

**MAY 8, 2019 CITY COUNCIL ADDENDUM  
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated May 8, 2019. 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.



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T.C. Broadnax  
City Manager

5/3/2019  
Date



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Elizabeth Reich  
Chief Financial Officer

for

5/3/19  
Date



## **Handgun Prohibition Notice for Meetings of Governmental Entities**

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

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

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

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

ADDITIONS:ITEMS FOR INDIVIDUAL CONSIDERATION**Department of Human Resources**

1. 19-711 A resolution authorizing a first amendment to the City Manager Agreement of Employment with City Manager T.C. Broadnax to increase his annual base salary in the amount of \$11,850.00, effective May 8, 2019 - Not to exceed \$11,850.00, from \$395,000.00 to \$406,850.00 - Financing: General Fund
2. 19-712 A resolution authorizing an increase in the annual base salary of the City Secretary Bilierae Johnson in the amount \$7,500.00, effective May 8, 2019 - Not to exceed \$7,500.00, from \$150,000.00 to \$157,500.00 - Financing: General Fund

**Municipal Court Judiciary**

3. 19-644 A resolution appointing four associate (part-time) hearing officers to preside over the City of Dallas's municipal court of record and shall serve until a successor is recommended by the administrative judge and appointed by the city council - Financing: No cost consideration to the City
4. 19-700 An ordinance establishing the judicial salaries for the administrative judge and full-time municipal judges - Financing: General Fund

**Office of Budget**

5. 19-603 An ordinance denying rates as requested by Atmos Energy Corp. Mid-Tex Division (Atmos) pursuant to its January 15, 2019 Dallas Annual Rate Review filing - Financing: No cost consideration to the City

**Office of Economic Development**

6. 19-679 Authorize a resolution **(1)** designating approximately 390 acres of property generally bounded by State Highway 183 to the west and Interstate Highway 35E to the east in Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 9 ("City of Dallas NEZ No. 9"), pursuant to Chapter 378 of the Texas Local Government Code to promote an increase in economic development in the zone, establish the boundaries of the zone, and provide for an effective date; and **(2)** creating a pilot economic development program for City of Dallas NEZ No. 9 to encourage increased economic development in the zone - Financing: No cost consideration to the City (see Fiscal Information)

**Police Department**

7. 19-621 Authorize **(1)** an application for and acceptance of the "Click It or Ticket" Mobilization Grant (Grant No. 2019-Dallas-CIOT-00005, CFDA No. 20.616) in the amount of \$84,990.00 from the Texas Department of Transportation through a grant from the National Highway Traffic Safety Administration for a safety belt enforcement initiative for the period May 17, 2019 through June 5, 2019; **(2)** a City contribution of Federal Insurance Contributions Act costs in the amount of \$1,232.36; **(3)** the establishment of appropriations in the amount of \$84,990.00 in the "Click It or Ticket" FY19 Mobilization Grant Fund; **(4)** the receipt and deposit of grant funds in the amount of \$84,990.00 in the "Click It or Ticket" FY19 Mobilization Grant Fund; and **(5)** execution of the sub-grant agreement and all terms, conditions, and documents required by the grant agreement - Total amount \$86,222.36 - Financing: General Fund (\$1,232.36) and Texas Department of Transportation Grant Funds (\$84,990.00)

**PUBLIC HEARINGS AND RELATED ACTIONS****MISCELLANEOUS HEARINGS****Office of Budget**

8. 19-680 A public hearing to receive comments on the FY 2019-20 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

CORRECTION:**Department of Sustainable Development and Construction**

29. 19-645 A public hearing to receive comments regarding an application for and **(1)** an ordinance granting a Planned Development District for GO(A) General Office District and certain nonresidential uses; **(2)** a resolution terminating the existing deed restrictions [Z845-227]; and **(3)** an ordinance granting a Specific Use Permit for a mini-warehouse use on property zoned a GO(A) General Office District with Specific Use Permit No. 2071 for a detached non-premise sign (billboard), on the north line of Forest Lane, west of Bankway Lane, and south of Interstate Highway 635 (Lyndon B. Johnson Freeway)

Recommendation of Staff: Approval, subject to a development plan and conditions; approval of the termination of existing deed restrictions [Z845-227]; and, approval of a Specific Use Permit for a mini-warehouse use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, landscape plan, elevation plan, and conditions

Recommendation of CPC: Approval, subject to a development plan and conditions; approval of the termination of existing deed restrictions [Z845-227]; and, approval of a Specific Use Permit for a mini-warehouse use for a fifteen-year period with eligibility for an automatic renewal for one additional fifteen-year period, subject to a site plan, landscape plan, elevation plan, and conditions

Z167-180(JM)

Note: This item was considered by the City Council at a public hearing on April 24, 2019, and was deferred ~~held under advisement~~ until May 8, 2019, with the public hearing open

DELETION:**Water Utilities Department**

18. 19-544 Authorize a resolution **(1)** reaffirming the protection of the Great Trinity Forest and upholding the multi-purposes of the Great Trinity Forest as outlined in local, state, and federally approved plans, including flood risk management, ecosystem restoration, and recreational enhancements; and **(2)** directing the City Manager to pursue measures to implement the action plans to protect the Great Trinity Forest through local, state and federal partners and resources - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

**EXECUTIVE SESSION NOTICE**

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

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

# Addendum Date: May 8, 2019

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
1.	N/A	I	PER	\$11,850.00	A resolution authorizing a first amendment to the City Manager Agreement of Employment with City Manager T.C. Broadnax to increase his annual base salary in the amount of \$11,850.00, effective May 8, 2019 - Not to exceed \$11,850.00, from \$395,000.00 to \$406,850.00 - Financing: General Fund
2.	N/A	I	PER	\$7,500.00	A resolution authorizing an increase in the annual base salary of the City Secretary Bilierae Johnson in the amount \$7,500.00, effective May 8, 2019 - Not to exceed \$7,500.00, from \$150,000.00 to \$157,500.00 - Financing: General Fund
3.	N/A	I	CTJ	NC	A resolution appointing four associate (part-time) hearing officers to preside over the City of Dallas's municipal court of record and shall serve until a successor is recommended by the administrative judge and appointed by the city council - Financing: No cost consideration to the City
4.	N/A	I	CTJ	TBD	An ordinance establishing the judicial salaries for the administrative judge and full-time municipal judges - Financing: General Fund
5.	N/A	I	BMS	NC	An ordinance denying rates as requested by Atmos Energy Corp. Mid-Tex Division (Atmos) pursuant to its January 15, 2019 Dallas Annual Rate Review filing - Financing: No cost consideration to the City
6.	6	I	ECO	NC	Authorize a resolution (1) designating approximately 390 acres of property generally bounded by State Highway 183 to the west and Interstate Highway 35E to the east in Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 9 ("City of Dallas NEZ No. 9"), pursuant to Chapter 378 of the Texas Local Government Code to promote an increase in economic development in the zone, establish the boundaries of the zone, and provide for an effective date; and (2) creating a pilot economic development program for City of Dallas NEZ No. 9 to encourage increased economic development in the zone - Financing: No cost consideration to the City (see Fiscal Information)
7.	All	I	DPD	\$1,232.36	Authorize (1) an application for and acceptance of the "Click It or Ticket" Mobilization Grant (Grant No. 2019-Dallas-CIOT-00005, CFDA No. 20.616) in the amount of \$84,990.00 from the Texas Department of Transportation through a grant from the National Highway Traffic Safety Administration for a safety belt enforcement initiative for the period May 17, 2019 through June 5, 2019; (2) a City contribution of Federal Insurance Contributions Act costs in the amount of \$1,232.36; (3) the establishment of appropriations in the amount of \$84,990.00 in the "Click It or Ticket" FY19 Mobilization Grant Fund;



ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					(4) the receipt and deposit of grant funds in the amount of \$84,990.00 in the "Click It or Ticket" FY19 Mobilization Grant Fund; and (5) execution of the sub-grant agreement and all terms, conditions, and documents required by the grant agreement - Total amount \$86,222.36 - Financing: General Fund (\$1,232.36) and Texas Department of Transportation Grant Funds (\$84,990.00)
8.	N/A	PH	BMS	NC	A public hearing to receive comments on the FY 2019-20 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

**TOTAL \$20,582.36**



Agenda Information Sheet

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**File #:** 19-711

**Item #:** 1.

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**STRATEGIC PRIORITY:** Government Performance and Financial Management

**AGENDA DATE:** May 8, 2019

**COUNCIL DISTRICT(S):** N/A

**DEPARTMENT:** Department of Human Resources

**EXECUTIVE:** T.C. Broadnax

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**SUBJECT**

A resolution authorizing a first amendment to the City Manager Agreement of Employment with City Manager T.C. Broadnax to increase his annual base salary in the amount of \$11,850.00, effective May 8, 2019 - Not to exceed \$11,850.00, from \$395,000.00 to \$406,850.00 - Financing: General Fund

**BACKGROUND**

This item is on the addendum at the request of the City of Dallas, Mayor Mike Rawlings.

On April 24, 2019, City Council evaluated the performance of City Manager T.C. Broadnax. As a result of this annual performance review, the city manager's annual base salary will be increased by \$11,850.00.

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

On December 14, 2016, City Council appointed T.C. Broadnax as City Manager of the City of Dallas, effective February 1, 2017, and authorized execution of the City Manager Agreement of Employment, by Resolution No. 16-2003.

On May 2, 2018, and April 24, 2019, City Council conducted performance reviews of City Manager T.C. Broadnax.

**FISCAL INFORMATION**

General Fund - \$11,850.00

May 8, 2019

**WHEREAS**, on December 14, 2016, City Council appointed T.C. Broadnax as City Manager of the City of Dallas, effective February 1, 2017, and authorized execution of the City Manager Agreement of Employment, by Resolution No. 16-2003, which established his annual base salary at \$375,000.00, with a base salary increase of \$20,000.00 on February 1, 2018; and

**WHEREAS**, on May 2, 2018, and April 24, 2019, the City Council conducted performance reviews of the City Manager and recommended an increase of \$11,850.00 in his annual base salary of \$395,000.00.

**Now, Therefore,**

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

**SECTION 1.** That City Manager T.C. Broadnax receive an increase in his annual base salary in the amount of \$11,850.00, from \$395,000.00 to \$406,850.00 effective May 8, 2019.

**SECTION 2.** That an Assistant City Manager is hereby authorized to execute the first amendment to the City Manager Agreement of Employment with T.C. Broadnax reflecting the base salary compensation adjustment authorized by the City Council.

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



Agenda Information Sheet

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**File #:** 19-712

**Item #:** 2.

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**STRATEGIC PRIORITY:** Government Performance and Financial Management

**AGENDA DATE:** May 8, 2019

**COUNCIL DISTRICT(S):** N/A

**DEPARTMENT:** Department of Human Resources

**EXECUTIVE:** T.C. Broadnax

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**SUBJECT**

A resolution authorizing an increase in the annual base salary of the City Secretary Bilierae Johnson in the amount \$7,500.00, effective May 8, 2019 - Not to exceed \$7,500.00, from \$150,000.00 to \$157,500.00 - Financing: General Fund

**BACKGROUND**

This item is on the addendum at the request of the City of Dallas, Mayor Mike Rawlings.

On April 24, 2019, City Council evaluated the performance of City Secretary Bilierae Johnson. As a result of this annual performance review, the city secretary's annual base salary will be increased by \$7,500.00.

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

On April 11, 2018, City Council appointed Bilierae Johnson as City Secretary for the City of Dallas for a two-year term beginning on April 11, 2018, at a base salary of \$150,000.00.

On April 24, 2019, City Council conducted a performance review of City Secretary Bilierae Johnson.

**FISCAL INFORMATION**

General Fund - \$7,500.00

May 8, 2019

**WHEREAS**, on April 11, 2018, City Council appointed Bilierae Johnson as City Secretary of the City of Dallas for a two-year term beginning on April 11, 2018, and established her annual base salary of \$150,000.00; and

**WHEREAS**, on April 24, 2019, the City Council conducted a performance review of the City Secretary and recommended an increase of \$7,500.00 in her annual base salary of \$150,000.00.

**Now, Therefore,**

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

**SECTION 1.** That City Secretary Bilierae Johnson receive an increase in her annual base salary in the amount of \$7,500.00, from \$150,000.00 to \$157,500.00 effective May 8, 2019.

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



Agenda Information Sheet

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**File #:** 19-644

**Item #:** 3.

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**STRATEGIC PRIORITY:** Public Safety  
**AGENDA DATE:** May 8, 2019  
**COUNCIL DISTRICT(S):** N/A  
**DEPARTMENT:** Municipal Court Judiciary  
**EXECUTIVE:** Preston Robinson

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**SUBJECT**

A resolution appointing four associate (part-time) hearing officers to preside over the City of Dallas's municipal court of record and shall serve until a successor is recommended by the administrative judge and appointed by the city council - Financing: No cost consideration to the City

**BACKGROUND**

This item is being placed on the addendum per the Ad Hoc Nominations Committee.

Section 27-16.17 of the Dallas City Code provides that hearing officers shall be recommended by the administrative judge and appointed by the city council, and shall serve until a successor is recommended by the administrative judge and appointed by the city council. The city council shall appoint one hearing officer and may appoint a maximum of five associate (part-time) hearing officers, who shall have the same qualifications and have the same powers, duties, and functions of the hearing officer.

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

On September 28, 2016, City Council passed an ordinance amending Chapter 27, "Minimum Urban Rehabilitation Standards," of the Dallas City Code to provide that hearing officers shall be recommended by the administrative judge and appointed by the city council, and shall serve until a successor is recommended by the administrative judge and appointed by the city council.

On March 13, 2019, the administrative judge and three panel members interviewed 10 of 13 candidates for the associate (part-time) hearing officer positions.

On April 8, 2019, the Ad Hoc Judicial Nominations Committee recommended four nominees to be forwarded to the City Council for consideration and appointment.

**FISCAL INFORMATION**

No cost consideration to the City.

May 8, 2019

**WHEREAS**, Section 27-16.17 of the Dallas City Code provides that hearing officers shall be recommended by the administrative judge and appointed by the city council, and shall serve until a successor is recommended by the administrative judge and appointed by the city council; and

**WHEREAS**, the city council shall appoint one hearing officer and may appoint a maximum of five associate hearing officers, who shall meet the same qualifications and have the same powers, duties, and functions of the hearing officer; and

**WHEREAS**, on March 13, 2019, the administrative judge interviewed 10 of 13 candidates for the vacant associate (part-time) hearing officer positions; and

**WHEREAS**, on April 8, 2019, the Ad Hoc Judicial Nominations Committee considered the recommendations of the administrative judge for the four vacant associate (part-time) hearing officer positions, and forwarded its list of recommendations to the city council; and

**WHEREAS**, on May 8, 2019, the City Council, at its regularly scheduled meeting, considered the four associate (part-time) judicial hearing officer nominees.

**Now, Therefore,**

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

**SECTION 1.** That the following individuals are appointed as associate (part-time) hearing officers for the City of Dallas's municipal court of record, and shall serve until a successor is recommended by the administrative judge and is appointed by the city council:

Lana Novak Byrne  
Shereen EIDomeiri  
Shasta R. Brown  
Rachael Airen

**SECTION 2.** That it is the intent of the city council that the judicial appointments set forth in this resolution are severable, and if any appointment is declared invalid by the valid judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining judicial appointments, since the same would have been approved by the city council without the invalid appointment.



May 8, 2019

**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:

CHRISTOPHER J. CASO, Interim City Attorney

BY \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_



Agenda Information Sheet

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**File #:** 19-700

**Item #:** 4.

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**STRATEGIC PRIORITY:** Public Safety  
**AGENDA DATE:** May 8, 2019  
**COUNCIL DISTRICT(S):** N/A  
**DEPARTMENT:** Municipal Court Judiciary  
**EXECUTIVE:** Preston Robinson

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**SUBJECT**

An ordinance establishing the judicial salaries for the administrative judge and full-time municipal judges - Financing: General Fund

**BACKGROUND**

This item is being placed on the addendum per the Ad Hoc Nominations Committee.

Chapter 30 Section 30.00006(h) of the Texas Government Code provides that the governing body shall determine the salary of a municipal judge. The amount of a judge's salary may not be diminished during the judge's term of office and the salary may not be based directly or indirectly on fines, fees, or costs collected by the court.

Section 13-5.2(a)(3) of the of the Dallas City Code provides that the Judicial Nominating Commission shall act as an advisory body to the city council and shall review and make recommendations to the city council Ad Hoc Judicial Nominations Committee on the salary structure for municipal judges, including evaluating the feasibility of a merit pay plan.

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

On June 13, 2018, the city council passed Ordinance No. 30878 appointing the full-time and associate municipal judges and designating an administrative judge for the City of Dallas municipal court of record for a two-year term ending May 31, 2020.

On January 17, 2019, the Judicial Nominating Commission recommended an adjustment of judicial salaries to the Ad Hoc Judicial Nominations Committee.

On April 8, 2019 and April 22, 2019, the Ad Hoc Judicial Nominations Committee considered the recommendations of the Judicial Nominating Commission and forwarded its recommendation to the city council for consideration.

**FISCAL INFORMATION**

General Fund - FY 2018-19 estimated amount of \$113,300.00 to be paid from departmental savings and/or Salary and Benefit Reserve. Full year funding of salary increases in future fiscal years is estimated to be \$273,600.00.

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Ordinance No. 30878, passed by the Dallas City Council on June 13, 2018, as amended by Ordinance No. 30977, passed by the Dallas City Council on September 12, 2018, which appointed certain persons as full-time and associate (part-time) municipal judges for a two-year term ending May 31, 2020; amending the salaries for the administrative judge and full-time municipal judges; and providing an effective date.

WHEREAS, Chapters 29 and 30 of the Texas Government Code and Chapter VII of the Dallas City Charter provide that the municipal court of record be presided over by municipal court judges; and

WHEREAS, the Dallas City Charter provides that the city council shall appoint the municipal court judges and designate the administrative judge biennially in May of each even-numbered year to serve a two-year term; and

WHEREAS, on June 13, 2018, the City Council appointed 10 full-time municipal judges and 18 associate (part-time) municipal judges to preside over the City of Dallas municipal court of record for a term ending May 31, 2020; and

WHEREAS, after the appointment of the judges to be effective on August 1, 2018, the City was made aware of vacancies created by the resignation of previously appointed municipal judges; and

WHEREAS, on September 12, 2018, the City Council appointed one full-time municipal judge and two associate (part-time) municipal judges to fill the vacancies created by the resignation of previously appointed municipal judges; and

WHEREAS, Section 30.00006(h) of the Texas Government Code provides that the City Council shall determine the salary of a municipal judge; and

WHEREAS, Section 13-5.2(a)(3) of the Dallas City Code provides that the Judicial Nominating Commission shall act as an advisory body to the City Council and review and make recommendations to the City Council Ad Hoc Judicial Nominations Committee on the salary structure for municipal judges; and

WHEREAS, on January 17, 2019, as required by Section 13-5.2(a) the Judicial Nominating Commission recommended an adjustment to judicial salaries to the Ad Hoc Judicial Nominations Committee; and

WHEREAS, on April 8, 2019 and April 22, 2019, the Ad Hoc Judicial Nominations Committee considered the recommendations of the Judicial Nominating Committee and forwarded the recommendation on to the full City Council for consideration; Now, Therefore,

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

SECTION 1. That Section 4 of Ordinance No. 30878, as amended, is amended to read as follows:

“SECTION 4. That the salary is \$140,000.00 [~~109,242.00~~] per year for the administrative municipal judge, \$125,000.00 [~~101,198.73~~] per year for full-time municipal judges with two or more years of judicial experience, \$115,000.00 [~~90,043.20~~] per year for full-time municipal judges with less than two years of judicial experience, \$48.65 per hour for associate municipal judges with two or more years of judicial experience, and \$43.29 per hour for associate municipal judges with less than two years of judicial experience, in each case the salary to include such adjustments in salaries and number of paid working days and furlough days as are designated by the City of Dallas as to its salaried non-uniformed employees generally.”

SECTION 2. 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:

CHRISTOPHER J. CASO, Interim City Attorney

By \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_



Agenda Information Sheet

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**File #:** 19-603

**Item #:** 5.

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**STRATEGIC PRIORITY:** Government Performance and Financial Management

**AGENDA DATE:** May 8, 2019

**COUNCIL DISTRICT(S):** N/A

**DEPARTMENT:** Office of Budget

**EXECUTIVE:** Elizabeth Reich

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**SUBJECT**

An ordinance denying rates as requested by Atmos Energy Corp. Mid-Tex Division (Atmos) pursuant to its January 15, 2019 Dallas Annual Rate Review filing - Financing: No cost consideration to the City

**BACKGROUND**

This item is on the addendum due to protracted negotiations with Atmos that continued past the period of time necessary to place this item on the regular agenda. Statutory deadline requires the City to take action on this item during May.

Atmos provides natural gas utility service in Dallas in accordance with City Ordinance No. 27793 and Title 3, Subtitle A Texas Utilities Code, Gas Utility Regulatory Act (GURA). On June 22, 2011, the City of Dallas approved Atmos' tariff, Dallas Annual Rate Review (DARR), which provides a mechanism by which Atmos shall file for an annual review of its rates. On January 15, 2019, Atmos filed its rate increase request under the DARR tariff. In its filing, Atmos requested an increase in annual revenue of \$10.1 million from within the City of Dallas. Atmos requested that the new rates become effective June 1, 2019.

On October 25, 2017, the City authorized a multiyear contract with Garrett Group LLC (Garrett) to assist City staff in reviewing the DARR filings and gas rate cases. Garrett has expertise in reviewing gas rate cases and is currently assisting the City with the Atmos Pipeline rate case at the Railroad Commission of Texas. After reviewing the rate filing and supplemental information received from Atmos, Garrett determined that the requested rate increase was not justified.

City staff and outside legal counsel met with Atmos on numerous occasions, both in person and by conference call to negotiate a settlement of the pending rate request. However, staff was unable to reach agreement on settlement and the City Manager recommends denial of the requested rates.

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

The Government Performance & Financial Management Committee will be briefed on the Dallas Annual Rate Review filing on May 6, 2019.

**FISCAL INFORMATION**

No cost consideration to the City.



**Ordinance No. \_\_\_\_\_**

**WHEREAS**, Atmos Energy Corp., Mid-Tex Division (“Atmos”) provides natural gas utility service within the City of Dallas in accordance with Ordinance No. 27793; and

**WHEREAS**, on June 22, 2011, the City of Dallas adopted Ordinance No. 28281 which established the Dallas Annual Rate Review (DARR) Tariff; and

**WHEREAS**, Atmos filed for a \$10,085,481 annual increase applicable to Dallas customers on January 15, 2019 pursuant to terms of the Dallas Annual Rate Review (DARR) tariff; and

**WHEREAS**, the City of Dallas has determined that Atmos failed to demonstrate the reasonableness of the requested increase; and

**WHEREAS**, the existing tariffs authorized by Ordinance No. 30777 adopted February 14, 2018, including tariffs, R-Residential Sales, C-Commercial Sales, I-Industrial Sales and T-Transportation, and rate rider WNA-Weather Normalization Adjustment (Dallas) are determined to be fair and reasonable.

**Now, Therefore,**

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

**SECTION 1.** That the rate adjustments and tariffs presented in the “Dallas Annual Rate Review Filing Test Year Ended 9-30-18” filed by Atmos Energy Corp. on January 15, 2019, are unreasonable and are therefore denied in all respects.

**SECTION 2.** That the City’s expenses in reviewing the DARR filing are deemed reasonable and Atmos shall reimburse the City in full for the costs of City’s consultants and outside legal counsel.

**SECTION 3.** That this ordinance 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 ordained.

APPROVED AS TO FORM:  
CHRISTOPHER J. CASO, Interim City Attorney

BY: \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_



Agenda Information Sheet

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**File #:** 19-679

**Item #:** 6.

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**STRATEGIC PRIORITY:** Economic and Neighborhood Vitality

**AGENDA DATE:** May 8, 2019

**COUNCIL DISTRICT(S):** 6

**DEPARTMENT:** Office of Economic Development

**EXECUTIVE:** Michael Mendoza

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**SUBJECT**

Authorize a resolution **(1)** designating approximately 390 acres of property generally bounded by State Highway 183 to the west and Interstate Highway 35E to the east in Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 9 (“City of Dallas NEZ No. 9”), pursuant to Chapter 378 of the Texas Local Government Code to promote an increase in economic development in the zone, establish the boundaries of the zone, and provide for an effective date; and **(2)** creating a pilot economic development program for City of Dallas NEZ No. 9 to encourage increased economic development in the zone - Financing: No cost consideration to the City (see Fiscal Information)

**BACKGROUND**

This item is being placed on the addendum per the City Manager’s Office.

Chapter 378 of the Texas Local Government Code (the “Act”) provides for the creation of Neighborhood Empowerment Zones (NEZs). A Neighborhood Empowerment Zone is a flexible tool that a municipality can utilize to implement an economic development program in a particular area. Pursuant to the Act, a Neighborhood Empowerment Zone can be created to promote any of the following: (1) creation and/or rehabilitation of affordable housing in the zone; (2) an increase in economic development in the zone; or (3) an increase in the quality of social services, education, or public safety for residents of the zone.

With this item, staff is proposing to create NEZ No. 9 for a geographic area approximately 390 acres in size generally located north of the intersection State Highway 183 and Interstate Highway 35E. The area is comprised mostly of office and light industrial uses. There are no residential uses in the proposed NEZ No. 9. Most economic indicators show that the area is in decline.

In conjunction with the designation of NEZ No. 9, staff is proposing the creation of a pilot economic development program to encourage increased economic development in the zone. NEZ No. 9, along with a customized economic development program, is anticipated to stimulate business and commercial activity, retain and grow existing smaller businesses, retain and create jobs, increase

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occupancy of existing building space, encourage reinvestment in existing building stock, and incentivize workforce development/job training programs.

For the pilot economic development program, staff is proposing to tailor the minimum project eligibility criteria to support the proposed NEZ No. 9. Instead of the minimum project eligibility criteria for a target area of 25 jobs or \$1,000,000.00 of private investment required by the City's Public/Private Partnership Program Guidelines & Criteria, staff is proposing that a project seeking incentives in NEZ No. 9 must create/retain at least 10 jobs or provide at least \$250,000.00 of private investment.

For projects that meet the minimum eligibility criteria, the following incentive tools will be available and actively marketed to property owners and businesses within NEZ No. 9 (evaluated on a case-by-case basis based on specifics of each project and incentive application):

- real property tax abatement up to 90% for ten-years;
- business personal property tax abatement up to 50% for five-years;
- grants and loans (pursuant to Chapter 380 of the Texas Local Government Code);
- incentives for workforce development/job training (e.g. businesses within NEZ No. 9 that hire and retain graduates from workforce training programs in the area); and
- other economic development tools (e.g. public improvement district, New Market Tax Credits, Property Assessed Clean Energy (PACE) financing; State of Texas incentives).

Staff recommends creation of Neighborhood Empowerment Zone No. 9 and creation of a pilot economic development program specifically tailored for the zone.

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

The Quality of Life, Arts & Culture Committee was briefed on the Proposed Neighborhood Empowerment Zone No. 9 on April 22, 2019. (see Attachment)

Information about this item will be provided to the Economic Development and Housing Committee on May 6, 2019.

### **FISCAL INFORMATION**

No cost consideration to the City. Any future incentives offered for projects in the proposed NEZ No. 9 will come from existing City funding sources deployed with existing incentive tools.

### **MAP**

Attached

# Memorandum



CITY OF DALLAS

DATE April 18, 2019

TO Honorable Members of the Quality of Life, Arts & Culture Committee: Sandy Greyson (Chair), Mark Clayton (Vice Chair), Rickey D. Callahan, Jennifer S. Gates, Scott Griggs, B. Adam McGough, Omar Narvaez

SUBJECT **Proposed Neighborhood Empowerment Zone #9**

On Monday, April 22, 2019, you will be briefed on the Proposed Neighborhood Empowerment Zone #9.

The briefing materials are attached for your review.

Please feel free to contact me if you have any questions or concerns.

A handwritten signature in blue ink, appearing to read 'Joey Zapata'.

Joey Zapata  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney (I)  
Billierae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager  
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer  
Michael Mendoza, Chief of Economic Development and Neighborhood Services  
M. Elizabeth Reich, Chief Financial Officer  
Laila Alequresh, Chief Innovation Officer  
Directors and Assistant Directors

# **Proposed Neighborhood Empowerment Zone #9**

**Quality of Life, Arts & Culture Committee  
April 22, 2019**

**Courtney Pogue, Director  
Office of Economic Development  
City of Dallas**



# Overview

- Definition of Neighborhood Empowerment Zone (NEZ)
- Purpose for Creation of NEZ
- Analysis of Area Under Consideration
- Proposed NEZ #9 and Pilot Program
- Staff Recommendation
- Next Steps



# Definition of Neighborhood Empowerment Zones (NEZ)

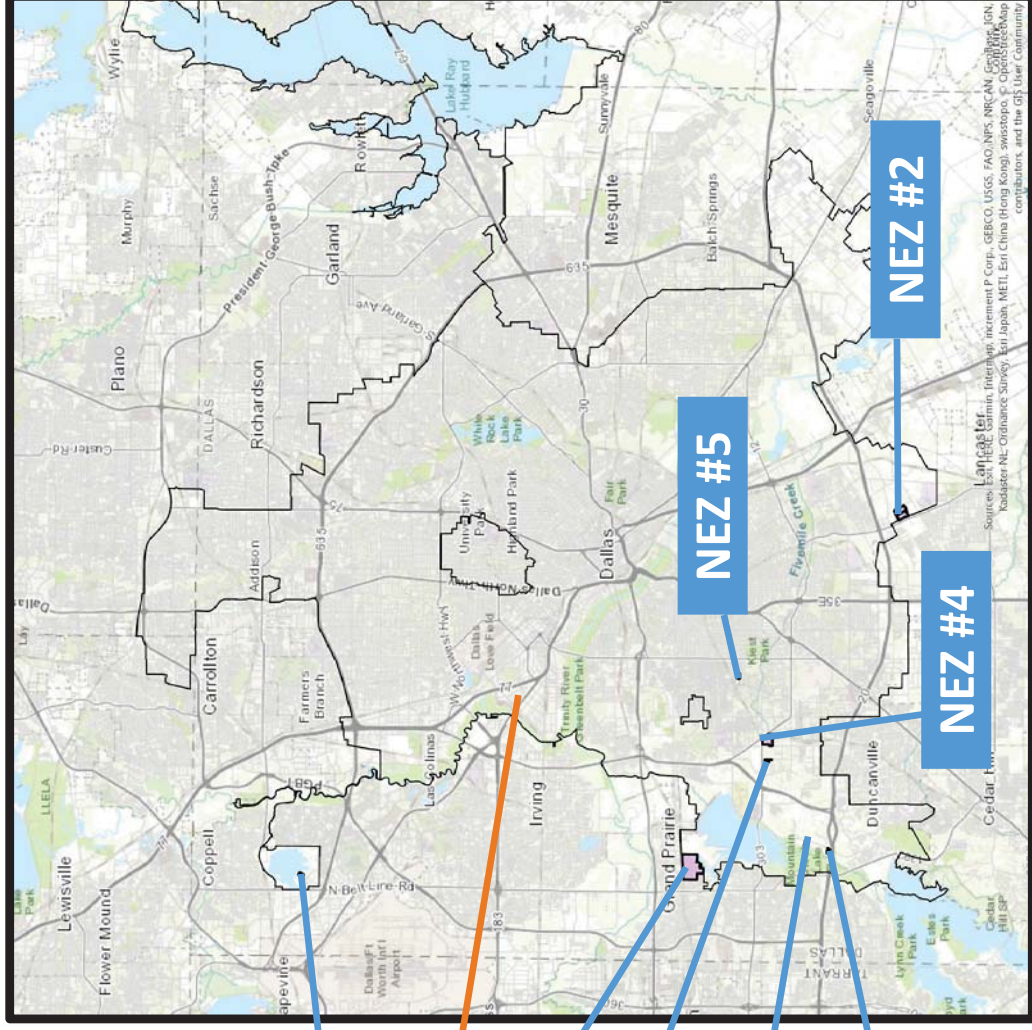
- Chapter 378 of the Texas Local Government Code provides for the creation of Neighborhood Empowerment Zones (NEZs)
- NEZs must promote any of the following:
  - An increase in economic development in the zone
  - An increase in the quality of social services, education, or public safety for residents of the zone
  - Creation and/or rehabilitation of affordable housing in the zone
- A municipality may create a NEZ by adopting a resolution that:
  - Describes boundaries of the zone
  - Determines that the zone promotes any of the four items listed above
  - Finds that the creation of the zone benefits and is for the public purpose of increasing public health, safety and welfare of persons in the municipality
  - Finds that the zone satisfies requirements of Section 312.202 of the Tax Code (Property Redevelopment and Tax Abatement Act)



# Neighborhood Empowerment Zones (NEZs)

8 NEZs created since 2015

- 7 industrial
- 1 office





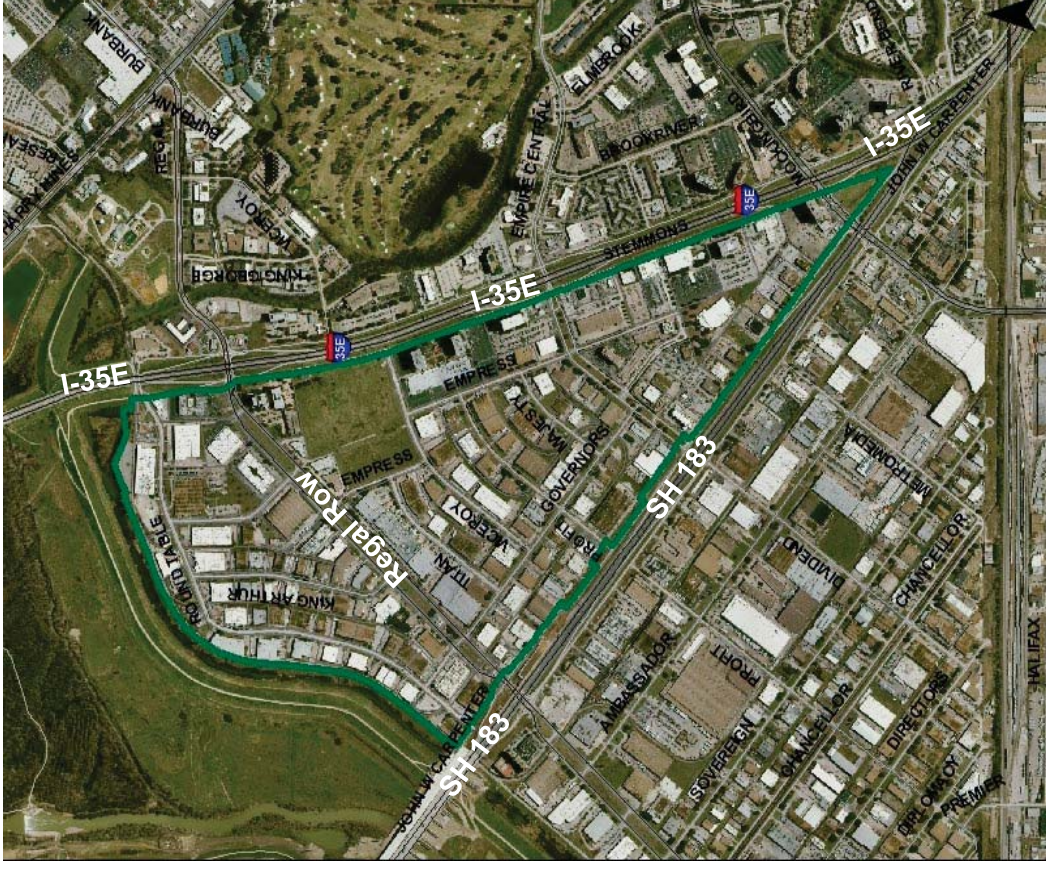
# Purpose for Creation of NEZ

- NEZ is a flexible tool to implement an economic development program for a particular area of the city
- Create pilot program to encourage increased economic development in the NEZ
  - Stimulate business and commercial activity
  - Retain and grow existing smaller businesses (light industrial; office uses)
  - Retain and create jobs
  - Increase occupancy of buildings (office)
  - Encourage reinvestment in existing building stock
  - Incentivize workforce development/job training programs
- Uses excluded from consideration for incentives within the program: retail uses; sexually oriented businesses; bars, liquor stores; pawn shops; truck stops; body piercing studios; tattoo studios



# Analysis of Area Under Consideration

- Target Area under the City's Public/Private Partnership Program
- Approximately 390 acres
- 183 DCAD property accounts
- Existing non-residential land uses:
  - Office
  - Data center
  - Distribution/warehouse
  - Storage/warehouse
  - Hotel/motel
  - Retail



Source: Dallas Central Appraisal District

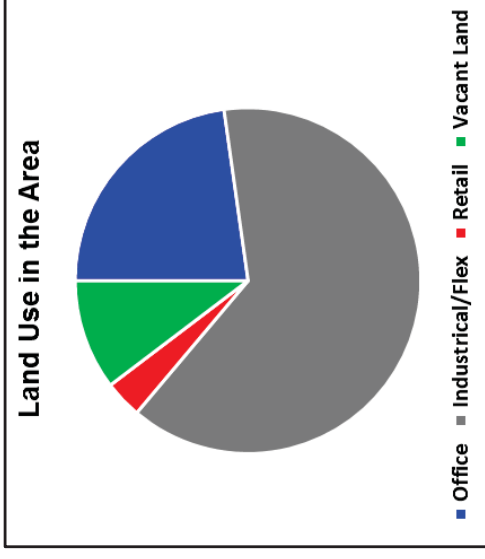


City of Dallas

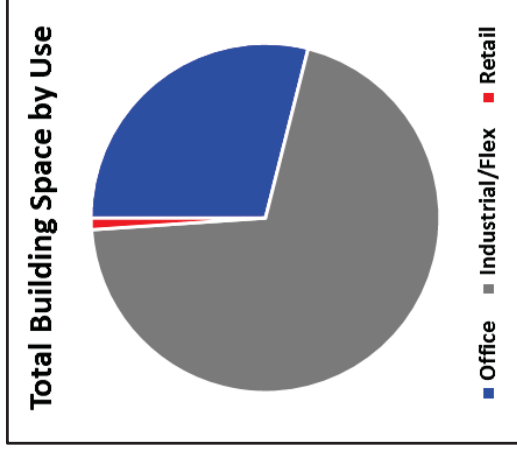
*Economic and Neighborhood Vitality*

# Analysis of Area Under Consideration

- Breakdown of Land Use
  - Office – 89 acres
  - Industrial/Flex – 247 acres
  - Retail – 14 acres
  - Vacant Land – 40 acres



- Breakdown of Building Space
  - Office – total 2,040,821 square feet
  - Industrial/Flex – total 4,937,303 square feet
  - Retail – total 75,449 square feet (fast food)

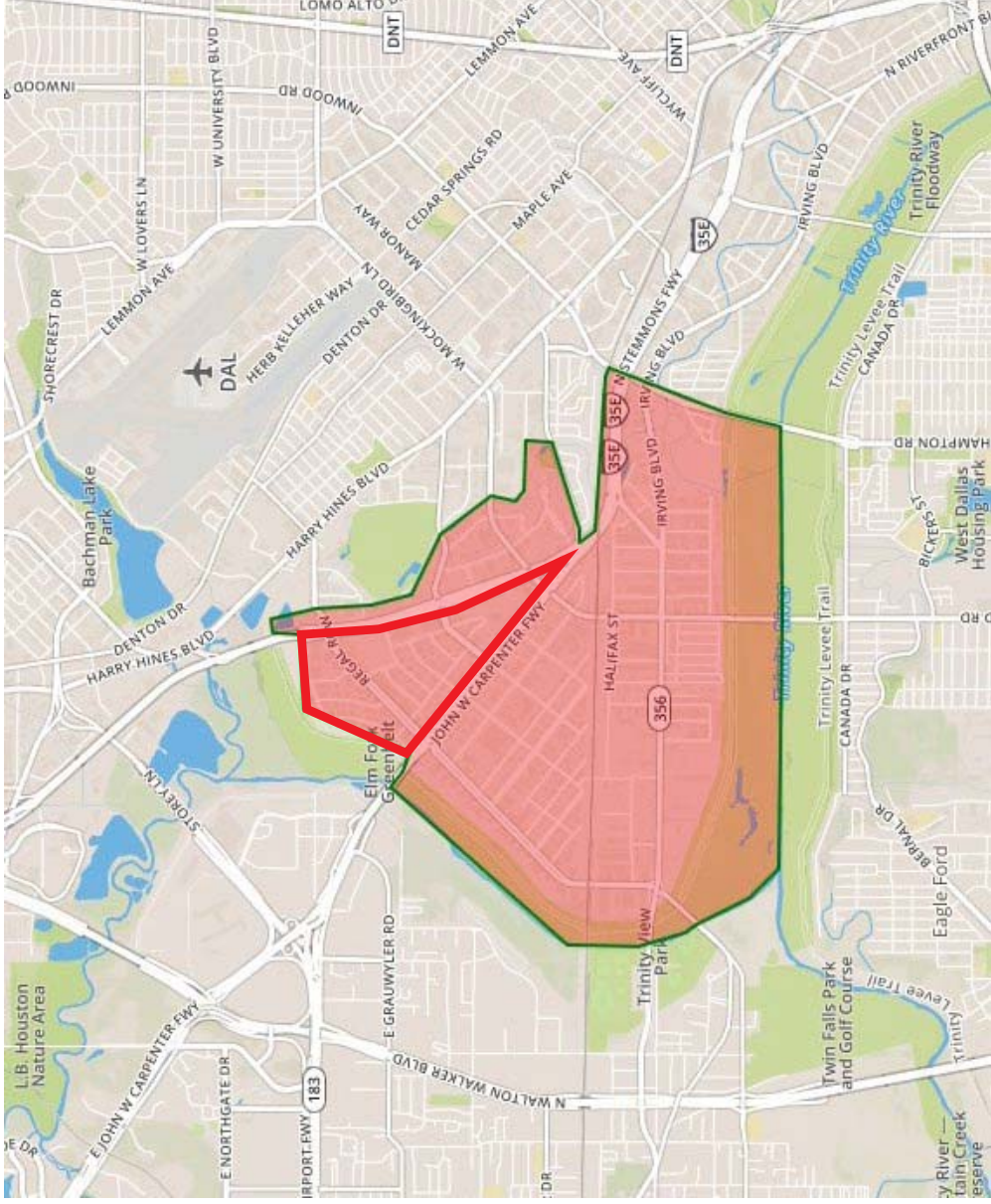


Source: CoStar



# Analysis of Area Under Consideration

- For analysis of data related to population, unemployment rate, and median household income, zip code 75257 (pink colored area) can be used as a proxy for the area under consideration (outlined in red)



# Analysis of Area Under Consideration

Population		
Year	Zip Code 75247	City of Dallas
2011	447	1,196,258
2012	509	1,207,202
2013	546	1,222,167
2014	538	1,240,985
2015	629	1,260,688
2016	661	1,278,433
2017	712	1,300,122

Source: JobsEQ, March 2019

Unemployment Rate (%)		
Year	Zip Code 75247	City of Dallas
2011	45.1%	8.5%
2012	60.3%	9.0%
2013	61.1%	9.4%
2014	17.5%	8.9%
2015	41.1%	7.8%
2016	32.4%	6.8%
2017	46.6%	5.9%

Source: JobsEQ, March 2019; BLS

Median Household Income		
Year	Zip Code 75247	City of Dallas
2011	23,026	42,259
2012	22,606	42,436
2013	23,793	42,846
2014	17,426	43,359
2015	15,179	43,781
2016	16,227	45,215
2017	16,886	47,285

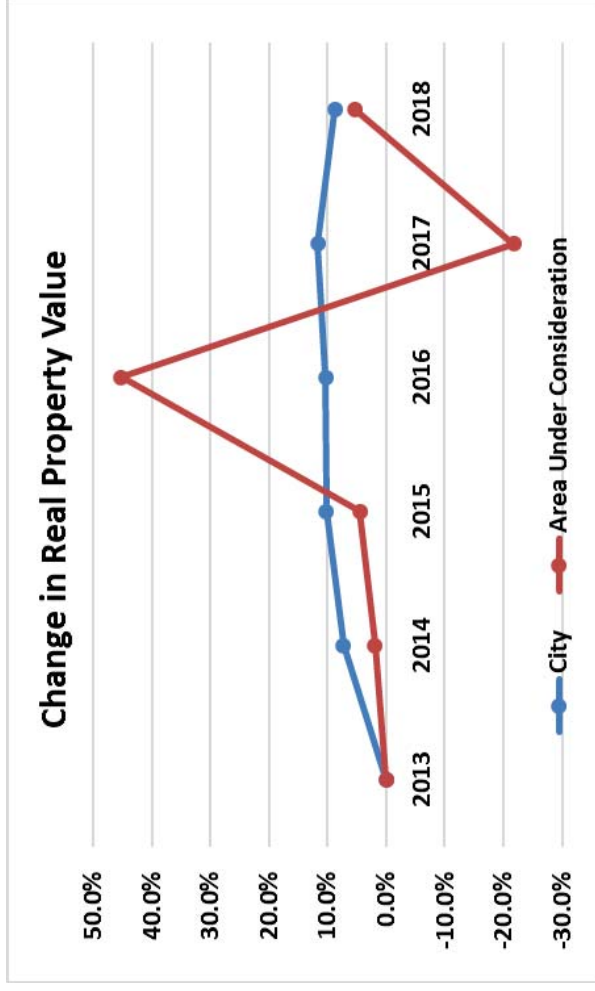
Source: JobsEQ, March 2019



# Analysis of Area Under Consideration

Year	Area Under Consideration		City	
	Property Value	% Change	Property Value	% Change
2013	\$212,289,953	0.0%	\$32,700,000,000	0.0%
2014	\$216,420,141	1.9%	\$35,100,000,000	7.3%
2015	\$226,101,969	4.5%	\$38,700,000,000	10.3%
2016	\$328,426,560	45.3%	\$42,700,000,000	10.3%
2017	\$256,870,835	-21.8%	\$47,700,000,000	11.7%
2018	\$270,348,243	5.2%	\$51,900,000,000	8.8%

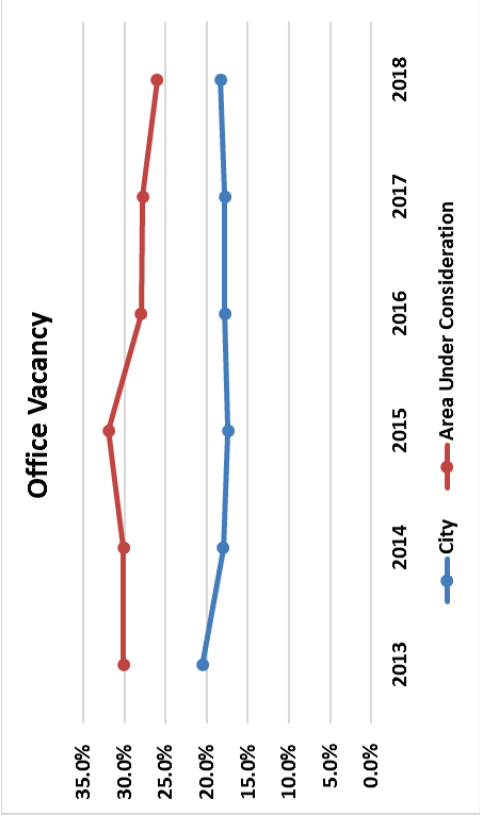
Source: DCAD; City of Dallas FY 2018 CAFR



# Analysis of Area Under Consideration

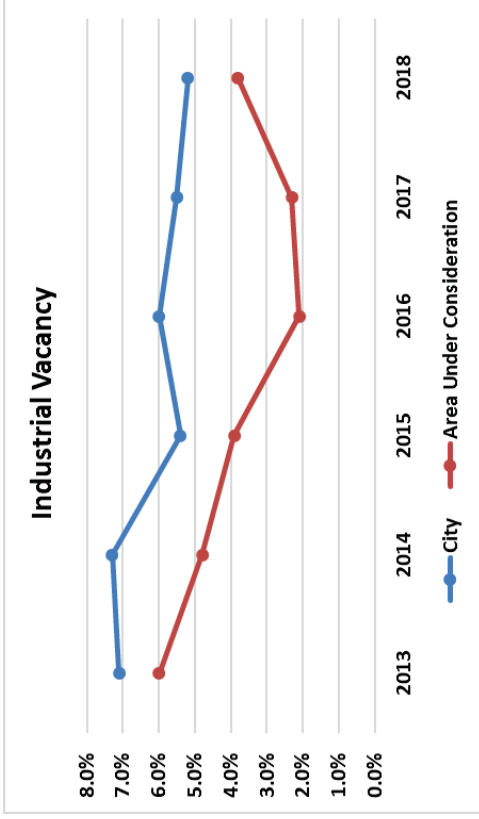
Office Vacancy (%)	
Year	City of Dallas
2013	20.5%
2014	18.0%
2015	17.4%
2016	17.8%
2017	17.8%
2018	18.3%

Source: JobsEQ, March 2019; City of Dallas FY 2018 CAFR



Industrial Vacancy (%)	
Year	City of Dallas
2013	7.1%
2014	7.3%
2015	5.4%
2016	6.0%
2017	5.5%
2018	5.2%

Source: JobsEQ, March 2019; City of Dallas FY 2018 CAFR



# Analysis of Area Under Consideration

Total Number of Businesses		
Area Under Consideration (Proposed NEZ #9)	Zip Code 75247	City of Dallas
<b>Total</b>	2,560	76,300
<b>Percentage</b>	3.4%	100.0%

Source: ReferenceUSA, March 2019; JobsEQ, March 2019; City of Dallas Office of Economic Development

Total Number of Jobs		
Area Under Consideration (Proposed NEZ #9)	Zip Code 75247	City of Dallas
<b>Total</b>	53,121	970,554
<b>Percentage</b>	5.5%	100.0%

Source: ReferenceUSA, March 2019; JobsEQ, March 2019; City of Dallas Office of Economic Development





# Analysis of Area Under Consideration

## Top 25 Employers in Proposed NEZ #9

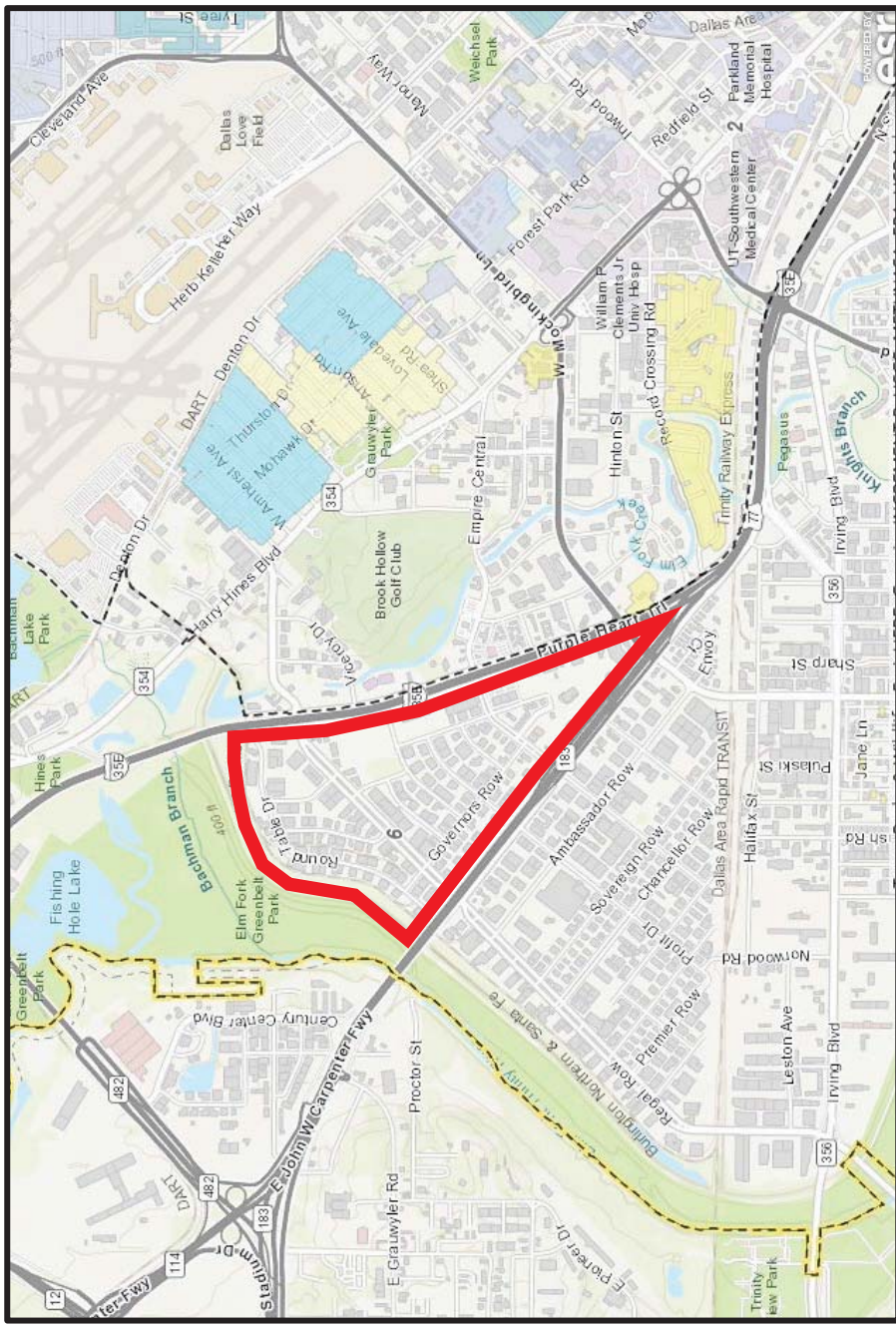
Company Name	Address	Product/Service	Jobs
Helping Loans	8585 N Stemmons Fwy	Consumer Lending	1,001
Smith Protective Svc Inc	8918 John W Carpenter Fwy	Security Guards & Patrol Services	300
Allied Marketing	1555 Regal Row	Marketing Consulting Services	200
US Cotton LLC	8500 John W Carpenter Fwy	Fiber Yarn & Thread Mills	200
Safeguard Business Systems Inc	8585 N Stemmons Fwy # 600n	Stationery & Office Supplies Merchant Wholesalers	130
Cott Beverages USA	1100 Empire Central Pl	Other Grocery & Related Products Merchant Whlsrs	120
Reina & Bates Immigration Law	1140 Empire Central Dr # 300	Offices Of Lawyers	110
Prestonwood Landscape SVC LLC	1366 Round Table Dr	Landscaping Services	100
VITAS Hospice Svc	8585 N Stemmons Fwy # 700s	General Medical & Surgical Hospitals	100
Enterprise Truck Rental	8200 John W Carpenter Fwy	Truck, Utility Trailer & Rv Rental & Leasing	80
Hi Tech Electric Inc	1181 Empire Central Dr	Electrical Contr & Other Wiring Installation Contr	80
New Generation Mechanical	1133 Empire Central Dr	Electrical Contr & Other Wiring Installation Contr	80
Immediate Resource	1555 Regal Row	Womens Children/Infnt Clothing/Acces Mrchnt Whlsrs	75
US Census Bureau	8585 N Stemmons Fwy # 800s	Legislative Bodies	75
G & C Direct	1275 Profit Dr	Direct Mail Advertising	67
Atlantis Trading Corp	1555 Regal Row	Women's Clothing Stores	65
B & B Graphic Finishing Svc	8930 Governors Row	Special Die & Tool, Die Set, Jig & Fixture Mfg	65
Double E Inc	1261 Profit Dr	Industrial Machinery & Equipment Merchant Whlsrs	65
Driving Momentum USA Inc	1140 Empire Central Dr	Employment Placement Agencies	65
A C Horn & Co Sheet Metal	1269 Majesty Dr	Conveyor & Conveying Equipment Manufacturing	60
Golden Mattress	1240 Titan Dr	Mattress Manufacturing	60
IMI Hydronic Engineering Inc	8908 Governors Row	Industrial Valve Manufacturing	60
Allscripts LLC	1111 W Mockingbird Ln	Nursing Care Facilities (Skilled Nursing Fclts)	50
Pinnacle Marble & Granite	1151 Empire Central Dr	Wood Kitchen Cabinet & Countertop Manufacturing	50
Salvation Army	8787 N Stemmons Fwy # 800	Other Individual & Family Services	50

Source: ReferenceUSA, March 2019



# Analysis of Area Under Consideration

- Area is comprised entirely of non-residential tracts and is generally surrounded by non-residential tracts
- Some residential market types E, F, G, and H to the east and southeast



**MVA Market Types/Categories**

A	F
B	G
C	H
D	I
E	NA



# Proposed NEZ #9 and Pilot Program

- Within this proposed zone, minimum project eligibility requirements:
  - Create/retain at least 10 jobs; or
  - Provide at least \$250,000 of private investment
- Incentive tools to be specifically marketed to property owners and businesses within the zone (considered on a case-by-case basis based on specifics of each project & incentive application)
  - Real property tax abatement: up to 90% for 10 years
  - Business personal property tax abatement: up to 50% for 5 years
  - Chapter 380 grant and loans
  - Incentives for workforce development/job training (e.g. businesses within the zone that may hire and retain graduates from Salvation Army's workforce training program)
  - Other tools specifically marketed to the zone (public improvement district; New Markets Tax Credits; Property Assessed Clean Energy (PACE); state incentives)
- Staff will review progress of NEZ #9 and present updates to the Economic Development and Housing Committee



# Staff Recommendation

- Creation of Neighborhood Empowerment Zone #9, pursuant to Chapter 378 of the Texas Local Government Code to promote and increase economic development in the zone
- Creation of a pilot economic development program specifically tailored for the zone (as described on slide 15)



# Next Steps

- Economic Development and Housing Committee meeting on May 6, 2019
- City Council meeting on May 8, 2019



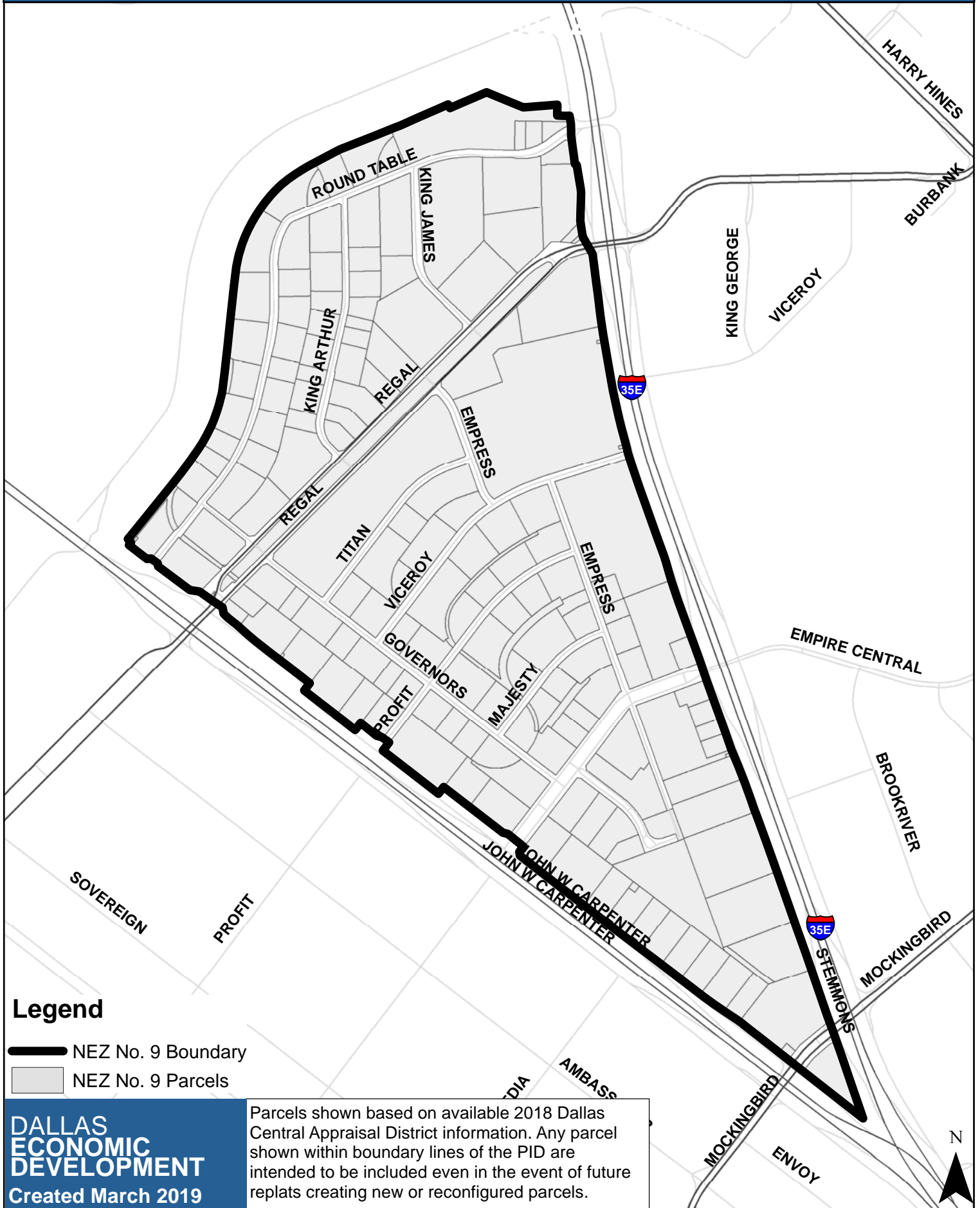
# **Proposed Neighborhood Empowerment Zone #9**

**Quality of Life, Arts & Culture Committee  
April 22, 2019**



**Courtney Pogue, Director  
Office of Economic Development  
City of Dallas**



# Neighborhood Empowerment Zone No. 9



## Legend

-  NEZ No. 9 Boundary
-  NEZ No. 9 Parcels

**DALLAS  
ECONOMIC  
DEVELOPMENT**  
Created March 2019

Parcels shown based on available 2018 Dallas Central Appraisal District information. Any parcel shown within boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.

May 8, 2019

**WHEREAS**, the City recognizes the importance of its role in local economic development; and

**WHEREAS**, it is in the interest of the City of Dallas (the "City") to support and secure the retention and expansion of business operations within the city of Dallas and the economic vitality and employment opportunities that these business operations bring for Dallas residents; and

**WHEREAS**, on December 12, 2018, City Council (1) elected to continue its participation in economic development incentives and re-adopted its Public/Private Partnership Program - Guidelines and Criteria, which established certain guidelines and criteria for the use of City incentive programs for private development projects; (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 pursuant to the Economic Development Programs provisions under Chapter 380 of the Texas Local Government Code ("Economic Development Act"); and (3) established appropriate guidelines and criteria governing tax abatement agreements to be entered into by City as required by the Property Redevelopment and Tax Abatement Act, as amended, (V.T.C.A. Tax Code, Chapter 312) ("Tax Abatement Act") by Resolution No. 18-1861; and

**WHEREAS**, Title 12 of the Local Government Code, Section 378.002 requires that the creation of the City of Dallas Neighborhood Empowerment Zone No. 9 ("City of Dallas NEZ No. 9") promote: (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

**WHEREAS**, the City finds that the creation of the City of Dallas NEZ No. 9 will promote an increase in economic development in the zone by promoting increased business and commercial activity, job retention and job growth by existing smaller businesses, increased occupancy of existing building space, reinvestment in existing building stock, and workforce development/job training programs; and

**WHEREAS**, the City finds that the creation of the City of Dallas NEZ No. 9 benefits the public and is for the public purpose of increasing the public health, safety, and welfare of the persons in the municipality; and

**WHEREAS**, the City finds that the creation of the zone satisfies the requirements of the Property Redevelopment and Tax Abatement Act Section 312.202 in that the creation of the zone is reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the properties and that would contribute to the economic development of the municipality; and



May 8, 2019

**WHEREAS**, the City desires to pursue the creation of the proper economic and social environment by way of tailoring project eligibility criteria in order to induce the investment of private resources in new or existing business enterprises located in the City of Dallas NEZ No. 9; and

**WHEREAS**, on April 22, 2019, the Quality of Life, Arts & Culture Committee reviewed the proposed City of Dallas NEZ No. 9 and on May 6, 2019, the Economic Development and Housing Committee reviewed the proposed City of Dallas NEZ No. 9, and recommended City Council authorization of a resolution (1) designating approximately 390 acres of property generally bounded by State Highway 183 to the west and Interstate Highway 35E to the east in Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 9 ("City of Dallas NEZ No. 9") and (2) creating a pilot economic development program for City of Dallas NEZ No. 9.

**Now, Therefore,**

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

**SECTION 1.** That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

**SECTION 2.** That the City Council authorizes a resolution (1) designating approximately 390 acres of property generally bounded by State Highway 183 to the west and Interstate Highway 35E to the east in Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 9 ("City of Dallas NEZ No. 9"), pursuant to Chapter 378 of the Texas Local Government Code, to promote an increase in economic development in the zone, establish boundaries for the zone, and provide for an effective date; and (2) creating a pilot economic development program for City of Dallas NEZ No. 9.

**SECTION 3.** That the City of Dallas NEZ No. 9 is hereby created as depicted on the boundary map attached as **Exhibit A** and as described in the boundary description attached as **Exhibit B**.

**SECTION 4.** That the City Council hereby authorizes a pilot economic development program specifically for City of Dallas NEZ No. 9 with the following minimum project eligibility criteria: projects must create/retain at least 10 jobs or provide at least \$250,000.00 in private investment to be eligible for economic development assistance.

**SECTION 5.** That for projects meeting the minimum eligibility criteria, the following incentive tools are available and shall be actively marketed to property owners and businesses within City of Dallas NEZ No. 9:

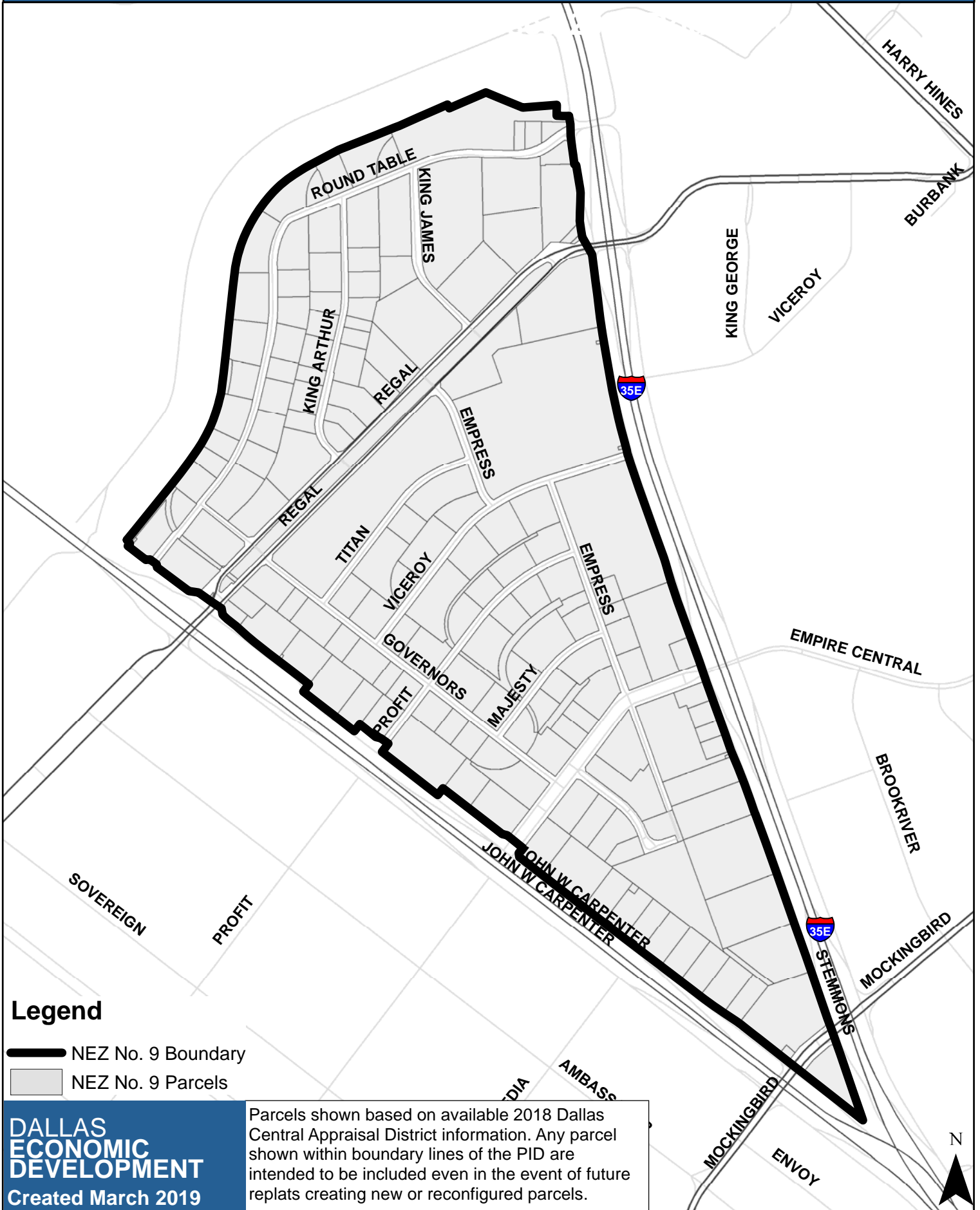
May 8, 2019

**SECTION 5.** (continued)

- (a) real property tax abatement up to 90% for ten-years;
- (b) business personal property tax abatement up to 50% for five-years;
- (c) grants and loans (pursuant to Chapter 380 of the Texas Local Government Code);
- (d) incentives for workforce development/job training (e.g. businesses within NEZ No. 9 that hire and retain graduates from workforce training programs in the area); and
- (e) other economic development tools (e.g. public improvement district, New Market Tax Credits, Property Assessed Clean Energy (PACE) financing; State of Texas incentives).

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

# Exhibit A - Neighborhood Empowerment Zone No. 9



## **Exhibit B**

### **Neighborhood Empowerment Zone No. 9 – Boundary Description**

BEING an area of land in the City of Dallas, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the Northeast line of State Highway 183 (the John W. Carpenter Freeway) with the Southwest line of Interstate Highway 35E (the Stemmons Freeway):

THENCE Northwesterly with the said Northeast line of said State Highway 183 to the Northwest line of the Kings Row Industrial District (First Installment), an addition to the City of Dallas recorded in Volume 51, Page 3 of the Map Records of Dallas County, Texas:

THENCE Northeasterly with the said Northwest line of said Kings Row Industrial District to the intersection with the above referenced Southwest line of Interstate Highway 35E:

THENCE Southeasterly with the said Southwest line of Interstate Highway 35E to the POINT OF BEGINNING.

*This description was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.*



Agenda Information Sheet

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**File #:** 19-621

**Item #:** 7.

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**STRATEGIC PRIORITY:** Public Safety  
**AGENDA DATE:** May 8, 2019  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Police Department  
**EXECUTIVE:** Jon Fortune

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**SUBJECT**

Authorize **(1)** an application for and acceptance of the "Click It or Ticket" Mobilization Grant (Grant No. 2019-Dallas-CIOT-00005, CFDA No. 20.616) in the amount of \$84,990.00 from the Texas Department of Transportation through a grant from the National Highway Traffic Safety Administration for a safety belt enforcement initiative for the period May 17, 2019 through June 5, 2019; **(2)** a City contribution of Federal Insurance Contributions Act costs in the amount of \$1,232.36; **(3)** the establishment of appropriations in the amount of \$84,990.00 in the "Click It or Ticket" FY19 Mobilization Grant Fund; **(4)** the receipt and deposit of grant funds in the amount of \$84,990.00 in the "Click It or Ticket" FY19 Mobilization Grant Fund; and **(5)** execution of the sub-grant agreement and all terms, conditions, and documents required by the grant agreement - Total amount \$86,222.36 - Financing: General Fund (\$1,232.36) and Texas Department of Transportation Grant Funds (\$84,990.00)

**BACKGROUND**

This item is placed on the addendum due to late award notification and must be approved before receiving funding.

The "Click It or Ticket" Mobilization Grant provides for the reimbursement of overtime salaries paid to officers enforcing seatbelt and child safety seat laws at locations throughout the City of Dallas.

This grant is one of the "wave" grants from the Texas Department of Transportation (TxDOT) that are part of the national traffic safety plan and are awarded to TxDOT grant recipients. The grant is for the increased enforcement of seatbelt and child safety seat laws during the national campaign of May 20, 2019 through June 2, 2019 (enforcement period).

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

On May 14, 2014, City Council authorized an application for and acceptance of the “Click It or Ticket” Mobilization Grant from the Texas Department of Transportation for a safety belt enforcement initiative for the period April 29, 2014 through June 7, 2014; a City contribution of pension and Federal Insurance Contributions Act costs; and execution of the grant agreement by Resolution No. 14-0756.

On May 13, 2015, City Council authorized an application for and acceptance of the “Click It or Ticket” Mobilization Grant from the Texas Department of Transportation for a safety belt enforcement initiative for the period April 28, 2015 through June 6, 2015; a City contribution of pension and Federal Insurance Contributions Act costs; and execution of the grant agreement by Resolution No. 15-0843.

On April 27, 2016, City Council authorized an application for and acceptance of the “Click It or Ticket” Mobilization Grant from the Texas Department of Transportation for a safety belt enforcement initiative for the period April 28, 2016 through June 6, 2016; a City contribution of pension and Federal Insurance Contributions Act costs; and execution of the grant agreement by Resolution No. 16-0688.

On April 26, 2017, City Council authorized an application for and acceptance of the “Click It or Ticket” Mobilization Grant from the Texas Department of Transportation for a safety belt enforcement initiative for the period May 2, 2017 through June 10, 2017; a City contribution of pension and Federal Insurance Contributions Act costs; and execution of the grant agreement by Resolution No. 17-0697.

On April 11, 2018, City Council authorized an application for and acceptance of the “Click It or Ticket” Mobilization Grant from the Texas Department of Transportation for a safety belt enforcement initiative for the period May 2, 2018 through June 10, 2018; a City contribution of pension and Federal Insurance Contributions Act costs; and execution of the grant agreement by Resolution No. 18-0552.

The Public Safety and Criminal Justice Committee will be briefed by memorandum regarding this matter on May 3, 2019.

**FISCAL INFORMATION**

Texas Department of Transportation Grant Funds - \$84,990.00  
General Fund - \$1,232.36

May 8, 2019

**WHEREAS**, the Texas Department of Transportation has made the "Click It or Ticket" Mobilization Grant funds available for overtime salaries for a safety belt enforcement initiative for the period May 20, 2019 through June 2, 2019; and

**WHEREAS**, the "Click It or Ticket" Mobilization Grant will provide \$84,990.00; and

**WHEREAS**, the City of Dallas contributes Federal Insurance Contributions Act costs related to the overtime in an amount not to exceed \$1,232.36; and

**WHEREAS**, it is in the best interest of the City of Dallas to apply for and accept such funding.

**Now, Therefore,**

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

**SECTION 1.** That the City Manager is hereby authorized to apply for and accept the "Click It or Ticket" Mobilization Grant (Grant No. 2019-Dallas-CIOT-00005, CFDA No.20.616), in the amount of \$84,990.00 from the Texas Department of Transportation through a grant from the National Highway Traffic Safety Administration for the safety belt enforcement initiative for the period May 17, 2019 through June 5, 2019; provide a City's Federal Insurance Contributions Act costs in the amount of \$1,232.36; and execute a sub-grant agreement with the Texas Department of Transportation and all terms, conditions, and documents required by the grant agreement, approved as to form by the City Attorney.

**SECTION 2.** That the City Manager is hereby authorized to establish appropriations in the amount of \$84,990.00, in the "Click It or Ticket" FY19 Mobilization Grant Fund, Fund F574, Department DPD, Unit 3879, Object 3090.

**SECTION 3.** That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in the amount of \$84,990.00 into the "Click It or Ticket" FY19 Mobilization Grant Fund, Fund F574, Department DPD, Unit 3879, Revenue Code 6506.

**SECTION 4.** That the Chief Financial Officer is hereby authorized to disburse funds in the amount of \$1,232.36 for City's Federal Insurance Contributions Act costs related to the overtime expenditure from Fund 0001, Department DPD, Unit 2127, Object Codes 1302 and 1306.

**SECTION 5.** That the Chief Financial Officer is hereby authorized to reimburse funds in the amount of \$84,990.00 from the "Click It or Ticket" FY19 Mobilization Grant Fund, Fund F574, Department DPD, Unit 3879, Object 3090 to Fund 0001, Department DPD, Unit 2127, Object 5011 after the overtime expenditure is incurred.

May 8, 2019

**SECTION 6.** That the City Manager is hereby authorized to reimburse the granting agency any expenditures identified as ineligible and 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 granting agency monitoring reports not later than 30 days after the receipt of the report.

**SECTION 8.** That this contract is designated as Contract No. DPD-2019-00010163.

**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.





Agenda Information Sheet

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**File #:** 19-680

**Item #: 8.**

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**STRATEGIC PRIORITY:** Government Performance and Financial Management

**AGENDA DATE:** May 8, 2019

**COUNCIL DISTRICT(S):** N/A

**DEPARTMENT:** Office of Budget

**EXECUTIVE:** Elizabeth Reich

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**SUBJECT**

A public hearing to receive comments on the FY 2019-20 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

**BACKGROUND**

On April 24, 2019, the City Council called the public hearing for May 8, 2019. However, we inadvertently left it off the regular agenda; therefore, we are including it on the addendum.

Each year the City of Dallas holds public hearings to provide the residents of Dallas the opportunity to speak on the upcoming year's budget. This public hearing is one of three to be held. The first was held at Dallas City Hall on March 27, 2019. This one, the second, will be at the Kleberg-Rylie Recreation Center on May 8, 2019. The third public hearing will be held at Dallas City Hall on August 28, 2019. Resident input is an important part of the budget development process.

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

On April 24, 2019, City Council authorized a public hearing to be held on May 8, 2019, by Resolution No. 19-0595.

**FISCAL INFORMATION**

No cost consideration to the City.



Agenda Information Sheet

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**File #:** 19-645

**Item #:** 29.

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**STRATEGIC PRIORITY:** Mobility Solutions, Infrastructure, and Sustainability  
**AGENDA DATE:** May 8, 2019  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Department of Sustainable Development and Construction  
**EXECUTIVE:** Michael Mendoza

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**SUBJECT**

A public hearing to receive comments regarding an application for and **(1)** an ordinance granting a Planned Development District for GO(A) General Office District and certain nonresidential uses; **(2)** a resolution terminating the existing deed restrictions [Z845-227]; and **(3)** an ordinance granting a Specific Use Permit for a mini-warehouse use on property zoned a GO(A) General Office District with Specific Use Permit No. 2071 for a detached non-premise sign (billboard), on the north line of Forest Lane, west of Bankway Lane, and south of Interstate Highway 635 (Lyndon B. Johnson Freeway)

Recommendation of Staff: Approval, subject to a development plan and conditions; approval of the termination of existing deed restrictions [Z845-227]; and, approval of a Specific Use Permit for a mini-warehouse use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, landscape plan, elevation plan, and conditions

Recommendation of CPC: Approval, subject to a development plan and conditions; approval of the termination of existing deed restrictions [Z845-227]; and, approval of a Specific Use Permit for a mini-warehouse use for a fifteen-year period with eligibility for an automatic renewal for one additional fifteen-year period, subject to a site plan, landscape plan, elevation plan, and conditions

Z167-180(JM)

Note: This item was considered by the City Council at a public hearing on April 24, 2019, and was deferred held under advisement until May 8, 2019, with the public hearing open

**FILE NUMBER:** Z167-180(JM)

**DATE FILED:** January 12, 2017

**LOCATION:** North line of Forest Lane, west of Bankway Lane, and south of Interstate Highway 635 (Lyndon B. Johnson Freeway)

**COUNCIL DISTRICT:** 6

**MAPSCO:** 13 X

**SIZE OF REQUEST:** 4.17 acres

**CENSUS TRACT:** 96.05

**APPLICANT/OWNER:** LBJ Metroplex LP/Howard L. Lawson

**REPRESENTATIVE:** William S. Dahlstrom, Jackson Walker, LP

**REQUEST:** An application for **(1)** a Planned Development District for GO(A) General Office District and certain nonresidential uses; **(2)** termination of the existing deed restrictions [Z845-227]; and, **(3)** a Specific Use Permit for a mini-warehouse use on property zoned a GO(A) General Office District with Specific Use Permit No. 2071 for a detached non-premise sign (billboard).

**SUMMARY:** The applicant proposes to redevelop the property to allow for a mini-warehouse and retail project in the existing two buildings at the site, with the addition of a third, two-story building. Termination of existing deed restrictions on the property would remove: **1)** the required landscape plan; **2)** height limitations stipulating a maximum of 221 feet in height along LBJ Freeway and 120 feet in height along Forest Lane; and, **3)** floor area maximum of 432,694 square feet. The SUP would allow for the proposed mini-warehouse to operate with a maximum floor area of 179,032 square feet.

**CPC RECOMMENDATION:** Approval, subject to a development plan and conditions; approval of the termination of existing deed restrictions [Z845-227]; and, approval of a Specific Use Permit for a mini-warehouse use for a fifteen-year period with eligibility for an automatic renewal for one additional fifteen-year period, subject to a site plan, landscape plan, elevation plan, and conditions.

**STAFF RECOMMENDATION:** Approval, subject to a development plan and conditions; approval of the termination of existing deed restrictions [Z845-227]; and, approval of a Specific Use Permit for a mini-warehouse use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, landscape plan, elevation plan, and conditions.

**BACKGROUND INFORMATION:**

- The subject site was rezoned from GR General Retail to O-2 Office with deed restrictions volunteered by the applicant in 1985. The property is currently developed with two 55-foot tall, four-story office buildings with 128,962 square feet of floor area.
- At the time of this application, the site is noncompliant with the landscape plan from the deed restrictions. This is due to the expansion of Interstate 635.
- The current request is to:
  - Terminate the existing deed restrictions which would remove **1)** the required landscape plan; **2)** height limitations stipulating a maximum of 221 feet in height along LBJ Freeway and 120 feet in height along Forest Lane; and, **3)** floor area maximum of 432,694 square feet.
  - Allow a PD for GO(A) General Office and certain nonresidential uses to allow for a mixed-use development.
  - Reduce the minimum front yard will be reduced from 15 feet to 10 feet, but all other yard, lot, and space regulations for the GO(A) District still apply.
  - Provide a parking reduction for certain personal service uses.
  - Allow the use of a shared parking table.
  - Grant an SUP for a mini-warehouse use with a maximum floor area of 179,032 square feet, subject to a landscape plan and elevations with design criteria.

**Zoning History:** There have been four zoning requests in the area in the past five years.

1. **Z178-322:** On October 16, 2018, SUP No. 1925 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned MU-2 Mixed Use District with a D-1 Liquor Control Overlay generally located on the northwest corner of Forest Lane and Josey Lane was auto-renewed for a five-year period. *Not shown on the map.*
2. **Z167-208:** An application for a planned development district for CR Community Retail District, multifamily, retirement housing, and permanent supportive housing uses on property zoned MU-1(SAH) Mixed Use District, located on the northeast corner of Forest Lane and Dennis Road. *Withdrawn on June 8, 2017.*
3. **Z156-284:** On December 14, 2016, the City Council approved PD No. 978 for MF-1(A) Multifamily District uses on property zoned an R-10(A) Single Family District, located on the north side of Modella Avenue, east of Dennis Road.
4. **Z156-177:** On May 11, 2016, the City Council approved SUP No. 2194 for a hotel or motel use on property zoned a CR Community Retail District, on property located along the south line of Forest Lane, east of Dennis Road.

**Thoroughfares/Streets:**

Thoroughfares/Street	Type	Existing ROW
Interstate 635 (LBJ Freeway)	Principal Arterial	Variable
Bankway Lane	Local	60 feet
Forest Lane	Principal Arterial	90 feet

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and determined that the request will not have a negative impact on the existing street system.

**Surrounding Land Uses:**

Area	Zone	Use
Site	GO(A) and SUP No. 2071 with Deed restrictions	Office and Non-premise (billboard) sign
North	City of Farmer’s Branch	Interstate 635 and commercial parking lot
East	PD No. 140 and CR with Deed restrictions	Office
South	CR with SUP Nos. 2194, 1369 and MU-1(SAH) with Deed restrictions	General merchandise or food store 3,500 square feet or less, hotel, and retirement housing
West	MU-2 with a D Liquor Control Overlay	Retail and personal service

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan*, was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The request complies with land use goals and policies of the Comprehensive Plan:

**ECONOMIC ELEMENT:**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

**GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS**

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

**Land Use Compatibility:**

The site is currently developed with two 55-foot tall, four-story office buildings with 128,962 square feet of floor area. The current proposal is to convert the structure identified as Building 1 on the development plan, into a mixed-use building or possibly a mini-warehouse use. The remaining Building 2 would have an existing level of parking converted into usable floor area for a total increase of 22,420 square feet. The entirety of Building 2 is identified as being for the mini-warehouse use. Finally, there may be an addition with the proposed Building 3, a two-story structure with up to 27,650 square feet of mini-warehouse floor area. The total combined floor area for the three structures is 179,032 square feet, of which all could be used for the mini-warehouse use. Per the PD provisions, a mini-warehouse use requires a Specific Use Permit. An SUP is requested with this zoning application.

Surrounding land uses include the City of Farmer's Branch and Interstate 635 (LBJ Freeway) to the north; office to the east; general merchandise or food store 3,500 square feet or less, hotel, and retirement housing to the south; and, retail and personal service uses to the west.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The proposed mini-warehouse use will have requirements to enhance the quality of the project. For example, architectural standards proposed in the SUP conditions include building articulation and exterior material requirements for all new buildings. A minimum of 80 percent of the exterior facades must be composed of masonry (stone, pre-cast concrete, poured-in place concrete, cementitious siding, split-faced concrete masonry unit, three-coat cement plaster system, or brick) excluding doors and windows. Masonry

screening walls must be eight feet in height to block dumpsters, loading zones, and false overhead display doors from the view of public streets as shown on the SUP Site Plan. Only access gates may be of tubular steel. Finally, the screening walls also have articulation requirements to limit the monotony of blank walls on the street frontages.

The mini-warehouse office may only operate between 9:00 a.m. and 6:00 p.m., Monday through Friday; and between 8:00 a.m. and 6:00 p.m. on Saturday. Finally, outside storage of vehicles, and parking for vehicles for rent, boats, and/or equipment is prohibited.

While staff supports the proposed mini-warehouse use as regulated by the provisions of the proposed SUP; however, we propose a ten-year time period with eligibility for automatic renewals for additional ten-year periods. The applicant has elected to request a 15-year time period with 15-year autorenewals. Staff cannot support the extended time period for the new use being introduced into the area. The initial ten-year is already a long term, yet standard for this use.

The proposed mini-warehouse use is compatible with the surrounding uses. This use will not be a detriment to the public health, safety or general welfare of the community.

**Development Standards:**

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
<b>Existing:</b>							
GO(A), deed restrictions	14'-15'	20' adj.res. 0' Others	4.0 432,694 SF	221' on LBJ Fwy 120' on Forest Ln.	80%.	RPS, Urban Form, Tower Spacing Landscape Plan	Office
<b>Base Zoning:</b>							
GO(A)	15'	20' adj.res. 0' Others	4.0	270'	80%	RPS, Urban Form, Tower Spacing	Office
<b>Proposed:</b>							
PD for GO(A) and other nonresidential uses	10'	20' adj.res. 0' Others	4.0	270'	80%	Urban Form, Tower Spacing	Office and other nonresidential uses

Existing deed restrictions which the applicant seeks to terminate regulate the setbacks, total floor area, height of structures, and provide for a landscape plan. Overall, the request is to return the site to the GO(A) base zoning district with only one change being made to allow a reduced minimum front yard setback of 10 feet rather than 15 feet. This reduction in the minimum required front yard setback is to make the existing building conform, due to the expansion of Interstate 635 from 2012-2014 which removed 0.79 acres from the street frontage. This made the site noncompliant for landscaping as required per the deed restrictions, setbacks, and parking. The removal of the deed restrictions from 1985 will allow the site to be fully utilized, especially in light of the expansion of Interstate 635 and subsequent compliance with the deed restriction landscape plan no longer feasible. The proposed floor area ratio (0.98) and maximum

height (55 feet) per the proposed development plan are still significantly less than the existing zoning with the deed restrictions which allow up to 120 feet on Forest Lane and up to 221 feet on Interstate 635.

The most significant change is to allow 11 new uses as main uses. This is due to the restrictive nature of retail and personal service uses (limited uses) in an office district. In this district, a retail and personal service use: (1) must be contained entirely within a building; and (2) may not have a floor area that, in combination with the floor areas of other retail and personal service uses in the building, exceeds 10 percent of the total floor area of the building. The addition of the following uses is requested without limited restrictions: (1) alcohol beverage establishments; (2) broadcasting or recording studio; (3) commercial amusement (inside); (4) convenience store; (5) custom business service; (6) general merchandise or food store 3,500 square feet or less; (7) handcrafted art work studio; (8) instructional arts studio; (9) restaurant without drive-in or drive-through service; (10) theater; and, (11) mini-warehouse by SUP only.

**Market Value Analysis:**

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the area of request is not within a designated MVA cluster, surrounding properties southward are categorized as being within a “E” MVA cluster.

**Parking:**

Parking will be in accordance with the parking regulations of Chapter 51A, proposed reductions per specific land uses established in the PD, a shared parking table in the PD, and by using delta credits from the expansion of Interstate 635. A parking study was provided and approved by the Engineering Division. The following table identifies uses with proposed reductions in parking:

Land Use per PD	Land Use per 51A	Sec. 51A	PD
Art gallery	Library, art gallery, or museum	1/600 SF	1/500 SF
Broadcasting or recording studio	Personal service	1/300 SF	1/500 SF
Handcrafted art work studio	Personal service	1/200 SF	1/500 SF
Instructional arts studio	Personal service	1/200 SF	1/500 SF



Additionally, shared parking is permitted for all non-residential uses on the lot. The shared parking concept was originally developed by the Urban Land Institute (ULI). The concept of shared parking acknowledges the efficiencies of observed, net parking demand within a common parking facility that is generated by multiple land uses. Efficiency is realized due to the time-of-day compatibility among individual tenants in mixed-use developments given that different uses peak at specific times during a typical day. In general, the calculation of shared parking demand applies an hourly profile obtained from reliable resources, such as published manuals or actual observed data.

After calculating hourly parking demand for each used based on its respective hourly adjustment, totals are tabulated to identify the overall parking demand by hour on a typical day. The utilization rates in the following table provide the basis for calculation of parking spaces required with shared parking. The adjusted standard off-street parking requirement for the development is the largest of the five “time-of-day” column sums.

<b>Shared Parking Table (for calculating adjusted parking requirement)</b>					
<b>Use Category</b>	<b>Morning</b>	<b>Noon</b>	<b>Afternoon</b>	<b>Late Afternoon</b>	<b>Evening</b>
Office-related uses	100%	80%	100%	85%	35%
Retail related uses	60%	75%	70%	65%	70%
Bar and restaurant uses	20%	100%	30%	30%	100%
All other uses	100%	100%	100%	100%	100%

Finally, due to the expansion of Interstate 635, the site carries a delta credit of 73 parking spaces for the two existing office buildings. The current request is to convert the land uses to generally less intensive uses. The mini-warehouse use which may cover all of the floor area, up to 179,032 square feet, would only require six parking spaces regardless of the size. Through the use of delta theory, the number of nonconforming parking or loading spaces for a use may be carried forward when the use is converted or expanded; however, when a nonconforming use is converted to a less intensive use, the rights to any portion of the delta credits not needed, are lost.

The last parking request is to allow for a reduced parking ratio for office uses. The Dallas Development Code requires a ratio of one space per 333 square feet of floor are; the original office area which obtained deltas had 128,962 square feet of floor area and required 387 parking spaces. The difference after the credit of 73 spaces is applied equals 314 parking spaces. This is a ratio of one space per 410 square feet of floor area for an office use. A parking analysis was provided supporting a reduced ratio of one space per 418 square feet of floor area for an office use and found appropriate by the Engineering Division.

**Landscaping:**

Landscaping must be provided in accordance with Article X, as amended. If operation of the site occurs solely within the two existing buildings, no additional landscape will be required. However, the SUP conditions state that along Forest Lane and Bankway Lane, sod must be planted within six months of approval of this specific use permit in the area between the back of parking lot pavement and back of curb of said streets, save and except sidewalks, utility facilities, and other impervious surfaces.

**CPC Action  
February 21, 2019**

**Motion:** It was moved to recommend: 1) **approval** of a Planned Development District for GO(A) General Office District and certain nonresidential uses, subject to a revised development plan, and revised conditions to include a revised parking ratio for office uses of one space per 411 square feet; 2) **approval** of the termination of the existing deed restrictions Z845-227; and, 3) **approval** of a Specific Use Permit for a mini-warehouse use for a fifteen-year period with eligibility for an automatic renewal for one additional fifteen-year period, subject to a revised site plan, landscape plan, elevation plan, and conditions on property zoned a GO(A) General Office District with Specific Use Permit No. 2071 for a detached non-premise sign (billboard), on the north line of Forest Lane, west of Bankway Lane, and south of Interstate Highway 635 (Lyndon B. Johnson Freeway).

**Friendly Amendment:** Commissioner Ridley offered a friendly amendment to limit the automatic renewals to one additional fifteen-year period. Commissioner Carpenter, the maker of the motion, and Commissioner Housewright, the seconder of the motion, accept the friendly amendment.

Maker: Carpenter  
Second: Housewright  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Schultz, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Murphy  
Vacancy: 3 - District 4, District 7, District 12

**Notices:** Area: 200 Mailed: 9  
**Replies:** For: 1 Against: 0

**Speakers:** For: Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201  
Against: None

**CPC Action  
March 21, 2019**

**Motion to Reconsider:** It was moved to **reconsider** the action taken on March 7, 2019, which was to move to recommend 1) approval of a Planned Development District for GO(A) General Office District and certain nonresidential uses, subject to a revised development plan and revised conditions to include a revised parking ratio for office uses of one space per 411 square feet; 2) approval of the termination of the existing deed restrictions

Z845-227; and, 3) approval of a Specific Use Permit for a mini-warehouse use for a fifteen-year period with eligibility for one automatic renewal for an additional fifteen-year period, subject to a revised site plan, landscape plan, elevation plan, and conditions on property zoned a GO(A) General Office District with Specific Use Permit No. 2071 for a detached non-premise sign (billboard), on the north line of Forest Lane, west of Bankway Lane, and south of Interstate Highway 635 (Lyndon B. Johnson Freeway).

Maker: Carpenter  
Second: Lewis  
Result: Carried: 10 to 0

For: 10 - MacGregor, Schulte, Criss, Carpenter, Lewis,  
Jung, Housewright, Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Shidid, Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Motion:** In considering an application for **1)** a Planned Development District for GO(A) General Office District and certain nonresidential uses; **2)** termination of the existing deed restrictions [Z845-227]; and, **3)** a Specific Use Permit for a mini-warehouse use on property zoned a GO(A) General Office District with Specific Use Permit No. 2071 for a detached non-premise sign (billboard), on the north line of Forest Lane, west of Bankway Lane, and south of Interstate Highway 635 (Lyndon B. Johnson Freeway), it was moved to **hold** this case under advisement until April 4, 2019, and to instruct staff to re-notify the case at the correct notification area of 500 feet.

Maker: Carpenter  
Second: Housewright  
Result: Carried: 10 to 0

For: 10 - MacGregor, Schulte, Criss, Carpenter, Lewis,  
Jung, Housewright, Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Shidid, Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Notices:** Area: 200 Mailed: 9  
**Replies:** For: 1 Against: 0

**Speakers:** None

**April 4, 2019**

**Motion:** It was moved to recommend: 1) **approval** of a Planned Development District for GO(A) General Office District and certain nonresidential uses, subject to a development plan and conditions; 2) **approval** of the termination of existing deed restrictions [Z845-227]; and 3) **approval** of a Specific Use Permit for a mini-warehouse use for a fifteen-year period with eligibility for an automatic renewal for one additional fifteen-year period, subject to a site plan, landscape plan, elevation plan, and conditions on property zoned a GO(A) General Office District with Specific Use Permit No. 2071 for a detached non-premise sign (billboard), on the north line of Forest Lane, west of Bankway Lane, and south of Interstate Highway 635 (Lyndon B. Johnson Freeway).

Maker: Carpenter  
Second: Shidid  
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 7, District 12

**Notices:** Area: 500 Mailed: 27  
**Replies:** For: 1 Against: 0

**Speakers:** For: None  
For (Did not speak): Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201  
Against: None

**List of Officers**

LBJ METROPLEX LP

LBJ Metroplex GP, LLC,  
General Partner

Howard L Lawson,  
Member

Z167180

**Existing Deed Restrictions  
Z845-227**

For purposes of these restrictions, all definitions of the Dallas Development Code, as amended, are incorporated into this document, as if recited verbatim herein.

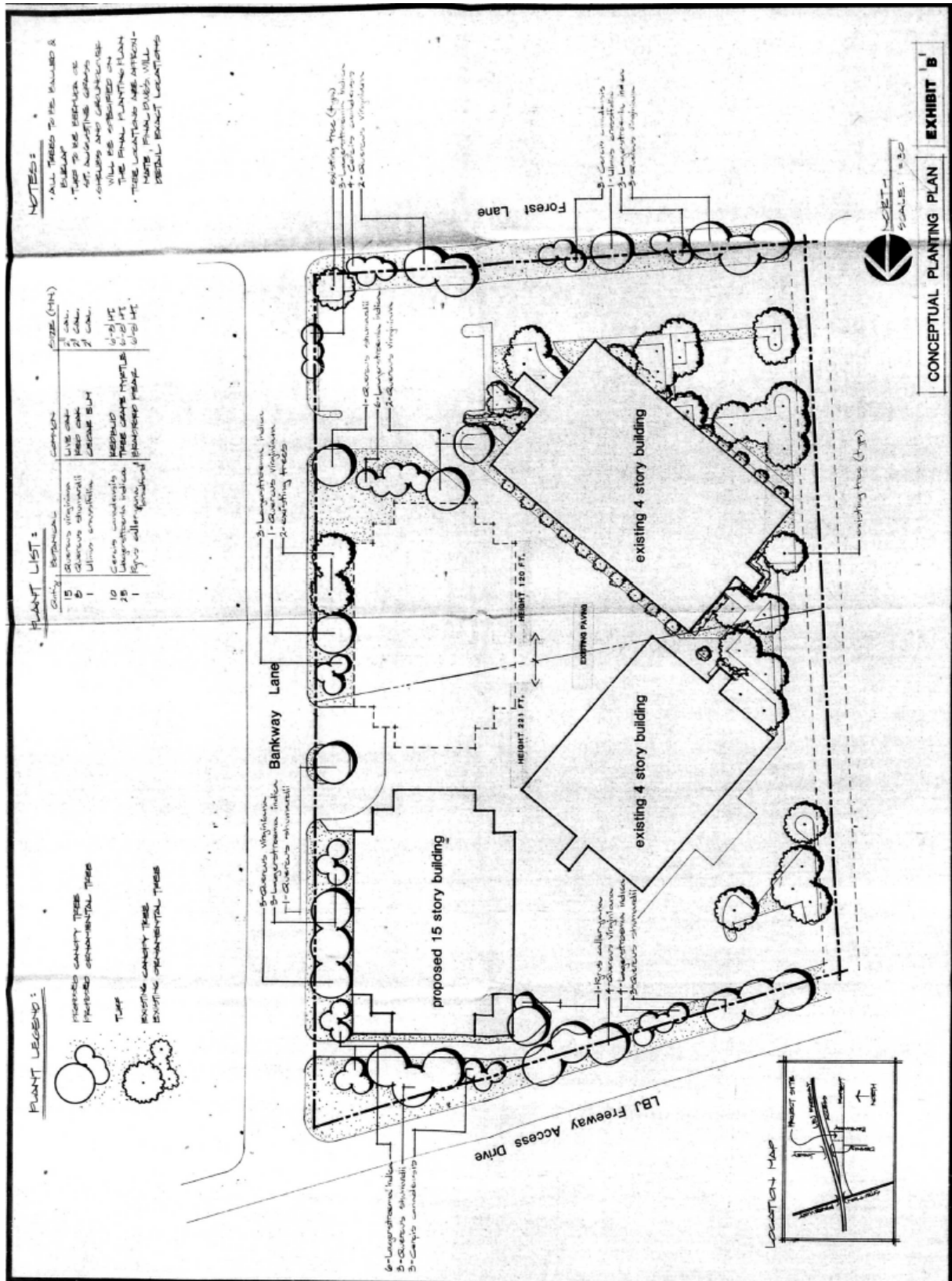
- (1) The height of any structure on the northern half of the property, along the LBJ frontage road, may not exceed 221 feet as shown on the site plan attached hereto as Exhibit A.
- (2) The height of any structure on the southern half of the property may not exceed 120 feet as shown on the site plan attached hereto as Exhibit A.
- (3) The total floor area of uses permitted in an Office-2 zoning classification (Office-2 uses) located within the boundaries of the property, may not exceed 432,694 square feet with the following allocation: a total of 122,000 square feet for the existing four story buildings and no more than 310,694 square feet for the proposed sixteen story building as shown on Exhibit B.
- (4) Developer shall provide a ten foot wide easement for street purposes along the Forest Lane frontage.
- (5) Developer shall provide an eleven foot wide reservation for future dedication of right-of-way to the State Highway Department at no cost to the State or the City for an additional westbound service lane on LBJ, should the service lane be required by the State or the City.
- (6) The building setback lines, as shown on the site plan attached hereto as Exhibit A, shall be as follows: (a) Twenty-five feet from the existing right-of-way line on the LBJ frontage. After dedication of right-of-way as reserved in paragraph (5) above, the building setback line shall become fourteen feet. Notwithstanding the foregoing, no parking above grade or underground structure is permitted within 25 feet of any right-of-way after any required dedications. (b) Twenty-five feet from the existing right-of-way line on the Forest Lane frontage. After dedication of an easement for street purposes as required in paragraph (4) above, the building set back line shall become fifteen feet.
- (7) Landscaping must be provided as shown on the landscape plan attached hereto as Exhibit B, prior to the issuance of a Certificate of Occupancy for any Office-2 use on the property. Landscaping as shown on the landscape plan attached hereto as Exhibit B must be maintained in a healthy and growing condition at all times.

Deed Restrictions: Exhibit A





Deed Restrictions: Exhibit B



**CPC Recommended PD Conditions**

“ARTICLE \_\_\_\_.”

PD \_\_\_\_ .

**SEC. 51P-\_\_\_\_.101. LEGISLATIVE HISTORY.**

PD \_\_\_\_ was established by Ordinance No.\_\_\_\_, passed by the Dallas City Council on \_\_\_\_.

**SEC. 51P- \_\_\_\_ .102. PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property located at the northwest corner of Bankway Lane and Forest Lane. The size of PD \_\_\_\_ is approximately 4.17 acres.

**SEC. 51P- \_\_\_\_ .103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this division, BROADCASTING OR RECORDING STUDIO means a facility for broadcasting live or prerecorded programs by radio or television;

(1) recording records, tapes, or video tapes by digital, electronic, or other suitable media; and

(2) recording, programming, and receiving radio or television signals.

(a) A broadcasting or recording studio use is considered a retail and personal service use.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a nonresidential zoning district.

**SEC. 51P- \_\_\_\_ .104. EXHIBITS.**

The following exhibits are incorporated into this article:

(1) Exhibit \_\_A: development plan.

**SEC. 51P- \_\_\_\_ .105. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit \_\_\_\_). If there is a conflict between the text of this article and the development plan, the text of this article controls.

**SEC. 51P-\_\_\_\_.106. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the GO(A) General Office District, subject to the same conditions applicable in the GO(A) General Office District, as set out in Chapter 51A. For example, a use permitted in the GO(A) General Office 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 GO(A) General Office District is subject to DIR in this district; etc.

(b) The following additional uses are permitted by right:

- Alcohol beverage establishments.
- Broadcasting or recording studio.
- Commercial amusement (inside).
- Convenience store.
- Custom business service.
- General merchandise or food store 3,500 square feet or less.
- Handcrafted art work studio.
- Instructional arts studio.
- Restaurant without drive-in or drive-through service.
- Theater.

(c) The following use is permitted by specific use permit (SUP) only:

- Mini-warehouse.

**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 GO(A) General Office District apply.

(b) Front yard. Minimum front yard is 10 feet.

**SEC. 51P- \_\_\_\_ .109. OFF-STREET PARKING AND LOADING.**

(a) Except as provided in this section, consult the use regulation in Division [51A-4.200](#) for the specific off-street-parking and loading requirements for each use.

(b) The entire property is considered one lot for parking purposes.

(c) An art gallery, broadcasting or recording studio, handcrafted art work studio, or instructional arts studio require a minimum of one space per 500 square feet.

(d) Shared parking is permitted for all nonresidential uses on the lot. The utilization rates in the following table provide the basis for calculation of parking spaces required with shared parking. The adjusted standard off street parking requirement for the development is the largest of the five “time-of-day” column sums.

<b>Shared Parking Table (for calculating adjusted parking requirement)</b>					
<b>Use Category</b>	<b>Morning</b>	<b>Noon</b>	<b>Afternoon</b>	<b>Late Afternoon</b>	<b>Evening</b>
Office-related uses	100%	80%	100%	85%	35%
Retail related uses	60%	75%	70%	65%	70%
Bar and restaurant uses	20%	100%	30%	30%	100%
All other uses	100%	100%	100%	100%	100%

(d) For an office use, the required parking shall be provided at a ratio of one space per 418 square feet of floor area.

**SEC. 51P- \_\_\_\_ .110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_\_\_ .111. LANDSCAPING.**

Landscaping must be provided in accordance with Article X.

**SEC. 51P- \_\_\_\_ .112. SIGNS.**

Signs must comply with the provisions for business zoning districts in Article VII.

**SEC. 51P- \_\_\_\_ .113. 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.

**SEC. 51P-\_\_\_\_.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, 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.

# Proposed Development Plan

**BUILDING AREAS:**

**EXISTING:**  
 BUILDING ONE (Existing 4 Story): 60,172 sf Multi-Use / Potential Future Warehouse  
 BUILDING TWO (Existing 4 Story): 82,740 sf Multi-Use Warehouse  
 BUILDING THREE (New 2 Story): 27,650 sf Mini-Warehouse  
**TOTAL:** 170,562 sf

**FLOOR AREA RATIO:**

**EXISTING:**  
 60,172 sf Multi-Use 0.33 FAR  
 82,740 sf Multi-Use 0.38 FAR  
**TOTAL:** 0.71 FAR

**COVERAGE:**

**EXISTING:**  
 18,168.85 SF (4.17 ACRES)  
 IMPERVIOUS: 25,793 SF (19.7%)  
 BUS COVERAGE: 47,180 SF (12%)

**LANDSCAPING:**  
 Article 8 of the Dallas Development Code, as amended.

**PARKING:**

**EXISTING:**  
 PROVIDED: 338 SPACES

**PROPOSED (with Mini-Warehouse Use by SUP):**  
 PROVIDED: 213 SPACES

**PROPOSED (with Mini-Warehouse Use by SUP):**

BUILDING ONE (Existing 4 Story): 60,172 sf Multi-Use / Potential Future Warehouse  
 BUILDING TWO (Existing 4 Story): 82,740 sf Multi-Use Warehouse  
 BUILDING THREE (New 2 Story): 27,650 sf Mini-Warehouse  
**TOTAL:** 170,562 sf

**PROPOSED (with Mini-Warehouse Use by SUP):**

60,172 sf Multi-Use/Potential Future Mini-Warehouse 0.33 FAR  
 82,740 sf Multi-Use Warehouse 0.38 FAR  
**TOTAL:** 0.88 FAR

**PROPOSED (with Mini-Warehouse Use by SUP):**

LOT AREA: 191,628.65 SF (4.47 ACRES)  
 IMPERVIOUS: 25,793 SF (19.7%)  
 BUS COVERAGE: 47,180 SF (12%)

**FLOOD PLAN:**  
 ZONE X - Community Flood No. 48115021701, effective date 08/23/01  
 (Per FEMA Map-Flood Plan)

**PROPOSED (with Mini-Warehouse Use by SUP):**  
 PROVIDED: 213 SPACES

**VICINITY MAP:**

**ZONING:**  
 EXISTING CLASSIFICATION: GOA1  
 PROPOSED CHANGE TO PLANNED DEVELOPMENT: \_\_\_\_\_

**PROJECT INFORMATION:**

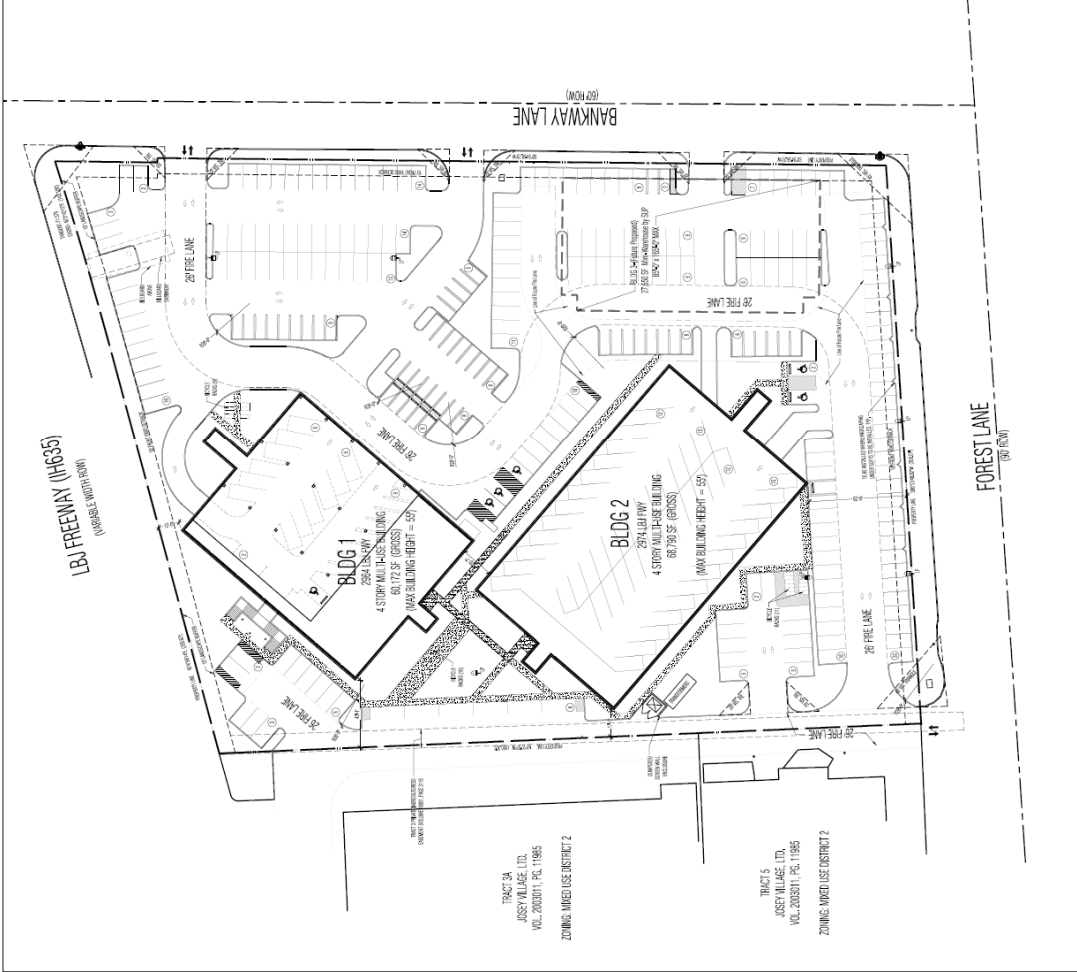
**PROJECT NAME:** LBJ METROPLEX, LP  
 LOT 2A & 2A-1, BLOCK 6950, COMMONWEALTH PLAZA ADDITION  
 2974 & 2974 LBJ FREEWAY  
 DALLAS, TX 75234

**DATE:** 03.08.2019

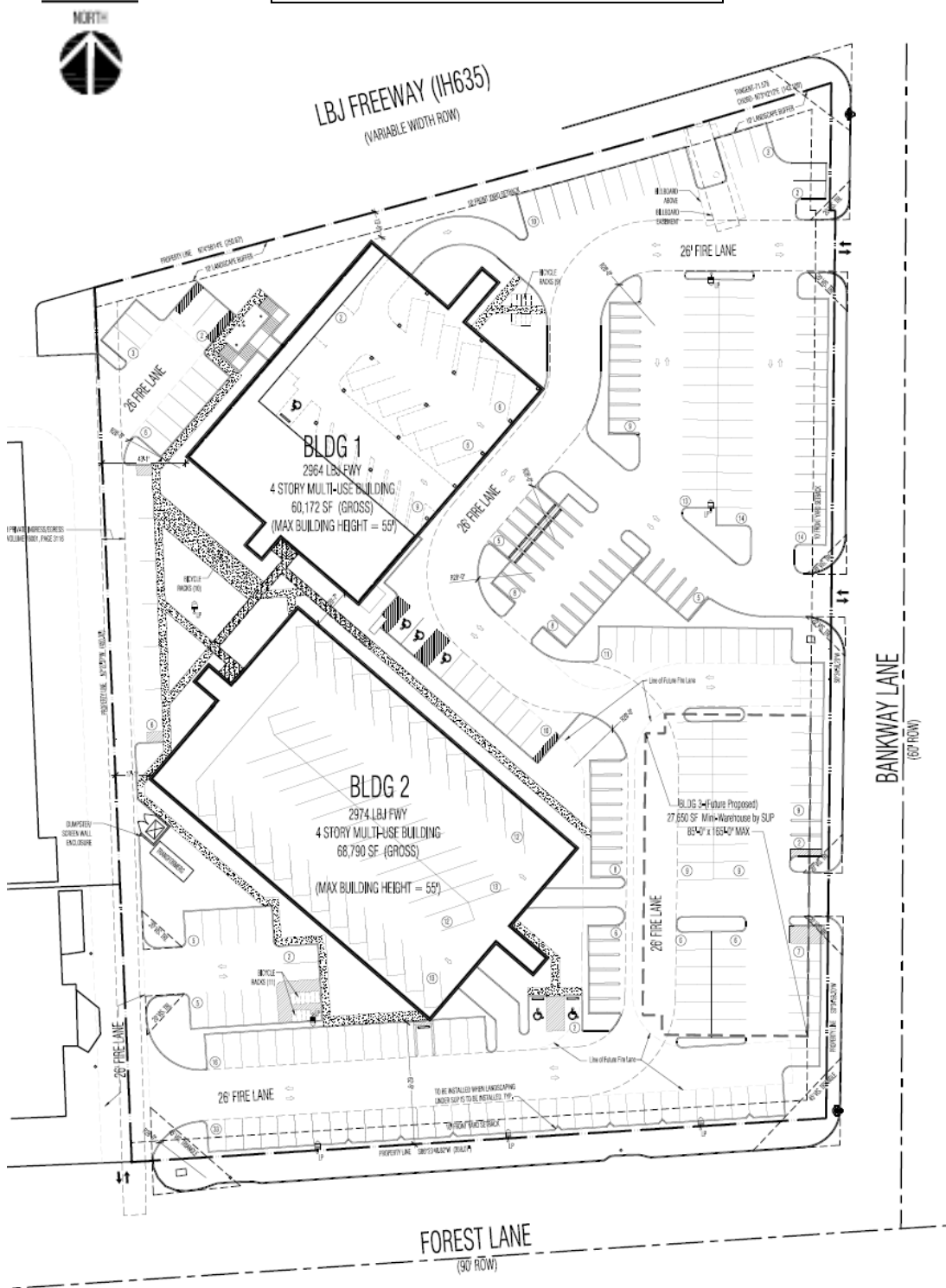
**SCALE:** 1" = 40' (A1)

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	Issue for Review	03.08.2019
2	Final	03.08.2019



# Enlarged Development Plan



**CPC Recommended SUP 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 and elevations.

**CPC Recommendation and Applicant’s Request:**

3. TIME LIMIT: This specific use permit expires on\_\_\_\_, (fifteen-year period from the passage of this ordinance, but is eligible for one automatic renewal for an additional fifteen-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 applications for automatic renewal is strictly enforced.)

**Staff’s Recommendation:**

3. TIME LIMIT: This specific use permit expires on\_\_\_\_, (ten-year period from the passage of this ordinance, but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. LANDSCAPING: Except as otherwise provided on the landscape plan attached hereto as Exhibit “\_”, landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
  - A. Landscaping shown on the landscape plan must be installed prior to the issuance of a certificate of occupancy for a mini-warehouse use in Building 3 as shown on the Site Plan. Street trees along Bankway Lane that are within ten feet of a building shall be medium or small trees.
  - B. Along Forest Lane and Bankway Lane, sod must be planted within six months of approval of this specific use permit in the area between the back of parking lot pavement and back of curb of said streets, save and except sidewalks, utility facilities, and other impervious surfaces.



5. ELEVATIONS: Construction of Building 3 as shown on the Site Plan must generally comply with the elevations attached hereto as Exhibit”\_”.

6. ARCHITECTURAL STANDARDS: Building 3, as identified on the Site Plan, shall conform to the following architectural standards:

A. Building Articulation:

1. The exterior facades of new buildings shall have a minimum of one horizontal articulation no lower than ten feet above finished floor that extends a minimum of seventy-five percent around the perimeter of the building to create a lower “base” and upper “top” around the building.
2. No façade shall extend longer than forty-five continuous feet along the lower base without a depth articulation of at least one foot deep that is a minimum of two feet wide.
3. No façade shall extend longer than seventy-five continuous feet without a minimum depth articulation of three feet deep that is a minimum of ten feet wide. The three-foot depth articulation shall extend vertically the full height of the building.
4. No parapet or roof length shall extend longer than seventy-five continuous feet in the same direction without a minimum height articulation of three feet that is a minimum of ten feet wide.
5. Display windows or glass shall be utilized on facades facing public streets and roadways as shown on the SUP Elevation Plan.
6. Offsets, projections, and reveals are required for material transitions.

B. Exterior Material Requirements

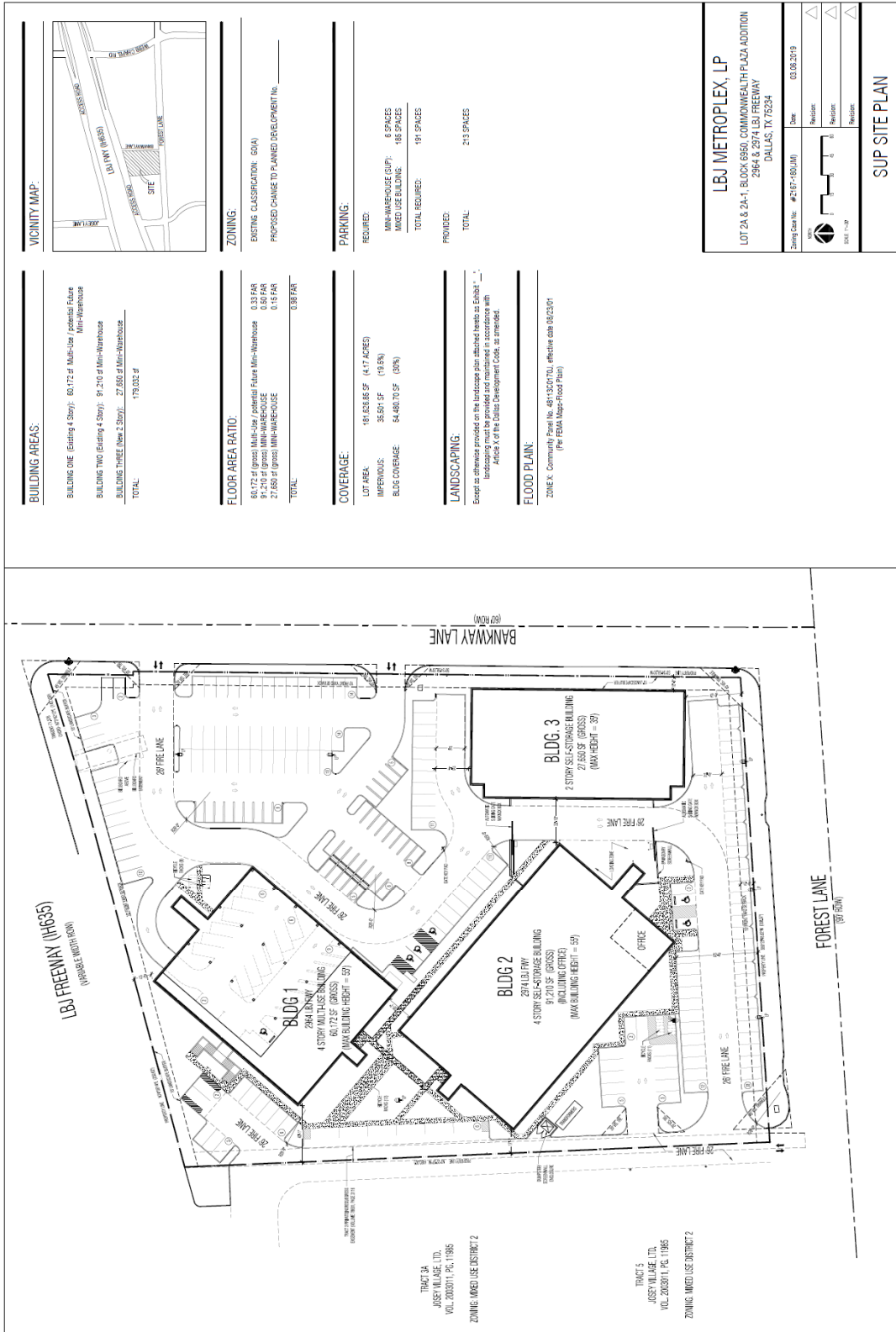
1. The exterior facades of a new building shall be constructed of eighty percent masonry, exclusive of doors and windows.
2. Masonry shall be defined as stone, pre-cast concrete, poured-in-place concrete with a similar appearance to stone, cementitious siding, split-faced concrete masonry unit, three-coat cement plaster system, or brick.
3. No single material shall cover more than sixty percent of each façade.
4. The use of architectural metal panels shall be limited to twenty percent of the total exterior façade.

7. SCREENING WALL REQUIREMENTS:

- A. Masonry screen walls to a height of eight feet are required to block dumpsters, loading zones, and false overhead display doors from the view of public streets as shown on the SUP Site Plan.

- B. All screen walls shall be constructed of stone, pre-cast concrete, poured-in-place concrete with a similar appearance to stone, cementitious siding, split-faced concrete masonry unit, three-coat cement plaster system, or brick.
  - 1. All walls shall be constructed with the same materials and masonry percentages as the new buildings.
  - 2. The decorative, patterned, or split-faced side of the wall must face out toward the public streets.
  - 3. Gates may be constructed of tubular steel.
  - 4. Tubular steel or painted steel may be used for operable gates, but are required to be infilled with metal panels of the same color.
  
- C. No wall shall extend longer than four continuous feet without a depth articulation of twelve inches that is a minimum of sixteen inches wide.
  
- 8. INGRESS/EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
- 9. PARKING: Off-street parking must be located as shown on the attached site plan and provided in accordance with PD No. XXX.
- 10. FLOOR AREA: Total maximum floor area for the mini-warehouse buildings is 179,032 square feet inclusive of 400 square feet of office space for the storage buildings.
- 11. HOURS OF OPERATION: The mini-warehouse office may only operate between 9:00 a.m. and 6:00 p.m., Monday through Friday; and between 8:00 a.m. and 6:00 p.m. on Saturday.
- 12. OUTSIDE STORAGE: Outside storage of vehicles, parking for vehicles for rent, boats, and /or equipment is prohibited.
- 13. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
- 14. 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 SUP Site Plan



**BUILDING AREAS:**

BUILDING ONE (Existing 4 Story): 60,172 sf Multi-User Potential Future Mini-Warehouse  
 BUILDING TWO (Existing 4 Story): 97,710 sf Mini-Warehouse  
 BUILDING THREE (New 2 Story): 27,650 sf Mini-Warehouse  
 TOTAL: 175,532 sf

**FLOOR AREA RATIO:**

60,172 sf of Gross Multi-User Potential Future Mini-Warehouse 0.58 FAR  
 97,710 sf of Gross Mini-Warehouse 0.93 FAR  
 27,650 sf of Gross Mini-Warehouse 0.26 FAR  
 TOTAL 0.88 FAR

**COVERAGE:**

LOT AREA: 191,628.86 SF (4.17 ACRES)  
 IMPERVIOUS: 38,601 SF (19.6%)  
 BLDG COVERAGE: 64,480.70 SF (33%)

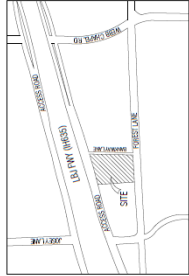
**LANDSCAPING:**

Except as otherwise provided on the landscape plan attached hereto as Exhibit "A", landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

**FLOOD PLAN:**

ZONE X, Community Flood No. 491357570L, effective date 08/23/07  
 (P-FIRM Map Approval File)

**VICINITY MAP:**



**ZONING:**

EXISTING CLASSIFICATION: 60A  
 PROPOSED CHANGE TO PLANNED DEVELOPMENT NO. \_\_\_\_\_

**PARKING:**

REQUIRED:  
 MINI-WAREHOUSE, COP, MIXED USE BUILDING: 185 SPACES  
 TOTAL REQUIRED: 185 SPACES

PROVIDED:  
 TOTAL: 213 SPACES

**LBJ METROPLEX, LP**

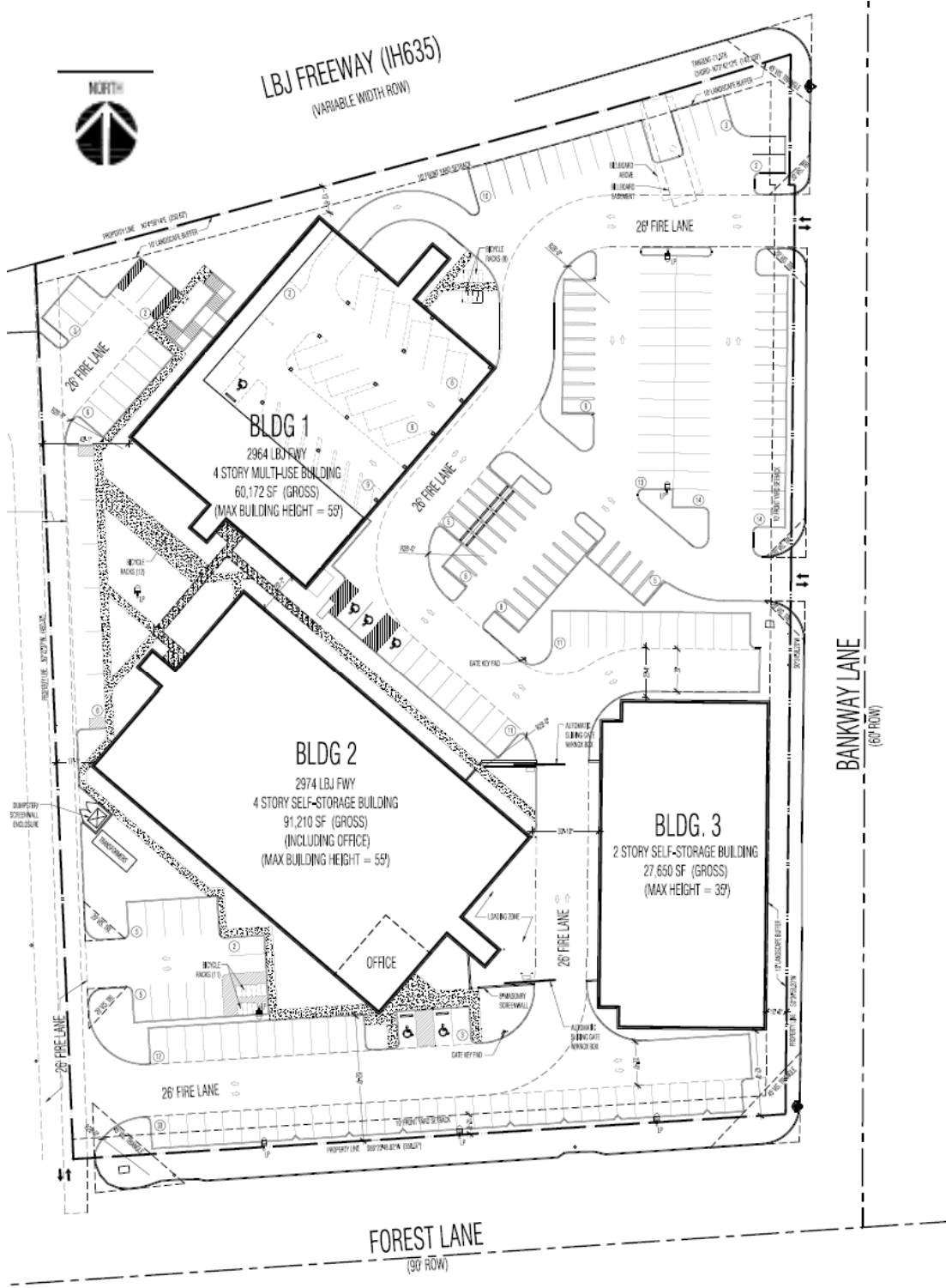
LOT 2A & 2A-1, BLOCK 6950, COMMONWEALTH PLAZA ADDITION  
 2964 & 2974 LBJ FREEWAY  
 DALLAS, TX 75234

Stamp Date No: #5157-88(UM) Date: 03.08.2019

Scale: 1" = 30'

**SUP SITE PLAN**

**Enlarged SUP Site Plan**



# Proposed SUP Landscape Plan

**BUILDING AREAS:**

BUILDING ONE (Existing 4 Story): 60,172 sf MHK-Use  
 BUILDING TWO (Existing 4 Story): 91,216 sf MHK/Warehouse  
 BUILDING THREE (New 2 Story): 27,650 sf MHK/Warehouse

TOTAL: 179,038 sf

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**FLOOR AREA RATIO:**

60,172 sf MHK-Use 0.33 FAR  
 118,866 sf MHK/WAREHOUSE 0.66 FAR

TOTAL: 0.99 FAR

**VICINITY MAP:**

**EXISTING CLASSIFICATION:** COVA

**PROPOSED CHANGE TO PLANNED DEVELOPMENT No.**

---

**ZONING:**

EXISTING ZONING: COVA  
 PROPOSED ZONING: SUP

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**COVERAGE:**

LOT AREA: 18,156.85 SF (4.17 ACRES)  
 IMPERVIOUS: 35,591 SF (19.5%)  
 BLDG COVERAGE: 54,680.70 SF (30%)

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**LANDSCAPING:**

Except as otherwise provided on the landscape plan attached hereto as Exhibit "A", the landscape plan shall be in accordance with Article X of the Dallas Development Code, as amended.

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**FLOOD PLAIN:**

ZONE X: Community Flood No. 4811 CONTROL, effective date 08/20/01  
 (Per FEMA Impoundment Plan)

**MAINTENANCE NOTES**

1. All irrigation systems shall be installed in accordance with the manufacturer's instructions and shall be tested and adjusted prior to installation.
2. All irrigation systems shall be installed in accordance with the manufacturer's instructions and shall be tested and adjusted prior to installation.
3. All irrigation systems shall be installed in accordance with the manufacturer's instructions and shall be tested and adjusted prior to installation.
4. All irrigation systems shall be installed in accordance with the manufacturer's instructions and shall be tested and adjusted prior to installation.

**LANDSCAPING NOTES**

1. All trees shall be installed in accordance with the manufacturer's instructions and shall be tested and adjusted prior to installation.
2. All trees shall be installed in accordance with the manufacturer's instructions and shall be tested and adjusted prior to installation.
3. All trees shall be installed in accordance with the manufacturer's instructions and shall be tested and adjusted prior to installation.
4. All trees shall be installed in accordance with the manufacturer's instructions and shall be tested and adjusted prior to installation.

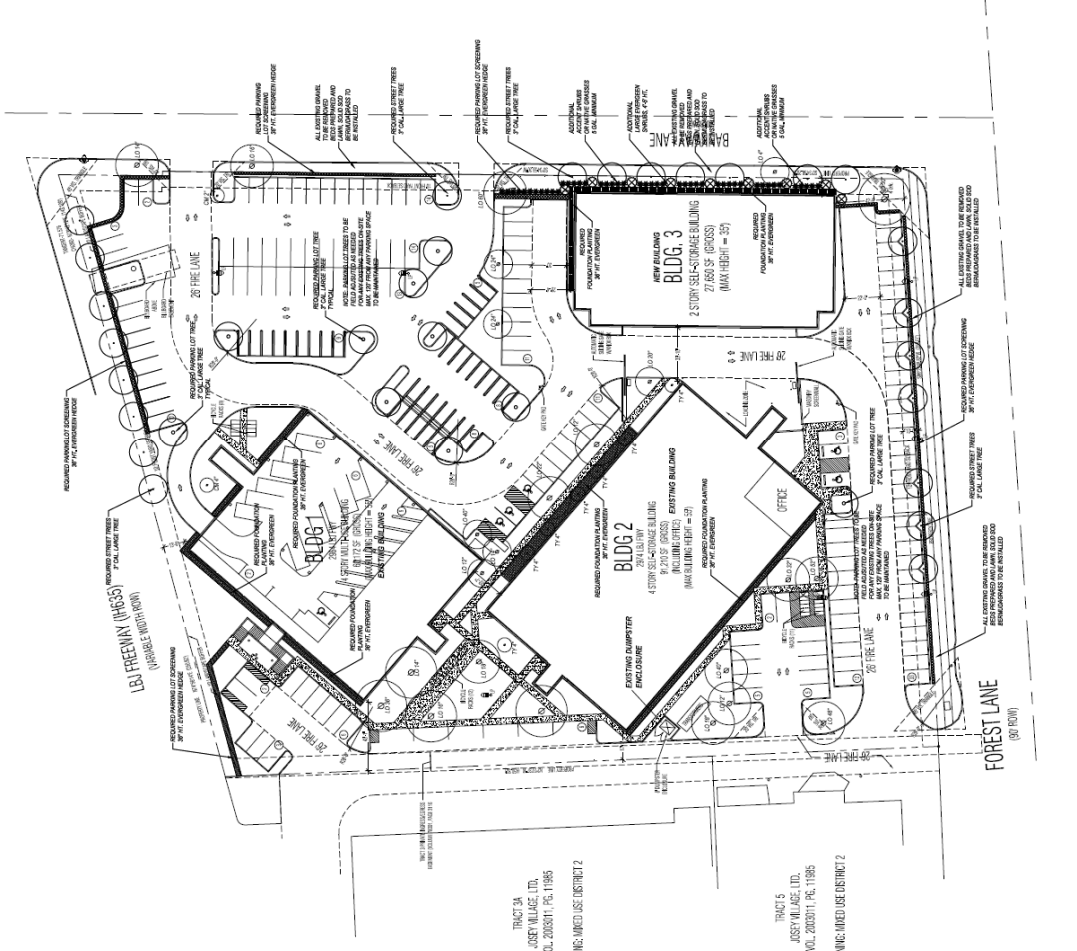
**EXISTING TREE LEGEND**

Symbol: Tree with 'X' in circle = Existing Tree

**LANDSCAPE TABLES**

TABLE 1: TREE SCHEDULES

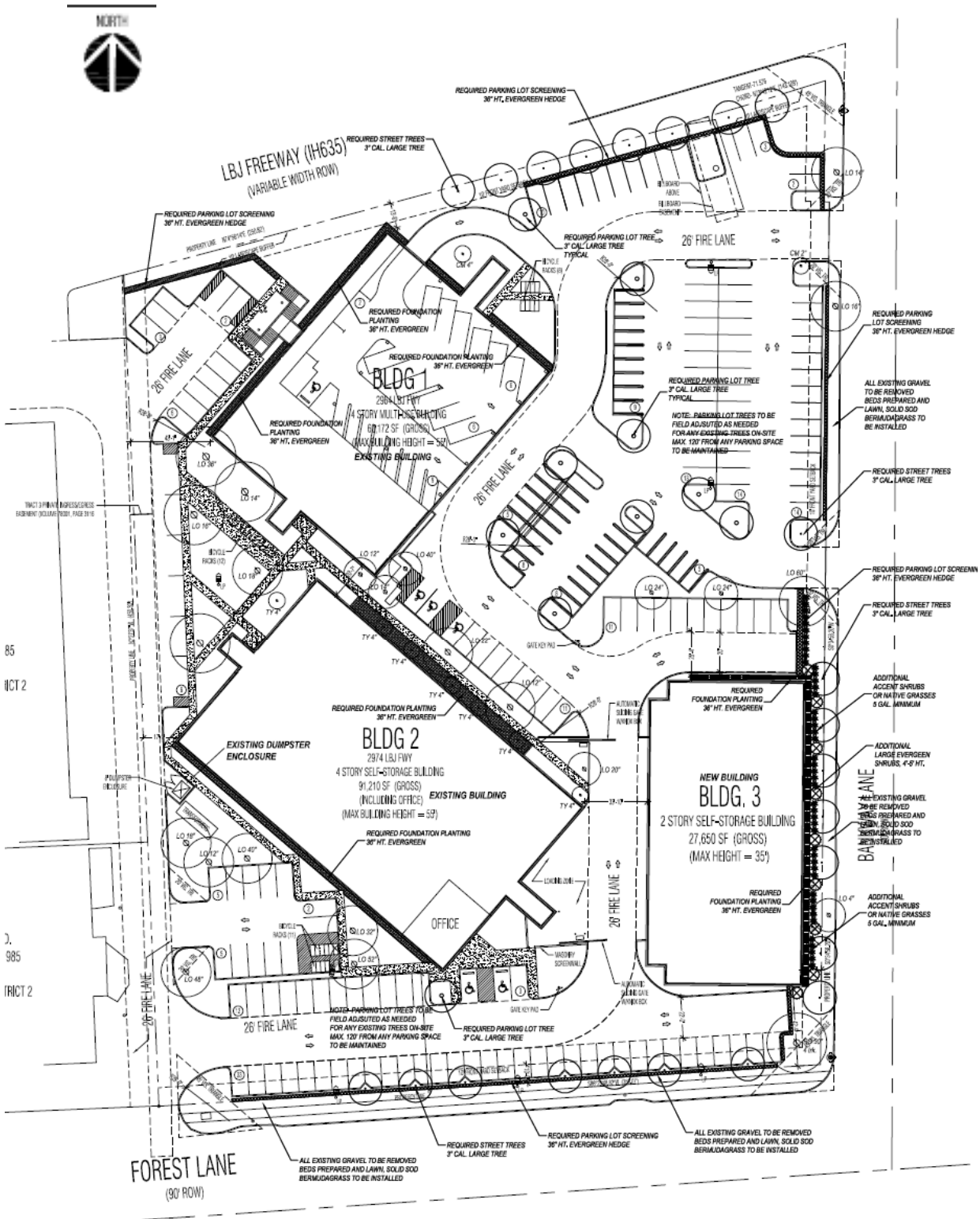
Item	Tree Name	Quantity	Notes
1	Redbud	10	10' x 10' x 10' x 10'
2	Redbud	10	10' x 10' x 10' x 10'
3	Redbud	10	10' x 10' x 10' x 10'
4	Redbud	10	10' x 10' x 10' x 10'
5	Redbud	10	10' x 10' x 10' x 10'
6	Redbud	10	10' x 10' x 10' x 10'
7	Redbud	10	10' x 10' x 10' x 10'
8	Redbud	10	10' x 10' x 10' x 10'
9	Redbud	10	10' x 10' x 10' x 10'
10	Redbud	10	10' x 10' x 10' x 10'



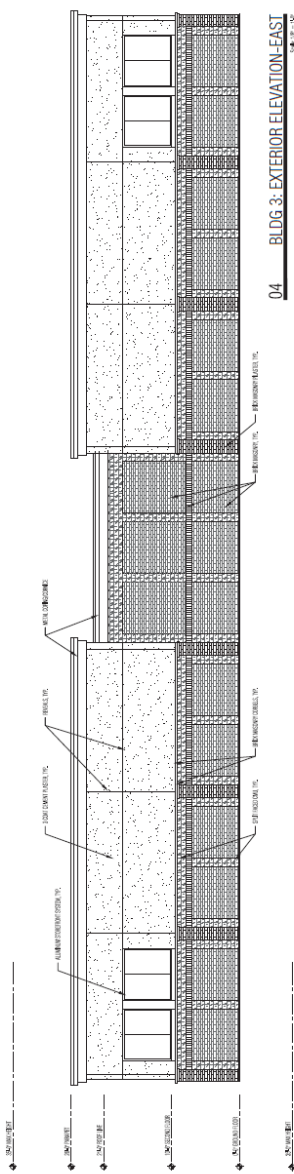
TRACT 3A  
 JOSEY VILLAGE, LTD.  
 VOL. 200311, PG. 11895  
 ZONING: UNCLUST DISTRICT 2

TRACT 6  
 JOSEY VILLAGE, LTD.  
 VOL. 200311, PG. 11895  
 ZONING: UNCLUST DISTRICT 2

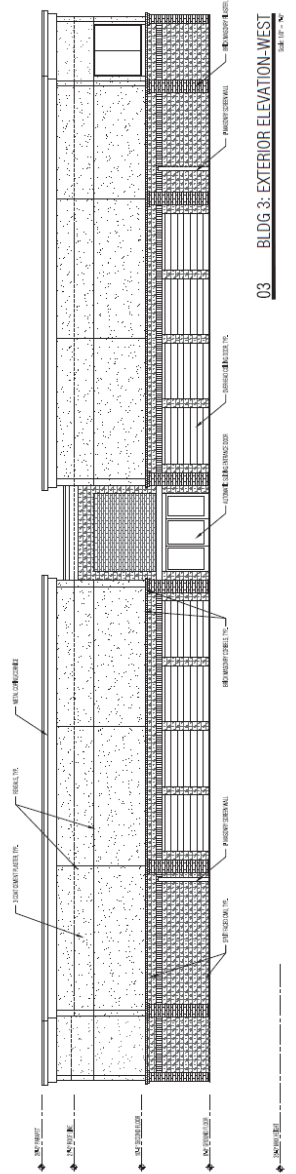
**Enlarged SUP Landscape Plan**



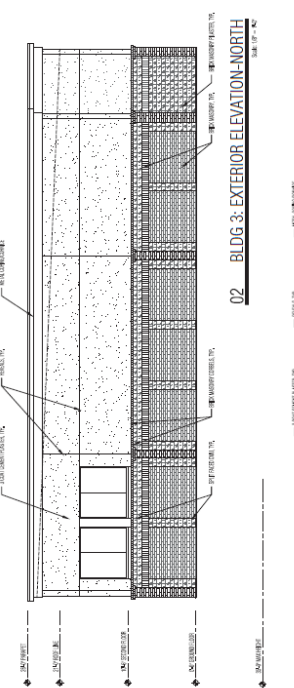
# Proposed SUP Elevation Plan



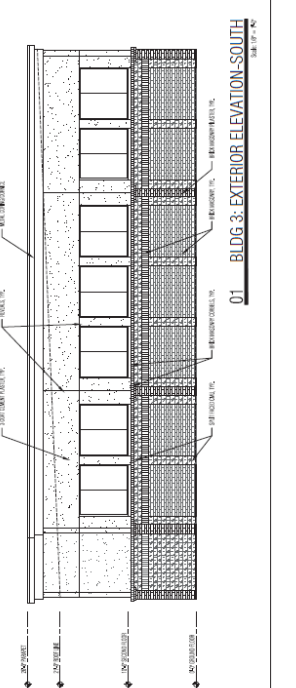
04 BLDG 3: EXTERIOR ELEVATION-EAST  
SCALE: 3/8\"/>



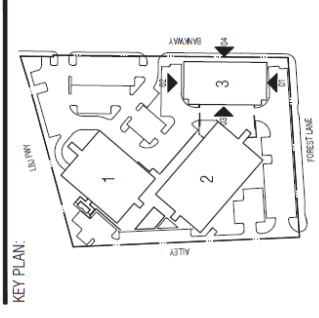
03 BLDG 3: EXTERIOR ELEVATION-WEST  
SCALE: 3/8\"/>



02 BLDG 3: EXTERIOR ELEVATION-NORTH  
SCALE: 3/8\"/>



01 BLDG 3: EXTERIOR ELEVATION-SOUTH  
SCALE: 3/8\"/>

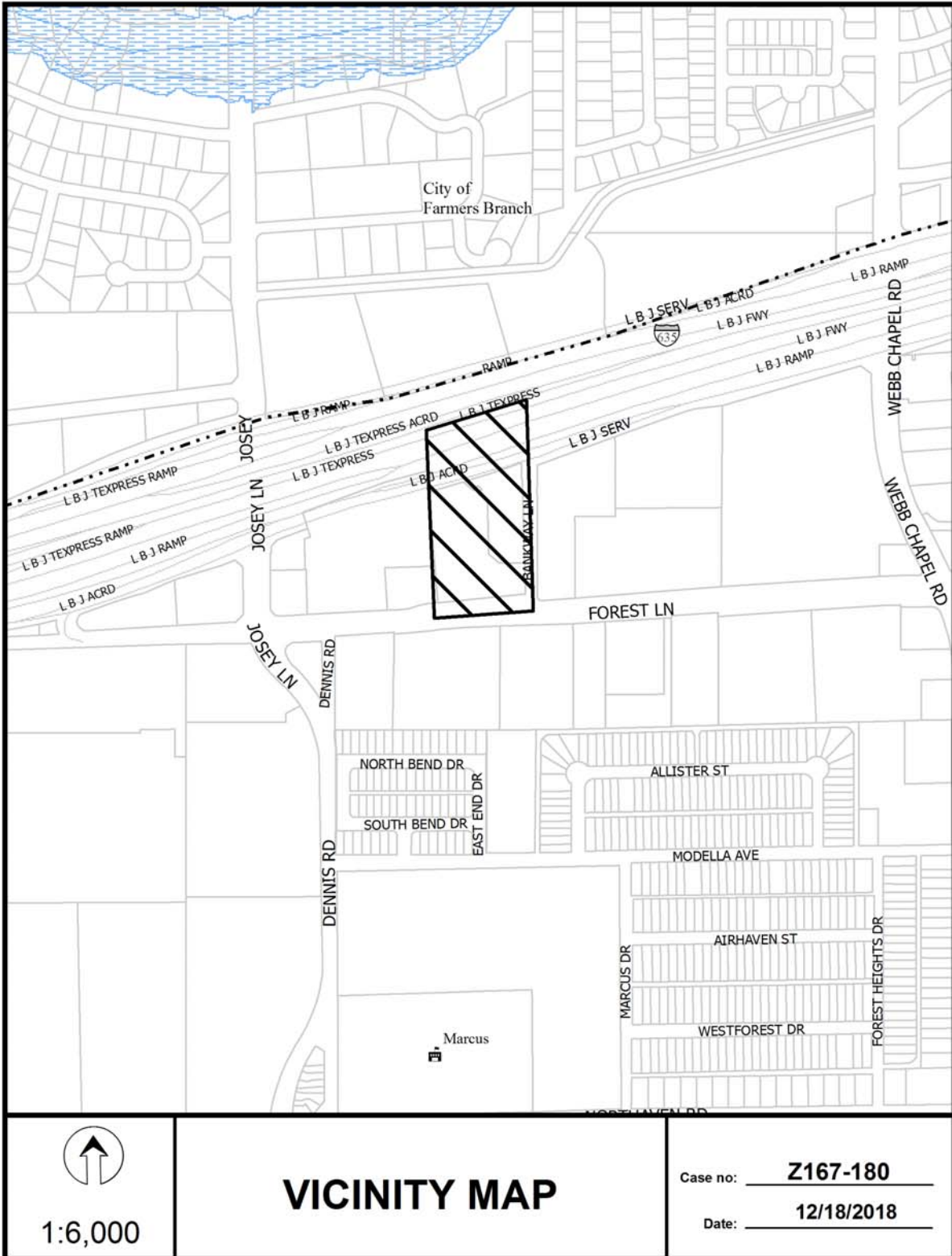


KEY PLAN:

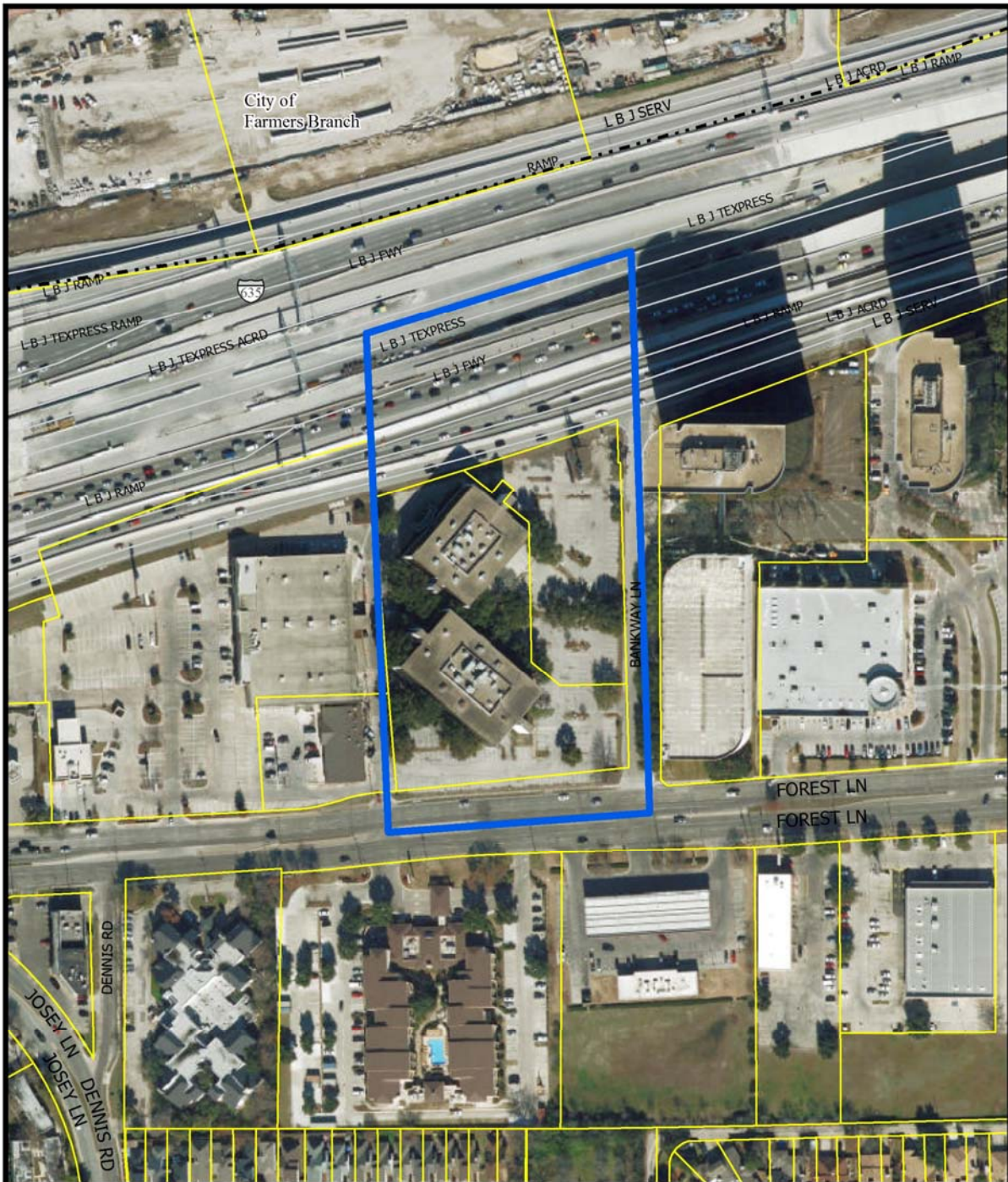
**LBJ METROPLEX, LP**  
 LOT 2A & 2A-1, BLOCK 6560, COMMONWEALTH PLAZA ADDITION  
 2964 & 2974 LBJ FREEWAY  
 DALLAS, TX 75234

Drawing Date No:	#2167-180(JM)	Date:	12.18.2016
North		Revisior:	
Scale	1"=8'	Revisior:	
		Revisior:	

### SUP ELEVATION PLAN





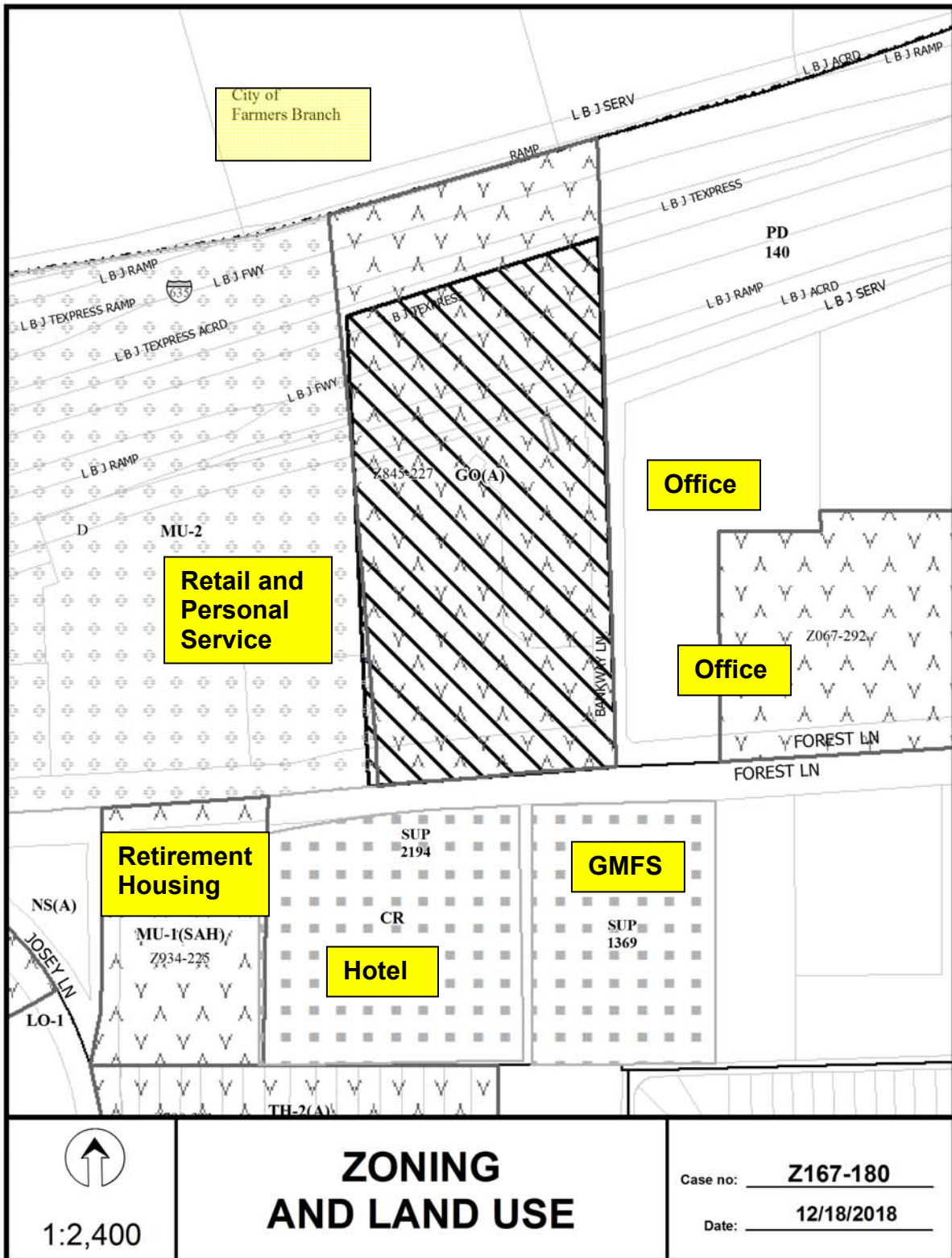


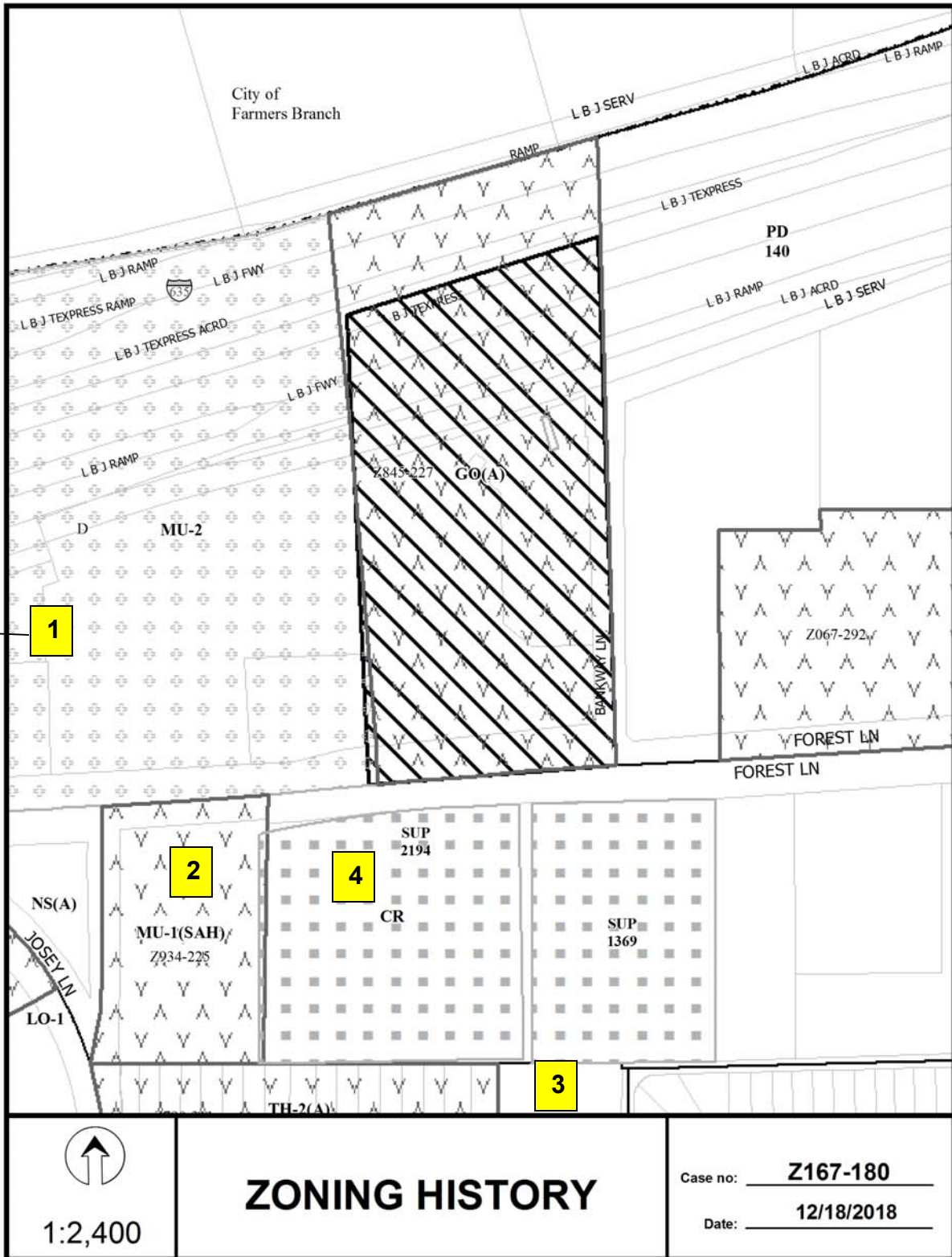
1:2,400

# AERIAL MAP

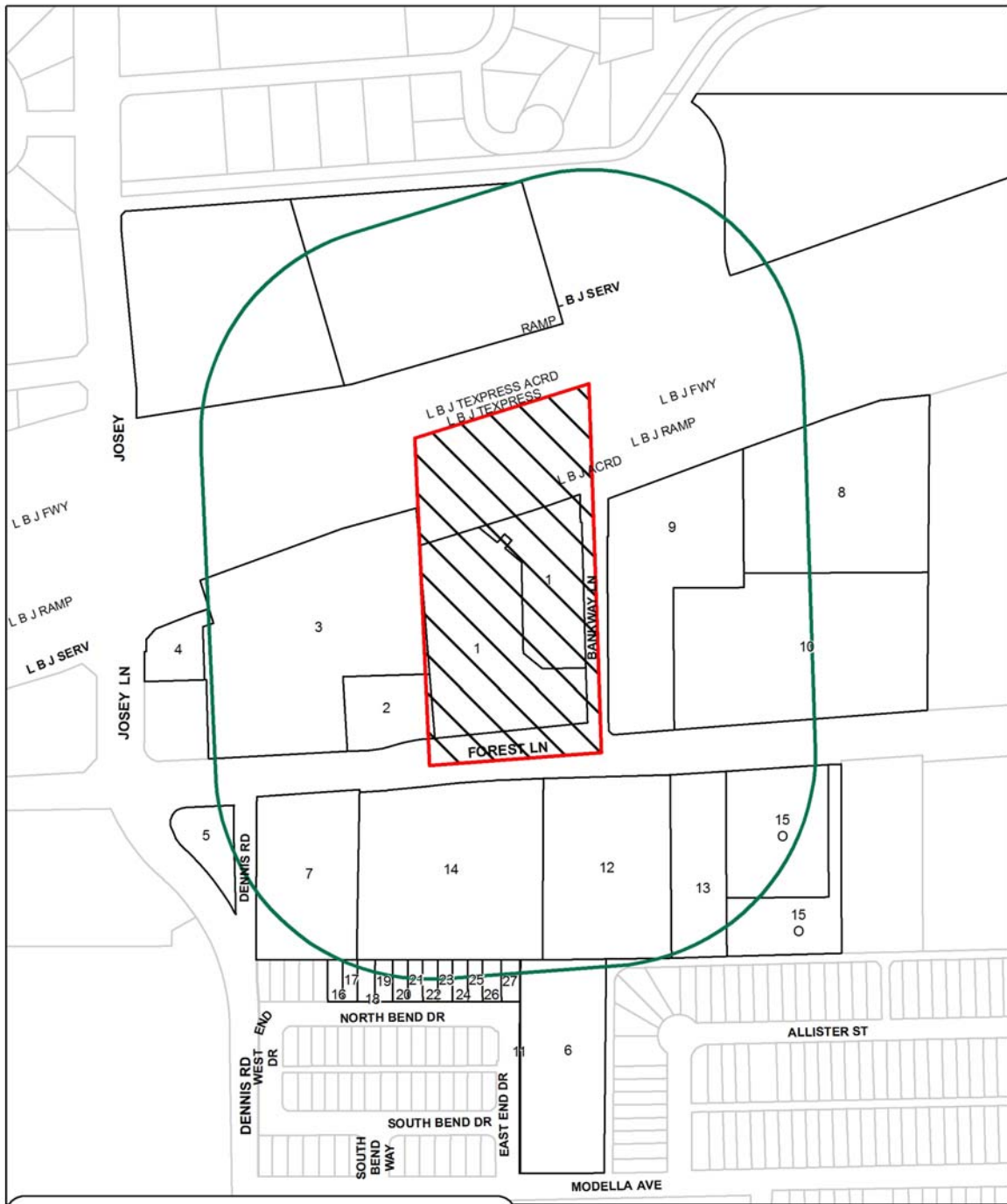
Case no:     Z167-180    

Date:     12/18/2018





**CPC RESPONSES**



<u>27</u>	Property Owners Notified (32 parcels)
<u>1</u>	Replies in Favor (2 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>500'</u>	Area of Notification
<u>4/4/2019</u>	Date

**Z167-180**  
**CPC**



1:3,600

04/03/2019

**Reply List of Property Owners****Z167-180****27 Property Owners Notified****1 Property Owner in Favor****0 Property Owners Opposed**

<b>Reply</b>	<b>Label #</b>	<b>Address</b>	<b>Owner</b>
	1	2964 LBJ FWY	LBJ METROPLEX LP
	2	2919 FOREST LN	JOSEY VILLAGE LTD
	3	2909 FOREST LN	JOSEY VILLAGE LTD
	4	11838 JOSEY LN	JOSEY VILLAGE LTD
	5	2880 FOREST LN	KNB ENTERPRISES INC
	6	2963 MODELLA AVE	OLERIO HOMES LLC
	7	2920 FOREST LN	ST JUDE INC
	8	3030 LBJ FWY	TRIWEST GREEN LP
	9	3010 LBJ FWY	GRAYSTONE GREEN LP
	10	3029 FOREST LN	COLE LA DALLAS TX LLC
	11	11600 DENNIS RD	NORTH TOWN SQUARE
	12	2968 FOREST LN	QUIKTRIP CORPORATION
	13	2976 FOREST LN	HALLE PROPERTIES LLC
	14	2930 FOREST LN	COVENTRY HOSPITALITY LLC
O	15	2992 FOREST LN	RUBINFELD SAMUEL LIVING TR &
	16	2925 NORTH BEND DR	GARCIA RICARDO ANTONIO & ALEJANDRA
	17	2929 NORTH BEND DR	SLOAN JAMIE L &
	18	2933 NORTH BEND DR	HARRISON SANDRA A
	19	2937 NORTH BEND DR	MCGEE FRANK HARDIN &
	20	2941 NORTH BEND DR	KAILEY BARBARA
	21	2945 NORTH BEND DR	ETIENNE PHILIPPE JEAN &
	22	2949 NORTH BEND DR	WEBB JEFFREY S
	23	2953 NORTH BEND DR	ROMERO MARCUS JOSHUA
	24	2957 NORTH BEND DR	MEDINA WAYNE R
	25	2961 NORTH BEND DR	RICE DAWN P
	26	2965 NORTH BEND DR	GILSON DAVID E &
	27	2969 NORTH BEND DR	FRAELICH EDWARD K JR