HAWN
2416	BRITTON	248	N	BRYAN PL	4510	C.L. VEASEY
2519	BRITTON	250	N	BRYAN WAY	4710	C.L. VEASEY
2526	BRITTON	9999	N	BUCKNER	2419	CADILLAC
2610	BRITTON	2199		BUCKSKIN CIR	2422	CADILLAC
2631	BRITTON	2313		BUDD	1521	CALDWELL
2633	BRITTON	2418		BUDD	1530	CALDWELL
2715	BRITTON	2422		BUDD	1536	CALDWELL
2822	BRITTON	15319		BUDEUDY	1542	CALDWELL
2903	BRITTON	15323		BUDEUDY	1554	CALDWELL
1613	CALDWELL	4235		CANAL	2617	CARPENTER
1615	CALDWELL	4317		CANAL	2621	CARPENTER
1618	CALDWELL	4319		CANAL	2633	CARPENTER
1614	CALDWELL	4322		CANAL	2707	CARPENTER
1534	CALDWELL	4419		CANAL	2719	CARPENTER
1425	CALDWELL	4511		CANAL	3006	CARPENTER
1423	CALDWELL	4611		CANAL	3711	CARPENTER
3332	CALHOUN	4615		CANAL	3715	CARPENTER
3431	CALHOUN	2840		CANARY	3801	CARPENTER
3502	CALHOUN	1829		CANELO	4006	CARPENTER
3506	CALHOUN	213	E	CANTY	4211	CARPENTER
9725	CALLE DEL ORO	1614		CANYON	4226	CARPENTER
1920	CALYPSO	2012		CANYON	2800	CARTER
2008	CALYPSO	2016		CANYON	2806	CARTER
2020	CALYPSO	7724		CARBONDALE	2818	CARTER
2038	CALYPSO	7728		CARBONDALE	5807	CARY
2058	CALYPSO	7824		CARBONDALE	5815	CARY
2612	CAMEL	8110		CARBONDALE	5817	CARY
2627	CAMEL	8450		CARBONDALE	413	CASCADA
2630	CAMEL	7816		CARBONDALE	10534	CASTLEROCK
2631	CAMEL	7832		CARBONDALE	3706	CAUTHORN
2634	CAMEL	4201		CARDINAL	3824	CAUTHORN
2706	CAMEL	4205		CARDINAL	3907	CAUTHORN
2708	CAMEL	4221		CARDINAL	3614	CAUTHORN
2710	CAMEL	4229		CARDINAL	3718	CAUTHORN
2732	CAMEL	4310		CARDINAL	2229	CEDAR CREST
2736	CAMEL	4410		CARDINAL	2237	CEDAR CREST
2741	CAMEL	4309		CARDINAL	2322	CEDAR CREST
2743	CAMEL	3201		CARL	2536	CEDAR CREST
2510	CAMEL	3709		CARL	2536	CEDAR CREST
2611	CAMEL	3802		CARL	3303	CEDAR LAKE
6218	CANAAN	4214		CARL	1421	CEDAR OAKS
1505	CANADA	4230		CARL	1427	CEDAR OAKS
1902	CANADA	4231		CARL	5405	CEDAR RIDGE
3018	CANADA	4245		CARL	4571	CEDARDALE

3511	CANADA	5800	CARLTON GARRETT	4736		CEDARDALE
3523	CANADA	5814	CARLTON GARRETT	4820		CEDARDALE
3845	CANADA	5902	CARLTON GARRETT	3711	S	CENTRAL
3931	CANADA	5908	CARLTON GARRETT	3713	S	CENTRAL
4023	CANADA	5914	CARLTON GARRETT	3717	S	CENTRAL
4643	CANADA	6200	CARLTON GARRETT	3741	S	CENTRAL
3837	CANADA	6205	CARLTON GARRETT	7615	S	CENTRAL EXPY
4425	CANADA	6207	CARLTON GARRETT	2103		CHALK HILL
4429	CANADA	6212	CARLTON GARRETT	2123		CHALK HILL
4443	CANADA	6306	CARLTON GARRETT	2623		CHALK HILL
4007	CANAL	6307	CARLTON GARRETT	2		CHAMBLIN
4233	CANAL	6310	CARLTON GARRETT	2711		CHARBA
1204	CHARLOTTE	3610	CHICAGO	1204		CLAUDE
1205	CHARLOTTE	2818	CHICAGO	1209		CLAUDE
1302	CHARLOTTE	2902	CHICAGO	1222		CLAUDE
1332	CHARLOTTE	2797	CHIESA RD	1229		CLAUDE
5910	CHELSEA	3314	CHIHUAHUA	1432		CLAUDIA
5918	CHELSEA	3400	CHIHUAHUA	810		CLEARFIELD
5922	CHELSEA	3429	CHIHUAHUA	944		CLEARFIELD
5934	CHELSEA	3438	CHIHUAHUA	2563		CLEARVIEW
5935	CHELSEA	3502	CHIHUAHUA	401		CLEAVES
5941	CHELSEA	3407	CHIHUAHUA	419		CLEAVES
5945	CHELSEA	2709	CHILDS	437		CLEAVES
6003	CHELSEA	5308	CHIPPEWA	438		CLEAVES
6006	CHELSEA	2723	CHOICE	439		CLEAVES
4346	CHERBOURG	2402	CHRYSLER	447		CLEAVES
4514	CHERBOURG	2411	CHRYSLER	2705		CLEVELAND
4525	CHERBOURG	2415	CHRYSLER	2814		CLEVELAND
4535	CHERBOURG	2518	CHRYSLER	2818		CLEVELAND
4549	CHERBOURG	1027	CHURCH	3216		CLEVELAND
4608	CHERBOURG	1028	CHURCH	3512		CLEVELAND
4612	CHERBOURG	1030	CHURCH	3512		CLEVELAND
4627	CHERBOURG	1033	CHURCH	3642		CLEVELAND
4636	CHERBOURG	1103	CHURCH	4100		CLEVELAND
4639	CHERBOURG	1109	CHURCH	4521		CLEVELAND
4643	CHERBOURG	1124	CHURCH	222	S	CLIFF
4647	CHERBOURG	1136	CHURCH	612	N	CLIFF
4515	CHERBOURG	1403	CHURCH	616	N	CLIFF
4545	CHERBOURG	1410	CHURCH	715	N	CLIFF
4561	CHERBOURG	1415	CHURCH	510	S	CLINTON

4611		CHERBOURG	4322		CICERO	818	S	CLINTON
4534		CHERBOURG	9		CIRCLEWOOD	1521	N	CLINTON
4538		CHERBOURG	9538		CIRCLEWOOD	2036		CLOUDCROFT
4640		CHERBOURG	3220		CLAIBOURNE	7339		CLOVERGLEN
238	E	CHERRY POINT	3222		CLAIBOURNE	2974		CLOVIS
307	E	CHERRY POINT	2612		CLARENCE	2987		CLOVIS
315	E	CHERRY POINT	2616		CLARENCE	5525		CLUB CREST
323	E	CHERRY POINT	2630		CLARENCE	2203		CLYMER
331	E	CHERRY POINT	2704		CLARENCE	2407		CLYMER
339	E	CHERRY POINT	2737		CLARENCE	2411		CLYMER
2659		CHERRY VALLEY	911	W	CLARENDON	2607		CLYMER
2919		CHERRY VALLEY	915	W	CLARENDON	3306		CLYMER
425		CHEYENNE	1316	E	CLARENDON	3310		CLYMER
1335		CHEYENNE	1403	E	CLARENDON	24		COLDBROOK
1933		CHEYENNE	914		CLAUDE	28		COLDBROOK
1939		CHEYENNE	1009		CLAUDE	2247		COLDBROOK
3102		CHICAGO	1102		CLAUDE	1216		COLEMAN
3222		CHICAGO	1104		CLAUDE	1220		COLEMAN
3338		CHICAGO	1201		CLAUDE	1307		COLEMAN
1314		COLEMAN	1208		COMANCHE	4005		COPELAND
6917		COLESHIRE	1209		COMANCHE	4104		COPELAND
4505		COLLINS	1212		COMANCHE	4114		COPELAND
4611		COLLINS	1213		COMANCHE	4210		COPELAND
4818		COLLINS	1216		COMANCHE	4302		COPELAND
4904		COLLINS	1202		COMPTON	4322		COPELAND
2815		COLONIAL	1311		COMPTON	4322		COPELAND
3600		COLONIAL	1315		COMPTON	4323		COPELAND
3613		COLONIAL	1316		COMPTON	4326		COPELAND
3717		COLONIAL	1325		COMPTON	4335		COPELAND
4522		COLONIAL	1228		COMPTON	224	S	CORINTH
4600		COLONIAL	1123		COMPTON	611	S	CORINTH
4902		COLONIAL	1522		COMPTON	615	S	CORINTH
4904		COLONIAL	7506		CONCORD	621	S	CORINTH
4919		COLONIAL	1		CONCORDIA	800	S	CORINTH
5003		COLONIAL	2403		CONKLIN	1331		CORINTH
5012		COLONIAL	2409		CONKLIN	1630		CORINTH
5019		COLONIAL	2411		CONKLIN	1910		CORINTH
5031		COLONIAL	2614		CONKLIN	1912		CORINTH
5218		COLONIAL	1612		CONNER	7440		CORONADO
5323		COLONIAL	2046		COOL MIST	3341		CORONET
3504		COLONIAL	2058		COOL MIST	4515		CORREGIDOR
3627		COLONIAL	2140		COOL MIST	4516		CORREGIDOR
3820		COLONIAL	2147		COOL MIST	4519		CORREGIDOR
3830		COLONIAL	2157		COOL MIST	4520		CORREGIDOR
3815		COLONIAL	2170		COOL MIST	4523		CORREGIDOR

4114	COLONIAL	2191	COOL MIST	4524	CORREGIDOR
4224	COLONIAL	2200	COOL MIST	4525	CORREGIDOR
4317	COLONIAL	2247	COOL MIST	4538	CORREGIDOR
4318	COLONIAL	2364	COOL MIST	4552	CORREGIDOR
4422	COLONIAL	3906	COOLIDGE	4553	CORREGIDOR
4810	COLONIAL	3907	COOLIDGE	4556	CORREGIDOR
4811	COLONIAL	3922	COOLIDGE	4559	CORREGIDOR
5007	COLONIAL	3938	COOLIDGE	4603	CORREGIDOR
5102	COLONIAL	3942	COOLIDGE	4604	CORREGIDOR
5318	COLONIAL	2704	COOMBS	4607	CORREGIDOR
202	N COLSON	2708	COOMBS	4623	CORREGIDOR
3020	COLUMBINE	2712	COOMBS	4627	CORREGIDOR
3034	COLUMBINE	2716	COOMBS	4631	CORREGIDOR
3040	COLUMBINE	2702	COOMBSVILLE	4639	CORREGIDOR
3048	COLUMBINE	1817	COOPER	4643	CORREGIDOR
1100	COMAL	2210	COOPER	4644	CORREGIDOR
1102	COMAL	2216	COOPER	4647	CORREGIDOR
1102	COMAL	3714	COPELAND	4648	CORREGIDOR
1110	COMAL	3807	COPELAND	4539	CORREGIDOR
1204	COMANCHE	3918	COPELAND	4543	CORREGIDOR
1205	COMANCHE	4003	COPELAND	4551	CORREGIDOR
4520	CORREGIDOR	9643	CROWNFIELD	2610	DATHE
4538	CORREGIDOR	9649	CROWNFIELD	2611	DATHE
4540	CORREGIDOR	4303	CROZIER	2238	DATHE
4628	CORREGIDOR	4524	CROZIER	2705	DATHE
4632	CORREGIDOR	4934	CROZIER	2810	DATHE
4636	CORREGIDOR	3907	CROZIER	2838	DATHE
4640	CORREGIDOR	3919	CROZIER	2814	DAWSON
10436	CORY	4930	CROZIER	2822	DAWSON
8926	COTTONVALLEY	2613	CRYSTAL	3804	DE MAGGIO
9008	COTTONVALLEY	601	CUMBERLAND	3806	DE MAGGIO
2718	COUNCIL	115	CUNEY	3811	DE MAGGIO
2710	COUNCIL	119	CUNEY	3900	DE MAGGIO
2731	COUNCIL	2018	CUSTER	1611	DEAN
2723	COUNCIL	2123	CUSTER	202	DEBRA
2729	COUNCIL	2127	CUSTER	203	DEBRA
800	COUNTRY CLUB PL	2130	CUSTER	7	DEEP GREEN
816	COUNTRY CLUB PL	2202	CUSTER	3506	DEL REY
4827	COWAN AVE	2214	CUSTER	3534	DEL REY
2518	CRADDOCK	2503	CUSTER	3811	DELHI
3615	CRANE	2511	CUSTER	3922	DELHI
3623	CRANE	2519	CUSTER	2510	DELL VIEW
3629	CRANE	2543	CUSTER	6283	DENHAM CIR
3639	CRANE	2623	CUSTER	100	S DENLEY
3716	CRANE	2656	CUSTER	336	N DENLEY

1		CRANFILL	1317	DACKI	419	N	DENLEY
4419		CRANFILL	3231	DAHLIA	421	N	DENLEY
4508		CRANFILL	917	DALE	425	N	DENLEY
4517		CRANFILL	22	DALVIEW	427	N	DENLEY
4525		CRANFILL	1250	DALVIEW	505	N	DENLEY
800	N	CRAWFORD	1254	DALVIEW	507	N	DENLEY
8471		CREEKWOOD	1258	DALVIEW	527	N	DENLEY
3835		CREPE MYRTLE	1307	DALVIEW	603	N	DENLEY
2523		CREST	1315	DALVIEW	632	N	DENLEY
502		CRETE	1319	DALVIEW	635	S	DENLEY
1		CRIMNSON	1428	DALVIEW	1356	S	DENLEY
3670		CRIPPLE CREEK	1435	DALVIEW	1410	S	DENLEY
2311		CROSS	353	DANIELDALE	1414	S	DENLEY
2710		CROSS	365	DANIELDALE	1438	S	DENLEY
2715		CROSS	431	DANIELDALE	1732	S	DENLEY
2719		CROSS	803	DANIELDALE	2416	S	DENLEY
2725		CROSS	1636	DANUBE DR	2719	S	DENLEY
2404		CROSSMAN	3634	DARIEN	2907	S	DENLEY
2415		CROSSMAN	4027	DARIEN	3011	S	DENLEY
2603		CROSSMAN	2225	DATHE	3910	S	DENLEY
2615		CROSSMAN	2241	DATHE	4011	S	DENLEY
3105		CROSSMAN	2403	DATHE	4019	S	DENLEY
3438		CROSSMAN	2411	DATHE	4021	S	DENLEY
4030	S	DENLEY	2716	DORRIS	2523		DYSON
4502	S	DENLEY	2718	DORRIS	2311		DYSON
4506	S	DENLEY	2825	DORRIS	2218		DYSON
4515	S	DENLEY	2901	DORRIS	812		EADS
4631	S	DENLEY	2902	DORRIS	816		EADS
4718	S	DENLEY	2909	DORRIS	818		EADS
2104		DENMARK	2914	DORRIS	2937		EAGLE
2116		DENMARK	2930	DORRIS	2941		EAGLE
2122		DENMARK	2931	DORRIS	2961		EAGLE
2171		DENMARK	3006	DORRIS	4309		EAST GRAND
2317		DENMARK	220	DOWDY FERRY	4729		EAST SIDE
1831		DENNISON	512	DOWDY FERRY	4932		EAST SIDE
1966		DENNISON	708	DOWDY FERRY	2724		EASTER
1822		DENNISON	710	DOWDY FERRY	2806		EASTER
1954		DENNISON	1344	DOWDY FERRY	4114		EASTER
2029		DENNISON	1723	DOWDY FERRY	4150		EASTER
1		DEPAUL AVE	2028	DOWDY FERRY	4162		EASTER
3322		DETONTE	2111	DOWDY FERRY	4166		EASTER
3330		DETONTE	1418	DOYLE AVE	4204		EASTER
3911		DIAMOND	1506	DOYLE AVE	4218		EASTER
3919		DIAMOND	1507	DOYLE AVE	4219		EASTER
4000		DIAMOND	1521	DOYLE AVE	4234		EASTER

1303	DICEMAN	1526	DOYLE	4246	EASTER
1418	DICEMAN	1530	DOYLE	1915	EBBTIDE
1424	DICEMAN	1111	DRAGON	2106	EBBTIDE
1429	DICEMAN	1726	DRISKELL	4930	ECHO
1125	DICEMAN	11570	DRUMMOND	4935	ECHO
3714	DILDOCK	319	DU BOIS	5018	ECHO
3521	DIXON	407	DU BOIS	5027	ECHO
3707	DIXON	523	DU BOIS	5107	ECHO
7830	DOAK	2031	DUDLEY	2054	ECHO LAKE
1026	DODD	810	DULUTH	2147	ECHO LAKE
4701	DOLPHIN	1110	DULUTH	2170	ECHO LAKE
4705	DOLPHIN	1826	DULUTH	2182	ECHO LAKE
4709	DOLPHIN	1910	DULUTH	2188	ECHO LAKE
4714	DOLPHIN	1915	DULUTH	2194	ECHO LAKE
4827	DOLPHIN	1926	DULUTH	2204	ECHO LAKE
2847	DON	3512	DUNBAR	2217	ECHO LAKE
2935	DON	8529	DUNLAP	2323	ECHO LAKE
2939	DON	8730	DUNLAP	2050	EDD
2623	DONALD	2613	DURHAM	2058	EDD
2627	DONALD	2626	DURHAM	2111	EDD
2712	DONALD	2628	DURHAM	2147	EDD
2716	DONALD	706	N DWIGHT	2341	EDD
8943	DONNYBROOK	1024	DWIGHT	2341	EDD
11626	DORCHESTER	2334	N DYSON	2347	EDD
2608	DORRIS	2400	DYSON	3041	EDD
9999	EDD	659	ELSBERRY	2015	S EWING
1222	EDGEFIELD	726	ELSBETH	2315	S EWING
317	EDGEMONT	653	ELSTON	2324	S EWING
914	EDGEMONT	711	ELSTON	2505	S EWING
1316	S EDGEMONT	3012	ELVA	2617	S EWING
1322	EDGEMONT	3108	ELVA	2625	S EWING
1421	EDGEMONT	3110	ELVA	2702	S EWING
1627	EDGEMONT	3202	ELVA	2704	S EWING
3117	EDGEWOOD	522	ELWAYNE	2731	S EWING
3410	EDGEWOOD	548	ELWAYNE	4407	S EWING
3502	EDGEWOOD	610	ELWAYNE	1318	EXETER
2829	EISENHOWER	631	ELWAYNE	1346	EXETER
3203	EISENHOWER	650	ELWAYNE	1349	EXETER
3000	EL BENITO	659	ELWAYNE	1414	EXETER
3506	EL BENITO	706	ELWAYNE	1423	EXETER
14	EL SOL ST	734	ELWAYNE	1502	EXETER
2961	EL TOVAR	746	ELWAYNE	1550	EXETER
2969	EL TOVAR	747	ELWAYNE	2322	EXETER
2973	EL TOVAR	770	ELWAYNE	2522	EXETER
6413	ELAM	759	EMBERWOOD	2538	EXETER

6419	ELAM	547	EMBREY	2626	EXETER
6520	ELAM	559	EMBREY	2631	EXETER
8300	ELAM	1303	EMILY	2743	EXETER
8314	ELAM	8400	ENDICOTT	2615	EXETER
4311	ELECTRA	1307	ENGLEWOOD	2327	EXETER
623	ELI	2720	S ERVAY ST	2726	EXLINE
33200	ELIHU	4021	ESMALDA	2730	EXLINE
1400	ELK CREEK	4048	ESMALDA	2734	EXLINE
1410	ELK CREEK	4107	ESMALDA	2735	EXLINE
1425	ELK CREEK	6519	ETHEL	2510	EXLINE
1507	ELK CREEK	1735	EUGENE	2514	EXLINE
730	ELKHART	1743	EUGENE	2534	EXLINE
619	ELLA	2226	EUGENE	2535	EXLINE
638	ELLA	2228	EUGENE	2540	EXLINE
738	ELLA	2235	EUGENE	2722	EXLINE
746	ELLA	2306	EUGENE	2731	EXLINE
1207	ELLENWOOD	6120	EVERGLADE	2515	EXLINE
915	ELMDALE	6300	EVERGLADE	2650	EXLINE
107	ELMORE	604	N EWING	526	EZEKIAL
231	E ELMORE	1202	S EWING	540	EZEKIAL
338	W ELMORE	1204	S EWING	610	EZEKIAL
1507	E ELMORE	1214	S EWING	618	EZEKIAL
1542	E ELMORE	1216	S EWING	722	EZEKIAL
1618	E ELMORE	1226	S EWING	731	EZEKIAL
1622	E ELMORE	1631	S EWING	734	EZEKIAL
1743	E ELMORE	1818	S EWING	746	EZEKIAL
1711	W ELMWOOD	1827	S EWING	747	EZEKIAL
750	EZEKIAL	2722	FATIMA	4011	FINIS
754	EZEKIAL	2723	FATIMA	2402	FINKLEA
7817	FAIRPORT	2724	FATIMA	2406	FINKLEA
7909	FAIRPORT	2737	FATIMA	2410	FINKLEA
8123	FAIRPORT	2315	FATIMA	2414	FINKLEA
5903	FAIRWAY	2403	FATIMA	2418	FINKLEA
5306	FANNIE	521	FAULK	2430	FINKLEA
5406	FANNIE	531	FAULK	4500	FIRESIDE
5410	FANNIE	508	FAULK	9305	FIRESIDE
5524	FANNIE	544	FAULK	9309	FIRESIDE
5608	FANNIE	1411	FAYETTE	1	FISH
5608	FANNIE	1415	FAYETTE	2708	FISH TRAP
2812	FARRAGUT	4629	FELLOWS	2714	FISH TRAP
2823	FARRAGUT	4724	FELLOWS	5124	FITCHBURG
2825	FARRAGUT	4728	FELLOWS	5512	FITCHBURG
2844	FARRAGUT	4732	FELLOWS	1315	FITZHUGH
2845	FARRAGUT	4736	FELLOWS	1520	S FITZHUGH
2861	FARRAGUT	4752	FELLOWS	1625	S FITZHUGH

2870	FARRAGUT	4816	FELLOWS	1627	S	FITZHUGH
2807	FARRAGUT	4820	FELLOWS	3311	S	FITZHUGH
2810	FARRAGUT	4836	FELLOWS	3608	S	FITZHUGH
2842	FARRAGUT	4844	FELLOWS	3706	S	FITZHUGH
2311	FATIMA	4533	FELLOWS	4222	S	FITZHUGH
2319	FATIMA	4812	FELLOWS	1014	S	FIVE MILE
2323	FATIMA	4832	FELLOWS	1022	W	FIVE MILE
2328	FATIMA	2414	FELTON	1531	W	FLEETWOOD
2336	FATIMA	806	FERNWOOD	1630		FLEETWOOD
2339	FATIMA	1527	FERNWOOD	304		FLEMING
2350	FATIMA	1835	FERNWOOD	312		FLEMING
2354	FATIMA	2521	FERNWOOD	1218		FLETCHER
2358	FATIMA	2526	FERNWOOD	1300		FLETCHER
2362	FATIMA	2603	FERNWOOD	1308		FLETCHER
2363	FATIMA	2639	FERNWOOD	1325		FLETCHER
2366	FATIMA	2719	FERNWOOD	1330		FLETCHER
2367	FATIMA	3001	FERNWOOD	1000		FLETCHER
2371	FATIMA	3217	FERNWOOD	1212		FLETCHER
2375	FATIMA	3922	FERNWOOD	1302		FOLEY
2407	FATIMA	3930	FERNWOOD	1310		FOLEY
2420	FATIMA	2519	FERNWOOD	2423		FONVILLE
2523	FATIMA	1835	FERNWOOD	12800		FOOTHILL
2639	FATIMA	2638	FERNWOOD	1335		FORDHAM
2709	FATIMA	2612	FERRIS	1526		FORDHAM
2714	FATIMA	2620	FERRIS	1746		FORDHAM
2717	FATIMA	301	FIDELIS	2110		FORDHAM
2718	FATIMA	8820	FILES	2218		FORDHAM
2719	FATIMA	8919	FILES	2246		FORDHAM
2720	FATIMA	4008	FINIS	2522		FORDHAM
2729	FORDHAM	4347	FRANK	2254		GARDEN DR
2733	FORDHAM	4326	FRANK	2345		GARDEN DR
2751	FORDHAM	4435	FRANK	2403		GARDEN DR
2819	FORDHAM	4431	FRANK	2407		GARDEN DR
2826	FORDHAM	4414	FRANK	2424		GARDEN DR
2839	FORDHAM	2726	FRAZIER	2425		GARDEN DR
3217	FORDHAM	2739	FRAZIER	13600		GARDEN GROVE
3223	FORDHAM	2915	FRAZIER	13826		GARDEN GROVE
3300	FORDHAM	1321	FRIENDSHIP	942		GARDENVIEW
2302	FORDHAM	4838	FRIO	4600		GARLAND
2406	FORDHAM	1000	FRONT	4611		GARLAND
2403	FORDHAM	1219	FRONT	4818		GARLAND
2227	FORDHAM	2817	FROST	4822		GARLAND
2826	FORDHAM	2834	FROST	5409		GARLAND
3304	FORDHAM	2850	FROST	4414		GARRISON
2627	FOREMAN	2858	FROST	4516		GARRISON

2923		FOREMAN	2859	FROST	4520	GARRISON
12026		FOREST GLEN CT	2859	FROST	4601	GARRISON
3407		FORNEY	2870	FROST	4602	GARRISON
3423		FORNEY	2874	FROST	4609	GARRISON
3427		FORNEY	9351	FROSTWOOD	4618	GARRISON
3511		FORNEY	3507	FUREY	4710	GARRISON
1900		FORT WORTH	3919	FUREY	4711	GARRISON
114		FRANCES	4002	FUREY	4712	GARRISON
210	N	FRANCES	4014	FUREY	4713	GARRISON
215	N	FRANCES	4015	FUREY	1523	GARZA
218	N	FRANCES	4031	FUREY	1529	GARZA
218	N	FRANCES	4109	FUREY	1610	GARZA
315	S	FRANCES	4127	FUREY	1618	GARZA
2726		FRANK	4130	FUREY	1630	GARZA
3510		FRANK	4131	FUREY	1634	GARZA
3607		FRANK	2651	GADBERRY	1730	GARZA
3714		FRANK	1843	GALLAGHER	1733	GARZA
3807		FRANK	1910	GALLAGHER	1735	GARZA
4010		FRANK	1950	GALLAGHER	1742	GARZA
4117		FRANK	2026	GALLAGHER	1823	GARZA
4328		FRANK	3404	GALLAGHER	2231	GARZA
4414		FRANK	3510	GALLAGHER	2900	GAY
4504		FRANK	3710	GALLAGHER	2909	GAY
4535		FRANK	5215	GALLAGHER	2910	GAY
4602		FRANK	2207	GALLATIN	2910	GAY
4611		FRANK	1626	GARDEN	2911	GAY
3604		FRANK	1715	GARDEN	2914	GAY
3610		FRANK	2223	GARDEN	1238	GEORGIA
3710		FRANK	2231	GARDEN	1410	GEORGIA
4303		FRANK	2238	GARDEN	1514	GEORGIA
4343		FRANK	2246	GARDEN	1537	GEORGIA
2723		GERTRUDE	2503	GOOCH	2218	GREER
2515		GHENT	2701	GOOCH	2226	GREER
2522		GHENT	2809	GOOCH	2325	GREER
2526		GHENT	2814	GOOCH	3126	GREGG
2542		GHENT	2820	GOOCH	3128	GREGG
2555		GHENT	2825	GOOCH	3141	GREGG
2634		GHENT	2412	GOOD LATIMER	620	GRIFFITH
2401		GIBBS WILLIAMS	2425	S GOOD LATIMER	1626	GRINNELL
2445		GIBBS WILLIAMS	2715	GOODWILL	1630	GRINNELL
2521		GIBBS WILLIAMS	2716	GOODWILL	10404	GROVE OAKS
3526		GIBSONDELL	2722	GOODWILL	200	E GRUBB
4513		GINGER	2723	GOODWILL	3738	GUARANTY
4539		GINGER	1900	GOULD	3212	GUNTER
2434		GIVENDALE	2608	GOULD	3224	GUNTER

2502	GIVENDALE	2700	GOULD	4845	GURLEY
2506	GIVENDALE	2716	GOULD	2811	GUYMON
2510	GIVENDALE	2724	GOULD	3325	HALLETT
9	GLADEWATER	2727	GOULD	3333	HALLETT
4116	GLADEWATER	2829	GOULD	3507	HALLETT
4126	GLADEWATER	9700	GRADY	3515	HALLETT
4154	GLADEWATER	10706	GRADY	3200	HAMILTON
4170	GLADEWATER	2703	GRAFTON	3306	HAMILTON
4227	GLADEWATER	608	GRAHAM	3523	HAMILTON
4247	GLADEWATER	702	GRAHAM	3702	HAMILTON
4327	GLADEWATER	710	GRAHAM	3706	HAMILTON
1415	GLEN	1502	GRAND	3726	HAMILTON
5722	GLEN FOREST	1507	GRAND	3815	HAMILTON
2519	GLENFIELD	1910	GRAND	3909	HAMILTON
2524	GLENFIELD	2524	GRAND	3925	HAMILTON
2711	GLENFIELD	2534	GRAND	4105	HAMILTON
2719	GLENFIELD	2723	GRAND	4309	HAMILTON
9	GLIDDEN	4309	GRAND	4343	HAMILTON
19	GLIDDEN	1101	E GRANT	4400	HAMILTON
20	GLIDDEN	1231	GRANT	4414	HAMILTON
1331	GLIDDEN	1307	GRANT	4508	HAMILTON
1338	GLIDDEN	3017	GRAYSON	4510	HAMILTON
2919	GLOYD	1	GREAT TRINITY FOREST	1858	HAMLET
2945	GLOYD	804	GREEN CASTLE	4013	HAMMERLY
2730	GOLDMAN	9999	GREENGROVE	4033	HAMMERLY
3206	GOLDSPIER	13101	GREENGROVE	3303	HAMPTON
2310	GOOCH	13305	GREENGROVE	3601	HANCOCK
2315	GOOCH	214	GREENHAVEN	3617	S HANCOCK
2333	GOOCH	234	GREENHAVEN	3621	HANCOCK
2339	GOOCH	1611	GREENLAWN	3625	HANCOCK
2346	GOOCH	1615	GREENLAWN	3906	HANCOCK
2403	GOOCH	1619	GREENLAWN	3910	HANCOCK
2420	GOOCH	1406	GREENVILLE	3926	HANCOCK
4004	HANCOCK	1644	S HASKELL	619	HELENA
24	HARBOR CT	3212	S HASKELL	731	HELENA
2301	HARDING	2310	S HASLETT	734	HELENA
2327	HARDING ST	2711	HASTINGS	747	HELENA
2343	HARDING ST	1624	HATCHER	402	HENDERSON
1522	HARLANDALE	1632	HATCHER	1311	S HENDRICKS
1735	HARLANDALE	1705	HATCHER	1327	HENDRICKS
2314	HARLANDALE	2255	HATCHER	1401	HENDRICKS
2318	HARLANDALE	2303	HATCHER	1419	HENDRICKS
2431	HARLANDALE	2503	HATCHER	1631	HERALD
2644	HARLANDALE	2525	HATCHER	1635	HERALD

2923		HARLANDALE	2541	HATCHER	1638	HERALD
3121		HARLANDALE	2551	HATCHER	1621	HERALD
3135		HARLANDALE	2561	HATCHER	1635	HERALD
3328		HARLANDALE	2600	HATCHER	3819	HERRLING
3105		HARMON	2603	HATCHER	4817	HEYWORTH
3108		HARMON	2615	HATCHER	5726	HIAWATHA
3130		HARMON	2645	HATCHER	5732	HIAWATHA
3143		HARMON	2819	HATCHER	523	HIGH
1538		HARRIS CT	3112	HATCHER	718	HIGHFALL
1550		HARRIS CT	3801	HATCHER	1960	HIGHLAND
1579		HARRIS CT	3814	HATCHER	3420	HIGHLAND WOODS
1600		HARRIS CT	3926	HATCHER	3421	HIGHLAND WOODS
1602		HARRIS CT	3930	HATCHER	3426	HIGHLAND WOODS
2315		HARRISON	533	HATTON	3430	HIGHLAND WOODS
2605		HARRISON	538	HATTON	3436	HIGHLAND WOODS
2609		HARRISON	772	HAVENWOOD	3440	HIGHLAND WOODS
2611		HARRISON	929	HAVENWOOD	3444	HIGHLAND WOODS
2819		HARSTON	4412	HAVERTY	3504	HIGHLAND WOODS
2823		HARSTON	728	HAYMARKET	3505	HIGHLAND WOODS
3631		HARSTON	1019	HAYMARKET	3510	HIGHLAND WOODS
401		HART	2021	HAYMARKET	3511	HIGHLAND WOODS
407		HART	2045	HAYMARKET	3516	HIGHLAND WOODS
409		HART	2071	HAYMARKET	3517	HIGHLAND WOODS
411		HART	2101	HAYMARKET	3521	HIGHLAND WOODS
444		HART	2161	HAYMARKET	3525	HIGHLAND WOODS
452		HART	7610	HAZEL	3526	HIGHLAND WOODS
457		HART	2003	HEARNE	3529	HIGHLAND WOODS
608		HARTSDALE	2707	HECTOR	3533	HIGHLAND WOODS
9800		HARWELL	2714	HECTOR	3536	HIGHLAND WOODS
3308		HARWOOD	2720	HECTOR	3537	HIGHLAND WOODS
3409	S	HARWOOD	4430	HEDGDON	940	HILLBURN
3513	S	HARWOOD	4511	HEDGDON	1227	HILLBURN
3521	S	HARWOOD	538	HELENA	1231	HILLBURN
4926	S	HARWOOD	542	HELENA	9999	HILLBURN
3516	S	HARWOOD	602	HELENA	227	HILLVALE
1205	S	HASKELL	611	HELENA	917	E HOBSON
1010		HOBSON	2222	HOOPER	7935	HULL
1115	E	HOBSON	2435	HOOPER	7944	HULL
1144	E	HOBSON	2615	HOOPER	7958	HULL
5019		HOHEN	2618	HOOPER	8024	HUME
5023		HOHEN	2629	HOOPER	3746	HUMPHREY
841		HOLCOMB	2622	HOOPER	4404	HUMPHREY
846		HOLCOMB	2530	HOOPER	2711	HUNTER
851		HOLCOMB	2532	HOOPER	1930	HUNTINGDON
930		HOLCOMB	2538	HOOPER	2002	HUNTINGDON

942		HOLCOMB	2555	HOOPER	2006	HUNTINGDON
950		HOLCOMB	2403	HOOPER	1321	HUTCHINS
1032	E	HOLCOMB	18	HORIZON HILLS	1401	HUTCHINS
1032		HOLCOMB	19	HORIZON HILLS	1403	HUTCHINS
1224		HOLCOMB	2	HORTENSE	1404	HUTCHINS
1224		HOLCOMB	1334	HORTENSE	1503	HUTCHINS
7459		HOLLY HILL	1342	HORTENSE	1810	IDAHO
2703		HOLMES	1506	HORTENSE	1918	IDAHO
2715		HOLMES	1510	HORTENSE	2018	IDAHO
2820		HOLMES	1511	HORTENSE	2222	IDAHO
2824		HOLMES	5406	HOUSTON SCHOOL	2223	IDAHO
2913		HOLMES	1306	HUDSPETH	2323	IDAHO
3012		HOLMES	1422	HUDSPETH	2515	IDAHO
3105		HOLMES	1607	HUDSPETH	2630	IDAHO
3522		HOLMES	1611	HUDSPETH	3110	IDAHO
3720		HOLMES	1710	HUDSPETH	3915	IDAHO
3734		HOLMES	1714	HUDSPETH	4023	IDAHO
3821		HOLMES	2135	HUDSPETH	4228	IDAHO
3826		HOLMES	2159	HUDSPETH	4407	IDAHO
3826		HOLMES	2203	HUDSPETH	1121	E ILLINOIS
3830		HOLMES	2550	HUDSPETH	2716	ILLINOIS
3833		HOLMES	2706	HUDSPETH	2720	E ILLINOIS
3847		HOLMES	2708	HUDSPETH	3437	E ILLINOIS
1722		HOMELAND	2710	HUDSPETH	2100	E INADALE
3642		HOMELAND	2733	HUDSPETH	3105	INDIANOLA
3642		HOMELAND	2735	HUDSPETH	1927	INGERSOLL
3702		HOMELAND	2820	HUDSPETH	1928	INGERSOLL
3730		HOMELAND	4702	HUEY	1930	INGERSOLL
9429		HOMEPLACE	4712	HUEY	1934	INGERSOLL
35		HONEYSUCKLE	4716	HUEY	1935	INGERSOLL
8317		HONEYSUCKLE	4718	HUEY	1938	INGERSOLL
8321		HONEYSUCKLE	4806	HUEY	1939	INGERSOLL
8327		HONEYSUCKLE	4807	HUEY	2434	INGERSOLL
8331		HONEYSUCKLE	7740	HULL	2622	INGERSOLL
8521		HONEYSUCKLE	7904	HULL	3402	INGERSOLL
8607		HONEYSUCKLE	7905	HULL	3615	INGERSOLL
8611		HONEYSUCKLE	7911	HULL	3722	INGERSOLL
8617		HONEYSUCKLE	7935	HULL	4010	INGERSOLL
4026		INGERSOLL	2502	JEFFRIES	2225	JORDAN
1503		IOWA	2505	JEFFRIES	2234	JORDAN
111		IRA	2506	JEFFRIES	2019	JORDAN VALLEY
118	N	IRA	2513	JEFFRIES	2104	JORDAN VALLEY
10899	N	IRIS	2514	JEFFRIES	429	JOSEPHINE
2507		IROQUOIS	2515	JEFFRIES	503	JOSEPHINE
2622		IROQUOIS	2517	JEFFRIES	519	JOSEPHINE

2807	IROQUOIS	2606	JEFFRIES	3610	JULIUS SCHEPPS
3520	IROQUOIS	2610	JEFFRIES	3614	JULIUS SCHEPPS
2015	IVANHOE	2621	JEFFRIES	315	JUSTIN
4010	IVANHOE	2629	JEFFRIES	2418	N KAHN
4022	IVANHOE	2636	JEFFRIES	2115	KATHLEEN
7924	IVORY	3406	JEFFRIES	2125	KATHLEEN
7927	IVORY	2741	JENNINGS	2135	KATHLEEN
7944	IVORY	2747	JENNINGS	2141	KATHLEEN
5035	IVY	2753	JENNINGS	2407	KATHLEEN
5041	IVY	2759	JENNINGS	2655	KATHLEEN
5103	IVY	3117	JESSIE BELL	2736	KAVASAR
5156	IVY	2406	JEWELL	2807	KAVASAR
1702	J B JACKSON	2402	JIM	2814	KAVASAR
1916	J B JACKSON	1250	JIM	2818	KAVASAR
1917	J B JACKSON	137	N JIM MILLER	2831	KAVASAR
1921	J B JACKSON	307	S JIM MILLER	2906	KAVASAR
944	JADEWOOD	1021	JIM MILLER	2914	KAVASAR
3526	JAMAICA	4708	N JIM MILLER	2918	KAVASAR
4018	JAMAICA	8107	N JOHN	2919	KAVASAR
4202	JAMAICA	8111	JOHN	2935	KAVASAR
4352	JAMAICA	8115	JOHN	2936	KAVASAR
4518	JAMAICA	8116	JOHN	2939	KAVASAR
4606	JAMAICA	5739	JOHNSON	2942	KAVASAR
3711	JAMAICA	5818	JOHNSON	2952	KAVASAR
3715	JAMAICA	5921	JOHNSON	2962	KAVASAR
4346	JAMAICA	9999	JOHNSON	2963	KAVASAR
4406	JAMAICA	604	JONELLE	9999	KAVASAR
4426	JAMAICA	627	JONELLE	201	E KEARNEY
4431	JAMAICA	632	JONELLE	2728	KEELER
6616	JEANE	648	JONELLE	2732	KEELER
2430	JEFF	660	JONELLE	2732	KELLER
3347	JEFFERSON	711	JONELLE	5300	KEENLAND
1601	W JEFFRIES	715	JONELLE	2913	KELLOGG
2401	JEFFRIES	746	JONELLE	2419	KEMP
2410	JEFFRIES	4731	JONES	2457	KEMP
2413	JEFFRIES	2215	JORDAN	2462	KEMP
2414	JEFFRIES	2224	JORDAN	2466	KEMP
2426	JEFFRIES	2234	JORDAN	1	KEMROCK
2431	JEFFRIES	2235	JORDAN	11	KEMROCK
2501	JEFFRIES	18	JORDAN RIDGE	6015	KEMROCK
6030	KEMROCK	4943	KILDARE	2626	KOOL
6039	KEMROCK	1231	KILLOUGH	2631	KOOL
6043	KEMROCK	1329	KILLOUGH	2635	KOOL
6107	KEMROCK	1339	KILLOUGH	2708	KOOL
6109	KEMROCK	1427	KILLOUGH	2717	KOOL

6121		KEMROCK	1505	KILLOUGH	2719		KOOL
6125		KEMROCK	1545	KILLOUGH	2726		KOOL
6131		KEMROCK	3819	KIMBALLDALE	2740		KOOL
6216		KEMROCK	2606	KIMSEY	1928		KRAFT
6222		KEMROCK	2718	KINGBRIDGE	1938		KRAFT
6311		KEMROCK	2810	KINGBRIDGE	2006		KRAFT
6411		KEMROCK	1038	KINGS	2012		KRAFT
6419		KEMROCK	2200	KINGS	2024		KRAFT
6427		KEMROCK	8325	KINGSFIELD	2031		KRAFT
6434		KEMROCK	8345	KINGSFIELD	302		KRAMER
6454		KEMROCK	8353	KINGSFIELD	322	N	KRAMER
6505		KEMROCK	3617	KINGSFORD	3420	N	KRISTEN
6511		KEMROCK	1507	KINGSLEY	3819		KYNARD
6042		KEMROCK	1511	KINGSLEY	3304		KYSER
6040		KEMROCK	1815	KINGSLEY	6810		LACY
2811		KENESAW	2522	KINGSTON	6816		LACY
3509		KENILWORTH	2503	KIRKLEY	4122		LADALE
3623		KENILWORTH	2517	KIRKLEY	3411		LADD
3706		KENILWORTH	1317	KIRNWOOD	2403		LAGOW
3723		KENILWORTH	1800	KIRNWOOD	2628		LAGOW
3916		KENILWORTH	408	KIRSAN DR	2720		LAGOW
700		KESSLER LAKE	2627	KIRVEN	2820		LAGOW
3418		KEYRIDGE	7919	KISKA	2902		LAGOW
3422		KEYRIDGE	8111	KISKA	2906		LAGOW
3511		KEYRIDGE	8112	KISKA	8322		LAKE ANNA
3515		KEYRIDGE	9030	KISSELL	421		LAKE CLIFF
3516		KEYRIDGE	5806	KITTY	7420		LAKE JUNE
1409	E	KIEST	12	KIWANIS	8745		LAKE JUNE
1700	E	KIEST	11800	KLEBERG	9501		LAKE JUNE
1713	E	KIEST	12239	KLEBERG	103		LAKE ST
1805	E	KIEST	12611	KLEBERG	405		LAKE ST
2720	E	KIEST	2438	KNIGHT	1608		LAKEVIEW
3517	E	KIEST	3733	KOLLOCH	2118		LAKEVIEW
2503	E	KILBURN	3742	KOLLOCH	2724	S	LAMAR
2606		KILBURN	3907	KOLLOCH	4910	S	LAMAR
2615		KILBURN	4308	KOLLOCH	834		LAMBERT
2623		KILBURN	4609	KOLLOCH	22		LANARK
2846		KILBURN	4720	KOLLOCH	2434		LANARK
4833		KILDARE	4726	KOLLOCH	619	S	LANCASTER
4914		KILDARE	2517	KOOL	623	N	LANCASTER
4926		KILDARE	2611	KOOL	2410	S	LANCASTER
4935		KILDARE	2622	KOOL	4226		LANCASTER
4226	S	LANCASTER	3318	LAPSLEY	2426		LAWRENCE
6318	N	LANCASTER	3319	LAPSLEY	2719		LAWRENCE
6322	S	LANCASTER	3322	LAPSLEY	2700		LAWRENCE

6326	S	LANCASTER	3323	LAPSLEY	2418	LAWRENCE
6620	S	LANCASTER	3326	LAPSLEY	2318	LAWRENCE
7422	S	LANCASTER	3327	LAPSLEY	2410	LAWRENCE
7536	S	LANCASTER	3330	LAPSLEY	336	LAWSON
13122	S	LAND	3331	LAPSLEY	3818	LE FORGE
202		LANDIS	3334	LAPSLEY	3902	LE FORGE
208		LANDIS	3335	LAPSLEY	1905	LEACREST
215		LANDIS	3338	LAPSLEY	2000	LEACREST
216		LANDIS	3339	LAPSLEY	2132	LEACREST
218		LANDIS	3342	LAPSLEY	2533	LEACREST
227		LANDIS	3345	LAPSLEY	325	LEADS ST
229		LANDIS	3346	LAPSLEY	336	LEADS ST
4202		LANDRUM	3349	LAPSLEY	6315	LEANA
4206		LANDRUM	3350	LAPSLEY	6413	LEANA
4210		LANDRUM	3354	LAPSLEY	1819	LEATH
4217		LANDRUM	3356	LAPSLEY	2035	LEATH
4220		LANDRUM	4727	LARUE	2046	LEATH
4222		LANDRUM	910	LASALLE	2711	LEBROCK
4224		LANDRUM	3015	LATIMER	2718	LEBROCK
4227		LANDRUM	3414	LATIMER	2719	LEBROCK
4233		LANDRUM	3504	LATIMER	2720	LEBROCK
4300		LANDRUM	3513	LATIMER	2724	LEBROCK
4304		LANDRUM	3521	LATIMER	2728	LEBROCK
4309		LANDRUM	3730	LATIMER	2733	LEBROCK
4317		LANDRUM	3732	LATIMER	2736	LEBROCK
4402		LANDRUM	3815	LATIMER	2737	LEBROCK
9212		LANEYVALE	3922	LATIMER	2745	LEBROCK
9219		LANEYVALE	2327	LAUREL HILL	2749	LEBROCK
9426		LANEYVALE	10	LAURELAND	2807	LEBROCK
2507		LANGDON	546	E LAURELAND	2815	LEBROCK
8502		LAPANTO	62	LAWLER RD	2822	LEBROCK
2202		LAPSLEY	51	LAWLER RD	2823	LEBROCK
2626		LAPSLEY	2422	LAWRENCE	2826	LEBROCK
3123		LAPSLEY	2503	LAWRENCE	2827	LEBROCK
3203		LAPSLEY	2601	LAWRENCE	2838	LEBROCK
3207		LAPSLEY	2628	LAWRENCE	2843	LEBROCK
3211		LAPSLEY	2710	LAWRENCE	2854	LEBROCK
3215		LAPSLEY	2711	LAWRENCE	2855	LEBROCK
3219		LAPSLEY	2535	LAWRENCE	1048	LEDBETTER
3302		LAPSLEY	2218	LAWRENCE	1915	E LEDBETTER
3306		LAPSLEY	2454	LAWRENCE	2003	E LEDBETTER
3310		LAPSLEY	2446	LAWRENCE	2007	E LEDBETTER
3314		LAPSLEY	2442	LAWRENCE	2346	E LEDBETTER
3315		LAPSLEY	2434	LAWRENCE	2615	E LEDBETTER
3307	E	LEDBETTER	3523	LOCKETT	4504	LUZON

3311	E	LEDBETTER	3527		LOCKETT	4531		LUZON
3427	E	LEDBETTER	6806		LOCKHEED	4540		LUZON
3540	E	LEDBETTER	2226		LOCUST	4623		LUZON
5538	S	LEEWOOD	2238		LOCUST	4640		LUZON
4417		LELAND	2250		LOCUST	4644		LUZON
4506		LELAND	2739		LOCUST	4647		LUZON
4519		LELAND	2266		LOLITA	4531		LUZON
4911		LELAND	2740		LOLITA	4535		LUZON
4918		LELAND	2914		LOLITA	4611		LUZON
3823		LEMAY	2915		LOLITA	4639		LUZON
3903		LEMAY	850		LONG ACRE	4504		LUZON
3915		LEMAY	319		LONGRIDGE	4528		LUZON
13328		LENOSA	1220		LONSDALE	4648		LUZON
1307		LENWAY	1233		LONSDALE	4631		LUZON
1708		LENWAY	1		LOOP 12	1410		LYNN HAVEN
1710		LENWAY	13		LOOP 12	2426		LYOLA
2412		LENWAY	14		LOOP 12	2433		LYOLA
2501		LENWAY	15		LOOP 12	2441		LYOLA
2601		LENWAY	7455		LOOP 12	2716		LYOLA
1922		LEROY	1617	S	LORIS	2726		LYOLA
2042		LEROY	1300		LOTUS	2804		LYOLA
2904		LEWISTON	1302		LOTUS	2808		LYOLA
1619		LIFE	1309		LOTUS	2814		LYOLA
1619		LIFE	1311		LOTUS	2821		LYOLA
2023		LIFE	1313		LOTUS	2838		LYOLA
1816		LINCOLN	2214		LOTUS	2845		LYOLA
7436		LINDA	2226		LOTUS	2849		LYOLA
7507		LINDA	799		LOTUS	2853		LYOLA
5002		LINDER	1300		LOTUS	2854		LYOLA
5006		LINDER	210	E	LOUISIANA	11050	N	MACARTHUR
5035		LINDER	224	E	LOUISIANA	2141		MACK
4702		LINDSLEY	300	W	LOUISIANA	2249		MACON
5319		LINDSLEY	319	W	LOUISIANA	2310		MACON
4718		LINDSLEY	1423	E	LOUISIANA	2338		MACON
2816		LINFIELD	1616		LOUISIANA	2402		MACON
3023		LINFIELD	7012	W	LOVETT	2451		MACON
3514		LINFIELD	3716		LOVINGOOD	2622		MACON
3518		LINFIELD	3810		LOVINGOOD	2633		MACON
4632		LINFIELD	2302		LOWERY	2637		MACON
4816		LINFIELD	2308		LOWERY	2711		MACON
11518		LIPPITT	2331		LOWERY	2715		MACON
4532		LIVE OAK	2406		LOWERY	2718		MACON
2631		LOBDELL	2510		LOWERY	2726		MACON
2638		LOBDELL	2605		LOWERY	2731		MACON
2539		LOBDELL	6623		LUCY	2732		MACON

3300		LOCKETT	6627	LUCY	2807	MACON
2810		MACON	3311	MARCOLE	507	S MARLBOROUGH
2826		MACON	3312	MARCOLE	902	S MARLBOROUGH
2835		MACON	3315	MARCOLE	5001	S MARNE
8233		MADDOX	3316	MARCOLE	5006	MARNE
2139		MAIL	3319	MARCOLE	5007	MARNE
2143		MAIL	3320	MARCOLE	5012	MARNE
245		MAIN	3323	MARCOLE	5021	MARNE
266	W	MAIN	3324	MARCOLE	5026	MARNE
2014		MAIN	3327	MARCOLE	5039	MARNE
4321	S	MALCOLM X	3328	MARCOLE	5102	MARNE
4400	S	MALCOLM X	3331	MARCOLE	2116	MARS RD
5003	S	MALCOLM X	3332	MARCOLE	825	S MARSALIS
5007	S	MALCOLM X	3335	MARCOLE	1331	MARSALIS
5023	S	MALCOLM X	3342	MARCOLE	1342	S MARSALIS
5031	S	MALCOLM X	2618	MARDER	1703	S MARSALIS
5041	S	MALCOLM X	2802	MARDER	1903	S MARSALIS
5124	S	MALCOLM X	1212	MARFA	2002	S MARSALIS
5307	S	MALCOLM X	1236	MARFA	2415	S MARSALIS
3815		MALDEN	1242	MARFA	2818	S MARSALIS
3014	S	MALLORY	1247	MARFA	2823	S MARSALIS
3122		MALLORY	1415	MARFA	2830	S MARSALIS
2703		MANILA	1502	MARFA	2911	S MARSALIS
6718		MANITOBA	1514	MARFA	2915	S MARSALIS
1610		MARBURG	1527	MARFA	2923	S MARSALIS
2231		MARBURG	1530	MARFA	2935	S MARSALIS
2318		MARBURG	1531	MARFA	3107	S MARSALIS
2539		MARBURG	1610	MARFA	4915	S MARSALIS
2618		MARBURG	18	MARGEWOOD	3709	MARSHALL
2727		MARBURG	20	MARGEWOOD	4002	MARSHALL
2730		MARBURG	5714	MARGEWOOD	4103	MARSHALL
2731		MARBURG	2900	MARIDEEN	4220	MARSHALL
2735		MARBURG	2934	MARIDEEN	4302	MARSHALL
2738		MARBURG	2938	MARIDEEN	4315	MARSHALL
2739		MARBURG	8619	MARIGOLD	3919	MARSHALL
3001		MARBURG	8701	MARIGOLD	4335	MARSHALL
3010		MARBURG	9	MARINE	4338	MARSHALL
2318		MARBURG	10	MARINE	4002	MARSHALL
2524		MARBURG	2431	MARJORIE	412	MARTIN LUTHER KIN JR
2614		MARBURG	2515	MARJORIE	2633	MARTIN LUTHER KIN JR
2622		MARBURG	2521	MARJORIE	2714	MARTIN LUTHER KIN JR
2706		MARBURG	2747	MARJORIE	5700	MARTINEZ
2723		MARBURG	2804	MARJORIE	515	MARTINIQUE
2827		MARBURG	3021	MARJORIE	811	MARTINIQUE

2843	MARBURG	3115	MARJORIE	3402	MARVIN D LOVE
4538	MARCELL	140	MARKS	7446	MARY DAN
3301	MARCOLE	150	MARKS	1704	MARY ELLEN
3307	MARCOLE	208	MARKS	1726	MARYLAND
2418	MARYLAND	1325	MCKENZIE	4230	S MESA GLEN
2419	MARYLAND	1332	MCKENZIE	2237	METROPOLITAN
2635	MARYLAND	1334	MCKENZIE	3514	METROPOLITAN
2915	MARYLAND	1336	MCKENZIE	3526	METROPOLITAN
4129	MARYLAND	1338	MCKENZIE	3803	METROPOLITAN
4216	MARYLAND	1428	MCKENZIE	3809	METROPOLITAN
4250	MARYLAND	1414	MCKENZIE	3905	METROPOLITAN
200	MASTERS	3018	MCNEIL	3926	METROPOLITAN
322	S MASTERS	3333	MCNEIL	4015	METROPOLITAN
1608	N MATAGORDA	2800	MEADOW	4213	METROPOLITAN
1608	MATAGORDA	2816	MEADOW	4301	METROPOLITAN
2711	MAURINE F BAILEY	2820	MEADOW	4507	METROPOLITAN
2723	MAURINE F BAILEY	3410	MEADOW	4522	METROPOLITAN
2726	MAURINE F BAILEY	4618	MEADOW	4602	METROPOLITAN
2746	MAURINE F BAILEY	2742	MEADOW DAWN	1607	METROPOLITAN
3315	MAYBETH	2816	MEADOW	1611	METROPOLITAN
3806	MAYBETH	2900	MEADOW	2240	METROPOLITAN
3930	MAYBETH	3414	MEADOW	2319	METROPOLITAN
1426	MAYWOOD	4921	MEADOW VIEW	4105	METROPOLITAN
1509	MAYWOOD	304	MEADOWCREEK	3821	METROPOLITAN
1515	MAYWOOD	428	MELBA	4339	METROPOLITAN
1413	MCBROOM	1206	MELBOURNE AVE	3614	METROPOLITAN
1414	MCBROOM	201	MELINDA	2826	METROPOLITAN
1721	MCBROOM	202	MELINDA	2821	METROPOLITAN
1729	MCBROOM	4220	MEMORY	2827	METROPOLITAN
1834	MCBROOM	4234	MEMORY	4523	METROPOLITAN
1906	MCBROOM	4400	MEMORY	4517	METROPOLITAN
1939	MCBROOM	4414	MEMORY	4515	METROPOLITAN
1956	MCBROOM	4520	MEMORY	4618	METROPOLITAN
2012	MCBROOM	1600	MENTOR	9120	METZ
2015	MCBROOM	1610	MENTOR	9211	METZ
2016	MCBROOM	1734	MENTOR	4825	MEXICANA
2017	MCBROOM	2405	MERLIN	4911	MEXICANA
2029	MCBROOM	2406	MERLIN	4934	MEXICANA
3402	MCBROOM	2412	MERLIN	5015	MEXICANA
3610	MCBROOM	2435	MERLIN	2414	MEYERS
3615	MCBROOM	2510	MERLIN	2423	MEYERS
3618	MCBROOM	2514	MERLIN	2506	MEYERS
3630	MCBROOM	2518	MERLIN	2509	MEYERS
3705	MCBROOM	2409	MERLIN	2515	MEYERS
3723	MCBROOM	2415	MERLIN	2522	MEYERS

3734	MCBROOM	2418		MERLIN	2526	MEYERS
3143	MCDERMOTT	2518		MERLIN	2527	MEYERS
3150	MCDERMOTT	2435		MERLIN	2602	MEYERS
739	MCDOWELL	206		MERRIFIELD	2609	MEYERS
1509	MCKEE	5535		MESA	2611	MEYERS
1315	MCKENZIE	5507		MESA CIR	2612	MEYERS
2621	MEYERS	2222		MOFFATT	420	N MOORE
2622	MEYERS	2226		MOFFATT	423	N MOORE
2641	MEYERS	2230		MOFFATT	424	N MOORE
3314	MEYERS	2235		MOFFATT	426	N MOORE
3519	MEYERS	2242		MOFFATT	427	N MOORE
3630	MEYERS	2246		MOFFATT	428	N MOORE
2704	MEYERSVILLE	2302		MOFFATT	501	N MOORE
1251	MICHIGAN	2303		MOFFATT	503	N MOORE
1610	MICHIGAN	2314		MOFFATT	506	N MOORE
1632	MICHIGAN	2319		MOFFATT	507	N MOORE
1735	MICHIGAN	2322		MOFFATT	508	N MOORE
2642	MICHIGAN	2327		MOFFATT	509	N MOORE
2710	MICHIGAN	2410		MOFFATT	511	N MOORE
2926	MICHIGAN	2415		MOFFATT	513	N MOORE
2938	MICHIGAN	2422		MOFFATT	515	N MOORE
3011	MICHIGAN	2431		MOFFATT	602	N MOORE
3051	MICHIGAN	2656		MOJAVE	607	N MOORE
3055	MICHIGAN	2724		MOJAVE	612	S MOORE
3302	MICHIGAN	2839		MOJAVE	2554	N MORGAN
3300	MIDDLEFIELD	2906		MOJAVE	2728	MORGAN
1015	MILDRED ST	2921		MOJAVE	3046	MORGAN
4715	MILITARY	3139		MOJAVE	3115	MORGAN
4727	MILITARY	4542		MOLER	3210	MORGAN
4819	MILITARY	345		MONTANA	3107	MORGAN
10011	MILL VALLEY	1122	E	MONTCLAIR	2738	MORNING
5625	MILLAR	1220	S	MONTCLAIR	2811	MORNING
623	MILLARD	2017	N	MONTCLAIR	3902	MORNING
808	MILLARD	2021	S	MONTCLAIR	1018	MOROCCO
813	MILLARD	4003		MONTIE	1210	N MOROCCO
825	MILLARD	4018		MONTIE	1250	N MOROCCO
2807	MILLBROOK	4311		MONTIE	1303	MORRELL
3502	MINGO	2300		MOONLIGHT	1307	MORRELL
3510	MINGO	2317		MOONLIGHT	1311	MORRELL
3531	MINGO	106	N	MOORE	1420	N MORRELL
3539	MINGO	110	S	MOORE	1722	MORRELL
3547	MINGO	114	S	MOORE	1726	MORRELL
3516	MINGO	118	S	MOORE	1735	MORRELL
3558	MINGO	122	S	MOORE	1802	MORRELL
1143	MISSOURI	135		MOORE	2803	MORRELL

1143		MISSOURI	310	S	MOORE	1506	MORRIS
1643	E	MISSOURI	329	N	MOORE	1512	MORRIS
2718	E	MITCHELL	333	N	MOORE	1516	MORRIS
2728		MITCHELL	338	N	MOORE	1714	MORRIS
8200		MOBERLY	340	N	MOORE	1901	MORRIS
2106		MOFFATT	402	N	MOORE	1912	MORRIS
2110		MOFFATT	406	N	MOORE	1920	MORRIS
2111		MOFFATT	413	N	MOORE	1925	MORRIS
1929		MORRIS	4316		MYRTLE	6534	NO NAME
2011		MORRIS	6310		MYRTLE	9011	NO NAME
2017		MORRIS	6318		MYRTLE	1224	NOAH
2020		MORRIS	123		NACHITA	1100	NOKOMIS
2030		MORRIS	2810		NAMUR	1131	NOLTE
3500		MORRIS	2825	S	NAMUR	1415	NOMAS
3506		MORRIS	3145		NANDINA	1525	NOMAS
3510		MORRIS	3244		NANDINA	1735	NOMAS
3542		MORRIS	9999		NANTUCKET VILLAGE	1842	NOMAS
3602		MORRIS	10311		NANTUCKET VILLAGE	1846	NOMAS
3606		MORRIS	2446		NAOMA	1939	NOMAS
3639		MORRIS	2506		NAOMA	1955	NOMAS
3701		MORRIS	7934		NASSAU	1966	NOMAS
3722		MORRIS	8002	S	NASSAU	2010	NOMAS
3741		MORRIS	3343	S	NAVAJO	3316	NOMAS
1		MOSSGLEN DR	3018		NAVARO	3320	NOMAS
1222		MOUNTAIN LAKE	3116		NAVARO	3321	NOMAS
1405		MOUNTAIN LAKE	3226		NAVARO	3324	NOMAS
1		MOUNTAIN SHORES	3314		NAVARO	3326	NOMAS
2		MOUNTAIN SHORES	3321		NAVARO	3407	NOMAS
3		MOUNTAIN SHORES	3503		NAVARO	3431	NOMAS
4		MOUNTAIN SHORES	5		NAVY	3529	NOMAS
5		MOUNTAIN SHORES	15		NAVY	3615	NOMAS
16		MOUNTAIN SHORES	221		NAVY	3630	NOMAS
2206		MOUSER ST	1909		NEAL	3715	NOMAS
3616		MT EVEREST	111		NECHES	3718	NOMAS
3726		MT RANIER	654		NEELY	3720	NOMAS
3623		MT ROYAL	631	W	NEOMI	5518	NOMAS
804		MUNCIE	722		NEOMI	5521	NOMAS
908		MUNCIE	726		NEOMI	5703	NOMAS
910		MUNCIE	731		NEOMI	5707	NOMAS
913		MUNCIE	9999		NEW BEDFORD	5711	NOMAS
1812		MUNCIE	9325		NEWHALL	5715	NOMAS
1911		MUNCIE	9407		NEWHALL	5719	NOMAS

1923	MUNCIE	1115	NEWPORT AVE	5723	NOMAS
1927	MUNCIE	3115	NICHOLSON	4705	NOME
119	MURDEAUX	5	NO NAME	4711	NOME
547	MURDOCK	8	NO NAME	4716	NOME
605	MURDOCK	363	NO NAME	4720	NOME
609	MURDOCK	999	NO NAME	4723	NOME
720	MURDOCK	1219	NO NAME	4732	NOME
824	MURDOCK	3515	NO NAME	4736	NOME
1624	N MURDOCK	5839	NO NAME	4744	NOME
10019	MUSKOGEE DR	6036	NO NAME	4748	NOME
3015	MYRTLE	6500	NO NAME	4812	NOME
3511	MYRTLE	6524	NO NAME	4820	NOME
3824	MYRTLE	6532	NO NAME	4832	NOME
4836	NOME	4234	OPAL	2620	PALL MALL
4843	NOME	3831	OPAL	2656	PALL MALL
4851	NOME	3810	OPAL	2660	PALL MALL
4123	NORCO	4214	OPAL	2715	PALL MALL
239	NORTH SHORE	800	OSLO	2719	PALL MALL
1201	NORTH	829	OSLO	2723	PALL MALL
1207	NORTH	76	OVERLOOK	2750	PALL MALL
1215	NORTH	1427	OVERTON	2808	PALL MALL
1310	NORTH	1607	E OVERTON	2814	PALL MALL
851	OAK FOREST	1618	E OVERTON	2815	PALL MALL
2826	OAK LN	1623	E OVERTON	2820	PALL MALL
714	OAK PARK	1651	E OVERTON	2824	PALL MALL
2328	OAK PLAZA	2307	E OVERTON	557	PALMETTO
2404	OAK PLAZA	2730	E OVERTON	2741	PALO ALTO
2419	OAK PLAZA	2803	E OVERTON	3155	PALO ALTO
2364	OAKDALE	2835	E OVERTON	3172	PALO ALTO
2370	OAKDALE	3907	OVERTON	9302	PARAMOUNT
2428	OAKDALE	4023	OVERTON	9426	PARAMOUNT
2510	OAKDALE	3915	OVERTON	9502	PARAMOUNT
2514	OAKDALE	4015	OVERTON	1805	PARK ROW
2519	OAKDALE	4007	OVERTON	1819	PARK ROW
2521	OAKDALE	4011	OVERTON	2532	PARK ROW
2542	OAKDALE	1418	OWEGA	2723	PARK ROW
2543	OAKDALE	1422	OWEGA	1409	PARK ROW
2547	OAKDALE	1426	OWEGA	1815	PARK ROW
2834	OAKDALE	1442	OWEGA	1831	PARK ROW
1306	OAKLEY	1446	OWEGA	2445	PARKCLIFF
1308	OAKLEY	1510	OWEGA	5407	PARKDALE
1406	OAKLEY	1542	OWEGA	5411	PARKDALE
1506	OAKLEY	4721	OWENWOOD	6903	PARKDALE
9999	OAKWOOD	4818	OWENWOOD	6919	PARKDALE
2403	OBENCHAIN	4822	OWENWOOD	6927	PARKDALE

4		ODESSA	4838		OWENWOOD	6938	PARKDALE
3431		ODESSA	1179		OXBOW	5008	PARKLAND
4103		ODESSA	1183		OXBOW	721	PARKVIEW
8621		ODOM	4907		PACIFIC	509	PARKWOOD
318	E	OHIO	704		PACKARD	516	PARKWOOD
1238	W	OHIO	705		PACKARD	605	PARKWOOD
1242	E	OHIO	713		PACKARD	611	PARKWOOD
1567	E	OHIO	717		PACKARD	617	PARKWOOD
114		OHIO	721		PACKARD	623	PARKWOOD
119	W	OHIO	1011	S	PACKARD	629	PARKWOOD
1538	E	OHIO	1014		PACKARD	740	PARKWOOD
219	W	OKLAUNION	3522		PACKARD	1211	PARLAY
900001		OLD MOSS	417		PAGE	1212	PARLAY
3708		OPAL	4022	W	PALACIOS	1215	PARLAY
3923		OPAL	2322		PALL MALL	1216	PARLAY
1219		PARLAY	606		PEMBERTON HILL	3049	PERSIMMON
1222		PARLAY	648		PEMBERTON HILL	3053	PERSIMMON
1223		PARLAY	1031		PEMBERTON HILL	3129	PERSIMMON
2708		PARNELL	3533		PENELOPE	3156	PERSIMMON
2722		PARNELL	3603		PENELOPE	3203	PERSIMMON
2724		PARNELL	3606		PENELOPE	4508	PHILIP
2732		PARNELL	3702		PENELOPE	4515	PHILIP
2828		PARNELL	3704		PENELOPE	4520	PHILIP
2901		PARNELL	3707		PENELOPE	4523	PHILIP
2915		PARNELL	3719		PENELOPE	4524	PHILIP
4528		PARRY	3815		PENELOPE	4531	PHILIP
4910		PARRY	3819		PENELOPE	5119	PHILIP
2708		PARSONS	3922		PENELOPE	5509	PICKFAIR CIR
2712		PARSONS	3631		PENELOPE	108	PIN OAK
2711		PARSONS	3532		PENELOPE	112	PIN OAK
3343		PARVIA	3602		PENELOPE	267	PIN OAK
5168		PATONIA	3614		PENELOPE	410	PIN OAK
1307		PEABODY	1313		PENNSYLVANIA	1600	PINE
1319		PEABODY	1317		PENNSYLVANIA	1603	PINE
1325		PEABODY	1325		PENNSYLVANIA	1609	PINE
1812		PEABODY	1415		PENNSYLVANIA	1617	PINE
2311		PEABODY	2414		PENNSYLVANIA	1725	PINE
2408		PEABODY	2504		PENNSYLVANIA	2232	PINE
2413		PEABODY	2525		PENNSYLVANIA	2233	PINE
2509		PEABODY	2710		PENNSYLVANIA	2408	PINE
2524		PEABODY	2722		PENNSYLVANIA	2506	PINE
2525		PEABODY	2812		PENNSYLVANIA	2522	PINE
2529		PEABODY	2822		PENNSYLVANIA	2538	PINE
2533		PEABODY	2834		PENNSYLVANIA	2539	PINE
2610		PEABODY	2908		PENNSYLVANIA	2603	PINE

2612	PEABODY	3105	PENNSYLVANIA	2616	PINE
1637	PEAR	3110	PENNSYLVANIA	2643	PINE
1712	PEAR	3117	PENNSYLVANIA	3218	PINE
1713	PEAR	3203	PENNSYLVANIA	3235	PINE
2819	PEARY	3423	PEORIA	3319	PINE
2823	PEARY	3717	PEORIA	3335	PINE
2859	PEARY	3722	PEORIA	3622	PINE
2875	PEARY	3738	PEORIA	3635	PINE
999	PEBBLE VALLEY	3838	PEORIA	3639	PINE
401	PECAN	3842	PEORIA	3642	PINE
402	PECAN	4528	PERRY	3702	PINE
407	PECAN	2	PERSIMMON	3710	PINE
408	PECAN	2906	PERSIMMON	3714	PINE
413	PECAN	2918	PERSIMMON	3723	PINE
416	PECAN	2937	PERSIMMON	3902	PINE
423	PECAN	3038	PERSIMMON	4002	PINE
431	PECAN	3045	PERSIMMON	4010	PINE
2002	PLAINCREEK	925	POLK	2931	PROSPERITY
2010	PLAINCREEK	9330	POLK	3018	PROSPERITY
2016	PLAINCREEK	9408	S POLK	3019	PROSPERITY
8334	PLAINVIEW	1818	S POLLARD	2931	PROSPERITY
8344	PLAINVIEW	1842	POLLARD	2745	PROSPERITY
8351	PLAINVIEW	1919	S POLLARD	2771	PROSPERITY
8401	PLAINVIEW	3915	POLLY	3710	PROSPERITY
8430	PLAINVIEW	3919	POLLY	1403	PUEBLO
134	PLEASANT MEADOWS	3924	POLLY	1515	PUEBLO
204	PLEASANT MEADOWS	3927	POLLY	1903	PUEBLO
604	PLEASANT	3933	POLLY	1922	PUEBLO
612	PLEASANT VISTA	3425	PONDROM	1933	PUEBLO
613	PLEASANT VISTA	3509	PONDROM	3318	PUEBLO
619	PLEASANT WOODS	708	PONTIAC	3329	PUEBLO
627	PLEASANT WOODS	800	PONTIAC	3423	PUEBLO
1038	PLEASANT	801	PONTIAC	3434	PUEBLO
1813	PLEASANT	903	PONTIAC	3521	PUEBLO
2267	PLEASANT	1023	PONTIAC	3525	PUEBLO
2271	PLEASANT	1624	POPLAR	3541	PUEBLO
2851	PLEASANT	1715	POPLAR	3543	PUEBLO
3105	PLEASANT	2207	POPLAR	3552	PUEBLO
1420	N PLUM	2307	POPLAR	3622	PUEBLO
5734	N PLUM DALE	2206	PORTERFIELD	3623	PUEBLO
5739	PLUM DALE	2210	PORTERFIELD	3624	PUEBLO
5744	PLUM DALE	2213	PORTERFIELD	3626	PUEBLO
5800	PLUM DALE	2214	PORTERFIELD	3700	PUEBLO
5801	PLUM DALE	2218	PORTERFIELD	5618	PUEBLO

5818	PLUM DALE	2221	PORTERFIELD	5622	PUEBLO
5906	PLUM DALE	800	PRAIRIE CREEK	5626	PUEBLO
5908	PLUM DALE	1002	N PRAIRIE CREEK	5630	PUEBLO
6018	PLUM DALE	1	PRAIRIE FLOWER	5633	PUEBLO
6022	PLUM DALE	8509	PRAIRIE HILL LN	5634	PUEBLO
6023	PLUM DALE	900009	PRATER	5637	PUEBLO
6031	PLUM DALE	1432	PRESIDIO	5638	PUEBLO
6035	PLUM DALE	1613	PRESIDIO	5641	PUEBLO
6039	PLUM DALE	1651	PRESIDIO	5642	PUEBLO
6043	PLUM DALE	6526	PROSPER ST	5645	PUEBLO
6047	PLUM DALE	2727	PROSPERITY	5646	PUEBLO
6051	PLUM DALE	2753	PROSPERITY	5649	PUEBLO
6055	PLUM DALE	2761	PROSPERITY	5650	PUEBLO
6059	PLUM DALE	2763	PROSPERITY	5654	PUEBLO
6067	PLUM DALE	2769	PROSPERITY	5658	PUEBLO
6071	PLUM DALE	2781	PROSPERITY	5702	PUEBLO
6072	PLUM DALE	2801	PROSPERITY	5703	PUEBLO
800	PLYMOUTH	2802	PROSPERITY	5706	PUEBLO
4114	POINSETTIA	2910	PROSPERITY	5707	PUEBLO
4105	S POINTER	2918	PROSPERITY	5802	PUEBLO
5805	PUEBLO	3038	RAMSEY	3107	REYNOLDS
5806	PUEBLO	3051	RAMSEY	3119	REYNOLDS
5809	PUEBLO	3106	RAMSEY	3239	REYNOLDS
5810	PUEBLO	3106	RAMSEY	3306	RICH ACRES
5813	PUEBLO	5700	RANCHERO	3312	RICH ACRES
5814	PUEBLO	2453	RANDOLPH	3312	RICH ACRES
5817	PUEBLO	2519	RANDOLPH	1126	RIDGEWOOD
5818	PUEBLO	2551	RANDOLPH	2623	RIPPLE
5821	PUEBLO	4020	RANGER	2627	RIPPLE
5822	PUEBLO	4024	RANGER	2631	RIPPLE
5825	PUEBLO	1411	RANIER	2637	RIPPLE
5826	PUEBLO	110	RAVINIA	2637	RIPPLE
5829	PUEBLO	202	RAVINIA	2640	RIPPLE
5830	PUEBLO	502	S RAYENELL	2641	RIPPLE
5900	PUEBLO	563	S RAYENELL	2919	RIPPLE
1414	PUEBLO	607	RAYENELL	2935	RIPPLE
1947	PUEBLO	623	RAYENELL	5618	RIVERSIDE
3324	PUEBLO	643	RAYENELL	718	RIVERWOOD
3107	PUGET	650	RAYENELL	2506	ROBERT B CULLUI
3221	PUGET	766	RAYENELL	2734	ROBERTA
4011	PUGET	802	RAYENELL	2803	ROBERTA
1201	PURITAN	821	RAYENELL	2807	ROBERTA
1205	PURITAN	2538	RAYMOND	2811	ROBERTA
1208	PURITAN	319	RED WING	3437	ROBERTS
1209	PURITAN	334	RED WING	3501	ROBERTS

1212	PURITAN	7012	REDBUD	3516	ROBERTS
8724	QUINN	7202	REDBUD	3927	ROBERTS
9039	QUINN	2808	REED	4003	ROBERTS
6606	RACINE	2835	REED	4006	ROBERTS
5404	RAILROAD	2919	REED	4010	ROBERTS
5408	RAILROAD	2923	REED	4014	ROBERTS
5412	RAILROAD	3003	REED	2601	ROCHESTER
5416	RAILROAD	3014	REED	2711	ROCHESTER
5420	RAILROAD	3018	REED	2718	ROCHESTER
5438	RAILROAD	3022	REED	2907	ROCHESTER
4219	RAMONA	3220	REED	2910	ROCHESTER
15	RAMSEY	3228	REED	2915	ROCHESTER
1609	RAMSEY	3231	REED	2922	ROCHESTER
1931	RAMSEY	3311	REED	3002	ROCHESTER
2019	RAMSEY	3327	REED	3006	ROCHESTER
2431	RAMSEY	3335	REED	3010	ROCHESTER
2614	RAMSEY	3706	REESE	3016	ROCHESTER
2615	RAMSEY	4625	REIGER	2231	ROCKEFELLER
2716	RAMSEY	4825	REIGER	2203	ROCKEFELLER
2742	RAMSEY	5533	REIGER	10726	ROCKINGHAM
2743	RAMSEY	1200	RENNER	709	ROCKWOOD
2819	RAMSEY	1315	RENNER	713	ROCKWOOD
717	ROCKWOOD	7920	SAIPAN	356	SEAGOVILLE
725	ROCKWOOD	832	SAMIA	9622	SEAGOVILLE
2715	ROGERS	2519	SAMOA AVE	10115	SEAGOVILLE
2719	ROGERS	2515	SAMOA AVE	14100	SEAGOVILLE
2731	ROGERS	3100	SAMUELL	2824	SEATON
2227	ROMINE	7534	SAN JOSE	2827	SEATON
2526	ROMINE	2812	SANDERSON	2845	S SEATON
2530	ROMINE	1104	SANE ST	2924	SEATON
3409	ROSELAND	1518	SANGER	2926	SEATON
4407	ROSELAND	1808	SANGER	2930	SEATON
5	ROSEMONT	1822	SANGER	4427	SEAY
7512	ROSEMONT	2703	SANTA CRUZ	6516	SEBRING
7922	ROSEMONT	2611	SANTA FE	6546	SEBRING
4407	ROSINE	4934	SANTA FE	8906	SEDGEMOOR
4428	ROSINE	7125	SANTA FE	9310	SEDGEMOOR
5120	ROSINE	6221	SARAH LEE	1508	SEEGAR
8003	ROTHINGTON	6227	SARAH LEE	1516	SEEVERS
8005	ROTHINGTON	1001	SARGENT	1615	SEEVERS
1401	ROWAN	2731	SCAMMEL	1723	SEEVERS
1424	ROWAN	15	SCARSDALE	1912	SEEVERS
1616	ROXANA	3902	SCHOFIELD	1918	SEEVERS
2100	ROYAL OAKS	3918	SCHOFIELD	2118	SEEVERS
2200	ROYAL OAKS	3607	SCHUSTER	2502	SEEVERS

5700	ROYAL	2203	SCOTLAND	2518	SEEVERS
10110	ROYCE	2323	SCOTLAND	2522	SEEVERS
10117	ROYCE	2414	SCOTLAND	2624	SEEVERS
4334	RUSK	2754	SCOTLAND	2714	SEEVERS
4411	RUSK	2775	SCOTLAND	2930	SEEVERS
4414	RUSK	2329	SCOTT	3054	SEEVERS
3702	RUSKIN	2341	SCOTT	1331	SELKIRK
3709	RUSKIN	2343	SCOTT	4111	SHADRACK
3724	RUSKIN	2418	SCOTT	2510	SHARON
3238	RUTLEDGE	3407	SCOUT	2512	SHARON
3300	RUTLEDGE	3517	SCOUT	2758	SHARON
3306	RUTLEDGE	4300	SCYENE	1716	SHAW
3310	RUTLEDGE	4401	SCYENE	1846	SHAW
3315	RUTLEDGE	4403	SCYENE	1910	SHAW
3322	RUTLEDGE	7225	SCYENE	1917	SHAW
3323	RUTLEDGE	7331	SCYENE	1964	SHAW
3327	RUTLEDGE	7339	SCYENE	1968	SHAW
3441	RUTZ	7800	SCYENE	2028	SHAW
8143	RYLIE	8000	SCYENE	1702	SHAW
9557	RYLIE CREST	131	SEAGOVILLE	1940	SHAW
10708	RYLIE CREST	134	SEAGOVILLE	7	SHAYNA
506	SABINE	141	N SEAGOVILLE	1222	SHEFFIELD
1020	SABINE	235	N SEAGOVILLE	1402	SHEFFIELD
1031	SABINE	340	SEAGOVILLE	1408	SHEFFIELD
3436	SHELDON	4655	SILVER	4019	SOLOMAN
3444	SHELDON	4701	SILVER	4102	SOLOMAN
3932	SHELLEY	4800	SILVER	4135	SOLOMAN
2113	SHELLHORSE	4806	SILVER	4029	SONNY CIR
2123	SHELLHORSE	4807	SILVER	3703	SONORA
2130	SHELLHORSE	4820	SILVER	3934	SONORA
2140	SHELLHORSE	4831	SILVER	3935	SONORA
2206	SHELLHORSE	9406	SILVER FALLS	1802	SOUTH
2212	SHELLHORSE	4020	SILVERHILL	1804	SOUTH
2218	SHELLHORSE	2411	SIMPSON STUART	1901	SOUTH
23	SHEPHERD	2417	SIMPSON STUART	2516	SOUTH
3906	SHINDOLL	2955	SIMPSON STUART	2524	SOUTH
1711	SHORE	5327	SIMPSON STUART	2934	SOUTH
1715	SHORE	5711	SINGLETON	3101	SOUTH
1719	E SHORE	9700	SKILLMAN	3116	SOUTH
1619	SICILY	14000	SKYFROST	222	SOUTH SHORE
1702	E SICILY	14300	SKYFROST	625	SOUTHEAST
1702	SICILY	14515	SKYFROST	1717	SOUTHERLAND
1715	SICILY	2403	SKYLARK DR	3158	SOUTHERN OAKS
3517	SIDNEY	8746	SLAY	3202	SOUTHERN OAKS
3521	SIDNEY	8752	SLAY	3234	SOUTHERN OAKS

3527	SIDNEY	1514	SMOKE TREE	3292	SOUTHERN OAKS
3529	SIDNEY	1703	SMOKE TREE	2202	SOUTHLAND
3533	SIDNEY	1707	SMOKE TREE	2241	SOUTHLAND
3534	SIDNEY	1711	SMOKE TREE	2319	SOUTHLAND
3601	SIDNEY	1717	SMOKE TREE	2515	SOUTHLAND
3603	SIDNEY	1732	SMOKE TREE	2522	SOUTHLAND
3607	SIDNEY	1852	SMOKE TREE	2607	SOUTHLAND
3621	SIDNEY	1903	SMOKE TREE	2622	SOUTHLAND
3622	SIDNEY	1940	SMOKE TREE	2623	SOUTHLAND
3711	SIDNEY	1948	SMOKE TREE	2631	SOUTHLAND
3802	SIDNEY	3760	SOFT WIND	2714	SOUTHLAND
3926	SIDNEY	3623	SOFTCLOUD	2731	SOUTHLAND
2614	SILKWOOD	4510	SOLAR	2826	SOUTHLAND
2618	SILKWOOD	4534	SOLAR	2838	SOUTHLAND
2620	SILKWOOD	4534	SOLAR	405	SPARKS
2701	SILKWOOD	4535	SOLAR	418	SPARKS
2718	SILKWOOD	4542	SOLAR	433	SPARKS
2726	SILKWOOD	4543	SOLAR	442	SPARKS
2727	SILKWOOD	4550	SOLAR	505	SPARKS
2730	SILKWOOD	4553	SOLAR	622	SPARKS
2802	SILKWOOD	4557	SOLAR	624	SPARKS
2811	SILKWOOD	4600	SOLAR	421	SPARKS
2814	SILKWOOD	4603	SOLAR	6530	SPEIGHT
2818	SILKWOOD	4624	SOLAR	3707	SPENCE
2819	SILKWOOD	4002	SOLOMAN	3809	SPENCE
4635	SILVER	4006	SOLOMAN	3810	SPENCE
3818	SPENCE	4603	SPRING GARDEN	3919	STANLEY SMITH
3819	SPENCE	4611	SPRING GARDEN	6625	STARKEY
3827	SPENCE	4631	SPRING GARDEN	2331	STARKS
3835	SPENCE	5508	SPRING VALLEY	2441	STARKS
3905	SPENCE	2714	SPRINGDALE	2510	STARKS
4006	SPENCE	3021	SPRINGVIEW	2511	STARKS
11521	SPENCE	3026	SPRINGVIEW	2538	STARKS
6105	SPORTSMANS	3211	SPRINGVIEW	2707	STARKS
6111	SPORTSMANS	3240	SPRINGVIEW	2315	STARKS
6115	SPORTSMANS	3327	SPRINGVIEW	2331	STARKS
6121	SPORTSMANS	3337	SPRINGVIEW	2336	STARKS
6125	SPORTSMANS	3347	SPRINGVIEW	2412	STARKS
6131	SPORTSMANS	3350	SPRINGVIEW	2424	STARKS
6135	SPORTSMANS	3360	SPRINGVIEW	2425	STARKS
6141	SPORTSMANS	3361	SPRINGVIEW	2702	STARKS
6145	SPORTSMANS	2865	SPRUCE VALLEY	2635	STARKS
6151	SPORTSMANS	2925	SPRUCE VALLEY	2627	STARKS
6155	SPORTSMANS	2925	SPRUCE VALLEY	2344	STARKS
6165	SPORTSMANS	2925	SPRUCE VALLEY	2415	STARKS

6171	SPORTSMANS	348	S	ST AUGUSTINE	2404	STARKS
6181	SPORTSMANS	1101		ST AUGUSTINE	2406	STARKS
6211	SPORTSMANS	1337		ST AUGUSTINE	2410	STARKS
6221	SPORTSMANS	1619	S	ST AUGUSTINE	2440	STARKS
6231	SPORTSMANS	1925	S	ST AUGUSTINE	319	STARR
6241	SPORTSMANS	2237	N	ST AUGUSTINE	3731	STATE OAK
3303	SPRING	2945	S	ST AUGUSTINE	816	STELLA
3304	SPRING	5259		ST CHARLES	1315	STELLA
3310	SPRING	2411		ST CLAIR	1406	STELLA
3319	SPRING	2415	S	ST CLAIR	1451	STELLA
3331	SPRING	2416		ST CLAIR	2522	STEPHENSON
3335	SPRING	2425		ST CLAIR	2529	STEPHENSON
3524	SPRING	2434		ST CLAIR	2711	STEPHENSON
3619	SPRING	2437		ST CLAIR	2727	STEPHENSON
3623	SPRING	2439		ST CLAIR	4	STILLWELL
3627	SPRING	2521		ST CLAIR	5	STILLWELL
3804	SPRING	2517		ST CLAIR	1425	STIRLING
3808	SPRING	2425		ST CLAIR	1444	STIRLING
3900	SPRING	2421		ST CLAIR	4611	STOKES
3905	SPRING	2413		ST CLAIR	4616	STOKES
4237	SPRING	2414		ST CLAIR	4640	STOKES
4304	SPRING	2422		ST CLAIR	4646	STOKES
4326	SPRING	2428		ST CLAIR	4648	STOKES
4334	SPRING	2506		ST CLAIR	4708	STOKES
4335	SPRING	2418		ST CLAIR	4716	STOKES
4723	SPRING	407		ST MARY	4719	STOKES
4803	SPRING	3820		STANLEY SMITH	4720	STOKES
4927	SPRING	3914		STANLEY SMITH	4723	STOKES
4729	STOKES	2404		SYLVIA	5232	TERRY
4735	STOKES	2432		SYLVIA	2049	THEDFORD
4743	STOKES	2517		SYLVIA	909	THELMA
4748	STOKES	2517		SYLVIA	3209	THOMAS
4751	STOKES	2429		TALCO DR	2431	THROCKMORTON
4752	STOKES	2210		TALLYHO	216	S TILLERY
4803	STOKES	2214		TALLYHO	218	N TILLERY
4804	STOKES	2403		TALLYHO	802	N TILLERY
8123	STONEHURST	2407		TALLYHO	1116	TILLERY
1741	STONEMAN	2410		TALLYHO	1120	TILLERY
1010	STONEWALL	2411		TALLYHO	3502	S TIOGA
1	STRAUS RD	2415		TALLYHO	3312	N TOKAY
1038	STRICKLAND	2419		TALLYHO	3316	TOKAY
1402	STRICKLAND	2430		TALLYHO	3317	TOKAY
1404	STRICKLAND	2435		TALLYHO	3320	TOKAY
1411	STRICKLAND	503		TAMA	3321	TOKAY
4500	STROBEL	524		TAMA	3324	TOKAY

4907	STROBEL	100	TAMALPAIS	3325	TOKAY
4915	STROBEL	99999	TAMALPAIS	3328	TOKAY
4919	STROBEL	2603	TANNER	3329	TOKAY
4	STRONG	2636	TANNER	3332	TOKAY
2416	SUE	2643	TANNER	3333	TOKAY
8116	SUETELLE	812	TARRYALL	3336	TOKAY
1861	SUMMIT	818	TARRYALL	3337	TOKAY
1725	SUNBEAM	925	TARRYALL	3341	TOKAY
1807	SUNBEAM	101	TATUM	3342	TOKAY
2322	SUNBEAM	703	TATUM	3345	TOKAY
2324	SUNBEAM	6907	S TAYLOE	3346	TOKAY
2424	SUNBEAM	8773	N TEAGARDEN	3349	TOKAY
2426	SUNBEAM	6309	TEAGUE	3352	TOKAY
2427	SUNBEAM	6311	TEAGUE	12	TOLUCA
2428	SUNBEAM	6317	TEAGUE	1710	TOLUCA
2430	SUNBEAM	6418	TEAGUE	1720	TOLUCA
2516	SUNBEAM	6419	TEAGUE	3230	TOPEKA
2550	SUNBEAM	6510	TEAGUE	1718	TORONTO
3218	SUNNYVALE	6530	TEAGUE	1731	TORONTO
3814	SUNNYVALE	3906	TELEPHONE	1835	TORONTO
18	SUNSET VILLAGE	1302	TEMPEST	1836	TORONTO
237	SUNSET	1306	TEMPEST	1848	TORONTO
2807	SUTTON	1454	TEMPEST	1950	TORONTO
2819	SUTTON	2940	TERMINAL	2009	TORONTO
2823	SUTTON	116	TERRACE	2014	TORONTO
2728	SWANSON	239	TERRACE	3402	TORONTO
2803	SWANSON	3431	TERRELL	3403	TORONTO
2806	SWANSON	3535	TERRELL	3407	TORONTO
3354	SYLVAN	4801	TERRY	3423	TORONTO
4244	SYLVESTER	5102	TERRY	3519	TORONTO
3540	TORONTO	2561	TUNE	3806	VANDERVOORT
3548	TORONTO	2566	TUNE	3810	VANDERVOORT
3561	TORONTO	2574	TUNE	3914	VANDERVOORT
3618	TORONTO	21	TURFWAY	4010	VANDERVOORT
3619	TORONTO	3107	TUSKEGEE	3129	VANNERSON
3624	TORONTO	3112	TUSKEGEE	3141	VANNERSON
3632	TORONTO	3114	TUSKEGEE	7342	VECINO
3719	TORONTO	3208	TUSKEGEE	114	VENTURA
5803	TORONTO	3217	TUSKEGEE	2	VERDE
900063	TOWNE HOUSE	3224	TUSKEGEE	4	VERDE
6030	TRACY	3226	TUSKEGEE	4610	VERDUN
6034	TRACY	3228	TUSKEGEE	4635	VERDUN
6102	TRACY	1110	TYLER	801	VERMONT
6314	TRACY	2526	TYLER	813	VERMONT
6316	TRACY	5406	UNIVERSITY HILLS	1013	VERMONT

6342	TRACY	9	S	UNKNOWN	1126	VERMONT
9711	TRAVIS	3007		URBAN	5029	VETERANS
9715	TRAVIS	3107	S	URBAN	5143	VETERANS
9719	TRAVIS	3115		URBAN	4213	VICTOR
9723	TRAVIS	2611		VALENTINE	4616	VICTOR
9727	TRAVIS	2726		VALENTINE	9999	VIDA
9731	TRAVIS	2802		VALENTINE	13000	VIDA
4709	TREMONT	2811		VALENTINE	2726	VILBIG
3300	TRINITY GATE	2814		VALENTINE	3106	VILBIG
3400	TRINITY GATE	2822		VALENTINE	3110	VILBIG
7903	TROJAN	2907		VALENTINE	3118	VILBIG
7912	TROJAN	2926		VALENTINE	3205	VILBIG
7928	TROJAN	3027		VALENTINE	3401	VILBIG
7931	TROJAN	3041		VALENTINE	3510	VILBIG
7936	TROJAN	3015		VALENTINE	3705	VILBIG
7955	TROJAN	2702		VALENTINE	3722	VILBIG
7959	TROJAN	2823		VALENTINE	1730	VILBIG
7960	TROJAN	1301		VALLEY	3300	VILBIG
2813	TROY	1303		VALLEY	3502	VILBIG
2819	TROY	1306		VALLEY	3335	VILBIG
2823	TROY	1307		VALLEY	3339	VILBIG
1708	TRUNK	1314		VALLEY	3831	VINEYARD
1818	TRUNK	1316		VALLEY	3922	VINEYARD
1822	TRUNK	1335		VALLEY	4006	VINEYARD
4011	TRUNK	40		VALLEY MILLS	4011	VINEYARD
4042	TUMALO	42		VALLEY MILLS	3826	VINEYARD
1702	TUNE	45		VALLEY MILLS	3906	VINEYARD
1925	TUNE	47		VALLEY MILLS	1413	W AIRPORT FWY
2329	TUNE	9652		VALLEY MILLS	322	W BROWNLEE
2402	TUNE	820		VAN BUREN	202	W MAIN ST
2446	TUNE	5611		VAN WINKLE	1335	WACO
2471	TUNE	3716	N	VANDERVOORT	1415	WACO
1522	WACO	1104		WAYNE ST	2874	WESTRIDGE
1611	WACO	373	N	WEAVER	9013	WESTSIDE
1614	WACO	3122	S	WEISENBERGER	9014	WESTSIDE
1706	WACO	3519		WEISENBERGER	15	WESTWAY
8822	WADLINGTON	3916		WEISENBERGER	1294	WHISPERING
5006	WADSWORTH	3813		WEISENBERGER	1	N WHISPERING OAK
4503	WAHOO	3017		WEISENBERGER	1507	WHITAKER
4515	WAHOO	4026		WEISENBERGER	1503	WHITAKER
4519	WAHOO	4130		WEISENBERGER	8916	WHITEHALL
4523	WAHOO	2521		WELLS	9216	WHITEHALL
4535	WAHOO	2527		WELLS	9222	WHITEHALL
4531	WAHOO	2531		WELLS	9428	WHITEHALL
3808	WALDRON	2533		WELLS	920	WHITEHALL

3918		WALDRON	2519	WELLS	2837	WHITEWOOD
4039		WALKER	2517	WELLS	1110	WHITLEY
907		WALKWAY	3217	WENDELKIN	1000	WILD BRICK
1012		WALKWAY	3317	WENDELKIN	3806	WILDER
1621		WALMSLEY	3401	WENDELKIN	2234	WILHURT
54		WALNUT	3417	WENDELKIN	2235	WILHURT
1715		WARREN	3624	WENDELKIN	2243	WILHURT
2409		WARREN	3741	WENDELKIN	2246	WILHURT
2413		WARREN	3425	WENDELKIN	2247	WILHURT
2614		WARREN	3514	WENDELKIN	2251	WILHURT
2617		WARREN	3518	WENDELKIN	2314	WILHURT
2625		WARREN	3636	WENDELKIN	2318	WILHURT
2631		WARREN	3722	WENDELKIN	2414	WILHURT
2701		WARREN	3730	WENDELKIN	2507	WILHURT
3021		WARREN	8103	WES HODGES	2515	WILHURT
2625		WARREN	8107	WES HODGES	2535	WILHURT
2631		WARREN	8111	WES HODGES	2607	WILHURT
3004		WARREN	8119	WES HODGES	2619	WILHURT
1627		WARSAW	8120	WES HODGES	2631	WILHURT
1337		WASCO	8123	WES HODGES	2747	WILHURT
1345		WASCO	8124	WES HODGES	2921	WILHURT
1346		WASCO	8127	WES HODGES	2926	WILHURT
1349		WASCO	8128	WES HODGES	3400	WILHURT
1365		WASCO	8131	WES HODGES	3529	WILHURT
1438		WASCO	8132	WES HODGES	9025	WILLOUGHBY
10327		WATERBURY	4242	WESTCLIFF	9031	WILLOUGHBY
5043		WATSON	24	WESTERHAM	121	WILMER KLEBERG
5102		WATSON	25	WESTERHAM	5522	WILSON
5127		WATSON	33	WESTERHAM	5526	WILSON
5018		WATSON	34	WESTERHAM	5530	WILSON
235	S	WAVERLY	35	WESTERHAM	5534	WILSON
902	S	WAVERLY	36	WESTERHAM	5703	WILSON
1009		WAVERLY	4105	WESTMORELAND	5707	WILSON
1703		WAVERLY	3125	N WESTMORELAND	5711	WILSON
5805		WILSON	603	E WOODIN	4226	YORK
5809		WILSON	822	E WOODIN	434	YOUNGSTOWN
5813		WILSON	907	E WOODIN	525	YOUNGSTOWN
5903		WILSON	915	E WOODIN	8316	YUKON
5907		WILSON	1125	WOODIN	8320	YUKON
5919		WILSON	1227	WOODIN	8324	YUKON
6105		WIN ONLY	1229	E WOODIN	8325	YUKON
6106		WIN ONLY	1239	E WOODIN	8328	YUKON
6110		WIN ONLY	1531	E WOODIN	8332	YUKON
6111		WIN ONLY	1615	E WOODIN	8338	YUKON
6115		WIN ONLY	1619	E WOODIN	8339	YUKON

6116	WIN ONLY	1623	E	WOODIN	8343	YUKON
6121	WIN ONLY	1627	E	WOODIN	8344	YUKON
6122	WIN ONLY	9999	E	WOODLEAF	8350	YUKON
6125	WIN ONLY	515		WOODMONT	8357	YUKON
6130	WIN ONLY	647		WOODMONT	8360	YUKON
6131	WIN ONLY	5316	E	WOODSBORO	708	ZANG
6135	WIN ONLY	1931		WOODY	4705	ZEALAND
6136	WIN ONLY	500		WORTH	4737	ZEALAND
6140	WIN ONLY	5115		WYNELL	4741	ZEALAND
6141	WIN ONLY	5117		WYNELL	4745	ZEALAND
6146	WIN ONLY	5119		WYNELL	4807	ZEALAND
6150	WIN ONLY	9011		WORTH	4812	ZEALAND
6156	WIN ONLY	4511		YANCY	4816	ZEALAND
6160	WIN ONLY	4531		YANCY	4820	ZEALAND
6161	WIN ONLY	4536		YANCY	4824	ZEALAND
6164	WIN ONLY	4543		YANCY	4828	ZEALAND
6165	WIN ONLY	4544		YANCY	3331	ZELMA
6170	WIN ONLY	4548		YANCY		
6171	WIN ONLY	4709		YANCY		
1	WINNETKA	4739		YANCY		
1614	N WINNETKA	4749		YANCY		
1618	N WINNETKA	4754		YANCY		
2411	N WINNETKA	4758		YANCY		
2509	N WINNETKA	4766		YANCY		
3331	N WINNETKA	4808		YANCY		
904	N WINSTON	3510		YORK		
4835	N WISTERIA	3518		YORK		
820	WIXOM	3531		YORK		
830	WIXOM	3615		YORK		
905	WOODACRE	3616		YORK		
508	WOODBINE	3618		YORK		
559	WOODBINE	3622		YORK		
623	WOODBINE	3624		YORK		
709	WOODBINE	3701		YORK		
520	WOODBINE	3703		YORK		
26	WOODED GATE	3719		YORK		

ATTACHMENT D
2244 POTENTIAL LAND BANK LOTS SUBMITTED
FY 2003-04 TO FY 2013-14

4210	1 ST	2314	EXETER	2423	MEYERS
4215	1 ST	2319	EXETER	2505	MEYERS
4226	1 ST	2322	EXETER	2506	MEYERS
2714	1 ST	2327	EXETER	2509	MEYERS
329	E 10 TH	2510	EXETER	2522	MEYERS
405	E 10 TH	2522	EXETER	2602	MEYERS
627	W 10 TH	2530	EXETER	2609	MEYERS
1031	E 11 TH	2538	EXETER	2612	MEYERS
1709	4 TH	2602	EXETER	2641	MEYERS
1916	4 TH	2610	EXETER	3523	MEYERS
618	E 5 TH	2614	EXETER	3055	MICHIGAN
2436	51 ST	2626	EXETER	1143	MISSOURI
2506	51 ST	2631	EXETER	1643	E MISSOURI
2627	52 ND	2743	EXETER	2728	MITCHELL
3217	52 ND	2515	EXLINE	2111	MOFFATT
2516	56 TH	2534	EXLINE	2211	MOFFATT
316	E 6 TH	2603	EXLINE	2222	MOFFATT
401	E 8 TH	2607	EXLINE	2226	MOFFATT
521	E 8 TH	2622	EXLINE	2230	MOFFATT
424	W 9 TH	2722	EXLINE	2235	MOFFATT
701	W 9 TH	2725	EXLINE	2242	MOFFATT
731	W 9 TH	2726	EXLINE	2302	MOFFATT
1439	ADELAIDE	2730	EXLINE	2303	MOFFATT
3907	AGNES	2731	EXLINE	2314	MOFFATT
4002	AGNES	2734	EXLINE	2322	MOFFATT
2722	ALABAMA	526	EZEKIAL	2410	MOFFATT
2847	ALABAMA	618	EZEKIAL	2427	MOFFATT
2900	ALABAMA	731	EZEKIAL	2431	MOFFATT
2926	ALABAMA	746	EZEKIAL	1403	MONTAGUE
2935	ALABAMA	747	EZEKIAL	2017	N MONTCLAIR
2939	ALABAMA	750	EZEKIAL	2021	N MONTCLAIR
3038	ALABAMA	754	EZEKIAL	4003	MONTIE
3042	ALABAMA	1339	FAIRVIEW	4018	MONTIE
1514	ALASKA	1510	FAIRVIEW	4022	MONTIE
1631	ALASKA	5403	FANNIE	4311	MONTIE
2006	ALASKA	5406	FANNIE	329	N MOORE
2720	ALASKA	5410	FANNIE	333	N MOORE
2927	ALASKA	5524	FANNIE	406	N MOORE
3036	ALASKA	2810	FARRAGUT	410	N MOORE
3123	ALASKA	2812	FARRAGUT	413	N MOORE
403	ALBRIGHT	2315	FATIMA	424	N MOORE
405	ALBRIGHT	2323	FATIMA	501	N MOORE
410	ALBRIGHT	2403	FATIMA	503	N MOORE
414	ALBRIGHT	2639	FATIMA	508	N MOORE
415	ALBRIGHT	424	FAULK	523	S MOORE

2221	ANDERSON	508	FAULK	603	S MOORE
2239	ANDERSON	532	FAULK	607	N MOORE
2241	ANDERSON	540	FAULK	612	S MOORE
2245	ANDERSON	544	FAULK	613	S MOORE
2402	ANDERSON	545	FAULK	614	S MOORE
2629	ANDERSON	1407	FAYETTE	734	S MOORE
2663	ANDERSON	1415	FAYETTE	2738	MORNING
2715	ANDERSON	4533	FELLOWS	2811	MORNING
1815	ANGELINA	4728	FELLOWS	1722	MORRELL
1832	ANGELINA	4752	FELLOWS	1726	MORRELL
1834	ANGELINA	4812	FELLOWS	1506	MORRIS
1838	ANGELINA	4816	FELLOWS	1512	MORRIS
1855	ANGELINA	4820	FELLOWS	1710	MORRIS
1922	ANGELINA	4832	FELLOWS	1714	MORRIS
1941	ANGELINA	2415	FELTON	1838	MORRIS
1955	ANGELINA	728	FERNWOOD	1847	MORRIS
1962	ANGELINA	2521	FERNWOOD	1901	MORRIS
1966	ANGELINA	2638	FERNWOOD	1912	MORRIS
1967	ANGELINA	2709	FERNWOOD	1920	MORRIS
1974	ANGELINA	2712	FERNWOOD	1925	MORRIS
2005	ANGELINA	2719	FERNWOOD	1929	MORRIS
2017	ANGELINA	2900	FERNWOOD	2011	MORRIS
2024	ANGELINA	3001	FERNWOOD	2017	MORRIS
2027	ANGELINA	3217	FERNWOOD	2020	MORRIS
2028	ANGELINA	301	FIDELIS	2026	MORRIS
2032	ANGELINA	1311	S FITZHUGH	3420	MORRIS
2037	ANGELINA	1331	S FITZHUGH	3542	MORRIS
2059	ANGELINA	1625	S FITZHUGH	3606	MORRIS
1503	ANN ARBOR	3706	S FITZHUGH	3610	MORRIS
1514	ANN ARBOR	1527	FLEETWOOD	3639	MORRIS
1522	ANN ARBOR	1625	FLEETWOOD	3701	MORRIS
1955	ANN ARBOR	1634	FLEETWOOD	3741	MORRIS
1959	ANN ARBOR	1336	FLETCHER	4731	MORRIS
1961	ANN ARBOR	1322	FOLEY	4853	MORRIS
1965	ANN ARBOR	1526	FORDHAM	1809	MUNCIE
2107	ANN ARBOR	1531	FORDHAM	1922	MUNCIE
2219	E ANN ARBOR	1554	FORDHAM	1923	MUNCIE
2251	ANN ARBOR	1555	FORDHAM	4316	MYRTLE
2528	ANN ARBOR	2110	FORDHAM	6318	MYRTLE
2723	ANN ARBOR	2118	FORDHAM	2446	NAOMA
2773	ANN ARBOR	2246	FORDHAM	3116	NAVARO
3827	ARANSAS	2302	FORDHAM	3226	NAVARO
4103	ARANSAS	2406	FORDHAM	3234	NAVARO
4114	ARANSAS	2806	FORDHAM	3406	NAVARO
2111	ARDEN	2807	FORDHAM	731	NEOMI

2119	AREBA	1223	FORESTER	1	NO NAME
2609	ARIZONA	3510	FRANK	531	NOMAS
2914	ARIZONA	3604	FRANK	1418	NOMAS
3047	ARIZONA	3607	FRANK	1525	NOMAS
3328	ARIZONA	3714	FRANK	1710	NOMAS
4510	ASH	3807	FRANK	1714	NOMAS
5407	ASH	4117	FRANK	1730	NOMAS
3604	ATLANTA	4215	FRANK	1816	NOMAS
3619	ATLANTA	4303	FRANK	1970	NOMAS
5301	AUDREY	4314	FRANK	2010	NOMAS
229	AVE A	4326	FRANK	2014	NOMAS
315	AVE A	4343	FRANK	2021	NOMAS
323	AVE A	4347	FRANK	3316	NOMAS
331	AVE A	4409	FRANK	3320	NOMAS
426	AVE A	4414	FRANK	3321	NOMAS
427	AVE A	4415	FRANK	3324	NOMAS
430	AVE A	4418	FRANK	3431	NOMAS
431	AVE A	4431	FRANK	3528	NOMAS
441	AVE A	4435	FRANK	3529	NOMAS
1703	AVE B	4504	FRANK	3615	NOMAS
1721	AVE B	4507	FRANK	3715	NOMAS
1727	AVE B	4535	FRANK	3718	NOMAS
1731	AVE B	4602	FRANK	4705	NOME
1742	AVE B	4711	FRANK	4711	NOME
1806	AVE B	4726	FRANK	4723	NOME
324	AVE E	2719	FRAZIER	4744	NOME
355	AVE E	2726	FRAZIER	4832	NOME
402	AVE E	2915	FRAZIER	4836	NOME
414	AVE E	4838	FRIO	4843	NOME
419	AVE E	3507	FUREY	4748	NOME
426	AVE E	4002	FUREY	1326	OAKLEY
435	AVE E	4010	FUREY	1330	OAKLEY
444	AVE E	4015	FUREY	1406	OAKLEY
418	AVE F	4103	FUREY	3021	OBENCHAIN
323	AVE G	4109	FUREY	3713	ODESSA
607	AVE G	4127	FUREY	3719	ODESSA
418	AVE H	4130	FUREY	4103	ODESSA
419	AVE H	1723	GALLAGHER	4142	ODESSA
516	AVE H	1823	GALLAGHER	1242	E OHIO
523	AVE H	1835	GALLAGHER	1539	E OHIO
402	AVE J	1843	GALLAGHER	1547	E OHIO
403	AVE J	1908	GALLAGHER	3708	OPAL
431	AVE J	1911	GALLAGHER	3710	OPAL
316	AVE L	1913	GALLAGHER	3714	OPAL
323	AVE L	1955	GALLAGHER	3723	OPAL

506	AVE L	1961	GALLAGHER	3801	OPAL
510	AVE L	1967	GALLAGHER	3810	OPAL
518	AVE L	3710	GALLAGHER	3816	OPAL
4202	AZTEC	3739	GALLAGHER	3822	OPAL
4249	AZTEC	1107	GALLOWAY	3831	OPAL
3914	BALCH	2223	GARDEN	4117	OPAL
4422	BALDWIN	2231	GARDEN	4207	OPAL
4423	BALDWIN	2238	GARDEN	4214	OPAL
4507	BALDWIN	2246	GARDEN	4234	OPAL
4518	BALDWIN	2254	GARDEN	4243	OPAL
4701	BALDWIN	2403	GARDEN	4507	N OTTAWA
4707	BALDWIN	2407	GARDEN	1618	E OVERTON
4712	BALDWIN	2424	GARDEN	1623	OVERTON
4715	BALDWIN	2425	GARDEN	2307	OVERTON
4723	BALDWIN	4529	GARLAND	2730	OVERTON
4727	BALDWIN	4531	GARLAND	2835	OVERTON
4735	BALDWIN	4600	GARLAND	3418	OVERTON
4803	BALDWIN	4611	GARLAND	1418	OWEGA
4806	BALDWIN	5409	GARLAND	1442	OWEGA
4823	BALDWIN	4513	GARRISON	1510	OWEGA
4863	BALDWIN	4516	GARRISON	4617	OWENWOOD
4869	BALDWIN	4602	GARRISON	4705	OWENWOOD
4134	BALL	1523	GARZA	4818	OWENWOOD
4161	BALL	1525	GARZA	4822	OWENWOOD
1118	BALLARD	1529	GARZA	1414	PADGITT
710	BANK	1618	GARZA	1534	PADGITT
1401	BANK	1630	GARZA	3612	PALACIOS
1420	BANK	1634	GARZA	3719	PALACIOS
1429	BANK	1635	GARZA	4003	PALACIOS
1641	BANNOCK	1719	GARZA	2652	PALL MALL
1407	BARRY	1723	GARZA	2656	PALL MALL
1437	BARRY	1730	GARZA	2719	PALL MALL
1449	BARRY	1733	GARZA	2723	PALL MALL
1501	BARRY	1739	GARZA	1805	PARK ROW
4844	BARTLETT	1742	GARZA	1819	PARK ROW
805	BAYONNE	1751	GARZA	2723	PARK ROW
811	BAYONNE	1815	GARZA	2708	PARNELL
818	BAYONNE	2911	GAY	2722	PARNELL
916	BAYONNE	1238	GEORGIA	2724	PARNELL
1610	BAYSIDE	1410	GEORGIA	2820	PARNELL
1619	BAYSIDE	1514	GEORGIA	3510	PARNELL
1623	BAYSIDE	1537	GEORGIA	4831	PARRY
1702	BAYSIDE	2711	GERTRUDE	4907	PARRY
1711	BAYSIDE	2515	GHENT	4910	PARRY
1715	BAYSIDE	2519	GHENT	2611	PARSONS

1834	BAYSIDE	2526	GHENT	2703	PARSONS
1836	BAYSIDE	2542	GHENT	2708	PARSONS
1843	BAYSIDE	2622	GHENT	2712	PARSONS
1847	BAYSIDE	4116	GLADEWATER	2715	PARSONS
1909	BAYSIDE	4126	GLADEWATER	2723	PARSONS
1911	BAYSIDE	4154	GLADEWATER	9999	PARSONS
1918	BAYSIDE	4170	GLADEWATER	3333	PARVIA
2019	BAYSIDE	4227	GLADEWATER	1307	PEABODY
3326	BEALL	5722	GLEN FOREST	1313	PEABODY
3330	BEALL	1306	GLIDDEN	1325	PEABODY
3435	BEALL	1327	GLIDDEN	1404	PEABODY
3023	BEAUCHAMP	3206	GOLDSPIER	1709	PEABODY
3067	BEAUCHAMP	3211	GOLDSPIER	1812	PEABODY
3421	BEAUCHAMP	2310	GOOCH	2300	PEABODY
724	N BECKLEY	2403	GOOCH	2408	PEABODY
728	N BECKLEY	2701	GOOCH	2413	PEABODY
3712	BEDFORD	2825	GOOCH	2525	PEABODY
5238	BEEMAN	2715	GOODWILL	2529	PEABODY
3427	BERNAL	2722	GOODWILL	1637	PEAR
3439	BERNAL	2723	GOODWILL	1713	PEAR
3508	BERTRAND	2700	GOULD	400	PECAN
3520	BERTRAND	2710	GOULD	402	PECAN
3614	BERTRAND	2712	GOULD	410	PECAN
3723	BERTRAND	2716	GOULD	411	PECAN
4302	BERTRAND	2724	GOULD	413	PECAN
4306	BERTRAND	2727	GOULD	416	PECAN
4318	BERTRAND	2733	GOULD	606	PEMBERTON
4322	BERTRAND	2703	GRAFTON	3533	PENELOPE
634	BETHPAGE	608	GRAHAM	3602	PENELOPE
2208	BETHURUM	702	GRAHAM	3603	PENELOPE
2214	BETHURUM	710	GRAHAM	3627	PENELOPE
2216	BETHURUM	1822	GRAND	3631	PENELOPE
2218	BETHURUM	2524	GRAND	3718	PENELOPE
2302	BETHURUM	1215	GRANT	3719	PENELOPE
2311	BETHURUM	1309	GRANT	3815	PENELOPE
2313	BETHURUM	1313	GRANT	3819	PENELOPE
2336	BETHURUM	1326	GRANT	3922	PENELOPE
2743	BETHURUM	1345	GRANT	4337	PENELOPE
903	BETTERTON	1361	GRANT	1308	PENNSYLVANIA
6520	BEXAR	3224	GUNTER	1313	PENNSYLVANIA
6526	BEXAR	4538	GURLEY	1317	PENNSYLVANIA
6702	BEXAR	3306	HAMILTON	1325	PENNSYLVANIA
6812	BEXAR	3523	HAMILTON	2525	PENNSYLVANIA
1518	BICKERS	3702	HAMILTON	2710	PENNSYLVANIA
1526	BICKERS	3706	HAMILTON	2722	PENNSYLVANIA

1531	BICKERS	3726	HAMILTON	2812	PENNSYLVANIA
1606	BICKERS	3909	HAMILTON	2822	PENNSYLVANIA
1615	BICKERS	3912	HAMILTON	2836	PENNSYLVANIA
1623	BICKERS	3925	HAMILTON	3105	PENNSYLVANIA
1626	BICKERS	4105	HAMILTON	4508	PHILIP
1719	BICKERS	4226	HAMILTON	4515	PHILIP
1822	BICKERS	4309	HAMILTON	4520	PHILIP
1831	BICKERS	4314	HAMILTON	4523	PHILIP
1906	BICKERS	4321	HAMILTON	4524	PHILIP
1910	BICKERS	4343	HAMILTON	4530	PHILIP
1918	BICKERS	4403	HAMILTON	4531	PHILIP
1930	BICKERS	4410	HAMILTON	4603	PHILIP
1956	BICKERS	4414	HAMILTON	4717	PHILIP
3634	BICKERS	4418	HAMILTON	4911	PHILIP
3638	BICKERS	3123	HAMMERLY	5119	PHILIP
3642	BICKERS	3408	HAMMERLY	1617	PINE
3702	BICKERS	4013	HAMMERLY	2232	PINE
3734	BICKERS	4017	HAMMERLY	2233	PINE
3738	BICKERS	4033	HAMMERLY	2522	PINE
3317	BIGLOW	4123	HAMMERLY	3218	PINE
3907	BIGLOW	4143	HAMMERLY	3319	PINE
4002	BIGLOW	3601	HANCOCK	3335	PINE
4151	BIGLOW	3811	HANCOCK	3635	PINE
4155	BIGLOW	3926	HANCOCK	3642	PINE
4159	BIGLOW	2327	HARDING	3710	PINE
4175	BIGLOW	2340	HARDING	3714	PINE
4207	BIGLOW	2344	HARDING	3802	PINE
4208	BIGLOW	2414	HARDING	3817	PINE
4231	BIGLOW	1423	HARLANDALE	3902	PINE
2408	BIRMINGHAM	1907	HARLANDALE	3906	PINE
2521	BIRMINGHAM	2314	HARLANDALE	4002	PINE
2825	BIRMINGHAM	2431	HARLANDALE	4010	PINE
2931	BIRMINGHAM	2915	HARLANDALE	5908	PLUM DALE
3020	BIRMINGHAM	3014	HARLANDALE	5918	PLUM DALE
3025	BIRMINGHAM	3328	HARLANDALE	6043	PLUM DALE
3836	BLACK OAK	3714	HARLINGEN	6047	PLUM DALE
5868	BLUFFMAN	3803	HARLINGEN	4116	PLUTO
400	BOBBIE	3130	HARMON	3915	POLLY
403	BOBBIE	2122	HARRELL	3919	POLLY
406	BOBBIE	2819	HARSTON	3927	POLLY
412	BOBBIE	401	HART	3425	PONDROM
417	BOBBIE	407	HART	1619	POPLAR
418	BOBBIE	409	HART	1717	POPLAR
5662	BON AIR	413	HART	1651	PRESIDIO
315	BONNIE VIEW	445	HART	2727	PROSPERITY

345	BONNIE VIEW	448	HART	2759	PROSPERITY
349	BONNIE VIEW	449	HART	2763	PROSPERITY
405	BONNIE VIEW	452	HART	2771	PROSPERITY
406	BONNIE VIEW	455	HART	2802	PROSPERITY
426	BONNIE VIEW	3513	S HARWOOD	3022	PROSPERITY
431	BONNIE VIEW	3521	S HARWOOD	3706	PROSPERITY
434	BONNIE VIEW	3212	S HASKELL	3710	PROSPERITY
438	BONNIE VIEW	3311	S HASKELL	1403	PUEBLO
443	BONNIE VIEW	2701	HASTINGS/Maurine F. Bailey	1414	PUEBLO
1011	BONNIE VIEW	2711	HASTINGS/Maurine F. Bailey	1515	PUEBLO
1235	BONNIE VIEW	2718	HASTINGS/Maurine F. Bailey	1720	PUEBLO
3515	BOOKER	2727	HASTINGS/Maurine F. Bailey	1726	PUEBLO
3516	BOOKER	2506	HATCHER	1815	PUEBLO
3508	BOOKER	3515	HATCHER	1818	PUEBLO
3426	BORGER	2703	HECTOR	1822	PUEBLO
3607	BORGER	2715	HECTOR	1903	PUEBLO
3623	BORGER	542	HELENA	1933	PUEBLO
3627	BORGER	734	HELENA	1947	PUEBLO
5011	BOURQUIN	1331	HENDRICKS	1973	PUEBLO
5104	BOURQUIN	1352	HENDRICKS	2024	PUEBLO
5424	BOURQUIN	1405	HENDRICKS	3314	PUEBLO
4711	BOWLING	1612	HERALD	3329	PUEBLO
3320	BRANTLEY	1621	HERALD	3423	PUEBLO
4826	BRASHEAR	3819	HERRLING	3521	PUEBLO
4930	BRASHEAR	602	HIGH	3525	PUEBLO
6816	BRIERFIELD	3536	HIGHLAND WOODS	3623	PUEBLO
7005	BRIERFIELD	1115	E HOBSON	3626	PUEBLO
2702	BRIGHAM	2703	HOLMES	3700	PUEBLO
2708	BRIGHAM	2708	HOLMES	4727	PUEBLO
2806	BRIGHAM	2716	HOLMES	3112	PUGET
2807	BRIGHAM	2814	HOLMES	3116	PUGET
2814	BRIGHAM	2820	HOLMES	3118	PUGET
2838	BRIGHAM	2824	HOLMES	3535	PUGET
2906	BRIGHAM	2828	HOLMES	4011	PUGET
2918	BRIGHAM	2902	HOLMES	4802	RAMONA
2924	BRIGHAM	2913	HOLMES	2453	RANDOLPH
1137	BRIGHTON	3012	HOLMES	2519	RANDOLPH
2114	BRITTON	3016	HOLMES	2531	RANDOLPH
2416	BRITTON	3221	HOLMES	2551	RANDOLPH
2519	BRITTON	3412	HOLMES	4016	RANGER
2522	BRITTON	3522	HOLMES	563	RAYNELL
2526	BRITTON	3526	HOLMES	607	RAYNELL
2610	BRITTON	3734	HOLMES	650	RAYNELL

2631	BRITTON	3833	HOLMES	2835	REED
2633	BRITTON	1510	HOMELAND	2923	REED
2715	BRITTON	1527	HOMELAND	3014	REED
2814	BRITTON	1631	HOMELAND	3018	REED
2822	BRITTON	1716	HOMELAND	3022	REED
2903	BRITTON	1722	HOMELAND	3215	REED
3106	BRITTON	1811	HOMELAND	3220	REED
1116	BROCK	1815	HOMELAND	3228	REED
1120	BROCK	1831	HOMELAND	3231	REED
1123	BROCK	1835	HOMELAND	3327	REED
118	E BROOKLYN	1850	HOMELAND	3335	REED
122	E BROOKLYN	1854	HOMELAND	3600	REESE
7720	BROWNSVILLE	1918	HOMELAND	3706	REESE
7721	BROWNSVILLE	1927	HOMELAND	1403	RENNER
7724	BROWNSVILLE	3702	HOMELAND	1505	RENNER
7727	BROWNSVILLE	2230	HOOPER	2906	REYNOLDS
7735	BROWNSVILLE	2246	HOOPER	3006	REYNOLDS
7736	BROWNSVILLE	2403	HOOPER	3107	REYNOLDS
7807	BROWNSVILLE	2431	HOOPER	3239	REYNOLDS
7820	BROWNSVILLE	2434	HOOPER	730	RIDGE
4018	BRUNDRETTE	2439	HOOPER	1221	RING
2313	BUDD	2445	HOOPER	2640	RIPPLE
2418	BUDD	2510	HOOPER	3501	ROBERTS
2711	BURGER	2514	HOOPER	3516	ROBERTS
4635	BURMA	2530	HOOPER	3927	ROBERTS
4704	BURMA	2531	HOOPER	4003	ROBERTS
4726	BURMA	2532	HOOPER	4006	ROBERTS
4744	BURMA	2535	HOOPER	4010	ROBERTS
4745	BURMA	2555	HOOPER	4014	ROBERTS
4914	BURNSIDE	2563	HOOPER	2617	ROCHESTER
4710	C.L. VEASEY	2607	HOOPER	2711	ROCHESTER
1217	CALDWELL	2615	HOOPER	2718	ROCHESTER
1231	CALDWELL	2622	HOOPER	2803	ROCHESTER
1403	CALDWELL	1306	HUDSPETH	2815	ROCHESTER
1419	CALDWELL	1314	HUDSPETH	2827	ROCHESTER
1423	CALDWELL	1323	HUDSPETH	2910	ROCHESTER
1425	CALDWELL	1326	HUDSPETH	2915	ROCHESTER
1521	CALDWELL	1415	HUDSPETH	2918	ROCHESTER
1530	CALDWELL	1438	HUDSPETH	2932	ROCHESTER
1534	CALDWELL	1527	HUDSPETH	3000	ROCHESTER
1536	CALDWELL	1606	HUDSPETH	3002	ROCHESTER
1542	CALDWELL	1607	HUDSPETH	3006	ROCHESTER
1554	CALDWELL	1642	HUDSPETH	3014	ROCHESTER
1614	CALDWELL	1710	HUDSPETH	612	ROCKWOOD
1814	CALYPSO	2003	HUDSPETH	709	ROCKWOOD

2022	CALYPSO	2135	HUDSPETH	713	ROCKWOOD
2054	CALYPSO	2159	HUDSPETH	717	ROCKWOOD
2058	CALYPSO	7904	HULL	725	ROCKWOOD
2510	CAMEL	7905	HULL	2715	ROGERS
2611	CAMEL	7911	HULL	2719	ROGERS
2614	CAMEL	3607	HUMPHREY	2731	ROGERS
2630	CAMEL	3727	HUMPHREY	5120	ROSINE
2732	CAMEL	3731	HUMPHREY	5132	ROSINE
2736	CAMEL	3735	HUMPHREY	1423	ROWAN
6218	CANAAN	3746	HUMPHREY	1448	ROWAN
6906	CANAAN	1930	HUNTINGDON	1520	ROWAN
6910	CANAAN	2002	HUNTINGDON	1530	ROWAN
1615	CANADA	2006	HUNTINGDON	3709	RUSKIN
1622	CANADA	832	HUTCHINS	3238	RUTLEDGE
1923	CANADA	836	HUTCHINS	3300	RUTLEDGE
3343	CANADA	910	HUTCHINS	3314	RUTLEDGE
3511	CANADA	1230	HUTCHINS	3315	RUTLEDGE
3611	CANADA	1403	HUTCHINS	3323	RUTLEDGE
3837	CANADA	2323	IDAHO	3122	RUTZ
4007	CANAL	1918	IDAHO	3524	RUTZ
4215	CANAL	4527	IMPERIAL	2515	SAMOA
4235	CANAL	4622	IMPERIAL	2517	SAMOA
4317	CANAL	4630	IMPERIAL	2519	SAMOA
4319	CANAL	1938	INGERSOLL	5424	SANTA FE
4322	CANAL	2622	INGERSOLL	4807	SAPPHIRE
4328	CANAL	4010	INGERSOLL	4811	SAPPHIRE
4338	CANAL	1934	INGERSOLL	2203	SCOTLAND
4611	CANAL	1503	IOWA	2211	SCOTLAND
4615	CANAL	2622	IROQUOIS	2410	SCOTLAND
2012	CANYON	2807	IROQUOIS	2754	SCOTLAND
2016	CANYON	4003	IVANHOE	2775	SCOTLAND
2018	CANYON	4014	IVANHOE	2341	SCOTT
2024	CANYON	4018	IVANHOE	2343	SCOTT
5127	CARDIFF	4026	IVANHOE	2930	SEATON
4201	CARDINAL	7915	IVORY	1331	SELKIRK
4205	CARDINAL	7924	IVORY	1702	SHAW
4221	CARDINAL	7927	IVORY	1707	SHAW
3204	CARL	7944	IVORY	1811	SHAW
3208	CARL	5035	IVY	1818	SHAW
3605	CARL	5041	IVY	1826	SHAW
3607	CARL	5103	IVY	1917	SHAW
3614	CARL	1917	J.B. JACKSON	1927	SHAW
3709	CARL	3526	JAMAICA	1940	SHAW
3724	CARL	3711	JAMAICA	1942	SHAW

3802	CARL	3715	JAMAICA	1943	SHAW
3814	CARL	3803	JAMAICA	1964	SHAW
4211	CARL	3807	JAMAICA	1976	SHAW
4214	CARL	4018	JAMAICA	2013	SHAW
4215	CARL	4114	JAMAICA	2020	SHAW
4218	CARL	4343	JAMAICA	2124	SHELLHORSE
4230	CARL	4346	JAMAICA	2130	SHELLHORSE
4245	CARL	4352	JAMAICA	2140	SHELLHORSE
5809	CARLTON GARRETT	4406	JAMAICA	1619	SICILY
5814	CARLTON GARRETT	4427	JAMAICA	1623	SICILY
5902	CARLTON GARRETT	4431	JAMAICA	1627	SICILY
5908	CARLTON GARRETT	4518	JAMAICA	1631	SICILY
6205	CARLTON GARRETT	4526	JAMAICA	1707	SICILY
6207	CARLTON GARRETT	4606	JAMAICA	3517	SIDNEY
6212	CARLTON GARRETT	4705	JAMAICA	3521	SIDNEY
6307	CARLTON GARRETT	1323	E JEFFERSON	3529	SIDNEY
6310	CARLTON GARRETT	2401	JEFFRIES	3533	SIDNEY
2621	CARPENTER	2405	JEFFRIES	3603	SIDNEY
2647	CARPENTER	2410	JEFFRIES	3621	SIDNEY
2719	CARPENTER	2414	JEFFRIES	3622	SIDNEY
2731	CARPENTER	2426	JEFFRIES	1002	SIGNET
2819	CARPENTER	2431	JEFFRIES	1006	SIGNET
3006	CARPENTER	2502	JEFFRIES	2614	SILKWOOD
3205	CARPENTER	2505	JEFFRIES	2618	SILKWOOD
3206	CARPENTER	2506	JEFFRIES	2620	SILKWOOD
3303	CARPENTER	2514	JEFFRIES	2718	SILKWOOD
3531	CARPENTER	2517	JEFFRIES	2726	SILKWOOD
3711	CARPENTER	2518	JEFFRIES	2727	SILKWOOD
3715	CARPENTER	2602	JEFFRIES	2730	SILKWOOD
3801	CARPENTER	2636	JEFFRIES	2802	SILKWOOD
4007	CARPENTER	3406	JEFFRIES	2808	SILKWOOD
4211	CARPENTER	2406	JEWELL	2811	SILKWOOD
4226	CARPENTER	604	JONELLE	2814	SILKWOOD
4229	CARPENTER	627	JONELLE	2819	SILKWOOD
4233	CARPENTER	648	JONELLE	2820	SILKWOOD
1446	CARSON	4614	JONES	2906	SILKWOOD
1506	CARSON	4731	JONES	2922	SILKWOOD
1527	CARSON	2215	JORDAN	4600	SILVER
2806	CARTER	2224	JORDAN	4604	SILVER
2810	CARTER	2225	JORDAN	4605	SILVER
2818	CARTER	2115	KATHLEEN	4609	SILVER
2818	CASEY	2125	KATHLEEN	4612	SILVER
3510	CAUTHORN	2141	KATHLEEN	4631	SILVER
3614	CAUTHORN	2407	KATHLEEN	4701	SILVER
3718	CAUTHORN	2607	KATHLEEN	4800	SILVER

1321	CEDAR HAVEN	2716	KEELER	4806	SILVER
2707	CHARBA	2728	KEELER	4807	SILVER
2711	CHARBA	2732	KEELER	4812	SILVER
4514	CHERBOURG	6019	KEMROCK	4831	SILVER
4515	CHERBOURG	6434	KEMROCK	4835	SILVER
4525	CHERBOURG	6435	KEMROCK	4838	SILVER
4534	CHERBOURG	6505	KEMROCK	2403	SKYLARK
4538	CHERBOURG	6511	KEMROCK	4542	SOLAR
4545	CHERBOURG	3509	KENILWORTH	4002	SOLOMAN
4549	CHERBOURG	3623	KENILWORTH	4006	SOLOMAN
4608	CHERBOURG	3706	KENILWORTH	4019	SOLOMAN
4631	CHERBOURG	3723	KENILWORTH	4102	SOLOMAN
4636	CHERBOURG	3916	KENILWORTH	4135	SOLOMAN
4639	CHERBOURG	3432	KEYRIDGE	4013	SONNY
4640	CHERBOURG	3504	KEYRIDGE	3934	SONORA
4643	CHERBOURG	3508	KEYRIDGE	3935	SONORA
4647	CHERBOURG	3515	KEYRIDGE	3703	SONORA
3610	CHICAGO	3516	KEYRIDGE	3835	SONORA
3615	CHICAGO	1306	KIEST	3843	SONORA
3523	CHIHUAHUA	2606	KILBURN	3116	SOUTH
5426	CHIPPEWA	2607	KILBURN	1526	SOUTHERLAND
2723	CHOICE	2623	KILBURN	2623	SOUTHLAND
2724	CHOICE	2639	KILBURN	2646	SOUTHLAND
939	CHURCH	2836	KILBURN	2714	SOUTHLAND
1030	CHURCH	4833	KILDARE	2826	SOUTHLAND
1103	CHURCH	4914	KILDARE	405	SPARKS
1109	CHURCH	4926	KILDARE	441	SPARKS
1124	CHURCH	4935	KILDARE	442	SPARKS
1403	CHURCH	4943	KILDARE	443	SPARKS
1410	CHURCH	1507	KINGSLEY	615	SPARKS
1415	CHURCH	1511	KINGSLEY	617	SPARKS
4322	CICERO	2522	KINGSTON	622	SPARKS
2700	CLARENCE	1610	KINMORE	624	SPARKS
2704	CLARENCE	1632	KINMORE	3707	SPENCE
919	CLAUDE	2517	KIRKLEY	3809	SPENCE
1010	CLAUDE	7919	KISKA	3810	SPENCE
1201	CLAUDE	4310	KOLLOCH	3818	SPENCE
1217	CLAUDE	2517	KOOL	3835	SPENCE
1314	CLAUDE	2611	KOOL	3905	SPENCE
1339	CLAUDE	2631	KOOL	4006	SPENCE
1422	CLAUDE	1826	KRAFT	3303	SPRING
401	CLEAVES	1834	KRAFT	3304	SPRING
402	CLEAVES	1842	KRAFT	3331	SPRING
412	CLEAVES	1933	KRAFT	3524	SPRING
435	CLEAVES	1938	KRAFT	3905	SPRING

437	CLEAVES	2024	KRAFT	4304	SPRING
439	CLEAVES	2031	KRAFT	4326	SPRING
2705	CLEVELAND	318	KRAMER	4334	SPRING
2706	CLEVELAND	322	KRAMER	4335	SPRING
2712	CLEVELAND	3819	KYNARD	2714	SPRINGDALE
2818	CLEVELAND	3432	LADD	4603	SPRINGGARDEN
3216	CLEVELAND	2403	LAGOW	3027	SPRINGVIEW
3224	CLEVELAND	2628	LAGOW	3103	SPRINGVIEW
3512	CLEVELAND	2720	LAGOW	3347	SPRINGVIEW
3605	CLEVELAND	421	LAKE CLIFF	3350	SPRINGVIEW
3634	CLEVELAND	826	LAMBERT	3360	SPRINGVIEW
3306	CLYMER	2118	LAMONT	3361	SPRINGVIEW
3310	CLYMER	421	N LANCASTER	3367	SPRINGVIEW
1212	COLEMAN	601	N LANCASTER	2421	ST CLAIR
1307	COLEMAN	609	N LANCASTER	2506	ST CLAIR
6917	COLESHIRE	618	N LANCASTER	2521	ST CLAIR
4505	COLLINS	208	LANDIS	3814	STANLEY SMITH
4708	COLLINS	218	LANDIS	3820	STANLEY SMITH
2731	COLONIAL	4220	LANDRUM	2331	STARKS
2807	COLONIAL	4222	LANDRUM	2344	STARKS
2815	COLONIAL	4224	LANDRUM	2404	STARKS
3613	COLONIAL	4227	LANDRUM	2410	STARKS
3717	COLONIAL	4301	LANDRUM	2412	STARKS
3815	COLONIAL	4304	LANDRUM	2415	STARKS
4102	COLONIAL	4309	LANDRUM	2430	STARKS
4106	COLONIAL	4317	LANDRUM	2441	STARKS
4109	COLONIAL	2626	LAPSLEY	2538	STARKS
4114	COLONIAL	3513	LATIMER	2543	STARKS
4224	COLONIAL	3922	LATIMER	2555	STARKS
4318	COLONIAL	2218	LAWRENCE	2559	STARKS
4410	COLONIAL	2227	LAWRENCE	2563	STARKS
4422	COLONIAL	2318	LAWRENCE	2627	STARKS
4522	COLONIAL	2410	LAWRENCE	2702	STARKS
4902	COLONIAL	2422	LAWRENCE	319	STARR
4919	COLONIAL	2446	LAWRENCE	1439	STELLA
5012	COLONIAL	2454	LAWRENCE	1627	STELLA
5031	COLONIAL	2503	LAWRENCE	2522	STEPHENSON
1118	COMPTON	2530	LAWRENCE	2529	STEPHENSON
1228	COMPTON	2628	LAWRENCE	2544	STEPHENSON
1231	COMPTON	2700	LAWRENCE	2714	STEPHENSON
1232	COMPTON	2710	LAWRENCE	1444	STIRLING
1522	COMPTON	2711	LAWRENCE	4611	STOKES
1530	COMPTON	2719	LAWRENCE	4720	STOKES
2403	CONKLIN	2806	LE CLERC	4723	STOKES
2411	CONKLIN	2810	LE CLERC	1728	STONEMAN

2614	CONKLIN	2818	LE CLERC	1741	STONEMAN
3907	COOLIDGE	2822	LE CLERC	605	S STOREY
3918	COOLIDGE	1905	LEACREST	2450	STOVALL
3938	COOLIDGE	2000	LEACREST	1035	STRICKLAND
3943	COOLIDGE	335	LEADS	1038	STRICKLAND
4006	COOLIDGE	6610	LEANA	1223	STRICKLAND
2214	COOPER	1819	LEATH	1418	STRICKLAND
3819	COPELAND	1846	LEATH	4915	STROBEL
3910	COPELAND	1847	LEATH	2427	SUE
3918	COPELAND	2003	LEATH	2703	SWANSON
4003	COPELAND	2006	LEATH	2728	SWANSON
4114	COPELAND	2034	LEATH	2432	SYLVIA
4227	COPELAND	2046	LEATH	4720	TACOMA
4302	COPELAND	2050	LEATH	2429	TALCO
4335	COPELAND	2605	LEDBETTER	10	TAMA
615	CORINTH	3307	E LEDBETTER	2643	TANNER
618	CORINTH	4502	LELAND	6214	TEAGUE
3329	CORONET	4506	LELAND	6510	TEAGUE
4523	CORREGIDOR	4911	LELAND	3535	TERRELL
4524	CORREGIDOR	4918	LELAND	4801	TERRY
4525	CORREGIDOR	1610	LIFE	5102	TERRY
4538	CORREGIDOR	1619	LIFE	5232	TERRY
4539	CORREGIDOR	1923	LIFE	5420	TERRY
4540	CORREGIDOR	1935	LIFE	3230	TOPEKA
4548	CORREGIDOR	1941	LIFE	3234	TOPEKA
4551	CORREGIDOR	1949	LIFE	1718	TORONTO
4559	CORREGIDOR	1967	LIFE	1731	TORONTO
4632	CORREGIDOR	5002	LINDER	1733	TORONTO
4636	CORREGIDOR	5006	LINDER	1737	TORONTO
4644	CORREGIDOR	4702	LINDSLEY	1741	TORONTO
4817	CORRIGAN	4718	LINDSLEY	1804	TORONTO
2710	COUNCIL	5319	LINDSLEY	1818	TORONTO
2718	COUNCIL	2820	LINFIELD	1839	TORONTO
2723	COUNCIL	3514	LINFIELD	1950	TORONTO
2729	COUNCIL	2210	LOCUST	2009	TORONTO
2731	COUNCIL	2214	LOCUST	2014	TORONTO
4525	CRANFILL	2226	LOCUST	2026	TORONTO
2319	CREST	2739	LOCUST	3332	TORONTO
2523	CREST	1300	LOTUS	3402	TORONTO
518	CRETE	1302	LOTUS	3403	TORONTO
535	CRETE	1309	LOTUS	3407	TORONTO
539	CRETE	1311	LOTUS	3411	TORONTO
2710	CROSS	1203	E LOUISIANA	3415	TORONTO
2603	CROSSMAN	1226	E LOUISIANA	3423	TORONTO
2615	CROSSMAN	1415	E LOUISIANA	3519	TORONTO

3404	CROSSMAN	1423	E LOUISIANA	3548	TORONTO
4524	CROZIER	1426	E LOUISIANA	3561	TORONTO
4922	CROZIER	2334	LOWERY	3618	TORONTO
4930	CROZIER	2509	LOWERY	3619	TORONTO
4934	CROZIER	2510	LOWERY	3624	TORONTO
216	CUMBERLAND	4531	LUZON	3628	TORONTO
2018	CUSTER	4535	LUZON	3711	TORONTO
2022	CUSTER	4540	LUZON	3719	TORONTO
2031	CUSTER	4611	LUZON	3725	TORONTO
2202	CUSTER	1325	LYNN HAVEN	7903	TROJAN
2402	CUSTER	1410	LYNN HAVEN	7912	TROJAN
2502	CUSTER	2441	LYOLA	7928	TROJAN
2511	CUSTER	2225	MACON	7931	TROJAN
2543	CUSTER	2254	MACON	7936	TROJAN
2607	CUSTER	2310	MACON	7955	TROJAN
2623	CUSTER	2337	MACON	7960	TROJAN
2627	CUSTER	2338	MACON	2813	TROY
2656	CUSTER	2451	MACON	2823	TROY
3231	DAHLIA	2455	MACON	1818	TRUNK
3634	DARIEN	2459	MACON	1822	TRUNK
2238	DATHE	2518	MACON	4011	TRUNK
2326	DATHE	2633	MACON	4015	TUMALO
2810	DATHE	2637	MACON	3131	TUSKEGEE
3804	DE MAGGIO	2641	MACON	2611	VALENTINE
3808	DE MAGGIO	2702	MACON	2619	VALENTINE
3811	DE MAGGIO	2718	MACON	2625	VALENTINE
3922	DELHI	2731	MACON	2722	VALENTINE
6283	DENHAM	2732	MACON	2726	VALENTINE
421	N DENLEY	2807	MACON	2727	VALENTINE
425	N DENLEY	2810	MACON	2802	VALENTINE
427	N DENLEY	2826	MACON	2810	VALENTINE
505	N DENLEY	2833	MACON	2811	VALENTINE
527	N DENLEY	2835	MACON	2813	VALENTINE
603	N DENLEY	2837	MACON	2814	VALENTINE
607	N DENLEY	5007	MALCOLM X	2822	VALENTINE
610	N DENLEY	5023	MALCOLM X	2825	VALENTINE
614	N DENLEY	5031	S MALCOLM X	2907	VALENTINE
628	N DENLEY	5041	S MALCOLM X	2914	VALENTINE
1408	DENLEY	5307	S MALCOLM X	2926	VALENTINE
1412	DENLEY	3122	MALLORY	3015	VALENTINE
1414	DENLEY	3429	MALLORY	3027	VALENTINE
1502	DENLEY	2319	MARBURG	3035	VALENTINE
1508	DENLEY	2524	MARBURG	3041	VALENTINE
1527	DENLEY	2539	MARBURG	3720	VANDERVOORT
2404	S DENLEY	2706	MARBURG	3806	VANDERVOORT

2416	S	DENLEY	2735	MARBURG	3810	VANDERVOORT
2629	S	DENLEY	3010	MARBURG	3917	VANDERVOORT
2907	S	DENLEY	2618	MARDER	3923	VANDERVOORT
2930	S	DENLEY	2802	MARDER	4635	VERDUN
3011	S	DENLEY	1242	MARFA	1126	VERMONT
3910	S	DENLEY	1247	MARFA	1226	VERMONT
3930	S	DENLEY	1313	MARFA	1230	VERMONT
4021	S	DENLEY	1415	MARFA	5029	VETERANS
4030	S	DENLEY	1419	MARFA	5143	VETERANS
4101	S	DENLEY	1503	MARFA	2	VILBIG
4215	S	DENLEY	1530	MARFA	1730	VILBIG
4403	S	DENLEY	1531	MARFA	3106	VILBIG
4502	S	DENLEY	1610	MARFA	3203	VILBIG
4506	S	DENLEY	1634	MARFA	3220	VILBIG
4515	S	DENLEY	1642	MARFA	3401	VILBIG
4631	S	DENLEY	2134	MARFA	3502	VILBIG
4718	S	DENLEY	2603	MARJORIE	3510	VILBIG
1703		DENNISON	2736	MARJORIE	3514	VILBIG
1729		DENNISON	2747	MARJORIE	3540	VILBIG
1813		DENNISON	2747	MARJORIE	3614	VILBIG
1822		DENNISON	2981	MARJORIE	3705	VILBIG
1823		DENNISON	507	S MARLBOROUGH	3714	VILBIG
1831		DENNISON	5001	MARNE	3722	VILBIG
1911		DENNISON	5006	MARNE	3721	VINEYARD
1954		DENNISON	5007	MARNE	3806	VINEYARD
1962		DENNISON	5012	MARNE	3826	VINEYARD
1966		DENNISON	5021	MARNE	3906	VINEYARD
2014		DENNISON	5027	MARNE	2015	VOLGA
2023		DENNISON	5034	MARNE	2130	VOLGA
2029		DENNISON	5039	MARNE	1438	WACO
3310		DETONTE	5102	MARNE	1706	WACO
3315		DETONTE	3709	MARSHALL	1727	WACO
3322		DETONTE	3919	MARSHALL	4515	WAHOO
3330		DETONTE	4002	MARSHALL	4519	WAHOO
3411		DETONTE	4103	MARSHALL	3809	WALDRON
4709		DOLPHIN	4302	MARSHALL	2625	WARREN
4815		DOLPHIN	4334	MARSHALL	2631	WARREN
4819		DOLPHIN	4335	MARSHALL	3004	WARREN
2623		DONALD	4338	MARSHALL	5127	WATSON
2627		DONALD	4136	MART	5131	WATSON
2714		DORRIS	515	MARTINIQUE	5139	WATSON
2716		DORRIS	811	MARTINIQUE	5043	WATSON
2718		DORRIS	1704	MARY ELLEN	1338	WAWEENOC
2813		DORRIS	3921	MARYLAND	3122	WEISENBERGER
2825		DORRIS	4030	MARYLAND	3322	WEISENBERGER

2902	DORRIS	4250	MARYLAND	3813	WEISENBERGER
2909	DORRIS	1407	MAYWOOD	4016	WEISENBERGER
2914	DORRIS	1610	MAYWOOD	4026	WEISENBERGER
2918	DORRIS	1715	MCBROOM	2517	WELLS
2922	DORRIS	1729	MCBROOM	2519	WELLS
2930	DORRIS	1835	MCBROOM	2521	WELLS
3017	DORRIS	1838	MCBROOM	2527	WELLS
3023	DORRIS	1930	MCBROOM	2531	WELLS
3026	DORRIS	1934	MCBROOM	2533	WELLS
3028	DORRIS	1948	MCBROOM	3417	WENDELKIN
3029	DORRIS	1956	MCBROOM	3514	WENDELKIN
3030	DORRIS	2015	MCBROOM	3518	WENDELKIN
1406	DOYLE	2016	MCBROOM	3636	WENDELKIN
1409	DOYLE	2017	MCBROOM	3722	WENDELKIN
1419	DOYLE	2022	MCBROOM	1503	WHITAKER
1502	DOYLE	2027	MCBROOM	1538	WHITAKER
1503	DOYLE	2028	MCBROOM	2234	WILHURT
1506	DOYLE	3402	MCBROOM	2235	WILHURT
1507	DOYLE	3430	MCBROOM	2243	WILHURT
1510	DOYLE	3431	MCBROOM	2246	WILHURT
1515	DOYLE	3610	MCBROOM	2247	WILHURT
1521	DOYLE	3615	MCBROOM	2251	WILHURT
1525	DOYLE	3618	MCBROOM	2314	WILHURT
319	DU BOIS	3630	MCBROOM	2318	WILHURT
1110	DULUTH	3705	MCBROOM	2326	WILHURT
1826	DULUTH	3723	MCBROOM	2410	WILHURT
1910	DULUTH	3724	MCBROOM	2414	WILHURT
1912	DULUTH	3734	MCBROOM	2418	WILHURT
1915	DULUTH	1210	MCKENZIE	2507	WILHURT
1926	DULUTH	1304	MCKENZIE	2515	WILHURT
3634	DUNBAR	1315	MCKENZIE	2535	WILHURT
3738	DUNBAR	1336	MCKENZIE	2603	WILHURT
2311	DYSON	1410	MCKENZIE	2606	WILHURT
2400	DYSON	1414	MCKENZIE	2607	WILHURT
2218	DYSON	2816	MEADOW	2619	WILHURT
2226	DYSON	2820	MEADOW	2631	WILHURT
2437	EASLEY	3604	MEADOW	2635	WILHURT
2441	EASLEY	3622	MEADOW	2747	WILHURT
4930	ECHO	3624	MEADOW	2411	WINNETKA
5015	ECHO	4921	MEADOW VIEW	3611	N WINNETKA
5018	ECHO	1610	MENTOR	1618	N WINNETKA
5027	ECHO	1734	MENTOR	511	WOODBINE
5107	ECHO	2405	MERLIN	515	WOODBINE
5118	ECHO	2418	MERLIN	520	WOODBINE
1400	EDGEMONT	2510	MERLIN	530	WOODBINE

1627	EDGEMONT	2514	MERLIN	555	WOODBINE
3218	EL BENITO	2518	MERLIN	635	WOODBINE
3227	EL BENITO	2237	METROPOLITAN	709	WOODBINE
6419	ELAM	2240	METROPOLITAN	603	E WOODIN
4311	ELECTRA	3142	METROPOLITAN	1226	E WOODIN
4503	ELECTRA	3514	METROPOLITAN	1239	E WOODIN
638	ELLA	3614	METROPOLITAN	1554	E WOODIN
738	ELLA	3615	METROPOLITAN	1615	E WOODIN
1542	E ELMORE	3622	METROPOLITAN	1619	E WOODIN
1507	E ELMORE	3715	METROPOLITAN	5117	WYNELL
1743	E ELMORE	3803	METROPOLITAN	5119	WYNELL
659	ELSBERRY	3809	METROPOLITAN	3510	YORK
522	ELWAYNE	3905	METROPOLITAN	3518	YORK
610	ELWAYNE	3926	METROPOLITAN	3531	YORK
650	ELWAYNE	4000	METROPOLITAN	3615	YORK
734	ELWAYNE	4011	METROPOLITAN	3618	YORK
1323	EMILY	4106	METROPOLITAN	3622	YORK
2226	EUGENE	4223	METROPOLITAN	3624	YORK
2228	EUGENE	4301	METROPOLITAN	3719	YORK
2235	EUGENE	4415	METROPOLITAN	3807	YORK
609	N EWING	4422	METROPOLITAN	4226	YORK
619	N EWING	4427	METROPOLITAN	4705	ZEALAND
906	N EWING	4507	METROPOLITAN	4737	ZEALAND
1216	S EWING	4515	METROPOLITAN	4741	ZEALAND
2324	S EWING	4517	METROPOLITAN	4742	ZEALAND
4407	S EWING	4523	METROPOLITAN	4745	ZEALAND
1318	EXETER	4602	METROPOLITAN	4807	ZEALAND
1349	EXETER	4606	METROPOLITAN	4812	ZEALAND
1414	EXETER	4618	METROPOLITAN	4816	ZEALAND
1423	EXETER	2414	MEYERS	4820	ZEALAND
1502	EXETER	2422	MEYERS	4824	ZEALAND

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): 2

DEPARTMENT: Office of Management Services
Office of Environmental Quality

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

MAPSCO: N/A

SUBJECT

A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by Hunt-Reunion Holdings, Inc. located at 777 Sports Street (aka 701 Sports Street), and adjacent street right-of-way, and an ordinance authorizing support of the issuance of a municipal setting designation to Hunt-Reunion Holdings, Inc. by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City

BACKGROUND

Based on information provided by the Applicant, the Designated Property is underlain by shallow groundwater that is encountered at an approximate depth of 15 to 36 feet below ground surface (bgs) and extends to the top of the Austin Chalk confining unit at a depth of approximately 30 to 60 feet bgs. The Austin Chalk is considered a regional aquitard with an estimated thickness of approximately 300 to 500 feet in the area and is composed primarily of light gray limestone, chalk and marl. The direction of groundwater flow beneath the Designated Property is towards the southwest. Portions of the groundwater have been affected by arsenic and chlorinated solvents including 1,1-dichloroethene (1,1-DCE) and vinyl chloride (VC) at concentrations above groundwater ingestion standards. The probable offsite sources of groundwater impact are historical upgradient operations from the downtown central business district. Based on historical use of the site and the surrounding area, and the groundwater analytical results, the actual source area(s) cannot be determined at this time. The former Reunion Arena property is currently vacant with no structures or buildings.

The designated property was entered into the Voluntary Cleanup Program (VCP) administered by the Texas Commission on Environmental Quality (TCEQ) in February 2013. The site is designated as VCP Facility ID No. 2558.

BACKGROUND (Continued)

The applicant has requested that the City support its application for a MSD designation. A public meeting was held on November 3, 2014 to receive comments and concerns. Notices of the meeting were sent to 389 property owners within 2,500 feet of the property and 75 private well owners within 5 miles of the property. There are no other municipalities within one-half mile of the property.

This item is a municipal setting designation ordinance prohibiting the use of potable groundwater beneath property located at 777 Sports Street (aka 701 Sports Street), including adjacent street right-of-way; and supporting the issuance of a MSD by TCEQ.

The applicant's current plan is to obtain closure through the Voluntary Cleanup Program supported by a MSD. Currently, the designated property is vacant land and was previously occupied by Reunion Arena. The anticipated future use of the property is unknown at this time and will be determined at a later date. The use may be residential, commercial/industrial, or a combination of residential and commercial/industrial.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City

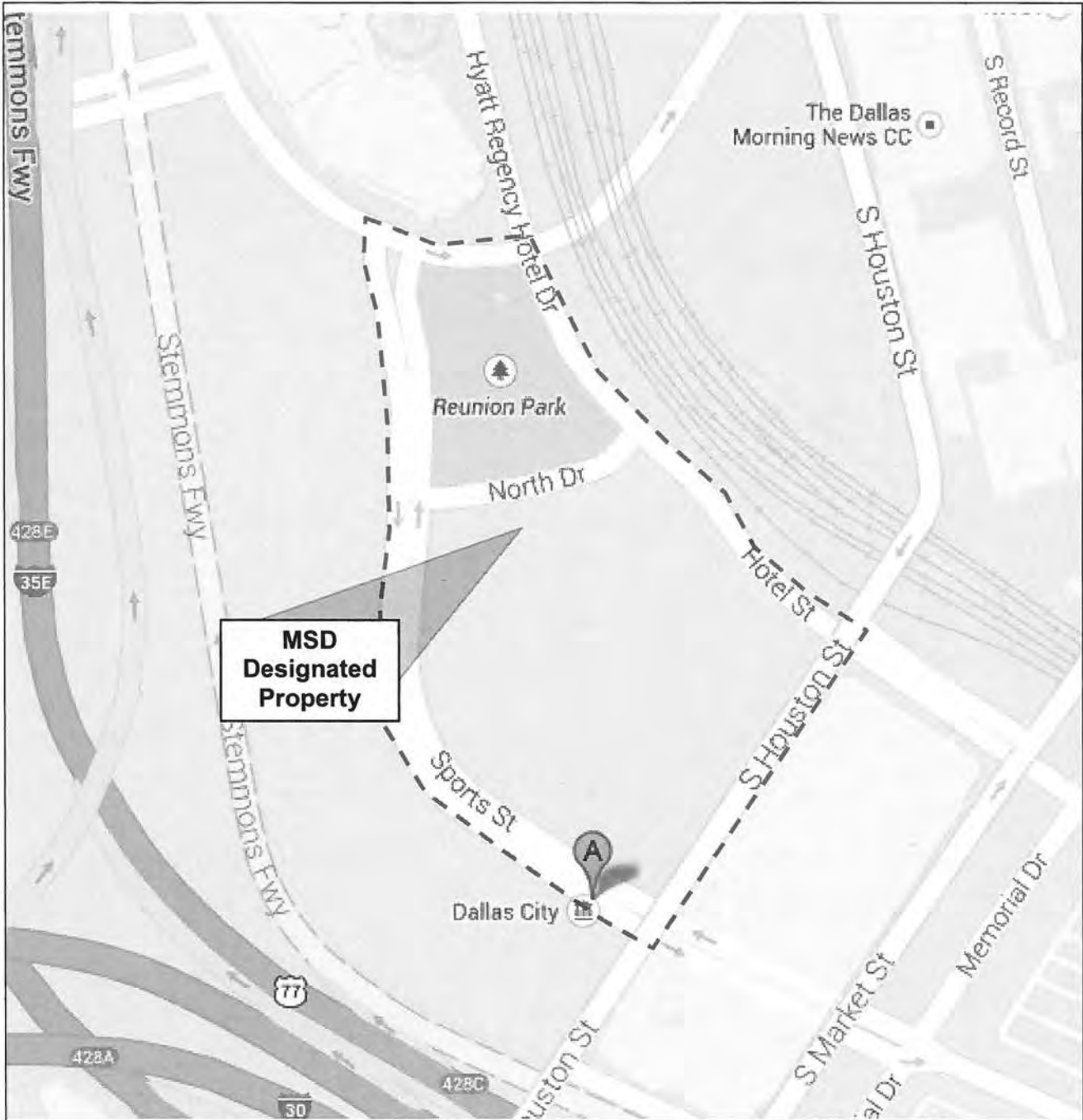
OWNER

Hunt-Reunion Holdings, Inc.

Geoffrey D. Osborn, Senior Vice President

MAP

Attached



CITY OF DALLAS



Municipal Setting Designation
 Designated Property Boundary Map
 Applicant – Hunt-Reunion
 Holdings, Inc.
 777 Sports Street
 (aka 701 Sports Street)
 Dallas, TX 75207

ORDINANCE NO. _____

A municipal setting designation ordinance prohibiting the use of designated groundwater from beneath property generally located at 777 Sports Street (aka 701 Sports Street) and supporting issuance of a municipal setting designation certificate by the Texas Commission on Environmental Quality; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, Subchapter W, “Municipal Setting Designations,” of Chapter 361, “Solid Waste Disposal Act,” of the Texas Health and Safety Code authorizes the Texas Commission on Environmental Quality to create municipal setting designations; and

WHEREAS, Section 51A-6.108, “Municipal Setting Designation Ordinance,” of Article VI, “Environmental Performance Standards,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code authorizes municipal setting designation ordinances prohibiting the use of designated groundwater as potable water and thereby enable the Texas Commission on Environmental Quality to certify a municipal setting designation for designated property; and

WHEREAS, the city council finds that:

(1) the eligibility criteria of Section 361.803 of the Texas Health and Safety Code have been met;

(2) this municipal setting designation ordinance will not have an adverse effect on the current or future water resource needs or obligations of the city of Dallas;

(3) there is a public drinking water supply system that satisfies the requirements of Chapter 341 of the Texas Health and Safety Code and that supplies or is capable of supplying drinking water to the designated property and property within one-half mile of the designated property; and

(4) this municipal setting designation ordinance is necessary because the concentration of contaminants of concern exceed ingestion protective concentration levels for human ingestion; and

WHEREAS, the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the city of Dallas, have given the required notices and have held the required public hearings regarding this municipal setting designation ordinance; Now Therefore,

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

SECTION 1. That for purposes of this municipal setting designation ordinance, the “designated property” means the property described in Exhibit A, attached to the ordinance.

SECTION 2. That for purposes of this municipal setting designation ordinance, “designated groundwater” means water below the surface of the designated property to a depth of 200 feet.

SECTION 3. That use of the designated groundwater from beneath the designated property as potable water is prohibited.

SECTION 4. That the use of the designated groundwater from beneath public rights-of-way immediately adjacent to the designated property as potable water is prohibited.

SECTION 5. That the following uses of or contacts with the designated groundwater are prohibited:

- (1) Human consumption or drinking.
- (2) Showering or bathing.
- (3) Cooking.
- (4) Irrigation of crops for human consumption.

SECTION 6. That the following conditions are imposed on the designated property and designated groundwater:

- (1) The potable use of the designated groundwater from beneath the designated property is prohibited.

- (2) The potable use of the designated groundwater from beneath public rights-of-way adjacent to the designated property is prohibited.
- (3) The portion of the designated property assigned VCP No. 2558 must receive a certificate of completion from the Texas Commission on Environmental Quality Voluntary Cleanup Program by no later than November 12, 2018.

SECTION 7. That the city council supports the application to the Texas Commission on Environmental Quality for a municipal setting designation on the designated property, with the following comments: The Texas Commission on Environmental Quality, as the state agency chartered to protect human health and the environment, is requested to thoroughly review the conditions of the designated property and issue a certificate of completion only when all contaminants of concern, through the applicable routes of exposure, have been addressed.

SECTION 8. That the public rights-of-way immediately adjacent to the designated property must be included, at no additional cost to the city of Dallas, in the application to the Texas Commission on Environmental Quality.

SECTION 9. That a state or federal program must address the entire non-ingestion protective concentration level exceedence zone originating from sources on the designated property or migrating from the designated property no later than November 12, 2018. That within this time period, the applicant shall provide the director of sustainable development and construction documentation, including a certificate of completion from the Texas Commission on Environmental Quality, that it has been addressed to the satisfaction of the agency administering the program. If it has not been addressed, the director of sustainable development and construction may, for good cause, take any of the following actions:

- (1) allow additional time to address the non-ingestion protective concentration level exceedence zone;
- (2) request a review by the Texas Commission on Environmental Quality or the agency administering the program;

- (3) recommend to the city council that this municipal setting designation ordinance be repealed;
- (4) request additional information or documentation from the applicant; or
- (5) pursue other actions that the director of sustainable development and construction believes may be warranted.

SECTION 10. That any person owning, operating, or controlling the designated property remains responsible for complying with all applicable federal and state laws and regulations; all ordinances, rules, and regulations of the city of Dallas; and all environmental regulations, and that this municipal setting designation ordinance in itself does not change any environmental assessment or cleanup requirements applicable to the designated property.

SECTION 11. That any person owning, operating, or controlling any portion of the designated property is responsible for ensuring compliance with this ordinance with respect to their portion of the designated property. Allowing use of designated ground water for potable purposes or failure to provide the director of development services with required documentation is a violation of this ordinance and may result in the ordinance being repealed for that portion of the designated property.

SECTION 12. That approval of this municipal setting designation ordinance shall not be construed to subject the city of Dallas to any responsibility or liability for any injury to persons or damages to property caused by any contaminant of concern.

SECTION 13. That within 30 days after adoption of this municipal setting designation ordinance, the applicant shall provide the director of development services with an electronic file showing the location of the designated property and the designated groundwater in a format compatible with the city of Dallas' geographic information system.

SECTION 14. That within 60 days after adoption of this municipal setting designation ordinance, the director of development services shall file a certified copy of this municipal setting designation ordinance in the deed records of the county where the designated property is located.

SECTION 15. That within 60 days after adoption of this municipal setting designation ordinance, the director of development services shall send a certified copy of this municipal setting designation ordinance to the applicant and the Texas Commission on Environmental Quality, and that the director of development services shall notify the Texas Commission on Environmental Quality 60 days prior to any amendment or repeal of this municipal setting designation ordinance.

SECTION 16. That the applicant shall provide the director of development services with a copy of the municipal setting designation certificate issued by the Texas Commission on Environmental Quality pursuant to Section 361.807 of the Texas Health and Safety Code within 30 days after issuance of the certificate.

SECTION 17. That the applicant shall provide the director of development services with a copy of the certificate of completion or other documentation issued by the Texas Commission on Environmental Quality showing that any site investigations and response actions required pursuant to Section 361.808 of the Texas Health and Safety Code have been completed to the satisfaction of the Texas Commission on Environmental Quality within the time period required. The director of development services may, for good cause, extend the time for submitting the documentation.

SECTION 18. That the applicant shall notify the director of development services in writing if the applicant determines that notice is required to be sent to an owner of other property beyond the boundaries of the designated property under Title 30 Texas Administrative Code, Chapter 30, Section 350.55(b), and provide the name of the property owner, the property address, and a copy of the notice sent to the property owner.

SECTION 19. That a person violating a provision of this municipal setting designation ordinance, upon conviction, is punishable by a fine not to exceed \$2,000, and that the Texas Commission on Environmental Quality shall be notified of any violations.

SECTION 20. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this municipal setting designation ordinance.

SECTION 21. That the terms and provisions of this municipal setting designation ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 22. That this municipal setting designation ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

By _____
Assistant City Attorney

Passed _____

EXHIBIT "A"
MUNICIPAL SETTING DESIGNATION SURVEY
JOHN NEELY BRYAN SURVEY, ABSTRACT NO. 149
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 13.051 ACRE (568,500 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE JOHN NEELY BRYAN SURVEY, ABSTRACT NUMBER 149, IN CITY OF DALLAS BLOCK NUMBERS 2/415 AND 1/416, DALLAS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO HUNT-WOODBINE REALTY CORPORATION, A DELAWARE CORPORATION, RECORDED IN INSTRUMENT NUMBER 201200373481, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS "SOUTH PARK TRACT" ACCORDING TO THE DOCUMENT RECORDED IN VOLUME 81066, PAGE 8063, DEED RECORDS, DALLAS COUNTY, TEXAS, AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2/416, REUNION ARENA PARKING GARAGE ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 87011, PAGE 2133, DEED RECORDS, DALLAS COUNTY, TEXAS, SAME CORNER LYING IN THE SOUTHEAST LINE OF HOUSTON STREET VIADUCT (AN 80 FOOT RIGHT-OF-WAY);

THENCE NORTH 56°44'00" WEST, CROSSING SAID HOUSTON STREET VIADUCT, AT A DISTANCE OF 80.00 FEET PASS A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTHWEST LINE OF SAID HOUSTON STREET VIADUCT WITH THE WESTERLY LINE OF SPORTS STREET (A 90 FOOT RIGHT-OF-WAY AT THIS POINT), SAME CORNER BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO HUNT-WOODBINE REALTY CORPORATION, A DELAWARE CORPORATION, RECORDED IN VOLUME 97251, PAGE 6707, DEED RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING A TOTAL DISTANCE OF 382.00 FEET ALONG THE WESTERLY LINE OF SPORTS STREET TO A POINT OF CURVATURE;

THENCE CONTINUE IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID SPORTS STREET (AN 80 FOOT RIGHT-OF-WAY AT THIS POINT), COMMON WITH THE NORTHEASTERLY LINE OF SAID HUNT-WOODBINE REALTY CORPORATION TRACT (VOLUME 97251, PAGE 6707), AND COMMON WITH THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO HUNT-WOODBINE REALTY CORPORATION, A DELAWARE CORPORATION, RECORDED IN VOLUME 97249, PAGE 58, DEED RECORDS, DALLAS COUNTY, TEXAS, THE FOLLOWING FOUR (4) COURSES:

1. NORTHWESTERLY, A DISTANCE OF 335.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SUBTENDED BY A CHORD BEARING NORTH 26°44'01" WEST A DISTANCE OF 320.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 60°00'00" AND A RADIUS OF 320.00 FEET, TO AN "X" CUT FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
2. NORTH 03°16'00" EAST, A DISTANCE OF 289.44 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" FOUND AT A POINT OF CURVATURE;
3. NORTHWESTERLY, A DISTANCE OF 230.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SUBTENDED BY A CHORD BEARING NORTH 05°38'30" WEST A DISTANCE OF 229.18 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 17°49'00" AND A RADIUS OF 740.00 FEET, TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" FOUND AT THE POINT OF TANGENCY OF SAID CURVE;

EXHIBIT "A"
MUNICIPAL SETTING DESIGNATION SURVEY
JOHN NEELY BRYAN SURVEY, ABSTRACT NO. 149
CITY OF DALLAS, DALLAS COUNTY, TEXAS

4. NORTH 14°33'00" WEST, A DISTANCE OF 104.42 FEET TO A POINT;

THENCE NORTH 26°38'19" EAST, CROSSING REUNION BOULEVARD (A 64 FOOT RIGHT-OF-WAY), A DISTANCE OF 90.28 FEET TO A POINT IN THE NORTH LINE OF SAID REUNION BOULEVARD, COMMON WITH THE SOUTH LINE OF LOT 1, BLOCK B/415, TRANSPORTATION CENTER ADDITION NO. 1, AN ADDITION TO THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 75093, PAGE 1689, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTHEASTERLY, A DISTANCE OF 255.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT IN THE NORTH LINE OF SAID REUNION BOULEVARD AND THE SOUTH LINE OF SAID LOT 1, BLOCK B/415, TRANSPORTATION CENTER ADDITION NO. 1, SUBTENDED BY A CHORD BEARING SOUTH 86°58'54" EAST A DISTANCE OF 248.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 47°15'33" AND A RADIUS OF 310.00 FEET, TO THE INTERSECTION OF THE NORTH LINE OF SAID REUNION BOULEVARD WITH THE EAST LINE OF HOTEL STREET (A VARIABLE WIDTH RIGHT-OF-WAY) COMMON WITH THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CITY OF DALLAS, A TEXAS MUNICIPAL CORPORATION, AND CITY OF FORT WORTH, A TEXAS MUNICIPAL CORPORATION, RECORDED IN VOLUME 84017, PAGE 4116, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID HOTEL STREET AND THE WESTERLY LINE OF SAID CITY OF DALLAS AND CITY OF FORT WORTH TRACT, THE FOLLOWING FOUR (4) CALLS:

1. SOUTH 26°50'48" EAST, A DISTANCE OF 101.70 FEET TO A POINT OF CURVATURE;
2. SOUTHEASTERLY, A DISTANCE OF 298.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SUBTENDED BY A CHORD BEARING SOUTH 34°09'19" EAST A DISTANCE OF 297.57 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 14°37'02" AND A RADIUS OF 1169.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE;
3. SOUTH 41°27'50" EAST, A DISTANCE OF 358.79 FEET TO A POINT;
4. SOUTH 66°32'29" EAST, A DISTANCE OF 32.32 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID HOTEL STREET WITH THE NORTHWEST LINE OF AFORESAID HOUSTON STREET VIADUCT;

THENCE SOUTH 56°44'00" EAST, CROSSING SAID HOUSTON STREET VIADUCT, A DISTANCE OF 80.00 FEET TO A POINT IN THE SOUTHEAST LINE OF SAID HOUSTON STREET VIADUCT, COMMON WITH THE NORTHWEST LINE OF AFORESAID REUNION ARENA PARKING GARAGE ADDITION;

THENCE SOUTH 33°16'00" WEST, ALONG THE SOUTHEAST LINE OF SAID HOUSTON STREET VIADUCT AND THE NORTHWEST LINE OF SAID REUNION ARENA PARKING GARAGE ADDITION, A DISTANCE OF 620.07 FEET TO THE **POINT OF BEGINNING**, CONTAINING 13.051 ACRES OR 568,500 SQUARE FEET OF LAND.

EXHIBIT "A"
MUNICIPAL SETTING DESIGNATION SURVEY
JOHN NEELY BRYAN SURVEY, ABSTRACT NO. 149
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEARINGS ARE BASED ON THE NORTHWEST LINE OF HOUSTON STREET VIADUCT, HAVING A BEARING OF SOUTH 33°16'00" WEST, ACCORDING TO THE SPECIAL WARRANTY DEED TO HUNT-WOODBINE REALTY CORPORATION RECORDED IN INSTRUMENT NUMBER 201200373481, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

COMPANY NAME: EBG ENGINEERING, LLC.



CHRISTOPHER MAMAN
REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS NO. 5532
MAY 1, 2013



KEY FOCUS AREA: Culture, Arts, Recreation, & Education

AGENDA DATE: November 12, 2014

COUNCIL DISTRICT(S): 4

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 54-H

SUBJECT

A public hearing to receive comments on the proposed granting of access denial lines to Texas Department of Transportation in conjunction with the Council authorized exchange of 1,767 square feet of land at the Dallas Zoo, located at 650 South R.L. Thornton Freeway, for the future Texas Department of Transportation (TxDOT) Southern Gateway Interstate Highway 35 East/US 67 Highway Improvement Project - Financing: No cost consideration to the City

BACKGROUND

On September 11, 2013, a public hearing was held, and authorized by Council Resolution No. 13-1606, for the exchange of two portions of the Dallas Zoo property adjacent to local streets, totaling approximately 1,767 square feet (0.0405 acres) of land, to be transferred to TxDOT for future Interstate Highway 35 East improvements. In exchange, TxDOT would transfer to the City of Dallas two properties totaling 50,419 square feet (1.1574 acres) as required by state law.

TxDOT had identified two small areas of Dallas Zoo land as necessary for a future highway improvement project associated with Interstate Highway 35 East. During the Environmental Impact Statement (EIS) phase, it was determined that the land needed for the project would not negatively impact the Zoo.

The two properties to be transferred to the City, which are adjacent to the Dallas Zoo, exceed in size and quality the Dallas Zoo property required by TxDOT. Even though highway improvements may be more than five years in the future, TxDOT agreed to expedite the land mitigation in advance of their highway improvements and is currently prepared to transfer the properties to accommodate and facilitate Dallas Zoo planning, which will allow for expansion of Zoo operations, as a result of the land transfer.

BACKGROUND (Continued)

As part of the land exchange and public hearing, access denial lines were identified on the properties to be exchanged for the future Interstate Highway 35 East improvements. Several access denial lines on Zoo property were inadvertently not included as part of the public hearing. This public hearing is to include those additional access denial lines required by TxDOT for their proposed highway improvements and as part of the exchange of land. An independent appraisal has been conducted which values the exchange of land and granting of all the access denial lines, including those approved in the September 11, 2013 public hearing, to be financially favorable to the City.

In compliance with the law, TxDOT has determined that there is a need and that no feasible and prudent alternative exists and that all reasonable care has been taken so as not to damage the remainder of the Zoo property and to mitigate any disruption of Dallas Zoo operations pertaining to the subject land. The acquisition of City property by TxDOT for this project is not expected to impact Zoo operations.

In accordance with the Texas Parks and Wildlife Code, Chapter 26 (Sections 26.001 through 26.004), the City Council must advertise and hold a public hearing on the change of use of park land.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board authorized a public hearing on June 6, 2013.

City Council authorized a public hearing on June 26, 2013, by Resolution No. 13-1073.

City Council authorized exchange of Dallas Zoo and TxDOT land on September 11, 2013, by Resolution No. 13-1606.

The Park and Recreation Board authorized a public hearing on September 18, 2014.

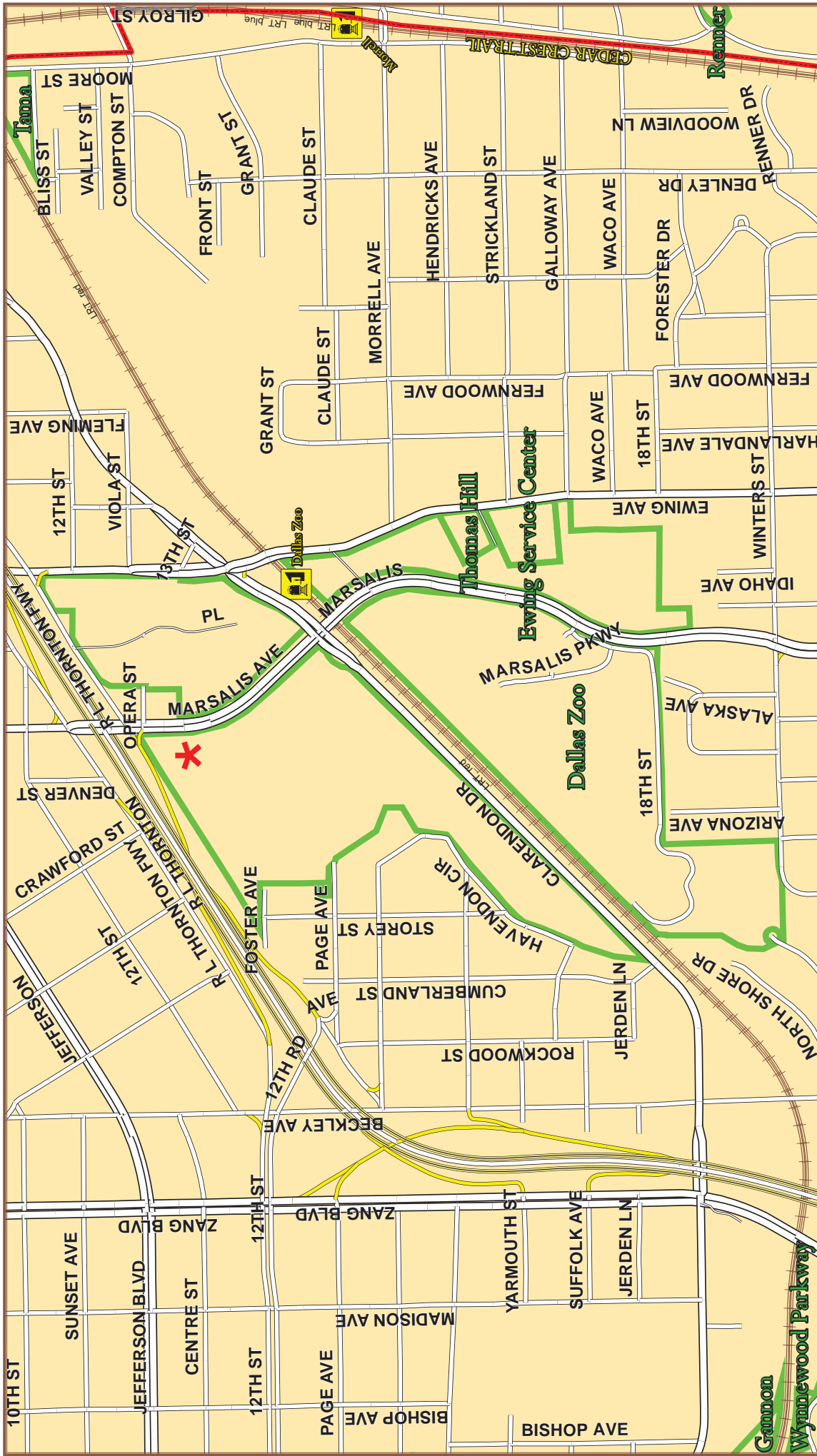
City Council authorized a public hearing on October 8, 2014, by Resolution No. 14-1681.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached



Dallas Zoo (650 South R.L. Thornton Freeway)

MapSCO District
54 H 4

September 18, 2014



November 12, 2014

WHEREAS, the City of Dallas owns land in southwest Dallas known as the Dallas Zoo, which was acquired for park purposes and has been maintained as parkland; and

WHEREAS, portions of the Dallas Zoo adjacent to local streets have been identified by the Texas Department of Transportation (TxDOT) as necessary for the future TxDOT Southern Gateway Interstate Highway 35 East/US 67 Highway Improvement Project, and must acquire access denial lines for such improvements, as shown on exhibit A, and the Park and Recreation Board is agreeable to providing the access denial lines; and

WHEREAS, the request for access of denial lines by TxDOT was inadvertently not included as part of a public hearing on September 11, 2013, authorized by Council Resolution No. 13-1606, for the exchange of two small portions of Dallas Zoo property for TxDOT property, and such access of denial lines are required at this time by TxDOT as part of the previously authorized land exchange; and

WHEREAS, the Texas Local Government Code, Chapter 272, Section 272.001, permits the sale or exchange of land owned by a political subdivision to another political subdivision without the bidding requirements for the sale of public land; and

WHEREAS, the law permits the sale or exchange of parkland to an entity with eminent domain authority without the public referendum requirement, otherwise mandated by the Texas Local Government Code, Chapter 253, Section 253.001, and the proceeds of the sale or exchange may be used only to acquire property for park purposes; and

WHEREAS, a public hearing was held, as required by the Texas Parks and Wildlife Code (Chapter 25, Section 26.001 through 26.004), to determine that there is no feasible and prudent alternative to the use or taking of such land, and that the program or project includes all reasonable planning to minimize harm to the remainder of the park.

Now, Therefore,

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

SECTION 1. That as a result of the public hearing held on November 12, 2014, it is hereby determined that there is no feasible and prudent alternative to this use of park land and that all reasonable planning to minimize harm to the park has been taken.

November 12, 2014

SECTION 2. That since the public hearing has been held, the use is authorized subject to the following terms and conditions:

- a. The City shall incur no expense with regard to the transfer of access of denial lines and TxDOT shall pay all incidental expenses incurred in receiving such access of denial lines.
- b. Construction of the future highway improvement project associated with Interstate Highway 35 on and adjacent to access denial lines transferred to TxDOT shall be at its sole cost and expense and shall not disrupt any services provided by the Dallas Zoo.
- c. TxDOT acknowledges the Dallas Zoo as a sensitive habitat site and shall continue to work with the City of Dallas to optimize associated roadway details and construction aspects.
- d. All health, safety, noise, environmental protection, waste disposal, and air quality regulations shall remain in compliance.
- e. Construction of said improvements shall not disturb trees, shrubs or other landscaping outside of the use area, and those that may be damaged will be corrected appropriately as approved by PARD staff.
- f. Any trees that may require removal by this project shall be mitigated. Mitigation shall be approved by PARD staff and in accordance with the City of Dallas Tree Preservation Ordinance.
- g. Upon completion of construction, all affected turf areas shall be made free of ruts, rocks, and construction debris, aerated as needed, and top dressed with a quality soil mixture.

SECTION 3. That the City Manager is hereby authorized to execute any and all documents necessary for the granting of access of denial lines of Dallas Zoo property to TxDOT.

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.

COORDINATES

POB
N = 6958567.5826
E = 2486877.6499

TERMINATION
N = 6958625.6533
E = 2486962.0474

EXHIBIT "A"
PAGE 3 OF 3

MARSALIS AVENUE (VARIABLE WIDTH R.O.W.)
R.O.W. PER MAP OF OAK CLIFF, VOL. 89, PG. 1-3
D.R.D.C.T.

362+00
363+00
R.I. THORNTON FREEWAY (IH-35E)
(VARIABLE WIDTH R.O.W.)
(4719/508 & 4689/828)

W.H. HORD SURVEY
ABSTRACT NO. 560

BEGIN ACCESS DENIAL LINE

END ACCESS DENIAL LINE

THIRTEENTH STREET
VACATED BY CITY OF DALLAS ORD. No. 22585
VOL. 98192, PG. 968

P.O.C.
N 55°28'11" E
124.27'
BLOCK 127/3111
ROBERT STIMSON
VOL. 2005148, PG. 4674
D.R.D.C.T.

TxDOT
MONUMENT FD.

20' ALLEY

LOT 1
LOT 2
LOT 3
LOT 4
A.L. PATE SUBDIVISION
VOL. 9, PG. 367
D.R.D.C.T.
CITY OF DALLAS
VOL. 86079, PG. 2476
D.R.D.C.T.

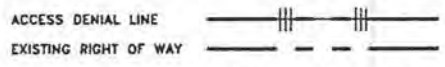


LANCASTER AVENUE (13TH ST.)
(NO DEED OF RECORD FD.)

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD, 83 (1993 Adj.)
NORTH CENTRAL ZONE (4202). ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY BE
CONVERTED TO GRID BY DIVIDING BY TxDOT
CONVERSION FACTOR OF 1.000136506.

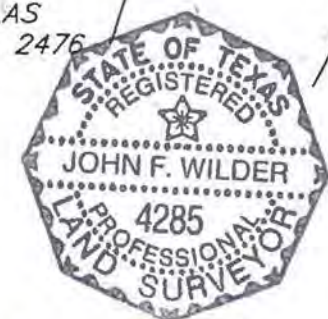
○ = 5/8" IRON ROD SET WITH ALUMINUM TxDOT R.O.W. MONUMENT
(UNLESS OTHERWISE NOTED)

⊙ = IRON ROD FOUND (UNLESS OTHERWISE NOTED)



** THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING
CONSTRUCTION, MAY BE REPLACED WITH A TxDOT TYPE II RIGHT OF WAY MARKER
UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE
SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED
OR RETAINED BY TxDOT.

A PLAT OF A SURVEY OF
PARCEL 121AC PART 1
FOR I.H. 35
CONTROL OF ACCESS LINE IN THE
W.H. HORD SURVEY
ABSTRACT NUMBER 560
CITY OF DALLAS, TEXAS
JANUARY, 2007



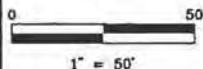
John F. Wilder 2-2-07
JOHN F. WILDER, RPLS 4285 DATE



367+00

COORDINATES

POB	TERMINATION
N = 6958938.0581	N = 6958768.9210
E = 2487518.9080	E = 2487176.6128



LANCASTER AVENUE (13TH ST.)
(NO DEED OF RECORD FD.)

W.H. HORD SURVEY
ABSTRACT NO. 560

27.68'
S 59°55'39" W

END ACCESS DENIAL LINE

149.59'
S 89°03'21" W

EXISTING R.O.W.

CITY OF DALLAS
VOL. 87018, PG. 0534
D.R.D.C.T.

83.36'
S 00°56'39" E

20' ALLEY VACATED PER
VOL. 96192, PG. 968
D.R.D.C.T.

BRASS MON.
SET

DALLAS BLOCK 120/3103

R.L. THORNTON FREEWAY (IH-35E)
(VARIABLE WIDTH R.O.W.)
(4889/499, 4713/098 & 4725/509)

CITY OF DALLAS
C.C. 87-15029-E

136.91'
S 59°55'39" W

EXISTING R.O.W.

BEGIN ACCESS DENIAL LINE

51.67'
S 89°03'21" W

N 89°03'21" E
24.25'



P.O.C.

EWING AVENUE
(VARIABLE WIDTH R.O.W.)

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD, 83 (1993 Adj.)
NORTH CENTRAL ZONE (4202). ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY BE
CONVERTED TO GRID BY DIVIDING BY TxDOT
CONVERSION FACTOR OF 1.000136506.

○ = 5/8" IRON ROD SET WITH ALUMINUM TxDOT R.O.W. MONUMENT
(UNLESS OTHERWISE NOTED)

● = IRON ROD FOUND (UNLESS OTHERWISE NOTED)

ACCESS DENIAL LINE 
EXISTING RIGHT OF WAY 

** THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING
CONSTRUCTION, MAY BE REPLACED WITH A TxDOT TYPE II RIGHT OF WAY MARKER
UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE
SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED
OR RETAINED BY TxDOT.

A PLAT OF A SURVEY OF
PARCEL 121AC PART 2
FOR I.H. 35

CONTROL OF ACCESS LINE IN THE
W.H. HORD SURVEY
ABSTRACT NUMBER 560
CITY OF DALLAS, TEXAS
JANUARY, 2007



John F. Wilder 2-21-07
JOHN F. WILDER, RPLS 4285 DATE

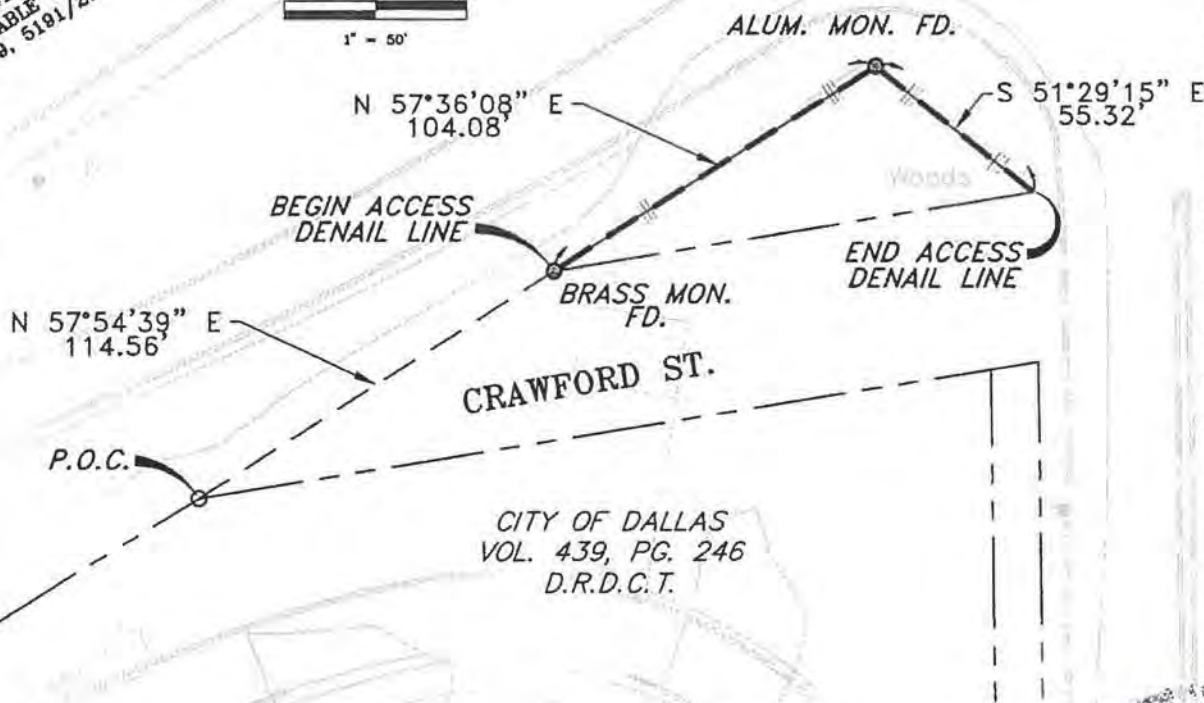
COORDINATES

POB TERMINATION
N = 6958328.6518 N = 6958349.9722
E = 2486516.9773 E = 2486648.1468

EXHIBIT "A"
PAGE 3 OF 3



W.H. HORD SURVEY
ABSTRACT NO. 560



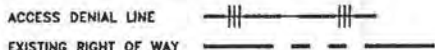
MARSALIS AVENUE (VARIABLE WIDTH R.O.W.)
R.O.W. PER MAP OF OAK CLIFF, VOL. 89, PG. 1-3
D.R.D.C.T.

CITY OF DALLAS
VOL. 439, PG. 246
D.R.D.C.T.

ALL BEARINGS ARE ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD. 83 (1993 Adj.)
NORTH CENTRAL ZONE (4202). ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY BE
CONVERTED TO GRID BY DIVIDING BY TxDOT
CONVERSION FACTOR OF 1.000136506.

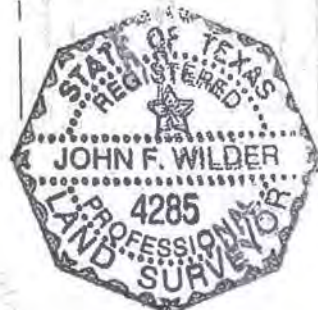
○ = 5/8" IRON ROD SET WITH ALUMINUM TxDOT R.O.W. MONUMENT
(UNLESS OTHERWISE NOTED)

● = IRON ROD FOUND UNLESS OTHERWISE NOTED)



** THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING
CONSTRUCTION, MAY BE REPLACED WITH A TxDOT TYPE II RIGHT OF WAY MARKER
UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE
SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED
OR RETAINED BY TxDOT.

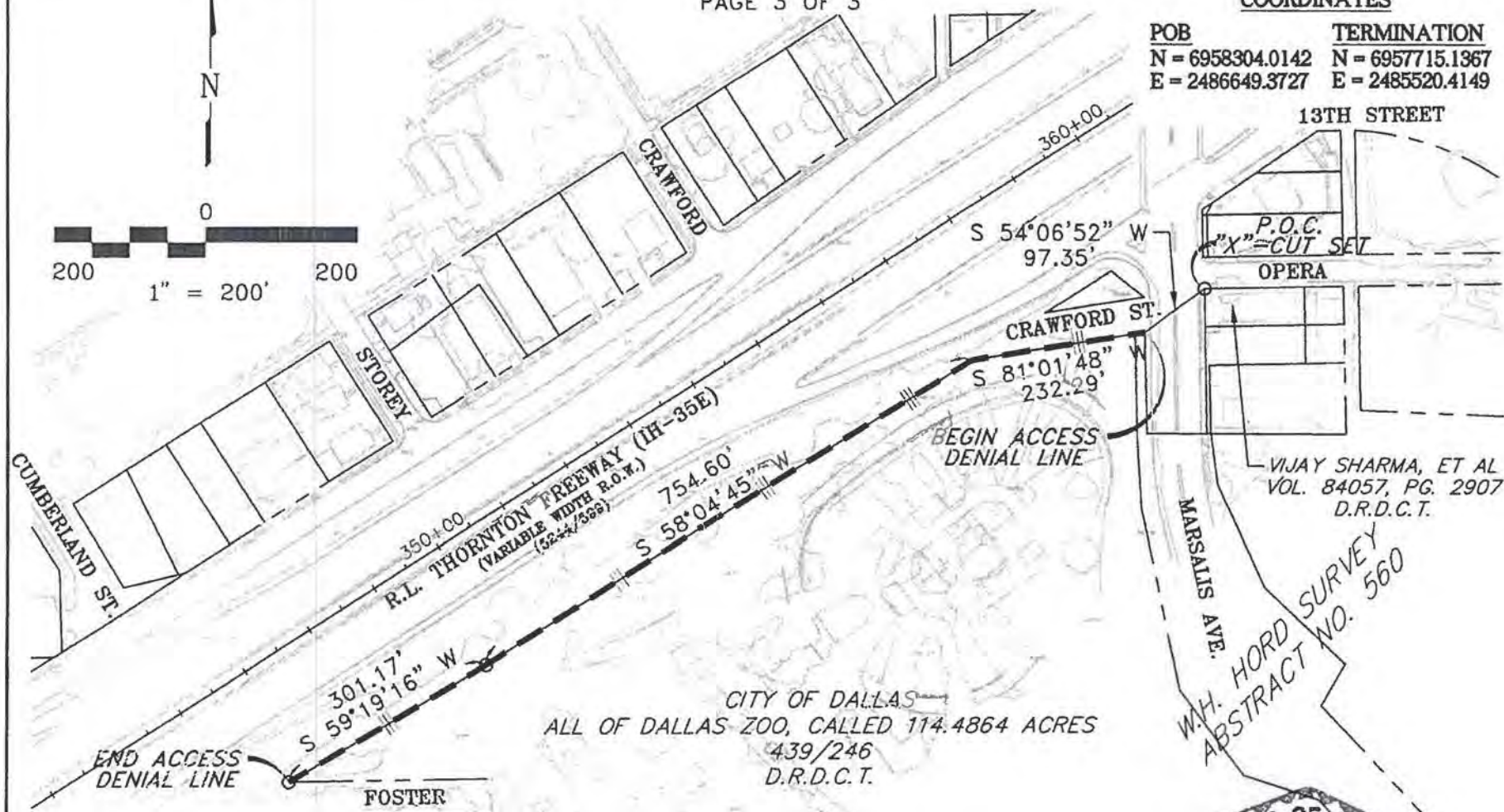
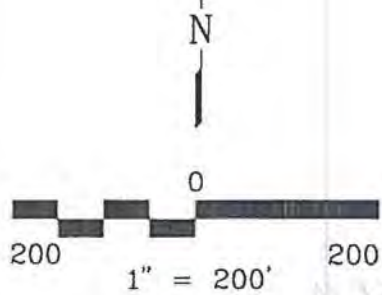
A PLAT OF A SURVEY OF
PARCEL 120AC PART 1
FOR I.H. 35
CONTROL OF ACCESS LINE IN THE
W.H. HORD SURVEY
ABSTRACT NUMBER 560
CITY OF DALLAS, TEXAS
JANUARY, 2007



John F. Wilder
JOHN F. WILDER, RPLS 4285
2-21-07
DATE

COORDINATES

<u>POB</u>	<u>TERMINATION</u>
N = 6958304.0142	N = 6957715.1367
E = 2486649.3727	E = 2485520.4149



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD, 83 (1993 Adj.) NORTH CENTRAL ZONE (4202). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.000136506.

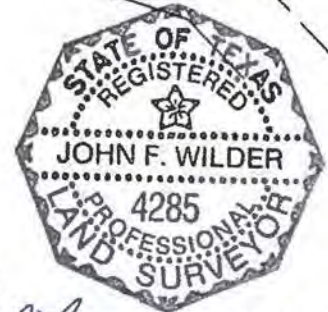
- = 5/8" IRON ROD SET WITH ALUMINUM TxDOT R.O.W. MONUMENT (UNLESS OTHERWISE NOTED)
- = IRON ROD FOUND (UNLESS OTHERWISE NOTED)



** THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TxDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TxDOT.

CITY OF DALLAS
ALL OF DALLAS ZOO, CALLED 114.4864 ACRES
439/246
D.R.D.C.T.

A PLAT OF A SURVEY OF
PARCEL 120AC PART 2
FOR I.H. 35
CONTROL OF ACCESS LINE IN THE
W.H. HORD SURVEY
ABSTRACT NUMBER 560
CITY OF DALLAS, TEXAS
JANUARY, 2007



John F. Wilder 2-21-07
JOHN F. WILDER, RPLS 4285 DATE

KEY FOCUS AREA: Culture, Arts, Recreation, & Education
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 6
DEPARTMENT: Park & Recreation
CMO: Willis Winters, 670-4071
MAPSCO: 32-R 33-N

SUBJECT

A public hearing to receive comments on the proposed use of a portion of the Elm Fork Greenbelt, consisting of a total of approximately 1.08 acres of land, by the Texas Department of Transportation (TxDOT) for construction of improvements to State Highway 183/John West Carpenter Freeway - Financing: No cost consideration to the City

BACKGROUND

The City of Dallas owns municipal park land known as the Elm Fork Greenbelt located west of downtown Dallas within the Trinity River corridor. The City of Dallas has partnered with TxDOT on the State Highway 183/Interstate 35E project since the commencement of Project Pegasus in early 1999. Pursuant to the goals of the project, the Dallas City Council passed resolution #00-0276 (January 12, 2000) approving and endorsing the recommended preferred alternative.

TxDOT has requested a permanent public transportation easement for two parcels, consisting of approximately 0.66 acres and 0.42 acres of land, for construction of improvements to State Highway 183 in the Elm Fork Greenbelt adjacent to the existing State Highway 183 bridge and appurtenances. TxDOT requires a small portion of the City’s park land in the Elm Fork Greenbelt for their project. TxDOT will pay the fair market value of this easement, or equivalent in-kind value, as determined by an independent appraisal.

In compliance with the law, TxDOT has determined that there is a need and that no feasible and prudent alternative exists and that all reasonable care has been taken so as to not damage the remainder of the park property and to mitigate any disruption of current and future park services, including hike and bike trail development.

In accordance with the Texas Parks and Wildlife Code, Chapter 26 (Sections 26.001 through 26.004) the City Council must advertise and hold a public hearing on the change of use of park land.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board authorized the public hearing on September 18, 2014.

City Council authorized the public hearing on October 8, 2014, by Resolution No. 14-1682.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached

November 12, 2014

WHEREAS, on January 12, 2000, the Dallas City Council adopted Resolution No. 00-0276, approving and endorsing PROJECT PEGASUS between the City and the Texas Department of Transportation (TxDOT); and

WHEREAS, the City of Dallas owns land known as Elm Fork Greenbelt and TxDOT has determined that a public transportation easement is needed and in the public interest to decrease congestion and enhance travel and accessibility to downtown Dallas and is necessary for the proper construction and development of improvements to State Highway 183/John W. Carpenter Freeway; and

WHEREAS, said improvements require the conveyance of a permanent transportation easement of approximately 1.08 acres of land from the Elm Fork Creek Greenbelt, set forth in two Tracts described in Exhibit A, Parcel 17 and Parcel 18, attached hereto and made a part hereof, because the use of this park land is necessary to accomplish the purpose, and the Park and Recreation Board of the City of Dallas is agreeable to providing the property for this use; and

WHEREAS, in consideration for this conveyance by easement, TxDOT will pay the fair market value of this easement, or equivalent in-kind value, as determined by an independent appraisal; and

WHEREAS, referendum, notice and bidding requirements of Chapter 253 and 272 of the Texas Local Government Code are not applicable when a municipality is conveying an interest in land to an entity with eminent domain authority; and

WHEREAS, a public hearing was held, as required by the Texas Park and Wildlife Code (Chapter 26, Section 26.001 through 26.004), to determine that there is no feasible and prudent alternative to this use of this park land and that all reasonable planning to minimize harm to the Elm Fork Greenbelt has been taken.

Now, Therefore,

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

SECTION 1. That the City of Dallas hereby approves the proposed acquisition, including the exercise in the City of Dallas of the right of eminent domain, if such becomes necessary, by TxDOT for interests in land by easement, as identified in Exhibit A Parcels 17 and 18 for the public transportation easement for construction of improvements to State Highway 183/John W. Carpenter Freeway, subject to the terms and conditions of the Agreement and this resolution.

November 12, 2014

SECTION 2. That, since TxDOT's use of eminent domain for acquiring this Tract by easement has been authorized, the Park and Recreation Board has approved, and the public hearing with appropriate determinations has been held, the City Manager, upon approval as to form by the City Attorney, is authorized to execute an easement and a Temporary Right of Entry Agreement for a portion of the Elm Fork Greenbelt, subject to the Agreement, to this resolution, and to all of the following terms and conditions:

- a. TxDOT shall covenant to the City:
 1. To observe safety regulations;
 2. To not be detrimental to the park;
 3. To comply with health, safety, noise, environmental protection, waste disposal, water and air quality regulations;
 4. To keep the adjacent park area free from construction debris and waste;
 5. To bear the cost of construction, operation and maintenance of the transit line and improvements;
 6. To do all work within the park and surrounding areas in a good a workmanlike manner under the supervision of the Director of the Park and Recreation Department;
 7. To restore the Hike and Bike Trail in accordance with Park and Recreation Department standards;
 8. To provide clearance for passage of maintenance and emergency vehicles along the Hike and Bike Trail, and;
 9. To not convey to another any interest in the easement tract, or any portion thereof, without prior, written consent of the City.
- b. The City retains the right to inspect the easement tract and adjacent park and adjacent park areas for violations of the covenants listed in subsection a.
- c. TxDOT shall provide the City with a procedure for reentering and taking possession of the easement tract should TxDOT abandon the tract or violate the covenants listed in subsection a.
- d. TxDOT shall not enter for work purposes or disturb the surface or Subsurface land of park property outside of the easement tract without consultation with the Director of the Park and Recreation Department.

November 12, 2014

SECTION 3. That, as a result of the public hearing held today, it is hereby determined that there is no feasible and prudent alternative to the use of the Elm Fork Greenbelt for the purpose stated in this resolution and that all reasonable planning to minimize harm to the tracts and the surrounding adjacent park land has been taken.

SECTION 4. That the use of the easement tract at Elm Fork Greenbelt as described in Exhibit A Parcels 17 and 18 in connection with the TxDOT construction of improvements to State Highway 183/John W. Carpenter Freeway, is authorized and approved subject to the terms and conditions of the Agreement and this resolution.

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

EXHIBIT "A"

COUNTY: DALLAS
HIGHWAY: STATE HIGHWAY 183
STA. 558+72.49 TO STA. 561+89.63
R.O.W. CSJ: 0094-07-042

PAGE 1 OF 4
DATE: FEBRUARY 11, 2013
REVISED: DECEMBER 12, 2013

DESCRIPTION FOR PARCEL 17

BEING A 18,358 SQUARE FEET TRACT OF LAND, MORE OR LESS, IN THE JAMES MCLAUGHLIN SURVEY, ABSTRACT NO. 845, CITY BLOCK NUMBER 8674, DALLAS COUNTY, TEXAS, AND BEING A PART OF THAT TRACT AS CONVEYED TO THE CITY OF DALLAS AS RECORDED IN VOLUME 73066, PAGE 1073 AND VOLUME 68196, PAGE 138 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), SAID 18,358 SQUARE FEET TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND BEING AT THE INTERSECTION OF THE EXISTING SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183 AND THE WESTERN LINE OF BROOK HOLLOW INDUSTRIAL DISTRICT NUMBER FOUR, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 31, PAGE 113 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.);

THENCE NORTH 52 DEGREES 33 MINUTES 54 SECONDS WEST, ALONG THE EXISTING SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, A DISTANCE OF 629.98 FEET TO 5/8" IRON ROD WITH TXDOT ALUMINUM CAP FOUND, FROM WHICH A 1/2" IRON ROD WITH RED CAP FOUND, BEARS SOUTH 08 DEGREES 18 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.26 FEET;

THENCE NORTH 05 DEGREES 37 MINUTES 44 SECONDS WEST, CONTINUING ALONG THE EXISTING SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, A DISTANCE OF 60.08 FEET TO 5/8" IRON ROD WITH TXDOT ALUMINUM CAP FOUND AT THE INTERSECTION OF THE EXISTING SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183 AND THE NEW SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183 AND BEING THE POINT OF BEGINNING, HAVING A COORDINATE OF NORTH 6,989,476.35, EAST 2,463,303.24;**

- 1) THENCE NORTH 52 DEGREES 33 MINUTES 54 SECONDS WEST, ALONG THE NEW SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, A DISTANCE OF 317.14 FEET BEING ON THE COMMON LINE OF SAID CITY OF DALLAS TRACT AND A TRACT AS CONVEYED TO C. KIRK NANCE AS RECORDED IN VOLUME 87119, PAGE 3696 D.R.D.C.T.;

FIELD NOTES APPROVED:

DLR 3/19/14



EXHIBIT "A"

COUNTY: DALLAS
HIGHWAY: STATE HIGHWAY 183
STA. 558+72.49 TO STA. 561+89.63
R.O.W. CSJ: 0094-07-042

PAGE 2 OF 4
DATE: FEBRUARY 11, 2013
REVISED: DECEMBER 12, 2013

DESCRIPTION FOR PARCEL 17

- 2) THENCE ALONG THE COMMON LINE OF SAID CITY OF DALLAS TRACT AND SAID C. KIRK NANCE TRACT AND ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 42 MINUTES 41 SECONDS, A RADIUS OF 2,125.00 FEET, A CHORD DISTANCE OF 63.47 FEET THAT BEARS NORTH 31 DEGREES 14 MINUTES 44 SECONDS EAST, AROUND SAID CURVE AN ARC DISTANCE OF 63.48 FEET TO THE NORTHWEST CORNER OF SAID CITY OF DALLAS TRACT AND ALSO BEING THE NORTHEAST CORNER OF SAID C. KIRK NANCE TRACT AND BEING ON THE EXISTING SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183;
- 3) THENCE SOUTH 52 DEGREES 33 MINUTES 54 SECONDS EAST, ALONG THE EXISTING SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, A DISTANCE OF 265.00 FEET TO 5/8" IRON ROD WITH TXDOT ALUMINUM CAP SET;
- 4) THENCE SOUTH 05 DEGREES 37 MINUTES 44 SECONDS EAST, CONTINUING ALONG THE EXISTING SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, A DISTANCE OF 86.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 18,358 SQUARE FEET [0.4214 AC.] OF LAND, MORE OR LESS.

EXHIBIT "A"

COUNTY: DALLAS
HIGHWAY: STATE HIGHWAY 183
STA. 558+72.49 TO STA. 561+89.63
R.O.W. CSJ: 0094-07-042

PAGE 3 OF 4
DATE: FEBRUARY 11, 2013
REVISED: DECEMBER 12, 2013

DESCRIPTION FOR PARCEL 17

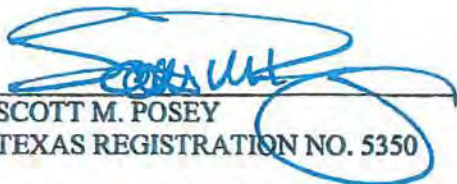
A PLAT OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS DESCRIPTION.

**THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMAGED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT RIGHT-OF-WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

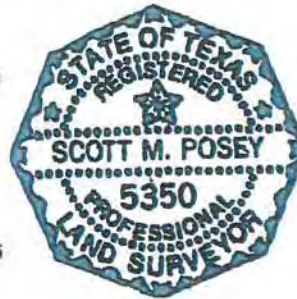
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.000136506.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.

THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE CONTROL SHEET CREATED FEBRUARY 11, 2013 FOR THE TXDOT RIGHT-OF-WAY MAPPING PROJECT CONTROL-SECTION-NUMBER 0094-07-042.


SCOTT M. POSEY
TEXAS REGISTRATION NO. 5350

LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
PLANO, TEXAS 75093
PH. (214) 440-3600
DECEMBER 12, 2013



CITY OF IRVING

S.H. 183
(VARIABLE WIDTH R.O.W.)

DALLAS COUNTY
VOL. 4797, PG. 27
D.R.D.C.T.

$\Delta=01^{\circ}42'41''$
 $R=2125.00'$
 $L=63.48'$
 $CB=N31^{\circ}14'44''E$
 $CH=63.47'$

S 52°33'54" E 265.00'

EXISTING
RIGHT-OF-WAY
LINE

S 05°37'44" E 86.37'

P.O.B.
TXDOT MON. FND.
N: 6,989,476.35
E: 2,463,303.24

18,358 S.F.

N 52°33'54" W 317.14'

N 05°37'44" W
60.08'

1/2" CIRF BEARS
S08°18'00"E 0.26'

N 52°33'54" W 629.98'

P.O.C.
TXDOT MON. FND.

CITY OF IRVING
CITY OF DALLAS

NEW
RIGHT-OF-WAY
LINE

ELM FORK
TRINITY RIVER

BLOCK 8674

CITY OF DALLAS
VOL. 73066, PG. 1073
VOL. 68196, PG. 138
D.R.D.C.T.

CITY OF DALLAS

BROOK HOLLOW
INDUSTRIAL DISTRICT
NUMBER FOUR
VOL. 31, PG. 113
M.R.D.C.T.

C. KIRK NANCE
VOL. 87119, PG. 3696
D.R.D.C.T.

APPROXIMATE CITY
LIMIT LINE

17

JAMES McLAUGHLIN SURVEY
ABSTRACT No. 845

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- DENIAL OF ACCESS LINE

ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE"

P.O.C. = POINT OF COMMENCING

P.O.B. = POINT OF BEGINNING

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

D.R.D.C.T. = DEED RECORDS DALLAS COUNTY, TEXAS

M.R.D.C.T. = MAP RECORDS DALLAS COUNTY, TEXAS

IRF = IRON ROD FOUND

CIRF = CAPPED IRON ROD FOUND

"X" CUT = "X" CUT IN CONCRETE

○ = TXDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON

ROD UNLESS OTHERWISE NOTED

A PLAT OF A SURVEY
FOR PARCEL 17
STATE HIGHWAY 183
A 0.4214 AC., [18,358 Sq.Ft.]
TRACT OF LAND SITUATED IN THE
JAMES McLAUGHLIN SURVEY,
ABSTRACT NUMBER 845
CITY OF DALLAS
DALLAS COUNTY, TEXAS
FEBRUARY 11, 2013
REVISED: DECEMBER 12, 2013



A DESCRIPTION OF EVEN SURVEY DATA HERewith ACCOMPANIES THIS PLAT.

BASIS OF BEARING TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 83 (1983) NDR1M CENTRAL ZONE (4202). ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SCALED USING A TXDOT SURFACE ADJUSTMENT FACTOR OF 1.000136506

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK

** THE MONUMENT DESCRIBED AND FOUND IN THIS CALL IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT RIGHT-OF-WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT

EXHIBIT "A"

COUNTY: DALLAS
HIGHWAY: STATE HIGHWAY 183
STA. 558+35.59 TO STA. 562+62.20
R.O.W. CSJ: 0094-07-042

PAGE 1 OF 3
DATE: FEBRUARY 11, 2013
REVISED: DECEMBER 12, 2013
REVISED: APRIL 29, 2014

DESCRIPTION FOR PARCEL 18

BEING A 28,677 SQUARE FEET TRACT OF LAND, MORE OR LESS, IN THE JAMES MCLAUGHLIN SURVEY, ABSTRACT NO. 845, CITY BLOCK NUMBER 8674, DALLAS COUNTY, TEXAS, AND BEING A PART OF THAT TRACT AS CONVEYED TO CITY OF DALLAS AS RECORDED IN VOLUME 73066, PAGE 1073 AND VOLUME 4235, PAGE 25 AND VOLUME 1502, PAGE 198 AND VOLUME 68196, PAGE 138 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), SAID 28,677 SQUARE FEET TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH TXDOT ALUMINUM CAP FOUND AT THE INTERSECTION OF THE EXISTING NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183 AND THE WEST LINE OF THE RAILROAD RIGHT OF WAY AS CONVEYED IN DEED TO THE MISSOURI-KANSAS-TEXAS RAILROAD COMPANY (PREDECESSOR TO DART), AS RECORDED IN VOLUME 3979, PAGE 506 D.R.D.C.T.;

THENCE NORTH 52 DEGREES 33 MINUTES 54 SECONDS WEST, ALONG THE EXISTING NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, A DISTANCE OF 549.38 FEET TO A 5/8" IRON ROD WITH TXDOT ALUMINUM CAP SET;**

THENCE NORTH 84 DEGREES 09 MINUTES 24 SECONDS WEST, CONTINUING ALONG THE EXISTING NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, A DISTANCE OF 80.36 FEET TO A 5/8" IRON ROD WITH TXDOT ALUMINUM CAP SET AT THE INTERSECTION OF THE EXISTING NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183 AND THE NEW NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183 AND ALSO BEING THE **POINT OF BEGINNING**, HAVING A COORDINATE OF NORTH 6,989,784.80, EAST 2,463,630.75;**

- 1) THENCE NORTH 84 DEGREES 09 MINUTES 24 SECONDS WEST, CONTINUING ALONG THE EXISTING NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, A DISTANCE OF 154.43 FEET TO A 5/8" IRON ROD WITH TXDOT ALUMINUM CAP SET;
- 2) THENCE NORTH 52 DEGREES 33 MINUTES 54 SECONDS WEST, CONTINUING ALONG THE EXISTING NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, A DISTANCE OF 282.87 FEET TO THE SOUTHWEST CORNER OF SAID CITY OF DALLAS TRACT AND THE SOUTHEAST CORNER OF A TRACT AS CONVEYED TO C. KIRK NANCE AS RECORDED IN VOLUME 87119, PAGE 3696 D.R.D.C.T.;

FIELD NOTES APPROVED:

Mh. A/Solia



EXHIBIT "A"

COUNTY: DALLAS
HIGHWAY: STATE HIGHWAY 183
STA. 558+35.59 TO STA. 562+62.20
R.O.W. CSJ: 0094-07-042

PAGE 2 OF 3
DATE: FEBRUARY 11, 2013
REVISED: DECEMBER 12, 2013
REVISED: APRIL 29, 2014

DESCRIPTION FOR PARCEL 18

- 3) THENCE ALONG THE COMMON LINE OF SAID CITY OF DALLAS TRACT AND SAID C. KIRK NANCE TRACT ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 12 MINUTES 22 SECONDS, A RADIUS OF 2125.00 FEET, A CHORD DISTANCE OF 81.81 FEET THAT BEARS NORTH 28 DEGREES 52 MINUTES 05 SECONDS EAST, AROUND SAID CURVE AN ARC DISTANCE OF 81.82 FEET TO THE NEW NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183;
- 4) THENCE SOUTH 52 DEGREES 33 MINUTES 54 SECONDS EAST, ALONG THE NEW NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 183, A DISTANCE OF 426.61 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 28,677 SQUARE FEET (0.6583 AC.) OF LAND, MORE OR LESS.

A PLAT OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

**THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMAGED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT RIGHT-OF-WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.000136506.

COORDINATE VALUES DERIVED USING THE TXDOT VRS NETWORK.

THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE CONTROL SHEET CREATED FEBRUARY 11, 2013 FOR THE TXDOT RIGHT-OF-WAY MAPPING PROJECT CONTROL-SECTION-NUMBER 0094-07-042.


SCOTT M. POSEY
TEXAS REGISTRATION NO. 5350



LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
PLANO, TEXAS 75093
PH. (214) 440-3600
DECEMBER 12, 2013
TBPLS #10048300

JAMES McLAUGHLIN SURVEY
ABSTRACT No. 845

CITY OF DALLAS
VOL. 73066, PG. 1073 &
VOL. 4235, PG. 25 &
VOL. 1502, PG. 198 &
VOL. 68196, PG. 138
D.R.D.C.T.

CITY OF
DALLAS

MISSOURI-KANSAS-TEXAS
RAILROAD COMPANY
(PREDECESSOR TO DART)
VOL. 3979, PG. 506
D.R.D.C.T.

DALLAS ROUNDTABLE INVESTORS, LLC
DOC. NO. 20080348696
O.P.R.D.C.T.

BLOCK 8674

18

P.O.B.
N: 6,989,784.80
E: 2,463,630.75

P.O.C.
TxDOT MON. FND.

N 52°33'54" W
549.38'

N 84°09'24" W
80.36'

S 52°33'54" E 426.61'

28,677 S.F.

N 52°33'54" W 282.87'

DALLAS COUNTY
VOL. 4797, PG. 27
D.R.D.C.T.

S.H. 183

(VARIABLE WIDTH R.O.W.)

- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - NEW RIGHT OF WAY LINE
 - PROPERTY LINE
 - SURVEY LINE
 - EXISTING EASEMENT LINE
 - DENIAL OF ACCESS LINE
 - ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE"
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
 - D.R.D.C.T. = DEED RECORDS DALLAS COUNTY, TEXAS
 - M.R.D.C.T. = MAP RECORDS DALLAS COUNTY, TEXAS
 - IRF = IRON ROD FOUND
 - CIRF = CAPPED IRON ROD FOUND
 - "X" CUT = "X" CUT IN CONCRETE
 - = TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED

A PLAT OF A SURVEY
FOR PARCEL 18
STATE HIGHWAY 183
A 0.6583 AC., [28,677 Sq.Ft.]
TRACT OF LAND SITUATED IN THE
JAMES McLAUGHLIN SURVEY,
ABSTRACT NUMBER 845
CITY OF DALLAS
DALLAS COUNTY, TEXAS
FEBRUARY 11, 2013
REVISED: DECEMBER 12, 2013
REVISED: APRIL 29, 2014



A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 83 (1993) NORTH CENTRAL ZONE (4202), ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SCALED USING A TxDOT SURFACE ADJUSTMENT FACTOR OF 1.000136506.

COORDINATE VALUES DERIVED USING THE TxDOT VRS NETWORK.

** THE MONUMENT DESCRIBED AND FOUND IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TxDOT RIGHT-OF-WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TxDOT.



September 18, 2014

Exhibit A
 Elm Fork Greenbelt
 TxDOT State Hwy 183 / John W. Carpenter Freeway
 Public Transportation Easement Requests

Note: Dedicated parcel areas for graphic purposes only; location and size is approximate.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 2, 14
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45 K J P N Q

SUBJECT

City Center TIF District

- * A public hearing to receive comments on boundary amendments to the City Center TIF District (the “Zone”) to: **(1)** remove certain properties from the City Center Sub-district of the Zone, thereby reducing the tax increment base of the City Center Sub-district and increasing city general fund contributions to the Zone over the remaining term; and **(2)** make such other corresponding adjustments to the ordinances creating the zone and approving the project and financing plans, Ordinance Nos. 22802 and 23034, approved on June 26, 1996 and February 17, 1997, respectively, necessary to accommodate the boundary amendments - Financing: No cost consideration to the City
- * An ordinance amending Ordinance No. 22802, as amended, previously approved on June 26, 1996, and Ordinance No. 23034, as amended, previously approved February 12, 1997, to reflect these amendments – Financing: No cost consideration to the City

BACKGROUND

A public hearing is required any time the boundaries or budget of an existing TIF District is amended, or when the term of a District is extended. This public hearing is being held to hear comments on the following proposed amendments to City Center TIF District’s (the Zone) boundary and its Project and Reinvestment Zone Financing Plans.

BACKGROUND (Continued)

The properties listed below are proposed to be removed from the City Center Sub-district of the Zone.

1. 1201 Elm Street – Renaissance Tower (DCAD Acct. #'s 0000010044500000 and 00000100445000100)
 - a. TIF funding request for the building is not anticipated nor does the district have the financial capacity to support a funding request for this building
2. 208, 301, 308, 311 S. Akard Street – AT&T Buildings (DCAD Acct. #'s 00000101086000000, 00000100762000000, 00000101131000000, and 00000100748009900 respectively)
 - a. TIF funding request for the building is not anticipated nor does the district have the capacity to support a funding request for this building
3. 1201 Pacific Avenue – Parking Garage (DCAD Acct. # 00000104717000000)
 - a. Redevelopment of this property is not anticipated during the remaining life of the TIF
4. 1700 Pacific Avenue – Office Tower (DCAD Acct. # 00000110712009900)
 - a. TIF funding request for the building is not anticipated nor does the district have the financial capacity to support a funding request for this building
5. 1910 Pacific Avenue – Pacific Place office tower (DCAD Acct. # 00000101542000000)
 - a. The TIF District does not have the financial capacity to support a funding request for this building and the remaining term of the district is prohibitive
6. 1315 Commerce Street – Adolphus Hotel (DCAD Acct. #'s 000070000A01A9900, 000070000A01A0400, and 000070000A01A0500)
 - a. The property was recently purchased by a development group that is planning an extensive renovation of the hotel. As a result of the lack of financial capacity within the sub-district to support the renovation project, the development group has decided to seek a Historic Tax Abatement for the project.

BACKGROUND (Continued)

The decrease in property value in these properties offset value increases in other improved property in the TIF District, making it unlikely to collect the budgeted amount of TIF increment. Removing the properties, as recommended, increases the captured appraised value of the Zone and will increase the amount of City general funds that are paid into the tax increment fund by \$3,413,194 for the remaining term of the City Center TIF District through 2022, but does not increase the amount of collections originally budgeted.

Implementation of the proposed boundary amendment is necessary to implement the District Plan's objective to improve the pedestrian environment and connections through plaza/sidewalk improvements and street-level activation planned with the Thanksgiving Tower Project. The amendment will result in benefits to the City, its residents and property owners in general and the property, residents and property owners that remain in the Zone. Zone appreciation and building increased values will no longer be reduced by the negative value of the properties to be removed.

Although the City Center TIF District does not have the financial capacity to support redevelopment of the properties proposed to be removed from the Zone, these properties may seek other public incentives for redevelopment such as City and County Historic Tax Abatements, City and State Historic Tax Credits.

The general fund currently receives approximately \$1.5M in property tax revenue for the properties proposed to be removed from the Zone and this will not change. If property tax revenue generated by the removed properties increase, the additional revenue will flow to the general fund, not the TIF District.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 26, 1996, City Council authorized the establishment of the City Center TIF District by Ordinance No. 22802.

On February 12, 1997, City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the Sports Arena TIF District by Ordinance No. 23034, as amended.

On November 14, 2012, City Council in accordance with the Tax Increment Financing Act, as amended, V.T.C.A Texas Tax Code, (Chapter 311), called a public hearing to be held on December 12, 2012, to hear citizen comments and concerns regarding the proposed City Center TIF District amendments and amended Project Plan and Reinvestment Zone Financing Plan for the District by Resolution No. 12-2780. That public hearing was duly held and closed.

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

On December 12, 2012, City Council authorized amendments to the City Center TIF District and the Project and Reinvestment Zone Financing Plans for the City Center TIF District to: (1) create two sub-districts within the City Center TIF District: (a) City Center Sub-district (original district boundary) and (b) Lamar Corridor/West End Sub-district; (2) Increase the geographic area of the City Center TIF District to add approximately 27.14 acres to create the Lamar Corridor/West End Sub-district; (3) Extend the current termination date of the City Center TIF District from December 31, 2012, to December 31, 2022, for the City Center Sub-district and establish a termination date for the Lamar Corridor/West End Sub-district of December 31, 2037; (4) decrease the percentage of tax increment contributed by the City of Dallas during the extended term of the TIF District and establish other taxing jurisdictions participation percentages; (5) Increase the City Center TIF District's budget from \$87,567,717 total dollars to \$151,968,546 total dollars, an increase of \$76,272,293; and (6) make corresponding modifications to the City Center TIF District boundary, budget and Project and Reinvestment Zone Financing Plans by Ordinance No. 28865.

On August 28, 2013, City Council in accordance with the Tax Increment Financing Act, as amended, V.T.C.A Texas Tax Code, (Chapter 311), called a public hearing to be held on September 11, 2013, to hear citizen comments and concerns regarding the proposed City Center TIF District amendments and amended Project Plan and Reinvestment Zone Financing Plan for the District by Resolution No. 13-1434. That public hearing was duly held and closed.

On September 11, 2013, City Council authorized amendments to the City Center TIF District and the Project and Reinvestment Zone Financing Plans for the City Center TIF District to: (1) amend the City Center Sub-district's boundary to remove a portion of the property addressed as 350 North St. Paul Street, approximately 4,950 square feet; (2) amend the City Center Sub-district's boundary to add the property addressed as 600 South Harwood Street, approximately 19,471 square feet; and (3) make corresponding modifications to the City Center TIF District boundary map, and Project and Reinvestment Zone Financing Plans and any other necessary adjustments to implement the Plan amendments by Ordinance No. 29142.

On November 14, 2013 the City Center TIF District Board of Directors reviewed and recommended approval of amendments to Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District) to: (1) decrease the geographic area of the City Center Sub-district by removing the following properties from the sub-district 1201 Elm Street, 208, 301, 308, and 311 S. Akard Street, 1201, 1700, 1910 Pacific Avenue, 1925 San Jacinto Street and 1999 Bryan Street; and (2) revise the Sub-district's Boundary Map, property list and base year value to reflect properties removed from the District; and

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

On February 13, 2014, the City Center TIF District Board of Directors reviewed and recommended approval of an amendment to Reinvestment Zone Number Five (City Center TIF District) to: (1) remove the building addressed as 1315 Commerce street from the City Center Sub-district and (2) make corresponding changes to the district's boundary map and Project and Reinvestment Zone Financing Plans, as necessary; and

On October 6, 2014, the Economic Development Committee was briefed on the proposed amendments to the City Center TIF District and recommended approval.

On October 22, 2014, City Council in accordance with the Tax Increment Financing Act, as amended, V.T.C.A Texas Tax Code, (Chapter 311), called a public hearing to be held on November 12, 2014, to hear citizen comments and concerns regarding the proposed City Center TIF District amendments and amended Project Plan and Reinvestment Zone Financing Plan for the District by Resolution No. 14-1787. That public hearing was duly held and closed.

FISCAL INFORMATION

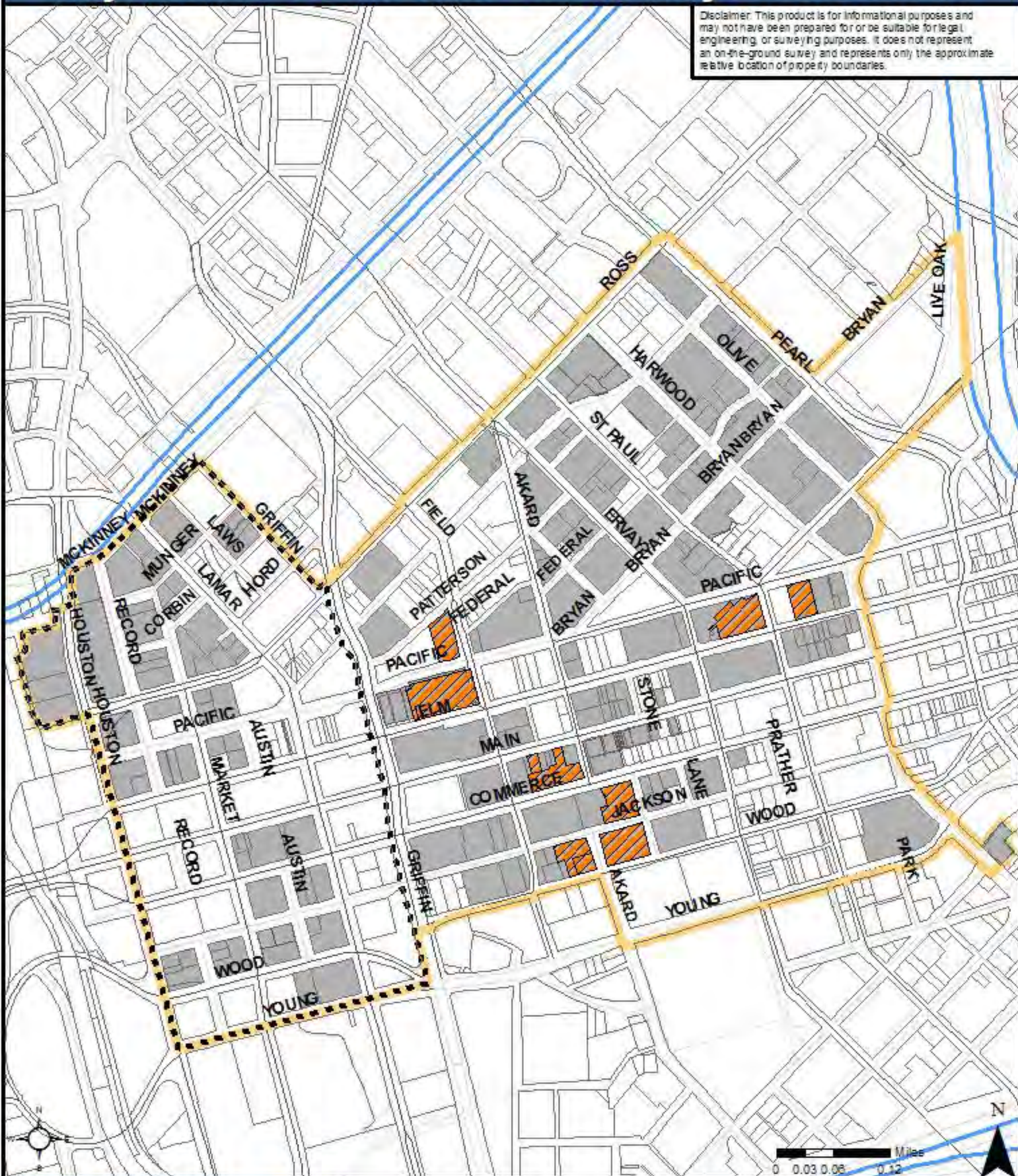
No cost consideration to the City

MAP

Attached.

City Center TIF District - Boundary Amendment

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



**DALLAS
ECONOMIC
DEVELOPMENT**

Area Redevelopment Division
214.670.1685
dallas-ecodev.org

Legend

-  City Center TIF District Boundary
-  Lamar Corridor/West End Sub-District
-  City Center TIF District Parcels
-  Properties to be Removed

ORDINANCE NO. _____

AN ORDINANCE AMENDING TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER FIVE, THE CITY CENTER TIF DISTRICT, (THE “ZONE”) TO: (1) REMOVE CERTAIN PROPERTIES FROM THE ZONE IN ORDER TO PROMOTE DEVELOPMENT OR REDEVELOPMENT OF THE ZONE; (2) MAKE SUCH OTHER CORRESPONDING ADJUSTMENTS TO THE ORDINANCES CREATING THE ZONE AND APPROVING THE CITY CENTER TIF DISTRICT PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN (THE “PROJECT PLANS”), ORDINANCE NOS. 22802 AND 23034, APPROVED BY THE CITY COUNCIL ON JUNE 26, 1996, AND FEBRUARY 12, 1997, RESPECTIVELY, NECESSARY TO ACCOMMODATE THE BOUNDARY AMENDMENTS; (3) ESTABLISHING AN EFFECTIVE DATE; (4) PROVIDING A SEVERABILITY CLAUSE; AND (5) ENACTING OTHER MATTERS RELATED THERETO.

WHEREAS, on June 26, 1996, the City Council authorized the establishment of the Zone in accordance with the Tax Increment Financing Act, as amended, V.T.C.A Texas Tax Code, Chapter 311 (the “Act”) to promote development and redevelopment in the Zone through the use of tax increment financing by Ordinance No. 22802, as amended; and

WHEREAS, on February 12, 1997, the City Council approved the Project Plans for the Zone by Ordinance No. 23034, as amended; and

WHEREAS, on December 12, 2012, City Council authorized Ordinance No. 28865, amending the Zone to:

- (1) create two sub-districts within the Zone:
 - (a) the City Center Sub-district (original district boundary) and
 - (b) the Lamar Corridor/West End Sub-district;
- (2) increase the geographic area of the Zone to add approximately 27.14 acres comprising the Lamar Corridor/West End Sub-district;
- (3) extend the current termination date of the Zone from December 31, 2012, to December 31, 2022, for the City Center Sub-district and establish a termination date for the Lamar Corridor/West End Sub-district of December 31, 2037;
- (4) decrease the percentage of tax increment contributed by the City of Dallas during the extended term of the Zone and establish other taxing jurisdictions’ participation percentages;

- (5) increase the Zone's budget from \$87,567,717 total dollars to \$151,968,546 total dollars, an increase of \$76,272,293; and
- (6) make such other corresponding modifications to the Zone boundary, budget and Project Plans to effect such amendments.

WHEREAS, on November 14, 2013, the City Center TIF District Board of Directors reviewed and recommended City Council consideration and approval of an amendment to the Zone to:

- (1) decrease the geographic area of the City Center Sub-district by removing the following properties from the sub-district: 1201 Elm Street, 208, 301, 308, and 311 S. Akard Street, 1201, 1700, 1910 Pacific Avenue, 1925 San Jacinto Street and 1999 Bryan Street;
- (2) Revise the Sub-district's Boundary Map, property list and base year value to reflect properties removed from the Zone; and
- (3) make corresponding changes to the Project Plans, as necessary to effect such amendments.

WHEREAS, on February 13, 2014, the City Center TIF District Board of Directors reviewed and recommended City Council consideration and approval of an amendment to the Zone to:

- (1) remove the building addressed as 1315 Commerce street from the City Center Sub-district; and
- (2) make corresponding changes to the district's boundary map and Project and Reinvestment Zone Financing Plans, as necessary.

WHEREAS, on October 22, 2014, City Council in accordance with the Act called a public hearing to be held on November 12, 2014, to hear comments and concerns regarding the proposed amendments to the Zone and the Project Plans and such public hearing was held and closed in accordance with the Act by Resolution No. 14-1787.

NOW, THEREFORE,

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

SECTION 1. That the ordinances creating the Zone and approving the Project Plans, Ordinance Nos. 22802 and 23034, originally approved by the City Council on June 26, 1996, and February 12, 1997, respectively, are hereby further amended to:

- (1) remove certain properties from the City Center Sub-district of the Zone, thereby reducing the tax increment base of the City Center Sub-district and increasing city general fund contributions to the Zone; and

- (2) make any other corresponding adjustments to the Zone's Project Plans necessary to accommodate the boundary amendments, attached hereto as **Exhibits A.**

SECTION 2. That the facts, recitations and findings contained in the preamble above and outlined in the sections below of this ordinance are hereby found and declared to be true and correct.

SECTION 3. That the removal of the properties listed from the Zone will result in benefits to the City, its residents and property owners in the City and to the property, residents and property owners that remain in the Zone because the captured appraised value for the Zone will no longer be negatively impacted by the properties to be removed.

SECTION 4. That this action is necessary to complete the public improvements surrounding potential development projects in the Zone, in particular, this boundary amendment will result in additional tax revenues needed to implement the Project Plans' objectives in improving the pedestrian environment and connections through plaza/sidewalk improvements and street-level activation planned with the redevelopment of Thanksgiving Tower.

SECTION 5. That improvements in the Zone will significantly enhance the value of all taxable real property in the Zone, and since the Zone does not have the financial capacity to support redevelopment of these properties to be removed from the Zone, once removed from the Zone, these properties will become free to seek other public incentives for redevelopment such as City and County Historic Tax Abatements, City and State Historic Tax Credits.

SECTION 6. That Ordinance Nos. 22802 and 23034, as previously amended, will remain in full force and effect, save and except as amended herein by this ordinance.

SECTION 7. That if any section, paragraph, clause or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or un-enforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

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

APPROVED AS TO FORM

WARREN M. S. ERNST
CITY ATTORNEY

By: 
Assistant City Attorney

Passed and correctly enrolled _____

Exhibit A

City Center Tax Increment Financing District

**(Comprised of Downtown Core, Historic West End and
Lamar Corridor)**



Amended and Restated Project Plan And Reinvestment Zone Financing Plan

Adopted	February 12, 1997
Amended	February 11, 2009
	December 12, 2012
	September 11, 2013
	November 12, 2014

Acknowledgements

The City Center TIF District Project Plan and Reinvestment Zone Financing Plan was originally prepared in 1996. This amended and restated plan was prepared by the City of Dallas, Office of Economic Development. The Office of Economic Development wishes to acknowledge the efforts of everyone who contributed to the development of this plan, including the following organizations and individuals:

City of Dallas

A.C Gonzalez	City Manager
Ryan Evans	First Assistant City Manager
Karl Zavitkovsky	Director, Office of Economic Development (OED)
Karl Stundins	Area Redevelopment Manager, OED
Tamara L. Leak	Economic Development Senior Coordinator, OED
Barbara Martinez	Assistant City Attorney, City Attorney's Office
Sarah Hasib	Assistant City Attorney, City Attorney's Office

Current Dallas City Council

Mayor Mike Rawlings	Scott Griggs
Mayor Pro Tem Tennell Atkins	Sandy Greyson
Deputy Mayor Pro Tem Monica R. Alonzo	Vonciel Jones Hill
Jerry R. Allen	Adam Medrano
Rick Callahan	Sheffie Kadane
Dwaine R. Caraway	Lee M. Kleinman
Carolyn R. Davis	Philip T. Kingston
Jennifer Staubach Gates	

Center TIF Board of Directors

Orlando Alameda
Larry Good
Rick Loessberg
Jerry Merriman
Clyde Porter
Jon Ruff
Kirby White

Table of Contents

Section 1: Amended and Restated Project Plan	4
Background	4
Term of Zone	7
Zone Tax Increment Base	7
District Boundaries	8
Exhibit A: City Center TIF District Map	9
Development Goals and Objectives	10
Section 2: Tax Increment Financing Explained	13
Exhibit B: TIF Financial Impact	13
Section 3: Project Plan Improvements	15
Original Plan Improvements	14
Exhibit C: City Center Completed Residential Projects	16
Amended and Restated Improvements	16
Taxable Private Improvements	18
Exhibit D: City Center TIF District Anticipated Development Projects	19
Exhibit E: City Center TIF District Anticipated Development Projects Map	20
Section 4: Amended and Restated Financing Plan	21
Exhibit F: City Center TIF District Improvements Budget	21
TIF Funding Priority	23
TIF District Policy Considerations	25
Financial Assumptions	26
Exhibit G: City Center TIF District Increment Charts	27
Financial Feasibility	28
Financial Policies	28
Appendices	
A. DCAD Real Property Accounts in the City Center Sub-district	30
B. DCAD Real Property Accounts in the Lamar Corridor/West End Sub-district	39
C. City Center TIF District Original Budget	41
D. City Center Sub-District TIF Budget	42
E. Lamar Corridor/West End Sub-District TIF Budget	43

Section 1: Amended and Restated Project Plan

Background

The Dallas City Council (the "Council") designated Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (the "Zone") by City Ordinance 22802 on June 26, 1996. The City Center TIF District, also called the Zone, was created to develop an attractive, sustainable urban core by generating cash to reimburse costs of public improvements and redevelopment of vacant or underutilized buildings downtown. Creation of the City Center TIF District helped to protect major investment in downtown and encourage redevelopment of the cores' assets, as its land use mix transitioned from at one time a heavy concentration of office space to an increasing concentration of residential, hotel, restaurants and retail. Such development or redevelopment would not have occurred solely through private investment.

The City Center TIF District has been authorized by the City of Dallas, pursuant to Section 311.005 of the Texas Tax Code, because the City Council found that the Zone substantially impaired the sound growth of Dallas, retards the provision of housing accommodations, constitutes an economic and social liability, and is a menace to the public welfare due to a substantial number of substandard, deteriorating, and deteriorated structures and infrastructure. This amended and restated plan ("Amended Plan"), including the district boundaries, project plan, and financing plan, is the result of the collaborative effort of property owners and City staff.

Less than 10 percent of property in the District is currently being used for residential use with fewer than five living units.

The Council approved a project plan and financing plan for the Zone on February 12, 1997 (the "Original Plan"), by Ordinance Number 23034. The Dallas County Commissioners Court voted on December 17, 1996, to cause Dallas County (the "County") and Dallas County Hospital District (the "Hospital District") to participate in the Zone by agreeing to contribute to the tax increment fund for the Zone (the "TIF Fund") 100 percent of each of their tax increments generated in the Zone, for the life of the Zone or 15 years, whichever is shorter. On July 9, 2002, the Dallas County Commissioners Court amended its participation in the Zone from 100 percent to 53 percent and extended its participation subject to the termination of such contributions upon the earlier of (a) the end of the 2011 tax year, or (b) such contributions post 2001 totals \$9.7 million. The participation amendment was conditioned on the County receiving \$3 million in funding from the City of Dallas by 2007, for improvements to the County's downtown court house plaza. The Board of Trustees of Dallas Independent School District ("DISD") voted to cause DISD to participate in the Zone. The Dallas County Hospital District also participated in the Zone.

Beginning in the late 1970's, dramatic high-rise building projects began to develop in downtown Dallas. The City Center area enjoyed strong occupancy with growing demand that contributed to high lease rates. With the development of suburban office parks such as Las Colinas in Irving, Legacy in Plano and growing office corridors such as North Central Expressway and LBJ/Tollway, the Central Business District office occupancy began to decline.

In the mid-1980's, the Central Business District realized an exodus of companies from their downtown Dallas locations to newer, campus-type suburban corporate office developments. In October 1989, Dallas City Council authorized the City's Public/Private Financial Incentive Guidelines and Criteria to be administered by the Economic Development Department with a special emphasis on retaining and attracting investment to downtown Dallas. The program resulted in a new emphasis by the Central Dallas Association, now Downtown Dallas Inc., to join with the City to develop programs that will increase the marketability of downtown Dallas.

In 1990, the City isolated downtown values from the City tax roll to display the real property value annually. The trend in downtown values through the 1995 tax roll, released in July 1995 reflecting the market as of January 1, 1995, was still down, although 1995 marked the first year since 1990 that the percentage of decline was in single digits.

From 1996, the creation of the City Center TIF District, to 2000, the property value increased within the Zone. In 2000, the value was up approximately 70 percent from the 1996 base year. The majority of the Zone's increase in value took place between 1997 and 1998, over 49 percent, as a result of increased office occupancy.

Beginning in 2001 and continuing through 2005, the Zone's value declined an average of 4.5 percent annually. The Zone continued to fluctuate between periods of growth from 2006 to 2008 (averaging approximately 7 percent annually) attributable to the completion of vacant office building conversions to residential within the Zone and declines from 2009 to 2011 (averaging approximately 7 percent annually) due to the country's recession.

In 2011, City Council adopted the Downtown 360 Area Plan, a shared vision for Downtown's future that provided implementation actions for achieving the vision. The plan is a long-term, strategic guide to ensure Downtown Dallas is a vibrant urban center, by providing clear, targeted recommendations. The recommendations and concepts presented in the plan are intended to be considered when reviewing development, considering public investments and making development decisions.

The big picture ideas, or Transformative Strategies outlined in the plan serve as building blocks for a successful downtown Dallas, guiding and steering public and private investments. The five Transformative Strategies are: (1) Expand

Transit and Realize TOD Potential; (2) Create Vibrant Streets and Public Spaces; (3) Ensure Great Urban Design; (4) Diversify and Grow Housing; and (5) Reform the Approach to Parking.

The Downtown 360 Area Plan also explored focus areas within the downtown core that have the potential to transform a currently underperforming part of downtown. The Lamar Corridor and Main Street District retail activation area were two of the five focus areas highlighted in the plan. The Lamar Corridor focus area design and development concept emphasizes infill development and an improved public realm to solidify the connection between the Dallas Convention Center and Historic West End. The Main Street District retail activation area is the City's heart of culture and commerce. The plan encourages creating a one of a kind retail district in the heart of downtown.

The plan's strategies for implementing its bold ideas include extending the terms of the downtown TIFs, specifically the City Center and Farmers Market TIF Districts. The plan recommends extending the districts' terms as a means to fund downtown initiatives such as retail revitalization, Farmer's Market revitalization, affordable housing, transit financing, parks and open space and strong urban design. The plan also recommended modification of an existing TIF district's boundary to encourage redevelopment of the Lamar Corridor. As a result the plan's recommendations and growing redevelopment interest in and around the plan's focus areas highlighted above, the City has evaluated an extension of the term of the City Center TIF District.

The purpose of this Amended Plan (2012 amendment) is to: (1) expand the downtown core and redevelopment momentum to the West End; (2) provide a means of facilitating the redevelopment of the Lamar Corridor and Historic West End area; (3) upgrade the public realm along the Lamar Corridor to create an attractive corridor linking key destinations within the City; (4) fill in gaps in redevelopment within the downtown core by redeveloping last remaining vacant buildings; (5) continue to provide a source of funding for affordable housing, parking and retail activation; (6) create a funding source for improvement and maintenance of infrastructure in the West End, district wide improvements, and improved pedestrian connectivity from the Dallas County, City and Community College offices through the West End to the Victory Park Area; (7) provide a source of funding to assist under parked downtown office buildings to add structured parking and (8) fund outstanding reimbursement obligations of the City Center TIF District.

The 2012 amendments revised the Zone's Original Plan to achieve the following: (1) extend the term of the Zone from December 31, 2012, to December 31, 2022 for the City Center Sub-district (original TIF boundary) and provide a termination date for the Lamar Corridor/West End Sub-district of December 31, 2037; (2) decrease the percentage of tax increment contributed by the City of Dallas during the extended term and establish tax increment percentages for the participating taxing jurisdictions for the Lamar Corridor/West End Sub-district; (3) increase the

boundaries of the Zone to include property in the Lamar Corridor/West End Sub-districts and set the base value for the sub-district; (4) update and modify development and revenue forecasts for the Zone; (5) contemplate the County's participation rate for both sub-districts; and (6) increase the budget for the Zone.

On September 11, 2013, the TIF District's boundary was amended to (1) remove a portion of the property addressed as 350 N. St. Paul Street, approximately 4,950 square feet and (2) add the property addressed as 600 S. Harwood Street, approximately 19,471 square feet.

One Dallas Center, addressed as 350 N. St Paul, is located in the City Center TIF District. The City of Dallas owns approximately 3.5 acres of land designated as the future Pacific Plaza Park by the Downtown Parks Master Plan. The proposed park is located in the Downtown Connection TIF District.

A land swap between the City of Dallas and the owner of the One Dallas Center property (St. Paul Holdings, LP) to facilitate construction of a turnaround and small parking lot for the One Dallas Center building as part of the more than \$40 million redevelopment of the building. In order to facilitate the land swap, the boundaries of the City Center and Downtown Connection TIF Districts were amended to remove a portion of the One Dallas Center property from the City Center TIF District. City Council also approved an amendment to the Downtown Connection TIF District to add the property removed from the City Center TIF District. These amendments did not change the total land area of the future Pacific Plaza Park. The land exchange was coordinated with the Park and Recreation Department.

The property addressed as 600 South Harwood was added to the Zone to provide TIF reimbursement for a project that would relocate a historic building to the property. As part of the Cesar Chavez street improvement project, the building was condemned and planned to be demolished by the City for right of way needed to widen the north-south thoroughfare. Relocation of the historic building was costly and the project benefited from being in the City Center TIF District.

On November 12, 2014, City Council approved an amendment to the TIF District's boundary to remove various properties from the City Center Sub-district of the Zone. A list of the properties removed is below. Redevelopment of these properties is not anticipated or would not occur during the remaining term of the sub-district. Additionally the sub-district does not have the financial capacity to support redevelopment of any of the properties, especially in the case of the Adolphus Hotel. For these reasons the properties were removed from the Zone.

DCAD Account Number	Owner Name	Property Address
00000100445000000	BINYAN REALTY LP	1201 ELM ST
00000100445000100	SUHGER'S DONALD TRUST THE	1201 ELM ST
00000100748009900	SOUTHWESTERN BELL	311 S AKARD ST
00000100762000000	SOUTHWESTERN BELL	301 S AKARD ST
00000101086000000	SOUTHWESTERN BELL TELEPHONE	208 S AKARD ST
00000101131000000	SOUTHWESTERN BELL	308 S AKARD ST
00000101542000000	1910 PACIFIC LP	1910 PACIFIC AVE
00000104717000000	BINYAN GARAGE LLC	1201 PACIFIC AVE
00000110712009900	OLYMBEC USA LLC	1700 PACIFIC AVE
000070000A01A9900	RBP ADOLPHUS LLC	1315 COMMERCE ST
000070000A01A0400	RBP ADOLPHUS LLC	1315 COMMERCE ST
000070000A01A0500	RBP ADOLPHUS LLC	1315 COMMERCE ST

Term of Zone

The ordinance creating the City Center TIF District provided for a December 31, 2012, termination date. The term of the City Center Sub-district (original TIF boundary) will be extended by 10 years to December 31, 2022, unless terminated prior to such date.

The Lamar Corridor/West End Sub-district term is 25 years, January 1, 2012 to December 31, 2037, unless any Sub-district is terminated prior to such date.

The term of the Zone may terminate at an earlier time designated by a subsequent City ordinance or at such time that all project costs and interest thereon, if any, have been paid in full. Tax increments from levies in 2022 (for the City Center Sub-district) and 2037 (for the Lamar Corridor/West End Sub-district) will flow to the TIF Fund in 2023 and 2038, respectively, unless the Zone has been terminated before such date.

Zone Tax Increment Base

A taxing unit's tax increment for a particular year during the term of the Zone is calculated by reference to the appraised value of real property in the Zone for such year compared to the "tax increment base" for such tax unit with respect to the Zone. The "tax increment base" for a tax unit with respect to the Zone is the appraised value of all real property in the Zone that is taxable by the tax unit for the year in which the Zone was created (i.e., 1996).

The adjusted 2014 appraised value of all real property in the City Center Sub-district shall be called the "Base Year Value." The base year value for each taxing unit contributing to the TIF Fund was identified to be \$577,655,884, see **Appendix A**. There were no known exemptions or abatements for taxable real property in the Zone, so the tax increment base year value for each taxing unit is the same.

The taxable base year value for the Lamar Corridor/West End Sub-district will be the value of all property in the sub-district as of January 1, 2012. The base year

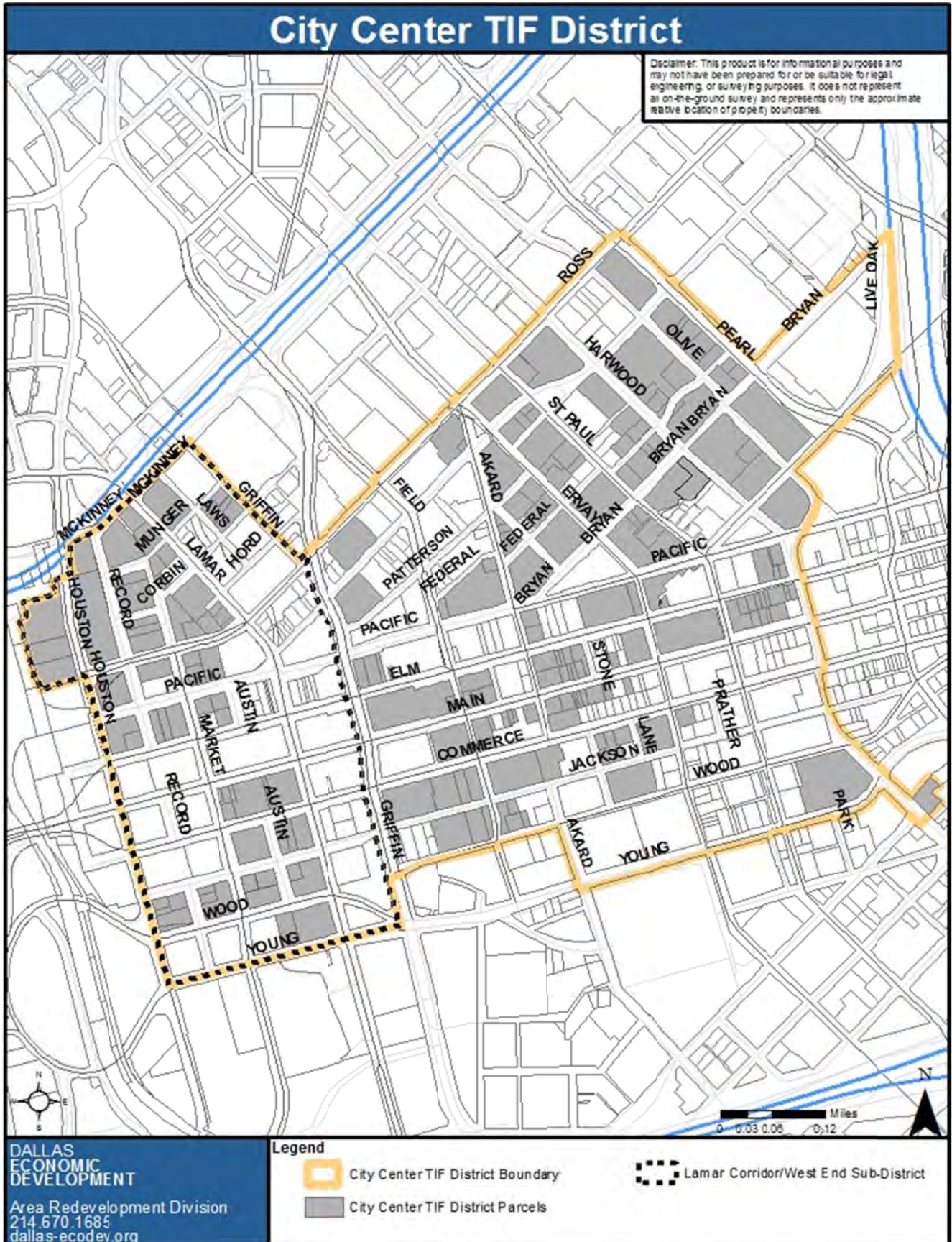
value for the Lamar Corridor/West End Sub-district is estimated to be \$97,095,610, based on a review of current property values in the sub-district, see **Appendix B**.

Zone and Sub-district Boundaries

Exhibit A, on the following page, is a map of the amended Zone boundaries inclusive of all boundary amendments. The City Center and Lamar Corridor/West End Sub-districts' boundaries are highlighted.

Unless defined otherwise by a relevant City Ordinance, Zone boundaries include all rights-of-way immediately adjacent to real property within the Zone, extending to the far sides of the rights-of-way, and are not limited by the centerline.

Exhibit A



Development Goals and Objectives

The following development goals will meet the specific needs of the City Center TIF District:

- Make the district a safer place to live and work.
- Improve access to the downtown core, Historic West End and adjacent downtown destinations.
- Improve the image of the district.
- Support redevelopment of the existing building stock in both sub-districts.
- Develop a more diverse mixture of land uses within the district.
- Increase recreational opportunities in the district.

The following specific objectives set the framework for the planned public improvements within the City Center TIF District:

Original Objectives:

- Improve the pedestrian environment through landscaping, lighting and design standards.
- Provide public parking to encourage redevelopment of underutilized downtown office space and create retail opportunities.
- Ensure that new construction is compatible with surrounding historic buildings.
- Coordinate linkages to DART light rail stations in the Zone.
- Direct overall development in the Zone through the application of design standards for public improvements and design guidelines for private development.
- Encourage development of residential housing, including conversions of existing office space.
- Encourage development of street-front retail.
- Complement and protect existing historic structures.

Additional Objectives (2012)

- Create additional taxable value attributable to new private investment in projects in the City Center TIF District totaling over \$517,000,000 over the term of the Zone.
- Expand the downtown core toward the West End Historic district.

- Support redevelopment of the Lamar Corridor.
- Support redevelopment of properties near the Omni Convention Center Hotel.
- Support linkages to the Farmers Market and Victory areas.

Section 2: Tax Increment Financing Explained

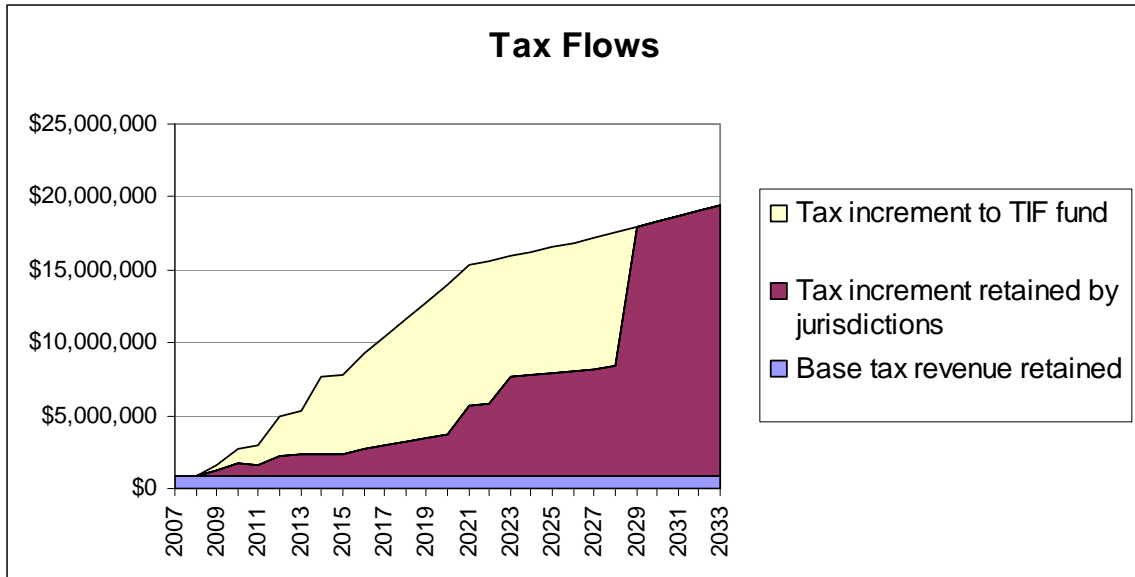
Tax increment financing (“TIF”) is a tool Texas local governments use to encourage redevelopment within a defined area. TIF funds can be used to fund a variety of improvements that benefit the public. These TIF financial contributions are intended to attract new investment to the defined area in an effort to increase property value. The primary statute governing tax increment financing is codified in Chapter 311 of the Texas Tax Code, as amended.

A municipality makes an area eligible for tax increment financing by designating a reinvestment zone (e.g., the Zone). Costs of specified improvements/grants within a reinvestment zone may be paid or reimbursed by property tax revenues generated from appreciated real property in the reinvestment zone. The additional tax dollars generated by growth of real property values in a reinvestment zone are called the “tax increment.” The tax increment flows to a tax increment fund (e.g., the TIF Fund) for a specified term of years. For the Zone, tax increments on real property levied through December 31, 2028 will flow to the TIF Fund. Money flowing to the TIF Fund each year will be disbursed according to this Amended Plan and agreements approved by the Board of Directors of the Zone (the “TIF Board”) and adopted by the City.

Exhibit B generally shows how tax revenues from real properties in a reinvestment zone flow to taxing units and the tax increment fund. **Exhibit B** assumes real property values in the reinvestment zone rise after the reinvestment zone’s designation.

Under certain TIF programs, cash accumulates in the tax increment fund and is used to purchase public improvements on a “pay-as-you-go” basis. More commonly, as with the Zone, a private developer or a public agency will provide cash to construct public improvements, with the tax increment fund eventually reimbursing the private developer or public agency for its costs plus reasonable interest.

Exhibit B: TIF Financial Impact



***Chart for illustrative purposes – does not match specific TIF projections**

Municipalities may create reinvestment zones for tax increment financing. Once created, school districts, counties, hospital districts and college districts may participate in TIF programs. Each taxing unit may choose to dedicate to the tax increment fund all, a portion or none of the additional tax revenue attributable to increased real property value in the reinvestment zone.

Inclusion of a property in a reinvestment zone does not change the property tax rate for such property. Tax rates in a reinvestment zone are the same as tax rates outside the reinvestment zone, within the same set of taxing jurisdictions.

Section 3: Project Plan Improvements

Original Plan Improvements

The original public improvements for the Zone included streetscape improvements, pedestrian linkages, façade easements, educational/training facilities, acquisition and restoration of historic sites, environmental remediation, interior and exterior demolition and historic façade restoration. The total budget for these improvements was \$87.6 million. With 2012's increment collection, approximately \$76 million of the \$87.6 million budgeted for the Zone will have been collected.

The public improvements funded through the Zone have supported the following original development program goals:

- 2,500 residential units
 - *2,336 residential units have been built in the City Center TIF District, representing approximately 93% of the development program goal. See **Exhibit C***

Exhibit C

CITY CENTER – COMPLETED RESIDENTIAL UNITS			
PROJECT	LOCATION	UNITS	YEAR COMPLETED
1900 Elm (Titché-Goettinger)	1900 Elm Street	129	1997
SoCo Lofts	1122 Jackson Street	205	2000
The Kirby – Residences on Main	1509 Main Street	156	2000
Wilson Building	1623 Main Street	135	2000
Residences on Jackson	1300 Jackson Street	8	2002
Davis Building	1309 Main Street	183	2003
1505 Elm Street Condominiums	1505 Elm Street	65	2004
Interurban Building	1500 Jackson Street	134	2005
Dallas Power & Light	1506-12 Commerce Street	154	2005
Gulf States Building	1415 Main Street	64	2007
Gables at Republic Center	325 N. St. Paul, Tower I	227	2007
Fidelity Union Life Towers (Mosaic)	Pacific/Bryan/Akard	440	2007
Metropolitan	1200 Main Street	273	2007
1407 Main Street	1407 Main Street	85	2008
U.S. Post Office Building	400 N. Ervay Street	78	2011
TOTAL RESIDENTIAL UNITS COMPLETED		2,336	

- Absorption of 3.5 million square feet of vacant office space in the district
 - *To date, 5.1 million square feet of previously vacant office space located within the City Center TIF District has been renovated representing 149% of the development goal.*
 - *Completed projects include Santa Fe II, 2020 Live Oak, Sheraton Hotel, Majestic Lofts, Kirby Building, Wilson Building, Magnolia Building, Hart Furniture, 1505 Elm, Davis Building, Dallas Power and Light, Interurban Building, Jackson Building, Republic Tower, 1530 Main Street, Gulf States, 1217 Main Street, Mosaic, 1200 Main Street, Magnolia Hotel, Sheraton Hotel, 1516 Elm Street, Hart Furniture, and the Joule Hotel.*

The Zone also funded programs targeting public parking and retail. The City Park Program funded by the Zone provided public, short-term parking space in garages in the downtown retail core in support of retail redevelopment efforts within the core. The CityPark program ended in 2010, but provided \$1,027,818 over six years for the conversion of existing private garages to public use through equipment signage, marketing and the use of the City's public parking rates.

Although the term of the CityPark program has expired, the City is currently leasing 150 low cost, transient parking spaces at the Dalpark Garage to assist with retail efforts. The Dalpark Garage lease will expire June 30, 2015. Additionally, the developer of the Third Rail Lofts (1407 Main Street) received an \$8.5 million loan with a forgivable interest component to construct a parking garage providing 370 public parking spaces for 10 years, parking for adjacent residential projects and assist in the development of 20,000 square feet of retail space. The Davis lot garage lease will expire 2016.

Amended and Restated Improvements

In the fifteen years since the adoption of the Original Plan, significant private investment has occurred in the City Center Sub-district of the Zone, but there are remaining deficiencies. While larger vacant buildings within the Zone have been repurposed, some vacant buildings still remain. Vacant ground floors of occupied buildings coupled with scattered and disconnected retail detract from all of the redevelopment that has occurred in the last fifteen years. The lack of street-level vitality is compounded by the real and perceived lack of parking in the downtown core.

The Lamar Corridor/West End Sub-district includes a restaurant district, office space, public offices and some vacant and underutilized buildings and properties in the West End Historic District, as well as along the Lamar Corridor adjacent to the Omni Convention Center Hotel. The Lamar Corridor is a primary connection between key downtown destinations and facilities, stretching from Cedars/South Side to Victory Park. Infill redevelopment along the Lamar Corridor is vital to creating a contiguous development pattern extending north from the Cedars, Convention Center area, through the West End, ending in the Victory Park area.

Occupancy rates in the Historic West End has declined over the years with very little redevelopment activity or momentum until recently. Development of surface parking lots, redevelopment of vacant or mostly vacant buildings is possible with some public investment. This effort is needed to expand the downtown core district.

The following specific goals are intended to set the framework for the planned amended and restated improvements within the City Center TIF District:

- Encourage development of new residential, retail, office, and mixed-use developments
- Provide TIF incentives to upgrade basic infrastructure including streetscape improvements, utilities, storm drainage, and water/wastewater lines to support new development the Zone.
- Provide TIF incentives to encourage adaptive reuse of existing buildings in the Zone, including historic façade restoration.
- Provide TIF Incentives to improve the pedestrian environment through plaza and sidewalk improvements, landscaping, lighting, design standards, wayfinding and burial of overhead utilities, including improved pedestrian connections throughout the Zone and between adjacent key destinations such as the Convention Center area, Victory Park and Uptown.

- Provide TIF incentives to encourage redevelopment of property in the Zone through the provision for infrastructure, environmental remediation, interior and exterior demolition.
- Provide TIF incentives to offset the costs of providing affordable housing, encouraging the development of mixed income housing within the Zone and surrounding downtown area.
- Provide TIF incentives to make strategic parking investments for the Zone that will:
 - Secure adequate affordable visitor parking in the downtown core and West End area; and
 - Provide financing mechanisms to encourage development of additional parking for underserved downtown office buildings.
- Provide TIF incentives to fund a ground floor activation program based on the recommendations of the Downtown 360 Plan's retail activation strategy.
- Provide funding to pay administrative costs, including reasonable charges for the time spent by employees of the municipality and/or employees associated with any non-profit groups established to assist with implementation within the City Center TIF District, will be eligible for reimbursement as project costs, upon approval by the TIF Board and in connection with the implementation of the Amended Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures, and equipment are included in this category.
- Use Economic Development Grants to achieve the goals of the Amended Plan. Legislation allows the City to make economic development loans or grants for the public purposes of developing and diversifying the economy of the City Center TIF District. Projects receiving such loans or grants must:
 - Comply with the grant program previously adopted by the Zone;
 - Be consistent with the goals and objectives of this Amended Plan; and
 - Be subject to specific project agreements requiring City Council approval.

Taxable Private Improvements

The Zone's anticipated private development in the City Center Sub-district is expected to fill in gaps in redevelopment within the downtown core. As a result of the Zone and the Downtown Connection TIF District many of the large vacant buildings have been converted to residential and mixed uses. The vacant buildings that remain are smaller historic buildings that visually detract from all of the redevelopment progress made in the core.

In addition to small vacant buildings, renovation of underperforming landmark properties is expected to occur within the City Center Sub-district during the extension. In total, over the next ten years, it is estimated that an additional \$257,000,000 in new private investment will occur within the sub-district's boundaries.

Most the Zone's redevelopment activity is expected to occur within the Lamar Corridor/West End Sub-district. The Historic West End area has vacant and mostly vacant buildings that are in need of redevelopment along with numerous surface parking lots. Over the 25 year term of the sub-district, approximately \$260,000,000 in new private development is expected to occur within its boundaries.

Development along the Lamar Corridor, north of Young Street will be stimulated by the development that has taken place along the corridor south of Young Street. The Omni Convention Center Hotel completed in 2011 has been very successful. Plans for additional private development and parking in front of the hotel adjacent to Lamar are underway. In 2012, the City in conjunction with North Central Texas Council of Governments completed streetscape improvements on Lamar Street from Ross to the Convention Center. These public improvements in conjunction with private development in the Cedars area, including the South Side residential lofts, The Beat and Buzz condos, construction of the Dallas Police Headquarters and entertainment and restaurant venues has created development momentum along the Lamar Corridor.

The projected development within the Zone is expected to accomplish the following:

City Center Sub-district

- Add residential units to complete original goal of 2,500 residential units.
- Activate 300,000 square feet of vacant ground floor and/or retail space in the downtown core.
- Absorb of 1,000,000 square feet of vacant office space in the sub-district.

Lamar Corridor/West End Sub-district

- Add 2,500 residential units to the sub-district.
- Activate 500,000 square feet of vacant ground floor and/or retail space in the sub-district.

- Absorb of vacant office space in the sub-district.

See **Exhibit D** for a list of anticipated development in the City Center TIF District and **Exhibit E** for the location of the projects listed in Exhibit D within the Zone.

TIF revenue projections anticipate an overall 2 percent appreciation rate for property in the Zone over terms of both sub-districts. It is anticipated that if the improvements and private investment described in this Amended Plan occur in a timely basis, property values within the Zone will increase to be commiserate with property values in the core of downtown.

Exhibit D Anticipated Development

City Center Sub-District Anticipated Development Projects

Map #	Project Name	Private Investment	Estimated Completion Date
6	Patriot Tower Office	\$67,200,000	2013
4	1025 Elm Street	\$21,000,000	2013
5	Elm Street Buildings	\$8,750,000	2014
9	Magnolia Hotel	\$3,000,000	2014
7	Universities Center Renovation	\$25,000,000	2014
10	Browder Street Retail	\$2,500,000	2015
3	Thanksgiving Tower	\$25,000,000	2016
8	Adolphus Hotel	\$20,000,000	2017
1	211 N. Ervay	\$40,000,000	2018
2	Pacific Place	\$45,000,000	2020
		\$257,450,000	

West End Sub-District Potential Development Projects

Map #	Project Name	Private Investment	Estimated Completion Date
1	West End Residential Bldg	\$44,000,000	2015
2	West End Residential Bldg	\$16,000,000	2015
3	NWC Young and Lamar	\$35,000,000	2017
4	603 Munger	\$20,000,000	2017
5	NWC Lamar and Ross	\$25,000,000	2019
6	NWC Market and Wood	\$30,000,000	2019
7	NWC Lamar and Jackson	\$25,000,000	2021
8	NEC Market and Wood	\$35,000,000	2023
9	NEC Market and Elm	\$15,000,000	2025
10	NWC Market and Elm	\$15,000,000	2025
		\$260,000,000	

Total **\$517,450,000**

Exhibit E

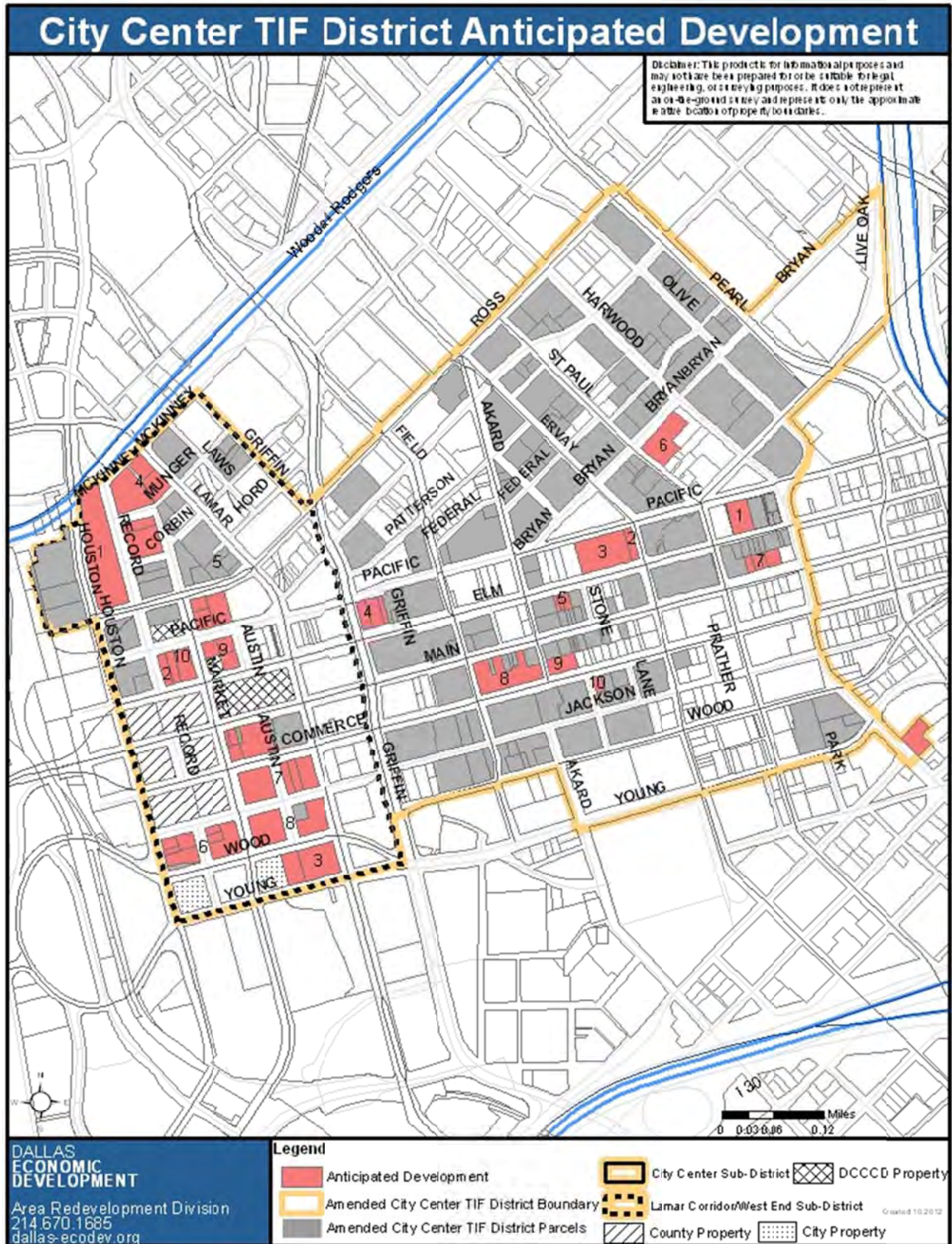


Exhibit A: Amended and Restated Project Plan and Financing Plan
TIF Reinvestment Zone Number Five

Section 4: Amended and Restated Financing Plan

Financing Plan

The following is the budget of the Amended Plan (See Appendix C for Original Budget):

Exhibit F: City Center TIF District Improvements Budget for Additional Revenue

(See **Appendices D and E** for Individual Sub-District Budgets)

Project costs are public improvements and grants paid or reimbursed by TIF.

Project costs may be changed in subsequent project and financing plans.

Category	Estimated TIF Expenditure*
Original City Center TIF Collections**	\$75,696,253
Public Infrastructure Improvements <i>Streetscape Improvements, Pedestrian Linkages, Lighting, Utility Burial, Utility Upgrades</i>	\$8,500,182
Parking	\$5,500,000
Redevelopment/Development Projects <i>Environmental Remediation, Interior & Exterior Demolition, Façade Improvements/Restoration, TIF Grants</i>	\$40,972,111
District Wide Improvements	\$4,000,000
Affordable Housing	\$6,500,000
Ground Floor Activation <i>(in the form of a TIF Grant)</i>	\$8,300,000
Plan Implementation/Administration	\$2,500,000
Total	\$151,968,546

**Estimated TIF Expenditure reflects actual project collections for the district.*

***Only \$75,696,253 will be collected by 2012, the remaining funds have been reallocated in the budget for the extended term.*

Project Costs

The following describes the City Center TIF District's eligible TIF Project Costs, for which the developer will be reimbursed by the City:

Public Infrastructure Improvements – This category includes TIF eligible expenditures for design, engineering and construction of streetscape improvements, pedestrian linkages, lighting, utility burial, utility upgrades and TIF Grants. The funds in this category are for improvements listed in association with a development/redevelopment project.

Approximately **\$8.5** million has been allocated to this line item in the Zone's budget.

Redevelopment/Development Projects – This category includes TIF eligible expenditures for design, engineering and construction costs for environmental remediation, interior and exterior demolition, façade improvements, historic façade restoration and TIF Grants for TIF projects in the Zone.

Approximately **\$40.9** million has been allocated to the line item in the Zone's budget.

Affordable Housing – This category supports the Zone's mixed income housing requirement for residential projects. A minimum of 10 percent of the total number of residential units developed in the Zone must meet 80% of the area median income. The funds in this line item may be used to offset the costs of providing affordable housing within the boundaries of this Zone and the greater downtown area only.

Approximately **\$6.5** million has been allocated to the line item in the Zone's budget.

Parking Initiatives – This category supports expansion of the downtown parking supply by providing adequate parking in the Zone that will support current and additional retail, residential, office and visitor activity. These funds will be used to pay the current lease of short term public parking in the Dalpark garage and fund the potential extension of the leases of parking in the Third Rail Lofts and Dalpark garages upon their expiration. The funds may also be used to acquire or lease other parking spaces in the Zone or the greater downtown area if it benefits the Zone. Parking funds may be used to incentivize the construction of private parking garages that provide public parking by either over building the garage to include public spaces or dedicating spaces in the garage for public use. Wayfinding and signage that directs the public to public parking is a TIF eligible expenditure included in this category.

Approximately **\$5.5** million has been allocated to the line item in the Zone's budget.

Ground Floor Activation Initiative – This category supports ground floor activation or occupancy that is contiguous by filling vacant gaps at the ground floor plane and will be in the form of a TIF Grant. The use of funds in this category will be guided by the Downtown 360 Plan's Main Street Activation Strategy which provides recommendations for street level vibrancy, including retail activation, tenant mix, branding and design. These funds will be used in the Zone and the greater downtown area, if it benefits the Zone.

Approximately **\$8.3** million has been allocated to the line item in the Zone's budget.

District Wide Improvements – This category supports improvements that are not specific to a single development site or project such as gateways, trails, open space, pedestrian connectivity linking the Zone to other downtown destinations, or utility/streetscape improvements benefiting Zone.

Pedestrian connectivity improvements enhancing the connection between the Lamar Corridor/West End Sub-district and Victory Park area shall be first in priority for expenditure of funds in this category.

Approximately **\$4** million has been allocated to the line item in the Zone's budget.

Administration and Implementation – Administration costs, including reasonable charges for time spent by the municipality's employees, will be eligible for reimbursement as project costs, in connection with the implementation of the Amended Plan. Other TIF-related administrative expenses are included in this category.

Approximately **\$2.5** million has been allocated to the line item in the Zone's budget.

Cash available in the TIF Fund for reimbursement will be paid promptly upon completion of TIF projects and receipt and review of proper documentation of expenses, as set forth in the applicable reimbursement agreements between the developers and the City and the District's Increment Allocation Policy, upon adoption by the TIF Board.

The following percentages shall be set aside annually for the following budget line items until they are completely funded, beginning with fiscal year 2013's increment, collected June 2014.

Affordable Housing – 12.55 percent for the first 5 years of the extension; 10 percent for the remaining years or until approximately \$6.5 million has been collected.

Parking Initiative – 8 percent for the first 10 years of the extension; 10 percent for the remaining years of the Zone or until approximately \$5.5 million has been collected.

Ground Floor/Retail Activation Initiative – 15 percent for the first 5 years of the extension; 10 percent for the remaining years of the Zone or until approximately \$8.3 million has been collected.

District Wide Improvements Initiative – 8 percent for the first 5 years of the extension; 5 percent for the remaining years of the Zone until approximated \$4 million has been collected.

TIF District Policy Considerations

Mixed Income Housing Policy. Ten percent of all housing units provided by projects using TIF funds must meet the City and County established criteria for affordable housing. Affordable housing units are those which are affordable to a household earning 80 percent or below of the median family income for the Dallas metropolitan area. A developer may, subject to City and County approval, and subject to the City Center TIF District Mixed Income Housing Policy, propose an alternative means of fulfilling the City's and County's affordable housing requirement. If the Policy allows affordable housing outside the City Center TIF District, and those units are placed within the boundaries of another TIF district, the developer must also secure approval for the affordable housing units within the respective district's boundaries from the respective TIF district's board of directors unless that board formally declines to review the project.

Business Inclusion and Development (BID) Plan. All TIF-funded projects must follow the City's adopted Business Inclusion and Development Plan. This policy outlines goals for certified Minority and Women-Owned Business (M/WBE) participation in publicly funded infrastructure projects. The BID Plan goal is 25 percent for construction of public improvements. The goal for private improvements is negotiated in the development agreement. The process for BID compliance and City oversight will be negotiated with City staff and included in the development agreement for each individual project.

Creating Permanent Jobs for Area Residents. TIF applicants must agree to sponsor job fairs or other programs to attract neighborhood residents to any permanent jobs created in the development.

Design Review/Peer Review Process. All new projects developed in the district shall be required to follow this review process. Conformance to design standards for non-TIF funded projects is voluntary but strongly encouraged to maintain the design focus of the implementation of the City Center TIF Plan. TIF District Design Guidelines for new development and redevelopment in the City Center TIF District will be modified to address design goals of the Lamar Corridor/West End Sub-district and subsequently adopted by the City Center TIF District board.

Existing Resident Displacement. The Act requires that existing resident displacement be minimized.

Financial Assumptions

The key factors influencing the financial feasibility study and its conclusions are the financial assumptions that have been adopted.

Inflation. The generally accepted inflation for construction costs and the value of improvements is 2 percent per annum. Based on current market rates, net present values of the tax increment were calculated at a discount rate of 5.75 percent per annum the Zone.

Appreciation. Property appreciation is assumed to be 2 percent per annum for the entire Zone.

Tax Rate Changes. Although tax rates will likely increase during the development period, the financial plan conservatively assumes that the 2012 tax rate will remain constant for the life of the City Center TIF District, except to incorporate tax rate changes when known.

Remittance to the TIF Fund. The City Center Sub-district the Zone is expected to terminate December 31, 2022. The Lamar Corridor/West End Sub-district is expected to terminate December 31, 2037. TIF collections will terminate for the entire Zone once the TIF budget has been collected or December 31, 2037, whichever occurs first. Based on current development projections, the TIF budget is expected to be reached in 2037.

Annual percentages of collected annual tax increments invested in the TIF fund by the City of Dallas will be 80 percent of total collected incremental revenue for the City Center Sub-district and 90 percent for the Lamar Corridor/West End Sub-district.

Provided Dallas County agrees to participate during the extended term of the Zone, 53 percent of the total collected County incremental revenue for the City Center Sub-district shall be allocated to that sub-district for 5 years beginning FY 2013, and the Lamar Corridor/West End Sub-district for 20 years beginning FY 2013. County participation will be pursuant to a participation agreement by the Dallas County Commissioners Court.

Early termination. The Council may terminate the City Center Sub-district of the City Center TIF District earlier than 2022 and the Lamar Corridor/West End Sub-districts earlier than 2037, if all obligations of the TIF have been satisfied. The Council may also terminate the City Center TIF District within three years after adoption of this Amended and Restated Plan if there are no financial obligations, or within five years after adoption if an investment of at least \$100,000,000 does not occur.

Exhibit G: Increment Projections

City Center Sub-District Increment Chart											
Tax Year	Property Value Estimate	Property Value Growth	Cum. Property Value Growth	Anticipated Captured Value	Tax Increment Revenue	Tax Increment Revenue	Tax Increment Revenue	Tax Increment Revenue	Tax Increment Revenue	Anticipated Increment Revenue	Anticipated Accumulated Revenue (NPV)
					City	Dallas County	DISD	DCCCD	DCHD		
1996	\$901,942,389	Original Base Year Value									
1997	\$994,337,840	10.2%	10.2%	\$92,395,451	\$573,933	\$185,715	\$850,131	\$46,198	\$171,643	\$1,102,462	\$1,728,245
1998	\$1,485,213,930	49.4%	64.7%	\$583,271,541	\$3,786,016	\$1,150,211	\$5,366,681	\$291,636	\$1,049,306	\$10,918,693	\$12,140,285
1999	\$1,522,128,601	2.5%	68.8%	\$620,186,212	\$4,139,743	\$1,215,565	\$5,706,333	\$310,093	\$1,215,565	\$11,862,142	\$22,783,956
2000	\$1,530,156,630	0.5%	69.7%	\$628,214,241	\$4,193,330	\$1,204,648	\$5,780,199	\$314,107	\$1,595,664	\$12,362,791	\$33,249,217
2001	\$1,526,243,120	-0.3%	69.2%	\$478,340,500	\$3,251,187	\$954,656	\$4,481,524	\$292,242	\$1,237,156	\$9,491,608	\$40,974,449
2002	\$1,378,252,371	-9.7%	52.8%	\$476,309,982	\$2,040,890	\$478,123	\$0	\$0	\$0	\$1,793,856	\$42,775,592
2003	\$1,257,003,421	-8.8%	39.4%	\$355,061,032	\$1,450,081	\$408,304	\$0	\$0	\$0	\$1,133,227	\$44,032,122
2004	\$1,264,050,073	0.6%	40.1%	\$362,107,684	\$1,566,373	\$393,441	\$0	\$0	\$0	\$1,286,165	\$45,318,115
2005	\$876,220,931	Adjusted Base Year Value									
2005	\$1,207,149,977	-4.5%	37.8%	\$330,929,046	\$1,474,804	\$435,779	\$0	\$0	\$0	\$1,910,583	\$46,458,950
2006	\$1,267,355,318	5.0%	44.6%	\$391,134,387	\$2,544,584	\$489,587	\$0	\$0	\$0	\$3,034,171	\$48,084,980
2007	\$876,190,065	Adjusted Base Year Value									
2007	\$1,463,525,217	15.5%	67.0%	\$587,335,152	\$3,895,625	\$816,275	\$0	\$0	\$0	\$4,711,900	\$50,341,509
2008	\$1,486,707,434	1.6%	69.7%	\$610,517,369	\$4,023,480	\$666,236	\$0	\$0	\$0	\$4,689,716	\$52,353,256
2009	\$866,044,996	Adjusted Base Year Value									
2009	\$1,250,305,641	-15.9%	44.4%	\$384,260,645	\$2,475,667	\$463,915	\$0	\$0	\$0	\$2,939,582	\$53,479,873
2010	\$1,184,712,114	-5.2%	36.8%	\$318,667,118	\$2,285,799	\$484,617	\$0	\$0	\$0	\$2,770,416	\$54,428,439
2011	\$1,170,176,925	-1.2%	35.1%	\$304,131,929	\$2,181,538	\$443,026	\$0	\$0	\$0	\$2,624,564	\$55,232,270
2012	\$1,184,283,553	1.2%	36.7%	\$318,238,557	\$2,282,725	\$0	\$0	\$0	\$0	\$2,282,725	\$55,863,234
2013	\$866,458,756	Adjusted Base Year Value									
2013	\$1,161,581,704	-1.9%	34.1%	\$295,536,708	\$1,820,497	\$327,832	\$0	\$0	\$0	\$2,148,329	\$56,424,763
2014	\$577,655,884	Adjusted Base Year Value									
2014	\$1,059,194,672	-8.8%	22.3%	\$481,538,788	\$3,070,291	\$526,779	\$0	\$0	\$0	\$3,597,071	\$57,313,840
2015	\$1,080,378,565	2.0%	24.7%	\$502,722,681	\$3,205,360	\$549,953	\$0	\$0	\$0	\$3,755,313	\$58,191,561
2016	\$1,119,986,137	3.7%	29.3%	\$542,330,253	\$3,457,898	\$593,282	\$0	\$0	\$0	\$4,051,180	\$59,086,949
2017	\$1,148,948,359	2.6%	32.7%	\$571,292,475	\$3,642,561	\$624,965	\$0	\$0	\$0	\$4,267,526	\$59,978,869
2018	\$1,241,927,327	8.1%	43.4%	\$664,271,443	\$4,235,395	\$0	\$0	\$0	\$0	\$4,235,395	\$60,815,941
2019	\$1,268,640,873	2.2%	46.5%	\$690,984,989	\$4,405,720	\$0	\$0	\$0	\$0	\$4,405,720	\$61,639,331
2020	\$1,294,013,691	2.0%	49.4%	\$716,357,807	\$4,567,497	\$0	\$0	\$0	\$0	\$4,567,497	\$62,446,541
2021	\$1,319,893,964	2.0%	52.4%	\$742,238,080	\$4,732,510	\$0	\$0	\$0	\$0	\$4,732,510	\$63,237,438
2022	\$1,346,291,844	2.0%	55.5%	\$768,635,960	\$4,900,823	\$0	\$0	\$0	\$0	\$4,900,823	\$64,011,929
Totals					\$80,204,327	\$12,412,910	\$22,184,869	\$1,254,276	\$5,269,334	\$115,575,966	\$64,011,929

Lamar Corridor/West End Sub-District Increment Chart									
Tax Year	Property Value Estimate	Property Value Growth	Cum. Property Value Growth	Anticipated Captured Value	Tax Increment Revenue	Tax Increment Revenue	Total Anticipated Increment Revenue	Total Anticipated Accumulated Revenue (NPV)	
					City	Dallas County			
2012	\$97,095,610	Base Year Value							
2013	\$102,720,790	5.8%	5.8%	\$5,625,180	\$40,349		\$47,272	\$44,702	
County	\$102,720,790	5.8%	5.8%	\$5,625,180		\$6,923			
2014	\$110,942,720	8.0%	14.3%	\$13,847,110	\$99,325	\$17,841	\$117,166	\$149,473	
2015	\$113,161,574	2.0%	16.5%	\$16,065,964	\$115,241	\$20,700	\$135,941	\$264,423	
2016	\$115,424,806	2.0%	18.9%	\$72,041,416	\$516,753	\$92,820	\$609,573	\$751,845	
2017	\$172,519,766	49.5%	77.7%	\$75,424,156	\$541,017	\$97,179	\$638,196	\$1,234,406	
2018	\$175,970,162	2.0%	81.2%	\$116,824,552	\$837,983	\$150,520	\$988,503	\$1,941,204	
2019	\$218,198,565	24.0%	124.7%	\$121,102,955	\$868,671	\$156,033	\$1,024,704	\$2,634,049	
2020	\$222,562,536	2.0%	129.2%	\$163,416,926	\$1,172,190	\$210,551	\$1,382,741	\$3,518,142	
2021	\$265,722,787	19.4%	173.7%	\$168,627,177	\$1,209,563	\$217,264	\$1,426,827	\$4,380,818	
2022	\$271,037,243	2.0%	179.1%	\$191,191,633	\$1,371,418	\$246,337	\$1,617,755	\$5,305,748	
2023	\$294,052,988	8.5%	202.8%	\$196,957,378	\$1,412,775	\$253,766	\$1,666,541	\$6,206,763	
2024	\$299,934,047	2.0%	208.9%	\$226,988,437	\$1,628,188	\$292,459	\$1,920,647	\$7,188,698	
2025	\$330,565,728	10.2%	240.5%	\$233,470,118	\$1,674,681	\$300,810	\$1,975,491	\$8,143,757	
2026	\$337,177,043	2.0%	247.3%	\$260,781,433	\$1,870,585	\$335,999	\$2,206,584	\$9,152,534	
2027	\$365,034,584	8.3%	276.0%	\$267,938,974	\$1,921,926	\$345,221	\$2,267,147	\$10,132,643	
2028	\$372,335,275	2.0%	283.5%	\$275,239,665	\$1,974,294	\$354,627	\$2,328,921	\$11,084,712	
2029	\$379,781,981	2.0%	291.1%	\$282,686,371	\$2,027,709	\$364,222	\$2,391,931	\$12,009,373	
2030	\$387,377,621	2.0%	299.0%	\$290,282,011	\$2,082,193	\$374,008	\$2,456,201	\$12,907,250	
2031	\$395,125,173	2.0%	306.9%	\$298,029,563	\$2,137,766	\$383,990	\$2,521,756	\$13,778,968	
2032	\$403,027,676	2.0%	315.1%	\$305,932,066	\$2,194,451	\$394,172	\$2,588,623	\$14,625,145	
2033	\$411,088,230	2.0%	323.4%	\$313,992,620	\$2,252,269	\$0	\$2,252,269	\$15,321,343	
2034	\$419,309,995	2.0%	331.9%	\$322,214,385	\$2,311,244	\$0	\$2,311,244	\$15,996,924	
2035	\$427,696,194	2.0%	340.5%	\$330,600,584	\$2,371,398	\$0	\$1,516,546	\$16,416,110	
2036	\$436,250,118	2.0%	349.3%	\$339,154,508	\$0	\$0	\$0	\$16,416,110	
2037	\$444,975,121	2.0%	358.3%	\$347,879,511	\$0	\$0	\$0	\$16,416,110	
Totals					\$347,879,511	\$32,675,707	\$4,622,108	\$36,392,580	\$16,416,110

Financial Feasibility

The private development plans, public improvement program, general financing strategy, and financial assumptions were all included in a preliminary assessment prepared by the City of Dallas, Office of Economic Development. The study is intended to be used as part of the economic feasibility study for the District in accordance with the provisions of Section 311.011, Texas Tax Code, and is available upon request.

Cumulative private development is expected to increase property value to approximately \$1,614,353,316 in the City Center Sub-district and \$415,171,194 in the Lamar Corridor/West End Sub-district during the term of the Zone.

If revenues are received at the predicted rate, increment collections will be reached and final project improvements completed during the TIF term.

On a strict “pay-as-you-go” basis, the progress of the public improvements portion of the development program is a direct result of the revenues received and matched by the City’s contributions. Therefore, if revenues exceed these projections, then the public improvements can be completed ahead of schedule. If revenues do not meet expectations, then the pace of public improvements will be slowed or discontinued altogether based upon the recommendation of the TIF Board and approval of Council.

Based upon a set of TIF district assumptions and analysis, this Amended Plan is feasible.

Financial Policies

General financial policies are governed by the City of Dallas Public/Private Partnership Program, as amended. This program provides a framework for development incentives in a variety of areas. Within this framework, the TIF Board has adopted specific policies for the City Center TIF District:

Public improvements will be phased at a pace that coincides with private development.

Private developers desiring City participation in sharing the costs of infrastructure improvements needed for their projects must obtain TIF Board recommendation and Council approval for and sign a Development Agreement with the City.

Reimbursement priorities and the method of apportioning available increment will be set forth in the Development Agreement.

Each Development Agreement is mutually exclusive - that is, the nature and extent of support from public funds may change over time as the District

becomes more developed.

If a developer requests funding for infrastructure improvements at a time when sufficient funds are not available in the TIF Reserve Fund, then improvements may be:

- deferred until funds are available
- constructed at the sole expense of the developer
- constructed at developer expense, with the City reimbursing the developer as funds become available

Should project costs be paid that directly benefit the developer of a project, such as grants made to a developer as permitted by Chapter 311 of the Texas Tax Code, the City will enact and implement controls sufficient to ensure that any grant funds provided will be used to fulfill the public purposes of developing and diversifying the economy of the City Center TIF District, eliminating unemployment or underemployment in the City Center TIF District, and developing or expanding transportation, business, and commercial activity in the City Center TIF District.

The TIF Board may from time-to-time recommend amendments to these financial policies which will affect the operations of the City Center TIF District.

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00000100363000000	APPLE TEN HOSPITALITY	1025 ELM ST	1997 - 2022	\$1,028,158
00000100366000000	APPLE TEN HOSPITALITY	200 N GRIFFIN ST	1997 - 2022	\$266,449
00000100445000200	APPLE TEN HOSPITALITY	1029 ELM ST	1997 - 2022	\$236,987
00000100489000000	ONE MAIN PLACE LLC	1201 MAIN ST	1997 - 2022	\$21,000,000
00000100501000000	U S GOVERNMENT	1100 COMMERCE ST	1997 - 2022	\$0
00000100528000000	DAVIS MRS HELEN BOUCHE	1208 COMMERCE ST	1997 - 2022	\$660,000
00000100534000000	U S A VETERANS ADM	1201 JACKSON ST	1997 - 2022	\$0
00000100570000000	SOUTHWESTERN BELL	1212 JACKSON ST	1997 - 2022	\$2,853,760
00000100648000000	1309 MAIN STREET APARTMENTS LLC	1302 ELM ST	1997 - 2022	\$3,900,000
00000100651000000	NAYEB FAMILY LP	1301 MAIN ST	1997 - 2022	\$600,000
00000100656000000	1309 MAIN STREET APARTMENTS LLC	1309 MAIN ST	1997 - 2022	\$1,100,000
00000100660000000	FWS GROUP DALLAS LLC	1217 MAIN ST	1997 - 2022	\$396,940
00000100696000000	FOSTER BRYAN S	1400 MAIN ST	1997 - 2022	\$255,000
00000100714000000	1404 MAIN BUILDING LLC	1404 MAIN ST	1997 - 2022	\$200,200
00000100735000000	BRAMA COMMERCE STREET LTD	1208 COMMERCE ST	1997 - 2022	\$851,210
00000100737009900	BRAMA COMMERCE STREET LTD	1222 COMMERCE ST	1997 - 2022	\$1,988,790
00000100741000000	SOUTHWESTERN BELL	211 S AKARD ST	1997 - 2022	\$23,081,520
00000100746009800	SOUTHWESTERN BELL	211 S AKARD ST	1997 - 2022	\$30,480
00000100747000000	WRIGHT GILBERT G JR ET AL	311 S AKARD ST	1997 - 2022	\$305,730
00000100753000000	SW BELL TELEPHONE CO LESSEE	1321 WOOD ST	1997 - 2022	\$103,080
00000100756000000	SOUTHWESTERN BELL	1312 JACKSON ST	1997 - 2022	\$176,340
00000100756000100	CVH 918 LLC	1311 WOOD ST	1997 - 2022	\$295,500
00000100759000000	SOUTHWESTERN BELL	1310 JACKSON ST	1997 - 2022	\$236,160
00000100849000000	ALTERRA 211 NORTH ERVAY LLC	211 N ERVAY ST	1997 - 2022	\$418,420
00000100885000000	MZEIN HOLDINGS LP	208 N AKARD ST	1997 - 2022	\$480,000
00000100912000000	FONBERG PETER D TR ET AL	1517 MAIN ST	1997 - 2022	\$127,500
00000100933000000	RREAF HOLDINGS MID ELM LLC	1514 ELM ST	1997 - 2022	\$116,400
00000100936000000	ROMAN CATH DIOCESE DALLAS	1521 MAIN ST	1997 - 2022	\$0
00000100942000000	RREAF HOLDINGS MID ELM LLC	1516 ELM ST	1997 - 2022	\$562,600
00000100945000000	1519 MAIN LP	1519 MAIN ST	1997 - 2022	\$137,080
00000100948009900	RREAF HOLDINGS MID ELM LLC	1512 ELM ST	1997 - 2022	\$114,650
00000100951009900	RREAF HOLDINGS MID ELM LLC	1512 ELM ST	1997 - 2022	\$114,650
00000100954000000	LEGAL AID OF NORTHWEST TE	1515 MAIN ST	1997 - 2022	\$0
00000100978000000	FC WP BUILDING LLC	1623 MAIN ST	1997 - 2022	\$730,000
00000100993000000	ELM AT STONEPLACE HOLDINGS LLC	1611 MAIN ST	1997 - 2022	\$174,000
00000101014000000	1600 MAIN STREET HOLDINGS LP	1608 MAIN ST	1997 - 2022	\$247,500
00000101020000000	1600 MAIN STREET HOLDINGS LP	1600 MAIN ST	1997 - 2022	\$317,420
00000101026000000	MAIN STREET INVESTORS JV	1520 MAIN ST	1997 - 2022	\$168,300
00000101029000000	DALLAS CITY OF	1518 MAIN ST	1997 - 2022	\$0
00000101032000000	DALLAS CITY OF	1516 MAIN ST	1997 - 2022	\$0
00000101035000000	DALLAS CITY OF	1516 MAIN ST	1997 - 2022	\$0
00000101038000000	DALLAS CITY OF	1510 MAIN ST	1997 - 2022	\$0
00000101041000000	DALLAS CITY OF	1500 MAIN ST	1997 - 2022	\$0
00000101044000000	HOLTZE MAGNOLIA LLLP	1401 COMMERCE ST	1997 - 2022	\$0
00000101086000100	IEP DALLAS LLC	208 S AKARD ST	1997 - 2022	\$1,409,207
00000101098000000	DPL LOAN HOLDINGS LLC	1512 COMMERCE ST	1997 - 2022	\$0
00000101101000000	DALPARK LAND LEASE LTD	1600 COMMERCE ST	1997 - 2022	\$1,752,080
00000101104000000	DPL LOAN HOLDINGS LLC	1506 COMMERCE ST	1997 - 2022	\$0
00000101107000000	DPL LAND LLC	1500 COMMERCE ST	1997 - 2022	\$176,000
00000101110000000	DPL LOAN HOLDINGS LLC	1517 JACKSON ST	1997 - 2022	\$240,000
00000101112009800	SOUTHWESTERN BELL	1400 JACKSON ST	1997 - 2022	\$22,500
00000101122000000	BRIDGE-NATIONAL PTNRS LP	1500 JACKSON ST	1997 - 2022	\$850,000
00000101131009700	SOUTHWESTERN BELL	308 S AKARD ST	1997 - 2022	\$0
00000101131009900	SOUTHWESTERN BELL	308 S AKARD ST	1997 - 2022	\$0
00000101533000000	PACIFIC ELM BUILDING LLC	1933 ELM ST	1997 - 2022	\$0
00000101536000000	PACIFIC ELM BUILDING LLC	1929 ELM ST	1997 - 2022	\$0
00000101539000000	PACIFIC ELM BUILDING LLC	1930 PACIFIC AVE	1997 - 2022	\$0
00000101542009700	BERKELEY FIRST CITY LP	1910 PACIFIC AVE	1997 - 2022	\$0
00000101542009900	BERKELEY FIRST CITY LP	1910 PACIFIC AVE	1997 - 2022	\$0
00000101566000000	DALLAS CITY OF	1925 ELM ST	1997 - 2022	\$0
00000101569000000	DALLAS CITY OF	1926 PACIFIC AVE	1997 - 2022	\$0
00000101578000000	1717 TOWER OWNER LP	1717 MAIN ST	1997 - 2022	\$84,000,000
00000101704000000	1700 COMMERCE STREET LP	1700 COMMERCE ST	1997 - 2022	\$575,000
00000101935000000	UNIVERSITY OF NORTH TEXAS SYSTEM	1900 ELM ST	1997 - 2022	\$0

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
0000010193800000	BERKELEY FIRST CITY LP	1916 ELM ST	1997 - 2022	\$61,320
0000010194100000	1920 ELM LTD	1920 ELM ST	1997 - 2022	\$755,000
0000010194700000	BERKELEY FIRST CITY LP	1932 ELM ST	1997 - 2022	\$91,500
0000010195000000	PHELAN RICHARD W JR ET AL	1927 MAIN ST	1997 - 2022	\$0
0000010195300000	BERKELEY FIRST CITY LP	1914 ELM ST	1997 - 2022	\$61,320
0000010195600000	BERKELEY FIRST CITY LP	1918 ELM ST	1997 - 2022	\$61,320
0000010195900000	F A SCHLUTER 1818 1882 FOUNDATION	1915 MAIN ST	1997 - 2022	\$0
0000010195900990	UNIVERSITY OF NORTH TEXAS SYSTEM	1915 MAIN ST	1997 - 2022	\$0
0000010196200000	UNIVERSITY OF NORTH TEXAS SYSTEM	1911 MAIN ST	1997 - 2022	\$0
0000010196200010	UNIVERSITY NORTH TEX SYST	1928 ELM ST	1997 - 2022	\$0
0000010196200990	DALLAS COUNTY COMMUNITY	1911 MAIN ST	1997 - 2022	\$150,000
0000010196500000	UNIVERSITY OF NORTH TEXAS SYSTEM	1921 MAIN ST	1997 - 2022	\$0
0000010196500990	DALLAS COUNTY COMMUNITY	1921 MAIN ST	1997 - 2022	\$0
0000010196800000	BERKELEY FIRST CITY LP	1928 ELM ST	1997 - 2022	\$40,000
0000010197100000	JARVIS BARNEY W JR TR &	1908 ELM ST	1997 - 2022	\$0
0000010455500000	DALLAS FORT WORTH ARGYLE	1109 PATTERSON AVE	1997 - 2022	\$3,198,140
0000010467700000	HEADINGTON REALTY & CAPITAL LLC	1200 ROSS AVE	1997 - 2022	\$4,775,000
0000010478500000	YMCA OF METRO DALLAS	1516 ROSS AVE	1997 - 2022	\$0
0000010478500010	KOHMANN KATHERINE ANN &	1520 ROSS AVE	1997 - 2022	\$60,370
0000010497400000	J & D MERRIMAN LTD	1307 PACIFIC AVE	1997 - 2022	\$625,000
0000010497700000	DALLAS AREA RAPID TRANSIT	1401 PACIFIC AVE	1997 - 2022	\$0
0000010498000000	319 NORTH AKARD LLC	319 N AKARD ST	1997 - 2022	\$196,500
0000010499200000	HOUSEMAN BUILDING LLC	400 N AKARD ST	1997 - 2022	\$392,600
0000010499200970	HOUSEMAN BUILDING LLC	400 N AKARD ST	1997 - 2022	\$0
0000010499200990	HOUSEMAN BUILDING LLC	400 N AKARD ST	1997 - 2022	\$0
0000010499500000	DALLAS CITY OF	410 N AKARD ST	1997 - 2022	\$0
0000010499800000	DALLAS CITY OF	509 BULLINGTON ST	1997 - 2022	\$107,400
0000010502800990	FIRST BAPTIST CHURCH OF	1608 PATTERSON AVE	1997 - 2022	\$0
0000010503100000	TEXAS UTILITIES ELEC CO	1607 FEDERAL ST	1997 - 2022	\$367,630
0000010504000990	JAGGI LEWIS L JR MRS	510 BULLINGTON ST	1997 - 2022	\$8,940
0000010504300990	JAGGI ROBBYE O	1603 FEDERAL ST	1997 - 2022	\$38,500
0000010504900000	TEXAS UTILITIES PPTIES	1601 FEDERAL ST	1997 - 2022	\$62,210
0000010505200000	FIRST BAPTIST CHURCH OF	1606 PATTERSON AVE	1997 - 2022	\$0
0000010505200010	FIRST BAPTIST CHURCH OF	1610 PATTERSON AVE	1997 - 2022	\$0
0000010505500000	FIRST BAPTIST CHURCH OF	505 N ERVAY ST	1997 - 2022	\$0
0000010505800990	THORNE ELIZABETH ORAM TR	510 BULLINGTON ST	1997 - 2022	\$8,940
0000010506100990	THORNE L S MRS	1603 FEDERAL ST	1997 - 2022	\$38,500
0000010506700000	STATE ST BK & TR CO CT TR	1601 BRYAN ST	1997 - 2022	\$38,155,230
0000010510900000	FIRST BAPTIST CHURCH OF	1801 SAN JACINTO ST	1997 - 2022	\$0
0000010511200000	FIRST BAPTIST CHURCH OF	705 S ST PAUL ST	1997 - 2022	\$0
0000010511600000	FIRST BAPTIST CHURCH OF	701 S ST PAUL ST	1997 - 2022	\$0
0000010511800000	CALIFORNIA STATE TEACHERS	1806 ROSS AVE	1997 - 2022	\$3,368,900
0000010512400000	FIRST BAPTIST CHURCH OF	1707 SAN JACINTO ST	1997 - 2022	\$0
0000010512700000	FIRST BAPTIST CHURCH OF	606 N ERVAY ST	1997 - 2022	\$0
0000010513300000	FIRST BAPTIST CHURCH OF	1700 PATTERSON AVE	1997 - 2022	\$0
0000010513700000	FIRST BAPTIST CHURCH OF	515 N ST PAUL ST	1997 - 2022	\$0
0000010513900000	FIRST BAPTIST CHURCH OF	510 N ERVAY ST	1997 - 2022	\$0
0000010514200000	FIRST BAPTIST CHURCH OF	1801 FEDERAL ST	1997 - 2022	\$0
0000010514500000	FIRST BAPTIST CHURCH OF	508 N ERVAY ST	1997 - 2022	\$0
0000010515100000	FIRST BAPTIST CHURCH OF	1707 FEDERAL ST	1997 - 2022	\$0
0000010515400000	POST OFFICE MASTER LANDLORD LP	400 N ERVAY ST	1997 - 2022	\$0
0000010517200000	ST PAUL PL ACQUISITION	750 N ST PAUL ST	1997 - 2022	\$10,000,000
0000010517800000	WC 717 N HARWOOD PROPERTY LLC	717 N HARWOOD ST	1997 - 2022	\$28,750,680
0000010517800990	WC 717 N HARWOOD PROPERTY LLC	717 N HARWOOD ST	1997 - 2022	\$0
0000010518800970	WC 717 N HARWOOD PROPERTY LLC	717 N HARWOOD ST	1997 - 2022	\$0
0000010519900000	FPG DMT HARWOOD LP	601 N HARWOOD ST	1997 - 2022	\$389,610
0000010520200000	MAHER PROPERTIES TWO	609 N HARWOOD ST	1997 - 2022	\$1,500,000
0000010521100000	ST PAUL HOLDINGS LP	1800 FEDERAL ST	1997 - 2022	\$410,410
0000010521425970	ST PAUL HOLDINGS LP	1802 FEDERAL ST	1997 - 2022	\$135,030
0000010521450970	FPG-DMT HARWOOD LP	1801 FEDERAL ST	1997 - 2022	\$130,490
0000010521475970	1999 ASSOCIATES LTD	1803 FEDERAL ST	1997 - 2022	\$91,830
0000010521700000	DALLAS HARTFORD LLC	400 N ST PAUL ST	1997 - 2022	\$3,000,000
0000010522000000	ST PAUL HOLDINGS LP	1917 BRYAN ST	1997 - 2022	\$3,756,580
0000010522600000	1999 ASSOC LTD	1923 BRYAN ST	1997 - 2022	\$216,968
0000010522600010	FPG-DMT HARWOOD LP	1923 BRYAN ST	1997 - 2022	\$3,772

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00000105227009900	FPG DMT HARWOOD LP	1999 BRYAN ST	1997 - 2022	\$40,340,590
00000105232000000	1999 PROPERTY CORP	509 N HARWOOD ST	1997 - 2022	\$437,229
00000105232000100	FPG-DMT HARWOOD LP	509 N HARWOOD ST	1997 - 2022	\$1,711
00000105232259700	ST PAUL HOLDINGS LP	1909 BRYAN ST	1997 - 2022	\$11,420
00000105269000000	POLLOCK REALTY CORP	704 N HARWOOD ST	1997 - 2022	\$4,808,330
00000105269009900	BRYAN TOWER LP	704 N HARWOOD ST	1997 - 2022	\$0
00000105270000000	FROST NATL BANK TRUSTEE	606 N HARWOOD ST	1997 - 2022	\$231,330
00000105283000000	BT PARKS LP	605 OLIVE ST	1997 - 2022	\$538,000
00000105310000000	BT PARKS L P	600 N HARWOOD ST	1997 - 2022	\$73,560
00000105313000000	BT PARKS L P	604 N HARWOOD ST	1997 - 2022	\$338,190
00000105316000000	BRYAN TOWER II LP	2001 BRYAN ST	1997 - 2022	\$33,541,670
00000105316000100	POLLOCK REALTY CORP	2000 FEDERAL ST	1997 - 2022	\$83,600
00000105316009900	BRYAN TOWER LP	2001 BRYAN ST	1997 - 2022	\$0
00000105391500000	UNIFIED 2020 REALTY	2020 LIVE OAK ST	1997 - 2022	\$1,391,830
00000105412000000	CP 2100 ROSS LLC	2100 ROSS AVE	1997 - 2022	\$44,036,000
00000105419009800	CP 2100 ROSS LLC	2002 ROSS AVE	1997 - 2022	\$16,240
00000105420009800	CP 2100 ROSS LLC	801 PEARL ST	1997 - 2022	\$44,240
00000105433000000	OLIVE PEARL PARK LP	711 PEARL ST	1997 - 2022	\$449,990
00000105442000000	OLIVE PEARL PARK LP	723 N PEARL ST	1997 - 2022	\$380,770
00000105454000000	MCCLAIN CAROLYN	708 OLIVE ST	1997 - 2022	\$56,140
00000105457000000	MCCLAIN CAROLYN	723 PEARL ST	1997 - 2022	\$79,280
00000105481000000	DALLAS CITY OF	613 PEARL ST	1997 - 2022	\$0
00000105484000000	DALLAS CITY OF	2107 BRYAN ST	1997 - 2022	\$0
00000105486000000	DALLAS CITY OF	500 OLIVE ST	1997 - 2022	\$0
00000105487009700	STEVENS CREEK ASSOC	2101 BRYAN ST	1997 - 2022	\$26,637
00000105487009900	STEVENS CREEK ASSOC	2101 BRYAN ST	1997 - 2022	\$1,513,753
00000110712500000	BERKELEY FIRST CITY LP	1705 ELM ST	1997 - 2022	\$127,240
00000110712500100	DALLAS CITY OF	1707 ELM ST	1997 - 2022	\$0
00000110712750000	BERKELEY FIRST CITY LP	1702 ELM ST	1997 - 2022	\$2,204,320
00000110712759700	BERKELEY FIRST CITY LP	1702 ELM ST	1997 - 2022	\$0
00000110712759900	BERKELEY FIRST CITY LP	1702 ELM ST	1997 - 2022	\$0
00000110713000000	DALLAS CITY OF	1701 PACIFIC AVE	1997 - 2022	\$0
00000110740000000	TOOLE ALBERT J SR ET AL	325 N ST PAUL ST	1997 - 2022	\$133,720
00000110740000100	FOUR POINT STAR LP PS	325 N ST PAUL ST	1997 - 2022	\$617,610
00000110740000200	HOWARD CORP THE	325 N ST PAUL ST	1997 - 2022	\$51,850
00000110740000300	FOUR POINT STAR LP	325 N ST PAUL ST	1997 - 2022	\$204,710
00000110740000400	FOUR POINT STAR LP	325 N ST PAUL ST	1997 - 2022	\$5,399,930
00000110740009400	ERVAY RESIDENTIAL LTD PS	350 N ERVAY ST	1997 - 2022	\$0
00000110837000100	DALLAS CITY OF	350 N ST PAUL ST	1997 - 2022	\$1,771,504
00000110837009900	ST PAUL HOLDINGS LP	1917 BRYAN ST	1997 - 2022	\$0
000070000A0020000	BN 1412 MAIN LP	1412 MAIN ST	1997 - 2022	\$5,984,178
000070000A01A0000	RBP ADOLPHUS LLC	1300 MAIN ST	1997 - 2022	\$0
000070000A01A0100	TIER DEVELOPMENT GROUP LC	1402 MAIN ST	1997 - 2022	\$396,348
000070000A01A0200	RASANSKY MITCHELL	1306 MAIN ST	1997 - 2022	\$130,492
000076000A0010100	BVF-II KIRBY LIMITED PARTNERSHIP	1509 MAIN ST	1997 - 2022	\$902,700
000076000A0020000	STONE PLACE MALL INV1 LTD	1520 ELM ST	1997 - 2022	\$416,890
000077000008A0000	DUNHILL 1530 MAIN LP	1530 MAIN ST	1997 - 2022	\$247,500
00009500000010000	DALLAS CITY OF	1701 ELM ST	1997 - 2022	\$0
000109000001A0000	FIRST PRESBYTERIAN CHURCH	1835 YOUNG ST	1997 - 2022	\$0
000114206902A0000	DLD PROPERTIES	1407 MAIN ST	1997 - 2022	\$690,423
000114206902A9800	DRED PROPERTIES LTD	1407 MAIN ST	1997 - 2022	\$64,439
000114206902A9900	DCAR PROPERTIES LTD	1407 MAIN ST	1997 - 2022	\$165,701
000114206908A0000	GS RENAISSANCE LTD PS	1415 MAIN ST	1997 - 2022	\$915,754
000233000001A0000	WLK MOSAIC OWNER LP	318 N AKARD ST	1997 - 2022	\$2,473,820
00023400000010000	CALIFORNIA STATE TEACHERS	600 N AKARD ST	1997 - 2022	\$836,690
00023500000010000	CALIFORNIA STATE TEACHERS	500 N AKARD ST	1997 - 2022	\$65,022,580
00023500000010100	ONE LINCOLN PLAZA JV	700 N ERVAY ST	1997 - 2022	\$51,280
00023500000019700	CALIFORNIA STATE TEACHERS	500 N AKARD ST	1997 - 2022	\$0
00023500000019900	CALIFORNIA STATE TEACHERS	500 N AKARD ST	1997 - 2022	\$0
00023600000009700	FIRST BAPTIST CHURCH OF	509 N ERVAY ST	1997 - 2022	\$0
00023600000009900	FIRST BAPTIST CHURCH OF	509 N ERVAY ST	1997 - 2022	\$87,550
000242000A0010000	FIRST UNITED METHODIST	1928 ROSS AVE	1997 - 2022	\$400,000
00024300020010000	FPG-DMT HARWOOD LP	600 N HARWOOD ST	1997 - 2022	\$17,170
00025200000010000	HINES REIT 2200 ROSS AVE LP	720 OLIVE ST	1997 - 2022	\$574,090
00025200000120000	OLIVE PEARL PARK LP	701 PEARL ST	1997 - 2022	\$31,924

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
0002520000012D200	OLIVE PEARL PARK LP	701 PEARL ST	1997 - 2022	\$195,537
0002520000012D300	OLIVE PEARL PARK LP	701 PEARL ST	1997 - 2022	\$23,930
0002520000012D400	OLIVE PEARL PARK LP	701 PEARL ST	1997 - 2022	\$23,930
0002520000012D800	OLIVE PEARL PARK LP	701 PEARL ST	1997 - 2022	\$11,980
000475A000009800	BERKELEY FIRST CITY LP	200 S ST PAUL ST	1997 - 2022	\$6,310
000475A000009800	BERKELEY FIRST CITY LP	1701 PACIFIC AVE	1997 - 2022	\$451,120
00C1816000000000	CHRISTIAN LARRY &	1505 ELM ST	1997 - 2022	\$140,786
00C18160000000201	DUCOTEY WARREN 2002 TR	1505 ELM ST	1997 - 2022	\$13,391
00C18160000000202	JOBE REAGAN V	1505 ELM ST	1997 - 2022	\$17,198
00C18160000000203	KEY SEAN	1505 ELM ST	1997 - 2022	\$22,936
00C18160000000204	BUTLER KELLY A LIVING TRUST	1505 ELM ST	1997 - 2022	\$17,329
00C18160000000205	DELEON JOSE & ALMA FLORES	1505 ELM ST	1997 - 2022	\$23,845
00C18160000000301	NORRIS SONJA	1505 ELM ST	1997 - 2022	\$13,881
00C18160000000302	WONG ERIK JEFFREY	1505 ELM ST	1997 - 2022	\$17,198
00C18160000000303	LANGAN PATRICK	1505 ELM ST	1997 - 2022	\$20,423
00C18160000000304	LEAVERTON KEVIN O	1505 ELM ST	1997 - 2022	\$17,329
00C18160000000305	MENDEZPEREZ JAIME & FANNY	1505 ELM ST	1997 - 2022	\$23,845
00C18160000000401	SCHMIDT MICHAEL	1505 ELM ST	1997 - 2022	\$14,236
00C18160000000402	HARTLINEDIAZ PATRICIA	1505 ELM ST	1997 - 2022	\$17,638
00C18160000000403	BREWER STEPHEN D &	1505 ELM ST	1997 - 2022	\$20,945
00C18160000000404	BECKMAN JAMIE W	1505 ELM ST	1997 - 2022	\$17,773
00C18160000000405	SYMPHONY PROPERTIES LLC	1505 ELM ST	1997 - 2022	\$24,454
00C18160000000501	HIRSCHHEIMER JOSHUA DAVID	1505 ELM ST	1997 - 2022	\$14,691
00C18160000000502	KILANOWSKI KATHLEEN	1505 ELM ST	1997 - 2022	\$18,201
00C18160000000503	EDMONDSON ROY M	1505 ELM ST	1997 - 2022	\$21,614
00C18160000000504	HAGGARD SCOTT JR	1505 ELM ST	1997 - 2022	\$18,339
00C18160000000505	ALLIANT PROPERTIES LLC SERIES D	1505 ELM ST	1997 - 2022	\$23,845
00C18160000000601	PIGG CHRISTINE	1505 ELM ST	1997 - 2022	\$17,405
00C18160000000602	BUSBY MELINDA Z	1505 ELM ST	1997 - 2022	\$21,195
00C18160000000603	BASSAMPOUR FATEMAH &	1505 ELM ST	1997 - 2022	\$27,785
00C18160000000604	IKER GREGORY MARK	1505 ELM ST	1997 - 2022	\$21,195
00C18160000000605	SONNETT JOHN	1505 ELM ST	1997 - 2022	\$18,935
00C18160000000701	BRAIR GHASSAN B	1505 ELM ST	1997 - 2022	\$17,927
00C18160000000702	MAGAN NAVIN	1505 ELM ST	1997 - 2022	\$21,831
00C18160000000703	MENDENHALL MYLES E & KATHERINE M	1505 ELM ST	1997 - 2022	\$28,619
00C18160000000704	STEVENS KATHERINE A	1505 ELM ST	1997 - 2022	\$21,831
00C18160000000705	POTTER BRITON J III &	1505 ELM ST	1997 - 2022	\$18,762
00C18160000000801	MUNK FLORENCE	1505 ELM ST	1997 - 2022	\$18,449
00C18160000000802	SCHMIDT MICHAEL L	1505 ELM ST	1997 - 2022	\$22,467
00C18160000000803	SINGER ARTURO	1505 ELM ST	1997 - 2022	\$29,452
00C18160000000804	JONES REBECCA J	1505 ELM ST	1997 - 2022	\$22,467
00C18160000000805	YELLOTT JAY D	1505 ELM ST	1997 - 2022	\$18,529
00C18160000000901	SCHWARTZ DEBORAH	1505 ELM ST	1997 - 2022	\$17,868
00C18160000000902	RICHARD C WERNON	1505 ELM ST	1997 - 2022	\$23,103
00C18160000000903	KEDRON LUCEA SUZAN	1505 ELM ST	1997 - 2022	\$30,286
00C18160000000904	ANTERHAUS ROBERT H &	1505 ELM ST	1997 - 2022	\$20,847
00C18160000000905	MUNOZ ROLANDO & DONNA W	1505 ELM ST	1997 - 2022	\$20,640
00C18160000001001	MCKNIGHT BILLY REA	1505 ELM ST	1997 - 2022	\$19,494
00C18160000001002	DILENA R J	1505 ELM ST	1997 - 2022	\$19,410
00C18160000001003	L & M PROPERTY MGMT LLC	1505 ELM ST	1997 - 2022	\$31,119
00C18160000001004	HOLLOWAY MICHAEL S &	1505 ELM ST	1997 - 2022	\$23,738
00C18160000001005	FRAZEE STEVEN K	1505 ELM ST	1997 - 2022	\$20,146
00C18160000001101	DANE EUGENE	1505 ELM ST	1997 - 2022	\$20,016
00C18160000001102	LARA JOHN COOPER	1505 ELM ST	1997 - 2022	\$24,375
00C18160000001103	MCLAIN WILLIAM T &	1505 ELM ST	1997 - 2022	\$31,953
00C18160000001104	MITTELSTET STEPHEN K	1505 ELM ST	1997 - 2022	\$24,375
00C18160000001105	ABENDSCHEIN FREDERICK	1505 ELM ST	1997 - 2022	\$21,776
00C18160000001201	ROBERTSON RON & DONNA	1505 ELM ST	1997 - 2022	\$20,494
00C18160000001202	EDWARDS GARY DON & JANIE FAY	1505 ELM ST	1997 - 2022	\$22,347
00C18160000001203	COLLETT BRIAN J TR LIFE EST & CHERYL TR LIFE EST	1505 ELM ST	1997 - 2022	\$32,786
00C18160000001204	NIENDORFF CARLA IV	1505 ELM ST	1997 - 2022	\$25,010
00C18160000001205	HALL MICHAEL D	1505 ELM ST	1997 - 2022	\$22,344
00C18160000001401	PATTERSON J R JR & BILLIE JO PUD	1505 ELM ST	1997 - 2022	\$34,050
00C18160000001402	HARVEY BARBARA ANN & EDWARD BRUCE	1505 ELM ST	1997 - 2022	\$28,514
00C18160000001403	AKIN LARRY D & CAROL D	1505 ELM ST	1997 - 2022	\$30,680

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C1816000001404	SPIEGEL ROSS ADAM	1505 ELM ST	1997 - 2022	\$35,238
00C1816000001501	BOLDEN PAUL &	1505 ELM ST	1997 - 2022	\$34,873
00C1816000001502	ROBERTS FINES OLIVER	1505 ELM ST	1997 - 2022	\$32,345
00C1816000001503	STANLEY ROGER &	1505 ELM ST	1997 - 2022	\$31,423
00C1816000001504	DUNNAHOO WILLIAM MICHAEL & PATRICIA DUNNAHOO	1505 ELM ST	1997 - 2022	\$36,091
00C1816000001601	SCARLET PEGASUS GROUP LP	1505 ELM ST	1997 - 2022	\$35,698
00C1816000001602	WILSON ADDISON G IV	1505 ELM ST	1997 - 2022	\$33,076
00C1816000001603	SCRIPPS FREDERIC SCOTT	1505 ELM ST	1997 - 2022	\$32,165
00C1816000001604	BLUE STAR MORTGAGE INC	1505 ELM ST	1997 - 2022	\$36,944
00C4620000000201	BELLINGHAUSEN WIL J	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000000202	NEWMAN PAULETTE E	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000000203	1621 ERVAY LTD	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000204	BRANAMAN MICHAEL S &	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000000205	SHAH VINAY	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000206	DIXON GLORIA D	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000000207	ORTIZ GUILLERMINA	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000000208	FONTENOT TOMMY JAMES	1200 MAIN ST	1997 - 2022	\$45,958
00C4620000000209	RAFF GEORGE JR	1200 MAIN ST	1997 - 2022	\$42,577
00C4620000000301	SMITH DANIEL E & HERMA A	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000000302	BRANSTETTER ROBERT M & CAROL SHELTON	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000000303	FREEMAN SCOTT	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000304	BOYD CURTIS W & GLENNA HALVORSON	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000000305	JUAREZ GERARDO	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000306	MCARDLE PATRICIA	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000000307	AMONGKOL JITTADA KITTY	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000000308	HART STANLEY L &	1200 MAIN ST	1997 - 2022	\$45,958
00C4620000000309	SMITH SHERIA D	1200 MAIN ST	1997 - 2022	\$42,577
00C4620000000401	CRIST EUGENE SCOTT	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000000402	TERESI MARK A &	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000000403	HERNDON CYNTHIA A	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000404	KISLING MISTY	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000000405	SANADI NISAR & THU NGUYET	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000406	CARPENTER ROBIN N	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000000407	MASTAGLIO LINDA R	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000000408	LOPEZ DENNIS A	1200 MAIN ST	1997 - 2022	\$45,958
00C4620000000409	WOMBLE JOHN M & GINGER A	1200 MAIN ST	1997 - 2022	\$42,577
00C4620000000501	BAILEY PETER & MARY	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000000502	PERRI ANTHONY J &	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000000503	RATH OMKAR R &	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000504	FAYE WILLIS DESIGNS INC	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000000505	BAGARIA SAPNA & SURESH	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000506	PARKER RUBY	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000000507	ABDULKHAALIQ ANWAAR	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000000508	ARAUJO JOSEPH	1200 MAIN ST	1997 - 2022	\$45,958
00C4620000000509	CHATTERJEE ARUNABHA	1200 MAIN ST	1997 - 2022	\$42,577
00C4620000000601	CRIST EUGENE SCOTT	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000000602	SALVANT WAYNE	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000000603	ELLER KELLEY	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000604	MASSEY LINDA	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000000605	DASH PRIYARANJAN &	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000606	MUEHLENWEG ROBERT J &	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000000607	CUEVAS ISRAEL F	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000000608	EDWARDS JAMES & BARBARA	1200 MAIN ST	1997 - 2022	\$45,958
00C4620000000609	SCOTT DARIAN D	1200 MAIN ST	1997 - 2022	\$42,577
00C4620000000701	ATV TEXAS VENTURES IV LP	1200 MAIN ST	1997 - 2022	\$45,607
00C4620000000702	CRIST EUGENE SCOTT	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000000703	KADAN PROPERTIES LP	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000704	CAMPOS EDWARD	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000000705	ADAMS WILHELMINA J	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000000706	COMBS DAMETIA	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000000707	BEVERS MARC	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000000708	WHITE JESSICA	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000000709	HERICKS JAMES &	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000000710	BAKER WILLIAM H III	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000000711	SPRING TRUMAN E JR	1200 MAIN ST	1997 - 2022	\$35,843

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C46200000000712	TITTLE CYNTHIA LARK	1200 MAIN ST	1997 - 2022	\$19,407
00C46200000000713	DANIEC MONICA	1200 MAIN ST	1997 - 2022	\$42,753
00C46200000000801	BLACK PAUL	1200 MAIN ST	1997 - 2022	\$45,607
00C46200000000802	HAQUE NAZ &	1200 MAIN ST	1997 - 2022	\$19,407
00C46200000000803	SCHNAPPAUF MICHAEL	1200 MAIN ST	1997 - 2022	\$22,260
00C46200000000804	ALANIZ GEORGE R JR & ANEESA T HOJAT	1200 MAIN ST	1997 - 2022	\$34,373
00C46200000000805	CHANEY GARY WAYNE 1992 FAMILY TRUST	1200 MAIN ST	1997 - 2022	\$22,260
00C46200000000806	NGUYEN MICHAEL	1200 MAIN ST	1997 - 2022	\$40,548
00C46200000000807	BENEVENTI MARK FRANCIS	1200 MAIN ST	1997 - 2022	\$25,876
00C46200000000808	DU YALI	1200 MAIN ST	1997 - 2022	\$25,876
00C46200000000809	PATOINE TERESA SUSAN	1200 MAIN ST	1997 - 2022	\$40,548
00C46200000000810	SAIED ANNA M	1200 MAIN ST	1997 - 2022	\$32,432
00C46200000000811	FAIRCHILD MELISSA	1200 MAIN ST	1997 - 2022	\$35,843
00C46200000000812	BURNS CHRISTOPHER J	1200 MAIN ST	1997 - 2022	\$19,407
00C46200000000813	CRIST EUGENE SCOTT	1200 MAIN ST	1997 - 2022	\$42,753
00C46200000000901	HARRIS KENDRICK LASALLE	1200 MAIN ST	1997 - 2022	\$45,607
00C46200000000902	CRIST EUGENE SCOTT	1200 MAIN ST	1997 - 2022	\$19,407
00C46200000000903	PATEL JAYSHREE &	1200 MAIN ST	1997 - 2022	\$22,260
00C46200000000904	ALSUP LAUREN BRITTANY	1200 MAIN ST	1997 - 2022	\$34,373
00C46200000000905	ELLER TOM & ROBYN	1200 MAIN ST	1997 - 2022	\$22,260
00C46200000000906	KAHANE DENNIS SPENCER	1200 MAIN ST	1997 - 2022	\$40,548
00C46200000000907	SULLIVANMCMULLEN DAVID	1200 MAIN ST	1997 - 2022	\$25,876
00C46200000000908	SALEEM ADEEL	1200 MAIN ST	1997 - 2022	\$25,876
00C46200000000909	PARK STEPHEN	1200 MAIN ST	1997 - 2022	\$40,548
00C46200000000910	MOBLEY HENRY B JR	1200 MAIN ST	1997 - 2022	\$32,432
00C46200000000911	COWAN MICHAEL & MARTHA	1200 MAIN ST	1997 - 2022	\$35,843
00C46200000000912	THEIS LANGSTON	1200 MAIN ST	1997 - 2022	\$19,407
00C46200000000913	CAREY GABRIELLE	1200 MAIN ST	1997 - 2022	\$42,753
00C4620000001001	IPPOLITO MARTA	1200 MAIN ST	1997 - 2022	\$45,607
00C4620000001002	CIN ALBERTO DAL	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001003	BROWN GLENN ALAN	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001004	ROMERO GERALD & LOURDES	1200 MAIN ST	1997 - 2022	\$34,376
00C4620000001005	PATRA DEEPAK	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001006	SCARBOROUGH DONALD D	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001007	KEANE JUSTIN SCOTT &	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001008	COMMUNITY BANK & TRUST	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001009	LUMME DONALD GUY JR	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001010	XIE JIMIN	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000001011	OROZCO CARLOS A	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000001012	SALVANT BRIAN	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001013	DOMINGUEZ JOSE R &	1200 MAIN ST	1997 - 2022	\$42,753
00C4620000001101	GRIEGO MANUEL R JR &	1200 MAIN ST	1997 - 2022	\$45,607
00C4620000001102	KEATON JULIAN E II	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001103	MA MAU & JUYEI	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001104	THOMAS BIJU	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000001105	PATRO LOKANATH	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001106	IPPOLITO DAVIDE MICHAEL	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001107	MADDERRA RHONDA & FARON	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001108	LIN JEFF P	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001109	SENDKER JAN	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001110	BALUCH HOLDINGS LLC	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000001111	RADFORD TRACI	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000001112	ROMIG RANDALL	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001113	BRAUM EARL E JR	1200 MAIN ST	1997 - 2022	\$42,753
00C4620000001201	QUACH LINH	1200 MAIN ST	1997 - 2022	\$45,607
00C4620000001202	MORAI JUSTIN	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001203	MATHEWS AMIT &	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001204	MCCANS WILLIAM	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000001205	HOSID KEVIN M & PEGGY S	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001206	JUDAH JOHN K & BETTY JO	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001207	BARGANIER NORA D & MICHAEL G	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001208	MORENO KRISTINE M	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001209	BAKER ARIANNE &	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001210	LITTLE STERLING	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000001211	LIN XIEQING	1200 MAIN ST	1997 - 2022	\$35,843

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C4620000001212	ASHON HASSEB &	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001213	WEBER DANIEL T & GAIL G	1200 MAIN ST	1997 - 2022	\$42,753
00C4620000001401	FUNG DAVID KARL & KATHY LEE FUNG	1200 MAIN ST	1997 - 2022	\$45,607
00C4620000001402	KHUNTIA ASHOK	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001403	LI LIETAO	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001404	TINSLEY GARY A	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000001405	JC GOODMAN INVESTMENT GROUP INC	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001406	MICHULKA GEORGE &	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001407	BYRUM TADD A &	1200 MAIN ST	1997 - 2022	\$22,935
00C4620000001408	HUTCHINSON ANDREW F II	1200 MAIN ST	1997 - 2022	\$22,935
00C4620000001409	DAO BAO D	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001410	THOMAS MONA	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000001411	BENTLEY BRIAN D	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000001412	MURRAY RORY GALLAGHER	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001413	GREEN KAREN S	1200 MAIN ST	1997 - 2022	\$42,753
00C4620000001501	ZANDER GREG W	1200 MAIN ST	1997 - 2022	\$45,607
00C4620000001502	SALVANT WAYNE F &	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001503	YATES RALPH & FAYE	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001504	HILL DANIEL &	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000001505	HIBSID 1 LLC	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001506	TRIPP THOMAS	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001507	KOKES KEVIN K &	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001508	BOHAN STEPHANIE D	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001509	JAIN NEHA	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001510	METROPOLITAN 1510 LLC	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000001511	BRYANT CHRIS	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000001512	KHAN MOIN	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001513	KLAMM CYNTHIA B &	1200 MAIN ST	1997 - 2022	\$42,753
00C4620000001601	DAVIS STEPHEN J	1200 MAIN ST	1997 - 2022	\$45,607
00C4620000001602	COBB DONNA MARIE &	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001603	COWDEN PETER	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001604	NARAN ASHOK	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000001605	LANCASTER PHILLIP & IRENE	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001606	OWNER WITHHELD	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001607	KOERBER ELLEN &	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001608	POLANCO PAUL	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001609	DAMANI ANIRUDH A	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001610	DOCKTER BRYAN	1200 MAIN ST	1997 - 2022	\$0
00C4620000001611	UNDERHILL JAMES S	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000001612	SOLE GARY &	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001613	PATTERSON JEFF	1200 MAIN ST	1997 - 2022	\$42,753
00C4620000001701	STRINGER CHRISTOPHER & KATIE	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000001702	STROTHMAN RHONDA K	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001703	REMPHREY BRYAN S	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001704	DANIEL SAM	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000001705	BROWNELL SUSAN K &	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001706	ALVAREZ DAVID &	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001707	HOLLANDER KEVIN J & BETH A	1200 MAIN ST	1997 - 2022	\$25,786
00C4620000001708	AHUMADA MUCIO	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001709	LESTER MARY C	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001710	MOORE ARROYO AYSHA	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000001711	FUENTE JOSE ANTONIO DE LA	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000001712	MOORE ROBERT W	1200 MAIN ST	1997 - 2022	\$61,779
00C4620000001713	CHAFFIN LYNDAL A	1200 MAIN ST	1997 - 2022	\$42,753
00C4620000001801	HUMES EDUARDO	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000001802	VIRANI ASIF	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001803	JACKSON JILL A	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001804	DIXON ADAM	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000001805	BADMAND HOLDINGS LLC	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001806	CURE NANCY A & WILLIAM E	1200 MAIN ST	1997 - 2022	\$40,549
00C4620000001807	ABDULWAHAB MANNIE	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001808	LIN JAMES	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001809	TRAVELSTEAD GARY LYNN &	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001810	ZOLLER ROBERT W	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000001811	HOWARD KENNETH ROBERT	1200 MAIN ST	1997 - 2022	\$35,843

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C4620000001812	KOERBER ELLEN &	1200 MAIN ST	1997 - 2022	\$61,779
00C4620000001901	ATV TEXAS VENTURES IV LP	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000001902	RICHARDS GILL & ELIZABETH ANN	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000001903	CWALINO PETER	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001904	NATHAL JULIO	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000001905	SINGERMAN ALEXANDER	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000001906	SLAUGHTER JUSTIN	1200 MAIN ST	1997 - 2022	\$40,549
00C4620000001907	POON PHILIP	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001908	BEATS JAMES & ANAMARIA	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000001909	ROMERO ROBERT R &	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000001910	HAYES MONIQUE C	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000001911	RICHARDS GILL & ELIZABETH ANN	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000001912	HAGLER TRENT L	1200 MAIN ST	1997 - 2022	\$61,779
00C4620000002001	REVELLE ANIEL W III & CAROL L	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000002002	CRIST EUGENE SCOTT	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000002003	MUEHLENWEG ROBERT J & CHRISTINE	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002004	JC GOODMAN INVESTMENT GROUP INC	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000002005	OLTMAN GREGG	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002006	FERNANDEZ GUSTAVO A & DAGMAR SCHMAUTZ	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002007	CHANG LAWRENCE SHEYLUN	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002008	FARTHING DANIEL	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002009	FICKEL MATTHEW & MARY BETH	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002010	SHAFFNER GLORIA	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000002011	GOLNABI ROSITA NINA & NEIMA	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000002012	VALENTIS VENTURES LLC	1200 MAIN ST	1997 - 2022	\$61,779
00C4620000002101	HENSLEY DALLAS W & VIRGINIA K	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000002102	MCCLAIN JONI L MD FAMILY TRUST	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000002103	CRIST EUGENE SCOTT	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002104	REVIS MARK	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000002105	TARVER CHRISTOPHER T &	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002106	YING KEN W	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002107	HWANG HELEN	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002108	MOVVA SATYANARAYANA	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002109	SCHUMANN KEITH &	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002110	FOX JEFFREY L	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000002111	BODLEY GABRIELLE	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000002112	QUINN CRAIN A & NATALIE L	1200 MAIN ST	1997 - 2022	\$61,779
00C4620000002201	GATES MARTIN E II & JUDY M	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000002202	DURRA OMAR	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000002203	PHILLIPS DAVID G	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002204	WARREN BLAKE T &	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000002205	MARKHOFF STEVEN	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002206	GRANT JASON A & MARIA	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002207	COOKSEY CHARLES N	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002208	CUNNINGHAM THOMAS G	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002209	POWERS A MARKS	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002210	ARNOLD NANCY E WEINTRAUB	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000002211	BERMAN DANIEL	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000002212	PERRI VINEYARDS & REAL ESTATE	1200 MAIN ST	1997 - 2022	\$61,779
00C4620000002301	RANDOLPH HEATHER ELAINE &	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000002302	HIBSID 1 LLC	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000002303	LUDWIG CURTIS A	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002304	PATEL AMIR B	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000002305	KNIFE LUTHER DASSON III	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002306	IPPOLITO ESTER	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002307	PATKOVIC MARIJANA	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002308	BASH DAMIEN	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002309	BOWENS BARRY C	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002310	KRIDER SUE E	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000002311	SHIPP RONALD B	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000002312	ENGRAM AARON	1200 MAIN ST	1997 - 2022	\$61,779
00C4620000002401	COX JOHN VERNON TR & GAY GAYLE TR	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000002402	COX JOHN VERNON TR &	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000002403	SMITH LAURA	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002404	BALUCH AMIR	1200 MAIN ST	1997 - 2022	\$34,373

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C4620000002405	ONU ADISA M	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002406	BIERI MATTHEW B & REBECCA	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002407	MAYORGA LUIS A	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002408	MUSABASIC MEMSUD	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002409	GILMAN ALEX	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002410	SLIGER STEPHEN H & GWENNY L	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000002411	MOTGI GURU & SHASHI	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000002412	MOTGI GURUBASAPPA V & SHASHI R MOTGI	1200 MAIN ST	1997 - 2022	\$61,779
00C4620000002501	SARDARABADI ABDOL M &	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000002502	THOMAS BIJU	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000002503	ACKER PARLEY E III	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002504	WATTS FAMILY TRUST	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000002505	LIN XIA	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002506	TRAMMELL DUANE &	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002507	DUNCAN ROBERT J &	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002508	CORCORAN SHAWN M & CARRIE A	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002509	MAURER IAN S	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002510	MERCHANT REHAN I &	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000002511	REAGANS KIMBERLY	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000002512	KRISHNA SHAIENDRA &	1200 MAIN ST	1997 - 2022	\$61,779
00C4620000002601	PONZIO JOHN &	1200 MAIN ST	1997 - 2022	\$48,283
00C4620000002602	BARBADILLO OSCAR JR	1200 MAIN ST	1997 - 2022	\$19,407
00C4620000002603	DAVIS WALKER L	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002604	YATES RALPH A & FAYE	1200 MAIN ST	1997 - 2022	\$34,373
00C4620000002605	PERRI VINEYARDS &	1200 MAIN ST	1997 - 2022	\$22,260
00C4620000002606	PERRI VINEYARDS &	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002607	GARCIA CASSANDRA	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002608	BARBATO CRISTINA COSTA	1200 MAIN ST	1997 - 2022	\$25,876
00C4620000002609	BOWLES NEAL A & CARLA D WATSON	1200 MAIN ST	1997 - 2022	\$40,548
00C4620000002610	LUFKIN ROGER W	1200 MAIN ST	1997 - 2022	\$32,432
00C4620000002611	WILKINSON EARL J	1200 MAIN ST	1997 - 2022	\$35,843
00C4620000002612	CALDWELL ROGER W & KIMBERLY S	1200 MAIN ST	1997 - 2022	\$61,779
00C462000RETAIL00	BELGAUM LLC	1200 MAIN ST	1997 - 2022	\$100,011
00C5371T9500FC00	ST PAUL HOLDINGS LP	350 N ST PAUL ST	1997 - 2022	\$6,903,194
00C5371T950RESI00	ST PAUL HOLDINGS II LP	350 N ST PAUL ST	1997 - 2022	\$8,268,662
00C6131000000000	1300 JACKSON STREET	1300 JACKSON ST	1997 - 2022	\$19,742
00C6131000000001	FRACKT RENA L	1300 JACKSON ST	1997 - 2022	\$28,665
00C6131000000002	POE BRIAN	1300 JACKSON ST	1997 - 2022	\$23,399
00C6131000000003	BRAZZEL ZACHARY L	1300 JACKSON ST	1997 - 2022	\$17,068
00C6131000000004	HOPE MARK A	1300 JACKSON ST	1997 - 2022	\$27,361
00C6131000000005	WASHINGTON DAVID CHASE	1300 JACKSON ST	1997 - 2022	\$28,190
00C6131000000006	KOLANDER KAMELA	1300 JACKSON ST	1997 - 2022	\$23,007
00C6131000000007	EVANS SCOTT	1300 JACKSON ST	1997 - 2022	\$25,217
00C6131000000008	SLAWOMIR LESZINSKI LIVING	1300 JACKSON ST	1997 - 2022	\$24,270
00C68930000000202	HIBBARD CHRISTIAN	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000203	MIDBOE MATTHEW L	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000204	PILON JASON	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000205	SPARKS KIMBERLY	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000206	MORIARTY SONIA	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000207	WHITTEN THOMAS A & LAURA J	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000208	POPE WILLIAM	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000209	WEBER WILLIAM R	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000210	MARTINEZ JONATHAN R	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000211	COOLEY BRIAN K	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000212	DURANT BODHI	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000213	GORDON JULIANNE E	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000214	KEMBERY ROBERT	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000215	HISHINUMA ROBIN A &	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000216	WHITE JARED	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000217	UNDERWOOD GUTHRIE B JR &	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000218	COOPER THOMAS STEELE	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000219	SMITH JASON DEWAYNE & KIMMIE FARRAR	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000220	YATES JOEL	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000301	ELAM KYLE P	1122 JACKSON ST	1997 - 2022	\$4,727
00C68930000000302	CARRANZA RAMIRO & LATOYA	1122 JACKSON ST	1997 - 2022	\$4,727

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C6893000000303	FREEMAN ISAAC	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000304	MILLIGAN MOLLIE	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000305	TRI MARY	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000306	SEGOVIA MARIA	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000307	ADAMS CHRISTIAN R	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000308	ARCHBOLD EDWIN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000309	MAXWELL YVONNE & THOMAS	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000310	BUTTINE THOMAS C	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000311	URRUTIA AUDRICK L	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000312	PARKER PENNY LYNN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000313	WOELKE FAMILY LIMITED PARTNERSHIP	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000314	CHAMBERS JARED P &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000315	DUGAS EARL J	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000316	GUERRA JOSE ARNOLDO	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000317	HACKETT RANDY	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000318	LU HUIRU &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000319	BJELICA ADAM	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000320	CONSEMIU REYMUNDO JR	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000321	FARROW PATRICIA	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000322	WALKER JONATHAN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000401	NWANKWO ADIAH	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000402	REDUS VANESSA	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000403	JAMES KAREN K	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000404	REAVIS BEN & KRISTI	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000405	CRAIG EDWARD LIVING TRUST	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000406	WREN OIL & GAS LLC	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000407	STAFFORD STEPHANIE E	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000408	CALDWELL BRYANN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000409	OWNER WITHHELD	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000410	PARMELE MICHAEL	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000411	DILL MICHAEL K	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000412	WREN JUSTIN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000413	SHEPARD GREGORY	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000414	PEAK JASON L	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000415	SMITH BRENDA KAY	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000416	WYATT ALAN K	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000417	SHIGEMATSU KEN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000418	SQUIRES MICHAEL K	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000419	FROH DANIEL LYNN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000420	WARTON JAMES	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000421	SWEET OCEAN T	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000422	THOMASON ADAM CLARK	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000501	MCCOWN CRISTEN & WIESLAWA	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000502	MARASCO LAWRENCE P III	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000503	BETHEL SUSAN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000504	ABBATI JOSEPH L	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000505	GIBBS JAMES M LIFE ESTATE	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000506	DUDEK JAKUB	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000507	STEWART COREY F	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000508	BERNSTEIN CAMI	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000509	NICHOLSON STEVEN W	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000510	ELLIOTT NATALIE	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000511	BASINGER GREGORY LEROY	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000512	LANGER BRUCE & JEAN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000513	REED THOMAS J &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000514	RIDEN LAVONNE	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000515	ACEVEDO MAGDALENA	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000516	BAEZ SUZETTE	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000517	WHEELIS JONATHAN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000518	CARTER JASON &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000519	WALPOLE JOHN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000520	BEIHOFF DAVID	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000521	ETTER CHRISTOPHER W	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000522	TUCKER JOB ALEXANDER	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000601	KNAUS ROBERT	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000602	NAVARRO JOHN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000603	BOWERS JOEL B	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000604	STEPHENS TAMMY L	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000605	PATTON JERRE W	1122 JACKSON ST	1997 - 2022	\$4,727

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C6893000000606	NEWHAM ANDREA RODRIGUEZ	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000607	QUINT BERNARD T	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000608	GONZALEZ JINNI	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000609	LUNSFORD WALKER	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000610	BRAMMER JANE E	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000611	DURKIN BRETT T & SHIRLEY	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000612	WILSON DAMON	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000613	HALL JACQUELINE R &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000614	BOYCE MOLLIE	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000615	CHOWDHURY RYAN R	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000616	MORRIS DOUGLAS A & VIRSIE N	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000617	MCGUFFEY THOMAS J	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000618	2008 CONDO PROPERTIES LLC	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000619	ALLELO JOHN G	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000620	KNIGHT SHAWN P	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000621	WATTERS MELODY & EDWARD	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000622	CLARKSON ROBERT A	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000701	TOONY JEFFREY D & ELIZABETH A	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000702	DILLON CRAIG L	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000703	KEAN MICHELLE	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000704	MURRAY CAROLYN M REVOCABLE	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000705	BONNIN MATTHEW E	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000706	NADIR NIDA	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000707	MUELLER ANDREW	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000708	BATES SAM IV	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000709	PAINE KELSEY	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000710	ADAMS JOHN & JEAN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000711	VANPELT DANIEL	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000712	ONEAL MARK	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000713	SMITH JOAN D	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000714	ROJASRESTREPO OLGA L	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000715	CHOE DAVID	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000716	ADAMS SUSAN E	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000717	STAPLES NATHAN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000718	2008 CONDO PROPERTIES LLC	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000719	HENDERSON MICHAEL BENFORD	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000720	ESCANILLA DINNAH	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000721	BONANNO CAROLINA	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000722	TUCKER JOB ALEXANDER	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000801	MAHONEY LAURIE & JOHN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000802	FARKAS JANOS	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000803	FOREMAN ROSEMARY &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000804	BIEDENHAM JOSEPH A III	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000805	YOUNG ADAM KEITH	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000806	WOJCIECHOWSKI MARZENA &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000807	MURILLO LESLIE N	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000808	ADROVIC ARMIN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000809	JONES CHRISTOPHER &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000810	HILL JAMES C	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000811	LENOX ANDREW	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000812	ONEAL MARK	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000813	ALAVI REZA & MONA	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000814	ALAVI REZA & MONA	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000815	ELAM KYLE P	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000816	ANDERSON PHILLIP H	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000817	EHLE JOEL & TONI	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000818	PATTI MARIE A TRUST	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000819	ATKINS SHARON K	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000820	GOODWIN JEFF ANDERSON &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000821	CAMP JUSTIN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000822	KNIGHT LAURA C	1122 JACKSON ST	1997 - 2022	\$4,727

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C6893000000901	EFURD ROBERT	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000902	BUSTAMANTE NIRMA D	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000903	LUSTIG CHARLES HUGH &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000904	MAISEL WILLIAM L &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000905	HALL JAMES L & JANET E	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000906	GONZALEZ RAUL	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000907	KIENAST AILEEN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000908	DUBOIS THOMAS	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000910	WANCHO FRANK W	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000911	GROVES RYAN LANE &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000912	SCHROTBERGER LUKE A	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000913	MITCHELL ANN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000914	PATTI MARIE A TRUST	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000915	FRANK NATHAN A	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000916	INIGO RALPH R	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000917	CHERAMIE TREVOR	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000918	2008 CONDO PROPERTIES LLC	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000919	TUCKER JOB ALEXANDER	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000920	BLEVINS JESSE & ALISON	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000921	EVANS HEATHER	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000000922	STRONG GERI & JON GRINALDI	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001001	DAVIS ANGELA L	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001002	EVANS BRIAN K	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001003	HUESTON JANIE G	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001004	ORILEY PATRICIA ANN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001005	KELLER JAY EDWARD	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001006	COOK JUSTIN P & LINDSEY A	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001007	HEHMANN BRYAN A	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001008	GLASS JOHN D	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001009	RICE LEWIS S JR	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001010	WHITE COREY	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001011	ROBERTSON EMILY ELIZABETH	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001012	STARK DAREN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001013	ADDAGATLA BABU & VAJRA S	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001014	CLARK JOHN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001015	BESCO JANIS A	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001016	RIGHETTI MARCO &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001017	BROWN BRITNEY NOEL	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001018	PRIKRYL SARAH GRACE	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001019	WATSON ORA LEE SIMPSON &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001020	PESINA EDWARD	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001022	ALLIE STEVEN CHARLES & KIMBERLY TODD	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001101	DUNCAN ELIZABETH	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001102	BARRETO WARREN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001103	CLANCY MELANIE JARRETT &	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001104	THURSTON MARSHALYN	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001105	COSBY LAWRENCE	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001106	AISLING KATHLEEN A	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001107	GOLARZ SCOTT R	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001108	KIENAST AILEEN D	1122 JACKSON ST	1997 - 2022	\$4,727
00C6893000001109	FORSTENZER ANDREW P	1122 JACKSON ST	1997 - 2022	\$4,796
00C7197000100100	1601 ELM HOLDINGS LP	1601 ELM ST	1997 - 2022	\$77,463,790
000130000A0010000	PRESERVE LIBERTY LLC	600 S HARWOOD ST	2013-2022	\$413,760
Adjusted Base Year Value				\$577,655,884

Appendix B: DCAD Real Property Account in the Lamar Corridor/West End Sub-district – 2012 Boundary Amendment Accounts

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00000100039000100	DORBET INC	302 N HOUSTON ST	2012 - 2027	\$1,199,273
00000100039000200	CORDOVAN VENTURERS &	401 N HOUSTON ST	2012 - 2027	\$3,607,620
00000100039000400	401 NORTH HOUSTON LP	401 N HOUSTON ST	2012 - 2027	\$1,766,820
00000100039000500	FAIRFIELD AT ROSS LLC	302 N HOUSTON ST	2012 - 2027	\$4,400,727
00000100111000000	PACE CAROLINA JOLLIFF	512 JACKSON ST	2012 - 2027	\$599,000
00000100114000000	ADMIRAL REALTY CO	306 S HOUSTON ST	2012 - 2027	\$240,000
00000100117000000	BMR DALLAS DOWNTOWN INVESTMENTS LLC	302 S HOUSTON ST	2012 - 2027	\$3,744,110
00000100132000000	USRP FUNDING 2001 A LP	1815 N MARKET ST	2012 - 2027	\$1,367,000
00000100138000000	BLACKLAND	1709 N MARKET ST	2012 - 2027	\$1,638,860
00000100141000000	MARKET ROSS LTD ET AL	1713 N MARKET ST	2012 - 2027	\$1,043,840
00000100144000000	MARKET ROSS LTD ETAL	1701 N MARKET ST	2012 - 2027	\$2,617,300
00000100147000000	MARKET STREET L P	311 N MARKET ST	2012 - 2027	\$1,608,720
00000100153000000	7223 L P	611 ELM ST	2012 - 2027	\$1,200,000
00000100156000000	PACE CAROLINA JOLLIFF	605 ELM ST	2012 - 2027	\$583,200
00000100156000100	PRESERVE PURSE LLC	605 ELM ST	2012 - 2027	\$17,800
00000100159000000	PRESERVE PURSE LLC	601 ELM ST	2012 - 2027	\$1,387,000
00000100180500000	RICHMAN TRUSTS	304 S RECORD ST	2012 - 2027	\$762,000
00000100184300000	RICHMAN TRUSTS	600 JACKSON ST	2012 - 2027	\$379,000
00000100192000000	MARKET ROSS LTD	701 ROSS AVE	2012 - 2027	\$1,750,000
00000100195000000	VIC AND RALPH LP	705 ROSS AVE	2012 - 2027	\$750,000
00000100201000000	708 ROSS INV PS LP	710 ROSS AVE	2012 - 2027	\$1,253,000
00000100204000000	JSS ROSS LP	704 ROSS AVE	2012 - 2027	\$1,152,000
00000100207000000	RMC MOLINE LP	302 N MARKET ST	2012 - 2027	\$2,000,000
00000100213000000	CARROLL JILL LP	211 N AUSTIN ST	2012 - 2027	\$600,000
00000100216000000	AVERY B F & SONS LTD	208 N MARKET ST	2012 - 2027	\$4,286,140
00000100225000000	SANDCAP 711 ELM PARTNERS LP	711 ELM ST	2012 - 2027	\$1,159,000
00000100231000000	DALLAS MAIN LP	710 MAIN ST	2012 - 2027	\$1,929,700
00000100234000000	701 KATY BUILDING LP	702 MAIN ST	2012 - 2027	\$302,500
00000100237000000	LAWYERS BLDG OF DALLAS	706 MAIN ST	2012 - 2027	\$399,640
00000100240000000	701 KAY BUILDING LP	700 MAIN ST	2012 - 2027	\$110,000
00000100243000000	701 KATY BUILDING LP	701 COMMERCE ST	2012 - 2027	\$1,566,600
00000100249000000	AHC DALLAS PROPERTIES LLC	712 COMMERCE ST	2012 - 2027	\$2,200,000
00000100264000000	AHC DALLAS PROPERTIES LLC	714 JACKSON ST	2012 - 2027	\$2,204,130
00000100273000000	BELO INVESTMENT	701 YOUNG ST	2012 - 2027	\$1,053,950
00000100318000000	GREYHOUND LINES INC	205 S LAMAR ST	2012 - 2027	\$1,850,000
00000100321000000	GREYHOUND LINES INC	804 COMMERCE ST	2012 - 2027	\$648,500
00000100324000000	GREYHOUND BUS LINES INC	801 JACKSON ST	2012 - 2027	\$950,000
00000100330000000	ACTION JACKSON LP	800 JACKSON ST	2012 - 2027	\$1,498,950
00000100333000000	AHC DALLAS PROPERTIES LLC	311 S LAMAR ST	2012 - 2027	\$1,787,500
00000100336000000	BELO INVESTMENT	401 S LAMAR ST	2012 - 2027	\$2,401,100
00000104308000000	ARENA PARTNERS LP	2019 N LAMAR ST	2012 - 2027	\$1,046,760
00000104323000000	MARKET STREET DEV LTD	603 MUNGER AVE	2012 - 2027	\$2,501,790
00000104332000000	WEST END API LTD	1911 N LAMAR ST	2012 - 2027	\$818,650
00000104347000000	ARI LANDMARK CENTER LP	1801 N LAMAR ST	2012 - 2027	\$7,751,590
00000104351000000	ARI LANDMARK CENTER LP	803 ROSS AVE	2012 - 2027	\$120,000
00000104354000000	ARI LANDMARK CENTER LP	1709 N LAMAR ST	2012 - 2027	\$377,100
00000104356000000	ARILANDMARK CENTER LP	1715 N LAMAR ST	2012 - 2027	\$240,000
00000104359000000	ARI LANDMARK CENTER LP	801 ROSS AVE	2012 - 2027	\$642,250
00000104371000000	2020 GARAGE LAND LP	2020 N LAMAR ST	2012 - 2027	\$2,510,820
00000104440000100	DARYL RICHARDSON GOURMET CATERING INC	1909 N GRIFFIN ST	2012 - 2027	\$261,350
00000104443000000	DARYL RICHARDSON GOURMET CATERING INC	1911 N GRIFFIN ST	2012 - 2027	\$575,200
00000104446000000	DARYL RICHARDSON GOURMET CATERING INC	1000 MUNGER AVE	2012 - 2027	\$713,730
000020002701A0000	DALLAS HOLOCAUST MUSEUM CENTER FOR	515 ROSS AVE	2012 - 2027	\$1,868,950
00002400220000000	PACE CAROLINA JOLLIFF	500 WOOD ST	2012 - 2027	\$10,000
000024002205A0000	EQUITY HOTEL GROUP LLC	310 S HOUSTON ST	2012 - 2027	\$910,360
000027006505A0000	LAZ LA III TX 1 LP	607 CORBIN ST	2012 - 2027	\$1,869,950
000034002101A0000	AHC DALLAS PROPERTIES LLC	309 S MARKET ST	2012 - 2027	\$1,799,120
00004800330010000	DALLAS MAIN LP	800 MAIN ST	2012 - 2027	\$5,952,000
00004800330040000	INTERFIRST BANK DALLAS	800 MAIN ST	2012 - 2027	\$125,000
00006300070000000	TRANSCONTINENTAL REALTY INV	300 N HOUSTON ST	2012 - 2027	\$15,000
00006300070000100	CORDOVAN VENTURERS	300 N HOUSTON ST	2012 - 2027	\$214,610
000204000004A0000	703 MCKINNEY LP	2001 N LAMAR ST	2012 - 2027	\$3,200,000
00020500030020000	SOUTHWEST ADVISORY SERVICES LLC	1802 N MARKET ST	2012 - 2027	\$800,000
00020500030030000	SOUTHWEST ADVISORY SERVICES LLC	1800 N MARKET ST	2012 - 2027	\$446,400
00021400130010000	RICHARDSON DARYL GOURMET	1909 N GRIFFIN ST	2012 - 2027	\$2,310,000
Base Year Value				\$97,095,610

Appendix C: City Center TIF District Original Budget

City Center TIF District Original Budget

Category	Original Budget
Public Infrastructure Improvements <i>Streetscape Improvements, Pedestrian Linkages, Lighting, Utility Burial, Utility Upgrades</i>	\$12,339,598
Facade Easements	\$2,000,000
Educational Training Facilities	\$2,236,550
Parking	\$2,525,154
Acquisition & Restoration of Historic Sites	\$4,022,486
Redevelopment/Development Projects <i>Environmental Remediation, Interior & Exterior Demolition, Façade Improvements/Restoration, TIF Grants</i>	\$54,451,027
Public Use Improvements	\$207,500
Areas of Public Assembly <i>Open Space Improvements, Park Acquisition and Improvements</i>	\$2,625,000
Affordable Housing	\$5,000,000
Ground Floor Activation	\$0
Plan Implementation/Administration	\$2,160,402
Total	\$87,567,717

**Estimated TIF Expenditure reflects actual project collections for the district.*

Appendix D: City Center TIF Sub-District Budget

City Center Sub-District Budget

Category	Estimated TIF Expenditure*
Public Infrastructure Improvements <i>Streetscape Improvements, Pedestrian Linkages, Lighting, Utility Burial, Utility Upgrades</i>	\$4,000,000
Parking	\$3,000,000
Redevelopment/Development Projects <i>Environmental Remediation, Interior & Exterior Demolition, Façade Improvements/Restoration, TIF Grants</i>	\$21,546,111
District Wide Improvements	\$2,000,000
Affordable Housing	\$3,500,000
Ground Floor Activation <i>(in the form of a TIF Grant)</i>	\$4,300,000
Plan Implementation/Administration	\$750,000
Total	\$39,096,111

**Estimated TIF Expenditure reflects anticipated project collections for the sub-district.*

Appendix E: Lamar Corridor/West End Sub-District Budget

Lamar Corridor/West End Sub-District Budget

Category	Estimated TIF Expenditure*
Public Infrastructure Improvements <i>Streetscape Improvements, Pedestrian Linkages, Lighting, Utility Burial, Utility Upgrades</i>	\$4,500,182
Parking	\$2,500,000
Redevelopment/Development Projects <i>Environmental Remediation, Interior & Exterior Demolition, Façade Improvements/Restoration, TIF Grants</i>	\$19,426,000
District Wide Improvements	\$2,000,000
Affordable Housing	\$3,000,000
Ground Floor Activation <i>(in the form of a TIF Grant)</i>	\$4,000,000
Plan Implementation/Administration	\$1,750,000
Total	\$37,176,182

**Estimated TIF Expenditure reflects anticipated project collections for the sub-district.*

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 2, 14
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45 K L

SUBJECT

City Center TIF District - Thanksgiving Tower

- * Authorize a development agreement with 1601 Elm Holdings, LP, to reimburse TIF eligible project costs for site and plaza improvements in an amount not to exceed \$3,000,000 and an Economic Development TIF Grant in an amount not to exceed \$3,000,000 for a total amount not to exceed \$6,000,000 for the Thanksgiving Tower renovation project (1601 Elm Street) from revenues accruing to Tax Increment Financing Reinvestment Zone Five (City Center TIF District) – Not to exceed \$6,000,000 - Financing: City Center TIF District Funds (subject to appropriations)
- * Authorize a Chapter 380 economic development grant agreement in an amount not to exceed \$2,780,000 with 1601 Elm Holdings, LP, related to the redevelopment of the Thanksgiving Tower building (1601 Elm Street, Dallas, Texas) pursuant to Chapter 380 of the Texas Local Government Code in accordance with the City's Public/Private Partnership Program – Not to exceed \$2,780,000 – Financing: General Obligation Commercial Paper Funds (subject to appropriations)

BACKGROUND

Thanksgiving Tower, a 50-story office tower originally built in 1982, was designed as a Class AA office building, with high occupancy and rental rates comparable to similar buildings downtown. Since 2004, as the result of insufficient capital investment and challenging market conditions, occupancy and rental rates have fallen to unsustainable levels. In February 2013, the building went into foreclosure and in July 2013, 1601 Elm Holdings, LP acquired the property with the goal of restoring and renovating the building and increasing occupancy to levels similar to other downtown Class AA office buildings.

Thanksgiving Tower's 1,374,520 gross square feet of office space and 745 onsite parking spaces will be renovated.

BACKGROUND (Continued)

The developer will invest capital for infrastructure repairs and upgrades, including building mechanical, electrical, plumbing and life safety systems for the entire building. Additional improvements include redevelopment of the existing podium and façade, and improvements to common areas.

The exterior façade, at the street-level of the building requires significant changes to create the vibrant and welcoming presence necessary to maintain viable retail outlets. Improvements to the ground floor of the building include:

- Removal and replacement of existing street-level reflective glass with a clear glazing system to provide enhanced visibility to pedestrian and street traffic for street-level retail
- Modification of lobby circulation, removal of old bank teller and lending offices to create new street level retail opportunities and replacement of surface finishes with new materials
- Narrowing of the tower's base by approximately 15 feet on the east and west ends of the building, enhancing visibility and connectivity between Thanksgiving Square to the north and the Main Street to the South
- Removal of existing fountain and landscaping on Pacific Avenue side of the building to create a new plaza and valet drop off to service office and retail users and visitors
- The clear glazing system, combined with a lighter and brighter lobby area will help to illuminate the exterior at night, creating an enhanced sense of activity and safety.

The proposed ground floor improvements will create 3-5 new street level retail spaces (depending upon tenant size). The current plan contemplates 1-2 retail tenants at each of the existing end caps on the east and west sides of the building as well as a coffee/café kiosk in the common area.

The total project cost to renovate the entire building is \$173,745,558, including acquisition. TIF funding for this project concentrates on re-working and activating the ground floor and plaza. The total amount of TIF funding recommended for the project is \$6,000,000. A portion of the funding proposed for the project, \$3,000,000, will reimburse plaza/site improvements such as streetscape, landscaping and utilities. The remaining TIF Funding commitment is in the form of an Economic Development TIF Grant, \$3,000,000, to support retail improvements as part of the conversion of the ground floor into retail tenant spaces.

BACKGROUND (Continued)

The additional Chapter 380 Economic Development Grant of \$2,780,000 supports renovations to the building that allows it to attract new tenants, increase the building's occupancy and downtown's daytime population, as well as enhance connections to and usage of DART in the area. Total proposed incentive for the project is \$8,780,000.

Redevelopment of the street-level of the building into one that addresses the street, creates better pedestrian connection to Thanksgiving Square and Main Street, enhances pedestrian activity on Elm Street and provides additional retail space would not occur, but for the proposed incentives. Further, the building's close proximity to DART light rail, provides tenant employees the opportunity to easily commute via DART rather than relying on automobiles. The proposed TIF funding is contingent upon City Council's approval of a boundary amendment for the City Center TIF District.

ESTIMATED PROJECT SCHEDULE

Project Start Date September 2014
Project Completion Date July 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 12, 2014, the City Center TIF District Board of Directors reviewed and recommended approval of a development agreement with 1601 Elm Holdings, LP, and TIF funding for the project in an amount not to exceed \$6,000,000, of which a portion is in the form of an Economic Development TIF Grant for the renovation of Thanksgiving Tower.

On October 6, 2014, the Economic Development Committee was briefed on the Thanksgiving Tower project and recommended approval.

FISCAL INFORMATION

\$6,000,000 - City Center TIF District Funds (subject to appropriations)
\$2,780,000 - 2012 Bond Program - (General Obligation Commercial Paper) (subject to appropriations)

PROJECT COUNCIL DISTRICT

District 14

OWNER

1601 Elm Holdings, LP

Jonas Woods, Managing Member
1601 Elm Street, Ste. 3110
Dallas, TX 75201

DEVELOPER

1601 Elm Holdings, LP

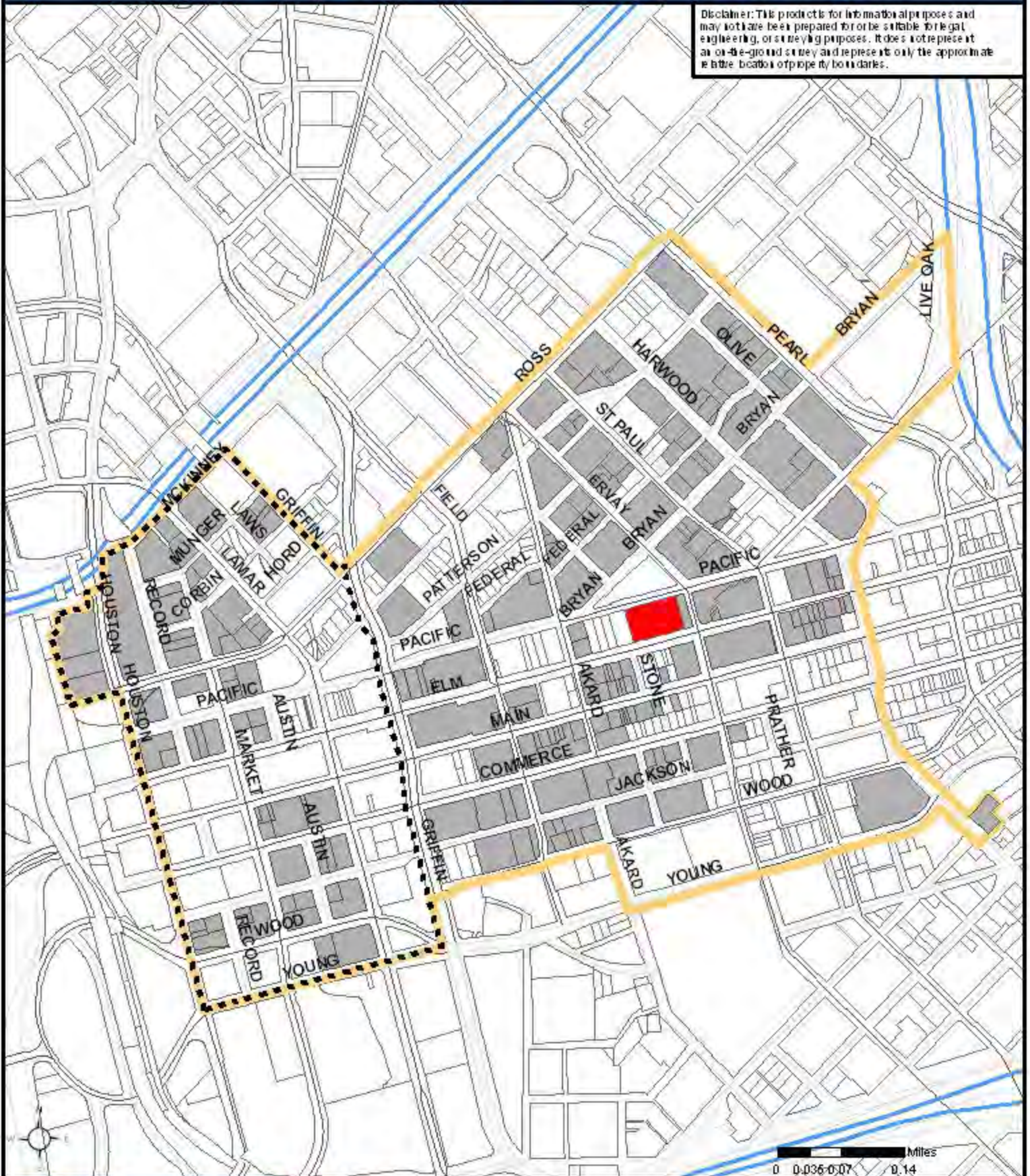
Jonas Woods, Managing Member
1601 Elm Street, Ste. 3110
Dallas, TX 75201

MAP

Attached.

Thanksgiving Tower Location Map

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



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

Legend

-  City Center TIF District Boundary
-  Lamar Corridor/West End Sub-District
-  Thanksgiving Tower

November 12, 2014

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, on June 26, 1996, City Council pursuant to Ordinance No. 22802, established Tax Increment Financing Reinvestment Zone Five (City Center TIF District) in accordance with the Tax Increment Financing Act, as amended (V.T.C.A. Tax Code, Chapter 311, hereafter the "Act") to promote development and redevelopment in the City Center area through the use of tax increment financing as amended; and

WHEREAS, on February 12, 1997, City Council, pursuant to Ordinance No. 23034, authorized the City Center TIF District Project Plan and Reinvestment Zone Financing Plan for the City Center TIF District, as amended; and

WHEREAS, on November 14, 2012, the City Council pursuant to Resolution No. 12-2780 and in accordance with the Tax Increment Financing Act, as amended, V.T.C.A Texas Tax Code, (Chapter 311), called a public hearing to be held on December 12, 2012, to hear citizen comments and concerns regarding the proposed City Center TIF District amendments and amended Project Plan and Reinvestment Zone Financing Plan for the District. That public hearing was duly held and closed.

WHEREAS, on December 12, 2012, City Council, conducted a public hearing, received comments and approved amendments to the City Center TIF District Project and Reinvestment Zone Financing Plans and authorized Ordinance No. 28865 amending Ordinance No. 22802, previously approved on June 26, 1996, and an Ordinance No. 23034, previously approved February 12, 1997, to: (1) create two sub-districts within the City Center TIF District: (a) City Center Sub-district (original district boundary) and (b) Lamar Corridor/West End Sub-district; (2) increase the geographic area of the City Center TIF District to add approximately 27.14 acres to create the Lamar Corridor/West End Sub-district; (3) extend the current termination date of the City Center TIF District from December 31, 2012 to December 31, 2022, for the City Center Sub-district and establish a termination date for the Lamar Corridor/West End Sub-district of December 31, 2037; (4) decrease the percentage of tax increment contributed by the City of Dallas during the extended term of the TIF District and establish other taxing jurisdictions participation percentages; (5) increase the City Center TIF District's budget from \$87,567,717 total dollars to \$151,968,546 total dollars; and (6) make corresponding modifications to the City Center TIF District boundary, budget and Project and Reinvestment Zone Financing Plans; and

November 12, 2014

WHEREAS, on November 14, 2013, the City Center TIF District Board of Directors reviewed and recommended approval of amendments Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District) to: (1) decrease the geographic area of the City Center Sub-district by removing the following properties from the sub-district 1201 Elm Street, 208, 301, 308, and 311 S. Akard Street, 1201, 1700, 1910 Pacific Avenue, 1925 San Jacinto Street and 1999 Bryan Street; and (2) revise the Sub-district's Boundary Map, property list and base year value to reflect properties removed from the District; and

WHEREAS, on February 13, 2014, the City Center TIF District Board of Directors reviewed and recommended approval of an amendment to Reinvestment Zone Number Five (City Center TIF District) to: (1) remove the building addressed as 1315 Commerce street from the City Center Sub-district and (2) make corresponding changes to the district's boundary map and Project and Reinvestment Zone Financing Plans, as necessary; and

WHEREAS, on June 12, 2014, the City Center TIF District Board of Directors reviewed and recommended approval of a development agreement with 1601 Elm Holdings, LP, and TIF funding for the project in an amount not to exceed \$6,000,000, of which a portion is in the form of an Economic Development TIF Grant for the renovation of Thanksgiving Tower contingent upon approval of district plan amendments; and

WHEREAS, on October 22, 2014, City Council, pursuant to Resolution No. 14-1787 and in accordance with the Tax Increment Financing Act, as amended, V.T.C.A Texas Tax Code, (Chapter 311), called a public hearing to be held on November 12, 2014, to hear citizen comments and concerns regarding the proposed City Center TIF District amendment and amended Project Plan and Reinvestment Zone Financing Plan for the District. That public hearing was duly held and closed; and

WHEREAS, on November 12, 2014, City Council, conducted a public hearing, received comments and authorized an amendment to the City Center TIF District to: (1) remove certain properties from the City Center Sub-district of the Zone; (2) thereby reducing the tax increment base of the City Center Sub-district and increasing city general fund contributions to the Zone; and (3) make any other corresponding adjustments to the District's Project and Financing Plans necessary to accommodate the boundary amendments; and

November 12, 2014

WHEREAS, in furtherance of the City Center TIF District Project Plan and Reinvestment Zone Financing Plan and to promote within the City Center TIF District: (1) development and diversification of the economy, (2) elimination of unemployment and underemployment, and (3) development and expansion of commerce, the City desires to provide economic incentives to 1601 Elm Holdings, LP, for the Thanksgiving Tower renovation project in the City Center Sub-district of the City Center TIF District as depicted in the project's Site Plan, South and West Elevation Plan, North Elevation Plan and Project Renderings attached hereto as **Exhibits A, B, C and D** respectively; and

WHEREAS, the expenditure of TIF funds supporting this redevelopment project is consistent with promoting development and redevelopment of the City Center TIF District in accordance with the purposes for its creation, the City's revised Public/Private Partnership Guidelines and Criteria, the ordinance adopted by the City Council approving the Project and Financing Plan, as amended, and is for the purpose of making public improvements consistent with and described in the Project and Financing Plan, as amended, for the City Center TIF District.

NOW, THEREFORE,

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

Section 1. That the City Manager, upon approval as to form by the City Attorney is hereby authorized to execute a development agreement with 1601 Elm Holdings, LP, and the City of Dallas for the Thanksgiving Tower renovation project (the "Project") and that future City Center TIF revenues in an amount not to exceed \$6,000,000 is hereby dedicated to TIF-eligible project costs associated with the Project of which \$3,000,000 is in the form of an Economic Development TIF Grant, as shown in **Exhibit E** – TIF Budget. TIF eligible project costs include, but are not limited to, plaza/site improvements such as streetscape, landscaping and utilities.

Section 2. That the City Controller is hereby authorized to encumber and disburse funds from future tax increments and subject to future appropriations from:

Fund 0035, Department ECO, Unit P925, Object 4510, Activity TCCN, Program No. CCTIF0012, CT ECOP925A301-01, Vendor No. VS86712, in an amount not to exceed \$3,000,000;

November 12, 2014

Section 2. (Continued)

Fund 0035, Department ECO, Unit P925, Object 3016, Activity TCCN, Program No. CCTIF0012, CT ECOP925A301-02, Vendor No. VS86712, in an amount not to exceed \$3,000,000; and

For a total amount not to exceed \$6,000,000.

Funds may be shifted among categories, as long as the total TIF funding does not exceed \$6,000,000.

Section 3. That nothing in this resolution shall be construed to require the City to approve future dedications of City Center TIF revenues (the "TIF Subsidy") from any source of the City funds other than the City Center TIF District Fund. Any portion of the TIF Subsidy that remains unpaid due to lack or unavailability of City Center TIF District Funds shall no longer be considered project costs of the City Center TIF District or the City and the obligation of the City Center TIF District to pay the Owner shall automatically expire.

Section 4. That in addition to the conditions set out in the Sections above, the Development Agreement is hereby expressly made subject to all of the following contingencies which must be performed or occur:

- A. Minimum private investment (acquisition, construction and construction related soft costs) of \$96,000,000 for the Project;

The term "Invest" or "Investment" means the sum of all acquisition costs, construction costs (hard and soft) paid, payable or actually incurred by or on behalf of the Owner, with respect to the Project and the improvements thereon. Construction related soft costs include the following items: architecture and engineering, interior design, consulting, construction management. Construction management is solely intended to cover fees paid to an outside consultant or third party who confirms the quality of the work. Construction management fees must be invoiced with a detailed description of work performed. Carrying or other similar costs shall not be considered toward this definition of project investment. The owner must provide verification of all expenditures.

November 12, 2014

Section 4. (Continued)

- B. Redevelopment of the Thanksgiving Tower building shall include the following (collectively, the "Project"):
 - a. Minimum \$11,000,000 investment in building infrastructure improvements, building mechanical, electrical, plumbing and life safety systems
 - b. Minimum 10,000 square feet of ground floor retail/restaurant/commercial space;
 - c. Renovation of at least 200,000 square feet of office space; and
 - d. Plaza/Site improvements.
- C. Obtain a building and/or demolition permit from the City and start construction for the Project by September 30, 2014;
- D. Obtain a Certificate of Occupancy (CO) for the contemplated ground floor improvements (excluding the elevators) by July 31, 2016;
- E. If applicable, obtain final acceptance of public infrastructure improvements associated with the Project, as evidenced by the issuance of a Green Tag from the Public Works and Transportation Department by July 31, 2016, and submit documentation to the Office of Economic Development (the "OED");
- F. If applicable, execute an Operating and Maintenance agreement for public infrastructure improvements associated with the Project (i.e., possibly for those improvements located on City right of way) by July 31 2016, for a period of 20 years;
- G. A minimum of at least 50% of ground floor space, not including office lobby space, must be occupied prior to TIF Reimbursement;
- H. TIF Reimbursement for the Project is subject to City Council's approval of boundary amendment to remove underperforming properties from the City Center TIF District;
- I. City staff hereby confirms that Design Review by the Urban Design Peer Review Panel, an independent group of design, engineering, and/or planning professionals selected by the Dallas City Manager has already occurred with respect to the Project, including the review of the following:

November 12, 2014

Section 4. (Continued)

- a. A site plan showing the location of parcel boundaries clearly differentiating publically accessible space from private space;
 - b. A pedestrian lighting plan for the site showing existing lighting and location of new pedestrian lighting using lighting acceptable to the City;
 - c. A sidewalk plan for the Project;
 - d. Elevations for all sides of the building visible from the public right of way, focusing on the ground floor;
 - e. Valet plan indicating where the vehicular drop off will be located, if applicable; and
 - f. Signage plan for the building;
- J. Construct the Project in substantial conformance with design plans approved by the City Center TIF Board of Directors and Dallas City Council;
- K. Provide public access easements (for a term to be negotiated) for the east and west ends of the site providing connectivity between Thanksgiving Tower to the north and Main Street to the south;
- L. The Project shall be managed by a management company acceptable to the Director of the OED, such approval not being unreasonably withheld;
- M. Owner shall submit to the Director of the OED a quarterly status report for ongoing work on the project, as well as public improvements. Status reports will be due once every three months after the Council approval date;
- N. Owner shall make a good faith effort to (i) comply with the Business Inclusion and Development (“BID”) goal of twenty-five percent (25%) Minority/Women-owned Business Enterprise (M/WBE) participation for TIF reimbursable improvements and (ii) achieve a goal of 25% certified M/WBE participation for total private improvement construction expenditures for the Project, and meet all reporting requirements for each; and
- O. If necessary, the Project deadline can be extended up to 6 months, subject to the Office of Economic Development Director’s and City Center TIF District Board of Director’s approval.

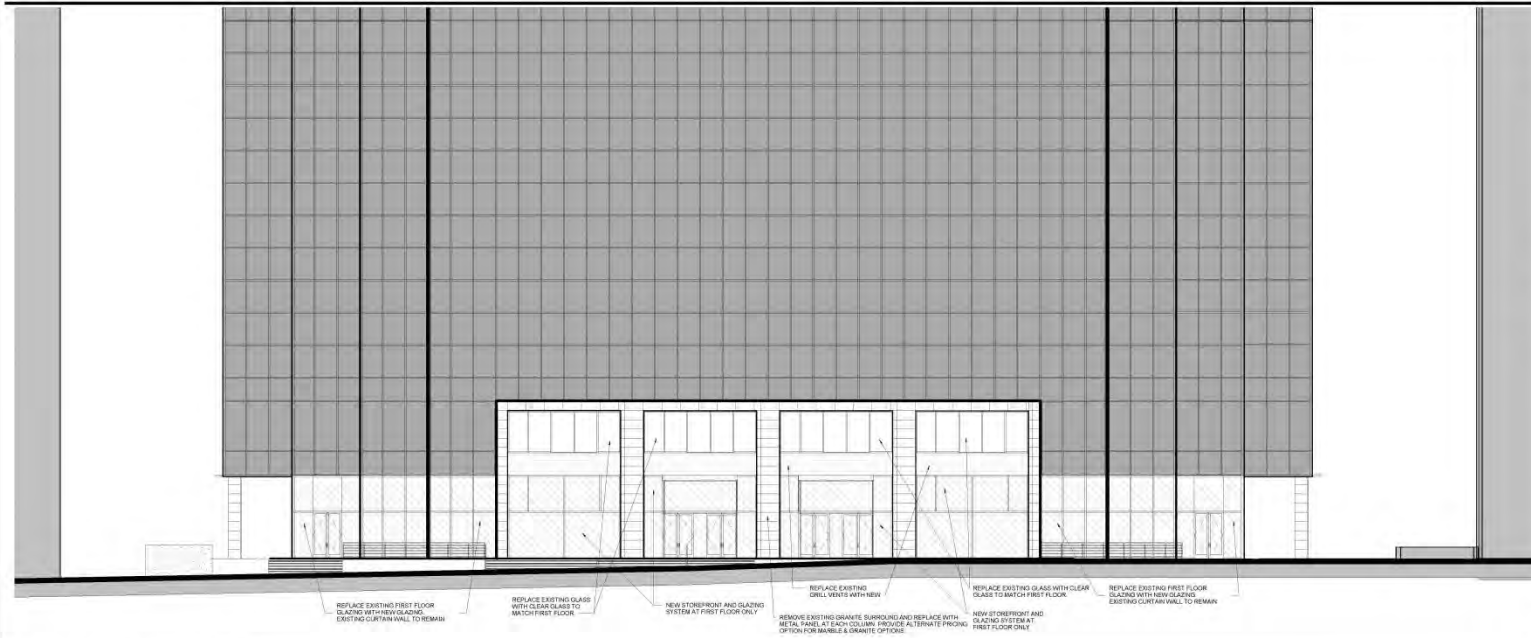
November 12, 2014

Section 5. That should 1601 Elm Holdings, LP,, not perform one or more of the contingencies listed above, the City Manager is authorized to terminate the development agreement and disallow the total subsidy of an amount not to exceed \$6,000,000.

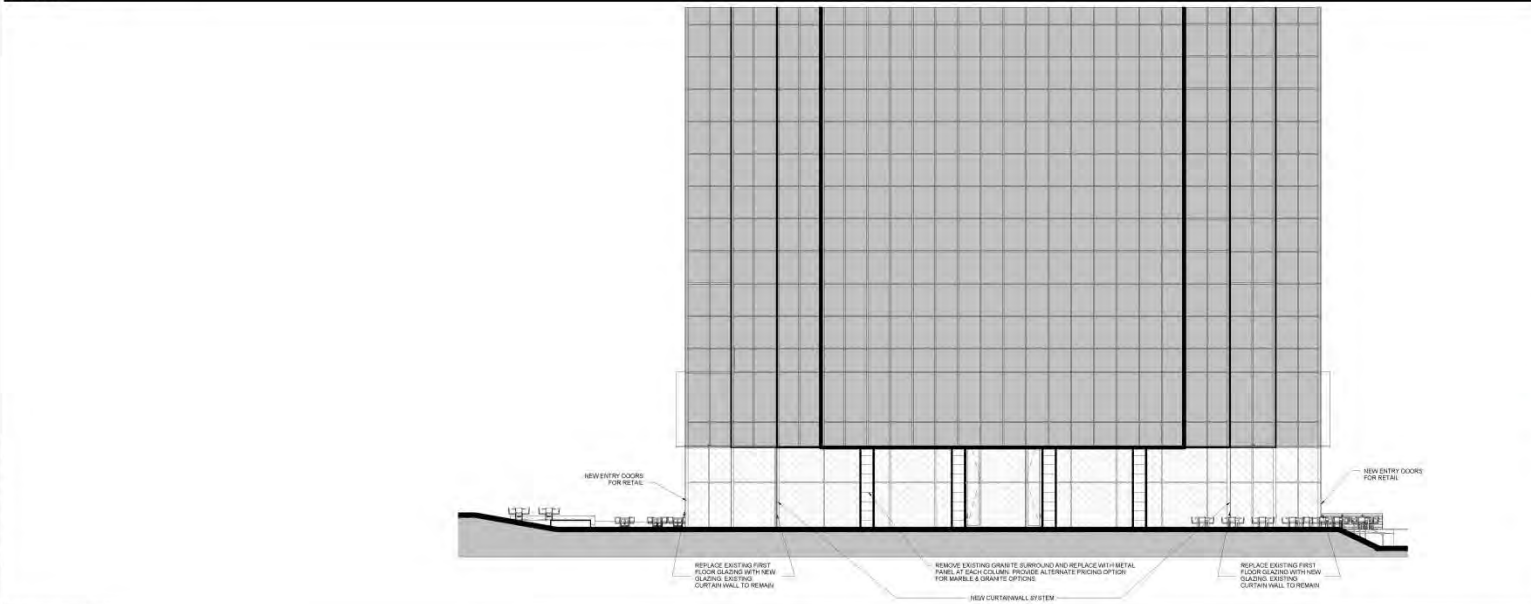
Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Exhibit B

South and West Elevations



SOUTH ELEVATION - ELM STREET
SCALE: 1" = 10'-0"



WEST ELEVATION
SCALE: 1" = 10'-0"

Woods Capital
2100 McKinney Avenue Suite 1421
Dallas, TX 75201

Gensler
Two Lincoln Centre
5400 LBJ Freeway
Suite 1100
Dallas, TX 75240
Tel: 214.273.1000
Fax: 214.273.1505

Issue #	Issue Date	Issue Description
1	02/07/2014	PRELIMINARY REVIEW

Self-signature
PRELIMINARY
These documents are incomplete and not for regulatory approval, permit or construction.
Insert Architect Name and Number Date
Project Name: _____
Project Number: 27 6746 000
Description: EXTERIOR ELEVATIONS
Scale: 1" = 10'-0"

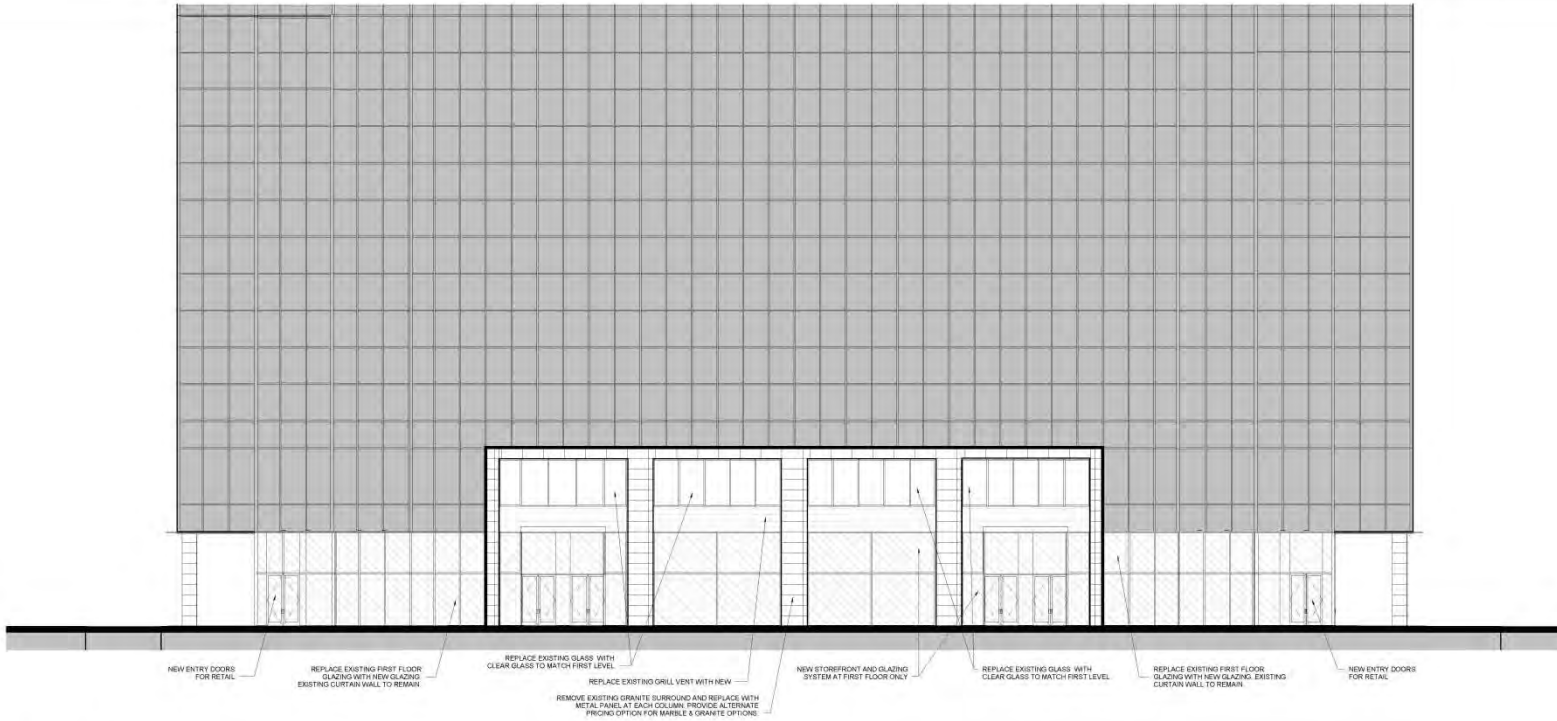
A09.00

© 2013 Gensler

L:\Projects\2013\20130207_WoodsCapital\Drawings\20130207_WoodsCapital_SouthWestElevations.dwg

Exhibit C

North Elevation



NEW ENTRY DOORS FOR RETAIL
 REPLACE EXISTING FIRST FLOOR GLAZING WITH NEW GLAZING. EXISTING CURTAIN WALL TO REMAIN.
 REPLACE EXISTING GLASS WITH CLEAR GLASS TO MATCH FIRST LEVEL.
 REPLACE EXISTING GRILL VENT WITH NEW.
 REMOVE EXISTING GRANITE SURROUND AND REPLACE WITH METAL PANEL AT EACH COLUMN. PROVIDE ALTERNATE FINISH OPTION FOR MARBLE & GRANITE OPTIONS.
 NEW STOREFRONT AND GLAZING SYSTEM AT FIRST FLOOR ONLY.
 REPLACE EXISTING GLASS WITH CLEAR GLASS TO MATCH FIRST LEVEL.
 REPLACE EXISTING FIRST FLOOR GLAZING WITH NEW GLAZING. EXISTING CURTAIN WALL TO REMAIN.
 NEW ENTRY DOORS FOR RETAIL.

NORTH ELEVATION - PACIFIC AVE.
SCALE 1" = 10'-0"

Woods Capital
2100 McKinney Avenue Suite 1421
Dallas, TX 75201

Gensler
Two Lincoln Centre
5400 LBJ Freeway
Suite 1100
Dallas, TX 75240
Tel: 214.273.1500
Fax: 214.273.1505

Issue #	Issue Date	Issue Description
1	02/07/2014	PRELIMINARY REVIEW

Exhibit D
Project Renderings



Exhibit E

Thanksgiving Tower Project TIF Budget

Description	Amount
Public Infrastructure Improvements <i>Plaza/Site Improvements – site preparation, mechanical, electrical, landscaping, streetscaping, design and engineering fees</i>	\$3,000,000
Redevelopment/Development Projects <i>TIF Grant - Ground Floor Retail Improvements</i>	\$3,000,000
Total TIF Funding Recommended	\$6,000,000

The budget shown above outlines anticipated TIF reimbursements for the Thanksgiving Tower project and may be shifted amongst budget categories, if necessary, as long as the total TIF Reimbursement does not exceed \$6,000,000.

Note: The amounts listed above may include engineering, construction, design, construction management, professional services, utilities and streetscape improvement costs. Construction management is solely intended to cover fees paid to an outside consultant or third party who confirms the quality of the work. Construction management fees must be invoiced with a detailed description of work performed.

November 12, 2014

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, the City, pursuant to Resolution No. 14-0993 approved by the City Council on June 25, 2014: (1) adopted revised Public/Private Partnership Program - Guidelines and Criteria, which established certain guidelines and criteria for the use of City incentive programs for private development projects; and (2) established programs for making loans and grants of public money to promote local economic development and to stimulate business and commercial activity in the City of Dallas pursuant to the Economic Development Programs provisions under Chapter 380 of the Texas Local Government Code, (the "Act"); and

WHEREAS, on June 25, 2014, the City Council elected to continue its participation in economic development grants pursuant to Chapter 380 of the Texas Local Government Code by Resolution No. 14-0993, as amended; and

WHEREAS, the City Council adopted Ordinance 28740, as amended, on August 15, 2012 to authorize a bond election to be held on November 6, 2012 authorizing general obligation bonds; and

WHEREAS, on November 6, 2012, Dallas voters approved a \$642 million General Obligation Bond Program of which \$55,000,000 in bond funding to promote economic development activities in southern Dallas and promoting economic development in other areas of the City in conjunction with transit-oriented development by providing public infrastructure and funding the City's economic development programs for such areas; and

WHEREAS, the City recognizes the importance of promoting the usage of light rail in the central business district and redevelopment of transit-oriented mixed-use office developments in Downtown Dallas; and

WHEREAS, the City desires to enter into an economic development grant agreement with 1601 Elm Holdings, LP for the renovation of Thanksgiving Tower (1601 Elm Street, Dallas, Texas).

NOW, THEREFORE,

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

November 12, 2014

Section 1. That the City Manager, upon approval as to form by the City Attorney is hereby authorized to execute an economic development grant agreement pursuant to Chapter 380 of the Texas Local Government Code in accordance with the City's Public/Private Partnership Program - Business Development Grant Program with 1601 Elm Holdings, LP to defray project costs associated with the renovation of Thanksgiving Tower (1601 Elm Street, Dallas, Texas).

Section 2. That the economic development grant with 1601 Elm Holdings, in an amount not to exceed \$2,780,000 will be payable upon substantial completion of a minimum of \$96,000,000 in real property improvements on or before July 31, 2016, as evidenced by a certificate of occupancy.

Section 3. That the City Controller is hereby authorized to encumber and disburse funds subject to future appropriations from:

Fund 2U52, Department ECO, Unit S801, Object 3016, Activity ECNR, Program No. CCTIF0012, CT ECOP925A301-03, Vendor No. VS86712, in an amount not to exceed \$2,780,000.

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 3, 4, 8
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 55 T; X 65 B; C; G; L; M; R; V; Z 75 D; H 76 A; H

SUBJECT

A public hearing to receive comments regarding a proposal to change the name of South Lancaster Road from East Illinois Avenue to Interstate Highway 20 to “Nelson Mandela Boulevard” and an ordinance granting the name change - NC134-004 - Financing: No cost consideration to the City

Note: This item was considered by the City Council at a public hearing on September 24, 2014, and was held under advisement until November 12, 2014, with the public hearing open

BACKGROUND

This item is moved forward by Council direction. On June 25, 2014, City of Dallas accepted an application to change the name of South Lancaster Road from East Illinois Avenue to Interstate Highway 20 to “Nelson Mandela Boulevard”.

Notices of the proposed street name change were sent on July 1, 2014 to the appropriate city departments and other affected entities in accordance with Section 51A-9.305(a) of the Dallas Development Code.

Notices were sent on July 8, 2014 to 318 property owners notifying them of the hearing before the Subdivision Review Committee on July 24, 2014 for the proposed street name change. Notification signs were put up on July 8, 2014 notifying the community of the proposed street name change in accordance with section 51A-9.305(C).

On July 24, 2014, the Subdivision Review Committee recommended denial of the street name change to “Nelson Mandela Boulevard”.

Notices were sent on August 15, 2014 for the City Plan Commission Hearing on September 18, 2014 to 318 property owners which abut the street notifying them of the proposed street name change in accordance with Section 51A-9.306(b). As of September 10, 2014, staff has received 5 replies in favor and 27 in opposition.

BACKGROUND (Continued)

Notices were sent on September 8, 2014 for the City Council Hearing on September 24, 2014 to 318 property owners which abut the street notifying them of the proposed street name change in accordance with Section 51A-9.306(c).

A waiver of Section 9.304(a)(5) is needed to approve the name change as this section states that “a street name may not contain more than 14 characters.

A waiver of Section 51A-9.304(c)(2) is needed to approve renaming of Municipal Street to “Nelson Mandela Boulevard” as that section states that: “A street name commemorating a person or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated.”

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On July 24, 2014, the Subdivision Review Committee recommended denial of the street name change of South Lancaster Road between East Illinois to city limit line south of Interstate Highway 20 to “Nelson Mandela Boulevard” with a vote of 0 in favor to 5 opposed.

On September 18, 2014, the City Plan Commission recommended denial of the street name change of South Lancaster Road between East Illinois to city limit line south of Interstate Highway 20 to “Nelson Mandela Boulevard” with a vote of 1 in favor of the change to 14 against the change.

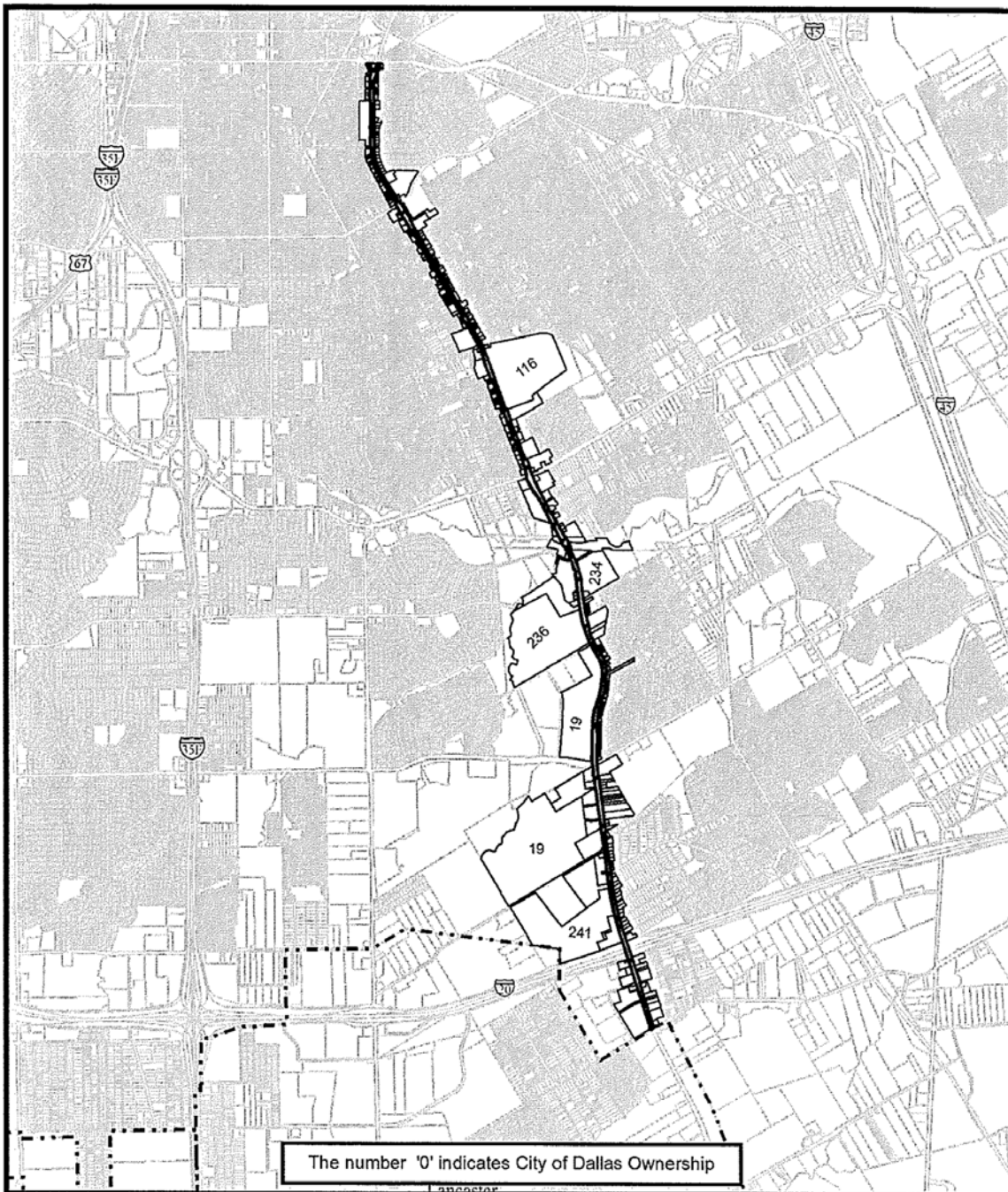
This item was considered by the City Council at a public hearing on September 24, 2014, and was held under advisement until November 12, 2014, with the public hearing open.

FISCAL INFORMATION

No cost consideration to the City. (The street name change will not be officially erected until the community raises sufficient funds to replace the street signs.)

MAP

Attached.



The number '0' indicates City of Dallas Ownership



1:46,800

NOTIFICATION

1'

AREA OF NOTIFICATION

318

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: NC134-004

Date: 6/26/2014

6/26/2014

Notification List of Property Owners

NC134-004

318 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2815 LANCASTER RD	GORMAN BOB A &
2	3718 LANCASTER RD	CITY WIDE COMMUNITY DEV CORP
3	2414 LANCASTER RD	OROZCO DAVID
4	2322 CORINTH ST RD	2322 CORINTH LLC
5	2603 LANCASTER RD	JESS BAROUKH LLC
6	4735 LANCASTER RD	SOH KUM SOOK
7	2907 CREST AVE	BELL REBECCA
8	2915 CREST AVE	CHERRY TRAVIS V JR
9	2923 CREST AVE	SMITH KIRTLEY C
10	2931 CREST AVE	JAMES ZACHARY
11	3007 CREST AVE	VILCHIS CARLOS
12	3011 CREST AVE	PEREZ SIERRA NATALIA
13	6522 LANCASTER RD	CHEATHAM JAMES M & IDA B
14	1435 KIEST BLVD	DOJO LP
15	6422 LANCASTER RD	MCGUIRE SAMETRA
16	6418 LANCASTER RD	OWENS GREGORY &
17	6222 LANCASTER RD	JACKSON L B
18	6208 LANCASTER RD	NEW COMFORTER CHURCH 5F GOD IN CHRIST IN
19	6601 LANCASTER RD	PROVIDENCE BANK
20	2809 LANCASTER RD	PARK JAE WON
21	2424 SIMPSON STUART RD	CLIFF VIEW CHURCH OF CHRIST
22	2321 LANCASTER RD	DALLAS AREA RAPID TRANSIT
23	4810 LANCASTER RD	JDA COMMUNITY INVESTMENTS LLC
24	2901 LANCASTER RD	ESTABLISHED INVERSTOR INC %COREY C TONEY
25	2915 LANCASTER RD	MCGRUFF BENNIE
26	2919 LANCASTER RD	LEW EDWIN J & CHRISTINE

6/26/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2935 LANCASTER AVE	MCGRIFF WELDON &
28	3005 LANCASTER RD	IRVING BERNARD C & BETTY
29	3015 LANCASTER RD	HATLEY ASHFORD DEWITT
30	3103 LANCASTER RD	EDWARDS RUDOLPH
31	3115 LANCASTER RD	EDWARDS RUDOLPH DBA RUDYS CHICKEN
32	3123 LANCASTER RD	CITY WIDE COMMUNITY DEV CORP SUITE 100
33	3231 LANCASTER RD	HUTTON GROWTH ONE LLC
34	3311 LANCASTER RD	HOPPENSTEIN PROPERTIES INC
35	3335 LANCASTER RD	NOVOGRODER LANCASTER LLC JOHN HANCOCK CE
36	3403 LANCASTER RD	FIELDS LELA
37	3411 LANCASTER RD	IRVING BERNARD & BETTY
38	3417 LANCASTER RD	DALLAS D & K CORP
39	3511 LANCASTER RD	BANK OF AMERICA TEXAS NA NC1-001-03-81
40	3501 LANCASTER RD	NATIONSBANK NA NC1-001-03-80
41	3523 LANCASTER RD	BANK OF AMERICA TEXAS N A NC1-001-03-81
42	3605 LANCASTER RD	FRIS CHKN LLC % CAJUN OPERATING CO ATTN
43	3611 LANCASTER RD	FLEWELLEN KARON R
44	1739 MARFA AVE	FLEWELLEN MARY LEE
45	3701 LANCASTER RD	INGRAM RODNEY
46	3727 LANCASTER RD	REEVES GROUP LTD ET AL
47	3805 LANCASTER RD	WATERS B J
48	3827 LANCASTER RD	T WHEEL CO INC THE
49	3817 LANCASTER RD	ALLAN BAILEY GROUP LLC
50	3620 LANCASTER RD	SOLARIN SAHEED LAWAL
51	3710 LANCASTER RD	CITY WIDE COMMUNITY DEVELOPMENT
52	3706 LANCASTER RD	CITY WIDE COMMUNITY DEVELOPMENT CORPORAT
53	3702 LANCASTER RD	CITY WIDE COMMUNITY DEVELOPMENT CORPORAT
54	3714 LANCASTER RD	COUNTRY WIDE COMMUNITY DEVELOPMENT
55	2419 LANCASTER RD	MOJICA BENITO
56	2405 LANCASTER RD	LEARK INC
57	2525 LANCASTER RD	SHOEMAKER R T EST % L C DEARING

6/26/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2507 LANCASTER RD	MOJICA BENITO & GUADALUPE MOJICA BENITO
59	2502 LANCASTER RD	MCGRIFF CHARLES E
60	2510 LANCASTER RD	BRYANT SULLIVAN R
61	2524 LANCASTER RD	IRMAZA INC
62	2402 LANCASTER RD	NEALY KATHY
63	2308 LANCASTER RD	HICKS MARY ROSE
64	2310 LANCASTER RD	LARGE CARL R & CAROLYN
65	2302 CORINTH ST	L & M MUFFLER SHOP INC
66	4033 LANCASTER RD	ROUSAN INVESTMENTS INC
67	3911 LANCASTER RD	BANK OF DESOTO
68	3915 LANCASTER RD	MCKINNEY SOLONYA
69	3923 LANCASTER RD	GARZA GUADALUPE J & AZUCENA
70	3931 LANCASTER RD	BILLINGS FLOYD G
71	3939 LANCASTER RD	SHIELDS EDWIN G
72	4017 LANCASTER RD	MOSELEY JAMES L & CARL W
73	4023 LANCASTER RD	MOSELEY RUBY LEE
74	4203 LANCASTER RD	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
75	4123 LANCASTER RD	PENNINGTON ROBERT & MARK SAPORITO
76	4103 LANCASTER RD	MOODY KATHY & CLINTON
77	4111 LANCASTER RD	MOODY CLINTON
78	4435 LANCASTER RD	HATLEY A D
79	4501 LANCASTER RD	SAPPHIRE ROAD DEVELOPMENT LLC
80	3906 LANCASTER RD	WASHINGTON FRANCIS L & BARBARA A
81	3818 LANCASTER RD	BELL MARY ELLA
82	3822 LANCASTER RD	MOODY CLINTON & MOODY KATHY
83	3800 LANCASTER RD	POLLOS LRG LLC
84	3806 LANCASTER RD	TRUESDALE REGINALD
85	4240 LANCASTER RD	EDWARDS RUDOLPH
86	4244 LANCASTER RD	RIDENOUR ROBERT
87	4130 LANCASTER RD	MOODY CLINTON J ETAL
88	4122 LANCASTER RD	T R ST WHITTNAUER

6/26/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4102 LANCASTER RD	BRIAN FAMKAR I LLC
90	4228 LANCASTER RD	JEANETTE INV IV LTD % PETER D FONBERG
91	4114 LANCASTER RD	MITCHELL JAMES SR
92	4138 LANCASTER RD	MOODY CLINTON J
93	4202 LANCASTER RD	MOODY CLINTON JUNIOR
94	4206 LANCASTER RD	MOODY CLINTON JR
95	4208 LANCASTER RD	MOODY CLINTON JR & KATHY ROSS-MOODY
96	4214 LANCASTER RD	HARRAL ARTHUR JR & RUTH B
97	4220 LANCASTER RD	SADEGHIAN KHOSROW
98	4709 LANCASTER RD	LEVINE RLTY
99	4819 LANCASTER RD	DALY S D TRUSTEE DALY REVOCABLE TRUST
100	4845 LANCASTER RD	MOODY CLINTON JR & KATHY ROSS MOODY
101	4835 LANCASTER RD	JES JOMEL LLC
102	4831 LANCASTER RD	ARGUETA JUAN E & ARGUETA PAZ G
103	4907 LANCASTER RD	CHANEY LEO V SR & VELMA M TRUSTEES LIVIN
104	4905 LANCASTER RD	ALLAN ADNAN
105	4921 LANCASTER RD	WRIGHT LORENZO
106	4945 LANCASTER RD	CHOUDRY YASIN
107	5007 LANCASTER RD	BROWN SHARON
108	5003 LANCASTER RD	FELLERS ODES S
109	5307 LANCASTER RD	ANDERSON JIMMY RAY
110	2101 WAGON WHEELS TRL	VENEGAS TOMAS CASTRO & MARIA A
111	3410 LANCASTER RD	CHO & YOO CORPORATION
112	3414 LANCASTER RD	PRIME BUFFALOS WINGS & PHILLY STEAKS INC
113	3404 LANCASTER AVE	WASTANI REALTY LLC
114	3520 LANCASTER RD	PARK JAE HO
115	3508 LANCASTER RD	PARK ABRAHAM CHUN & CHO
116	4500 LANCASTER RD	U S VETERANS HOSPITAL
117	4830 LANCASTER RD	THRASH MEMORIAL FUNERAL HOME LLC
118	4914 LANCASTER RD	U S GOVERNMENT ARMORY
119	2103 LEDBETTER DR	CVS PHARMACY INC % PPTY ADMIN DEPT

6/26/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4848 LANCASTER RD	THRASH MEMORIAL FUNERAL HOME LLC
121	4822 LANCASTER RD	ROUSAN INV
122	5002 LANCASTER RD	CVS PHARMACY INC %CVS CAREMARK CORP
123	2107 SHELLHORSE DR	SWEET FELLOWSHIP CHURCH OF GOD IN CHRIST
124	2103 ARDEN RD	MERRYMAN PHYLLIS LEE & MERRYMAN JERRY D
125	2600 LANCASTER RD	REYNOLDS WARREN A REVOCABLE TRUST
126	2618 LANCASTER RD	REYNOLDS WARREN
127	1408 ATOLL DR	FUENTES MARIA E
128	2659 CREST AVE	FISHER GAITHER C JR
129	2663 CREST AVE	BARKER TILLA LORENE
130	2673 CREST AVE	KING ROSSIE LEE
131	2677 CREST AVE	LEE WILLIE F
132	2703 CREST AVE	CARTER KAREN E
133	2709 CREST AVE	BAILEY OSCAR
134	2715 CREST AVE	CRAIG GUSTAVIA M
135	2725 CREST AVE	DAVIS BERNADETTE E
136	2729 CREST AVE	COOKS CARMEN E JOHNSON
137	1414 SANER AVE	HOUSTON CYNTHIA E
138	2815 CREST AVE	ALLEN JOE A & WILMA J REVOCABLE LIVING T
139	5354 LANCASTER RD	BETHLEHEM OUTREACH APOSTOLIC TEMPLE
140	5304 LANCASTER RD	GARRETT GLENN
141	5308 LANCASTER RD	ALDABA FRANCISCO B & NESTOR B ALDABA
142	5320 LANCASTER RD	BIGHAM PAUL W & BRADETTE D
143	7204 LANCASTER RD	ROUGEOU WILLIAM REX
144	7212 LANCASTER RD	CORDELL BENNY
145	7216 LANCASTER RD	ANDERS VELMA JEAN LF EST REM: JOHN ANN H
146	7220 LANCASTER RD	BURRELL EDDIE E & SYLVIA J GRAY
147	7234 LANCASTER RD	WILLIAMS DANICA C
148	7240 LANCASTER RD	KHALEEL MOHAMMED S SAJEEL
149	7310 LANCASTER RD	VILLANUEVA MARTHA L
150	7304 LANCASTER RD	TAYLOR DERRICK &

6/26/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	7316 LANCASTER RD	GRAY Q JUAN D
152	7320 LANCASTER RD	FIRST GENERATION BAPTIST CHURCH
153	7324 LANCASTER RD	2008 WHITE FAMILY REV LIV THE
154	7412 LANCASTER RD	WILLIAMS FREDDIE MAE
155	7430 LANCASTER RD	JOHNSON VERNON LEE
156	7440 LANCASTER RD	BROWN ROBERTA
157	7416 LANCASTER RD	ST JUDES CHILDRENS RESEARCH HOSPITAL
158	7451 LANCASTER RD	ST MARK BELIEVERS TEMPLE
159	7422 LANCASTER RD	KING BOBBY J EST OF % MARSHALL HOWARD
160	7201 LANCASTER RD	PROTON PROPERTIES LLC
161	7101 LANCASTER RD	154 LANCASTER LTD % REMINGTON PARTNERS I
162	7001 LANCASTER RD	ROTEN STEVE & JOHN
163	6542 LANCASTER RD	FENDER H R C/O MATT HARTMAN
164	6538 LANCASTER RD	MACK MARK
165	6534 LANCASTER RD	RUBIO REYNA & ELMER
166	6530 LANCASTER RD	IRVING CHYLON
167	6526 LANCASTER RD	CHASE STERLING & LILLIAN
168	6502 LANCASTER RD	HUNTER WILLIAM
169	6434 LANCASTER RD	WHITAKER LLOYD JR & KELLI D
170	6426 LANCASTER RD	WOODS MRS BOOKER T
171	6414 LANCASTER RD	OWENS GREGORY & OWENS CEDRIC
172	6406 LANCASTER RD	WILLIAMS HERMAN JEAN
173	6402 LANCASTER RD	SKINNER BOBBY
174	6402 LANCASTER RD	SKINNER BOBBY
175	6326 LANCASTER RD	TONY BRANCH E
176	6322 LANCASTER RD	J & R CONSTRUCTION SVC LP STE 131-315
177	6318 LANCASTER RD	HEMPHILL JOE W
178	6314 LANCASTER RD	DAVID CONNELL
179	6310 LANCASTER RD	BAUTISTA JUAN
180	6306 LANCASTER RD	WALKER BERNARD
181	6302 LANCASTER RD	HILL BURDLE S & JACQUELYN L

6/26/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	6716 LANCASTER RD	WATERS GLENDA MARIE
183	6712 LANCASTER RD	RAMIREZ ALFONSO
184	6710 LANCASTER RD	RAMERIZ ALFONSO
185	6704 LANCASTER RD	GANDY MONA MAXINE
186	6700 LANCASTER RD	LEMUEL ROSIE B
187	6624 LANCASTER RD	ARNICK AZZIE JR & JOYCE O
188	6622 LANCASTER RD	FRAZIER DORIS
189	6620 LANCASTER RD	MCDONALD CLEON & JERRY
190	6618 LANCASTER RD	J & R CONSTRUCTION LP STE 131-315
191	6616 LANCASTER RD	STRONG WANDA DBA MASS INVESTMENTS
192	6610 LANCASTER RD	FREED SOL
193	6606 LANCASTER RD	FINLEY ELSIE MAE LIVING TRUST
194	6602 LANCASTER RD	WALTON WILLIE & MARCY D L
195	6730 LANCASTER RD	CONTINENT LAND AND TRUST &
196	6022 LANCASTER RD	BOLLMAN CARL O & FRANK
197	6104 LANCASTER RD	TRUE CHRIST MISSION BAPTIST CHURCH
198	6110 LANCASTER RD	EALRS SELMA
199	6116 LANCASTER RD	DAVID CONNELL & HENRIETTA
200	6206 LANCASTER RD	DALLAS BAPTIST FELLOSHIP CENTER
201	6212 LANCASTER RD	CASTELAN EMMA
202	6002 LANCASTER RD	CALVARY HILL BAPTIST CH % REV TIMOTHY TH
203	5800 LANCASTER RD	CRABEL COMPANY %TOM BROYLES
204	2309 CEDAR POINT DR	PEIMBERT OLIVER
205	2309 OAKDALE ST	GARCIA, EVA
206	2311 CEDAR GROVE DR	JOSE CRUZ
207	2314 CEDAR POINT DR	JARDINEZ JUANA
208	2319 OAKDALE AVE	FRANCO BERTHA
209	2319 CEDAR MOUND DR	SALINAS, MANUELA
210	2325 CEDAR ROCK DR	ESTRADA ESTABAN
211	2325 OAKDALE ST	TRINADAD MR
212	2325 CEDAR GROVE DR	GILMORE RAY

6/26/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	2327 CEDAR ROCK DR	RODRIGUEZ E
214	2322 CEDAR POINT DR	GALLEGOS JULIAN
215	2307 CEDAR MOUND DR	ROSE ANNE
216	2323 CEDAR POINT DR	MANDEZ GUSTAVO
217	2320 CEDAR MOUND DR	ELENA, MARIA
218	2316 CEDAR MOUND DR	BRUBAKER JAN
219	2305 CEDAR POINT DR	JUAREZ ENRIQUE
220	2308 CEDAR MOUND DR	BENNETT FRED
221	2315 OAKDALE AVE	UNLAND WALTER
222	2315 CEDAR POINT DR	SANCHEZ ALPHONZO
223	2316 CEDAR ROCK DR	LUTZ JAMES
224	2317 CEDAR GROVE DR	OSNAYA MARIA
225	2329 OAKDALE AVE	TORRES, JERMAN
226	2334 OAKDALE AVE	GILMORE RAY
227	2338 OAKDALE AVE	FREGOSO ROBERT
228	2344 OAKDALE AVE	ROCKETT, GENE
229	2326 CEDAR ROCK DR	VILLAREAL SERGIO
230	2323 OAKDALE AVE	ESTRADA ANTONIO
231	2321 CEDAR ROCK DR	VASQUEZ RENE
232	5914 LANCASTER RD	THOMAS LEE D
233	5800 LANCASTER RD	CRABEL CO %TOM BROYLES
234	5600 LANCASTER RD	GORMAN BOB A &
235	5701 LANCASTER RD	COPE CHARLES K SR
236	5703 LANCASTER RD	ADAMS JULIA &
237	5647 LANCASTER RD	DALLAS MAX LLC
238	5651 LANCASTER RD	MONTEJANO JORGE JR
239	5631 LANCASTER RD	ENSERCH CORP % ATMOS ENERGY / PPTY TAX
240	2100 WHEATLAND RD	RHODES KING E
241	7915 LANCASTER RD	SUN NLF LIMITED PS SUITE 135
242	1900 WHEATLAND RD	PATRIOT REAL ESTATE HOLDINGS RS10 SUITE
243	7544 LANCASTER RD	AIR BON N ANGEL

6/26/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	7542 LANCASTER RD	SMITH DAVID A
245	7540 LANCASTER RD	TAYLOR MARY M
246	7536 LANCASTER RD	SPENCER RALPH & SHIRLEY
247	7530 LANCASTER RD	WHITE CANDI APT 222
248	7526 LANCASTER RD	CLEMONS TRUCKING COMPANY
249	7516 LANCASTER RD	WADE ALVIN
250	7506 LANCASTER RD	JOHNSON JOEL E
251	7474 LANCASTER RD	HEJ LIVING TRUST
252	7468 LANCASTER RD	MCDOWELL CASTON J & DONNIE
253	7458 LANCASTER RD	LOPEZ RAYES
254	7448 LANCASTER RD	WILLIAMS GLORIA
255	7604 LANCASTER RD	SPENCER RALPH
256	7608 LANCASTER RD	TRAYLOR CHARMAINE Y
257	7708 LANCASTER RD	LANKFORD DERRICK D & JACQUELINE R
258	7718 LANCASTER RD	LANKFORD WADE
259	7726 LANCASTER RD	BRAY JOSEPH L
260	7808 LANCASTER RD	STEPHENS WILLIAM F & FRANKIE M
261	7818 LANCASTER RD	FRAZIER VIRGINIA
262	7908 LANCASTER RD	DEJESUSPEREZ MANUEL &
263	7916 LANCASTER RD	RODRIGUEZ JOEL & EVA
264	7926 LANCASTER RD	CLEMMONS ANNIE
265	7934 LANCASTER RD	CLEMONS BEULAH V
266	8008 LANCASTER RD	WASHINGTON STANFORD L & GLADYS L
267	8018 LANCASTER RD	HALLETT NO I LP
268	8108 LANCASTER RD	MEDINA BILLY &
269	8118 LANCASTER RD	MEDINA BILLY&
270	7505 LANCASTER RD	MONROE CHARLES O
271	7549 LANCASTER RD	SIMMONS YVONNE
272	7531 LANCASTER RD	SUN NLF LIMITED PS
273	8200 LANCASTER RD	MONIKI PROPERTIES LLC
274	8422 LANCASTER RD	THOMAS SUSAN J

6/26/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	8618 LANCASTER RD	ELVIS & SONS INC
276	8606 LANCASTER RD	DOWDY WILLIAM C JR
277	3211 LANCASTER RD	GOTTLIEB DALLAS DRUGSTORE LLC
278	3811 LANCASTER RD	PRESTON SANDRA
279	3602 LANCASTER RD	SOUTHLAND CORP % AD VALOREM
280	3730 LANCASTER RD	CITY WIDE COMMUNITY DEVELOPMENT CORP
281	1410 ILLINOIS AVE	SOUTHLAND CORP 26151 % AD VALOREM
282	4315 LANCASTER RD	DALLAS URBAN LEAGUE % DR BEVERLY MITCHEL
283	4002 LANCASTER RD	UNITED WORLD WIDE APOSTOLIC CHURCHES
284	4811 LANCASTER RD	SUNG YOUNG
285	5025 LANCASTER AVE	SHAW YU & WINNIE KAM LENG CHAN
286	4595 LANCASTER RD	MTX NOOR REAL ESTATE LLC
287	5101 LANCASTER RD	LEDGREEN LP & LANGREEN LP % ALLAN RILEY
288	4302 LANCASTER RD	CROWN A PLUS INC SUITE 1
289	2130 LEDBETTER DR	MYDAL LLC % PETER KRAUS
290	5148 LANCASTER RD	LEDBETTER & LANCASTER LTD
291	2106 SHELLHORSE DR	SWEET FELLOWSHIP CHURCH OF GOD IN CHRIST
292	2104 LEDBETTER DR	NR STATIONS INC
293	3050 LANCASTER RD	DONALDSON PROPERTIES LTD
294	3030 LANCASTER RD	FIESTA MART INC
295	1507 KIEST BLVD	WENDYS INTERNATIONAL, INC TAX DEPARTMENT
296	1507 KIEST BLVD	DART
297	3200 LANCASTER RD	DONALDSON PROPERTIES LTD
298	3200 LANCASTER RD	CITIBANK TEXAS NA % CITIGROUP REALTY
299	3330 LANCASTER RD	DALLAS CO MENTAL HEALTH & MENTAL RETARDA
300	6514 LANCASTER RD	GRANS LIL ANGELS ACHIEVEMENT ACADEMY INC
301	6720 LANCASTER RD	WATSON JOYCE
302	8181 LANCASTER RD	DFW OIL INC STE 230
303	8501 LANCASTER RD	LEVINE INVESTMENTS LP
304	2525 MOTOR CITY BLVD	GRA GAR INC
305	8445 LANCASTER RD	ENNIS WEST END INC

6/26/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	8333 LANCASTER RD	MCDONALDS CORP % ROLAND FARRISH
307	8301 LANCASTER RD	GRA GAR INC
308	8407 LANCASTER RD	WAYMIRE FAMILY TRUST WAYMIRE RUSSELL TRU
309	8787 LANCASTER RD	PTCAA TEXAS LP
310	8210 LANCASTER RD	7 ELEVEN INC ONE ARTS PLAZA
311	8312 LANCASTER RD	LANCASTER LODGING INC
312	8336 LANCASTER RD	RSN ROYALE LLC
313	8520 LANCASTER RD	MAY JAMES INC DBA WILLIAMS CHICKEN
314	8602 LANCASTER RD	JANEE INC
315	8702 LANCASTER RD	LANCASTER CROSSING LLC
316	8828 LANCASTER RD	NEW GENERATION BAPTIST CHURCH THE
317	4417 LANCASTER RD	LANCASTER URBAN VILLAGE RESIDENTIAL LLC
318	4417 LANCASTER RD	LANCASTER URBAN VILLAGE COMMERCIAL LLC

Memorandum




CITY OF DALLAS

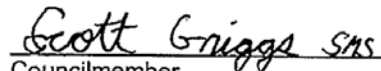
DATE June 5, 2014

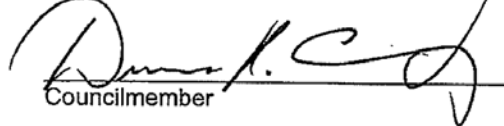
TO A.C. Gonzalez, City Manager

SUBJECT Street Name Change Request – Lancaster Road Between Illinois Avenue and Interstate 20.

In accordance with the provisions of Section 51A-9.302 of the City of Dallas Development Code, please proceed with the process for the consideration of a street name change of Lancaster Road between Illinois Avenue and Interstate 20/LBJ to Nelson Mandela Blvd.


Councilmember


Councilmember


Councilmember

ORDINANCE NO. _____

An ordinance changing the name of South Lancaster Road, between East Illinois Avenue and Interstate Highway 20 to Nelson Mandela Boulevard; amending Ordinance No. 20860, “Thoroughfare Plan - City of Dallas, Texas,” to reflect the street name change; providing a saving clause; providing a severability clause; and providing an effective date.

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

SECTION 1. That the following standards for street names are waived for purposes of this ordinance:

1. Dallas Development Code Section 51A-9.304(a)(5), which provides that a street name may not contain more than 14 characters.
2. Dallas Development Code Section 51A-9.304(c)(2), which provides that a street name commemorating a person is prohibited until at least two years after the death of the person to be honored.

SECTION 2. That the name of South Lancaster Road, between East Illinois Avenue and Interstate Highway 20 is changed to Nelson Mandela Boulevard.

SECTION 3. That Ordinance No. 20860 is amended to read as shown on the attached Exhibit A.

SECTION 4. That Ordinance No. 20860 shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. 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.

SECTION 6. That this ordinance shall take effect on September 24, 2014, and it is accordingly so ordained.

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

By _____
Assistant City Attorney

Passed _____

* Dallas Development Code Section 51A-9.309 requires that the effective date be at least 60 days after the date of passage. City council may set a later effective date.

Exhibit A
City of Dallas
Thoroughfare Plan

Thoroughfare	Street Name	Limits of Definition	Function	Proposed Dimension	Ordinance	Amendment Date
BRUTON	BRUTON**	2ND AVE to BALCH SPRINGS CITY LIMIT	PA	M-6-D(A)	# 20860	1/23/1991
BUCKNER	BUCKNER	NORTHWEST HIGHWAY to JOHN WEST	PA	S-6-D	# 20860	1/23/1991
	BUCKNER	JOHN WEST to IH-30	PA	S-8-D	# 20860	1/23/1991
	BUCKNER**	IH-30 to GREAT TRINITY FOREST	PA	S-6-D	#27926	6/23/2010
BUFORD	BUFORD**	MILLETT to WHEATLAND	RC	M-4-U*	# 20860	1/23/1991
BURBANK	BURBANK	HARRY HINES to DENTON	C	S-4-U*	# 20860	1/23/1991
CALIFORNIA CROSSING	CALIFORNIA CROSSING**	IRVING CITY LIMIT to NORTHWEST HIGHWAY	C	S-4-U*	# 20860	1/23/1991
CAMP WISDOM	CAMP WISDOM**	GRAND PRAIRIE CITY LIMIT to CEDAR RIDGE	PA	S-6-D*	# 20860	1/23/1991
	CAMP WISDOM**	COCKRELL HILL to IH-35E	PA	M-6-D(A)	# 20860	1/23/1991
	CAMP WISDOM**	IH-35E to LANCASTER NELSON MANDELA	PA	S-6-D	# 20860	1/23/1991
	RYLIE	LAKE JUNE to PRAIRIE CREEK	PA	S-6-D*	# 20860	1/23/1991
	SIMPSON STUART	LANCASTER NELSON MANDELA to S. CENTRAL EXPRESSWAY	PA	M-6-D(A)	# 20860	1/23/1991

*Not built to designation

**Bike Plan designation

Exhibit A
City of Dallas
Thoroughfare Plan

Thoroughfare	Street Name	Limits of Definition	Function	Proposed Dimension	Ordinance	Amendment Date
CEDAR RIDGE	CEDAR RIDGE	LEDBETTER to IH-20	MA	M-6-D(A)*	# 20860	1/23/1991
	CEDAR RIDGE	IH-20 to CAMP WISDOM	MA	M-6-D(A)*	# 20860	1/23/1991
CEDAR SPRINGS	CEDAR SPRINGS	MOCKINGBIRD to DALLAS NORTH TOLLWAY	C	M-4-U	# 20860	1/23/1991
	CEDAR SPRINGS	DALLAS NORTH TOLLWAY to TURTLE CREEK	C	M-4-U	# 20860	1/23/1991
	BOWEN	TURTLE CREEK to MCKINNEY	C	EXISTING	# 20860	1/23/1991
	++ SEE TURTLE CREEK					
CEDARDALE	CEDARDALE	LANCASTER NELSON MANDELA/LANCASTER CITY LIMIT to LANGDON	C	S-4-U*	# 20860	1/23/1991
	LANGDON	CEDARDALE to JJ LEMMON	C	S-4-U*	# 20860	1/23/1991
CELESTIAL	CELESTIAL	DALLAS NORTH TOLLWAY to MONTFORT	C	S-4-U	# 20860	1/23/1991
CENTERVILLE	CENTERVILLE**	GARLAND to SHILOH	C	M-4-U	# 20860	1/23/1991
S. CENTRAL EXPRESSWAY	CESAR CHAVEZ BOULEVARD	IH-30 to GOOD LATIMER	PA	EXISTING	#27811	2/10/2010
	S. CENTRAL EXPRESSWAY**	ILLINOIS to HUTCHINS CITY LIMIT	PA	S-6-D*	# 20860	1/23/1991
CESAR CHAVEZ	++ SEE S. CENTRAL EXPREWAY					

*Not built to designation

**Bike Plan designation

Exhibit A
City of Dallas
Thoroughfare Plan

Thoroughfare	Street Name	Limits of Definition	Function	Proposed Dimension	Ordinance	Amendment Date
CONTINENTAL	CONTINENTAL VIADUCT**	RIVERFRONT to IH-35E	PA	SPCL 8D	#28601	3/28/2012
	CONTINENTAL**	IH-35E to HOUSTON	PA	SPCL 4 CPLT	#23714	11/11/1998
	CONTINENTAL**	HOUSTON to MCKINNEY	PA	SPCL 3 CPLT	#23714	11/11/1998
CONWAY	CONWAY	KIEST to VILLAGE FAIR	C	S-4-U*	# 20860	1/23/1991
CORINTH	CORINTH**	CESAR CHAVEZ to LAMAR	MA	M-4-U	#27811	2/10/2010
	CORINTH**	LAMAR to RIVERFRONT	PA	S-4-D	#24615	5/23/2001
	CORINTH**	RIVERFRONT to ILLINOIS	PA	M-6-D(A)*	# 20860	1/23/1991
	CORINTH	ILLINOIS to LANCASTER NELSON MANDELA	PA	S-4-D	# 20860	1/23/1991
	LANCASTER** NELSON MANDELA	ILLINOIS to LEDBETTER	PA	S-4-D	#21527	1/13/1993
	LANCASTER** NELSON MANDELA	LEDBETTER to CEDARDALE/LANCASTER CITY LIMITS	PA	S-6-D*	#21527	1/13/1993
COTTON VALLEY	COTTON VALLEY	BECKLEYMEADE to DANIELDALE	C	S-4-U*	# 20860	1/23/1991
CROSTOWN	++ SEE MUNGER					
CROUCH	CROUCH	OLD OX to LANCASTER NELSON MANDELA	RC	S-2-U*	# 20860	1/23/1991

*Not built to designation

**Bike Plan designation

Exhibit A
City of Dallas
Thoroughfare Plan

Thoroughfare	Street Name	Limits of Definition	Function	Proposed Dimension	Ordinance	Amendment Date
LAMAR	LAMAR**	IH-30 to CORINTH	PA	SPCL 5U	# 20860	1/23/1991
	LAMAR**	CORINTH to S. CENTRAL EXPRESSWAY	PA	M-6-D(A)*	# 20860	1/23/1991
	LAMAR**	MCKINNEY to N. HOUSTON	PA	EXISTING	#23714	11/11/1998
	LAMAR**	N. HOUSTON to 225' EAST of IH-35E	PA	SPCL 3 CPLT	#23714	11/11/1998
	LAMAR**	225' EAST of IH-35E to IH-35E	PA	SPCL 4 CPLT	#23714	11/11/1998
LANCASTER- NELSON MANDELA	++ SEE CORINTH					
LANGDON	++ SEE CEDARDALE					
LARGA	++ SEE COMMUNITY					
LASATER	LASATER	BALCH SPRINGS CITY LIMIT to SEAGOVILLE CITY LIMIT	PA	M-6-D(A)*	# 20860	1/23/1991
LAURELAND	++ SEE RED BIRD					
LAWNVIEW	LAWNVIEW**	SAMUELL to SCYENE	C	M-4-U	# 20860	1/23/1991
LAWTHER	LAWTHER	NORTHWEST HIGHWAY to MOCKINGBIRD	C	M-6-D(B)	# 20860	1/23/1991

*Not built to designation

**Bike Plan designation

Exhibit A
City of Dallas
Thoroughfare Plan

Thoroughfare	Street Name	Limits of Definition	Function	Proposed Dimension	Ordinance	Amendment Date
PEAR RIDGE	PEAR RIDGE	HAWERWOOD to FRANKFORD	C	S-4-U*	# 20860	1/23/1991
PEARL	++ SEE HARRY HINES					
PEAVY	PEAVY**	MOCKINGBIRD to BUCKNER	C	M-4-U	# 20860	1/23/1991
PEMBERTON HILL	PEMBERTON HILL**	LAKE JUNE to GREAT TRINITY FOREST	C	M-4-U*	#27926	6/23/2010
PENNSYLVANIA	PENNSYLVANIA	SOUTH LAMAR to MALCOLM X	C	M-4-U*	# 20860	1/23/1991
PENTAGON	PENTAGON PARKWAY	LANCASTER NELSON MANDELA to BONNIE VIEW	C	M-4-U*	# 20860	1/23/1991
	PENTAGON PARKWAY	BONNIE VIEW to HAAS	C	M-4-U*	# 20860	1/23/1991
PERSIMMON	GOOCH	LANCASTER NELSON MANDELA to TRACY	RC	S-2-U*	# 20860	1/23/1991
	PERSIMMON	TRACY to BONNIE VIEW	RC	S-2-U	# 20860	1/23/1991
PETERSON	PETERSON	NOEL to PRESTON	C	SPCL 2U	#29034	6/12/2013
PHILIP	PHILIP	EAST GRAND to IH-30	C	S-2-U	# 20860	1/23/1991
PIERCE	PIERCE	ILLINOIS to SANER	C	S-2-U	#23978	8/11/1999
PINELAND	++ SEE EASTRIDGE					
PINNACLE PARK	PINNACLE PARK	PINNACLE POINT to FORT WORTH	C	S-4-U	#27699	9/23/2009

*Not built to designation

**Bike Plan designation

Exhibit A
City of Dallas
Thoroughfare Plan

Thoroughfare	Street Name	Limits of Definition	Function	Proposed Dimension	Ordinance	Amendment Date
RED BIRD	RED BIRD	KIWANIS to CEDAR RIDGE	C	M-4-U*	# 20860	1/23/1991
	RED BIRD**	CEDAR RIDGE to IH-35E	MA	M-6-D(A)*	# 20860	1/23/1991
	RED BIRD	UNIVERSITY HILLS to LANCASTER NELSON MANDELA	RC	S-4-D*	# 20860	1/23/1991
	LAURELAND**	IH-35E to UNIVERSITY HILLS	C	S-4-D	# 20860	1/23/1991
	LAURELAND**	GREENSPAN to IH-35E	MA	M-6-D(A)*	# 20860	1/23/1991
REEDER	REEDER	FOREST to ROYAL	C	S-4-U*	# 20860	1/23/1991
REGAL ROW	REGAL ROW**	HARRY HINES to IRVING	PA	S-6-D*	# 20860	1/23/1991
REUNION	REUNION	RIVERFRONT to STEMMONS	MA	S-6-D	# 20860	1/23/1991
RIVERFRONT	RIVERFRONT**	MARKET CENTER to CONTINENTAL	PA	SPCL 8D	#26420	8/9/2006
	RIVERFRONT**	CONTINENTAL to CORINTH	PA	SPCL 6D	#28599	3/28/2012
	RIVERFRONT**	CORINTH to LAKE JUNE	PA	S-6-D	# 20860	1/23/1991

*Not built to designation

**Bike Plan designation

Exhibit A
City of Dallas
Thoroughfare Plan

Thoroughfare	Street Name	Limits of Definition	Function	Proposed Dimension	Ordinance	Amendment Date
SAND SPRINGS	SAND SPRINGS	ST. AUGUSTINE to SAM HOUSTON	RC	M-4-U*	# 20860	1/23/1991
SANER	SANER	WESTMORELAND to PIERCE	C	S-4-U*	# 20860	1/23/1991
	SANER**	IH-35E to LANCASTER NELSON MANDELA	C	M-4-U	# 20860	1/23/1991
SANTA ANNA	SANTA ANNA**	GARLAND to SHILOH	C	M-4-U	# 20860	1/23/1991
SCHROEDER	++ SEE CHURCHILL					
SCHUSTER	MICAN	SCHUSTER to SINGLETON	C	S-4-U*	# 20860	1/23/1991
	SCHUSTER	BERNAL to MICAN	C	S-4-U*	# 20860	1/23/1991
SCYENE	ROBERT B CULLUM**	PARRY to SCYENE	PA	S-6-D	# 20860	1/23/1991
	SCYENE**	ROBERT B CULLUM to MESQUITE CITY LIMIT	PA	M-6-D(A)	# 20860	1/23/1991

*Not built to designation

**Bike Plan designation

Exhibit A
City of Dallas
Thoroughfare Plan

Thoroughfare	Street Name	Limits of Definition	Function	Proposed Dimension	Ordinance	Amendment Date
WESTMORELAND	WESTMORELAND**	TRINITY RIVER to WHEATLAND	PA	M-6-D(A)	# 20860	1/23/1991
WHEATLAND	WHEATLAND	MOUNTAIN CREEK to CLARK	PA	M-6-D(A)*	# 20860	1/23/1991
	WHEATLAND**	DUNCANVILLE CITY LIMIT to IH-35E	PA	M-6-D(A)	# 20860	1/23/1991
	WHEATLAND**	IH-35E to UNIVERSITY HILLS	PA	M-6-D(A)*	# 20860	1/23/1991
	WHEATLAND PLAZA	LANCASTER CITY LIMIT to LANCASTER NELSON MANDELA	RC	M-4-U*	# 20860	1/23/1991
	PLAZA	LANCASTER NELSON MANDELA to MORGAN	RC	M-4-U*	# 20860	1/23/1991
	MORGAN	PLAZA to TIOGA	RC	M-4-U*	# 20860	1/23/1991
	TIOGA	MORGAN to JJ LEMMON	RC	M-4-U*	# 20860	1/23/1991
WICHITA	++ SEE OLIVE					
WILDWOOD	++ SEE LUNA					
WILLOUGHBY	WILLOUGHBY	WHEATLAND to BECKLEYMEADE	C	S-4-U*	# 20860	1/23/1991
WINSLOW	WINSLOW	EAST GRAND to IH-30	C	M-4-U	# 20860	1/23/1991
WITT	WITT	LANCASTER CITY LIMIT to BLANCO	C	S-4-U*	# 20860	1/23/1991

*Not built to designation

**Bike Plan designation