

MOBILITY SOLUTIONS, INFRASTRUCTURE & SUSTAINABILITY COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

RECEIVED

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CITY SECRETARY
DALLAS, TEXAS

MONDAY, OCTOBER 9, 2017
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA STREET
DALLAS, TEXAS 75201
1:00 P.M.-2:30 P.M.

Chair, Councilmember Lee M. Kleinman
Vice Chair, Councilmember Rickey D. Callahan
Councilmember Sandy Greyson
Councilmember Adam Medrano
Councilmember Casey Thomas, II
Councilmember Tennell Atkins

Call to Order

1. Approval of September 25, 2017 Minutes

BRIEFINGS

2. Hyperloop Texas
Steven Duong, Senior Urban Planner
AECOM
3. Big Projects in Texas and the Dallas-Fort Worth Region
Michael Morris, Director of Transportation
North Central Texas Council of Governments
4. Dallas Executive Airport Land Use Study 2017
Mark Duebner, Director
Aviation
5. Dallas Love Field General Aviation Landing Fee
Mark Duebner, Director
Aviation

6. UPCOMING AGENDA ITEMS

October 11, 2017

- A. Agenda Item #2: Authorize Supplemental Agreement No. 1 to the design-build contract with Lansford Company, Inc. to increase the Guaranteed Maximum Price for the new Dallas Police Department Helicopter Hangar Project at Dallas Executive Airport - Not to exceed \$6,114,872, from \$556,813 to \$6,671,685 - Financing: Aviation Capital Construction Funds (AVI)
- B. Agenda Item #10: Authorize acquisition from Freddie Kasper, of approximately 262,824 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$49,000 (\$45,900, plus closing costs and title expenses not to exceed \$3,100) - Financing: Water Utilities Capital Improvement Funds (SDC, DWU)
- C. Agenda Item #11: Authorize (1) the quitclaim of 22 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale that will be sold to the highest qualified bidders; and (2) the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached) - Estimated Revenue: \$331,000 (SDC)

A quorum of the City Council may attend this Council Committee meeting

- D. Agenda Item #12: An ordinance abandoning an easement for street purposes to Northwest Overlake, L.L.C., the abutting owner, containing approximately 5,064 square feet of land, located near the intersection of Northwest Highway and Straightway Drive; and authorizing the quitclaim - Revenue: \$26,586, plus the \$20 ordinance publication fee (SDC)

Adjourn

A handwritten signature in cursive script that reads "Lee M. Kleinman".

Lee M. Kleinman, Chair
Mobility Solutions, Infrastructure and Sustainability Committee

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]

HANDGUN PROHIBITION NOTICE FOR MEETING 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 pistola 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."

Mobility Solutions, Infrastructure & Sustainability Committee Meeting Record

The Mobility Solutions, Infrastructure & Sustainability Committee meetings are recorded. Agenda materials are available online at www.dallascityhall.com. Recordings may be reviewed/copied by contacting the Mobility Solutions, Infrastructure & Sustainability Committee Coordinator at 214-671-9465.

Meeting Date: September 25, 2017

Convened: 1:02 p.m.

Adjourned: 2:18 p.m.

Committee Members Present:

Lee M. Kleinman, Chair
Rickey D. Callahan, Vice Chair
Tennell Atkins
Sandy Greyson
Adam Medrano
Casey Thomas, II

Committee Members Absent:

n/a

Other Council Members Present:

n/a

Presenters:

Majed Al-Ghafry, Assistant City Manager
Dan Harbeke, Director of Public Affairs, Union Pacific
Tanya Brooks, Assistant Director, Mobility & Street Services
Todd Plesko, Vice President of Service Planning & Scheduling, DART
David Cossum, Director, Sustainable Development & Construction
Neva Dean, Assistant Director, Sustainable Development & Construction

City Staff Present:

Sarah Standifer
Robert L. Sims
Ashley Eubanks
Richard Wagner
Terry Lowery
Jody Puckett
Megan Wimer

Casey Burgess
Milton Henderson
Andrew Ruegg
Auro Majumdar
Rick Galceran
Bert Vandenberg

AGENDA

Call to Order (1:02 p.m.)

1. Approval of the September 11, 2017, Meeting Minutes

Presenter(s): Lee M. Kleinman, Chair

Action Taken/Committee Recommendation(s): A motion was made to approve the minutes for the September 11, 2017 Mobility Solutions, Infrastructure & Sustainability Committee meeting.

Motion made by: Rickey D. Callahan
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Adam Medrano
Item passed on a divided vote:
Item failed on a divided vote:

2. Upcoming Agenda Items

Presenter(s): Lee M. Kleinman, Chair

Action Taken/Committee Recommendation(s): Information only

3. Union Pacific in Dallas

Presenter(s): Dan Harbeke, Director of Public Affairs, Union Pacific, and Tanya Brooks, Assistant Director, Mobility & Street Services

Action Taken/Committee Recommendation(s): Information only

4. Approval of D-Link Interlocal Funding Agreement

Presenter(s): Todd Plesko, Vice President of Service Planning & Scheduling, DART, and Tanya Brooks, Assistant Director, Mobility & Street Services

Action Taken/Committee Recommendation(s): A motion was made to move the item forward to the full City Council agenda.

Motion made by: Adam Medrano
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Rickey D. Callahan
Item passed on a divided vote:
Item failed on a divided vote:

5. Article XIII Form Districts Development Code Amendments

Presenter(s): David Cossum, Director, and Neva Dean, Assistant Director, Sustainable Development & Construction

Action Taken/Committee Recommendation(s): Information only

6. Interagency Transportation Report

Presenter(s): Lee M. Kleinman, Chair

Action Taken/Committee Recommendation(s): Information only

Adjourn (2:18 p.m.)

APPROVED BY:

ATTEST:

Lee M. Kleinman, Chair
Mobility Solutions, Infrastructure, &
Sustainability Committee

Chelsea Monty, Coordinator
Mobility Solutions, Infrastructure, &
Sustainability Committee

Memorandum



DATE October 3, 2017

CITY OF DALLAS

Honorable Members of the Mobility Solutions, Infrastructure and Sustainability
TO Committee: Lee M. Kleinman (Chair), Rickey D. Callahan (Vice-Chair), Sandy
Greyson, Adam Medrano, Casey Thomas, II and Tennell Atkins

SUBJECT **Hyperloop Texas**

On Monday, October 9, 2017, you will be briefed on Hyperloop Texas. 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 'Majed A. Al-Ghafry'.

Majed A. Al-Ghafry
Assistant City Manager

[Attachment]

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billierae Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Jo M. (Jody) Puckett, Assistant City Manager (Interim)

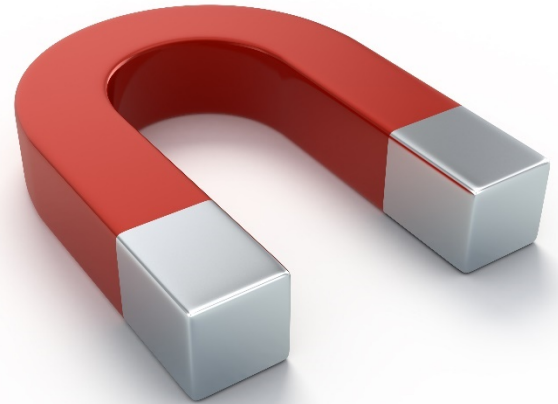
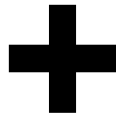
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Hyperloop Texas

Hyperloop Global Challenge Winning Proposal



History of Hyperloop

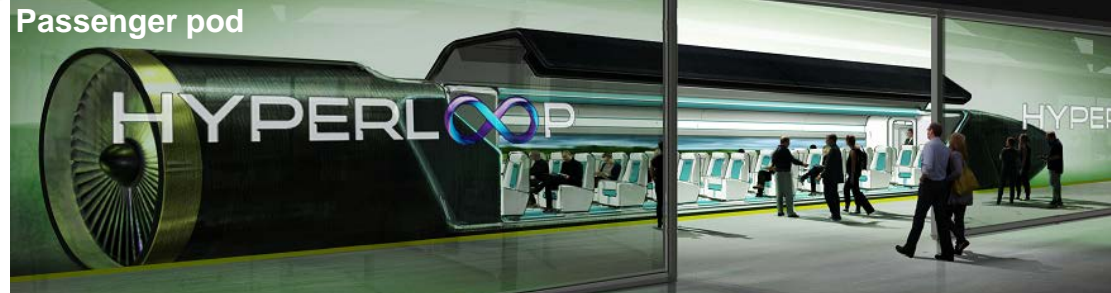


What is Hyperloop

- New mode of transportation consisting of moving passenger or cargo vehicles through a near-vacuum tube using electric propulsion
- Autonomous pod levitates above the track and glides at 700 mph+ over long distances

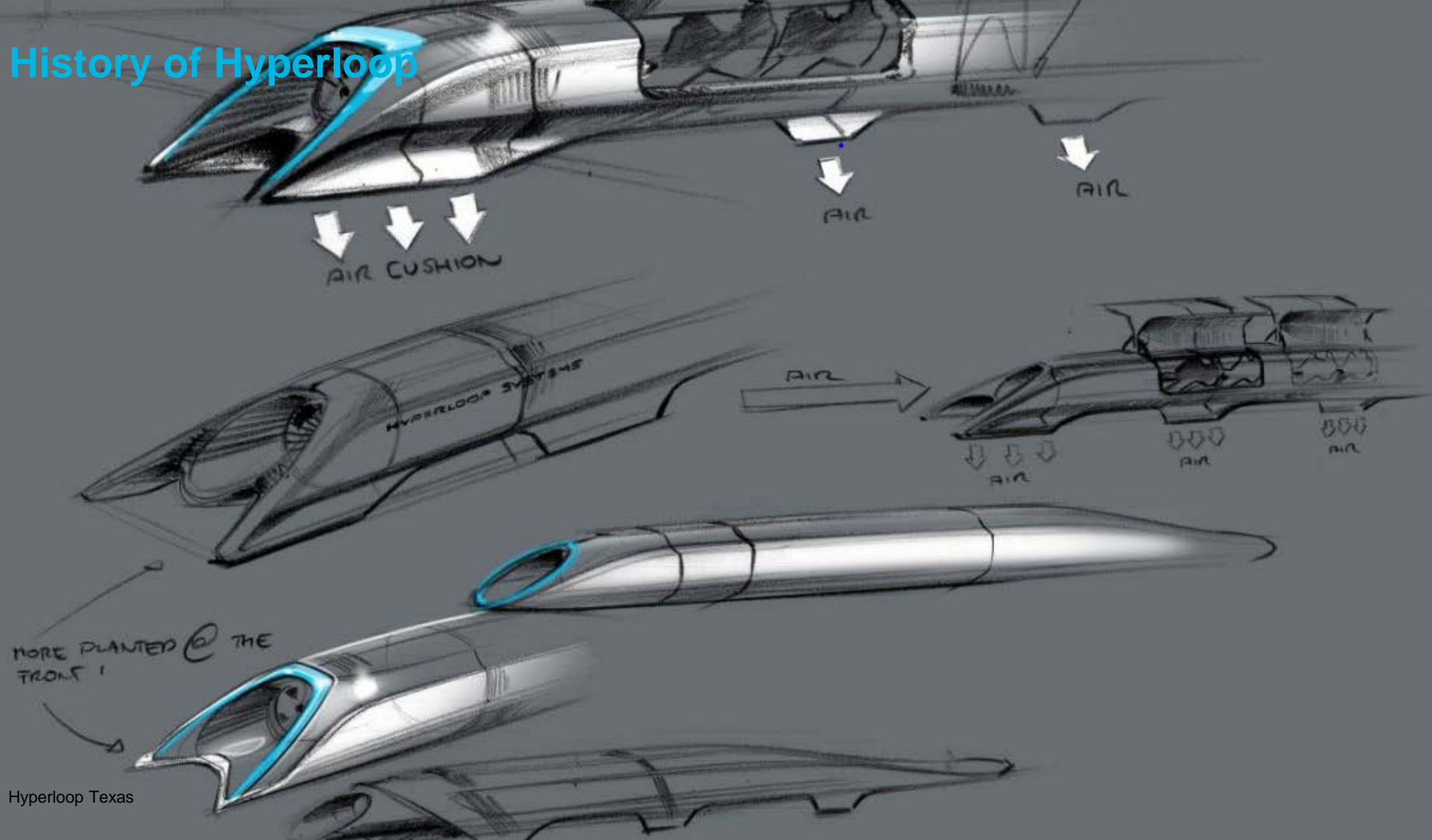


Cargo pod



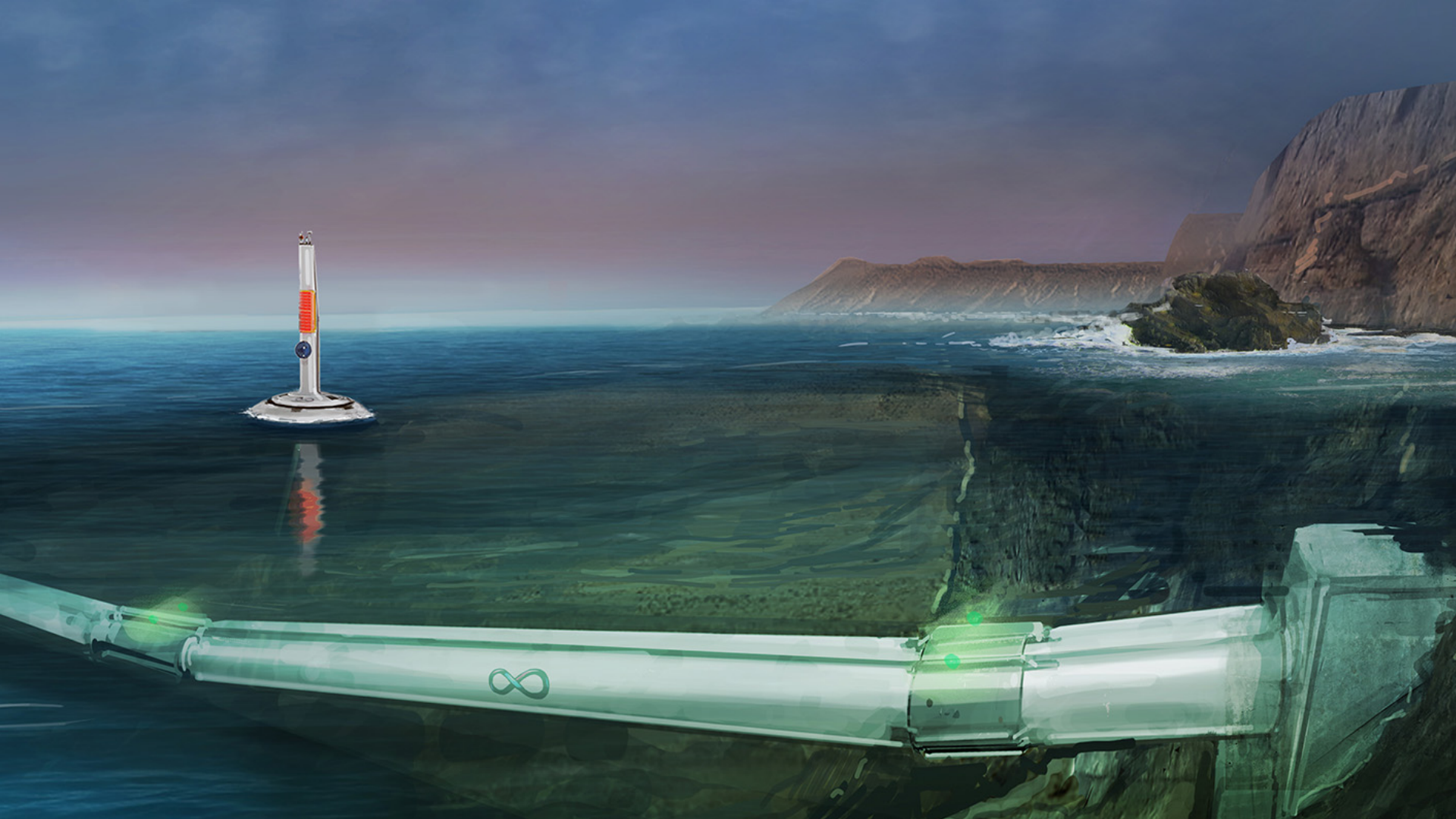
Passenger pod

History of Hyperloop

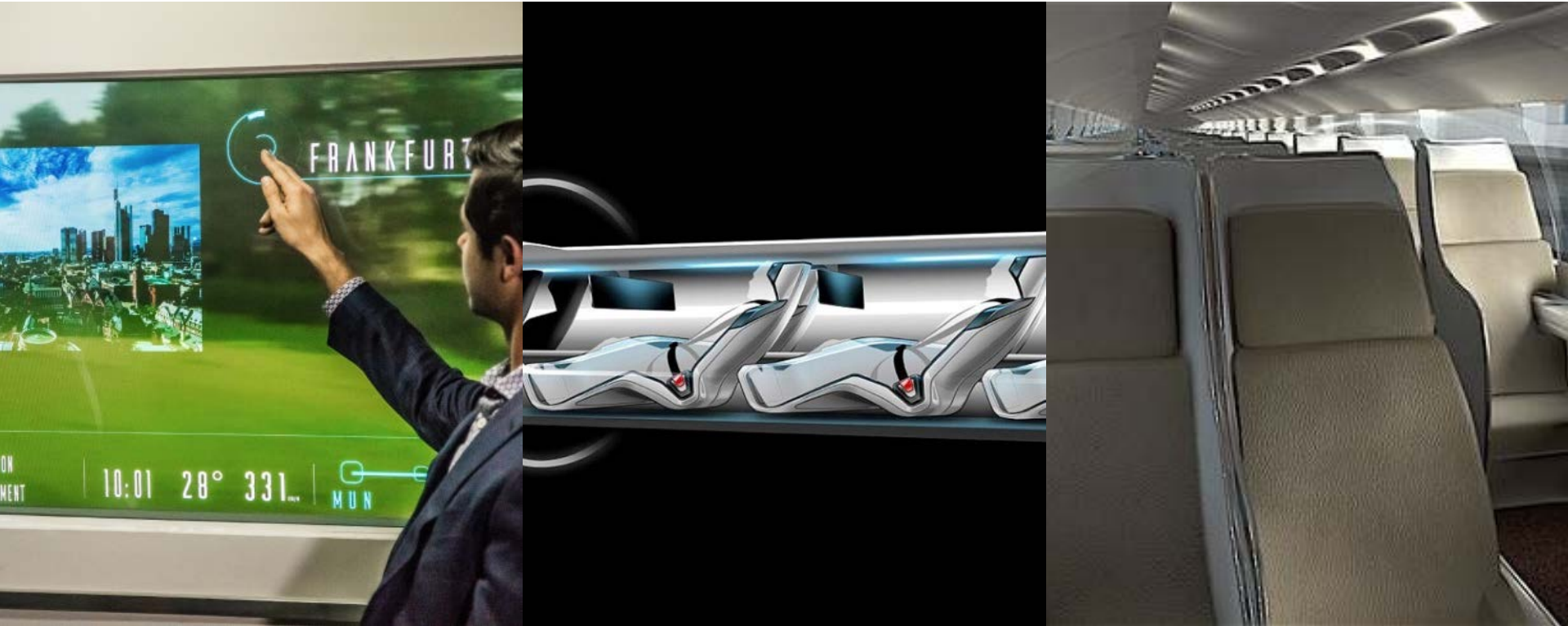


History of Hyperloop





Riding Hyperloop





∞ XP-1

hyperloop | one



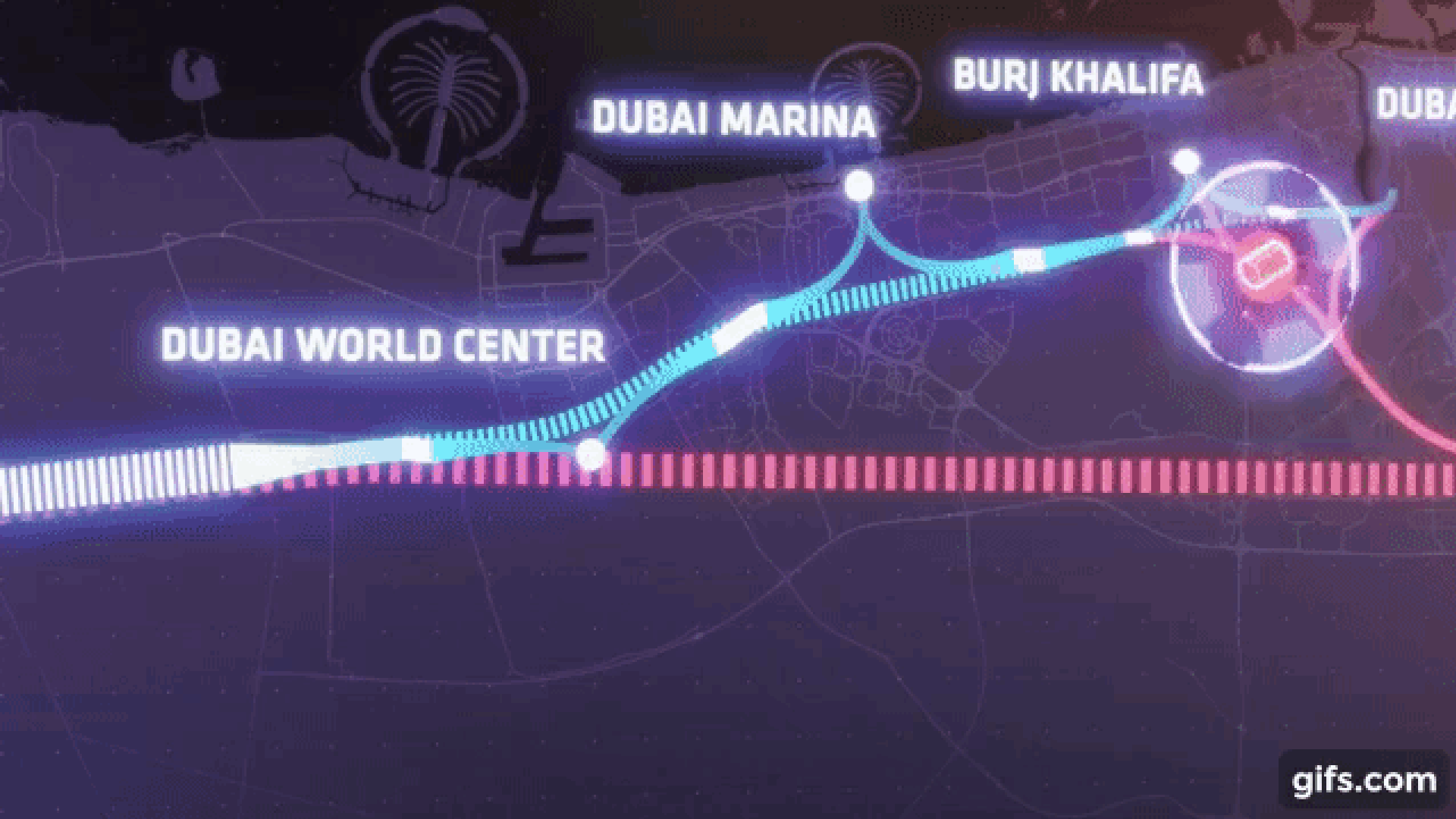
How does it work?



hyperloop | one



hyperloop | one

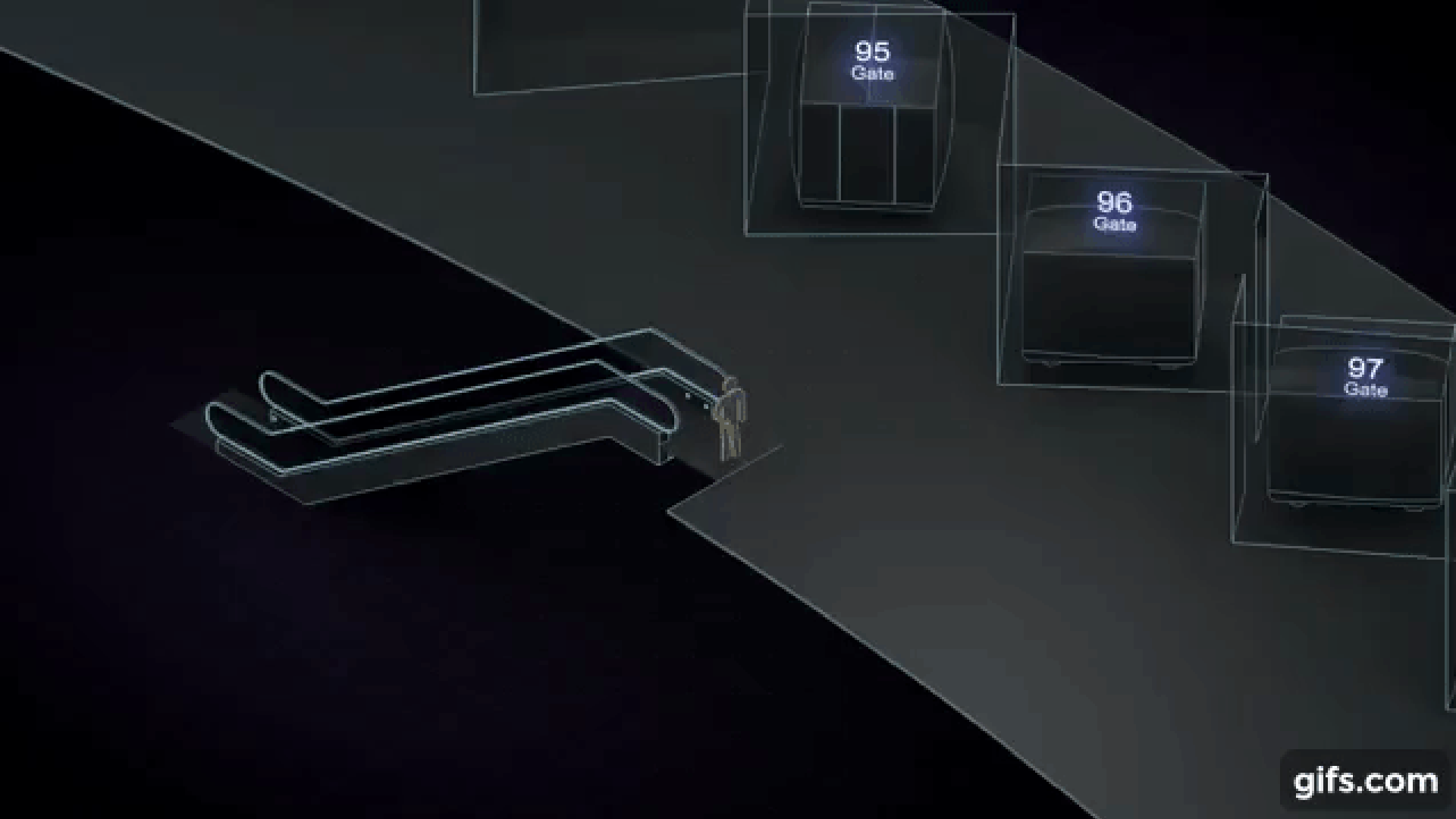


DUBAI WORLD CENTER

DUBAI MARINA

BURJ KHALIFA

DUBAI



95
Gate

96
Gate

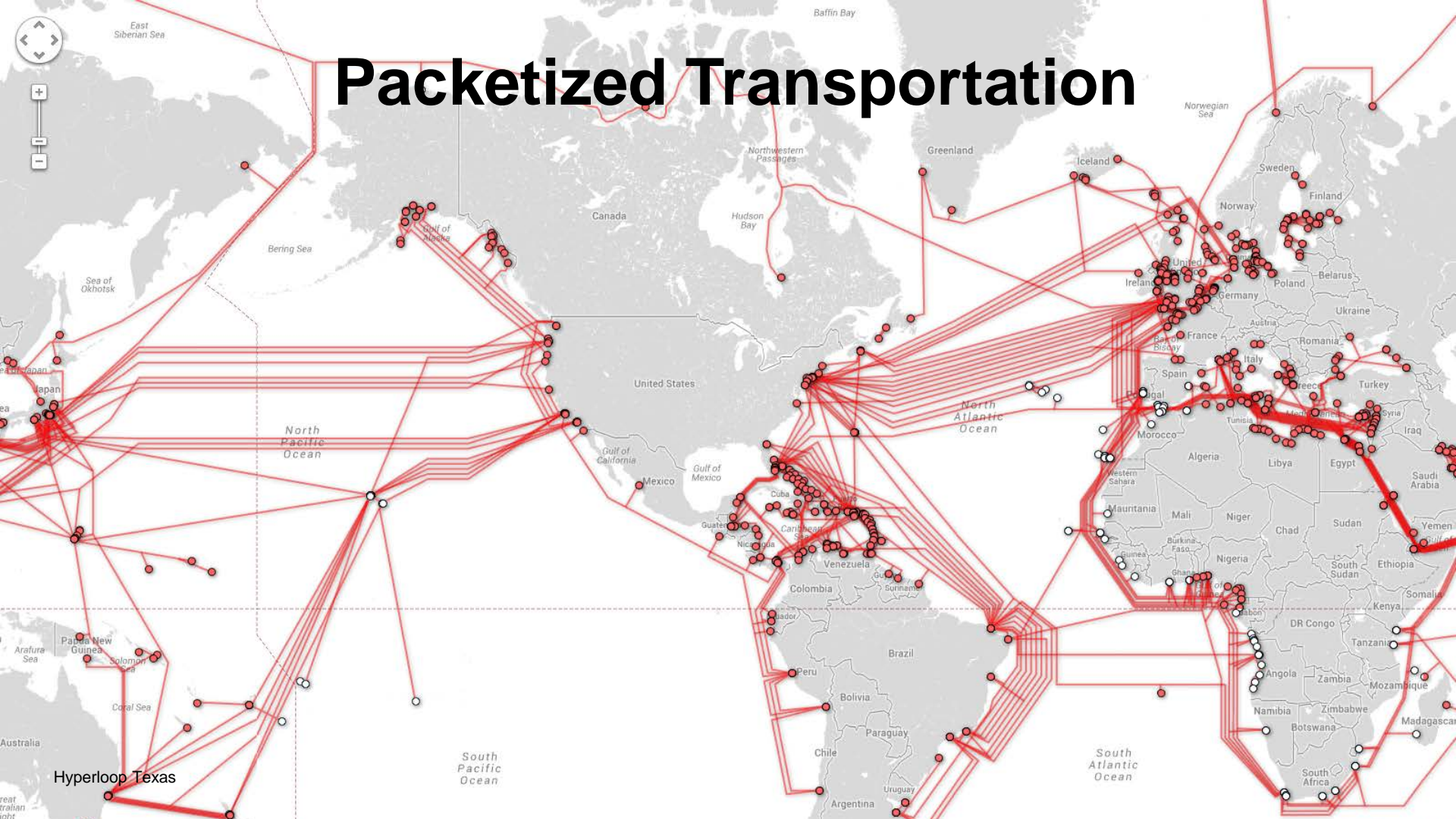
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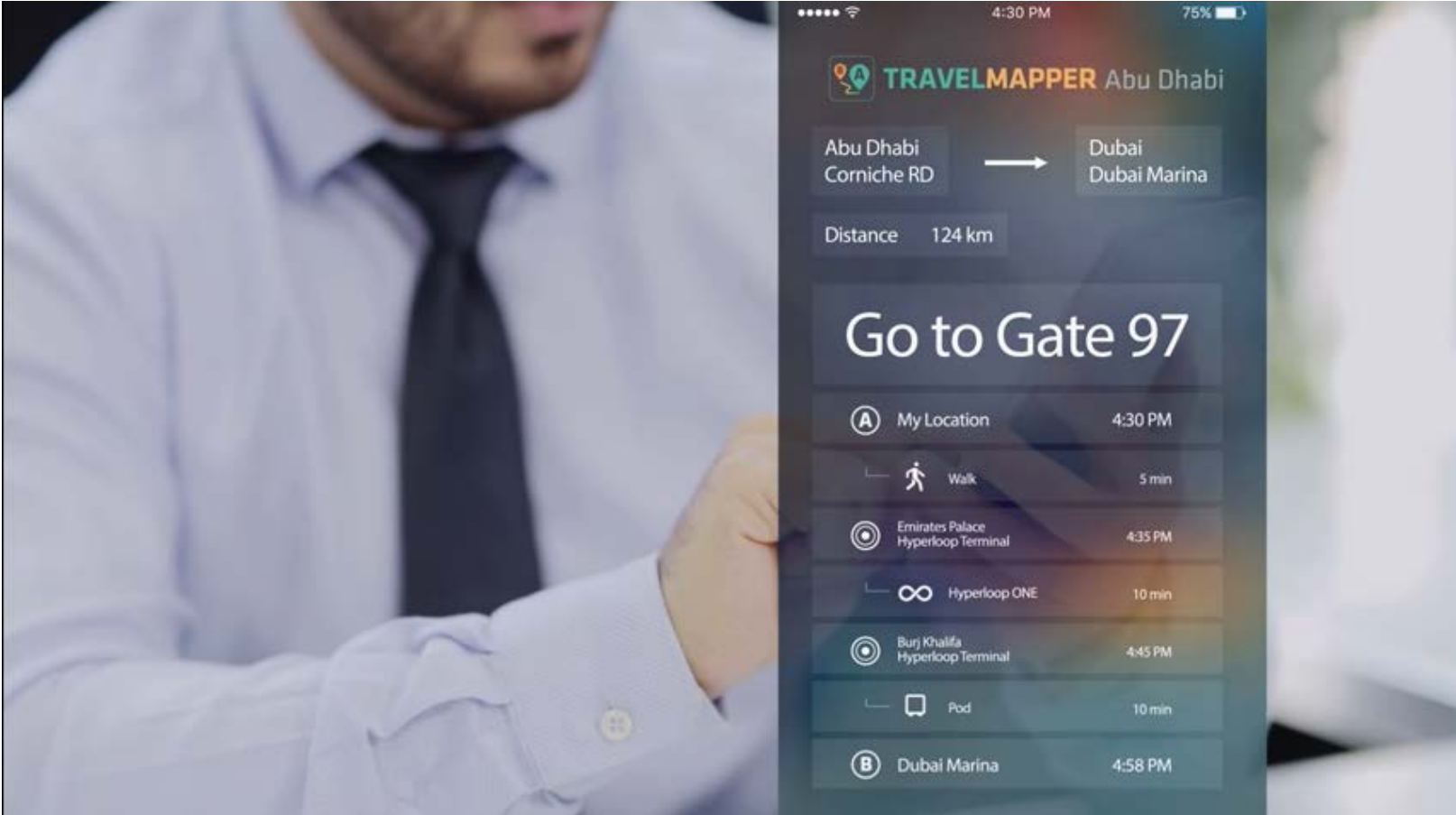
Electric Vehicle Range Extender



Packetized Transportation



On Demand Headways



History of Hyperloop

hyperloop | one

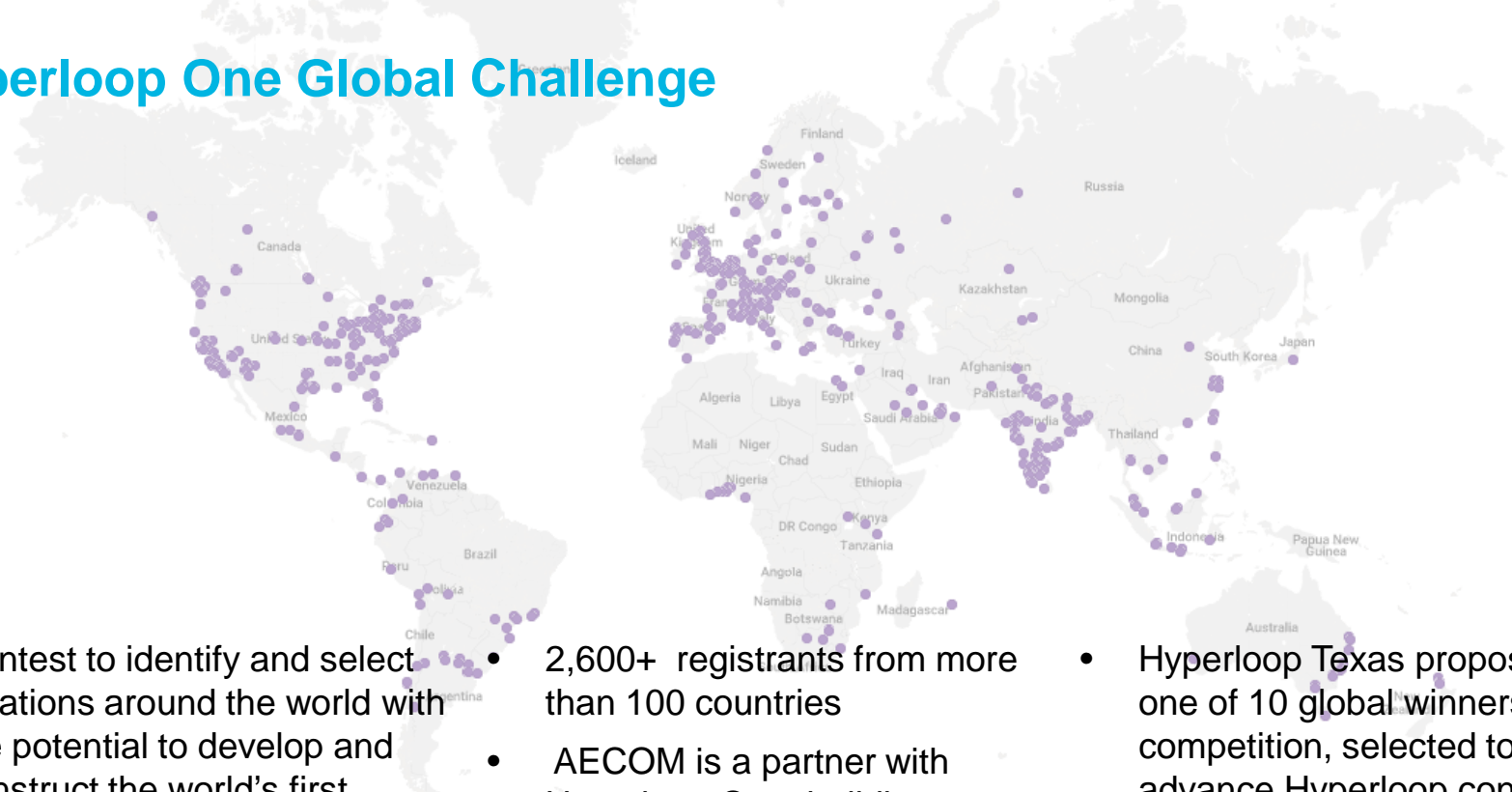
BE ANYWHERE. MOVE ANYTHING. CONNECT EVERYONE.

SPACEX



HYPERLOOP

Hyperloop One Global Challenge



- Contest to identify and select locations around the world with the potential to develop and construct the world's first Hyperloop networks
- 2,600+ registrants from more than 100 countries
- AECOM is a partner with Hyperloop One, building test track in Las Vegas and studying connection to Port of LA
- Hyperloop Texas proposal is one of 10 global winners of the competition, selected to further advance Hyperloop concepts in the state.



VISION FOR AMERICA

hyperloop | one

1

COLORADO HYPERLOOP

- 242 miles
- Denver to Colorado Springs in 6.2min

2

ROCKY MOUNTAIN HYPERLOOP

- 360 miles
- Anywhere on the CO front range in less than 30min

3

PACIFIC NORTHWEST HYPERLOOP

- 173 miles
- Portland to Seattle in 17.2min

4

HYPERLOOP NEVADA

- 454 miles
- 2.6M people served
- Reno to Vegas in 42.3min

5

HYPERLOOP WEST

- 121 miles
- 16.6M people served
- Los Angeles to San Diego in 12.5min

6

RMC HYPERLOOP

- 1,152 miles
- 17.7M people served
- Route extends from Cheyenne to Houston

7

HYPERLOOP MIDWEST

- 488 miles
- 13.8M people served
- Columbus to Pittsburgh in 17.9min

8

HYPERLOOP MASSACHUSETTS

- 64 miles
- Connects 6.4M people
- Boston to Somerset in 5.3min

9

HYPERLOOP MISSOURI

- 240 miles
- Connects 5M people
- Kansas City to Columbia in 12.9min

10

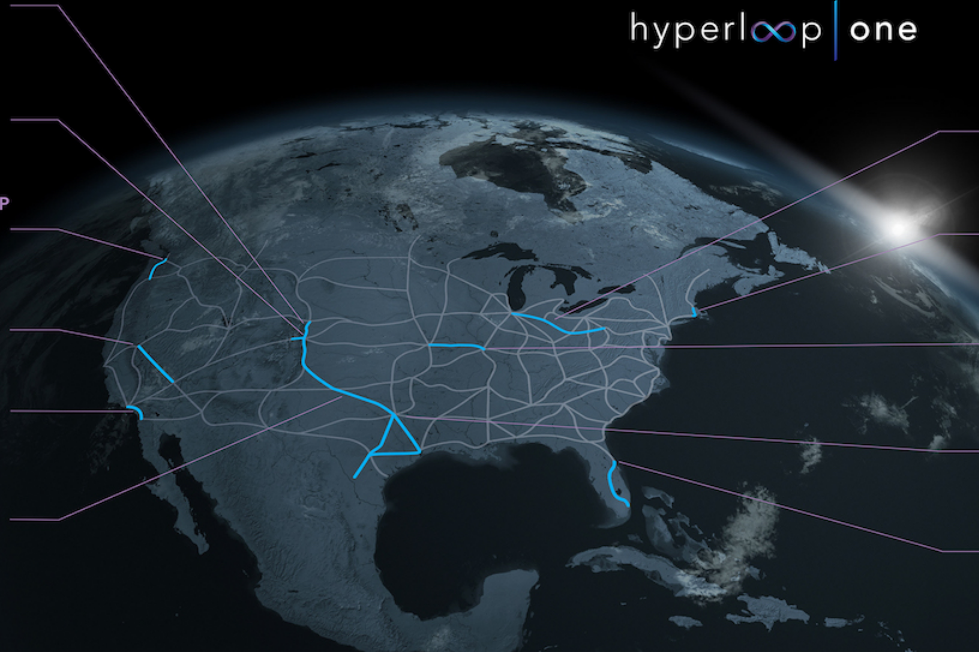
HYPERLOOP TEXAS

- 640 miles
- Dallas to Austin in 19.5min

11

HYPERLOOP FLORIDA

- 257 miles
- Miami to Orlando in 24.7min





GLOBAL CHALLENGE WINNING ROUTES

US
CHICAGO-COLUMBUS-PITTSBURGH

US
CHEYENNE-DENVER-PUEBLO

CANADA
TORONTO-MONTREAL

US
MIAMI-ORLANDO

MEXICO
MEXICO CITY-GUADALAJARA

US
DALLAS-LAREDO-HOUSTON

UK
GLASGOW-LIVERPOOL

UK
EDINBURGH-LONDON

INDIA
MUMBAI-CHENNAI

INDIA
BENGALURU-CHENNAI

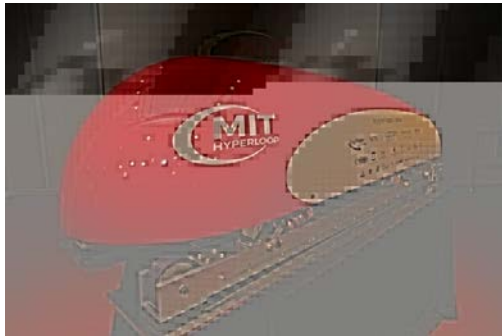
© Hyperloop One, © Mapbox, © OpenStreetMap

10 Routes | 3 Continents | 5 Countries

53 urban centers | 6,000+ km | 148+ million people connected

hyperloop | one

Hyperloop SpaceX Pod Competition



QUESTION:

What happens when a megaregion with five of the eight fastest growing cities in the US operates as **ONE**?



GLOBAL CHALLENGE
WINNING ROUTE

US | DALLAS-LAREDO-HOUSTON

TEAM: TEXAS TRIANGLE

Total Length: 1030 km

242 km
16 min

121 km
8 min

322 km
19 min

346 km
21 min

DFW

DALLAS

AUSTIN

HOUSTON

SAN ANTONIO

HOUSTON
PORT

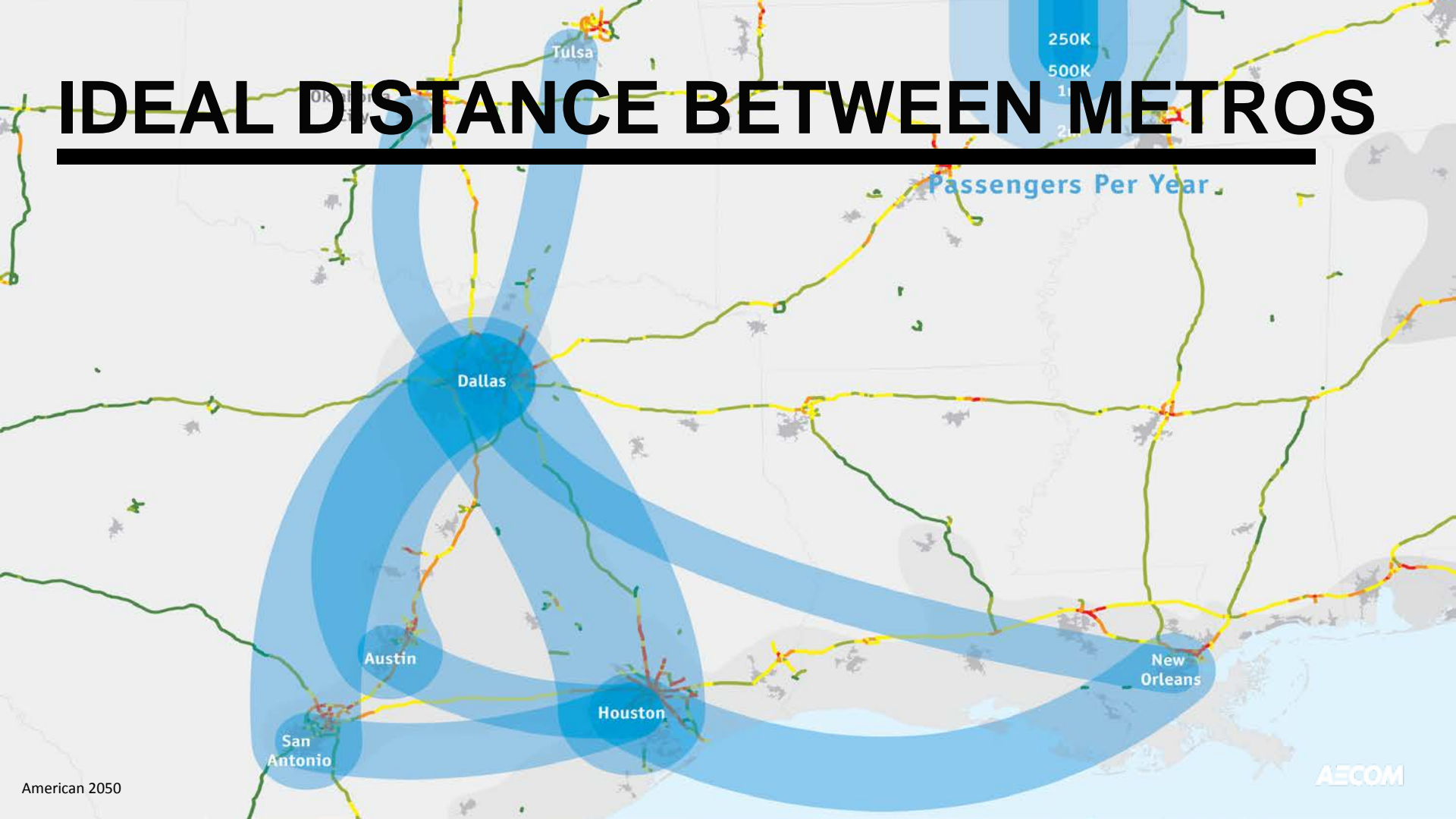
LAREDO

hyperloop | one

FLAT TOPOGRAPHY



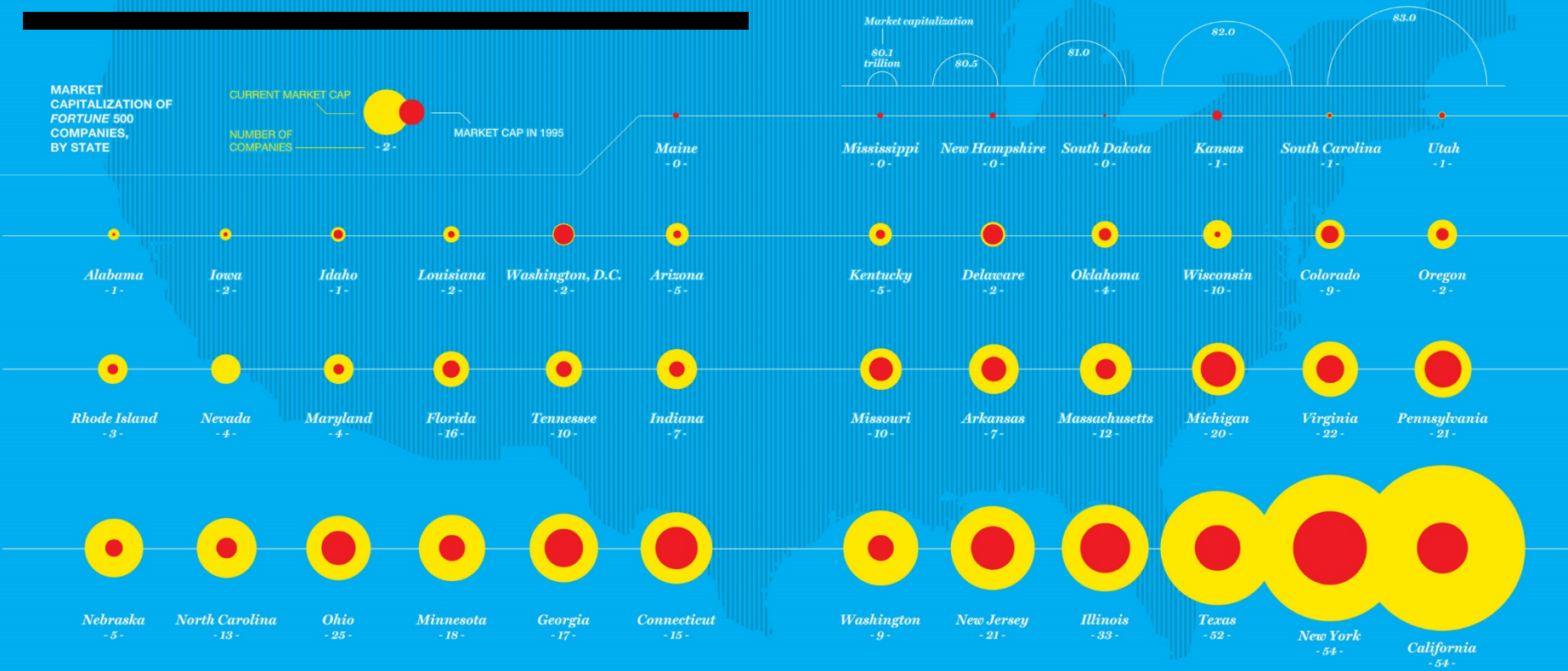
IDEAL DISTANCE BETWEEN METROS



FORTUNE 500 HQs

MARKET CAPITALIZATION OF FORTUNE 500 COMPANIES, BY STATE

CURRENT MARKET CAP
NUMBER OF COMPANIES



SIGNIFICANT LAND, SEA, AIR PORTS



SUPER COMMUTERS





AECOM

Imagine it.
Delivered.

For more information:
Steven Duong, AICP
steven.duong@aecom.com
<http://www.hyperloop-tx.com/>

Memorandum



DATE October 3, 2017

CITY OF DALLAS

Honorable Members of the Mobility Solutions, Infrastructure and Sustainability
TO Committee: Lee M. Kleinman (Chair), Rickey D. Callahan (Vice-Chair), Sandy
Greyson, Adam Medrano, Casey Thomas, II and Tennell Atkins

SUBJECT **Big Projects in Texas and the Dallas-Fort Worth Region**

On Monday, October 9, 2017, you will be briefed on the Regional Transportation Council's next steps for big projects in Texas and the Dallas-Fort Worth Region. 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 'Majed A. Al-Ghafry'.

Majed A. Al-Ghafry
Assistant City Manager

[Attachment]

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
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Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

BIG PROJECTS IN TEXAS AND THE DALLAS-FORT WORTH REGION: SUPPORT FOR THE TEXAS TRANSPORTATION COMMISSION

MOBILITY SOLUTIONS, INFRASTRUCTURE AND
SUSTAINABILITY COMMITTEE

OCTOBER 9, 2017

Michael Morris, P.E., Director of Transportation



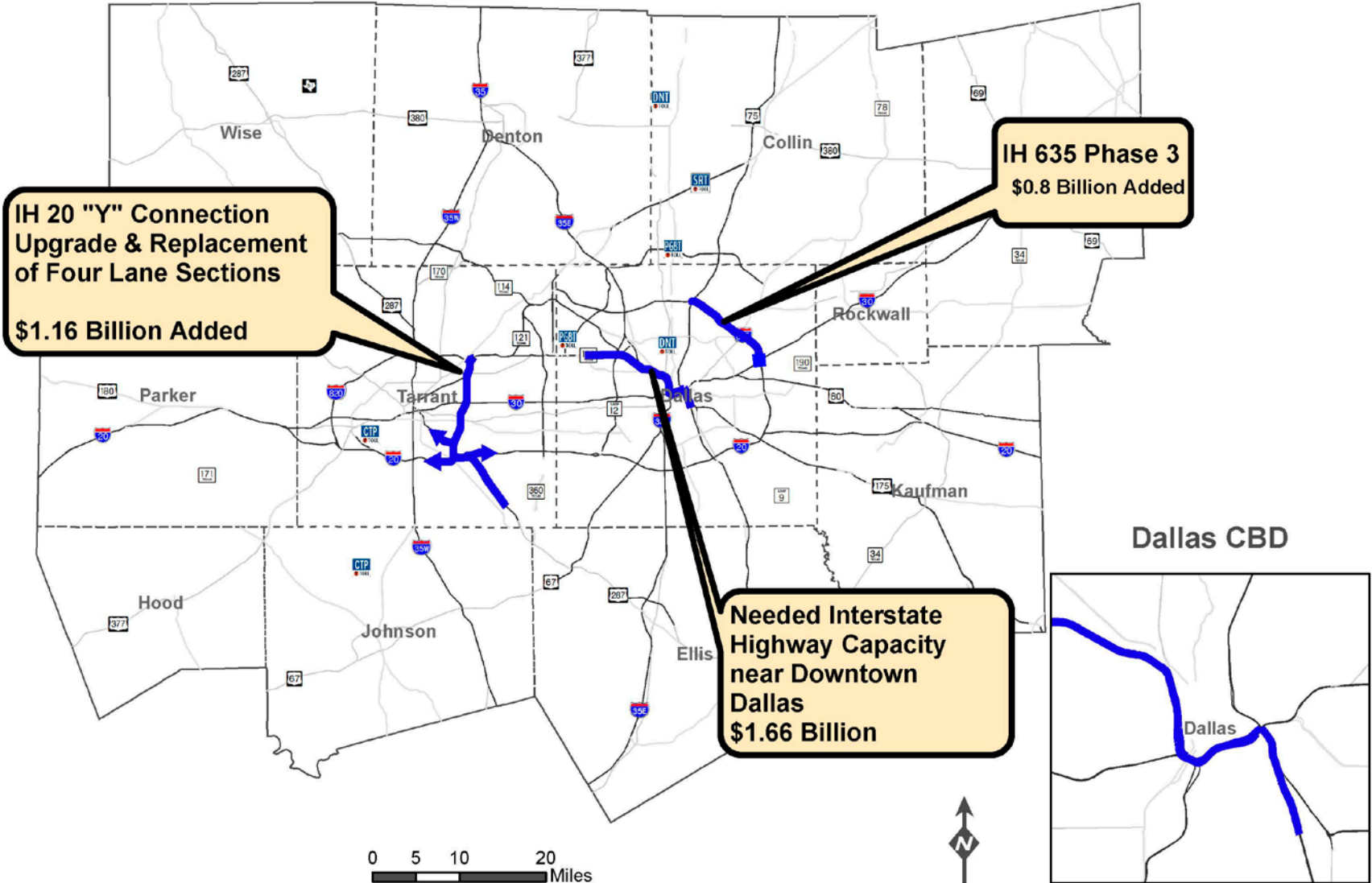
North Central Texas
Council of Governments

TXDOT/RTC PARTNERSHIP ON DELIVERING BIG PROJECTS

Time is Now – Need for Momentum

Required RTC Action Steps will be Scheduled
Beginning in October 2017

Next Big Projects in the Dallas-Fort Worth Region: Additional Texas Transportation Commission Incremental Funding



IMPLICATIONS FOR CURRENT PROJECTS

No Change: On their Own Schedule

No Loss of Revenue for Current Projects

All RTC Contingencies Remain As Is

“Y” CONNECTION AND ELIMINATION OF FOUR LANE SECTIONS

TxDOT Leads with RTC Assistance

NCTCOG Focuses on Travel Forecast, Lane Balance,
and Public Outreach

Northeast Mall to Downtown Mansfield

Next Big Project in the West

IH 635 EAST: PHASE 3

Whole Project Advances with Skillman/Audelia

Tolled Managed Lane Entire Way: Includes Interchange

TxDOT Initiates Traffic and Revenue

NCTCOG Focuses on Traffic Forecast and Public Outreach

NCTCOG Expedites Air Quality Conformity

Federal Highway Administration Responsive to Schedule

Next Big Project in the East

DALLAS CBD INTERSTATE HIGHWAYS

NTTA Waives Primacy

TxDOT/City of Dallas Initiates Consensus Building

NCTCOG Prepares for Detailed Simulation and Lane
Balance

SH 183 and US 175 Tails Continue

Memorandum



CITY OF DALLAS

DATE October 2, 2017
TO The Honorable Members of the Mobility Solutions, Infrastructure and Sustainability
Committee: Lee M. Kleinman (Chair), Rickey D. Callahan (Vice-Chair), Sandy
Greyson, Adam Medrano, Casey Thomas, II and Tennell Atkins
SUBJECT **Dallas Executive Airport Land Use Study 2017**

On Monday, October 9, 2017, you will be briefed on Dallas Executive Airport Land Use Study. 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 black ink, appearing to read 'Jo M. Puckett'.

Jo M. (Jody) Puckett
Assistant City Manager (Interim)

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
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Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Dallas Executive Airport Land Use Study 2017

Mobility Solutions,
Infrastructure &
Sustainability Committee
October 9, 2017

Mark Duebner, Director
Department of Aviation



City of Dallas

Presentation Overview

- Background/History
- Purpose
- Business Impacts
- Proposed Action
- Next Steps



Background/History

- Adopted the Dallas Executive Airport Master Plan December 9, 2015
- As part of the adoption, City Council recommended:
 - Forming a Steering Committee of stakeholders in and around the airport
 - Conducting a Land Use Study
 - Required installation of noise monitors at the airport to assist in the management of noise issues
- Steering Committee has met monthly throughout the Land Use Study
 - Held 3 Community Meetings
 - Over 100 participants
 - Community comments included in Appendix 1 of study

Purpose

- Worked with the Institute of Urban Studies (IUS) at the University of Texas at Arlington to complete a Land Use Study
- Provides a more in depth description on compatible uses of airport property
- Utilized for planning of future development opportunities

Land Use Study

- Major components of the study:
 - Community Involvement
 - Situation Analysis
 - Best Practices
 - Land Use plan
 - Design Guidelines

Community Involvement

II. Door Hanger

Dallas Executive Airport

Dallas Executive Airport would like to invite you to our Quarterly Community Meeting to gain your input related to the Land Use Study that will be used for future planning and development opportunities on airport property.

COMMUNITY MEETING
June 21, 2016 at 6:30 p.m.
- OR -
June 25, 2016 at 10:00 a.m.

Dallas Executive Airport
5303 Challenger Dr.
Dallas, TX 75237

For more information, you may contact the airport by:

- Calling 214-670-7612
- E-mail: AVIExecutiveOperations@dallascityhall.com
- Visit DallasExecAirport.com

 **Dallas Executive Airport**

Aeropuerto Dallas Executive

El Aeropuerto Dallas Executive se complace en invitarte a nuestra Reunión Comunitaria Trimestral para solicitar su opinión relacionada el Estudio de Uso de Terrenos que será usado para planes futuros y oportunidades de desarrollo en propiedad del aeropuerto.

REUNION COMUNITARIA
21 de Junio de 2016 a las 6:30 p.m.
- O -
25 de Junio de 2016 a las 10:00 a.m.

Aeropuerto Dallas Executive
5303 Challenger Dr.
Dallas, TX 75237

Para más información, puede comunicarse con el aeropuerto:

- Llamando al 214-670-7612
- Correo electrónico: AVIExecutiveOperations@dallascityhall.com
- Visite DallasExecAirport.com.

 **Dallas Executive Airport**

Community Involvement

d. Vision, Goals, and Strategies

I. Vision Statement

"Dallas Executive Airport is an attractive, accessible, economic growth hub that contributes to a strong sense of place for Southern Dallas by empowering surrounding neighborhoods and enhancing sustainability to improve quality of life."



Figure 3-7: Vision



Figure 3-8: Dallas Executive Airport
Source: Dallas Executive Airport, 2014

Socioeconomic and Transportation Nodes

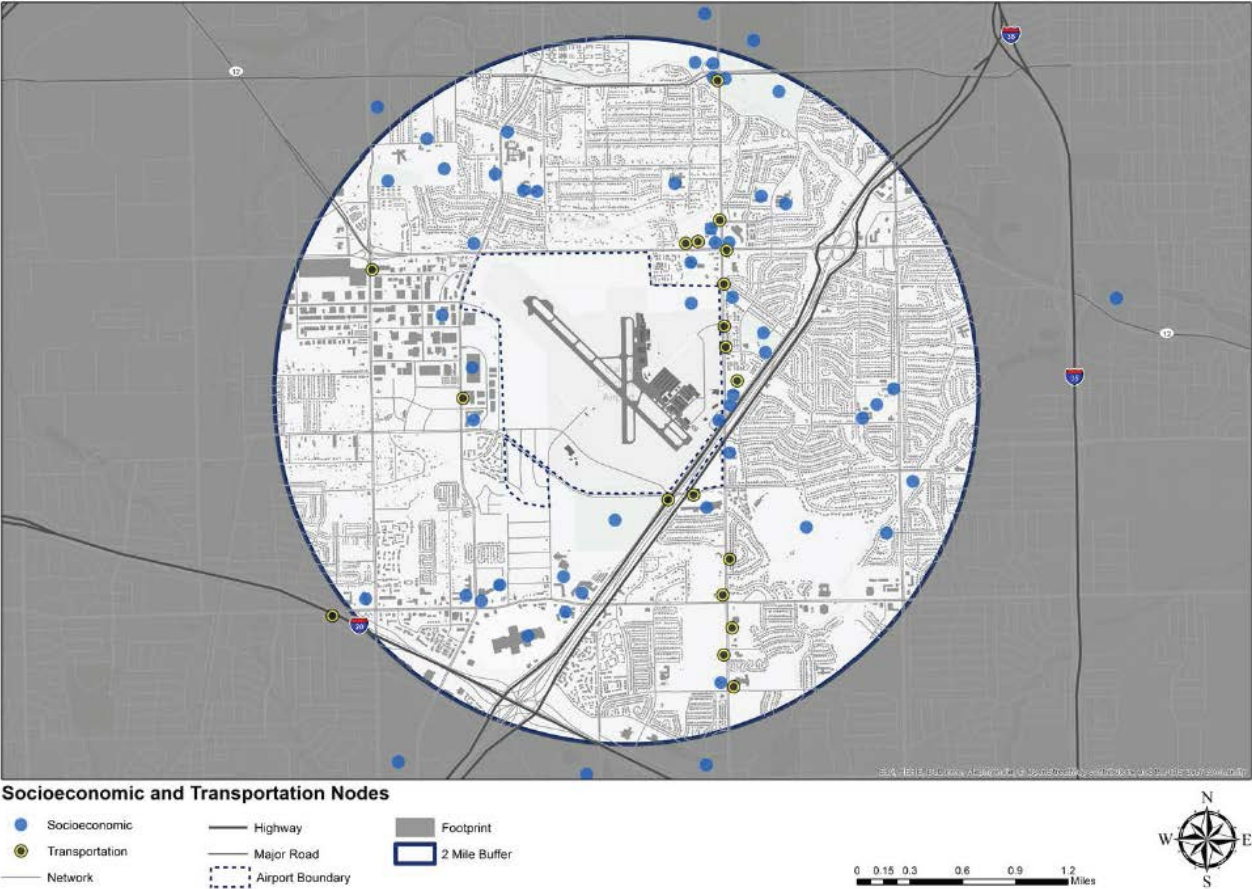
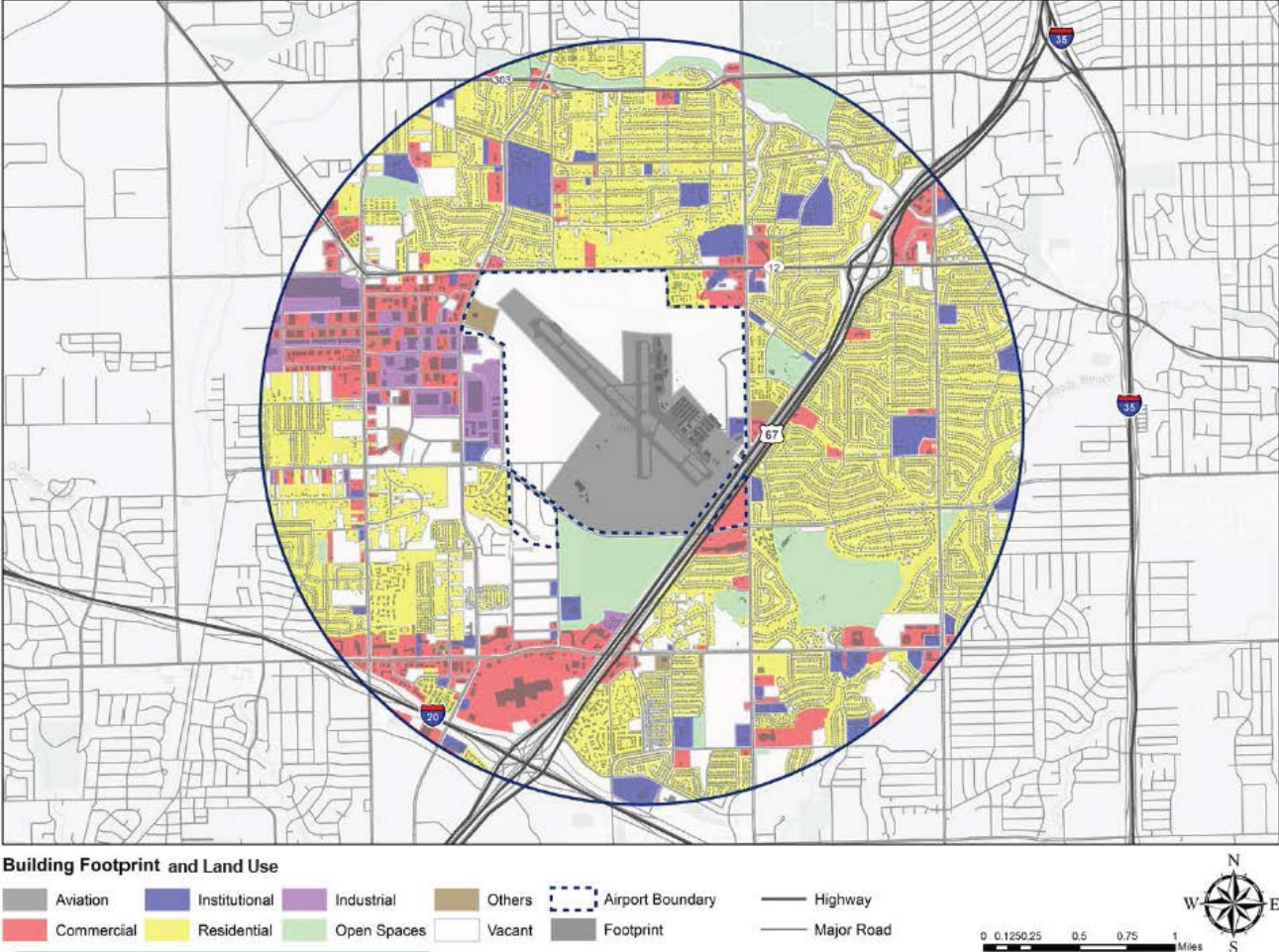


Figure 3-6: Socioeconomic and Transportation

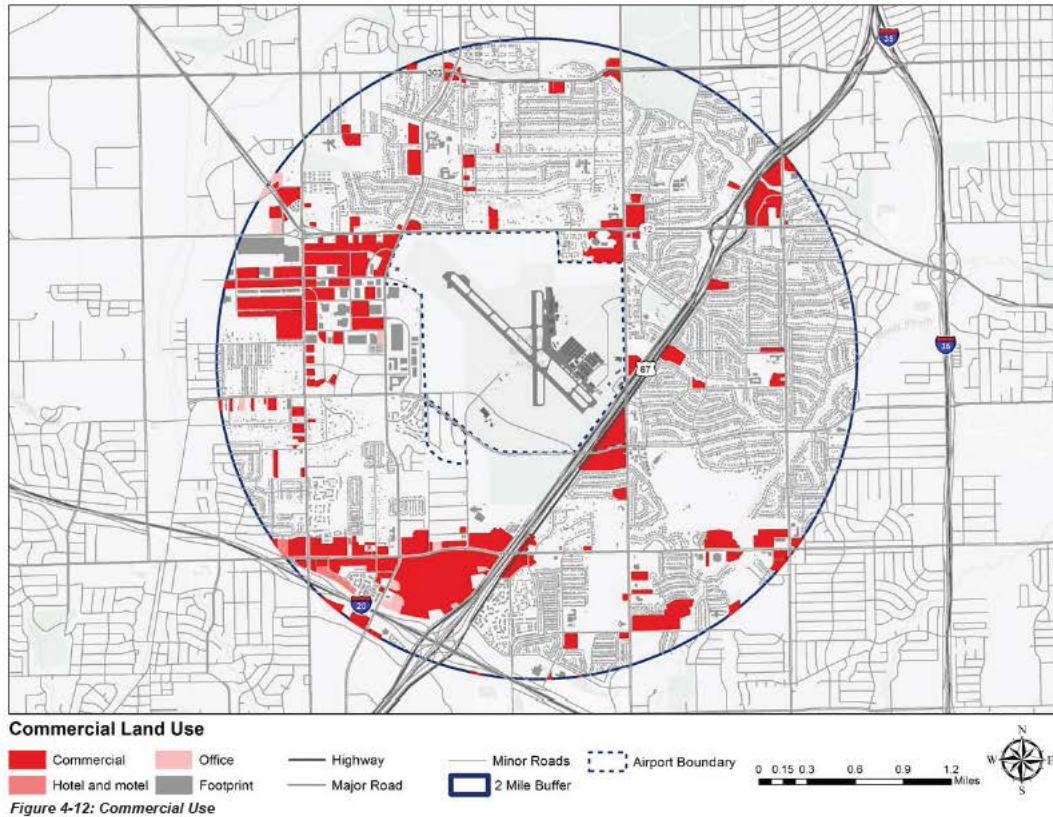
Situational Analysis



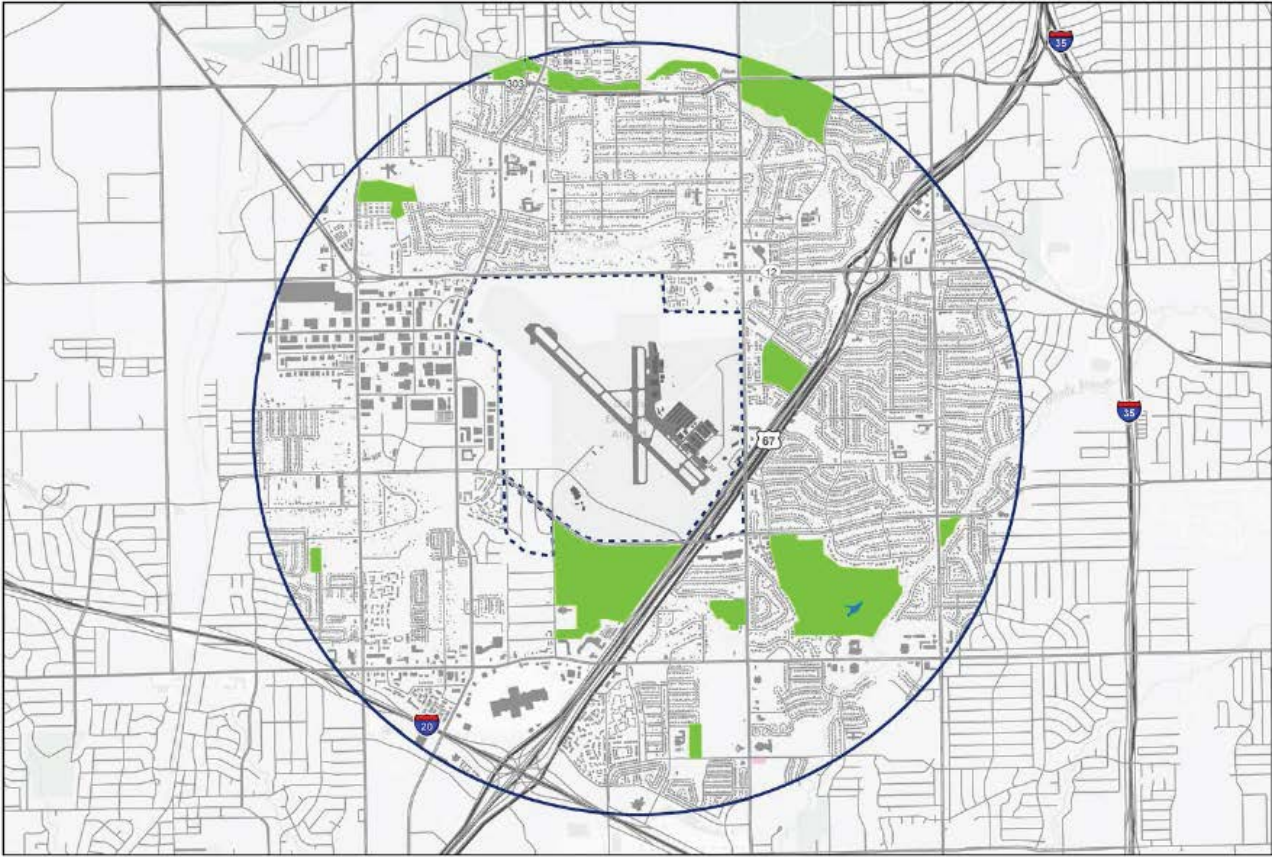
Land Use Plan – Commercial and Industrial Use

- **Commercial and Industrial Use**

When categorized, more than 90% of the land uses are commercial in type, while office use accounts for 7% and hotel use slightly over 1%. The map displays two important clusters, one to the southwest and another to the northwest of the airport. The northwest cluster of commercial uses overlaps with industrial uses.



Land Use Plan – Open Spaces



Open Spaces

- Parks and Recreation
- Water bodies
- 2 Mile Buffer
- Highway
- Minor Roads
- Parking
- Footprint
- Airport Boundary
- Major Road

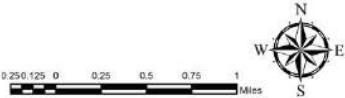


Transit & Connectivity



Existing Transportation Network

- Express
- Rail Feeder
- Local Bus Route
- Transportation Nodes
- Bus Stops
- 2 Mile Buffer
- Highway
- Major Road
- Minor Roads



Best Practices

a. Addison Airport

Addison is located to the immediate north of the City of Dallas. The City of Addison enjoys more than 170 restaurants and also has the busiest general aviation airport in Texas. Therefore, a closer look to the Addison airport is essential in order to understand the initiatives taken to ensure successful operations of the airport.

The Addison Airport is one of only a few U.S. airports that are privately managed. The Addison Airport management is working toward creating a viewing area for the public with picnic tables, landscaping, parking, a storyboard about the airport, and a receiver so viewers can listen to pilots and controllers communicating via radio.



Figure 5-1: Addison Airport
Source: Cavanaughflightmuseum, 2014



Figure 5-2: Addison Airport
Source: Taketotheskiesairfest, 2013



Figure 5-3: Air Show
Source: Kaboomtown, 2016

b. Sugar Land Regional Airport

Sugar Land Regional Airport is less than 20 miles south of Houston and is the fourth largest airport in the Greater Houston area. With an average of 119 flights per day, the Sugar Land Regional Airport focuses on corporate aviation, while maintaining a balance for the community's general aviation needs. The airport contributes greatly to the local economy by providing jobs, corporate access to local markets, access to air transportation services, and facilities to house corporate aviation departments.



Figure 5-4: Sugar Land
Source: Jetcharters, 2016



Figure 5-5: Art Showcase
Source: Sugar Land, 2016

c. Napa County Airport

With an estimated population of over 136,000 in 2010, the Napa County Airport is located north of San Pablo Bay in northern California. The Napa County Airport was built in the early 1940s by the US Army Force and today averages 148 flights a day. Tenants in the Napa County Airport provide an estimated 406 jobs with a total income of \$18.4 million annually. These businesses notably benefit from close proximity to parks such as the Napa Valley Corporate Park, located to the north of the airport, and the Gateway Project to the east side of the airport.



Figure 5-6: Napa Valley Wine Auction
Source: Napavintners, 2016



Figure 5-7: Napa Valley Wine Auction
Source: Napavintners, 2016



Figure 5-8: Patrick's Restaurant
Source: The runway by patrick, 2016

d. Sywell Aerodrome

The Sywell Aerodrome is a local aerodrome in Northamptonshire, England. The aerodrome accommodates private and corporate flying and offers flight training notably through the Brooklands Flying Club, the Sloane Helicopters Flying School, and 2EXCEL Training. The aerodrome is particularly dedicated to preserve the history and rich aviation heritage. To that effect, the Sywell Aviation Museum opened its door in 2001 and is managed by a non-profit and staffed with volunteers. In addition to the various training and educational opportunities, the facilities of the aerodrome offer great venues for numerous functions such as weddings, private parties, exhibitions, and conferences. Sywell Aerodrome counts two hangars, suites, and several rooms to host conferences and meetings. Also, the aerodrome counts diverse amenities, activities, and festivals for locals and visitors: the Pilot's Mess Restaurant, Art Deco styled Hotel, Aero Legends (allows people to fly on a full range of war bird flight experiences) and Virtual Aerospace (commercial plane simulators allow people to experience piloting aircraft). A key festival, aligned with the character of the aerodrome, is the Footman James Sywell Classic Piston and Props Motoring Festival. The festival combines historic racers, hot rods, and motorbikes with classic planes and vintage music to create a fantastic two day event, celebrating classic motoring on the ground and in the air.



Figure 5-8: Airport Activities
Source: Sywellaerodrome, 2016



Business Impacts

- Two overall objectives:
 - Economic growth for the airport and surrounding neighborhoods
 - Enhanced quality of life for residents of the surrounding communities

Land Use Plan



DALLAS EXECUTIVE AIRPORT LAND USE PLAN

Figure 6-2: DEA Land Use Plan

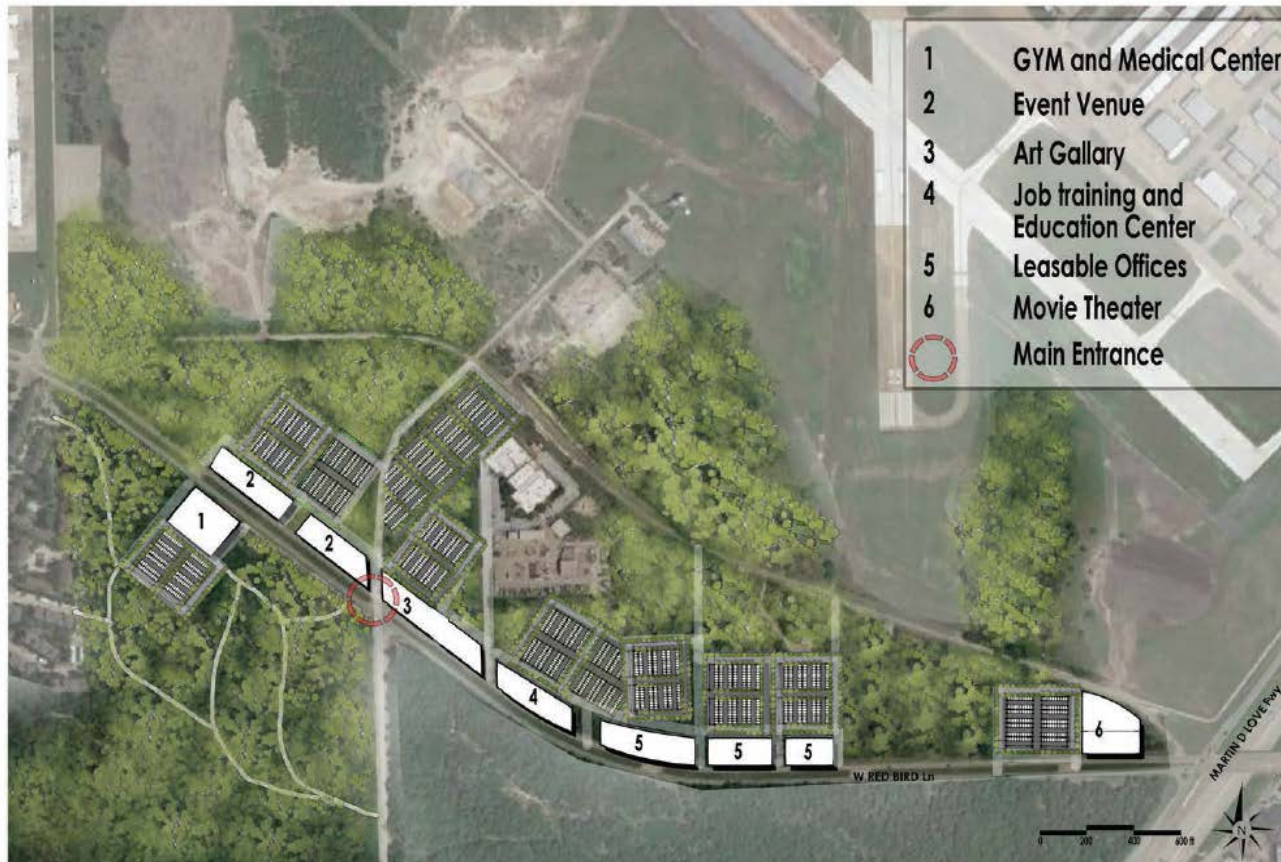
Land Use Plan – Schematic Concept



DALLAS EXECUTIVE AIRPORT NORTH SECTION SCHEMATIC CONCEPT PLAN 

Figure 6-4: North Section Concept Plan

Land Use Plan – Schematic Concept



DALLAS EXECUTIVE AIRPORT SOUTH SECTION SCHEMATIC CONCEPT PLAN

Figure 6-6: South Section Concept Plan

Design Guidelines

II. Design Approaches

• **Street Design and Sidewalk**

- Sidewalks, pedestrian pathways, and bike lanes shall create a continuous pedestrian and bike network through the site.
- Bike lanes shall be separated from car lanes with proper striping, color, and paving.
- Sidewalks shall be separated from car lanes with proper landscaping.
- Sidewalks and bike lanes shall be separated with landscaping and enhanced paving.
- Car and bike lanes may be shared by appropriating proper signage.
- A minimum width of 6 feet is recommended for sidewalks within and outside the study area.
- Sidewalks, pedestrian walking zones, and bike lanes shall be clear at all times.
- Enhanced intersections are suggested to support pedestrian crossing.
- Street lighting shall be standard city lighting at a minimum.
- Proper pedestrian scale lighting and signage shall be provided through all pedestrian and bike pathways.



Figure 7-1: Active Street Design
Source: Better Cities & Towns, 2014



Figure 7-2: Streets, Sidewalk and Amenity Zone
Source: Green Blue Urban, 2016



Figure 7-3: Street Furniture and the Amenity Zone
Source: HMM, 2014-2017

Design Guidelines continued...

- **Streetscape and Landscaping**

- Streetscape elements such as street trees, turf grass, trash cans, bollards, benches, and pedestrian or street lights shall be located within amenity zones. They may be aligned along the street or clustered to form gathering places or rest spots.
- Native street tree species and ground-cover shall be used for landscaping in public spaces, lawns, and amenity zones.
- Diversity of street tree species and planting material is highly suggested.
- Selected street tree species are suggested to provide constant shading at maturity. Smartscape, <http://www.txsmartscape.com/index.asp>, provides information, including a searchable database, for appropriate choices.
- Amenity zones may be used for outdoor public seating or gathering but shall not be used as a permanent outdoor retail show.



Figure 7-4: Landscaping Using Local Live Ground Plants
Source: Wyss Associates, Inc., 2008



Figure 7-5: Street Landscaping
Source: Flickr, 2011



Figure 7-6: Streetscape
Source: Vlsit Ann Arbor, 2016



Figure 7-7: Active Street Design
Source: Better Cities & Towns, 2014

- **Paving**

- Paving for building related purposes should be located outside of the public right of way and may be distinguishable from pedestrian pathways using different paving patterns, materials, and colors.
- Creative paving patterns are highly encouraged.



Figure 7-8: Creative Paving Patterns
Source: MKW

Appendix 1

Dallas Executive Land Use Study 2017



Steering Committee Addendum

- The Steering Committee has been invaluable in bringing the Land Use Study to completion
- The Steering Committee has proposed an addendum to the Land Use Study for City Council approval
- The addendum gives greater specificity with regard to the type of development around Dallas Executive Airport

[Steering Committee Recommendations](#)

Proposed Action

- Approve the Dallas Executive Airport Land Use Study, along with additional recommendations included by the Steering Committee

Dallas Executive Airport Land Use Study 2017

Mobility Solutions,
Infrastructure &
Sustainability Committee
October 9, 2017

Mark Duebner, Director
Department of Aviation



City of Dallas

Memorandum



CITY OF DALLAS

DATE October 2, 2017

The Honorable Members of the Mobility Solutions, Infrastructure and Sustainability

TO Committee: Lee M. Kleinman (Chair), Rickey D. Callahan (Vice-Chair), Sandy Greyson, Adam Medrano, Casey Thomas, II and Tennell Atkins

SUBJECT **Dallas Love Field General Aviation Landing Fee**

On Monday, October 9, 2017, you will be briefed on Dallas Love Field General Aviation Landing Fee. 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 black ink, appearing to read 'Jody Puckett', with a long horizontal flourish extending to the right.

Jo M. (Jody) Puckett
Assistant City Manager (Interim)

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Biliera Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Dallas Love Field General Aviation Landing Fee

Mobility Solutions,
Infrastructure &
Sustainability Committee
October 9, 2017

Mark Duebner, Director
Department of Aviation



City of Dallas

Overview

- Provide overview of Department of Aviation Rates and Charges related to Commercial carrier and General Aviation activity
- Provide comparison information regarding other commercial airport landing fees
- Seek Committee approval to complete analysis of General Aviation Landing Fees at Dallas Love Field and make recommendation to City Council for adoption

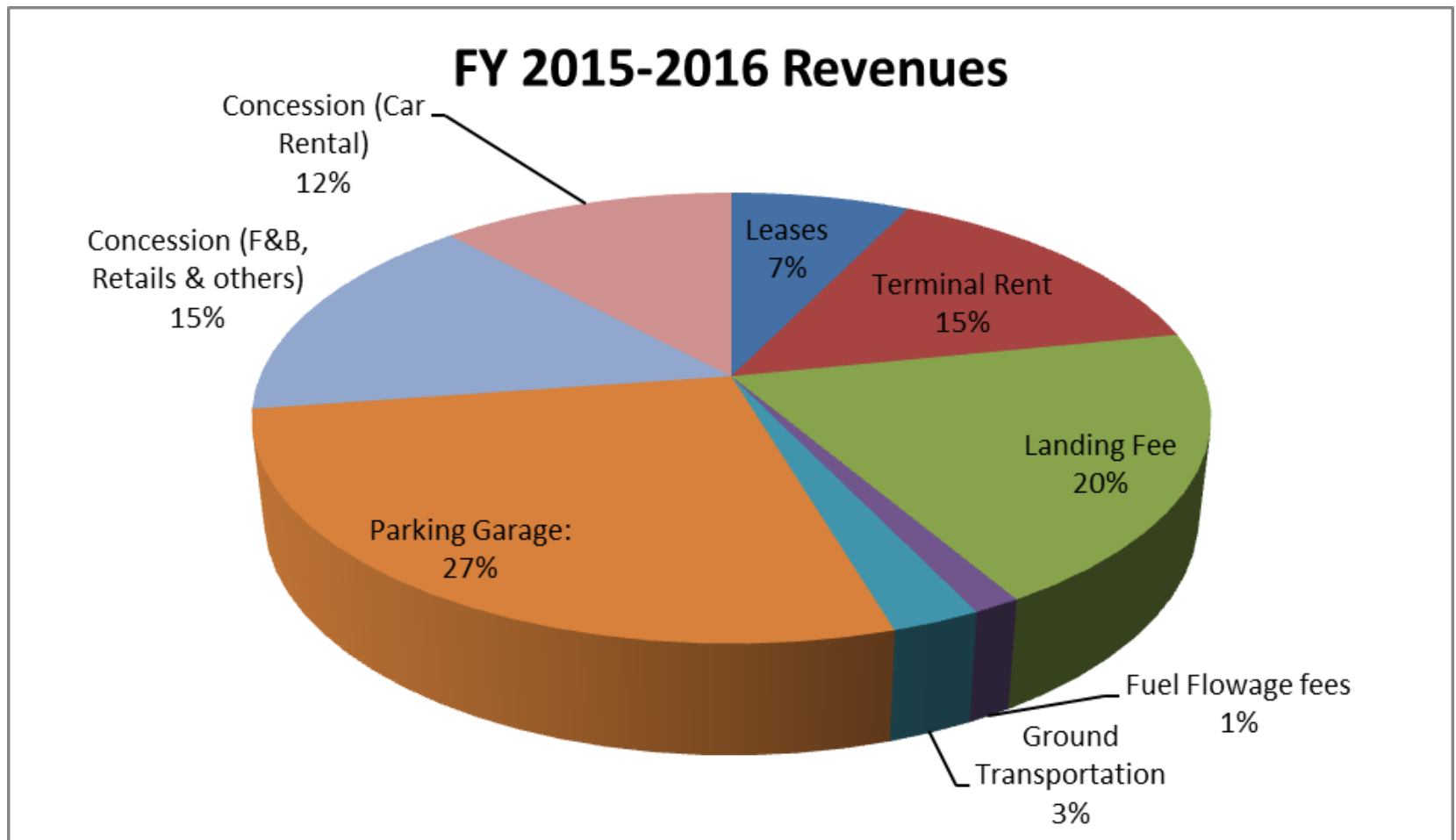
Background

- In 2008, the City renegotiated the Use & Lease agreements with the commercial airlines
- Part of the restated leases required the City to adopt a Rates and Charges Methodology that would accurately assess costs to the airlines for the portions of the department's budgets related to their activity
- Three Cost Centers were established related to those commercial activities
 - Terminal
 - Apron
 - Airfield

Background

- Each of these Cost Centers had revenues dedicated to offset the costs
 - At the end of each fiscal year, a “true up” is completed and if costs exceed revenues the airlines must make up the difference
 - Likewise, if revenues exceed the costs, the airport refunds the difference back to the airlines

Background



Airfield Cost Center

- The Airfield Cost center includes all of the operational and maintenance costs, such as rubber removal, painting, sweeping, crack sealing, etc.
- Budget for the Airfield Cost Center FY 17-18
 - Expense - \$22,011,000
 - Revenues
 - Landing fees - \$19,541,132
 - Fuel Flowage Fees - \$1,291,206

Airline Cost Center

- Revenues that offset costs for the Airfield Cost Center and decrease the rates charged to the airlines include:
 - General Aviation Fuel Flowage Fees – primary revenue from general aviation activity at \$.07 per gallon dispensed at the airport
 - FY 15-16 - \$1,253,598
 - Non-signatory airline landing fees - \$2.62 per 1,000 lbs.
 - FY 15-16 - \$2,073,772
 - Other ancillary Airfield revenues, if any
 - FY 15-16 - \$0

Airfield Cost Center

In summary, Annual Landing Fee Rates are calculated by

- **Costs – Credits = Net Requirement**
 - Net Requirement Less Revenue Sharing/Total Landed Weight of all Signatory Airlines = Landing Fee Rate
- **Landing fees for FY15 – 16:**
 - Signatory - \$2.10 per 1,000 lbs. Max Gross Landed Weight (MGLW)
 - Non-signatory - \$2.62 per 1,000 lbs. MGLW
 - \$18,199,985 - Total revenue
- **Landing fees for FY 16 – 17:**
 - Signatory - \$2.53 per 1,000 lbs. MGLW
 - Non-signatory – \$3.16 per 1,000 lbs. MGLW
 - \$21,643,638 – Projected revenue

Activity

- Dallas Love Field currently has heavy general aviation activity compared to most U.S. commercial airports
- Total for operations in Calendar Year 2016
 - Air Carrier – 138,607 or 62%
 - General Aviation – 84,606 or 38%

Comparison Data

Airport	Code	Landing Fee
• Thurgood Marshall International	BWI	\$5.51/1K*
• Dallas Fort Worth International	DFW	\$3.22/1K*
• St. Louis Lambert International	STL	\$2.00/1K*
• Greater Cincinnati International	CVG	\$2.67/1K**
• Chicago Midway	MDW	\$4.96/1K*
• Dulles International	IAD	\$5.95/1K*
• New Orleans Louis Armstrong	MSY	\$3.55/1K*
• Portland International	PDX	\$4.60/1K*
• Ted Stevens Anchorage International	ANC	\$2.77/1K*
• Fort Lauderdale	FLL	\$1.92/1K*

Notes:

* per 1,000 lbs. Maximum Gross Landing Weight

** Charged aircraft over 40,000 lbs.

General Aviation Impact

- Love Field General Aviation land/facilities are fully leased
- The implementation of a General Aviation Landing fee will have an effect on some users of the airfield, however given most other commercial airports charge landing fees, the impact should be minimal
- The City also provides General Aviation Services at Dallas Executive Airport, with no landing fees

Airfield Future

- Dallas Love Field currently has 14 million square feet of pavement
- Much of that pavement is more than 30 years old
- While the airport has a robust capital plan for major repair and replacement, the costs to prevent deterioration is increasing
- As FAA regulations become more stringent to ensure safety, there will continue to be increased maintenance expense

Conclusion

- The Airfield Cost center is disproportionately charged to the Air Carriers
- The General Aviation activity is not paying its fair share of airfield cost based on activity
- The Fuel Flowage Fee does not adjust annually to correspond to the actual expenses incurred at the airport
- The O&M expenses are projected to increase along with other airport expenses

Next Steps

- Recommend Committee approval to complete analysis of General Aviation Landing Fees at Dallas Love Field and make recommendation to City Council for adoption
- Forward revised Ordinance to Dallas City Council for approval

Dallas Love Field General Aviation Landing Fee

Mobility Solutions,
Infrastructure &
Sustainability Committee
October 9, 2017

Mark Duebner, Director
Department of Aviation



City of Dallas

AGENDA ITEM # 2

STRATEGIC PRIORITY:

Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE:

October 11, 2017

COUNCIL DISTRICT(S):

3

DEPARTMENT:

Aviation

CMO:

Jody Puckett, 670-3390

MAPSCO:

63P Q

SUBJECT

Authorize Supplemental Agreement No. 1 to the design-build contract with Lansford Company, Inc. to increase the Guaranteed Maximum Price for the new Dallas Police Department Helicopter Hangar Project at Dallas Executive Airport - Not to exceed \$6,114,872, from \$556,813 to \$6,671,685 - Financing: Aviation Capital Construction Funds

BACKGROUND

On September 22, 2015, City Council authorized a design-build contract with Lansford Company, Inc., in an amount not to exceed \$556,813 for design and construction of the Dallas Police Helicopter Hangar Project at Dallas Executive Airport, for an established Guaranteed Maximum Price (GMP) of \$5,000,000, by Resolution No. 15-1766.

This action will authorize Supplemental Agreement No. 1 to the design-build contract with Lansford Company, Inc. to increase the GMP to complete the project scope within available budget, in an amount not to exceed \$6,114,872, increasing the design-build contract amount from \$556,813 to \$6,671,685.

All stakeholders approved the revised building design and site plans on June 7, 2017. Confirmation of the GMP through the pricing of sub-contractor packages was achieved on September 11, 2017. The building will provide approximately 17,000 square feet (SF) which includes office space of 5,800 SF and the helicopter hangar of 11,000 SF. The project scope includes a new driveway and utility extensions and an apron of 23,000 SF accommodating four helicopters.

ESTIMATED SCHEDULE OF PROJECT

Began Design	October 2015
Completed Design	June 2017
Begin Construction	November 2017
Complete Construction	April 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Public Safety Committee on September 14, 2015.

On September 22, 2015, City Council authorized a design-build contract with Lansford Company, Inc. for design and construction of the Dallas Police Helicopter Hangar Project at Dallas Executive Airport by Resolution No. 15-1766.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on October 9, 2017.

FISCAL INFORMATION

Aviation Capital Construction Funds - \$6,114,872

Design-build contract	\$ 556,813
Supplemental Agreement No. 1 (this action)	<u>\$6,114,872</u>
Total Contract Cost	\$6,671,685

M/WBE INFORMATION

See attached.

OWNER

Lansford Company, Inc.

Robert Lansford, President

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 1 to the design-build contract with Lansford Company, Inc. to increase the Guaranteed Maximum Price for the new Dallas Police Department Helicopter Hangar Project at Dallas Executive Airport - Not to exceed \$6,114,872, from \$556,813 to \$6,671,685 - Financing: Aviation Capital Construction Funds

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

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$0.00	0.00%
Non-local contracts	\$6,114,872.00	100.00%
TOTAL THIS ACTION	\$6,114,872.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

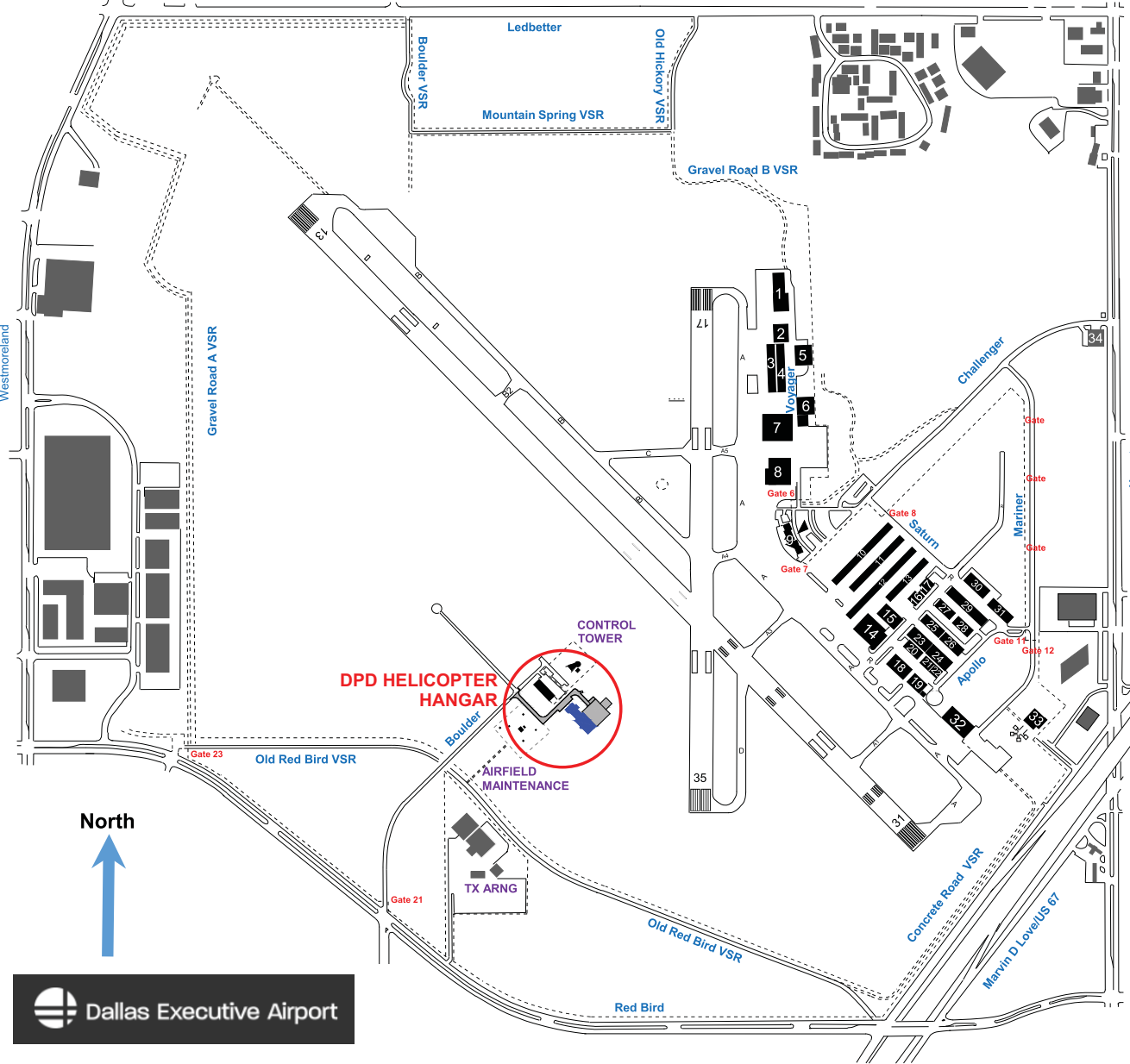
<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Nu-Way Construction	HFDB60367N0918	\$1,657,548.00	27.11%
Total Minority - Non-local		\$1,657,548.00	27.11%

TOTAL DBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$339,058.00	5.08%
Hispanic American	\$1,657,548.00	27.11%	\$1,657,548.00	24.84%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$21,500.00	0.32%
Total	\$1,657,548.00	27.11%	\$2,018,106.00	30.25%

AIRPORT BUILDING ADDRESS

- | Ref. | Address |
|------|--|
| 1. | 4985 VOYAGER |
| 2. | 4975 VOYAGER |
| 3. | 5025 VOYAGER |
| 1. | Hum's Aircraft |
| 1. | 817-703-1393 |
| 2. | Dallas Executive Aircraft Services |
| 1. | 214-558-1238 |
| 4. | 5015 VOYAGER |
| 5. | 5010 VOYAGER |
| 1. | We Fly Ads |
| 1. | 888-933-5923 |
| 2. | H&W Products |
| 1. | 214-339-3030 |
| 6. | 5110 VOYAGER (HANGAR) / 6B 5120 VOYAGER (OFFICE) |
| 7. | 5125 VOYAGER |
| 1. | Jet Center Of Dallas FBO |
| 1. | 214-339-3992 |
| 2. | 131.40 |
| 8. | 5225 VOYAGER |
| 9. | 5303 CHALLENGER |
| 1. | Terminal |
| 2. | Delta Charlie's Restaurant |
| 1. | 214-623-9944 |
| 10. | 5419 SATURN |
| 1. | Aero Parts and Supply |
| 1. | 214-337-3328 |
| 2. | A&P Testing |
| 1. | 817-454-1673 |
| 11. | 5423 SATURN |
| 1. | Red Bird Electronics |
| 1. | 214-337-8958 |
| 12. | 5427 SATURN |
| 13. | 5431 SATURN |
| 1. | AVcessories |
| 1. | 214-467-9410 |
| 14. | 5435 SATURN |
| 1. | Ambassador Jet Center FBO |
| 1. | 214-623-8800 |
| 2. | 131.90 |
| 2. | Slipstream Aviation |
| 1. | 817-658-5988 |
| 15. | 5433 SATURN |
| 16. | 5439 SATURN |
| 17. | 5443 SATURN |



AIRPORT BUILDING ADDRESS CONTINUED

- | Ref. | Address |
|------|-------------------------|
| 18. | 5555 APOLLO |
| 19. | 5676 APOLLO |
| 1. | Avionics First |
| 1. | 214-337-7000 |
| 20. | 5673 APOLLO |
| 21. | 5675 APOLLO |
| 22. | 5677 APOLLO |
| 23. | 5681 APOLLO |
| 24. | 5685 APOLLO |
| 25. | 5689 APOLLO |
| 26. | 5691 APOLLO |
| 27. | 5693 APOLLO |
| 28. | 5695 APOLLO |
| 29. | 5697 APOLLO |
| 30. | 5699 APOLLO |
| 31. | 5701 APOLLO |
| 32. | 5661 MARINER |
| 1. | Commemorative Air Force |
| 1. | 214-330-1700 |
| 33. | 5775 CHUCK TAYLOR |
| 1. | DPD Helicopter Unit |
| 1. | 214-670-1944 |
| 2. | 214-670-1945 |
| 34. | 4901 S. HAMPTON |
| 1. | Fire Station 49 |
| 1. | 214-670-4749 |
| 2. | 214-670-1931 |
| 3. | 214-670-1935 |
| 35. | 5550 BOULDER DRIVE |
| 1. | Manager 214-330-2216 |
| 2. | Cab 214-330-2201 |
| 36. | 5907 BOULDER DRIVE |

October 11, 2017

WHEREAS, the Department of Aviation and the Dallas Police Department agreed that the existing Dallas Helicopter Hangar Facility at Dallas Executive Airport should be replaced; and

WHEREAS, Lansford Company, Inc. was selected as the most qualified proposer of five as a result of a qualifications based selection process in accordance with the City of Dallas procurement guidelines; and

WHEREAS, on September 22, 2015, City Council authorized a design-build contract with Lansford Company, Inc., in an amount not to exceed \$556,813 for design and construction of the Dallas Police Helicopter Hangar Project at Dallas Executive Airport, for an established Guaranteed Maximum Price of \$5,000,000, by Resolution No. 15-1766; and

WHEREAS, Lansford Company, Inc. and the Department of Aviation have now agreed on a Guaranteed Maximum Price of \$6,114,872 for completion of the project which meets all requirements and specifications; and

WHEREAS, it is now desirable for Lansford Company, Inc. to begin the construction of the Dallas Police Department Helicopter Hangar Project at Dallas Executive Airport; and

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 1 to the design-build contract with Lansford Company, Inc. to increase the Guaranteed Maximum Price for the new Dallas Police Department Helicopter Hangar Project at Dallas Executive Airport, in an amount not to exceed \$6,114,872, from \$556,813 to \$6,671,685.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign Supplemental Agreement No. 1 to the design-build contract with Lansford Company, Inc. to increase the Guaranteed Maximum Price for the new Dallas Police Department Helicopter Hangar Project at Dallas Executive Airport, in an amount not to exceed \$6,114,872, increasing the design-build contract amount from \$556,813 to \$6,671,685.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$6,114,872 to Lansford Company, Inc. in accordance with the terms and conditions of the contract from Aviation Capital Construction Fund, Fund 0131, Department AVI, Unit P934, Activity AAIP, Object 4111, Program AVP934, Commodity 92500, Encumbrance CT AVIP934LC15, Vendor VS87650.

October 11, 2017

SECTION 3. That this contract is designated as Contract No. AVI-2017-00003925.

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

AGENDA ITEM # 10

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: October 11, 2017

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Water Utilities

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: N/A

SUBJECT

Authorize acquisition from Freddie Kasper, of approximately 262,824 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$49,000 (\$45,900, plus closing costs and title expenses not to exceed \$3,100) - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This item authorizes the acquisition from Freddie Kasper of approximately 262,824 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Transmission Pipeline Project. The consideration is based on an independent appraisal. No relocation benefits are required.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current City needs and future water demands.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on October 9, 2017.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - \$49,000 (\$45,900, plus closing costs and title expenses not to exceed \$3,100)

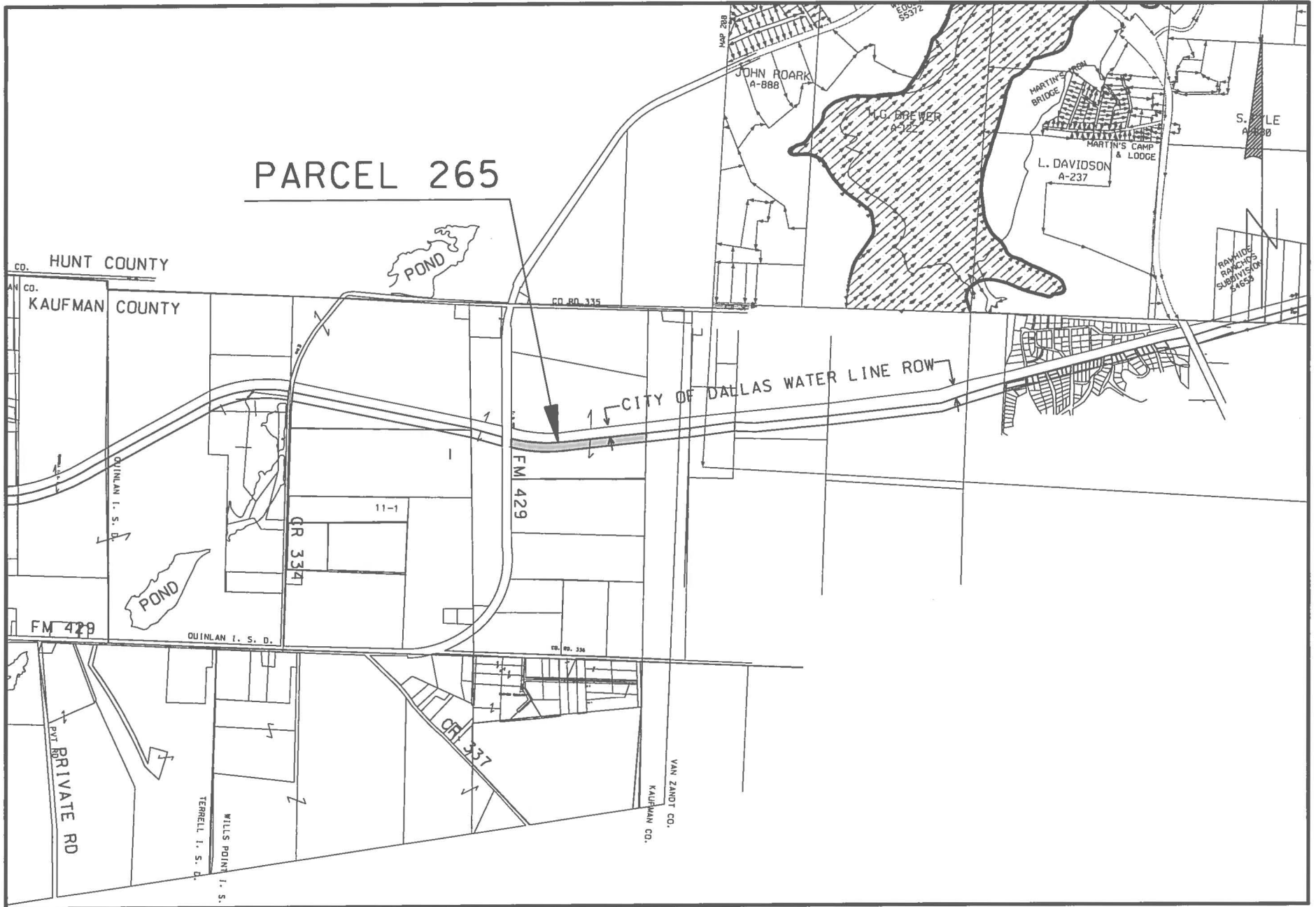
OWNER

Freddie Kasper

MAP

Attached

P:\0515-LakeTawakoni\Parcel\ParcelMap_265.dgn Plotted on 3/3/2016 at 10:43:09 AM By: jason Project:City Of Dallas Plot Driver: dteprinter.plt;g PenToBc.ctb;tbl



VICINITY MAP
APPROXIMATE SCALE 1" = 2000'

October 11, 2017

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

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

"CITY": The City of Dallas

"PROPERTY": Approximately 262,824 square feet of land located in Kaufman County, Texas, and being the same property more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining thereto.

"PROJECT": Lake Tawakoni 144-inch Transmission Pipeline

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

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

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

"PURCHASE AMOUNT": \$45,900

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$3,100

"AUTHORIZED AMOUNT": Not to exceed \$49,000

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

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

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

October 11 , 2017

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

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

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

SECTION 6. That in the event this acquisition closes, the Chief Financial Officer is hereby authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Water Utilities Capital Improvement Funds, Fund 3115, Department DWU, Unit PW20, Activity RWPT, Program 704041, Object 4210, Encumbrance/Contract No. CX-DWU-2017-00002887. The PURCHASE AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

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

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

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

BY: 
Assistant City Attorney

FIELD NOTES
DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION
OF RIGHT-OF-WAY FOR THE LAKE TAWAKONI RAW WATER
TRANSMISSION MAIN
KAUFMAN COUNTY, TEXAS
Parcel: 265

BEING a 6.034 acre tract of land in the J. McCarty Survey, Abstract No. 333, in Kaufman County, Texas, being part of a 21.54 acre tract of land described in Special Warranty Deed to Freddie Kasper, dated March 26, 2014, as recorded in Volume 4534, Page 133, in the Deed Records Kaufman County, Texas (D.R.K.C.T.), and being more particularly described as follows:

BEGINNING at a concrete monument with cap stamped "City of Dallas" found at the northeast corner of said 21.54 acre tract, same being the southeast corner of a City of Dallas Water Line Right-of-Way (variable width Right-of-Way), as recorded in Volume 437, Page 525, D.R.K.C.T. and the northwest corner of a tract of land described as "Tract One" in a deed to Justin Scott, as recorded in Volume 3667, Page 105, D.R.K.C.T.;

THENCE South 00 degrees 17 minutes 25 seconds East, with the east line of said 21.54 acre tract and the west line of said "Tract One", a distance of 131.33 feet to a 1/2-inch iron rod with red cap stamped. "DAL-TECH" (hereinafter referred to as "with cap") set;

THENCE South 81 degrees 32 minutes 24 seconds West, departing the east line of said 21.54 acre tract and west line of said "Tract One", a distance of 1,316.96 feet to a 1/2-inch iron rod with cap set at the point of curvature of a curve to the right, having a radius of 2,008.46 feet and a central angle of 17 degrees 41 minutes 00 seconds;

THENCE with said curve to the right, an arc distance of 619.87 feet (Chord Bearing North 89 degrees 37 minutes 06 seconds West – 617.41 feet), to a 1/2-inch iron rod with cap set at the point of tangency;

THENCE North 80 degrees 46 minutes 36 seconds West, a distance of 81.23 feet to a 1/2-inch iron rod set in the east line of F.M. 429 (120 foot right-of-way), being the west line of said 21.54 acre tract;

THENCE North 03 degrees 15 minutes 43 seconds West, with the east line of said F.M. 429 and the west line of said 21.54 acre tract, a distance of 133.15 feet to a 1/2-inch iron rod with cap stamped "STOVALL" found at the northwest corner of said 21.54 acre tract, being in the south line of said City of Dallas Water Line Right-of-Way;

THENCE South 80 degrees 46 minutes 36 seconds East, departing the east line of said F.M. 429 and with the north line of said 21.54 acre tract and south line of said City of Dallas Water Line Right-of-Way, a distance of 110.01 feet to a concrete monument with cap stamped "City of Dallas" found at the point of curvature of a curve to the left, having a radius of 1,878.46 feet and a central angle of 17 degrees 41 minutes 00 seconds;

THENCE with said curve to the left and continuing with said north and south lines, an arc distance of 579.75 feet (Chord Bearing South 89 degrees 37 minutes 06 seconds East – 577.45 feet), to a concrete monument with cap stamped "City of Dallas" found at the point of tangency;

THENCE North 81 degrees 32 minutes 24 seconds East, continuing with said north and south lines, a distance of 1,335.62 feet to the POINT OF BEGINNING and containing 262,824 square feet (6.034 acres) of land.

FIELD NOTES APPROVED:

abc 3/25/16



FIELD NOTES
DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION
OF RIGHT-OF-WAY FOR THE LAKE TAWAKONI RAW WATER
TRANSMISSION MAIN
KAUFMAN COUNTY, TEXAS
Parcel: 265

All bearings for this tract refer to the NAD-83 Texas State Plane Coordinate System, North Central Zone 4202, according to measurements made at NGS continuously operating reference stations Collin CORS ARP, Dallas CORS ARP, Kaufman CORS ARP, Tyler CORS ARP, and Paris CORS ARP. The Kaufman County scale factor of 1.000114077 as published by the Texas Department of Transportation, Dallas District was used for this project.

A plat of even survey date herewith accompanies this legal description.

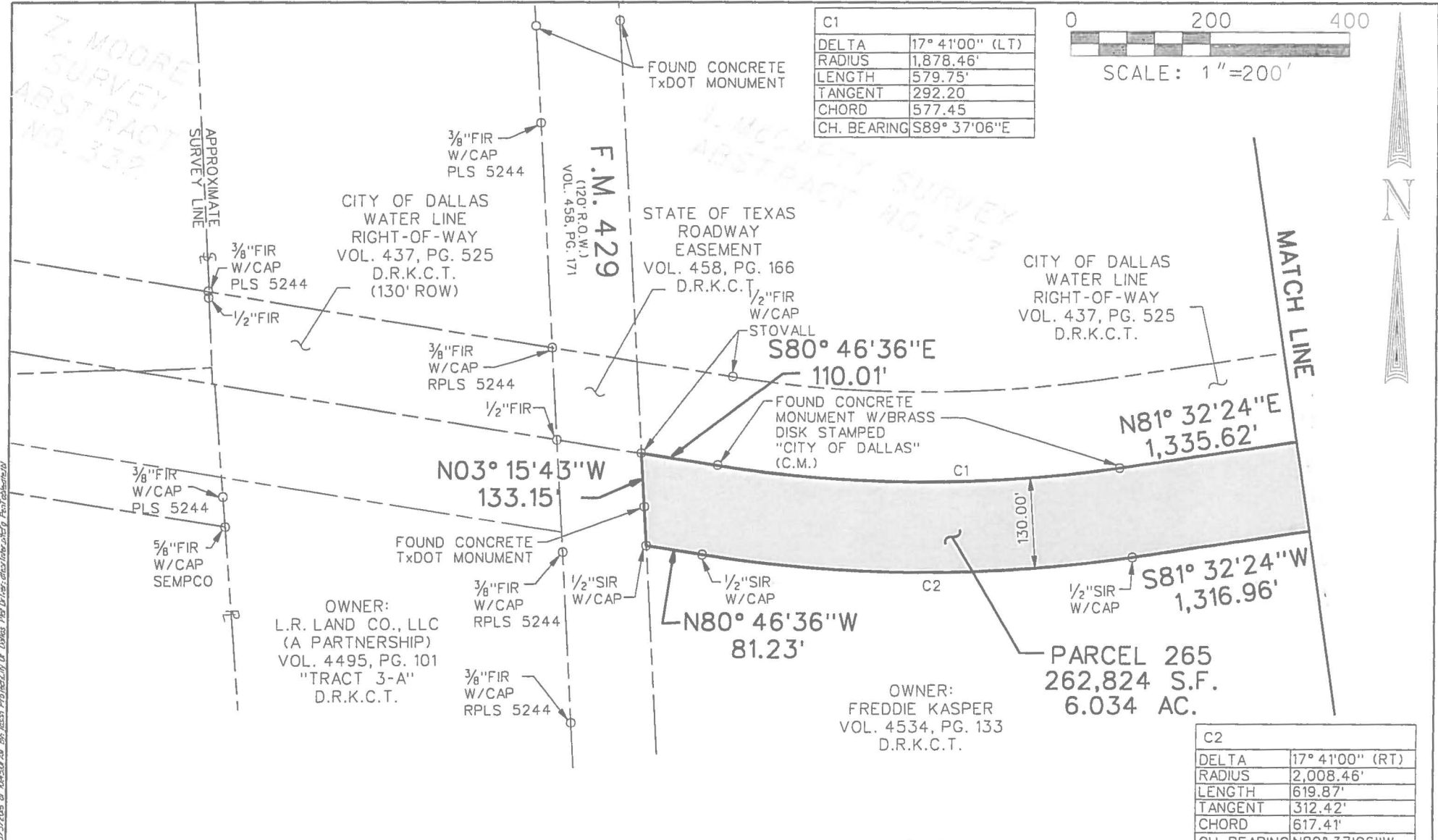
Company Name: DAL-TECH Engineering, Inc.
TBPLS Firm No. 10123500

By:  Date: 3-15-14

Surveyor's Name: Patrick J. Baldasaro
Registered Professional Land Surveyor
Texas No. 5504



P:\0255\title\action\Parcel\262,824 S.F. Plan on J.L.P.05 of 10-4-50 at 10-4-50 All By, Texas Probated City of Dallas Plan Division, electronic only, not to be used



3-15-16
 [Handwritten signature/initials]

- LEGEND:**
- S.F. SQUARE FEET
 - C.M. CONTROL MONUMENT
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - 1/2" SIR 1/2" SET IRON ROD WITH A RED PLASTIC CAP STAMPED "DAL-TECH" OR "DTE"
 - W/CAP W/CAP
 - SX SET "X" CUT IN CONCRETE
 - FPK FOUND PK. NAIL
 - SPK SET PK. NAIL

NOTE: THIS SURVEY WAS PERFORMED BASED UPON RECORD DATA PROVIDED UNDER TIGOR TITLE INSURANCE COMPANY COMMITMENT G.F. NUMBER 21961-KF07, WITH AN EFFECTIVE DATE OF AUGUST 30, 2007.

ALL BEARINGS FOR THIS TRACT REFER TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, ACCORDING TO MEASUREMENTS MADE AT NGS CONTINUOUSLY OPERATING REFERENCE STATIONS COLLIN CORS ARP, DALLAS CORS ARP, KAUFMAN CORS ARP, TYLER CORS ARP, AND PARIS CORS ARP. THE KAUFMAN COUNTY SCALE FACTOR OF 1.000114077 AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, DALLAS DISTRICT WAS USED FOR THIS PROJECT.

EXHIBIT
 OF A
RIGHT-OF-WAY ACQUISITION
 SITUATED IN THE
 J McCARTY SURVEY ABSTRACT NO. 333
 KAUFMAN COUNTY, TEXAS
 FOR THE
CITY OF DALLAS
 BY
 DAL TECH ENGINEERING, INC., 17400 DALLAS PKWY, SUITE 110
 DALLAS, TEXAS 75287 TEL. (972)250-2727 FAX (972)250-1774
 TRPLS FIRM NO 10123500

EXHIBIT B

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

WARRANTY DEED

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

That Freddie Kasper, a married person, not joined herein by spouse, as the property hereby conveyed constitutes no part of their business or residence homestead and is in his sole management and control (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Kaufman, State of Texas, for and in consideration of the sum of FORTY FIVE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$45,900.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, all of the property described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes.

SPECIAL PROVISIONS: NONE

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

EXECUTED this _____ day of _____, _____.

Freddie Kasper

* * * * *

STATE OF TEXAS '
COUNTY OF KAUFMAN '

This instrument was acknowledged before me on _____
by Freddie Kasper.

Notary Public, State of TEXAS

* * * * *

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

Warranty Deed Log No. 44243

**FIELD NOTES
 DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION
 OF RIGHT-OF-WAY FOR THE LAKE TAWAKONI RAW WATER
 TRANSMISSION MAIN
 KAUFMAN COUNTY, TEXAS
 Parcel: 265**

BEING a 6.034 acre tract of land in the J. McCarty Survey, Abstract No. 333, in Kaufman County, Texas, being part of a 21.54 acre tract of land described in Special Warranty Deed to Freddie Kasper, dated March 26, 2014, as recorded in Volume 4534, Page 133, in the Deed Records Kaufman County, Texas (D.R.K.C.T.), and being more particularly described as follows:

BEGINNING at a concrete monument with cap stamped "City of Dallas" found at the northeast corner of said 21.54 acre tract, same being the southeast corner of a City of Dallas Water Line Right-of-Way (variable width Right-of-Way), as recorded in Volume 437, Page 525, D.R.K.C.T. and the northwest corner of a tract of land described as "Tract One" in a deed to Justin Scott, as recorded in Volume 3667, Page 105, D.R.K.C.T.;

THENCE South 00 degrees 17 minutes 25 seconds East, with the east line of said 21.54 acre tract and the west line of said "Tract One", a distance of 131.33 feet to a 1/2-inch iron rod with red cap stamped. "DAL-TECH" (hereinafter referred to as "with cap") set;

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THENCE North 03 degrees 15 minutes 43 seconds West, with the east line of said F.M. 429 and the west line of said 21.54 acre tract, a distance of 133.15 feet to a 1/2-inch iron rod with cap stamped "STOVALL" found at the northwest corner of said 21.54 acre tract, being in the south line of said City of Dallas Water Line Right-of-Way;

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FIELD NOTES APPROVED:

Abc 3/25/16



FIELD NOTES
DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION
OF RIGHT-OF-WAY FOR THE LAKE TAWAKONI RAW WATER
TRANSMISSION MAIN
KAUFMAN COUNTY, TEXAS
Parcel: 265

All bearings for this tract refer to the NAD-83 Texas State Plane Coordinate System, North Central Zone 4202, according to measurements made at NGS continuously operating reference stations Collin CORS ARP, Dallas CORS ARP, Kaufman CORS ARP, Tyler CORS ARP, and Paris CORS ARP. The Kaufman County scale factor of 1.000114077 as published by the Texas Department of Transportation, Dallas District was used for this project.

A plat of even survey date herewith accompanies this legal description.

Company Name: DAL-TECH Engineering, Inc.
TBPLS Firm No. 10123500

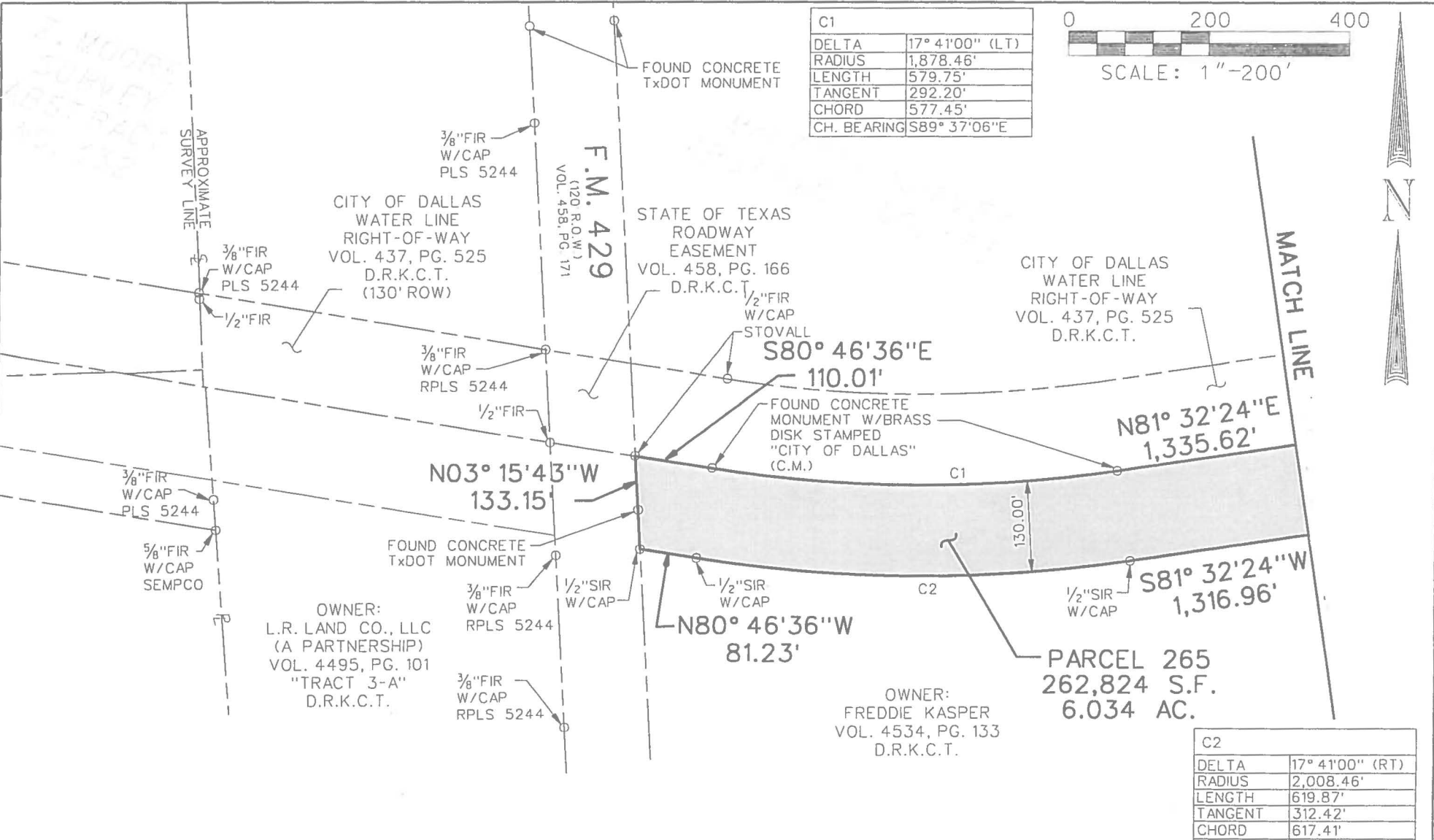
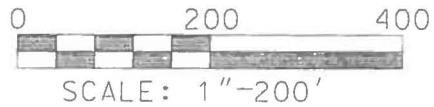
By:  Date: 3-15-14

Surveyor's Name: Patrick J. Baldasaro
Registered Professional Land Surveyor
Texas No. 5504



P:\0251\delaware\delaware\265.dwg Printed on 11/11/2014 at 12:45:00 AM by kasa Production of Dallas Del Dr:\delaware\265.dwg PlotScale=100

C1	
DELTA	17° 41'00" (LT)
RADIUS	1,878.46'
LENGTH	579.75'
TANGENT	292.20'
CHORD	577.45'
CH. BEARING	S89° 37'06"E



C2	
DELTA	17° 41'00" (RT)
RADIUS	2,008.46'
LENGTH	619.87'
TANGENT	312.42'
CHORD	617.41'
CH. BEARING	N89° 37'06"W

NOTE: THIS SURVEY WAS PERFORMED BASED UPON RECORD DATA PROVIDED UNDER TIGOR TITLE INSURANCE COMPANY COMMITMENT C.F. NUMBER 21961-KF07, WITH AN EFFECTIVE DATE OF AUGUST 30, 2007.



LEGEND:

S.F.	SQUARE FEET
C.M.	CONTROL MONUMENT
○ FIR	FOUND IRON ROD
○ FIP	FOUND IRON PIPE
○ 1/2" SIR W/CAP	1/2" SET IRON ROD WITH A RED PLASTIC CAP STAMPED "DAL-TECH" OR "DTE"
○ SX	SET "X" CUT IN CONCRETE
○ FPK	FOUND PK. NAIL
○ SPK	SET PK. NAIL

ALL BEARINGS FOR THIS TRACT REFER TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. ACCORDING TO MEASUREMENTS MADE AT NGS CONTINUOUSLY OPERATING REFERENCE STATIONS COLLIN CORS ARP, DALLAS CORS ARP, KAUFMAN CORS ARP, TYLER CORS ARP, AND PARIS CORS ARP. THE KAUFMAN COUNTY SCALE FACTOR OF 1.000114077 AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, DALLAS DISTRICT WAS USED FOR THIS PROJECT.

EXHIBIT
OF A
RIGHT-OF-WAY ACQUISITION
SITUATED IN THE
J McCarty SURVEY ABSTRACT NO 333
KAUFMAN COUNTY, TEXAS
FOR THE
CITY OF DALLAS
BY
DAL TECH ENGINEERING INC 17100 DALLAS PKWY SUITE 110
DALLAS TEXAS 75287 TEL (972)250-2727 FAX (972)250-4774
TBPLS FIRIM NO 10123500

AGENDA ITEM # 11

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: October 11, 2017

COUNCIL DISTRICT(S): 2, 3, 4, 5, 7, 8

DEPARTMENT: Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 34W 46R V X Y 47E 55B N 56P 57V 58S 63C 64B F L 65B
66S 70N

SUBJECT

Authorize **(1)** the quitclaim of 22 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale that will be sold to the highest qualified bidders; and **(2)** the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached) - Estimated Revenue: \$331,000

BACKGROUND

This item authorizes the quitclaim of 22 properties that were foreclosed by the Sheriff's Department for unpaid taxes pursuant to judgments or seizure warrants from a District Court and the release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment. These properties will be sold to the highest qualified bidder and will return to the tax rolls upon conveyance.

Successful bidders will be required to sign a certification stating that they are not purchasing these properties on behalf of the foreclosed owners and that they have no debts owed to the City, no pending code violations, and are not chronic code violators.

All properties were reviewed by the Housing Department for infill houses and were not desired for that program.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on October 9, 2017.

FISCAL INFORMATION

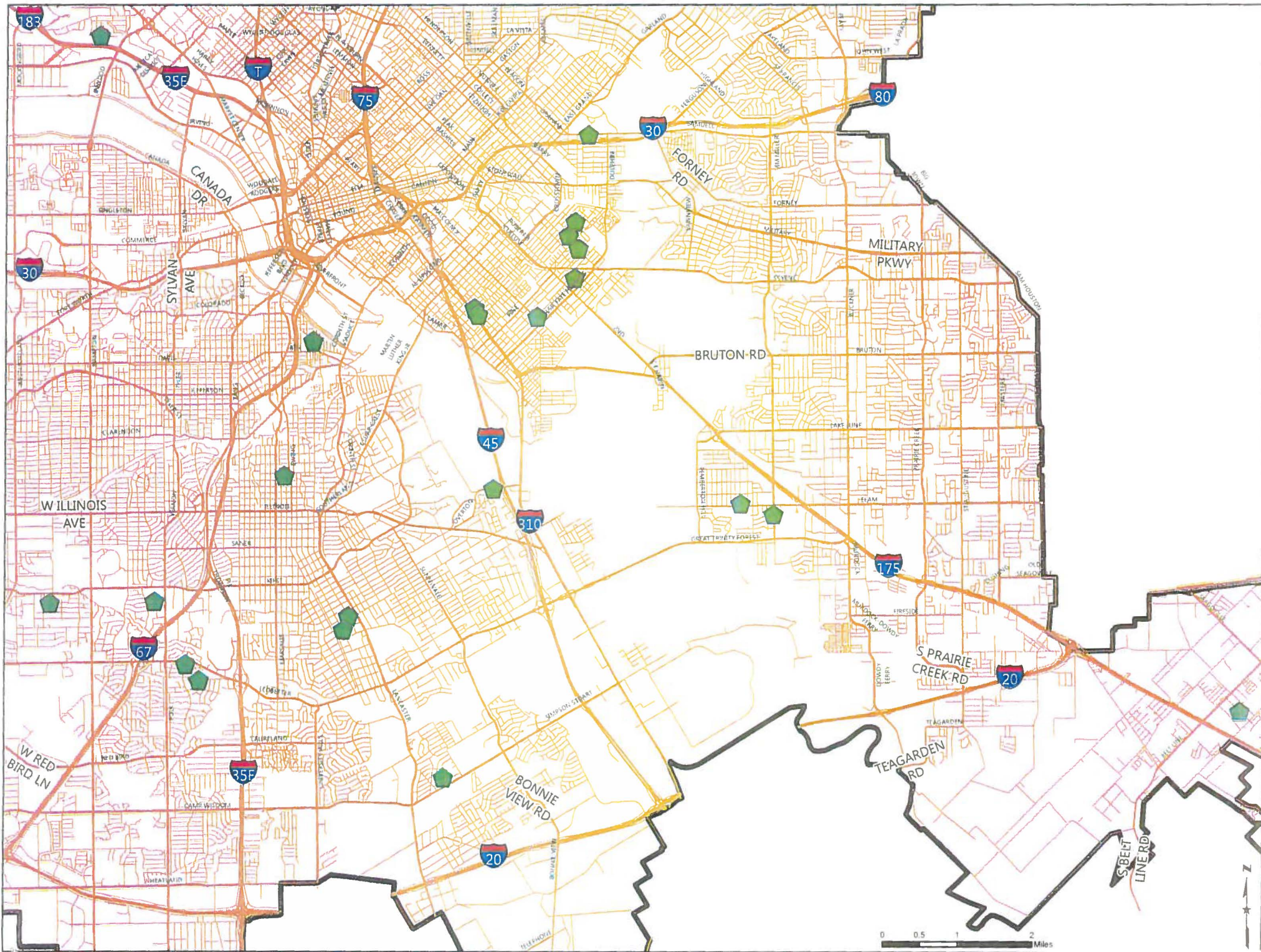
Estimated Revenue - \$331,000

MAP

Attached

**TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES
PROPERTY LIST**

ITEM #	STREET ADDRESS	VAC/IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	DCAD
1	2807 BENROCK	V	8	R-5(A)	.2848	\$2,968.00	\$8,250.00
2	1517 BRIAR CLIFF	I	2	PD-465	.1636	\$36,750.00	\$71,180.00
3	4226 CANAL	I	7	PD-595	.1217	\$40,530.00	\$40,530.00
4	4210 COPELAND	V	7	PD-595	.0894	\$3,750.00	\$3,750.00
5	2236 DATHE	V	7	PD-595	.1419	\$6,000.00	\$6,000.00
6	419 DENLEY	V	4	PD-571	.7859	\$7,000.00	\$7,500.00
7	4011 DENLEY	V	4	TH-3(A)	.4455	\$13,500.00	\$13,500.00
8	522 ELWAYNE	V	5	R-7.5(A)	.1799	\$15,000.00	\$15,000.00
9	4122 FERNWOOD	V	4	R-5(A)	.9159	\$15,666.00	\$18,000.00
10	4434 FRANK	V	7	PD-595	.1062	\$4,619.00	\$5,000.00
11	13848 INDIAN WELLS	V	8	R-10(A)	.4879	\$22,117.00	\$24,400.00
12	423 JIM MILLER	I	8	R-7.5(A)	.3881	\$69,982.00	\$98,000.00
13	2219 JORDAN ST	I	7	PD-595	.1428	\$26,201.00	\$25,830.00
14	2816 MARBURG	V	7	PD-595	.1308	\$15,380.00	\$6,000.00
15	631 MISTY GLEN	I	4	R-7.5(A)	.4703	\$119,490.00	\$155,200.00
16	3343 NAVAJO	V	4	R-7.5(A)	.2555	\$30,170.00	\$40,000.00
17	851 OAK FOREST	V	4	R-7.5(A)	.1744	\$20,000.00	\$20,000.00
18	3816 OVERTON	V	4	IR	.5965	\$44,910.00	\$44,910.00
19	3100 SAMUELL	V	2	RR	.2457	\$53,550.00	\$53,550.00
20	815 VERMONT	I	4	CR	.0988	\$51,886.00	\$90,590.00
21	2837 WHITEWOOD	V	3	R-10(A)	.2366	\$23,190.00	\$23,190.00
22	3703 YORK	V	7	PD-595	.1492	\$3,250.00	\$3,250.00



October 11, 2017

WHEREAS, the City of Dallas (“City”), the State of Texas (“State”), the County of Dallas, (“County”), and/or Dallas Independent School District (“DISD”) acquired Sheriff Deeds to properties (“Properties”) at a sheriff tax sale (“the First Sale”) authorized by a Judicial Foreclosure (“Judgment”) in a District Court in Dallas County, Texas. The Sheriff's Deeds were recorded in the real property records of Dallas County, Texas as described on “Exhibit A,” attached herein and incorporated by reference; and

WHEREAS, pursuant to the Texas Attorney General Opinion No. JM-1232 and Section 34.05(a) of the Texas Property Tax Code, the City may re-sell the Properties (“the Second Sale”) subject to any right of redemption existing at the time of the Second Sale; and

WHEREAS, pursuant to the provisions of Chapter 34, Section 34.05 of the Texas Property Tax Code, a taxing entity is authorized to re-sell the Properties (“the Second Sale”); and

WHEREAS, by accepting its pro rata proceeds from the Second Sale, the State agrees to the transfer of Properties in which it has an interest; and

WHEREAS, the City Manager, acting on behalf of the County pursuant to a County Commissioner’s Court Order, and acting on behalf of DISD pursuant to a School Board Resolution have the authority to execute Quitclaim Deeds to the purchasers of Properties at the Second Sale, and transfer any rights, title, or interests acquired or held by each taxing entity that was a party to the Judgment at the First Sale; and

WHEREAS, the Properties will be advertised in the Dallas Morning News to be offered for re-sale; and

WHEREAS, the City Council has previously approved the re-sale of other Properties where funds were not received, nor disbursed prior to the April 1, 2001 Tax Collection Consolidation with Dallas County; and

WHEREAS, the distribution of the proceeds from the resale of the Properties will be in accordance with Chapter 34, Section 34.06 of the Texas Property Tax Code.

Now, Therefore,

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

SECTION 1. That upon receipt of the monetary consideration from the purchasers, and upon consent by the County and DISD, the City Manager after approval as to form by the City Attorney and attested by the City Secretary, is hereby authorized to execute

October 11, 2017**SECTION 1.** (continued)

Quitclaim Deeds to the Properties to be sold to the highest qualified bidder, conveying to the purchasers the right, title, and interest acquired or held by each taxing entity that was a party to the Judgment, subject to any right of redemption, post-Judgment taxes and post Judgment non-municipal liens, and in accordance with the written agreement of the terms, conditions, and release of the taxing entities.

SECTION 2. That the consideration received from the Second Sale shall be distributed pursuant to Chapter 34, Section 34.06 of the Texas Property Tax Code, and applied to the payment of the court costs, interest, and cost of sale and applied to the amount of delinquent taxes, penalties, and non-tax municipal liens as set forth in the Judgment and pursuant to the order of the court.

SECTION 3. That all purchasers shall be responsible for the pro rata portion of property taxes for the remaining part of the current calendar year that will be assessed from the date of closing of the Second Sale. Purchasers shall also be responsible for any post-Judgment taxes, penalties and interest, pursuant to the Texas Property Tax Code, and post-Judgment non-municipal liens. The Properties shall be replaced on the tax rolls as of the date of execution of Quitclaim Deeds.

SECTION 4. That to the extent authorized by law, any liens securing taxes referenced in Section 2 above are hereby released. That the City Manager, after approval as to form by the City Attorney, is hereby authorized to execute a release(s) of lien for any non-tax municipal lien(s) which (i) are included in the Judgments issued in the foreclosure suits filed by the City on the lot(s) shown on Exhibit "A"; or (ii) arise or are filed of record post Judgment and prior to the Second Sale by the City on the lot(s) shown on Exhibit "A".

SECTION 5. That any and all proceeds from the Second Sale, including funds not received, nor disbursed prior to the April 1, 2001 Tax Collection Consolidation with Dallas County will be deposited to General Fund, Fund 0001, Department DEV, Balance Sheet 0519.

SECTION 6. That upon receipt of the consideration from the Second Sale, the Chief Financial Officer is hereby authorized to disburse the proceeds in accordance with Chapter 34, Section 34.06 of the Texas Property Tax Code. Calculations for disbursements shall be provided by the Director of Sustainable Development and Construction to the City of Dallas Land Based Receivables, the Dallas County District Clerk, and the Dallas County Tax Office from the account specified in Section 5, above.

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

**TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES
EXHIBIT A**

ITEM #	STREET ADDRESS	LEGAL DESCRIPTION	VAC/IMP	OWNED BY TAXING ENTITIES
1	2807 BENROCK	Lot 5, Block 18/6890	V	1, 2, 3
2	1517 BRIAR CLIFF	Lot 15, Block O/7917	I	1, 2, 3
3	4226 CANAL	Lot 10, Block 2/1853	I	1, 2, 3
4	4210 COPELAND	Lot 3, Block 5/1839	V	1, 2, 3
5	2236 DATHE	Lot 6, Block 1708	V	1, 2, 3
6	419 DENLEY	Lot 13, Block 49/3030	V	1, 2, 3
7	4011 DENLEY	Lot 16, Block 26/4322	V	1, 2, 3
8	522 ELWAYNE	Lot 25, Block 3/6250	V	1, 2, 3
9	4122 FERNWOOD	Lot 08, Block 28/4323	V	1, 2, 3
10	4434 FRANK	Lot 10, Block D/2434	V	1, 2, 3
11	13848 INDIAN WELLS	Lot 3, Block E/8820	V	1, 2, 3
12	423 JIM MILLER	Tract 15, Block 6262	I	1, 2, 3
13	2219 JORDAN ST	Lot 8, Block A/1709	I	1, 2, 3
14	2816 MARBURG	Lot 4, Block B/1773	V	1, 2, 3
15	631 MISTY GLEN	Lot 8, Block 21/6912	I	1, 2, 3
16	3343 NAVAJO	Lot 13, Block 13/6035	V	1, 2, 3
17	851 OAK FOREST	Lot 20, Block 1/5994	V	1, 2, 3
18	3816 OVERTON	Lot 1, Block 6097	V	1, 2, 3
19	3100 SAMUELL	Lot 1, Block C/2105	V	1, 2, 3
20	815 VERMONT	Tract 6, Block 3676	I	1, 2, 3
21	2837 WHITEWOOD	Lot 3, Block M/6038	V	1, 2, 3
22	3703 YORK	Lot 38, Block 2/2128	V	1, 2, 3

*1=CITY, 2=DISD, 3=COUNTY, 4=STATE (All properties are located in the City of Dallas, Dallas County, Texas)

AGENDA ITEM # 12

STRATEGIC PRIORITY:

Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE:

October 11, 2017

COUNCIL DISTRICT(S):

2

DEPARTMENT:

Sustainable Development and Construction

CMO:

Majed Al-Ghafry, 670-3302

MAPSCO:

23X Y

SUBJECT

An ordinance abandoning an easement for street purposes to Northwest Overlake, L.L.C., the abutting owner, containing approximately 5,064 square feet of land, located near the intersection of Northwest Highway and Straightway Drive; and authorizing the quitclaim - Revenue: \$26,586, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of an easement for street purposes to Northwest Overlake, L.L.C., the abutting owner. The area will be included with the property of the abutting owner for a mixed-use development. The abandonment fee is based on an independent appraisal.

Notices were sent to 8 property owners located within 300 feet of the proposed abandonment area. There were no responses received in opposition of this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on October 9, 2017.

FISCAL INFORMATION

Revenue - \$26,586, plus the \$20 ordinance publication fee

OWNER

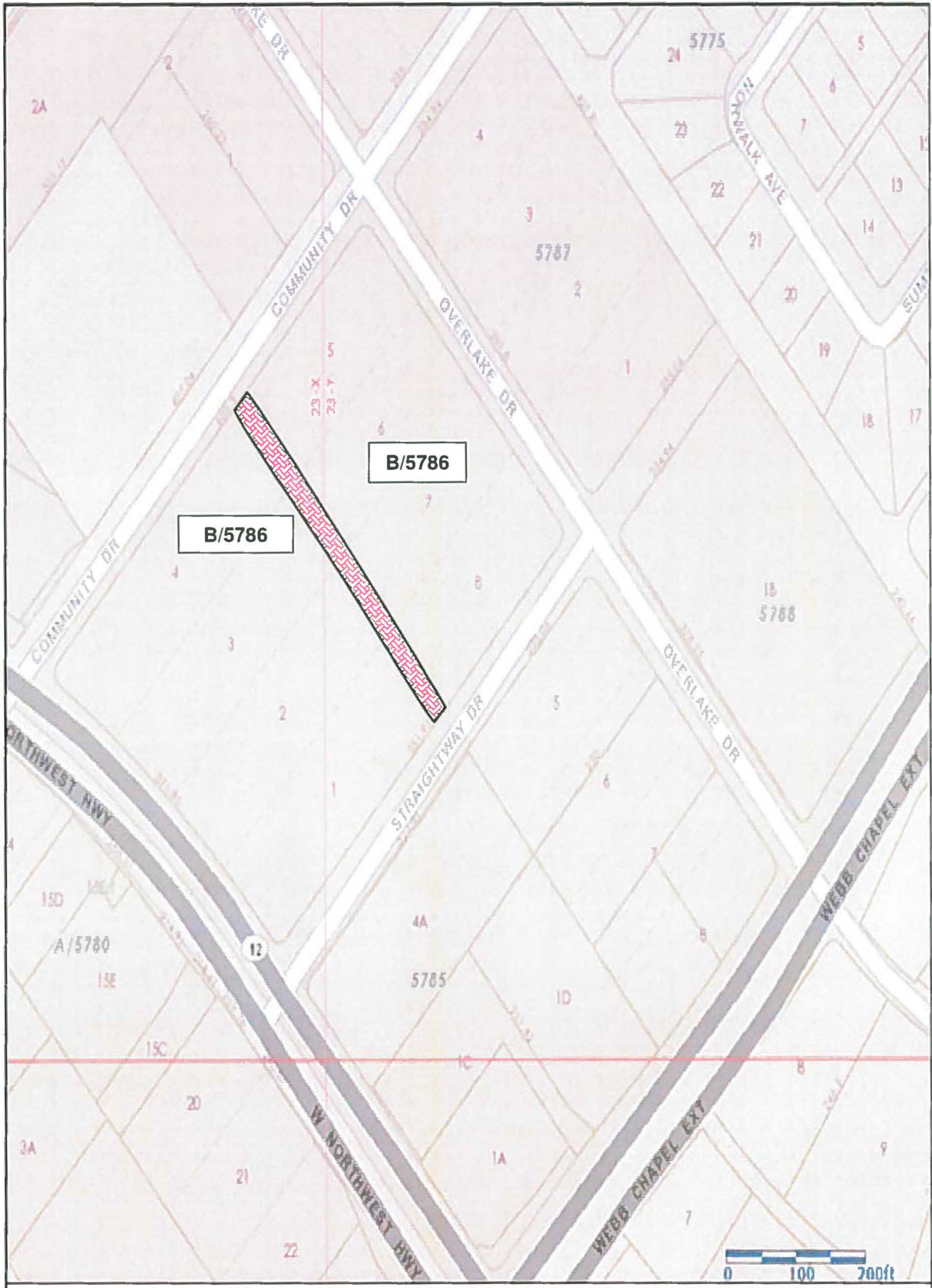
Northwest Overlake, L.L.C.


Oxford Enterprises, Inc.

Anthony Swartz, President

MAP

Attached



	ABANDONMENT AREA
---	-------------------------

ORDINANCE NO. _____

An ordinance providing for the abandonment of an easement located in City Block B/5786 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Northwest Overlake, L.L.C.; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Northwest Overlake, L.L.C., a Texas limited liability company, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said easement is not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

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

Now, Therefore,

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

SECTION 1. That the tract of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same is abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **TWENTY-SIX THOUSAND FIVE HUNDRED EIGHTY SIX AND NO/100 DOLLARS (\$26,586.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9, and 10, the City

SECTION 2. (continued)

of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tract of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

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

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in the General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise, and are further subject to the conditions contained in Exhibit B, which is attached hereto and made a part hereof for all purposes.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 7. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon and vacate.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the area described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**, its successors and assigns, agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A. **GRANTEE**, its successors and assigns, hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall record a final replat of the adjoining properties prior to the issuance of any building permits affecting the tract of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area is located after its approval by the City Plan Commission of the City of Dallas.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the passage of this ordinance, close, barricade and/or place signs in the area described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the area described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, its successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 11. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the area abandoned herein, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 12. That this contract is designated as Contract No. DEV-2016-00001314.

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

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

DAVID COSSUM, Director
Department of Sustainable Development and
Construction

BY: Ben M. Hoff
Assistant City Attorney

BY: Laura Williams
Assistant Director

Passed _____.

Exhibit A

**UTILITY EASEMENT ABANDONMENT
LAKE LINE PARK, THIRD SECTION
BLOCK B/5786
DICKERSON PARKER SURVEY, ABSTRACT NO. 1113
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 5,064 square feet tract of land situated in the Dickerson Parker Survey, Abstract No. 1113, Dallas County, Texas, and being a portion of Lots 1-8, Block B, as shown on the plat of Lake Line Park, Third Section, being Block B/5786 City of Dallas Block, recorded in Volume 5, Page 290, Map Records, Dallas County, Texas, also being all of a labeled 12' Easement across said Block B, as shown on the said plat of Lake Line Park, Third Section, also being a portion of Tract I, Parcel A, as described in the Correction Assumption Warranty Deed to Northwest Overlake, LLC, recorded under instrument No. 20070357301, Official Public Records, Dallas County, Texas (OPRDCT), and being more particularly described by metes and bounds as follows (basis of bearing being the Texas Coordinate System, NAD83, North Central Zone - 4202, as established using GPS Technology in conjunction with the RTK Cooperative Network):

COMMENCING at a 1/2 inch iron rod found on the northwesterly line of Lot 5, said Block B, being common with the southeasterly right-of-way line of Community Drive, and being on the west side of a corner radius at the north corner of said Lot 5, being on the south side of the intersection of Community Drive and Overlake Drive;

THENCE South 45°26'25" West, with the northwesterly line of said Block B, being common with the said southeasterly right-of-way line, a distance of 229.42 feet to a point for corner, being the **POINT OF BEGINNING**;

THENCE South 44°45'21" East, over and across Lots 5-8 of said Block B, and along a line parallel with and 6' northeast of the southwest line of said Lots 5-8, a distance of 421.98 feet to a point for corner on the southeasterly line of said Block B, being on the northwesterly line of the Straightway Drive right-of-way abandoned by city ordinance 29383, from which a 1/2 inch iron rod found for corner bears North 45°27'22" East, a distance of 228.94 feet;

THENCE South 45°27'22" West, with the said southeasterly line of Block B, a distance of 12.00 feet to a point for corner;

THENCE North 44°45'21" West, over and across Lots 1-4 of said Block B, and along a line parallel with and 6' southwest of the northeast line of said Lots 1-4, a distance of 421.98 feet to a point for corner;

THENCE North 45°26'25" East, with the said northwesterly line of Block B, a distance of 12.00 feet to the **POINT OF BEGINNING**, and containing 5,064 square feet or 0.116 acres of land, more or less.


Joshua D. Wargo 04/11/2016
Registered Professional Land Surveyor No. 6391



For SPRG use only
Review by: David Scott
Date: 4.22.16
SPRG NO.: 3675

BHB BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
4550 State Hwy 360, Ste. 180, Grapevine, TX 76051
jwargo@bhinc.com 817-251-8550 www.bhinc.com
BHB Project # 2014.722.001 TBPE Firm F-44 TBPLS Firm 10011302

Sheet 1 of 2

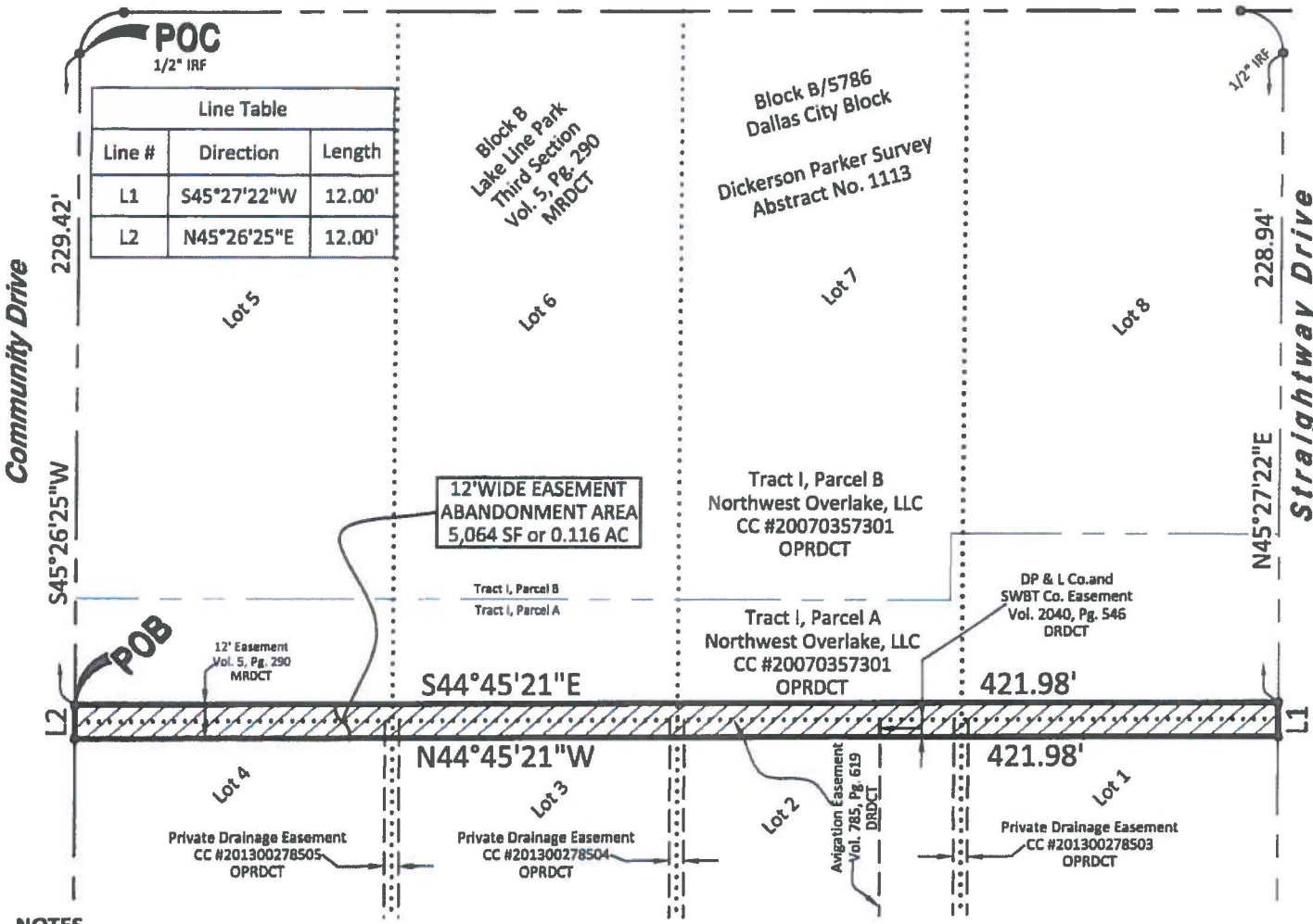
Overlake Drive

UTILITY EASEMENT ABANDONMENT
 LAKE LINE PARK, THIRD SECTION
 BLOCK B/5786
 DICKERSON PARKER SURVEY
 ABSTRACT NO. 1113
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS



0 60'
 SCALE: 1" = 60'

For SPRG use only
 Review by: David Scott
 Date: 4.22.16
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NOTES

1. Basis of Bearing being the Texas Coordinate System, NAD83, North Central Zone - 4202, as established using GPS Technology in conjunction with the RTK Cooperative Network.

LEGEND

-Point for corner unless otherwise noted
- CC#.....County Clerks Number
- IRF.....Iron Rod Found
- DRDCT.....Deed Records Dallas County, Texas
- MRDCT.....Map Records Dallas County, Texas
- OPRDCT....Official Public Records, Dallas County, Texas
- POB.....Point of Beginning
- POC.....Point of Commencing

Joshua D. Wargo
 Joshua D. Wargo 04/11/2016
 Registered Professional Land Surveyor No.6391

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EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

That as a condition hereof, this abandonment is subject to any utilities or communication facilities, including without limitation water and wastewater lines, gas lines, and storm sewers, ("Facilities") presently located within the abandoned area described in Exhibit "A", owned and/or operated by the City of Dallas or any utility or communications company, public or private, ("Utility") and to the rights of any Utility for the use of the abandoned area for its Facilities. It is the intent of the foregoing to confirm and maintain and there is hereby reserved and excepted unto the City of Dallas, and not abandoned or conveyed hereunder, an easement (to which this abandonment is made expressly subject) over, upon, under, through, in, and across the abandoned area for each Utility for its respective Facilities located therein at the time of this abandonment, together with the right to make any subsequent alterations, additions, expansions, upgrades or modifications to such Facilities as may, from time to time be deemed necessary or convenient by the Utility owning and/or operating same. No buildings, structures (above or below ground) or trees shall be constructed or placed within the abandoned area without written consent of each affected Utility. Each Utility shall have the full right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective Facilities lying within the abandoned area and shall at all times have the full right of ingress and egress to or from and upon the abandoned area for the purposes of reconstructing, removing, relocating, inspecting, patrolling, maintaining, expanding, upgrading, and/or adding to all or part of its Facilities without the necessity at any time of procuring the permission of anyone. The easement reserved hereunder and the conditions and restrictions to which this abandonment is subject shall remain for the benefit of the applicable Utility and/or operators of the Facilities until said Facilities are removed and relocated from the abandoned area. The relocation, removal or adjustment of any or all such Facilities, if made necessary by GRANTEE'S (whether one or more natural persons or legal entities) use of the abandonment area, shall be at the expense of GRANTEE herein, or GRANTEE'S successors and assigns. Should GRANTEE'S relocation or removal of the Facilities require the obtaining of new easements, the acquisition of same shall be at the expense of GRANTEE, GRANTEE'S successors and assigns. If any of the Facilities (or relocations thereof) are allowed to remain on any part of the abandoned area, the easements and buildings restrictions provided herein shall remain thereon. Upon removal or relocation of all of the Facilities, any easements reserved or created herein relating to such removed or relocated Facilities shall terminate, and any building restrictions herein created shall cease.