

APRIL 28, 2021 CITY COUNCIL AGENDA
CERTIFICATION

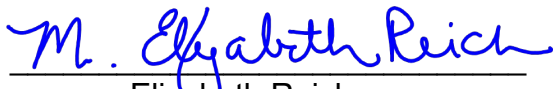
This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Agenda dated April 28, 2021. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.



T.C. Broadnax
City Manager

04/23/2021

Date



Elizabeth Reich
Chief Financial Officer

4-23-2021

Date

Memorandum



CITY OF DALLAS

DATE April 23, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **April 28, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

On April 16, 2021, a DRAFT City Council Agenda for April 28, 2021 was provided for your review. This memo outlines any additions, revisions or deletions made to the FINAL agenda after the distribution of the DRAFT agenda.

Additional items and deletions to the DRAFT agenda are outlined below, including *revisions* to the FINAL agenda are underlined in blue and *deletions* are strikethrough in red. A brief explanation for revisions along with staff's contact information is provided.

Additions:

48. 21-765 Authorize an amendment to the Targeted Neighborhood Enhancement Program ("Program") Statement to clarify that one of the purposes of the Program is to promote economic development by providing funding for the acquisition of improved and unimproved properties, demolition of existing structures, and assistance for private commercial, industrial, retail, residential, and mixed-use/mixed-income development in targeted neighborhoods - Financing: No cost consideration to the City
49. 21-651 Authorize **(1)** acquisition from Peterson Lane Partners LLC of approximately 72,559 square feet of commercially improved land (approximately 1.66 acres) addressed as 5580 Peterson Lane located on the south side of Peterson Lane approximately 140 feet west of Montfort Drive for the future central park in the Valley View-Galleria area pursuant to the Targeted Neighborhood Enhancement Program; and **(2)** the establishment of appropriations in an amount not to exceed \$213,301.46 in Valley View-Galleria Open Space Fund - Not to exceed \$5,677,000.00 (\$5,650,000.00, plus closing costs and title expenses not to exceed \$27,000.00) - Financing: Park and Recreation Facilities Fund (2006 General Obligation Bond Funds) (\$1,510,785.21), Public/Private Partnership Fund to be reimbursed in late 2021 from ECO (I) Fund (2017 General Obligation Bond Funds) (\$3,000,000.00), Valley View-Galleria Open Space Fund (\$213,301.46), Mall Area Redevelopment TIF District Fund (\$652,913.33), and Equity Revitalization Capital Fund (\$300,000.00)
50. 21-764 Authorize Supplemental Agreement No. 1 to **(1)** convert the service contract with Sigma Surveillance, Inc. dba STS 360 from an indefinite delivery, indefinite quantity agreement to a fixed price, not to exceed contract of \$16,327,955.38; and **(2)** reallocate funding within the contract from camera purchases to pay for services required for the expansion of the video surveillance camera system to be known as the Real-Time Crime Center - Financing: No cost consideration to the City

DATE April 23, 2021
SUBJECT April 28, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions

Revisions:

10. 20-2140 Authorize a resolution to repeal the City's Paving Assessment Policy ~~and cancel the liens for street improvements for Street Group 12-636, which includes Holly Hill Drive from Phoenix Drive to Pineland Drive, Hughes Lane from Churchill Way to Lafayette Way, and Phoenix Drive from Fair Oaks Avenue to Holly Hill Drive; and for Street Group 17-4003, which includes Harlandale Avenue from East Ohio Avenue to East Illinois Avenue, and South Ewing Avenue from Sleeth Street to East Ann Arbor Avenue; and to cancel assessments~~ for future street improvements - Estimated Revenue Foregone: Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (-\$2,000,000.00) and 2012 General Obligation Bond Funds (-\$195,000.00, over a five-year period)
This item is being revised based on additional information provided. Please contact Robert Perez, Director, at 214-948-4380 for more information.
- Z5. 21-588 A public hearing to receive comments regarding an application for and an ordinance granting an MF-1(A) Multifamily Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west line of Elsie Faye Heggins Street, south of Lyons Street
Recommendation of Staff and CPC: Approval
Z201-103(CT)
Note: This item was deferred by the City Council before opening the public hearing on March 24, 2021, and is scheduled for consideration on April 28, 2021
This item is being revised to update the date on the case report on page 9. Please contact Neva Dean, Assistant Director, at 214-670-5803 for more information.

Deletions:

26. 21-697 Authorize **(1)** adoption of *City of Dallas Strategic Economic Development Plan*, attached as **Exhibit A**; **(2)** adoption of *City of Dallas Economic Development Policy: Economic Growth and Social Progress for All*, attached as **Exhibit B**; **(3)** endorsement of the recommendations for formation of a new economic development entity contained in *Briefing Paper on Establishing a New Economic Development*; and **(4)** creation of a steering committee to guide the implementation of items (2) and above - *City of Dallas*, attached as **Exhibit C** - Financing: No cost consideration to the City
This item is being deleted and will be brought back at a later date. Please contact Robin Bentley, Interim Director, at 214-671-9942 for more information.

DATE April 23, 2021
SUBJECT **April 28, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

A memorandum was previously provided to Committee and/or City Council regarding the following items. A link to the memos is attached for more information.

3. 21-649 Authorize settlement of the lawsuit styled Kojo Nkansah v. The City of Dallas, Cause No. DC-16-13943 - Not to exceed \$46,300.00 - Financing: Liability Reserve Fund
City Council was briefed by confidential memorandum regarding this matter on April 23, 2021.
5. 21-654 An ordinance amending Chapter 42A, "Special Events; Neighborhood Markets; Dallas Street Seats; Dallas Farmers Market Farmers Market; Streetlight Pole Banners," of the Dallas City Code by amending Section 42A-12 for the purpose of providing an extension of the temporary parklet program provisions until September 30, 2021 - Financing: No cost consideration to the City (see Fiscal Information)
[The Transportation and Infrastructure Committee was briefed by memorandum regarding proposed amendments to the Special Events Ordinance - Chapter 42A on June 15, 2020.](#)

[The Transportation and Infrastructure Committee was briefed by memorandum regarding the proposed extension of the Temporary Parklet Program to April 30, 2021 on November 16, 2020.](#)

[The Transportation and Infrastructure Committee was briefed by memorandum regarding this matter on April 19, 2021.](#)
19. 20-1762 A resolution authorizing **(1)** the adoption of the City of Dallas Strategic Mobility Plan (SMP) known as Connect Dallas; and **(2)** the coordination of initiatives and partnerships necessary to implement the actions and goals set forth in the SMP - Financing: No cost consideration to the City
[City Council was briefed by memorandum regarding this matter on April 23, 2021.](#)
22. 21-657 Authorize the **(1)** acceptance of a grant from the Cities for Financial Empowerment Fund, Inc. for the Financial Empowerment Center Planning Grant in the amount of \$20,000.00 to support a Financial Empowerment Centers planning project for the period February 1, 2021 through January 30, 2022; **(2)** receipt and deposit of funds in an amount not to exceed \$20,000.00 in the Financial Empowerment Centers Grant Fund; **(3)** establishment of appropriations in an amount not to exceed \$20,000.00 in the Financial Empowerment Centers Grant Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the agreement - Not to exceed \$20,000.00 - Financing: Cities for Financial Empowerment Fund, Inc. Grant Funds
[The Workforce, Education and Equity Committee was briefed by memorandum regarding this matter on April 12, 2021.](#)

DATE April 23, 2021
SUBJECT **April 28, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

25. 21-652 Authorize **(1)** a public hearing to be held on May 26, 2021, to receive comments concerning the renewal of the Klyde Warren Park/Dallas Arts District Public Improvement District (the District), in accordance with Chapter 372 of the Texas Local Government Code (the Act), for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution renewing the District for a period of ten years; **(3)** approval of the District's Service Plan for 2022-2031 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(4)** approval of a management contract with Woodall Rodgers Park Foundation, a Texas nonprofit corporation as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)
[The Economic Development Committee was briefed by a memorandum regarding this matter on April 5, 2021.](#)
36. 21-641 Authorize a five-year acquisition contract for the purchase of hardware, software, licenses, and warranty of broadcast and multimedia production infrastructure for a Fair Park Multimedia Center for Communication, Outreach, and Marketing - Digital Resources, Inc., most advantageous proposer of four - Not to exceed \$3,860,294.94 - Financing: Public, Educational, and Governmental Access Fund
This item was briefed to the Quality of Life, Arts, and Culture Committee on February 23, 2021. [An updated memorandum has been provided to City Council on April 23, 2021 memorandum packet.](#)
47. 21-213 Authorize an eighteen-month service contract to develop an update to the *forwardDallas!* Comprehensive Land Use Plan for the Department of Planning and Urban Design - Houseal Lavigne Associates, LLC, most advantageous proposer of fourteen - Not to exceed \$649,960 - Financing: Building Inspection Fund (\$415,960) and Capital Projects Reimbursement Fund (\$234,000) (This item was deferred on September 23, 2020 and January 27, 2021)
[City Council was briefed by memorandum regarding this matter on April 3, 2020.](#)
49. 21-651 Authorize **(1)** acquisition from Peterson Lane Partners LLC of approximately 72,559 square feet of commercially improved land (approximately 1.66 acres) addressed as 5580 Peterson Lane located on the south side of Peterson Lane approximately 140 feet west of Montfort Drive for the future central park in the Valley View-Galleria area pursuant to the Targeted Neighborhood Enhancement Program; and **(2)** the establishment of appropriations in an amount not to exceed \$213,301.46 in Valley View-Galleria Open Space Fund - Not to exceed \$5,677,000.00 (\$5,650,000.00, plus closing costs and title expenses not to exceed \$27,000.00) - Financing: Park and Recreation Facilities Fund (2006 General Obligation Bond Funds) (\$1,510,785.21), Public/Private Partnership Fund to be reimbursed in late 2021 from ECO (I) Fund (2017 General Obligation Bond Funds) (\$3,000,000.00), Valley View-Galleria Open

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Space Fund (\$213,301.46), Mall Area Redevelopment TIF District Fund (\$652,913.33), and Equity Revitalization Capital Fund (\$300,000.00)

[The Economic Development Committee was briefed by memorandum regarding the proposed acquisition on April 5, 2021.](#)

50. 21-764 Authorize Supplemental Agreement No. 1 to **(1)** convert the service contract with Sigma Surveillance, Inc. dba STS 360 from an indefinite delivery, indefinite quantity agreement to a fixed price, not to exceed contract of \$16,327,955.38; and **(2)** reallocate funding within the contract from camera purchases to pay for services required for the expansion of the video surveillance camera system to be known as the Real-Time Crime Center - Financing: No cost consideration to the City

[A memorandum was provided to City Council regarding this matter on April 23, 2021.](#)

- PH1. 21-577 A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 9.40 acres of the current 39.05 acres of land located at 2118 California Crossing Road, within the floodplain of Elm Fork, Fill Permit 19-04 - Financing: No cost consideration to the City

[City Council was briefed by memorandum regarding this matter on April 23, 2021.](#)

- PH2. 21-578 A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 0.12 acres of the current 0.6 acres of floodplain located at 8902 Guernsey Lane - Financing: No cost consideration to the City

[City Council was briefed by memorandum regarding this matter on April 23, 2021.](#)

Thank you for your attention to these changes. If you have any questions, please contact Kimberly Bizer Tolbert, Chief of Staff at 214-670-3302.



T. C. Broadnax
City Manager

c:	Chris Caso, City Attorney Mark Swann, City Auditor Billerae Johnson, City Secretary Preston Robinson, 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 Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services M. Elizabeth Reich, Chief Financial Officer M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion Directors and Assistant Directors
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RECEIVED

2021 APR 23 AM 11:15
CITY SECRETARY
DALLAS, TEXAS

City of Dallas

1500 Marilla Street
Dallas, Texas 75201



Public Notice

210377

POSTED CITY SECRETARY
DALLAS, TX

COUNCIL AGENDA

April 28, 2021
9:00 AM

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

General Information

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

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

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

Rules of Courtesy

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

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

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to

Información General

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

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

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

Reglas de Cortesía

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

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

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del

act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

**AGENDA
CITY COUNCIL MEETING
WEDNESDAY, APRIL 28, 2021
ORDER OF BUSINESS**

The City Council meeting will be held by videoconference. Individuals who wish to speak in accordance with the City Council Rules of Procedure must sign up with the City Secretary's Office. The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Council meeting on Spectrum Cable Channel 95 and [bit.ly/cityofdallastv: https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e47f90ff39faeed86677b410bde1e1350](https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e47f90ff39faeed86677b410bde1e1350)

Public hearings will not be heard before 1:00 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

OPEN MICROPHONE

MINUTES	Item 1
CONSENT AGENDA	Items 2-43
DELETIONS	Item 26
ITEMS FOR INDIVIDUAL CONSIDERATION	Items 44-47
ADDITIONS	Items 48-50
ZONING	Items Z1-Z5
PUBLIC HEARINGS AND RELATED ACTIONS	Items PH1-PH2

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

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. [21-662](#) Approval of Minutes of the April 14, 2021 City Council Meeting

CONSENT AGENDA

Budget and Management Services

2. [21-655](#) Authorize **(1)** preliminary adoption of the FY 2021-22 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of \$30,999,341 for the following programs and estimated amounts: **(a)** Community Development Block Grant in the amount of \$14,867,635; **(b)** HOME Investment Partnerships Program in the amount of \$5,897,968; **(c)** Emergency Solutions Grant in the amount of \$1,290,230; **(d)** Housing Opportunities for Persons with AIDS in the amount of \$7,943,508; and **(e)** estimated Program Income in the amount of \$1,000,000; and **(2)** a public hearing to be held on May 26, 2021 to receive comments on the proposed use of funds - Financing: No cost consideration to the City (see Fiscal Information)

Attachments: [Appendix](#)
[Resolution](#)

City Attorney's Office

3. [21-649](#) Authorize settlement of the lawsuit styled Kojo Nkansah v. The City of Dallas, Cause No. DC-16-13943 - Not to exceed \$46,300.00 - Financing: Liability Reserve Fund

Attachments: [Resolution](#)

Department of Aviation

4. [21-339](#) Authorize **(1)** a construction services contract for the Dallas Airport System Exterior Lighting Improvements at Dallas Love Field - Holt Construction Corporation, lowest responsible bidder of four; and **(2)** an increase in appropriations in an amount not to exceed \$570,508.91 in the Aviation Construction Fund - Not to exceed \$1,539,437.56 - Financing: Aviation Construction Fund

Attachments: [Map](#)
[Resolution](#)

Department of Convention and Event Services

5. [21-654](#) An ordinance amending Chapter 42A, "Special Events; Neighborhood Markets; Dallas Street Seats; Dallas Farmers Market Farmers Market; Streetlight Pole Banners," of the Dallas City Code by amending Section 42A-12 for the purpose of providing an extension of the temporary parklet program provisions until September 30, 2021 - Financing: No cost consideration to the City (see Fiscal Information)

Attachments: [Ordinance](#)

Department of Equipment and Fleet Management

6. [21-508](#) Authorize (1) a settlement and release agreement with Navistar, Inc. and Southwest International Trucks, Inc., to resolve all potential claims and causes of action by and between them arising out of the performance of a 2017 International Model "Bucket Truck"; (2) a vehicle exchange agreement with Southwest International Trucks, Inc., to allow for the return of the 2017 International Model "Bucket Truck" in exchange for a 2022 International Model "Bucket Truck;" and (3) execution of both the vehicle exchange and settlement and release agreement and all terms, conditions, and documents required by the agreements - Financing: No cost consideration to the City

Attachments: [Resolution](#)

Department of Human Resources

7. [21-526](#) A resolution reappointing Mark S. Swann, as City Auditor for a two-year term, effective May 1, 2021 - Not to exceed \$477,380.00 - Financing: General Fund

Attachments: [Resolution](#)

Department of Public Works

8. [20-2348](#) Authorize Amendment No. 1 to the Advanced Funding Agreement (CSJ No. 0918-47-147) with the Texas Department of Transportation for the Participation-Waived Project of the Federal Off-system Bridge Replacement or Rehabilitation Program, Second Avenue Bridge (northbound) at White Rock Creek, Nation Bridge Inventory (NBI) Structure Number 18-057-0-9S23-40-003 to grant the City additional time, from three calendar years to five calendar years, to complete its Equivalent Match Project, Second Avenue Bridge (southbound) at White Rock Creek, NBI Structure Number 18-057-0-9S23-40-008 - Financing: No cost consideration to the City

Attachments: [Map](#)
 [Resolution](#)

9. [21-467](#) Authorize a construction services contract for the construction of target neighborhood improvements for Street Group 12-462 which includes Gooch Street from South Lancaster Road to Tracy Road and Yancy Street from Carbondale Street to Saipan Street - Jeske Construction Company, lowest responsible bidder of seven - Not to exceed \$4,097,831.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Funds) (\$2,771,495.00), Street and Alley Improvement Fund (\$329,422.00), Wastewater Construction Fund (\$39,808.00), Wastewater Capital Improvement E Fund (\$402,580.00), Water Construction Fund (\$45,632.00), and Water Capital Improvement D Fund (\$508,894.00)

Attachments: [Maps](#)
[Resolution](#)

10. [20-2140](#) Authorize a resolution to repeal the City's Paving Assessment Policy ~~and cancel the liens for street improvements for Street Group 12-636, which includes Holly Hill Drive from Phoenix Drive to Pineland Drive, Hughes Lane from Churchill Way to Lafayette Way, and Phoenix Drive from Fair Oaks Avenue to Holly Hill Drive; and for Street Group 17-4003, which includes Harlandale Avenue from East Ohio Avenue to East Illinois Avenue, and South Ewing Avenue from Sleeth Street to East Ann Arbor Avenue; and to cancel assessments for future street improvements -~~ Estimated Revenue Foregone: Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (-\$2,000,000.00) and 2012 General Obligation Bond Funds (-\$195,000.00, over a five-year period)

Attachments: [Map](#)
[Resolution](#)

11. [21-387](#) Authorize Supplemental Agreement No. 9 to the professional services contract with TranSystems Corporation for additional engineering design of water and wastewater mains and necessary design modification of the proposed Commerce Street water and wastewater main improvements to accommodate the complete street improvement design for Commerce Street from Good Latimer Expressway to Hall Street for the Deep Ellum Streetscape Project - Not to exceed \$139,780.00, from \$1,507,214.00 to \$1,646,994.00 - Financing: Water Capital Improvement D Fund (\$83,868.00) and Wastewater Capital Improvement E Fund (\$55,912.00)

Attachments: [Map](#)
[Resolution](#)

Department of Sustainable Development and Construction

12. [20-2500](#) An ordinance abandoning portions of an access, drainage and utility easement and eleven utility easements to Orion Sky Investments, LLC, the abutting owner, containing a total of approximately 34,857 square feet of land, located near the intersection of Noel and Spring Valley Roads - Revenue: General Fund \$12,400.00, plus the \$20.00 ordinance publication fee

Attachments: [Map](#)
[Ordinance](#)
[Exhibit A](#)

13. [21-139](#) An ordinance abandoning a portion of Matilda Street to Oncor Electric Delivery Company LLC, the abutting owner, containing approximately 4,440 square feet of land, located near the intersection of Lovers Lane and Matilda Street; and authorizing the quitclaim - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee

Attachments: [Map](#)
[Ordinance](#)
[Exhibit A](#)
[Exhibit B](#)

14. [21-206](#) An ordinance granting a private license to Davis 1309 Main LLC, for the use of approximately 54 square feet of aerial space to utilize, occupy and maintain an awning with a premise sign over a portion of Main Street right-of-way near its intersection with Field Street - Revenue: General Fund \$1,000.00 annually, plus the \$20.00 ordinance publication fee

Attachments: [Map](#)
[Ordinance](#)
[Exhibit A](#)
[Exhibit B](#)

15. [21-318](#) An ordinance granting a private license to Robbie Drive, Ltd., for the use of approximately 1,600 square feet of land space to install, maintain and utilize a sidewalk café with railing, awning with a premise sign and string lights with four steel tube support posts on a portion of Parkhouse Street right-of-way located near its intersection with Core Street - Revenue: General Fund \$1,200.00 annual fee, plus the \$200.00 one-time fee and \$20.00 ordinance publication fee

Attachments: [Map](#)
[Ordinance](#)
[Exhibit A](#)
[Exhibit B](#)

16. [20-1306](#) An ordinance granting a private license to Westdale Main Ltd. and Elm Street Lofts, Ltd for the use of a total of approximately 351 square feet of land to occupy, maintain and utilize six awnings without premise signs and three trees on portions of Elm Street right-of-way near its intersection with Good Latimer Expressway - Revenue: General Fund \$700.00 one-time fee, plus the \$20.00 ordinance publication fee

Attachments: [Map](#)
[Ordinance](#)
[Exhibit A](#)
[Exhibit B](#)

17. [21-465](#) A resolution (1) declaring approximately 141,134 square feet of improved land, together with approximately 10,750 square feet of building improvements unwanted and unneeded, located in Collin County near the intersection of Dickerson Street and Maribeth Drive, and authorizing its advertisement for sale by public auction; (2) establishing a reserve for the auctioned surplus property; and (3) authorizing a Purchase and Sale Agreement to be prepared for the auctioned surplus property receiving the highest qualified bid that meets or exceeds the reserve - Estimated Revenue: TBD

Attachments: [Map](#)
[Resolution](#)
[Exhibit A](#)

18. [21-466](#) A resolution (1) declaring approximately 37,925 square feet of improved land unwanted and unneeded, located near the intersection of Forest Lane and Greenville Avenue, and authorizing its advertisement for sale by public auction; (2) authorizing a Purchase and Sale Agreement to be prepared for the auctioned surplus property receiving the highest qualified bid that is sold absolute; and (3) waiving the minimum reserve amount - Estimated Revenue: TBD

Attachments: [Map](#)
[Resolution](#)
[Exhibit A](#)

Department of Transportation

19. [20-1762](#) A resolution authorizing (1) the adoption of the City of Dallas Strategic Mobility Plan (SMP) known as Connect Dallas; and (2) the coordination of initiatives and partnerships necessary to implement the actions and goals set forth in the SMP - Financing: No cost consideration to the City

Attachments: [Resolution](#)

Office of Arts and Culture

20. [21-464](#) Authorize the **(1)** acceptance of a grant from the Summerlee Foundation Care of Communities Foundation of Texas in the amount of \$50,000.00 for the restoration of the Juanita J. Craft Civil Rights House for the period April 28, 2021 through April 27, 2022; **(2)** receipt and deposit of funds in an amount not to exceed \$50,000.00 in the Juanita Craft Summerlee Foundation Grant Fund; **(3)** establishment of appropriations in amount not to exceed \$50,000.00 in the Juanita Craft Summerlee Foundation Grant Fund; and **(4)** execution of the grant agreement with the Summerlee Foundation and all terms, conditions, and documents required by the agreement - Not to exceed \$50,000.00 - Financing: Summerlee Foundation Care of Communities Foundation of Texas Grant Funds

Attachments: [Resolution](#)

21. [21-656](#) A resolution authorizing the ArtsActivate 2022 Program, a project-based cultural support program within the Office of Arts and Culture to support art and cultural services in the City of Dallas for FY 2021-22, and approving the program guidelines - Financing: This action has no cost consideration to the City (see Fiscal Information)

Attachments: [Resolution](#)
[Exhibit A](#)

Office of Community Care

22. [21-657](#) Authorize the **(1)** acceptance of a grant from the Cities for Financial Empowerment Fund, Inc. for the Financial Empowerment Center Planning Grant in the amount of \$20,000.00 to support a Financial Empowerment Centers planning project for the period February 1, 2021 through January 30, 2022; **(2)** receipt and deposit of funds in an amount not to exceed \$20,000.00 in the Financial Empowerment Centers Grant Fund; **(3)** establishment of appropriations in an amount not to exceed \$20,000.00 in the Financial Empowerment Centers Grant Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the agreement - Not to exceed \$20,000.00 - Financing: Cities for Financial Empowerment Fund, Inc. Grant Funds

Attachments: [Resolution](#)

23. [21-496](#) Authorize the **(1)** receipt of additional funding under the five year contract with Health and Human Services Commission (HHSC) (Contract No. HHS000802300001, CFDA Nos. 10.557 and 10.561) for the Special Supplemental Nutrition Program for Women, Infants and Children (WIC) to **(a)** revise the budget to allow for the acceptance of additional grant funds to increase the FY 2021 allocation in the amount of \$1,912,511.00, from \$13,601,737.00 to \$15,514,248.00, and to **(b)** distribute additional funds in the amount of \$1,316,011.00 in the FY 2021 WIC Program - Women, Infants and Children Grant Fund and in the amount of \$596,500.00 in the FY 2021 WIC Program - COVID Extra Funding Fund for the period October 1, 2020 through September 30, 2021; and **(2)** execution and agreement to all terms and conditions of any contract amendment or other document required to receive such additional funding - Not to exceed \$1,912,511.00, from \$13,601,737.00 to \$15,514,248.00 - Financing: Health and Human Services Commission Grant Funds

Attachments: [Resolution](#)
[Attachment A](#)

Office of Economic Development

24. [21-659](#) Authorize a public hearing to be held on June 9, 2021, to receive comments concerning the second extension of the Public/Private Partnership Program Guidelines and Criteria for the period July 1, 2021 through June 30, 2022 - Financing: No cost consideration to the City

Attachments: [Resolution](#)
[Exhibit A](#)

25. [21-652](#) Authorize (1) a public hearing to be held on May 26, 2021, to receive comments concerning the renewal of the Klyde Warren Park/Dallas Arts District Public Improvement District (the District), in accordance with Chapter 372 of the Texas Local Government Code (the Act), for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; (2) approval of a resolution renewing the District for a period of ten years; (3) approval of the District's Service Plan for 2022-2031 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and (4) approval of a management contract with Woodall Rodgers Park Foundation, a Texas nonprofit corporation as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)

Attachments: [Resolution](#)
[Exhibit A](#)
[Exhibit B](#)

26. ~~[21-697](#)~~ ~~Authorize (1) adoption of City of Dallas Strategic Economic Development Plan, attached as Exhibit A; (2) adoption of City of Dallas Economic Development Policy: Economic Growth and Social Progress for All, attached as Exhibit B; (3) endorsement of the recommendations for formation of a new economic development entity contained in Briefing Paper on Establishing a New Economic Development, and (4) creation of a steering committee to guide the implementation of items (2) and above City of Dallas, attached as Exhibit C Financing: No cost consideration to the City~~

Attachments: [Resolution](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)

Office of Environmental Quality & Sustainability

27. [21-660](#) Authorize the (1) acceptance of grant funds from the U.S. Environmental Protection Agency passed through the Texas Commission on Environmental Quality (TCEQ) (Contract No. 582-21-22370, CFDA No. 97.091) in an amount not to exceed \$581,027.03 to conduct the Whole Air Monitoring Program for the period May 1, 2021 to August 31, 2022; (2) establishment of appropriations in an amount not to exceed \$581,027.03 in the TCEQ 21-22 Whole Air Monitoring Program Fund; (3) receipt and deposit of funds in an amount not to exceed \$581,027.03 from TCEQ in the TCEQ 21-22 Whole Air Monitoring Program Fund; and (4) execution of the contract and all terms, conditions, and documents required by the agreement - Not to exceed \$581,027.03 - Financing: Texas Commission on Environmental Quality Grant Funds

Attachments: [Resolution](#)

28. [21-707](#) An ordinance amending Chapter 2, "Administration," of the Dallas City Code by (1) amending Sections 2-120 thru 2-124; (2) creating an environmental commission; (3) providing functions of the environmental commission; (4) providing a saving clause; (5) providing a severability clause; and (6) providing an effective date - Financing: No cost consideration to the City

Attachments: [Ordinance](#)

Office of Procurement Services

29. [21-614](#) Authorize a two-year master agreement for the purchase of frictional asphaltic preservation treatment and pre-treatment concentrate for the Department of Public Works - Hall Brothers, Inc., sole source - Estimated amount of \$1,520,250 - Financing: General Fund

Attachments: [Resolution](#)

30. [21-640](#) Authorize a three-year master agreement for the purchase of bagged cement and related items for the Department of Public Works - HD Supply Construction & Industrial-White Cap in the estimated amount of \$1,618,632.27 and Crafc0, Inc. in the estimated amount of \$757,483.89, lowest responsible bidders of two - Total estimated amount of \$2,376,116.16 - Financing: General Fund

Attachments: [Resolution](#)

31. [21-618](#) Authorize a three-year master agreement for the purchase of pre-cast water meter vaults and fiberglass manholes for the Water Utilities Department - Oldcastle Precast, Inc. in the estimated amount of \$79,930 and FCX Performance, Inc. dba Pierce Pump Company in the estimated amount of \$61,700, lowest responsible bidders of three - Total estimated amount of \$141,630 - Financing: Dallas Water Utilities Fund

Attachments: [Resolution](#)

32. [21-619](#) Authorize an increase to the master agreement with Nieman Printing, Inc. for the purchase of printed utility bill inserts for the Water Utilities Department - Not to exceed \$138,136, from \$552,744.00 to \$690,880.00 - Financing: Dallas Water Utilities Fund

Attachments: [Resolution](#)

33. [21-642](#) Authorize a two-year service contract for the development and implementation of a violence intervention program for the Office of Integrated Public Safety Solutions - Youth Advocate Programs, Inc., most advantageous proposer of three - Not to exceed \$1,600,000 - Financing: General Fund (subject to annual appropriations)

Attachments: [Resolution](#)

34. [21-620](#) Authorize a three-year service price agreement for scrap tire removal from the Trinity River and removal of trash and debris from creeks, channels, vacant lots, and Lake Ray Hubbard for the Water Utilities Department - Good Earth Corporation, lowest responsible bidder of two - Estimated amount of \$2,620,000 - Financing: Stormwater Drainage Management Fund (\$2,500,000) and Dallas Water Utilities Fund (\$120,000)

Attachments: [Resolution](#)

35. [21-514](#) Authorize a three-year service price agreement for court reporting services for various City departments - Magna Legal Services, most advantageous proposer of two - Estimated amount of \$288,508.24 - Financing: General Fund (\$88,440.05) and Liability Reserve Fund (\$200,068.19)

Attachments: [Resolution](#)

36. [21-641](#) Authorize a five-year acquisition contract for the purchase of hardware, software, licenses, and warranty of broadcast and multimedia production infrastructure for a Fair Park Multimedia Center for Communication, Outreach, and Marketing - Digital Resources, Inc., most advantageous proposer of four - Not to exceed \$3,860,294.94 - Financing: Public, Educational, and Governmental Access Fund

Attachments: [Resolution](#)

37. [21-616](#) Authorize the purchase of a portable barricading system for the Police Department with Security 20/20, Inc. dba Security Pro USA through the General Services Administration cooperative agreement - Not to exceed \$99,895 - Financing: U.S. Department of Homeland Security Grant Funds

Attachments: [Resolution](#)

38. [21-650](#) Authorize the sale of one 2020 Chevrolet Suburban through a public auction ending March 30, 2021 to Zameer Fazal in the amount of \$21,500, highest bidder - Revenue: General Fund (\$18,275) and Express Business Center Fund (\$3,225)

Attachments: [Resolution](#)

Park & Recreation Department

39. [21-598](#) A resolution to ratify an emergency construction services contract with Phoenix I Restoration and Construction, Ltd. for emergency repairs for the Hall of State Emergency Restoration Project located at 3939 Grand Avenue in Fair Park - Not to exceed \$2,770,979.91 - Financing: General Fund

Attachments: [Map](#)
[Resolution](#)

40. [21-599](#) Authorize a professional services contract with Dunaway Associates, L.P. for conceptual design and surveying services for a park development plan for the Cadillac Heights Park - Phase I Project located near the 2900 block of Cedar Crest Boulevard - Not to exceed \$169,945.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

Attachments: [Map](#)
[Resolution](#)

41. [21-566](#) Authorize a construction services contract for the construction of Phase 2 of the Dallas City Hall Median Renovations Project along South Akard Street - C. Green Scaping, only responsive bidder - Not to exceed \$290,511.40 - Financing: General Fund (see Fiscal Information Section)

Attachments: [Map](#)
[Resolution](#)

42. [21-369](#) Authorize a Supplemental Agreement to the twenty-five-year management agreement with Dallas Zoological Society and Dallas Zoo Management, Inc. dba The Dallas Zoo & Aquarium Education Department for the operation and maintenance of the Dallas Zoo and the Dallas Aquarium at Fair Park to amend ARTICLE III, Sections 3.01 and 3.02 and ARTICLE XII, Section 12.05 - Not to exceed \$214,648,024.00 - Financing: General Fund (see Fiscal Information)

Attachments: [Resolution](#)

Water Utilities Department

43. [21-597](#) Authorize a professional services contract with E Source Companies, LLC to perform a feasibility study and provide recommendations for the Citywide implementation of advanced water metering infrastructure - Not to exceed \$1,459,400.00 - Financing: Water Construction Fund

Attachments: [Map](#)
[Resolution](#)

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

44. [21-663](#) Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

Department of Sustainable Development and Construction

45. [21-623](#) A resolution amending the City Plan Commission's Rules of Procedure by adding a new standing committee, the Comprehensive Land Use Plan Committee, and dissolving two standing committees, Urban Design Advisory and Trinity River committees - Financing: No cost consideration to the City

Attachments: [Resolution](#)
[CPC Rules of Procedure](#)

ITEMS FOR FURTHER CONSIDERATION

Note: Agenda Item Nos. 46 and 47 must be considered collectively.

Department of Planning and Urban Design

46. [21-212](#) Authorize **(1)** a Project Specific Agreement with Dallas County for the Transit-Oriented Development Planning and Implementation Project Major Capital Improvement Program (MCIP) 10227 and MCIP 40221; **(2)** the receipt and deposit of funds in an amount not to exceed \$234,000.00 in the Capital Projects Reimbursement Fund; and **(3)** the establishment of appropriations in an amount not to exceed \$234,000.00 in the Capital Projects Reimbursement Fund - Not to exceed \$234,000.00 - Financing: Capital Projects Reimbursement Fund (This item was deferred on September 23, 2020 and January 27, 2021)

Attachments: [Map](#)
[Resolution](#)

Office of Procurement Services

47. [21-213](#) Authorize an eighteen-month service contract to develop an update to the *forwardDallas!* Comprehensive Land Use Plan for the Department of Planning and Urban Design - Houseal Lavigne Associates, LLC, most advantageous proposer of fourteen - Not to exceed \$649,960 - Financing: Building Inspection Fund (\$415,960) and Capital Projects Reimbursement Fund (\$234,000) (This item was deferred on September 23, 2020 and January 27, 2021)

Attachments: [Resolution](#)

ADDITIONS:**OTHER ITEMS FOR INDIVIDUAL CONSIDERATION****Office of Economic Development**

Note: Agenda Item No. 48 must be heard before Agenda Item No. 49 may be considered.

48. [21-765](#) Authorize an amendment to the Targeted Neighborhood Enhancement Program ("Program") Statement to clarify that one of the purposes of the Program is to promote economic development by providing funding for the acquisition of improved and unimproved properties, demolition of existing structures, and assistance for private commercial, industrial, retail, residential, and mixed-use/mixed-income development in targeted neighborhoods - Financing: No cost consideration to the City

Attachments: [Resolution](#)
[Exhibit A](#)

49. [21-651](#) Authorize (1) acquisition from Peterson Lane Partners LLC of approximately 72,559 square feet of commercially improved land (approximately 1.66 acres) addressed as 5580 Peterson Lane located on the south side of Peterson Lane approximately 140 feet west of Montfort Drive for the future central park in the Valley View-Galleria area pursuant to the Targeted Neighborhood Enhancement Program; and (2) the establishment of appropriations in an amount not to exceed \$213,301.46 in Valley View-Galleria Open Space Fund - Not to exceed \$5,677,000.00 (\$5,650,000.00, plus closing costs and title expenses not to exceed \$27,000.00) - Financing: Park and Recreation Facilities Fund (2006 General Obligation Bond Funds) (\$1,510,785.21), Public/Private Partnership Fund to be reimbursed in late 2021 from ECO (I) Fund (2017 General Obligation Bond Funds) (\$3,000,000.00), Valley View-Galleria Open Space Fund (\$213,301.46), Mall Area Redevelopment TIF District Fund (\$652,913.33), and Equity Revitalization Capital Fund (\$300,000.00)

Attachments: [Maps](#)
[Resolution](#)
[Exhibit A](#)

Office of Procurement Services

50. [21-764](#) Authorize Supplemental Agreement No. 1 to **(1)** convert the service contract with Sigma Surveillance, Inc. dba STS 360 from an indefinite delivery, indefinite quantity agreement to a fixed price, not to exceed contract of \$16,327,955.38; and **(2)** reallocate funding within the contract from camera purchases to pay for services required for the expansion of the video surveillance camera system to be known as the Real-Time Crime Center - Financing: No cost consideration to the City

Attachments: [Resolution](#)

PUBLIC HEARINGS AND RELATED ACTIONS**Department of Sustainable Development and Construction****ZONING CASES - INDIVIDUAL**

- Z1. [21-521](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict uses on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Carlisle Street and North Hall Street
Recommendation of Staff: Approval, subject to a development plan and staff's recommended conditions
Recommendation of CPC: Approval, subject to a development plan and conditions
Z190-359(NN)

Attachments: [Case Report](#)

- Z2. [21-625](#) A public hearing to receive comments regarding an application for a Planned Development District for an open-enrollment charter school use and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District, on the north side of R.L. Thornton Freeway (Interstate Highway 30), east of North Buckner Boulevard
Recommendation of Staff and CPC: Denial
Z201-130(LG)

Attachments: [Case Report](#)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

- Z3. [21-589](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 539 for CR Community Retail District uses to allow MU-1 Mixed Use District uses on the southeast corner of Graham Avenue and Philip Avenue with consideration given to a Specific Use Permit for group residential use in addition to the Planned Development District amendment
Recommendation of Staff and CPC: Approval, subject to a revised development plan, a landscape plan, and conditions
Z178-250(AM)
Note: This item was deferred by the City Council before opening the public hearing on March 24, 2021, and is scheduled for consideration on April 28, 2021

Attachments: [Case Report](#)

- Z4. [21-590](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 369, generally southwest of South 2nd Avenue and southeast of the Southern Pacific Railroad right-of-way
Recommendation of Staff: Approval, subject to a development plan and conditions
Recommendation of CPC: Approval, subject to conditions
Z190-262(LG)
Note: This item was deferred by the City Council before opening the public hearing on March 24, 2021, and is scheduled for consideration on April 28, 2021

Attachments: [Case Report](#)

- Z5. [21-588](#) A public hearing to receive comments regarding an application for and an ordinance granting an MF-1(A) Multifamily Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west line of Elsie Faye Heggins Street, south of Lyons Street
Recommendation of Staff and CPC: Approval
Z201-103(CT)
Note: This item was deferred by the City Council before opening the public hearing on March 24, 2021, and is scheduled for consideration on April 28, 2021

Attachments: [Case Report](#)

FLOODPLAIN APPLICATIONS**Water Utilities Department**

- PH1. [21-577](#) A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 9.40 acres of the current 39.05 acres of land located at 2118 California Crossing Road, within the floodplain of Elm Fork, Fill Permit 19-04 - Financing: No cost consideration to the City

Attachments: [Map](#)

- PH2. [21-578](#) A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 0.12 acres of the current 0.6 acres of floodplain located at 8902 Guernsey Lane - Financing: No cost consideration to the City

Attachments: [Map](#)

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]

Agenda Date: April 28 2021

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
1.	All	V	SEC	N/A	Approval of Minutes of the April 14, 2021 City Council Meeting
2.	N/A	C	BMS	NC	Authorize (1) preliminary adoption of the FY 2021-22 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of \$30,999,341 for the following programs and estimated amounts: (a) Community Development Block Grant in the amount of \$14,867,635; (b) HOME Investment Partnerships Program in the amount of \$5,897,968; (c) Emergency Solutions Grant in the amount of \$1,290,230; (d) Housing Opportunities for Persons with AIDS in the amount of \$7,943,508; and (e) estimated Program Income in the amount of \$1,000,000; and (2) a public hearing to be held on May 26, 2021 to receive comments on the proposed use of funds - Financing: No cost consideration to the City (see Fiscal Information)
3.	N/A	C	ATT	\$46,300.00	Authorize settlement of the lawsuit styled Kojo Nkansah v. The City of Dallas, Cause No. DC-16-13943 - Not to exceed \$46,300.00 - Financing: Liability Reserve Fund
4.	2	C	AVI	\$1,539,437.56	Authorize (1) a construction services contract for the Dallas Airport System Exterior Lighting Improvements at Dallas Love Field - Holt Construction Corporation, lowest responsible bidder of four; and (2) an increase in appropriations in an amount not to exceed \$570,508.91 in the Aviation Construction Fund - Not to exceed \$1,539,437.56 - Financing: Aviation Construction Fund
5.	All	C	CCT	NC	An ordinance amending Chapter 42A, "Special Events; Neighborhood Markets; Dallas Street Seats; Dallas Farmers Market Farmers Market; Streetlight Pole Banners," of the Dallas City Code by amending Section 42A-12 for the purpose of providing an extension of the temporary parklet program provisions until September 30, 2021 - Financing: No cost consideration to the City (see Fiscal Information)
6.	All	C	EFM	NC	Authorize (1) a settlement and release agreement with Navistar, Inc. and Southwest International Trucks, Inc., to resolve all potential claims and causes of action by and between them arising out of the performance of a 2017 International Model "Bucket Truck"; (2) a vehicle exchange agreement with Southwest International Trucks, Inc., to allow for the return of the 2017 International Model "Bucket Truck" in exchange for a 2022 International Model "Bucket Truck;" and (3) execution of both the vehicle exchange and settlement and release agreement and all terms, conditions, and documents required by

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					the agreements - Financing: No cost consideration to the City
7.	All	C	PER	\$477,380.00	A resolution reappointing Mark S. Swann, as City Auditor for a two-year term, effective May 1, 2021 - Not to exceed \$477,380.00 - Financing: General Fund
8.	7	C	PBW	NC	Authorize Amendment No. 1 to the Advanced Funding Agreement (CSJ No. 0918-47-147) with the Texas Department of Transportation for the Participation-Waived Project of the Federal Off-system Bridge Replacement or Rehabilitation Program, Second Avenue Bridge (northbound) at White Rock Creek, Nation Bridge Inventory (NBI) Structure Number 18-057-0-9S23-40-003 to grant the City additional time, from three calendar years to five calendar years, to complete its Equivalent Match Project, Second Avenue Bridge (southbound) at White Rock Creek, NBI Structure Number 18-057-0-9S23-40-008 - Financing: No cost consideration to the City
9.	7, 8	C	PBW	\$4,097,831.00	Authorize a construction services contract for the construction of target neighborhood improvements for Street Group 12-462 which includes Gooch Street from South Lancaster Road to Tracy Road and Yancy Street from Carbondale Street to Saipan Street - Jeske Construction Company, lowest responsible bidder of seven - Not to exceed \$4,097,831.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Funds) (\$2,771,495.00), Street and Alley Improvement Fund (\$329,422.00), Wastewater Construction Fund (\$39,808.00), Wastewater Capital Improvement E Fund (\$402,580.00), Water Construction Fund (\$45,632.00), and Water Capital Improvement D Fund (\$508,894.00)
10.	All	C	PBW	REV- \$2,195,000.00	Authorize a resolution to repeal the City's Paving Assessment Policy and cancel the liens for street improvements for Street Group 12-636, which includes Holly Hill Drive from Phoenix Drive to Pineland Drive, Hughes Lane from Churchill Way to Lafayette Way, and Phoenix Drive from Fair Oaks Avenue to Holly Hill Drive; and for Street Group 17-4003, which includes Harlandale Avenue from East Ohio Avenue to East Illinois Avenue, and South Ewing Avenue from Sleeth Street to East Ann Arbor Avenue; and to cancel assessments for future street improvements - Estimated Revenue Foregone: Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (-\$2,000,000.00) and 2012 General Obligation Bond Funds (-\$195,000.00, over a five-year period)
11.	2	C	PBW	\$139,780.00	Authorize Supplemental Agreement No. 9 to the professional services contract with TranSystems Corporation for additional engineering design of water and wastewater mains and necessary design modification of the

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					proposed Commerce Street water and wastewater main improvements to accommodate the complete street improvement design for Commerce Street from Good Latimer Expressway to Hall Street for the Deep Ellum Streetscape Project - Not to exceed \$139,780.00, from \$1,507,214.00 to \$1,646,994.00 - Financing: Water Capital Improvement D Fund (\$83,868.00) and Wastewater Capital Improvement E Fund (\$55,912.00)
12.	11	C	DEV	REV \$12,400.00	An ordinance abandoning portions of an access, drainage and utility easement and eleven utility easements to Orion Sky Investments, LLC, the abutting owner, containing a total of approximately 34,857 square feet of land, located near the intersection of Noel and Spring Valley Roads - Revenue: General Fund \$12,400.00, plus the \$20.00 ordinance publication fee
13.	14	C	DEV	REV \$5,400.00	An ordinance abandoning a portion of Matilda Street to Oncor Electric Delivery Company LLC, the abutting owner, containing approximately 4,440 square feet of land, located near the intersection of Lovers Lane and Matilda Street; and authorizing the quitclaim - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee
14.	14	C	DEV	REV \$1,000.00	An ordinance granting a private license to Davis 1309 Main LLC, for the use of approximately 54 square feet of aerial space to utilize, occupy and maintain an awning with a premise sign over a portion of Main Street right-of-way near its intersection with Field Street - Revenue: General Fund \$1,000.00 annually, plus the \$20.00 ordinance publication fee
15.	6	C	DEV	REV \$1,400.00	An ordinance granting a private license to Robbie Drive, Ltd., for the use of approximately 1,600 square feet of land space to install, maintain and utilize a sidewalk café with railing, awning with a premise sign and string lights with four steel tube support posts on a portion of Parkhouse Street right-of-way located near its intersection with Core Street - Revenue: General Fund \$1,200.00 annual fee, plus the \$200.00 one-time fee and \$20.00 ordinance publication fee
16.	2	C	DEV	REV \$700.00	An ordinance granting a private license to Westdale Main Ltd. and Elm Street Lofts, Ltd for the use of a total of approximately 351 square feet of land to occupy, maintain and utilize six awnings without premise signs and three trees on portions of Elm Street right-of-way near its intersection with Good Latimer Expressway - Revenue: General Fund \$700.00 one-time fee, plus the \$20.00 ordinance publication fee
17.	12	C	DEV	REV TBD	A resolution (1) declaring approximately 141,134 square feet of improved land, together with approximately 10,750 square feet of building

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					improvements unwanted and unneeded, located in Collin County near the intersection of Dickerson Street and Maribeth Drive, and authorizing its advertisement for sale by public auction; (2) establishing a reserve for the auctioned surplus property; and (3) authorizing a Purchase and Sale Agreement to be prepared for the auctioned surplus property receiving the highest qualified bid that meets or exceeds the reserve - Estimated Revenue: TBD
18.	10	C	DEV	REV TBD	A resolution (1) declaring approximately 37,925 square feet of improved land unwanted and unneeded, located near the intersection of Forest Lane and Greenville Avenue, and authorizing its advertisement for sale by public auction; (2) authorizing a Purchase and Sale Agreement to be prepared for the auctioned surplus property receiving the highest qualified bid that is sold absolute; and (3) waiving the minimum reserve amount - Estimated Revenue: TBD
19.	All	C	TRN	NC	A resolution authorizing (1) the adoption of the City of Dallas Strategic Mobility Plan (SMP) known as Connect Dallas; and (2) the coordination of initiatives and partnerships necessary to implement the actions and goals set forth in the SMP - Financing: No cost consideration to the City
20.	7	C	OCA	GT	Authorize the (1) acceptance of a grant from the Summerlee Foundation Care of Communities Foundation of Texas in the amount of \$50,000.00 for the restoration of the Juanita J. Craft Civil Rights House for the period April 28, 2021 through April 27, 2022; (2) receipt and deposit of funds in an amount not to exceed \$50,000.00 in the Juanita Craft Summerlee Foundation Grant Fund; (3) establishment of appropriations in amount not to exceed \$50,000.00 in the Juanita Craft Summerlee Foundation Grant Fund; and (4) execution of the grant agreement with the Summerlee Foundation and all terms, conditions, and documents required by the agreement - Not to exceed \$50,000.00 - Financing: Summerlee Foundation Care of Communities Foundation of Texas Grant Funds
21.	N/A	C	OCA	NC	A resolution authorizing the ArtsActivate 2022 Program, a project-based cultural support program within the Office of Arts and Culture to support art and cultural services in the City of Dallas for FY 2021-22, and approving the program guidelines - Financing: This action has no cost consideration to the City (see Fiscal Information)
22.	N/A	C	OCC	GT	Authorize the (1) acceptance of a grant from the Cities for Financial Empowerment Fund, Inc. for the Financial Empowerment Center Planning Grant in the amount of \$20,000.00 to support a Financial Empowerment Centers planning project for the period February 1, 2021 through January 30,

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					2022; (2) receipt and deposit of funds in an amount not to exceed \$20,000.00 in the Financial Empowerment Centers Grant Fund; (3) establishment of appropriations in an amount not to exceed \$20,000.00 in the Financial Empowerment Centers Grant Fund; and (4) execution of the grant agreement and all terms, conditions, and documents required by the agreement - Not to exceed \$20,000.00 - Financing: Cities for Financial Empowerment Fund, Inc. Grant Funds
23.	All	C	OCC	GT	Authorize the (1) receipt of additional funding under the five year contract with Health and Human Services Commission (HHSC) (Contract No. HHS000802300001, CFDA Nos. 10.557 and 10.561) for the Special Supplemental Nutrition Program for Women, Infants and Children (WIC) to (a) revise the budget to allow for the acceptance of additional grant funds to increase the FY 2021 allocation in the amount of \$1,912,511.00, from \$13,601,737.00 to \$15,514,248.00, and to (b) distribute additional funds in the amount of \$1,316,011.00 in the FY 2021 WIC Program - Women, Infants and Children Grant Fund and in the amount of \$596,500.00 in the FY 2021 WIC Program - COVID Extra Funding Fund for the period October 1, 2020 through September 30, 2021; and (2) execution and agreement to all terms and conditions of any contract amendment or other document required to receive such additional funding - Not to exceed \$1,912,511.00, from \$13,601,737.00 to \$15,514,248.00 - Financing: Health and Human Services Commission Grant Funds
24.	All	C	ECO	NC	Authorize a public hearing to be held on June 9, 2021, to receive comments concerning the second extension of the Public/Private Partnership Program Guidelines and Criteria for the period July 1, 2021 through June 30, 2022 - Financing: No cost consideration to the City
25.	14	C	ECO	NC	Authorize (1) a public hearing to be held on May 26, 2021, to receive comments concerning the renewal of the Klyde Warren Park/Dallas Arts District Public Improvement District (the District), in accordance with Chapter 372 of the Texas Local Government Code (the Act), for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; (2) approval of a resolution renewing the District for a period of ten years; (3) approval of the District's Service Plan for 2022-2031 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and (4) approval of a management contract with Woodall Rodgers Park Foundation, a Texas nonprofit corporation as the management entity for the District - Financing: This action has no cost

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					consideration to the City (see Fiscal Information)
26.	All	C	ECO	NC	Authorize (1) adoption of City of Dallas Strategic Economic Development Plan, attached as Exhibit A; (2) adoption of City of Dallas Economic Development Policy: Economic Growth and Social Progress for All, attached as Exhibit B; (3) endorsement of the recommendations for formation of a new economic development entity contained in Briefing Paper on Establishing a New Economic Development; and (4) creation of a steering committee to guide the implementation of items (2) and above City of Dallas, attached as Exhibit C - Financing: No cost consideration to the City
27.	All	C	OEQ	GT	Authorize the (1) acceptance of grant funds from the U.S. Environmental Protection Agency passed through the Texas Commission on Environmental Quality (TCEQ) (Contract No. 582-21-22370, CFDA No. 97.091) in an amount not to exceed \$581,027.03 to conduct the Whole Air Monitoring Program for the period May 1, 2021 to August 31, 2022; (2) establishment of appropriations in an amount not to exceed \$581,027.03 in the TCEQ 21-22 Whole Air Monitoring Program Fund; (3) receipt and deposit of funds in an amount not to exceed \$581,027.03 from TCEQ in the TCEQ 21-22 Whole Air Monitoring Program Fund; and (4) execution of the contract and all terms, conditions, and documents required by the agreement - Not to exceed \$581,027.03 - Financing: Texas Commission on Environmental Quality Grant Funds
28.	All	C	OEQ	NC	An ordinance amending Chapter 2, "Administration," of the Dallas City Code by (1) amending Sections 2-120 thru 2-124; (2) creating an environmental commission; (3) providing functions of the environmental commission; (4) providing a saving clause; (5) providing a severability clause; and (6) providing an effective date - Financing: No cost consideration to the City
29.	All	C	POM	\$1,520,250.00	Authorize a two-year master agreement for the purchase of frictional asphaltic preservation treatment and pre-treatment concentrate for the Department of Public Works - Hall Brothers, Inc., sole source - Estimated amount of \$1,520,250 - Financing: General Fund
30.	All	C	POM	\$2,376,116.16	Authorize a three-year master agreement for the purchase of bagged cement and related items for the Department of Public Works - HD Supply Construction & Industrial-White Cap in the estimated amount of \$1,618,632.27 and Crafc0, Inc. in the estimated amount of \$757,483.89, lowest responsible bidders of two - Total estimated amount of \$2,376,116.16 - Financing: General Fund
31.	All	C	POM	\$141,630.00	Authorize a three-year master agreement for the purchase of pre-cast water

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					meter vaults and fiberglass manholes for the Water Utilities Department - Oldcastle Precast, Inc. in the estimated amount of \$79,930 and FCX Performance, Inc. dba Pierce Pump Company in the estimated amount of \$61,700, lowest responsible bidders of three - Total estimated amount of \$141,630 - Financing: Dallas Water Utilities Fund
32.	All	C	POM	\$138,136.00	Authorize an increase to the master agreement with Nieman Printing, Inc. for the purchase of printed utility bill inserts for the Water Utilities Department - Not to exceed \$138,136, from \$552,744.00 to \$690,880.00 - Financing: Dallas Water Utilities Fund
33.	All	C	POM	\$1,600,000.00	Authorize a two-year service contract for the development and implementation of a violence intervention program for the Office of Integrated Public Safety Solutions - Youth Advocate Programs, Inc., most advantageous proposer of three - Not to exceed \$1,600,000 - Financing: General Fund (subject to annual appropriations)
34.	All	C	POM	\$2,620,000.00	Authorize a three-year service price agreement for scrap tire removal from the Trinity River and removal of trash and debris from creeks, channels, vacant lots, and Lake Ray Hubbard for the Water Utilities Department - Good Earth Corporation, lowest responsible bidder of two - Estimated amount of \$2,620,000 - Financing: Stormwater Drainage Management Fund (\$2,500,000) and Dallas Water Utilities Fund (\$120,000)
35.	All	C	POM	\$288,508.24	Authorize a three-year service price agreement for court reporting services for various City departments - Magna Legal Services, most advantageous proposer of two - Estimated amount of \$288,508.24 - Financing: General Fund (\$88,440.05) and Liability Reserve Fund (\$200,068.19)
36.	7	C	POM	\$3,860,294.94	Authorize a five-year acquisition contract for the purchase of hardware, software, licenses, and warranty of broadcast and multimedia production infrastructure for a Fair Park Multimedia Center for Communication, Outreach, and Marketing - Digital Resources, Inc., most advantageous proposer of four - Not to exceed \$3,860,294.94 - Financing: Public, Educational, and Governmental Access Fund
37.	All	C	POM	GT	Authorize the purchase of a portable barricading system for the Police Department with Security 20/20, Inc. dba Security Pro USA through the General Services Administration cooperative agreement - Not to exceed \$99,895 - Financing: U.S. Department of Homeland Security Grant Funds
38.	N/A	C	POM	REV \$21,500.00	Authorize the sale of one 2020 Chevrolet Suburban through a public auction ending March 30, 2021 to Zameer Fazal in the amount of \$21,500, highest bidder - Revenue: General Fund (\$18,275) and Express Business Center

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Fund (\$3,225)
39.	7	C	PKR	\$2,770,979.91	A resolution to ratify an emergency construction services contract with Phoenix I Restoration and Construction, Ltd. for emergency repairs for the Hall of State Emergency Restoration Project located at 3939 Grand Avenue in Fair Park - Not to exceed \$2,770,979.91 - Financing: General Fund
40.	4	C	PKR	\$169,945.00	Authorize a professional services contract with Dunaway Associates, L.P. for conceptual design and surveying services for a park development plan for the Cadillac Heights Park - Phase I Project located near the 2900 block of Cedar Crest Boulevard - Not to exceed \$169,945.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)
41.	2	C	PKR	\$290,511.40	Authorize a construction services contract for the construction of Phase 2 of the Dallas City Hall Median Renovations Project along South Akard Street - C. Green Scaping, only responsive bidder - Not to exceed \$290,511.40 - Financing: General Fund (see Fiscal Information Section)
42.	4	C	PKR	\$214,648,024.00	Authorize a Supplemental Agreement to the twenty-five-year management agreement with Dallas Zoological Society and Dallas Zoo Management, Inc. dba The Dallas Zoo & Aquarium Education Department for the operation and maintenance of the Dallas Zoo and the Dallas Aquarium at Fair Park to amend ARTICLE III, Sections 3.01 and 3.02 and ARTICLE XII, Section 12.05 - Not to exceed \$214,648,024.00 - Financing: General Fund (see Fiscal Information)
43.	All	C	DWU	\$1,459,400.00	Authorize a professional services contract with E Source Companies, LLC to perform a feasibility study and provide recommendations for the Citywide implementation of advanced water metering infrastructure - Not to exceed \$1,459,400.00 - Financing: Water Construction Fund
44.	N/A	I	SEC	N/A	Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)
45.	All	I	DEV	NC	A resolution amending the City Plan Commission's Rules of Procedure by adding a new standing committee, the Comprehensive Land Use Plan Committee, and dissolving two standing committees, Urban Design Advisory and Trinity River committees - Financing: No cost consideration to the City
46.	All	I	PNV	\$234,000.00	Authorize (1) a Project Specific Agreement with Dallas County for the Transit-Oriented Development Planning and Implementation Project Major Capital Improvement Program (MCIP) 10227 and MCIP 40221; (2) the receipt and deposit of funds in an amount not to exceed \$234,000.00 in the

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Capital Projects Reimbursement Fund; and (3) the establishment of appropriations in an amount not to exceed \$234,000.00 in the Capital Projects Reimbursement Fund - Not to exceed \$234,000.00 - Financing: Capital Projects Reimbursement Fund (This item was deferred on September 23, 2020 and January 27, 2021)
47.	All	I	POM	\$649,960.00	Authorize an eighteen-month service contract to develop an update to the forwardDallas! Comprehensive Land Use Plan for the Department of Planning and Urban Design - Houseal Lavigne Associates, LLC, most advantageous proposer of fourteen - Not to exceed \$649,960 - Financing: Building Inspection Fund (\$415,960) and Capital Projects Reimbursement Fund (\$234,000) (This item was deferred on September 23, 2020 and January 27, 2021)
48.	11	I	ECO	NC	Authorize an amendment to the Targeted Neighborhood Enhancement Program ("Program") Statement to clarify that one of the purposes of the Program is to promote economic development by providing funding for the acquisition of improved and unimproved properties, demolition of existing structures, and assistance for private commercial, industrial, retail, residential, and mixed-use/mixed-income development in targeted neighborhoods - Financing: No cost consideration to the City
49.	11	I	ECO	\$5,677,000.00	Authorize (1) acquisition from Peterson Lane Partners LLC of approximately 72,559 square feet of commercially improved land (approximately 1.66 acres) addressed as 5580 Peterson Lane located on the south side of Peterson Lane approximately 140 feet west of Montfort Drive for the future central park in the Valley View-Galleria area pursuant to the Targeted Neighborhood Enhancement Program; and (2) the establishment of appropriations in an amount not to exceed \$213,301.46 in Valley View-Galleria Open Space Fund - Not to exceed \$5,677,000.00 (\$5,650,000.00, plus closing costs and title expenses not to exceed \$27,000.00) - Financing: Park and Recreation Facilities Fund (2006 General Obligation Bond Funds) (\$1,510,785.21), Public/Private Partnership Fund to be reimbursed in late 2021 from ECO (I) Fund (2017 General Obligation Bond Funds) (\$3,000,000.00), Valley View-Galleria Open Space Fund (\$213,301.46), Mall Area Redevelopment TIF District Fund (\$652,913.33), and Equity Revitalization Capital Fund (\$300,000.00)
50.	All	I	POM	NC	Authorize Supplemental Agreement No. 1 to (1) convert the service contract with Sigma Surveillance, Inc. dba STS 360 from an indefinite delivery, indefinite quantity agreement to a fixed price, not to exceed contract of \$16,327,955.38; and (2) reallocate funding within the contract from camera

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					purchases to pay for services required for the expansion of the video surveillance camera system to be known as the Real-Time Crime Center - Financing: No cost consideration to the City
Z1.	14	PH	DEV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict uses on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Carlisle Street and North Hall Street</p> <p>Recommendation of Staff: Approval, subject to a development plan and staff's recommended conditions</p> <p>Recommendation of CPC: Approval, subject to a development plan and conditions</p> <p>Z190-359(NN)</p>
Z2.	7	PH	DEV	NC	<p>A public hearing to receive comments regarding an application for a Planned Development District for an open-enrollment charter school use and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District, on the north side of R.L. Thornton Freeway (Interstate Highway 30), east of North Buckner Boulevard</p> <p>Recommendation of Staff and CPC: Denial</p> <p>Z201-130(LG)</p>
Z3.	2	PH	DEV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 539 for CR Community Retail District uses to allow MU-1 Mixed Use District uses on the southeast corner of Graham Avenue and Philip Avenue with consideration given to a Specific Use Permit for group residential use in addition to the Planned Development District amendment</p> <p>Recommendation of Staff and CPC: Approval, subject to a revised development plan, a landscape plan, and conditions</p> <p>Z178-250(AM)</p> <p>Note: This item was deferred by the City Council before opening the public hearing on March 24, 2021, and is scheduled for consideration on April 28, 2021</p>
Z4.	7	PH	DEV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 369, generally southwest of South 2nd Avenue and southeast of the Southern Pacific Railroad right-of-way</p> <p>Recommendation of Staff: Approval, subject to a development plan and</p>

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					<p>conditions</p> <p>Recommendation of CPC: Approval, subject to conditions</p> <p>Z190-262(LG)</p> <p>Note: This item was deferred by the City Council before opening the public hearing on March 24, 2021, and is scheduled for consideration on April 28, 2021</p>
Z5.	7	PH	DEV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting an MF-1(A) Multifamily Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west line of Elsie Faye Heggins Street, south of Lyons Street</p> <p>Recommendation of Staff and CPC: Approval</p> <p>Z201-103(CT)</p> <p>Note: This item was deferred by the City Council before opening the public hearing on March 24, 2021, and is scheduled for consideration on April 28, 2021</p>
PH1.	6	PH	DWU	NC	<p>A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 9.40 acres of the current 39.05 acres of land located at 2118 California Crossing Road, within the floodplain of Elm Fork, Fill Permit 19-04 - Financing: No cost consideration to the City</p>
PH2.	13	PH	DWU	NC	<p>A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 0.12 acres of the current 0.6 acres of floodplain located at 8902 Guernsey Lane - Financing: No cost consideration to the City</p>

TOTAL \$244,745,484.21



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-662

Item #: 1.

SUBJECT

Approval of Minutes of the April 14, 2021 City Council Meeting



Agenda Information Sheet

File #: 21-655

Item #: 2.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Budget and Management Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize **(1)** preliminary adoption of the FY 2021-22 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of \$30,999,341 for the following programs and estimated amounts: **(a)** Community Development Block Grant in the amount of \$14,867,635; **(b)** HOME Investment Partnerships Program in the amount of \$5,897,968; **(c)** Emergency Solutions Grant in the amount of \$1,290,230; **(d)** Housing Opportunities for Persons with AIDS in the amount of \$7,943,508; and **(e)** estimated Program Income in the amount of \$1,000,000; and **(2)** a public hearing to be held on May 26, 2021 to receive comments on the proposed use of funds - Financing: No cost consideration to the City (see Fiscal Information)

BACKGROUND

The City of Dallas receives four formula grants each year from the U.S. Department of Housing and Urban Development (HUD). The four grants make up the Consolidated Plan, and consist of: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). The purpose of CDBG is to develop viable urban communities by providing decent housing and a suitable living environment, and expanding economic opportunities. HOME funds are used to develop, support, produce, and expand the supply of decent and affordable housing. ESG funds help to prevent homelessness and assist individuals and families who are already homeless. HOPWA funds provide housing and supportive services to persons living with HIV/AIDS and their family members.

The Community Development Commission (CDC), a citizen advisory board appointed by the City Council, along with City staff, conducted a total of nine public meetings. These meetings provided the public with opportunities to participate in identifying community needs, to comment and provide input on potential uses of HUD Grant Funds.

Public meetings were held as follows:

January 7, 2021 - On-Line Virtual Meeting
January 11, 2021 - On-Line Virtual Meeting
January 12, 2021 - On-Line Virtual Meeting (10:00 a.m. & 6:00 p.m.)
January 13, 2021 - Ryan White Planning Council - On-Line Virtual Meeting
January 13, 2021 - On-Line Virtual Meeting
January 14, 2021 - Telephone Town Hall Meeting
January 26, 2021 - Continuum of Care General Assembly - On-Line Virtual Meeting

February 11, 2021 - Citizen Homelessness Commission - On-Line Virtual Meeting
February 23, 2021 - Continuum of Care General Assembly - On-Line Virtual Meeting

Following preliminary adoption, these budgets will be made available for public review and comment from April 29, 2021 through June 8, 2021.

In response to the COVID-19 pandemic, HUD issued a waiver that allows grantees to hold virtual meetings using an on-line platform in lieu of holding in-person public hearings to fulfill the public hearing requirements under HUD regulations and the City's Citizen Participation Plan. The waiver applies as long as national or local public health authorities recommend social distancing limiting public gatherings for public health reasons to limit the spread of COVID-19, which continues to be the case.

In accordance with the HUD waiver and based on local and national public health authority guidance recommending social distancing that limits public gatherings for public health reasons to prevent the spread of COVID-19, a virtual public hearing will be held using an on-line platform on May 26, 2021. Final adoption is scheduled for June 9, 2021.

This action authorizes preliminary adoption of the FY 2021-22 HUD Consolidated Plan Budget and a public hearing to be held on May 26, 2021 before the City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 4, 2021, the CDC was briefed on the City Manager's Proposed FY 2021-22 HUD Consolidated Plan Budget and CDC Committees held meetings to review the proposed budget.

On April 1, 2021, the CDC approved the City Manager's proposed budget with no amendments.

City Council was briefed on the "Proposed FY 2021-22 HUD Consolidated Plan Budget and the CDC's recommendation" on April 21, 2021.

FISCAL INFORMATION

Proposed FY 2021-22 HUD Consolidated Plan Budget

CDBG:	\$14,867,635	2021-22 Entitlement
	<u>\$ 500,000</u>	Program Income (estimate)
	\$15,367,635	

HOME:	\$ 5,897,968	2021-22 Entitlement
	<u>\$ 500,000</u>	Program Income (estimate)
	\$ 6,397,968	
ESG:	\$ 1,290,230	2021-22 Entitlement
HOPWA:	<u>\$ 7,943,508</u>	2021-22 Entitlement
	\$30,999,341	Total FY 2021-22 HUD Consolidated Plan Budget

**FY 2021-22 CONSOLIDATED PLAN FOR
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

APPENDIX

A	B	C
Project Name	FY 2020-21 Amended Budget	FY 2021-22 City Manager's Proposed Budget
<u>SOURCE OF FUNDS</u>		
Community Development Block Grant		
Entitlement (grant)	15,126,538	14,867,635
Program Income - Housing Activities	500,000	500,000
	15,626,538	15,367,635
Home Investment Partnership		
Entitlement (grant)	1,698,539	5,897,968
Program Income - Housing Activities	500,000	500,000
	2,198,539	6,397,968
Emergency Solutions Grant		
Entitlement (grant)	1,291,448	1,290,230
Housing Opportunities for Persons with AIDS		
Entitlement (grant)	7,477,149	7,943,508
TOTAL SOURCE OF FUNDS	26,593,674	30,999,341

USE OF FUNDS

Community Development Block Grant		
Public Services (15% of CDBG maximum amount allowed)	2,349,187	2,265,163
Housing Activities	7,464,258	7,728,945
Public Improvements	2,787,785	2,400,000
Fair Housing and Program Oversight (20% of CDBG max amount allowed)	3,025,308	2,973,527
	15,626,538	15,367,635
HOME Investment Partnerships Program		
HOME Programs	2,198,539	6,397,968
Emergency Solutions Grant		
ESG Programs	1,291,448	1,290,230
Housing Opportunities for Persons with AIDS		
HOPWA Programs	7,477,149	7,943,508
TOTAL USE OF FUNDS	26,593,674	30,999,341

**FY 2021-22 CONSOLIDATED PLAN FOR
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

APPENDIX

A	B	C
Project Name	FY 2020-21 Amended Budget	FY 2021-22 City Manager's Proposed Budget
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)		
<u>CDBG - Public Services</u>		
CD01 Out-of-School Time Program - Provide after school and summer programs for low/mod income youth ages 6-12 Monday - Friday through structured recreational, cultural, social and life skills activities. 24 CDBG funded sites. FY 2021-22: estimated 2,800 children to be served. (PKR)	750,000	851,424
CD02 Early Childhood and Out of School Time Services Program - Provide various programs for children and youth, including after school programs, daycare for special needs children, homeless children, and children with disabilities via contracts with non-profit agencies. Provide child care subsidies for low/mod income working parents and teenage parents attending school and do not qualify for any other form of public assistance. FY 2021-22: estimated 268 children to be served. (OCC)	650,000	650,000
Youth Programs Sub-Total	1,400,000	1,501,424
CD03 Community Court Program - The Community Court, a unique program, provides restoration to the community where the crime is committed, seeks to rehabilitate individuals, deters further criminal action, and encourage defendants to become productive members of the community. FY 2021-22: estimated 1,077 clients to be served.	763,739	763,739
<ul style="list-style-type: none"> • South Dallas / Fair Park Community Court • South Oak Cliff Community Court • West Dallas Community Court 	248,276 226,635 288,828	227,104 273,790 262,845
Other Public Services (Non-Youth) Sub-Total	763,739	763,739
CD04 Overcoming Barriers to Work Program - Supports projects that provide residents with the skills needed to gain and maintain jobs that pay livable wages. Supportive services for individuals participating in Job Training/Career Development programs, focusing on programs that enable clients to overcome barriers (such barriers as, lack of transportation, lack of childcare services, etc.).	185,448	0
Total CDBG - Public Services	2,349,187	2,265,163
CDBG - Public Services 15% Cap	2,349,187	2,265,163
Under/(Over) Cap	(0)	0
CDBG - Public Services Cap Percentage	15.0%	15.0%
<u>CDBG - Housing Activities</u>		
CD05 Dallas Homebuyer Assistance Program - Provide no interest, deferred payment loans for down-payment, principle reduction and closing cost assistance. FY 2021-22: estimated 11 loans to be administered.	500,000	400,000
Homeownership Opportunities Sub-Total	500,000	400,000
CD06 Home Improvement and Preservation Program (HIPP) - Provide an all-inclusive repair and rehabilitation program for single-family owner-occupied housing units and landlord/rental multi-family units, with the purpose of making needed improvements and preserving affordable housing. FY 2020-21: estimated TBD households to be served.	2,924,819	2,874,945
CD07 Support for Home Improvement and Preservation Program (HIPP) - Provide direct service, delivery staff, to implement the Home Improvement Preservation Program.	1,539,439	1,560,000

**FY 2021-22 CONSOLIDATED PLAN FOR
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

APPENDIX

A Project Name	B FY 2020-21 Amended Budget	C FY 2021-22 City Manager's Proposed Budget
CD08 Residential Development Acquisition Loan Program - Provide loans and grants to affordable housing developers for acquisition, relocation, and demolition to support affordable housing development for low income households at 80% or below AMFI. TBD	2,500,000	2,894,000
Homeowner Repair Sub-Total	6,964,258	7,328,945
Total CDBG - Housing Activities	7,464,258	7,728,945
<u>CDBG - Public Improvements</u>		
CD09 Public Facilities and Improvements - Provide improvements to public facilities and infrastructure within eligible areas.	2,787,785	2,400,000
Public Improvement Sub-Total	2,787,785	2,400,000
Total CDBG - Public Improvement	2,787,785	2,400,000
<u>CDBG - Fair Housing and Planning & Program Oversight</u>		
CD10 Fair Housing Division - Provide housing discrimination investigations, fair housing education and outreach, and citizen referrals.	585,206	585,206
CD11 Citizen Participation/CDC Support/HUD Oversight - Budget & Management Services/Community Development Division. Provide coordination of ConPlan budget development, citizen participation, and reporting to HUD as primary City liaison.	958,048	958,048
CD12 HUD Environmental Review - Budget & Management Services. Provides compliance for City's "responsible entity" designation with HUD, Part 58 environmental review requirements for all HUD funded projects, including Continuum of Care, Dallas Housing Authority, and nonprofits within the city limits of Dallas.	0	199,737
CD13 Community Care Management Support - Provide salaries and operational support to manage and administer CDBG-funded public service programs in the Office of Community Care.	278,598	203,390
CD14 Housing Management Support - Provide operational support for the management and administration for serving housing related CDBG programs.	1,203,456	1,027,146
Total CDBG - Fair Housing and Planning & Program Oversight	3,025,308	2,973,527
CDBG - FH/PLN/Program Oversight 20% Cap	3,025,308	2,973,527
Under/(Over) Cap	(0)	0
CDBG - FH/PLN/Program Oversight Cap Percentage	20%	20%
TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT	15,626,538	15,367,635
<u>HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)</u>		
HM01 CHDO Development Loan Program - Provide loans to City-certified Community Housing Development Organizations (CHDOs) to develop affordable housing for low to moderate income households earning up to 80% Area Median Family Income. (15% minimum)	254,781	900,000
HM02 CHDO Operating Assistance - Provides loans and grants to affordable housing developers for acquisition, relocation, and demolition to support affordable housing development for low income households at 80% or below AMFI. Estimate 3 contracts.	0	150,000
HM03 HOME Program Administration - Provide operational support for the administration and servicing of the HOME programs which are housing based. (10% maximum)	169,854	589,796

**FY 2021-22 CONSOLIDATED PLAN FOR
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

APPENDIX

A Project Name	B FY 2020-21 Amended Budget	C FY 2021-22 City Manager's Proposed Budget
HM04 Dallas Homebuyer Assistance Program - Provide no interest, deferred payment loans for down-payment, principle reduction and closing cost assistance. DHAP is offered to homebuyers up to eighty percent (80%) Area Median Family Income. Eligible homebuyers must get a principal mortgage through participating lenders and complete a homebuyer counseling course by a HUD approved trainer. FY 2021-22: estimated 11 households to be served.	400,000	400,000
HM05 Housing Development Loan Program - Provide private and nonprofit organizations with loans for the development of single family housing (1-4units) and multifamily housing (5 or more units); FY 2021-22 estimated 75 homes funded.	1,373,904	4,358,172
Home Ownership Opportunities Sub-Total	2,198,539	6,397,968
TOTAL HOME INVESTMENT PARTNERSHIP PROGRAM	2,198,539	6,397,968
EMERGENCY SOLUTIONS GRANT (ESG)		
ES01 Emergency Shelter - Provide (i) payment of operational costs for shelters or transitional housing facilities for homeless persons, and (ii) essential services to homeless persons residing in shelters or transitional housing facilities. FY 2021-22: estimated persons to be served = 2,800 (OHS)	512,680	538,680
ES02 Street Outreach - Provide direct services designed to meet the immediate needs of unsheltered homeless persons by connecting them with emergency shelter, housing, and/or critical health services. FY 2021-22: estimated persons to be served 330 (OHS)	77,682	177,682
Essential Services/Operations Sub-Total	590,362	716,362
ES03 Homeless Prevention - Provide financial assistance and housing relocation/stabilization services to persons at-risk of homelessness and meet income limit below 30% of the area median income. Provide short-term (3 months) and medium-term (4 - 24 months) rental assistance; payment of rental arrears up to 6 months. FY 2021-22: estimated 105 persons to be served. (OCC)	246,086	246,086
Homeless Prevention Sub-Total	246,086	246,086
ES04 Rapid Re-Housing - Provide the rapid re-housing assistance to persons who are homeless, to include: (i) housing relocation and stabilization services (HRSS) service costs (ii) HRSS financial assistance and (iii) rental assistance (including short-term (3 months) and medium-term (4-24 months) rental assistance and one-time payment of up to 6 months of rental arrears. FY 2021-22 estimated persons to be served = 40 (OHS)	366,000	238,782
Rapid Re-Housing Sub-Total	366,000	238,782
ES05 HMIS Data Collection - Provide client level data collection for persons served by the ESG grant, as well as training, generating reports, and monitoring/reviewing data quality.	0	0
HMIS Data Collection Sub-Total	0	0
ES06 ESG Administration - Provide monitoring, reporting, and evaluation of contracts and related activities. Administrative costs are limited to 7.5% of the grant. (OHS)	89,000	66,000
ES07 ESG Administration - Provide monitoring, reporting, evaluation and environmental review for program activities. Administrative costs are limited to 7.5% of the grant. (BMS)	0	23,000
Program Administration Sub-Total	89,000	89,000
TOTAL EMERGENCY SOLUTIONS GRANT	1,291,448	1,290,230

**FY 2021-22 CONSOLIDATED PLAN FOR
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

APPENDIX

A Project Name	B FY 2020-21 Amended Budget	C FY 2021-22 City Manager's Proposed Budget
HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)		
HW01 Emergency/Tenant Based Rental Assistance - Provide financial assistance and staff costs for emergency short-term rent/mortgage/utility assistance, long-term tenant-based rental assistance, and permanent housing placement, to persons with HIV/AIDS and their families who live in eligible metropolitan area. FY 2021-22: estimated 395 household to be served. (OHS)	2,232,600	2,232,600
HW02 Emergency Tenant Based Rental/Financial Assistance - Provide financial assistance and staff costs for emergency short-term rent/mortgage/utility assistance, long-term tenant-based rental assistance, and permanent housing placement, to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area. This program is part of the department's strategic goal to support and participate in partnerships to respond to the human service needs of the citizens of Dallas. FY 2021-22: est. 320 households to be served. (OCC)	1,770,883	2,223,252
HW03 Facility Based Housing - Provide housing operation costs, including lease, maintenance, utilities, insurance and furnishings for facilities and master leasing that provide assistance to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area. FY 2021-22: estimated 260 household to be served. (OHS)	2,405,000	2,640,000
HW04 Housing Placement & Other Support Services - Provide supportive services to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area, including hospice and respite care for affected children. FY 2021-22: estimated 25 households to be served.	97,400	97,400
HW05 Housing Facilities Rehab/ Repair/ Acquisition - Provide rehabilitation/repair and/or acquisition of new housing units for persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area; households served = N/A	235,000	0
HW06 Housing Information Services/ Resource Identification - Provide housing navigation services consisting of a housing resource center with direct one-on-one housing referral assistance and online searchable housing database and web resources, as well as HMIS client level data collection for persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area. FY 2021-22: estimated 175 households to be served. (OHS)	150,000	150,000
	6,890,883	7,343,252
HW07 Program Administration/ City of Dallas - Provide administrative oversight, evaluation, technical assistance, and HMIS client-level data collection for grant funds and program activities. Administrative costs are limited to 3.0% of the grant. (OHS)	120,600	120,600
HW08 Program Administration/ City of Dallas - Provide administrative oversight, evaluation, technical assistance and environmental review for grant funds and program activities. Administrative costs are limited to 3.0% of the grant. (BMS)	103,714	103,714
HW09 Program Administration/ City of Dallas - Provide administrative oversight, evaluation, technical assistance, and HMIS client-level data collection for grant funds and program activities. Administrative costs are limited to 3.0% of the grant. (OCC)	0	13,990
HW10 Program Administration/ Project Sponsors - Provide administrative oversight, evaluation, and technical assistance for grant funds and program activities.	361,952	361,952
Program Administration Sub-Total	586,266	600,256
TOTAL HOUSING OPPORTUNITIES FOR PERSONS W/ AIDS	7,477,149	7,943,508
GRAND TOTAL CONSOLIDATED PLAN BUDGET	26,593,674	30,999,341

April 28, 2021

WHEREAS, during January and February 2021, the Community Development Commission (CDC) and City staff conducted nine virtual meetings that provided the public with opportunities to participate in identifying needs and to comment and provide input on the potential uses of U.S. Department of Housing and Urban Development (HUD) Grant Funds; and

WHEREAS, the HUD Grant Funds include: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA); and

WHEREAS, on March 4, 2021, the CDC was briefed on the City Manager's Proposed FY 2021-22 HUD Consolidated Plan Budget, and CDC Committees held meetings to review the proposed budget; and

WHEREAS, on April 1, 2021, the CDC approved the City Manager's Proposed FY 2021-22 HUD Consolidated Plan Budget with no amendments; and

WHEREAS, on April 21, 2021, City Council was briefed on the City Manager's Proposed FY 2021-22 HUD Consolidated Plan Budget; and

WHEREAS, Federal regulations require that a public hearing be held on the City's Proposed FY 2021-22 HUD Consolidated Plan Budget; and

WHEREAS, a summary of the Proposed FY 2021-22 HUD Consolidated Plan Budget will be published in the Dallas Morning News on April 29, 2021 to provide an opportunity to submit written comments through June 8, 2021; and

WHEREAS, in response to the COVID-19 pandemic, HUD issued a waiver that allows grantees to hold virtual meetings using an on-line platform in lieu of holding in-person public hearings to fulfill the public hearing requirements under HUD regulations and the City's Citizen Participation Plan, so long as national or local public health authorities recommend social distancing limiting public gatherings for public health reasons to limit the spread of COVID-19; and

WHEREAS, in accordance with the HUD waiver and based on local and national public health authority guidance recommending social distancing that limits public gatherings for public health reasons to prevent the spread of COVID-19, holding a virtual public hearing using an on-line platform on May 26, 2021, satisfied the requirements set forth in HUD regulations and the City's Citizen Participation Plan.

April 28, 2021

Now, Therefore,

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

SECTION 1. That preliminary adoption of the FY 2021-22 HUD Consolidated Plan Budget be approved per Appendix.

SECTION 2. That a public hearing be held on May 26, 2021 before the Dallas City Council to receive comments on the City's Proposed FY 2021-22 HUD Consolidated Plan Budget.

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



Agenda Information Sheet

File #: 21-649

Item #: 3.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office

EXECUTIVE: Christopher J. Caso

SUBJECT

Authorize settlement of the lawsuit styled Kojo Nkansah v. The City of Dallas, Cause No. DC-16-13943 - Not to exceed \$46,300.00 - Financing: Liability Reserve Fund

BACKGROUND

Plaintiff Kojo Nkansah filed a lawsuit against the City of Dallas on October 26, 2016, pursuant to Chapter 21 of the Texas Labor Code, alleging that he suffered employment discrimination because of his national origin, race, and gender, that he had been subjected to a hostile work environment, and that he had been retaliated against for engaging in protected activity. Plaintiff sought damages for lost wages, medical expenses, mental anguish, attorneys' fees, interest, and litigation costs and expenses. The parties reached a proposed settlement subject to City Council approval. Plaintiff is represented by Mack Law Offices and Ramey & Flock, PC.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council was briefed by confidential memorandum regarding this matter on April 23, 2021.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Liability Reserve Fund	\$46,300.00	\$0.00	\$0.00

April 28, 2021

WHEREAS, a lawsuit styled Kojo Nkansah v. The City of Dallas, Cause No. DC-16-13943, was filed by plaintiff, Kojo Nkansah, a former City of Dallas Housing & Community Services employee seeking lost earnings damages, mental anguish damages, attorneys' fees, costs, and interest from the City's alleged violations of the anti-retaliation provisions of Chapter 21 of the Texas Labor Code, arising out of plaintiff's discipline with and termination of employment from the City; and

WHEREAS, the plaintiff has agreed to a proposed settlement of the case whereby the City will pay Kojo Nkansah, Mack Law Offices, Ramey & Flock, PC, and all other persons having an interest in the settlement proceeds, the total amount of \$46,300.00; and

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

Now, Therefore,

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

SECTION 1. That the proposed settlement of the lawsuit, styled Kojo Nkansah v. The City of Dallas, Cause No. DC-16-13943, in an amount not to exceed \$46,300.00 is hereby approved.

SECTION 2. That the Chief Financial Officer is hereby authorized to pay Kojo Nkansah, Mack Law Offices, Ramey & Flock, PC, and all other persons having an interest in the settlement proceeds, the amount of \$46,300.00 from Fund 0192, Department ORM, Unit 3890, Object 3521, Vendor MVORM001.

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



Agenda Information Sheet

File #: 21-339

Item #: 4.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** a construction services contract for the Dallas Airport System Exterior Lighting Improvements at Dallas Love Field - Holt Construction Corporation, lowest responsible bidder of four; and **(2)** an increase in appropriations in an amount not to exceed \$570,508.91 in the Aviation Construction Fund - Not to exceed \$1,539,437.56 - Financing: Aviation Construction Fund

BACKGROUND

This action will authorize a construction services contract with Holt Construction Corporation for the construction of the Dallas Airport System Exterior Lighting Improvements at Dallas Love Field.

Currently, illumination for areas around parked airplanes and exterior jetways at all gates, as well as in two existing Remain Overnight areas is provided by exterior metal halide mast floodlights on the terminal building's roof parapet. The existing lighting is insufficient for safe servicing around parked airplanes in nighttime hours. Additionally, existing Dallas Love Field cell phone lot requires upgraded parking lot lighting; this project will address the current illumination deficiencies and replace the metal halide light fixtures with energy efficient light-emitting diode lighting.

On November 20, 2020, four bids were received for the construction of the Dallas Airport System Exterior Lighting Improvements.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	June 2021
Complete Construction	November 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 25, 2019, City Council authorized a professional services contract with Garver, LLC to provide electrical engineering assessment of existing illumination levels and electrical systems; recommend improvements and design appropriate improvements as directed at Dallas Love Field and Dallas Airport Systems Vertiport by Resolution No. 19-1477.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Aviation Construction Fund	\$1,539,437.56	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$1,539,437.56	Construction	32.00%	43.54%	\$670,225.00
• This contract exceeds the M/WBE goal.				
• Holt Construction Corporation - Local; Workforce - 3.60% Local				

PROCUREMENT INFORMATION

The following four bids were received and opened on November 20, 2020:

*Denotes successful bidder

<u>Bidders</u>	<u>Base Bid</u>	<u>Alternate No. 1</u>	<u>Total</u>
*Holt Construction Corporation 4425 West Airport Freeway Suite 454 Irving, TX 75062-5832	\$1,539,437.56	\$362,046.00	\$1,901,483.56
JMEG LLC	\$1,475,644.67	\$ 622,477.54	\$2,098,122.21
EMC Electrical Inc.	\$1,710,665.00	\$ 488,344.00	\$2,199,009.00
Philips May	\$2,993,397.00	\$1,310,346.00	\$4,303,743.00

Note: Bid was awarded based on the total (Base Bid + Alternate Bid). However, due to budget constraints, construction related to Alternate Bid will not be awarded, this award is for construction associated with base bid for the amount of \$1,539,437.56

OWNER

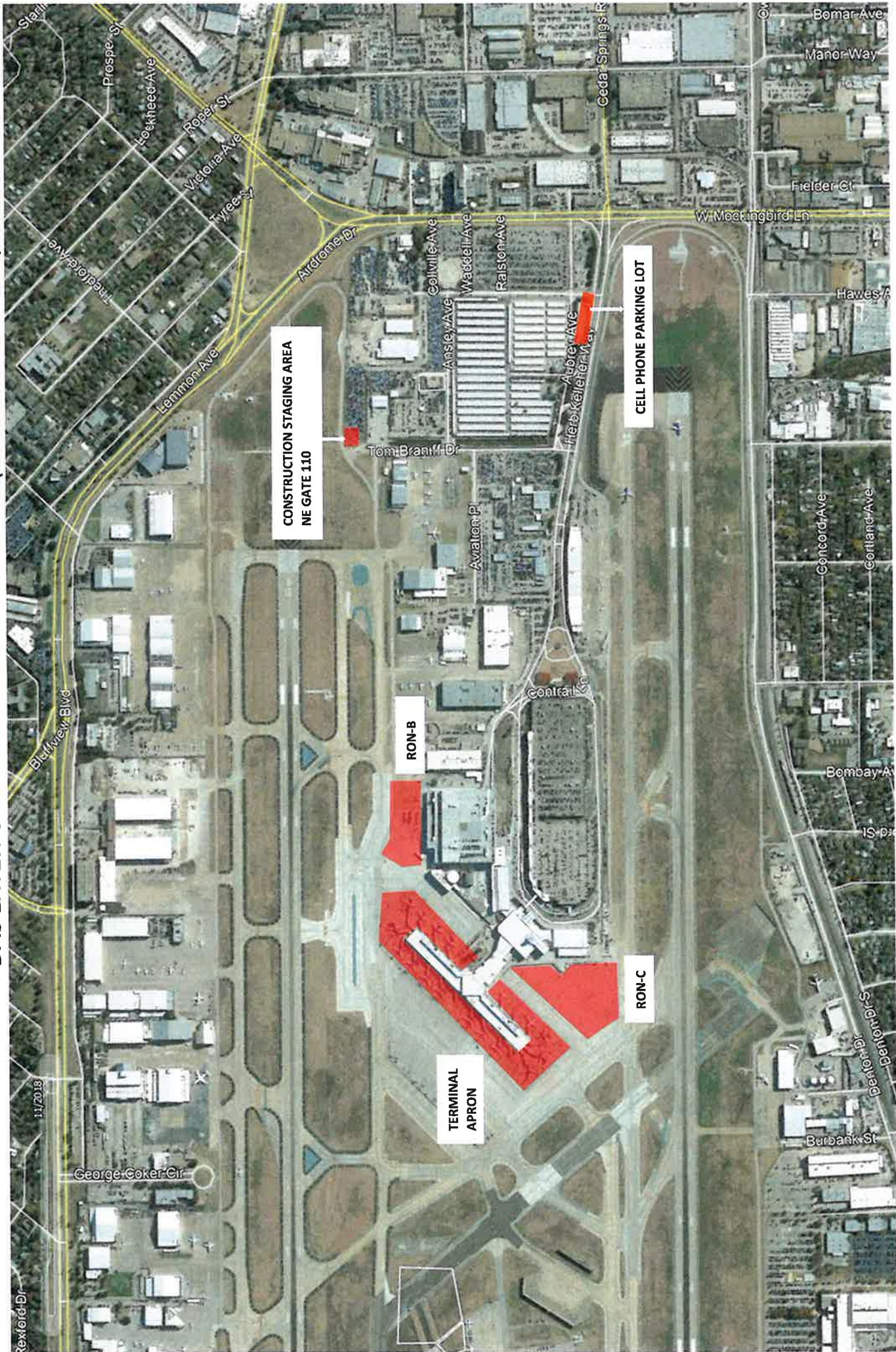
Holt Construction Corporation

Jack Holt, Chairman/Chief Executive Officer

MAP

Attached

DAS EXTERIOR LIGHTING IMPROVEMENTS (DALLAS LOVEFIELD)



April 28, 2021

WHEREAS, current illumination levels for areas around parked airplanes and exterior jetways at all gates, as well as in two existing Remain Overnight (RON) areas and the cell phone parking lot at Dallas Love Field are insufficient; and

WHEREAS, on September 25, 2019, City Council authorized a professional services contract with Garver, LLC to provide electrical engineering assessment of existing illumination levels and electrical systems; recommend improvements and design appropriate improvements as directed at Dallas Love Field and Dallas Airport Systems Vertiport by Resolution No. 19-1477; and

WHEREAS, Garver, LLC has completed the assessment, recommended and designed appropriate improvements to address current illumination deficiencies around parked airplanes and exterior jetways at all gates, as well as in two existing RON areas and the cell phone parking lot at Dallas Love Field; and

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

WHEREAS, bids were publicly advertised, received and opened on November 20, 2020 for the Dallas Airport System Exterior Lighting Improvements, as follows:

<u>Bidders</u>	<u>Base Bid</u>	<u>Alternate No. 1</u>	<u>Total</u>
Holt Construction	\$1,539,437.56	\$ 362,046.00	\$1,901,483.56
JMEG LLC	\$1,475,644.67	\$ 622,477.54	\$2,098,122.21
EMC Electrical Inc.	\$1,710,665.00	\$ 488,344.00	\$2,199,009.00
Philips May	\$2,993,397.00	\$1,310,346.00	\$4,303,743.00

WHEREAS, it is now necessary to authorize a construction services contract with Holt Construction Corporation, lowest responsible bidder of four, for the Dallas Airport System Exterior Lighting Improvements at Dallas Love Field, in an amount not to exceed \$1,539,437.56.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute a construction services contract with Holt Construction Corporation, approved as to form by the City Attorney, for the Dallas Airport System Exterior Lighting Improvements at Dallas Love Field, in an amount not to exceed \$1,539,437.56.

April 28, 2021

SECTION 2. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed \$570,508.91 in the Aviation Construction Fund, Fund 0131, Department AVI, Unit W359, Object 4599.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$1,539,437.56 to Holt Construction Corporation in accordance with the terms and conditions of the contract from the Aviation Construction Fund, Fund 0131, Department AVI, Unit W359, Object 4599, Activity AAIP, Program AVIW359, Commodities 28000, 92508, 93153, 28555, Encumbrance/Contract No. AVI-2021-00014889, Vendor VS100479.

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



Agenda Information Sheet

File #: 21-654

Item #: 5.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Convention and Event Services

EXECUTIVE: Joey Zapata

SUBJECT

An ordinance amending Chapter 42A, "Special Events; Neighborhood Markets; Dallas Street Seats; Dallas Farmers Market Farmers Market; Streetlight Pole Banners," of the Dallas City Code by amending Section 42A-12 for the purpose of providing an extension of the temporary parklet program provisions until September 30, 2021 - Financing: No cost consideration to the City (see Fiscal Information)

BACKGROUND

The COVID-19 Economic Recovery and Assistance Ad Hoc Committee authorized the temporary parklet program in response to the impacts of COVID-19 to permit the activation of on-street parking or sidewalk areas into additional seating or service areas in an effort to assist local businesses with their economic recovery.

The temporary parklet program launched on Monday, May 18th, with 19 temporary parklets currently operating throughout the city. City Council approved amendments to the Special Events Ordinance - Chapter 42A on June 24, 2020, by Resolution No. 20-0970 to allow for temporary parklet permitting through December 31, 2020, with all extension fees waived. On December 9, 2020, City Council approved Resolution No. 20-1879 to allow for temporary parklet permitting through April 30, 2021, with all extension fees waived.

Understanding that businesses will not have recovered from the economic shut down by April 30, 2021 and that businesses will need more time to apply for the new "Street Seats" program, the City seeks to continue assisting businesses by permitting non-permanent temporary parklets through the regular permitting process until September 30, 2021.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Quality of Life, Arts and Culture Committee was briefed on CES-OSE permitting authority and functions, known challenges, planned operational improvements and process enhancements on April 9, 2018.

The Quality of Life, Arts and Culture Committee was briefed on proposed updates to the special events ordinance on November 26, 2018.

The Quality of Life, Arts and Culture Committee was briefed on proposed changes to permitting for special events on February 11, 2019.

On February 27, 2019, consideration on proposed amendments to Chapter 42A was deferred by Councilmember Sandy Greyson.

On March 27, 2019, City Council adopted proposed amendments to Chapter 42A, by Resolution No. 19-0449; Ordinance No. 31144.

The Quality of Life, Arts and Culture Committee was briefed on the implementation of Chapter 42A and High Impact Areas on December 3, 2019.

The COVID-19 Economic Recovery and Assistance Ad Hoc Committee was briefed regarding CES-OSE permitting temporary parklets through the special event permitting process and requirements on May 12, 2020.

[The Transportation and Infrastructure Committee was briefed by memorandum regarding proposed amendments to the Special Events Ordinance - Chapter 42A on June 15, 2020.](#)

On June 24, 2020, City Council authorized amendments to the Special Events Ordinance - Chapter 42A to allow for temporary parklet permitting through December 31, 2020, with all extension fees waived by Resolution No. 20-0970.

The COVID-19 Economic Recovery and Assistance Ad Hoc Committee was briefed regarding available CARES Act Funding earmarked for parklets on October 1, 2020.

On October 28, 2020, City Council authorized the allocation of Cares Act funding for temporary parklet program approved applicants under the Temporary Parklet Program by Resolution No. 20-1729.

[The Transportation and Infrastructure Committee was briefed by memorandum regarding the proposed extension of the Temporary Parklet Program to April 30, 2021 on November 16, 2020.](#)

On December 9, 2020, City Council authorized amendments to the Special Events Ordinance - Chapter 42A to create the new "Street Seats" program and allow for temporary parklet permitting

through April 30, 2021, with all extension fees waived by Resolution No. 20-1879.

[The Transportation and Infrastructure Committee was briefed by memorandum regarding this matter on April 19, 2021.](#)

FISCAL INFORMATION

Cost consideration to others. This ordinance allows for the assessment of parklet permit application processing fees that are aligned with fees assessed by comparable Cities as recently researched. Permit extension fees are waived.

ORDINANCE NO. _____

An ordinance amending Chapter 42A, “Special Events; Neighborhood Markets; Dallas Farmers Market Farmers Market; Streetlight Pole Banners,” of the Dallas City Code by amending Section 42A-12; providing an extension of the temporary parklet program; providing a penalty not to exceed \$500; providing a saving clause; providing a severability clause; and providing an effective date.

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

SECTION 1. That Subsection (j) of Section 42A-12, “Application; Issuance,” of Article II, “Special Event Permits,” of Chapter 42A, “Special Events; Neighborhood Markets; Dallas Farmers Market Farmers Market; Streetlight Pole Banners,” of the Dallas City Code is amended to read as follows:

“(j) After reviewing and confirming all permit requirements have been met, the director shall issue the special event permit unless denial or revocation is required by Section 42A-20. Except as provided in this subsection, a special event permit will be issued for a period not to exceed 10 consecutive days. A special event permit for a city-sponsored event on city hall plaza will be issued for a period not to exceed 30 consecutive days. Except as provided in this subsection, a special event permit may be extended for additional consecutive 10-day periods not to exceed 60 days in a calendar year. Except as provided in this subsection, all applicable fees must be paid for any permit extensions. A special event permit issued under the temporary parklet program may be extended for additional consecutive 10-day periods until September [~~April~~] 30, 2021. No fees are required for extension of a special event permit issued under the temporary parklet program.”

SECTION 2. That Subsection (l) of Section 42A-12, “Application; Issuance,” of Article II, “Special Event Permits,” of Chapter 42A, “Special Events; Neighborhood Markets; Dallas Farmers Market Farmers Market; Streetlight Pole Banners,” of the Dallas City Code is amended to read as follows:

“(l) Special event permits issued under the temporary parklet program may not be extended beyond September [~~April~~] 30, 2021.”

[Chapter 42A-12 Temporary Parklet Program

Extension to Sept 30, 2021

Page 1

4/7/2021 |

SECTION 3. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$500.

SECTION 4. That Chapter 42A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 6. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

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

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, City Attorney

By _____
Assistant City Attorney

Passed _____



Agenda Information Sheet

File #: 21-508

Item #: 6.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): All

DEPARTMENT: City Manager's Office

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize (1) a settlement and release agreement with Navistar, Inc. and Southwest International Trucks, Inc., to resolve all potential claims and causes of action by and between them arising out of the performance of a 2017 International Model "Bucket Truck"; (2) a vehicle exchange agreement with Southwest International Trucks, Inc., to allow for the return of the 2017 International Model "Bucket Truck" in exchange for a 2022 International Model "Bucket Truck;" and (3) execution of both the vehicle exchange and settlement and release agreement and all terms, conditions, and documents required by the agreements - Financing: No cost consideration to the City

BACKGROUND

In January 2016, the Department of Equipment and Building Services ordered a "Bucket Truck" for the Park & Recreation Department at a cost of \$249,121.21. Navistar, Inc. (Navistar) supplied the truck chassis and Southwest International Trucks, Inc. (SWI) provided the "bucket" body and assembled the "Bucket Truck." SWI served as the dealer in this transaction.

In December 2016, the "Bucket Truck" was delivered to the City and immediately thereafter was inoperable. The City provided SWI ample opportunities to remedy the mechanical problems over a prolonged and approximately four-year period. The City had minimal to no utilization of the "Bucket Truck" between attempts by SWI and Navistar to fix the mechanical issues.

In early 2020, the City expressed dissatisfaction with the lack of progress towards making the "Bucket Truck" operational and began negotiations with SWI and Navistar to provide a replacement at their expense. The City, SWI, and Navistar have agreed in principle to settle the City's potential claims related to the "Bucket Truck." Under these agreements, the City would release potential claims related to the "Bucket Truck" and the parties would exchange the inoperable 2017 Model in exchange for a new 2022 Model.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

April 28, 2021

WHEREAS, City purchased a new 2017 International model 7400 SFA 6X4 (VIN# 3HAWHSTT6HL688763) from Southwest International Trucks, Inc., in 2016; and

WHEREAS, Navistar, Inc. manufactured the vehicle chassis and provided the warranty, and Southwest International Trucks, Inc., provided the “Bucket” body for the vehicle; and

WHEREAS, City was subsequently dissatisfied with certain aspects of the vehicle’s performance and desired to be relieved of its obligations regarding the vehicle; and

WHEREAS, bona fide disputes and controversies existed between City, Southwest International Trucks, Inc., and Navistar, both as to any potential liability and the amount thereof; and

WHEREAS, Southwest International Trucks, Inc. and Navistar have agreed to a settlement whereby the City provides a release of potential claims and causes of action arising out of the performance of the vehicle and exchanges the inoperable 2017 vehicle for a new 2022 Model; and

WHEREAS, the proposed settlement of the City’s claims is in the best interest of the City.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute **(1)** a settlement and release agreement with Navistar, Inc. and Southwest International Trucks, Inc., to resolve all potential claims and causes of action by and between them arising out of the performance of a 2017 International Model “Bucket Truck”; **(2)** a vehicle exchange agreement with Southwest International Trucks, Inc., to allow for the return of the 2017 International Model “Bucket Truck” in exchange for a 2022 International Model “Bucket Truck;” and **(3)** both the vehicle exchange and settlement and release agreement and all terms, conditions, and documents required by the agreements, approved as to form by the City Attorney.

SECTION 2. That this contract is designated as Contract No. EFM-2021-00016019.

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



Agenda Information Sheet

File #: 21-526

Item #: 7.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Human Resources

EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

A resolution reappointing Mark S. Swann, as City Auditor for a two-year term, effective May 1, 2021 - Not to exceed \$477,380.00 - Financing: General Fund

BACKGROUND

The Government Performance and Financial Management Committee was briefed on May 26, 2020, October 26, 2020, and January 25, 2021. Additionally, the draft update to the City Auditor Responsibilities and Administrative Procedures went through two comment periods: July 13, 2020 to August 31, 2020 and December 24, 2020 to January 11, 2021. On January 25, 2021, the Government Performance and Financial Management Committee recommended City Council approval of the Fiscal Year 2021 Audit Plan.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 24, 2021, City Council authorized an amendment to Resolution No. 90-4072, previously approved on December 12, 1990, which approved the update to the City Auditor Responsibilities and Administrative Procedures by Resolution No. 21-0432.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
General Fund	\$99,453.00	\$238,690.00	\$139,237.00

April 28, 2021

WHEREAS, on August 22, 2018, City Council considered appointments to the City Auditor Nominating Commission for the purpose of nominating one or more candidates for City Auditor in accordance with Section 2-17.2 of the Dallas City Code by Resolution No. 18-1196; and

WHEREAS, on February 21, 2019, the City Auditor Nominating Commission recommended three applicants to the City Council for consideration for appointment as Dallas City Auditor; and

WHEREAS, on March 27, 2019, City Council appointed Mark S. Swann as City Auditor for the City of Dallas for a two-year term and established his annual base salary of \$200,000.00, by Resolution No. 19-0466; and

WHEREAS, on February 22, 2021, the City Council's Government Performance and Financial Management Committee unanimously voted to serve as the nominating commission for the purpose of nominating the incumbent City Auditor, Mark S. Swann, CPA for reappointment by the full City Council to a two-year term to commence beginning May 1, 2021.

Now, Therefore,

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

SECTION 1. That Mark S. Swann is hereby reappointed as City Auditor for the City of Dallas for a two-year term, effective May 1, 2021.

SECTION 2. That Mark S. Swann's annual salary remains at \$200,000.00.

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



Agenda Information Sheet

File #: 20-2348

Item #: 8.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize Amendment No. 1 to the Advanced Funding Agreement (CSJ No. 0918-47-147) with the Texas Department of Transportation for the Participation-Waived Project of the Federal Off-system Bridge Replacement or Rehabilitation Program, Second Avenue Bridge (northbound) at White Rock Creek, Nation Bridge Inventory (NBI) Structure Number 18-057-0-9S23-40-003 to grant the City additional time, from three calendar years to five calendar years, to complete its Equivalent Match Project, Second Avenue Bridge (southbound) at White Rock Creek, NBI Structure Number 18-057-0-9S23-40-008 - Financing: No cost consideration to the City

BACKGROUND

Second Avenue (southbound) at White Rock Creek, NBI Structure Number 18-057-0-9S23-40-008 is an Equivalent Match Project (EMP), for which the City of Dallas will perform the structural and safety improvements. In turn, the City will receive a waiver for the local match fund participation requirement for the Second Avenue Bridge (northbound) at White Rock Creek, NBI Structure Number 18-057-0-9S23-40-003, the Participation-Waved Project (PWP) of the Federal Off-system Bridge Replacement or Rehabilitation Program that was being replaced by the Texas Department of Transportation (TxDOT). The improvement work on the EMPs shall be performed subsequently to the final execution of the Agreement, but within three calendar years after the earliest contract award of the related PWPs.

TxDOT awarded the replacement of the PWP in 2017; however, the EMP being repaired by the City is still under construction, and the District Engineer of TxDOT recently approved the City's request to grant additional time to complete the project. This action will authorize Amendment No. 1 to the Advanced Funding Agreement to extend the completion time requirement from three calendar years to five calendar years.

If this agreement is not authorized by the City, it will result in the City being excluded from receiving such waivers for a minimum of five years.

ESTIMATED SCHEDULE OF PROJECT

Began Construction October 2020
Complete Construction April 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 25, 2016, City Council authorized a waiver agreement with TxDOT to waive the local match fund participation requirement on the PWP for the Second Avenue Bridge (northbound) over White Rock Creek, NBI Structure Number 18-057-0-9S23-40-003, by Resolution No. 16-0811.

On May 25, 2016, City Council authorized a Local Project Advanced Funding Agreement (CSJ No. 0918-47-147) with TxDOT for TxDOT to administer the replacement or rehabilitation of the PWP, Second Avenue Bridge (northbound) over White Rock Creek, NBI Structure Number 18-057-0-9S23-40-003 as part of the Federal Off-system Bridge Program by Resolution No. 16-0812.

On May 13, 2020, City Council authorized the construction services contract with A & B Construction, LLC for the repair of two bridges along Second Avenue over White Rock Creek, NBI Structure Number 18-057-0-9S23-40-008 and NBI Structure Number 18-057-0-9S23-40-010 respectively by Resolution No. 20-0711.

FISCAL INFORMATION

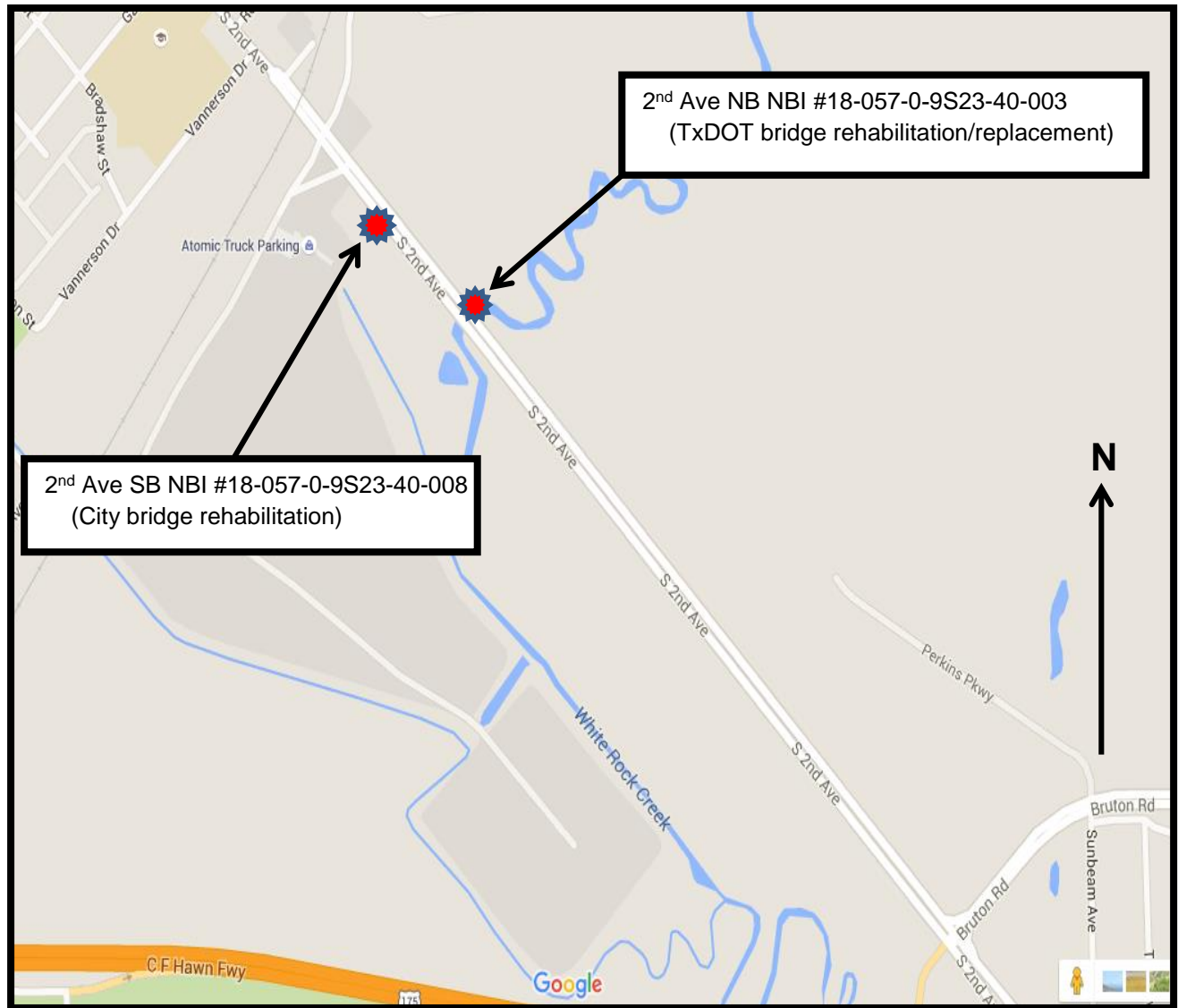
No cost consideration to the City.

MAP

Attached

**TxDOT and Dallas PWP-EMP Project
for Second Avenue bridges over White Rock Creek**

**TxDOT PWP Project for bridge #18-057-0-9S23-40-003 and
Dallas EMP Project for bridge #18-057-0-9S23-40-008**



DISTRICT 7

April 28, 2021

WHEREAS, the Federal Off-system Bridge Program is administered by the Texas Department of Transportation (TxDOT) to replace or rehabilitate structurally-deficient and functionally obsolete bridges located on public roads and streets off the designated state highway system; and

WHEREAS, the City of Dallas owns a bridge located at Second Avenue (northbound) on White Rock Creek, National Bridge Inventory (NBI) Structure Number 18-057-0-9S23-40-003; and

WHEREAS, the City of Dallas owns a bridge located at Second Avenue (southbound) on White Rock Creek, NBI Structure Number 18-057-0-9S23-40-008; and

WHEREAS, on May 25, 2016, City Council authorized a waiver agreement with TxDOT to waive the local match fund participation requirement on the Participation-Waived Project (PWP) for Second Avenue (northbound) at White Rock Creek, NBI Structure Number 18-057-0-9S23-40-003 and in turn the City is required to fund and improve an Equivalent Match Project (EMP), by Resolution No. 16-0811; and

WHEREAS, on May 25, 2016, City Council authorized a Local Project Advanced Funding Agreement (CSJ No. 0918-47-147) with TxDOT for TxDOT to administer the design and construction of the PWP, Second Avenue (northbound) at White Rock Creek, NBI Structure Number 18-057-0-9S23-40-003 as part of the Federal Off-system Bridge Program by Resolution No. 16-0812; and

WHEREAS, the structural or safety improvement work on the EMP, Second Avenue (southbound) at White Rock Creek, NBI Structure Number 18-057-0-9S23-40-008, shall be performed by the City subsequently to the final execution of the Agreement, but within three calendar years after the earliest contract award of the related PWP; and

WHEREAS, on May 13, 2020, City Council authorized the construction services contract with A & B Construction, LLC for the repair of two bridges along Second Avenue over White Rock Creek, NBI Structure Number 18-057-0-9S23-40-008 and NBI Structure Number 18-057-0-9S23-40-010 respectively, in an amount not to exceed \$438,237.50, by Resolution No. 20-0711; and

WHEREAS, the EMP is currently under construction and needs additional time to complete the work; and

WHEREAS, it is now necessary to authorize Amendment No. 1 to the Advanced Funding Agreement (CSJ No. 0918-47-147) with TxDOT for the Participation-Waived Project of the Federal Off-system Bridge Replacement or Rehabilitation Program, Second Avenue Bridge (northbound) over White Rock Creek, NBI Structure Number 18-057-0-9S23-40-003, to grant the City additional time, from three calendar years to five calendar years, to complete its Equivalent Match Project, Second Avenue Bridge (southbound) over White Rock Creek, NBI Structure Number 18-057-0-9S23-40-008.

April 28, 2021

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute Amendment No. 1 to the Advanced Funding Agreement (CSJ No. 0918-47-147) with TxDOT for the Participation-Waived Project of the Federal Off-system Bridge Replacement or Rehabilitation Program, Second Avenue Bridge (northbound) over White Rock Creek, NBI Structure Number 18-057-0-9S23-40-003, approved as to form by the City Attorney, to grant the City additional time, from three calendar years to five calendar years to complete its Equivalent Match Project, Second Avenue Bridge (southbound) at White Rock Creek, NBI Structure Number 18-057-0-9S23-40-008.

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



Agenda Information Sheet

File #: 21-467

Item #: 9.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): 7, 8

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a construction services contract for the construction of target neighborhood improvements for Street Group 12-462 which includes Gooch Street from South Lancaster Road to Tracy Road and Yancy Street from Carbondale Street to Saipan Street - Jeske Construction Company, lowest responsible bidder of seven - Not to exceed \$4,097,831.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Funds) (\$2,771,495.00), Street and Alley Improvement Fund (\$329,422.00), Wastewater Construction Fund (\$39,808.00), Wastewater Capital Improvement E Fund (\$402,580.00), Water Construction Fund (\$45,632.00), and Water Capital Improvement D Fund (\$508,894.00)

BACKGROUND

This action will authorize a construction services contract with Jeske Construction Company for the construction of two target neighborhood improvement projects as Street Group 12-462.

The project scope will include replacing the existing unimproved street pavement that is in deteriorating condition with new 6" reinforced concrete pavement, storm drainage, and water and wastewater main improvements.

Jeske Construction Company is a Dallas-based corporation, operating within the corporate city limits of Dallas, Texas.

Following are the locations and construction costs for each project:

<u>Project</u>	<u>Council District</u>	<u>Amount</u>
Yancy Street from Carbondale Street to Saipan Street	7	\$1,331,239.00
Gooch Street from South Lancaster Road to Tracy Road	8	\$2,766,592.00

The following chart illustrates Jeske Construction Company's contractual activities with the City of Dallas for the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TRN</u>
Projects Completed	4	0	1	0
Active Projects	4	0	0	0
Change Orders	5	0	4	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

If this project is not awarded for construction at this time, the streets will continue to deteriorate causing additional pavement cracking and potholes to form, creating additional maintenance costs for the City and potential damages to vehicles utilizing the streets. Field conditions may also change, which will require modifications to the engineering design plans, requiring additional funding and time to address.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction June 2021
Complete Construction December 2023

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Street and Transportation (A) Fund (2017 General Obligation Bond Funds)	\$2,771,495.00	\$0.00	\$0.00
Street and Alley Improvement Fund	\$ 329,422.00	\$0.00	\$0.00
Wastewater Construction Fund	\$ 39,808.00	\$0.00	\$0.00
Wastewater Capital Improvement E Fund	\$ 402,580.00	\$0.00	\$0.00
Water Construction Fund	\$ 45,632.00	\$0.00	\$0.00
Water Capital Improvement D Fund	\$ 508,894.00	\$0.00	\$0.00
Total	\$4,097,831.00	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$4,097,831.00	Construction	32.00%	51.38%	\$2,105,470.00
• This contract exceeds the M/WBE goal.				
• Jeske Construction Co. - Local; Workforce 83.00% Local				

PROCUREMENT INFORMATION

The following seven bids were received and opened on February 5, 2021:

*Denotes successful bidder

Bidders**Bid Amount**

*Jeske Construction Company 2546 Merrell Road, Suite 106 Dallas, Texas 75229	\$4,097,831.00
Estrada Concrete Company, LLC	\$4,374,238.00
Tiseo Paving Company	\$4,522,000.00
Axis Contracting, Inc.	\$4,897,723.00
HQS Construction, LLC	\$4,968,490.00
DDM Construction Corporation	\$5,319,339.80
Camino Construction, L.P.	\$5,525,309.00

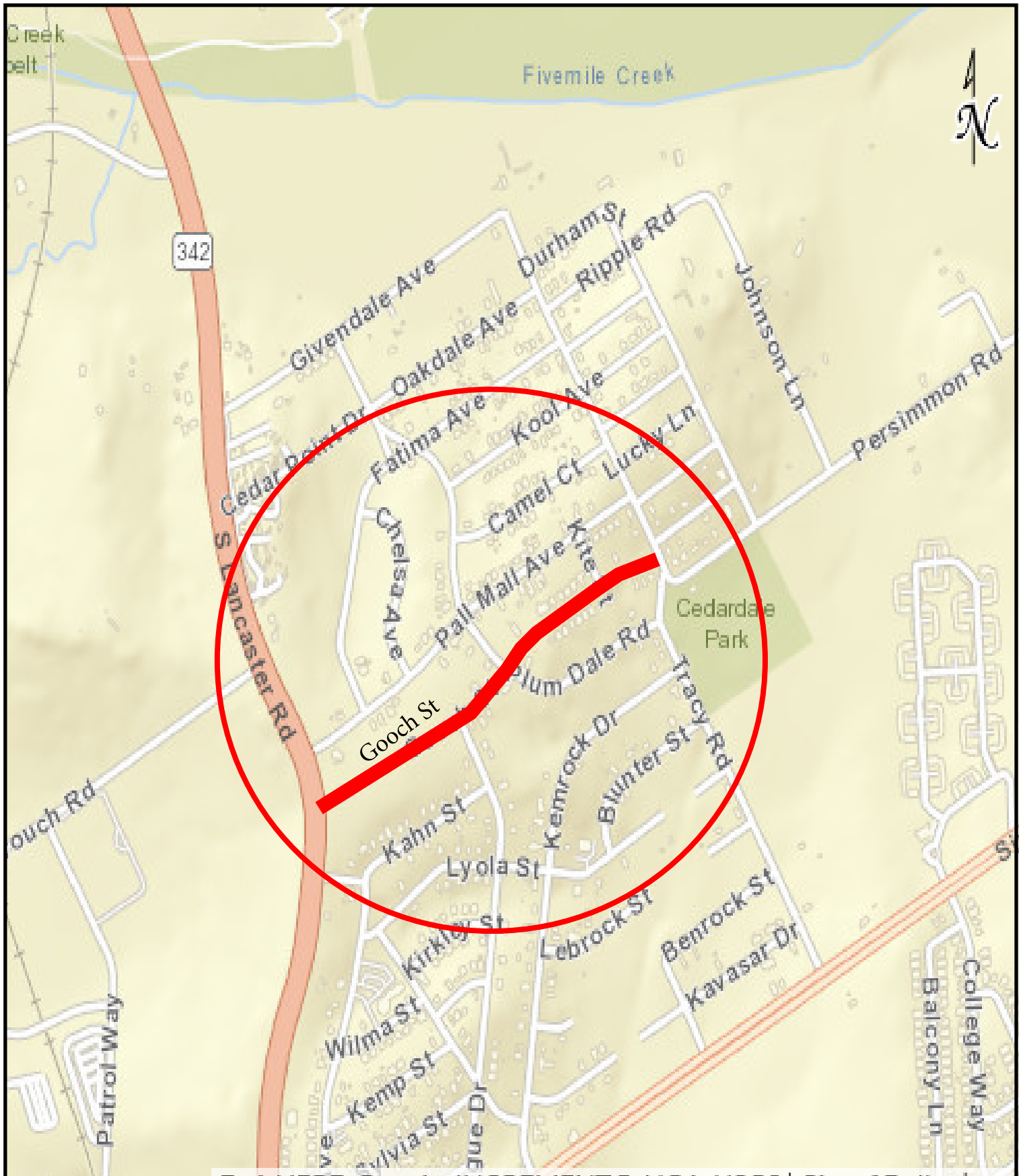
OWNER**Jeske Construction Company**

Steve Jeske, President

MAPS

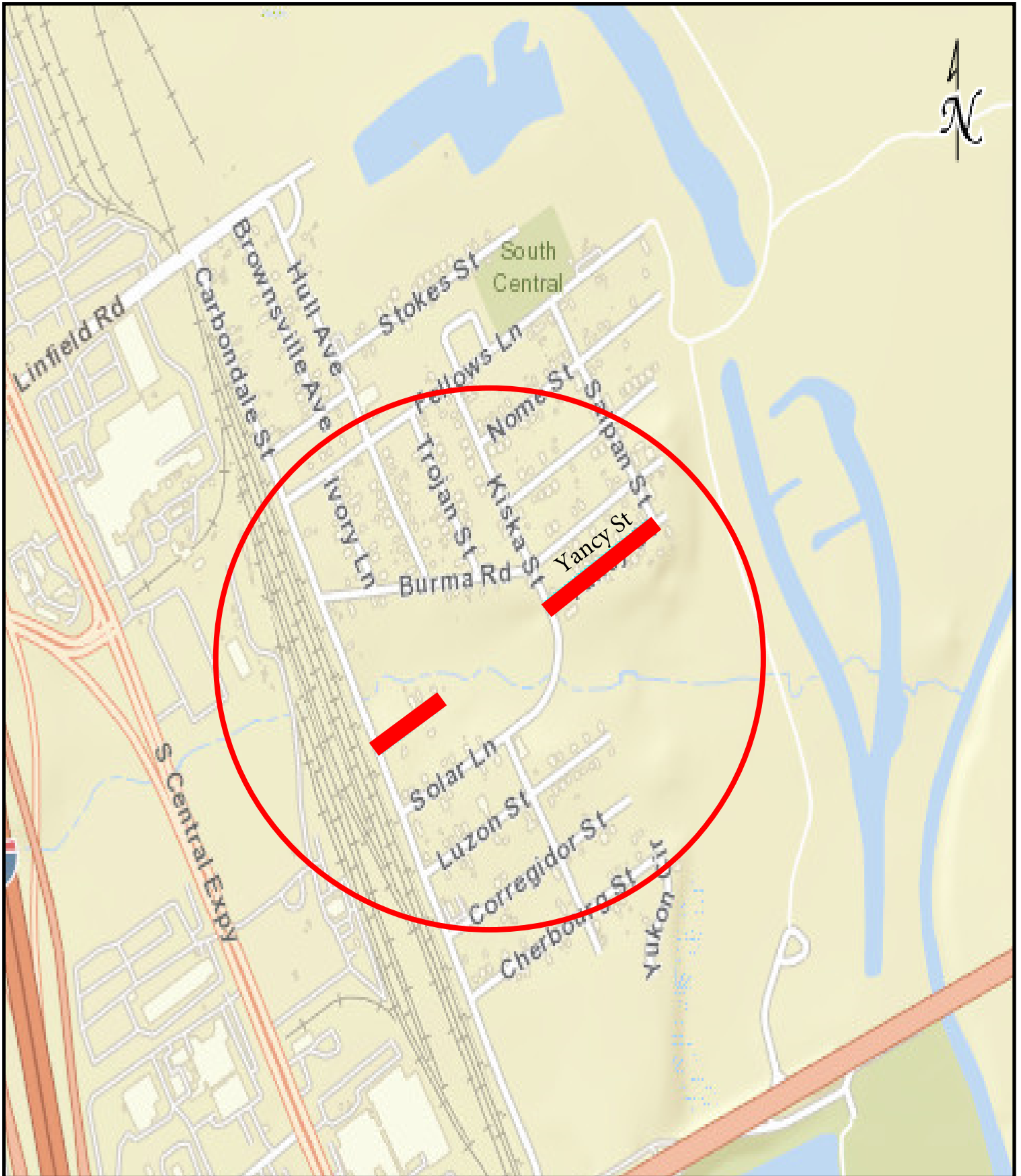
Attached

STREET GROUP 12 - 462
GOOCH STREET FROM SOUTH LANCASTER ROAD
TO TRACY ROAD



COUNCIL DISTRICT 8

STREET GROUP 12 - 462
YANCY STREET FROM CARBONDALE STREET
TO SAIPAN STREET



COUNCIL DISTRICT 7

April 28, 2021

WHEREAS, on February 5, 2021, seven bids were received for the construction of target neighborhood improvements for Street Group 12-462 which includes Gooch Street from South Lancaster Road to Tracy Road and Yancy Street from Carbondale Street to Saipan Street, as follows:

<u>Bidders</u>	<u>Amount</u>
Jeske Construction Company	\$4,097,831.00
Estrada Concrete Company, LLC	\$4,374,238.00
Tiseo Paving Company	\$4,522,000.00
Axis Contracting, Inc.	\$4,897,723.00
HQS Construction, LLC	\$4,968,490.00
DDM Construction Corporation	\$5,319,339.80
Camino Construction, LP	\$5,525,309.00

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute a construction services contract with Jeske Construction Company, approved as to form by the City Attorney, for the construction of target neighborhood improvements for Street Group 12-462 which includes Gooch Street from South Lancaster Road to Tracy Road and Yancy Street from Carbondale Street to Saipan Street, in an amount not to exceed \$4,097,831.00, this being the lowest responsible bid received as indicated by the tabulation of bids.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$4,097,831.00 to Jeske Construction Company in accordance with the terms and conditions of the contract, as follows:

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit S602 Activity TGTN, Object 4510, Program PB12S602 Encumbrance/Contract No. CX-PBW-2021-00015498 Vendor 083791	\$ 1,803,213.00
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit S610 Activity TGTN, Object 4510, Program PB12S610 Encumbrance/Contract No. CX-PBW-2021-00015498 Vendor 083791	\$ 968,282.00

April 28, 2021

SECTION 2. (continued)

Street and Alley Underserved Areas Fund
Fund 0715, Department PBW, Unit W672
Activity PB51, Object 3072
Encumbrance/Contract No. CX-PBW-2021-00015498
Vendor 083791 \$ 329,422.00

Wastewater Construction Fund
Fund 0103, Department DWU, Unit CS42
Object 3222, Program 718028X
Encumbrance/Contract No. CX-PBW-2021-00015498
Vendor 083791 \$ 39,808.00

Wastewater Capital Improvement E Fund
Fund 3116, Department DWU, Unit PS42
Object 4560, Program 718028
Encumbrance/Contract No. CX-PBW-2021-00015498
Vendor 083791 \$ 402,580.00

Water Construction Fund
Fund 0102, Department DWU, Unit CW42
Object 3221, Program 718027X
Encumbrance/Contract No. CX-PBW-2021-00015498
Vendor 083791 \$ 45,632.00

Water Capital Improvement D Fund
Fund 2115, Department DWU, Unit PW42
Object 4550, Program 718027
Encumbrance/Contract No. CX-PBW-2021-00015498
Vendor 083791 \$ 508,894.00

Total amount not to exceed \$ 4,097,831.00

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



Agenda Information Sheet

File #: 20-2140

Item #: 10.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a resolution to repeal the City's Paving Assessment Policy ~~and cancel the liens for street improvements for Street Group 12-636, which includes Holly Hill Drive from Phoenix Drive to Pineland Drive; Hughes Lane from Churchill Way to Lafayette Way; and Phoenix Drive from Fair Oaks Avenue to Holly Hill Drive; and for Street Group 17-4003, which includes Harlandale Avenue from East Ohio Avenue to East Illinois Avenue; and South Ewing Avenue from Sleeth Street to East Ann Arbor Avenue; and to cancel assessments~~ for future street improvements - Estimated Revenue Foregone: Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (-\$2,000,000.00) and 2012 General Obligation Bond Funds (-\$195,000.00, over a five-year period)

BACKGROUND

On November 11, 2020, City Council authorized street paving, drainage, water and wastewater main improvements for Street Group 12-636 and Street Group 17-4003; provided for partial payment of construction costs by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law and a benefit assessment hearing to be held on December 9, 2020, by Resolution No. 20-1769. No assessment will be levied for these two projects as a result of this action; however, assessments levied for all other projects approved prior to this action will not be affected.

On December 9, 2020, City Council deferred the levy of assessments against the abutting property owners for two projects, one of which involved Street Group 12-636 and one of which involved Street Group 17-4003, until after the review, evaluation and recommendation of the City's Paving Assessment Policy by the Transportation and Infrastructure Committee regarding the Paving Assessment Policy.

On February 23, 2021, the Transportation and Infrastructure Committee, with the assistance of the Department of Public Works staff, evaluated the City's Paving Assessment Policy and recommended repeal of the City's Paving Assessment Policy.

The Dallas City Charter, Chapter XX, Section 1 provides that all of the powers conferred by the State of Texas authorizing cities to improve streets and to levy assessment for improvement of streets, alleys, sidewalks, curbs, gutters, drive approaches and any other appurtenance or incidental to such an improvement (collectively “street improvements”), as set forth in Chapters 311 and 313 of the Texas Transportation Code, as amended, are adopted as to the methods and procedures to be used for street improvements and assessments in the City of Dallas (“City”).

Section 311.001 of the Texas Transportation Code provides that a home-rule municipality has exclusive control over and under the public highways, streets, and alleys of the city and may control, regulate or improve such public highways, streets or alleys of the city.

Section 313.003(a) of the Texas Transportation Code, the city may: (1) determine the necessity for and order a street improvement in the municipality; (2) contract for the construction of the street improvement in the name of the municipality; and (3) provide for the payment of the cost of the street improvement by the municipality or partly by the municipality and partly by assessments.

The City of Dallas adopted rules appropriate to the exercise of its powers to impose assessments on landowners to recover a portion of the cost of the street improvement is discretionary with the City Council under state law and the City Charter, the City adopted policies and rules requiring the levy of assessments for certain street improvements on May 10, 1965, by Resolution No. 65-2602, for alley improvements on March 25, 1974, by Resolution No. 74-1271, for sidewalk improvements on August 28, 1985, by Resolution No. 85-2863, and for Target Neighborhood street improvements on December 12, 1990, by Resolution No. 90-4037 (collectively “Paving Assessment Policy”) in accordance with the Texas Transportation Code.

This action has no effect on prior assessments levied pursuant to the City’s Paving Assessment Policy. Once the assessment is levied and the improvements are completed such assessments with interest shall remain a first and prior lien against the properties assessed superior to all other liens except ad valorem taxes and such assessments shall remain a personal liability of and charge against the owner of the property.

Repeal of the City’s Paving Assessment Policy does not prevent the city from levying assessments in the future. The City Council has discretion to levy assessments by ordinance for future street improvements pursuant to state law and the City Charter, Chapter XX, provided that public notice of the ordinance is posted and a public hearing is conducted in accordance with the requirements of state law. Such notice and hearing requirements must disclose the nature and extent of the street improvements and advise the property owners and the public that assessments will be made for such street improvements.

Over the last ten years, a total of \$3,103,002.31 were levied on assessment projects for collection (revenue). However, in the 2017 Bond Program, Public Works is anticipating a total of \$2,070,517.26 (decrease in revenue) of levied assessments for paving improvements if City Council authorizes a resolution to repeal the City’s Paving Assessment Policy.

This action will authorize a resolution to repeal the City's Paving Assessment Policy and cancel the liens for street improvements for Street Group 12-636 and Street Group 17-4003 and to cancel assessments for future street improvements. The estimated revenue foregone should total approximately \$2,195,000.00 over a five-year period.

ESTIMATED SCHEDULE OF PROJECT

Held Public Hearing & Deferred the Levy of Assessments	December 2020
Provided Transportation and Infrastructure Committee Briefing	February 2021
Authorize Resolution to Repeal the City's Paving Assessment Policy	April 2021

This project should meet the above schedule.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 10, 1965, City Council approved a resolution to authorize street improvements and to levy assessments for those improvements by Resolution No. 65-2602.

On March 25, 1974, City Council approved a resolution to authorize alley improvements and to levy assessments for those improvement by Resolution No. 74-1271.

On August 28, 1985, City Council approved a resolution to provide property owners with an opportunity to petition for sidewalk improvements and to levy assessments for those improvement by Resolution No. 85-2863.

On December 12, 1990, City Council approved a resolution for certain Target Neighborhood Areas without requiring petitions and to levy assessments for those improvements by Resolution No. 90-4037.

The Transportation and Infrastructure Committee will be briefed regarding this matter on April 19, 2021.

FISCAL INFORMATION

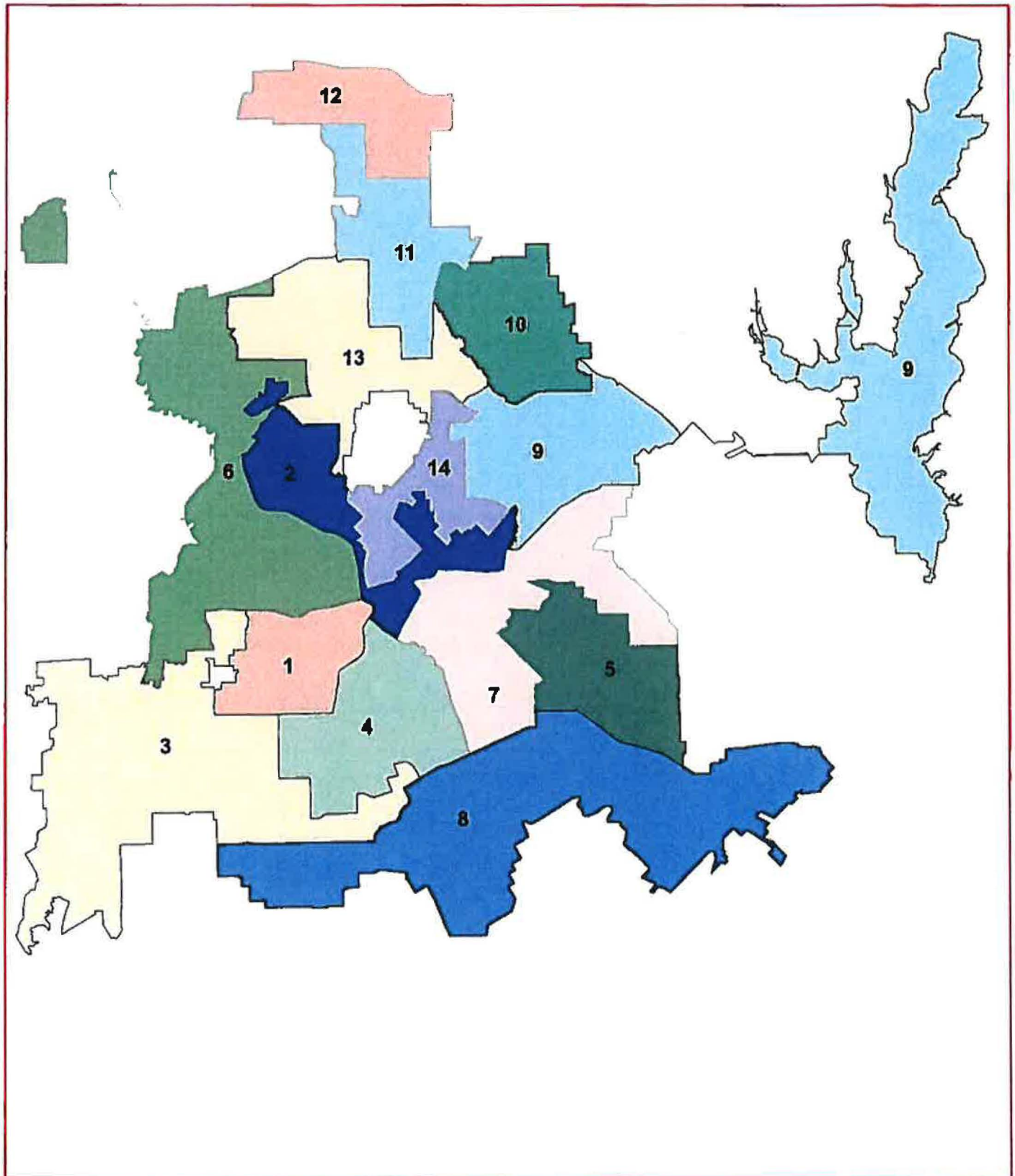
Estimated Revenue Foregone: Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (-\$2,000,000.00) and 2012 General Obligation Bond Funds (-\$195,000.00, over five-year period beginning in FY 2021-22). Estimated revenue foregone should total approximately \$2,195,000.00 over a five-year period.

MAP

Attached

PAVING ASSESSMENT POLICIES

City-Wide Map



April 28, 2021

WHEREAS, the Dallas City Charter, Chapter XX, Section 1 provides that all of the powers conferred by the State of Texas authorizing cities to improve streets and to levy assessment for improvement of streets, alleys, sidewalks, curbs, gutters, drive approaches and any other appurtenance or incidental to such an improvement (collectively “street improvements”), as set forth in Chapters 311 and 313 of the Texas Transportation Code, as amended, are adopted as to the methods and procedures to be used for street improvements and assessments in the City of Dallas (“City”); and

WHEREAS, Section 311.001 of the Texas Transportation Code provides that a home-rule municipality has exclusive control over and under the public highways, streets, and alleys of the City and may control, regulate or improve such public highways, streets or alleys of the City; and

WHEREAS, pursuant Section 313.003(a) of the Texas Transportation Code, the City may: (1) determine the necessity for and order a street improvement in the municipality; (2) contract for the construction of the street improvement in the name of the municipality; and (3) provide for the payment of the cost of the street improvement by the municipality or partly by the municipality and partly by assessments; and

WHEREAS, although the power to impose assessments on landowners to recover a portion of the cost of the street improvement is discretionary with the city council under state law and the City Charter, the City adopted policies and rules requiring the levy of assessments for certain street improvements on May 3, 1965, by Resolution No. 65-2602, for alley improvements on March 25, 1974, by Resolution No. 74-1272, for sidewalk improvements on August 28, 1985, by Resolution No. 85-2863, and for Target Neighborhood street improvements on December 12, 1990, by Resolution No. 90-4037 (collectively “Paving Assessment Policy”) in accordance with the Texas Transportation Code; and

WHEREAS, on December 9, 2020, the City Council deferred the levy of assessments against the abutting property owners for two projects, one of which involved Street Group 12-636 and one of which involved Street Group 17-4003, until after the review, evaluation and recommendation of the City’s Paving Assessment Policy by the Transportation and Infrastructure Committee regarding the Paving Assessment Policy; and

WHEREAS, on February 23, 2021, the Transportation and Infrastructure Committee, with the assistance of the Department of Public Works staff, evaluated the City’s Paving Assessment Policy and recommended repeal of the City’s Paving Assessment Policy; and

WHEREAS, the City Council of the City of Dallas finds that it is in the public interest to repeal the City’s Paving Assessment Policy and cancel the liens for street improvements for Street Group 12-636 and Street Group 17-4003 and to cancel assessments for future street improvements; and

April 28, 2021

WHEREAS, this action has no effect on prior assessments levied pursuant to the City's Paving Assessment Policy, once levied and the improvements completed such assessments with interest remain a first and prior lien against the properties assessed superior to all other liens except ad valorem taxes and remain a personal liability of and charge against the owner of the property; and

WHEREAS, City Council discretion to levy assessment by ordinance for future street improvements remains available pursuant to state law and the City Charter, Chapter XX, provided that notice of the ordinance and a public hearing in accordance with the requirements of state law disclosing the nature and extent of the street improvements and that assessments are to be made for such street improvements.

Now, Therefore,

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

SECTION 1. That the following resolutions are repealed:

- (a) Resolution No. 65-2602 approved by the City Council on May 10, 1965, which established a street paving assessment policy and established four street paving policy groups based on traffic generation;
- (b) Resolution No. 74-1271 approved by the City Council on March 25, 1974, which established procedures for citizens to petition for alley paving on a cost participation basis;
- (c) Resolution No. 85-2863 approved by the City Council on August 28, 1985, which established procedures for citizens to petition for replacement of curbs, butters, sidewalks and drive approaches on a cost participation basis; and
- (d) Resolution No. 90-4037 approved by the City Council on December 12, 1990, which amended the petition process and established a targeted street paving program for specified low/moderate income neighborhoods with large concentrations of non-standard residential streets.

SECTION 2. That this resolution shall not affect any other prior-approved resolutions or ordinances levying assessments, providing for the collection of such assessments, fixing a charge and lien, and/or providing for the enforcement of such liens, to pay for a portion of the construction and improvement costs for portions of specified streets, alleys, sidewalks, curbs, gutters, and drive approaches, against persons who own property that abuts such streets, alleys, sidewalks, and drive approaches to be improved, as well as against the property.

April 28, 2021

SECTION 3. That all prior assessments shall remain valid and the liens thereon shall be released only if such assessments levied thereunder have been fully paid or satisfied pursuant to the provisions of Section 2-11.1 of the Dallas City Code.

SECTION 4. That the City's authority to sell real property, release any interest in real property upon receipt of any required payment to the City, or execute any instrument dealing with or releasing an interest in real property in connection with the City's Paving Assessment Policy shall remain in full force and effect.

SECTION 5. That all other powers conferred by the State of Texas and the City Charter to order public improvements by ordinance and levy an assessment therefor shall remain in full force and effect should the City Council exercise its discretion to do so in the future.

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



Agenda Information Sheet

File #: 21-387

Item #: 11.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize Supplemental Agreement No. 9 to the professional services contract with TranSystems Corporation for additional engineering design of water and wastewater mains and necessary design modification of the proposed Commerce Street water and wastewater main improvements to accommodate the complete street improvement design for Commerce Street from Good Latimer Expressway to Hall Street for the Deep Ellum Streetscape Project - Not to exceed \$139,780.00, from \$1,507,214.00 to \$1,646,994.00 - Financing: Water Capital Improvement D Fund (\$83,868.00) and Wastewater Capital Improvement E Fund (\$55,912.00)

BACKGROUND

On August 27, 2008, City Council authorized a professional services contract with TranSystems Corporation for the engineering design for the Deep Ellum Streetscape Project by Resolution No. 08-2271.

On November 13, 2019, City Council authorized a professional services contract with Jacobs Engineering Group, Inc. for the engineering design of complete street improvements for Commerce Street from Good Latimer Expressway to Exposition Avenue by Resolution No. 19-1758.

The scope includes preparing the paving, drainage, traffic, signal, pedestrian lighting, and streetscape plans. The two projects are being coordinated to prevent any potential conflicts during construction. Conflicts have been identified with the proposed water and wastewater mains that need to be cleared.

This action will authorize Supplemental Agreement No. 9 to the professional services contract with TranSystems Corporation for additional engineering design of water and wastewater mains and necessary design modifications of the proposed Commerce Street water and wastewater main improvements to accommodate the complete street improvement design for Commerce Street from Good Latimer Expressway to Hall Street for the Deep Ellum Streetscape Project.

ESTIMATED SCHEDULE OF PROJECT

Began Design	September 2008
Complete Design	September 2021
Begin Construction	April 2022
Complete Construction	December 2024

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 27, 2008, City Council authorized a professional services contract with TranSystems Corporation for the engineering design of the Deep Ellum Streetscape Project by Resolution No. 08-2271.

On September 8, 2010, City Council authorized Supplemental Agreement No. 1 to the professional services contract with TranSystems Corporation for additional engineering design and surveying services on Commerce Street from Good Latimer Expressway to Exposition Avenue and Elm Street from Good Latimer Expressway to Exposition Avenue by Resolution No. 10-2295.

On May 25, 2011, City Council authorized Supplemental Agreement No. 2 to the professional services contract with TranSystems Corporation for the construction of street paving, sidewalks, storm drainage, lighting, traffic signal, and water and wastewater main improvements for the Deep Ellum Streetscape Project between Commerce Street and Elm Street by Resolution No. 11-1308.

On March 28, 2012, City Council authorized Supplemental Agreement No. 3 to the professional services contract with TranSystems Corporation for additional water and wastewater main improvements for the Deep Ellum Streetscape Project between Commerce Street and Elm Street by Resolution No. 12-0931.

On August 22, 2012, City Council authorized Supplemental Agreement No. 4 to the professional services contract with TranSystems Corporation for the addition of paving, drainage, streetscape, and water and wastewater main improvements for the Deep Ellum Streetscape Project along Crowder Street between Elm Street and Indiana Boulevard and on Indiana Boulevard from July Alley to Malcom X Boulevard by Resolution No. 12-2103.

On April 9, 2014, City Council authorized Supplemental Agreement No. 6 to the professional services contract with TranSystems Corporation for the addition of streetscape improvements on Main Street from Good Latimer Expressway to Exposition Avenue to the Deep Ellum Streetscape Project by Resolution No. 14-0597.

On October 23, 2019, City Council authorized Supplemental Agreement No. 8 to the professional services contract with TranSystems Corporation for additional engineering design of parkway improvements on Main Street from Good Latimer Expressway to Exposition Avenue by Resolution No. 19-1642.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Water Capital Improvement D Fund	\$ 83,868.00	\$0.00	\$0.00
Wastewater Capital Improvement E Fund	\$ 55,912.00	\$0.00	\$0.00
Total	\$139,780.00	\$0.00	\$0.00

Design Contract

Design (PBW)	\$ 340,405.00
Supplemental Agreement No. 1	\$ 71,766.00
Supplemental Agreement No. 2	\$ 694,859.00
Supplemental Agreement No. 3	\$ 47,470.00
Supplemental Agreement No. 4	\$ 129,990.00
Supplemental Agreement No. 5	\$ 49,830.00
Supplemental Agreement No. 6	\$ 69,760.00
Supplemental Agreement No. 7	\$ 35,730.00
Supplemental Agreement No. 8	\$ 67,404.00
Supplemental Agreement No. 9 (this action)	\$ 139,780.00
Total	\$1,646,994.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$139,780.00	Professional Services	36.30%*	0.00%	\$0.00
• *This item reflects previous Business Inclusion and Development Policy M/WBE goal.				
• Supplemental Agreement No. 9 - 28.66% Overall M/WBE participation				
• TranSystems Corporation - Non-local; Workforce - 0.00% Local				

OWNER**TranSystems Corporation**

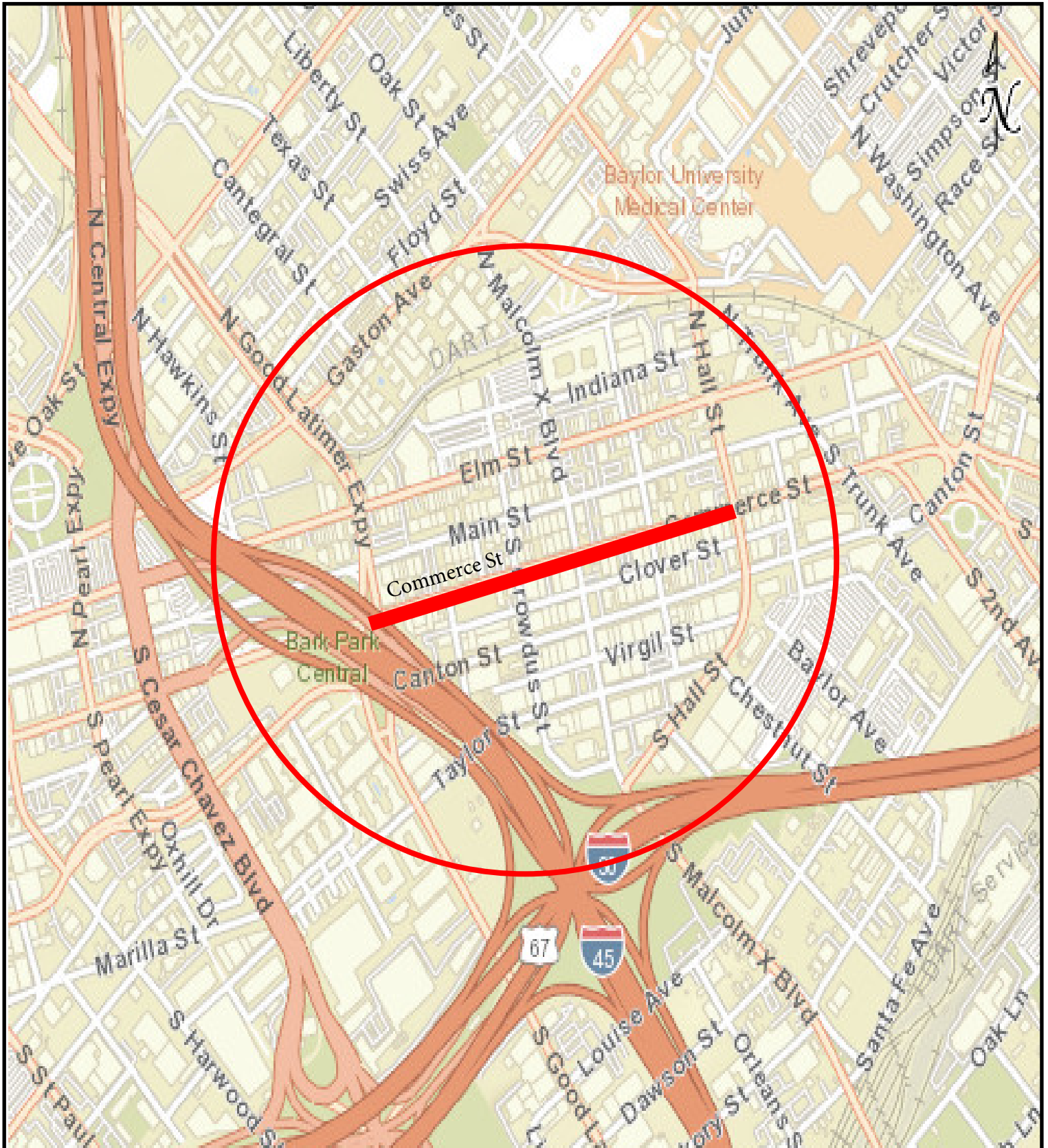
Chad Gartner, PE, Senior Vice President/Principal

MAP

Attached

DEEP ELLUM STREETSCAPE PROJECT

COMMERCE STREET FROM GOOD LATIMER EXPRESSWAY TO HALL STREET



COUNCIL DISTRICT 2

April 28, 2021

WHEREAS, on August 27, 2008, City Council authorized a professional services contract with TranSystems Corporation for the engineering design of the Deep Ellum Streetscape Project, in an amount not to exceed \$340,405.00, by Resolution No. 08-2271; and

WHEREAS, on September 8, 2010, City Council authorized Supplemental Agreement No. 1 to the professional services contract with TranSystems Corporation for additional engineering design and surveying services on Commerce Street from Good Latimer Expressway to Exposition Avenue and Elm Street from Good Latimer Expressway to Exposition Avenue, in an amount not to exceed \$71,766.00, increasing the total contract amount from \$340,405.00 to \$412,171.00, by Resolution No. 10-2295; and

WHEREAS, on May 25, 2011, City Council authorized Supplemental Agreement No. 2 to the professional services contract with TranSystems Corporation for the construction of street paving, sidewalks, storm drainage, lighting, traffic signal, and water and wastewater main improvements for the Deep Ellum Streetscape Project between Commerce Street and Elm Street, in an amount not to exceed \$694,859.00, increasing the total contract amount from \$412,171.00 to \$1,107,030.00, by Resolution No. 11-1308; and

WHEREAS, on March 28, 2012, City Council authorized Supplemental Agreement No. 3 to the professional services contract with TranSystems Corporation for additional water and wastewater main improvements for the Deep Ellum Streetscape Project between Commerce Street and Elm Street, in an amount not to exceed \$47,470.00, increasing the total contract amount from \$1,107,030.00 to \$1,154,500.00, by Resolution No. 12-0931; and

WHEREAS, on August 22, 2012, City Council authorized Supplemental Agreement No. 4 to the professional services contract with TranSystems Corporation for the addition of paving, drainage, streetscape, and water and wastewater main improvements for the Deep Ellum Streetscape Project along Crowds Street between Elm Street and Indiana Boulevard and on Indiana Boulevard from July Alley to Malcom X Boulevard, in an amount not to exceed \$129,990.00, increasing the total contract amount from \$1,154,500.00 to \$1,284,490.00, by Resolution No. 12-2103; and

WHEREAS, on December 13, 2012, Supplemental Agreement No. 5 to the professional services contract with TranSystems Corporation to add specific construction administrative services to the contract for the Deep Ellum Streetscape Project, in an amount not to exceed \$49,830.00 was authorized, increasing the total contract amount from \$1,284,490.00 to \$1,334,320.00, by Administrative Action No. 13-5061; and

April 28, 2021

WHEREAS, on April 9, 2014, City Council authorized Supplemental Agreement No. 6 to the professional services contract with TranSystems Corporation for the addition of streetscape improvements on Main Street from Good Latimer Expressway to Exposition Avenue to the Deep Ellum Streetscape Project, in an amount not to exceed \$69,760.00, increasing the total contract amount from \$1,334,320.00 to \$1,404,080.00, by Resolution No. 14-0597; and

WHEREAS, on July 3, 2014, Supplemental Agreement No. 7 to the professional services contract with TranSystems Corporation for the redesign of Crowds Street from Elm Street to Indiana Boulevard to incorporate Deep Ellum stakeholder input to the contract, in an amount not to exceed \$35,730.00 was authorized, increasing the total contract amount from \$1,404,080.00 to \$1,439,810.00, by Administrative Action No. 14-6283; and

WHEREAS, on October 23, 2019, City Council authorized Supplemental Agreement No. 8 to the professional services contract with TranSystems Corporation for additional engineering design of parkway improvements on Main Street from Good Latimer Expressway to Exposition Avenue, in an amount not to exceed \$67,404.00, increasing the total contract amount from \$1,439,810.00 to \$1,507,214.00, by Resolution No. 19-1642; and

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 9 to the professional services contract with TranSystems Corporation for additional engineering design of water and wastewater mains and necessary design modification of the proposed Commerce Street water and wastewater main improvements to accommodate the complete street improvement design for Commerce Street from Good Latimer Expressway to Hall Street for the Deep Ellum Streetscape Project in an amount not to exceed \$139,780.00, from \$1,507,214.00 to \$1,646,994.00

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute Supplemental Agreement No. 9 to the professional services contract with TranSystems Corporation, approved as to form by the City Attorney, for additional engineering design of water and wastewater mains and necessary design modification of the proposed Commerce Street water and wastewater main improvements to accommodate the complete street improvement design for Commerce Street from Good Latimer Expressway to Hall Street for the Deep Ellum Streetscape Project, in an amount not to exceed \$139,780.00, increasing the contract amount from \$1,507,214.00 to \$1,646,994.00.

April 28, 2021

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$139,780.00 to TranSystems Corporation in accordance with the terms and conditions of the contract, as follows:

Water Capital Improvement D Fund	
Fund 2115, Department DWU, Unit PW42	
Object 4111, Program 711169	
Encumbrance No. PBW711169CP	
Vendor 350370	\$ 83,868.00

Wastewater Capital Improvement E Fund	
Fund 3116, Department DWU, Unit PS42	
Object 4111, Program 711170	
Encumbrance No. PBW711170CP	
Vendor 350370	<u>\$ 55,912.00</u>

Total amount not to exceed	\$139,780.00
----------------------------	--------------

SECTION 3. That this contract is designated as Contract No. PBW-2019-00011191.

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



Agenda Information Sheet

File #: 20-2500

Item #: 12.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): 11
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

An ordinance abandoning portions of an access, drainage and utility easement and eleven utility easements to Orion Sky Investments, LLC, the abutting owner, containing a total of approximately 34,857 square feet of land, located near the intersection of Noel and Spring Valley Roads - Revenue: General Fund \$12,400.00, plus the \$20.00 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of portions of an access, drainage and utility easement and eleven utility easements to Orion Sky Investments, LLC, the abutting owner containing a total of approximately 34,857 square feet of land. The areas will be included with the property of the abutting owner to construct a multi-family development. The cost for this abandonment is the processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Revenue: General Fund \$12,400.00, plus the \$20.00 ordinance publication fee

OWNER

Orion Sky Investments, LLC

Scott A. Larson, Manager

MAP

Attached

SPRING VALLEY ROAD

LOT 1, BLOCK B/7006
THE DORCHESTER

SS &
DRAIN
ESMT

ACCESS
ESMT

WE

N

Horizontal Scale:
1"=80'
0 40' 80'

LOT 1A, BLOCK A/7005

NOEL ROAD

LOT 2, BLOCK 7005

TRACT 9

TRACT 1

TRACT 2

PROPOSED
LOT 1B, BLOCK B/7005

TRACT 3

LOT 1A, BLOCK B/7005

TRACT 1

TRACT 4

TRACT 11

TRACT 5

TRACT 7

TRACT 10

TRACT 6

TRACT 1

TRACT 8

TRACT 12

LOT 1A, BLOCK B/7005

PROPOSED
LOT 1C, BLOCK B/7005

WE

5'
WE

5'
UE

LEGEND



TRACT 1 - ACCESS, DRAINAGE & UTILITY
EASEMENT ABANDONMENT (24,607 SQ FT)



TRACT 2 - UTILITY EASEMENT ABANDONMENT
(1,458 SQ FT)



TRACT 3 - UTILITY EASEMENT ABANDONMENT
(924 SQ FT)



TRACT 4 - UTILITY EASEMENT ABANDONMENT
(957 SQ FT)



TRACT 5 - UTILITY EASEMENT ABANDONMENT
(510 SQ FT)



TRACT 6 - UTILITY EASEMENT ABANDONMENT
(982 SQ FT)



TRACT 7 - UTILITY EASEMENT ABANDONMENT
(560 SQ FT)



TRACT 8 - UTILITY EASEMENT ABANDONMENT
(1,348 SQ FT)



TRACT 9 - UTILITY EASEMENT ABANDONMENT
(617 SQ FT)



TRACT 10 - UTILITY EASEMENT ABANDONMENT
(951 SQ FT)



TRACT 11 - UTILITY EASEMENT ABANDONMENT
(1,834 SQ FT)



TRACT 12 - UTILITY EASEMENT ABANDONMENT
(109 SQ FT)

ORDINANCE NO. _____

An ordinance providing for the abandonment and relinquishment of portions of an access drainage and utility easement and eleven (11) utility easements, located in City Block B/7005 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Orion Sky Investments, LLC; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the indemnification of the City of Dallas against damages arising out of the abandonments 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 Orion Sky Investments, LLC, a Texas limited liability company; hereinafter referred to as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter portions of the described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said easements are no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter provided, for the consideration hereinafter stated; and

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

Now, Therefore,

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

SECTION 1. That the City of Dallas hereby abandons and relinquishes all of its right, title and interest in and to the tracts of land described in Exhibit A, attached hereto and made a part hereof; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **TWELVE THOUSAND FOUR HUNDRED AND NO/100 (\$12,400.00) DOLLARS** paid by **GRANTEE**, and the

SECTION 2. (continued)

further consideration described in Sections 8 and 9, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to the certain tracts or parcels of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

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

SECTION 4. That the Chief Financial Officer is authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction - Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, 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, relinquishment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

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

SECTION 7. That the abandonment, relinquishment and quitclaim provided for herein shall extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon, relinquish and quitclaim.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims

SECTION 8. (continued)

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

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall contact Atmos Energy at 811 for line locates and if it is determined there are gas lines, obtain cost estimate to abandon, as necessary.

SECTION 10. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 11. That this ordinance is also designated for City purposes as Contract No. DEV-2020-00014534.

SECTION 12. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

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

KRIS SWECKARD, Director
Department of Sustainable
Development and Construction

BY


Assistant City Attorney

BY


Assistant Director

Passed _____.

(For SPRG use only)

Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5377

ACCESS, DRAINAGE & UTILITY EXHIBIT A - TRACT 1

SHEET 1 OF 7

EASEMENT ABANDONMENT CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BASIS OF BEARING - STATE
PLANE COORDINATE SYSTEM,
NORTH TEXAS CENTRAL ZONE
4202, NORTH AMERICAN
DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

BEING all that certain 24,607 square foot (0.565 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201900261792, said Official Public Records, and being a portion of an Access, Drainage, and Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at an "X" cut found for the most westerly southwest corner of said Lot 1A, same being the north end of a corner clip in the intersection of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas) and Southern Boulevard (48 foot right-of-way)(Instrument Number 200600258655, Official Public Records, Dallas County, Texas), same being the most westerly southwest corner of that certain tract of land conveyed to Owners Association of Citta Townhomes Condominiums, by deed recorded in Instrument Number 201800317517, said Official Public Records;

THENCE North 00 deg. 05 min. 40 sec. West, along the common line of said Lot 1A, said Condominiums tract, and said Noel Road, a distance of 346.69 feet to an "X" cut found for the most westerly southwest corner of aforesaid Orion tract, same being the most westerly northwest corner of said Condominiums tract, same being in the westerly line of said Lot 1A, same being in the east right-of-way line of said Noel Road;

THENCE South 90 deg. 00 min. 00 sec. East, along the common line of said Orion tract and said Citta Townhomes tract, and through the interior of said Lot 1A, a distance of 60.61 feet to the most westerly southwest corner of the herein described tract, same being in the westerly line of aforesaid easement, same being the beginning of a non-tangent curve to the left, having a radius of 10.50 feet and a central angle of 33 deg. 45 min. 56 sec., same being the POINT OF BEGINNING;

THENCE through the interior of said Orion tract and said Lot 1A, and along said easement as follows:

Along said non-tangent curve to the left, an arc distance of 6.19 feet and a chord bearing and distance of North 21 deg. 05 min. 38 sec. East, a distance of 6.10 feet to a point for angle point;

North 04 deg. 12 min. 41 sec. East, a distance of 189.23 feet to a point for the beginning of a non-tangent curve to the left, having a radius of 8.50 feet and a central angle of 45 deg. 47 min. 45 sec.;

Along said non-tangent curve to the left, an arc distance of 6.79 feet and a chord bearing and distance of North 27 deg. 06 min. 51 sec. East, 6.61 feet to a point for angle point;

North 04 deg. 12 min. 59 sec. East, a distance of 77.67 feet to a point for the beginning of a tangent curve to the right, having a radius of 40.50 feet and a central angle of 85 deg. 52 min. 49 sec.;

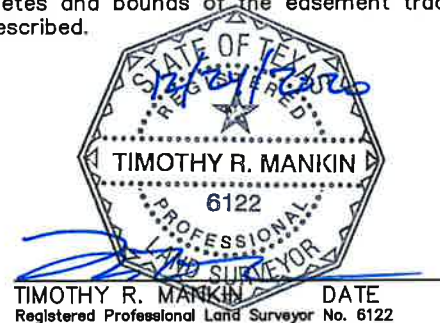
Along said tangent curve to the right, an arc distance of 60.71 feet and a chord bearing and distance of North 47 deg. 09 min. 20 sec. East, 55.18 feet to a point for angle point;

South 89 deg. 54 min. 20 sec. East, a distance of 144.82 feet to a point for the beginning of a tangent curve to the right, having a radius of 40.50 feet and a central angle of 90 deg. 41 min. 28 sec.;

Along said tangent curve to the right, an arc distance of 64.11 feet and a chord bearing and distance of South 44 deg. 33 min. 27 sec. East, 57.62 feet to a point for angle point;

South 00 deg. 47 min. 26 sec. West, a distance of 279.69 feet to a point for the most easter southeast corner of the herein described tract, same being the most easterly corner of said easement;

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

**PEISER & MANKIN
SURVEYING, LLC**

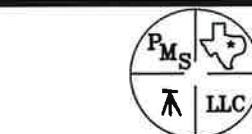
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(For SPRG use only)

Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5377

ACCESS, DRAINAGE & UTILITY EXHIBIT A - TRACT 1

SHEET 2 OF 7

EASEMENT ABANDONMENT CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BASIS OF BEARING - STATE
PLANE COORDINATE SYSTEM,
NORTH TEXAS CENTRAL ZONE
4202, NORTH AMERICAN
DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

North 89 deg. 12 min. 34 sec. West, a distance of 20.00 feet to a point for corner;

North 00 deg. 47 min. 26 sec. East, a distance of 18.00 feet to a point for the beginning of a tangent curve to the left, having a radius of 20.50 feet and a central angle of 90 deg. 42 min. 30 sec.;

Along said tangent curve to the left, an arc distance of 32.45 feet and a chord bearing and distance of North 44 deg. 33 min. 26 sec. West, 29.17 feet to a point for angle point;

North 89 deg. 54 min. 19 sec. West, a distance of 163.06 feet to a point for beginning of a tangent curve to the left, having a radius of 20.50 feet and a central angle of 85 deg. 52 min. 41 sec.;

Along said tangent curve to the left, an arc distance of 30.73 feet and a chord bearing and distance of South 47 deg. 09 min. 11 sec. West, 27.93 feet to a point for angle point;

South 04 deg. 12 min. 51 sec. West, a distance of 10.46 feet to a point for the beginning of a tangent curve to the right, having a radius of 32.75 feet and a central angle of 07 deg. 28 min. 13 sec.;

Along said tangent curve to the right, an arc distance of 4.27 feet and a chord bearing and distance of South 08 deg. 22 min. 49 sec. West, 4.27 feet to a point for corner, same being in a south line of said Orion tract, same being in a north line of aforesaid Citta Townhomes tract;

THENCE North 90 deg. 00 min. 00 sec. West, along the common line of said Orion tract and said Citta Townhomes tract, and through the interior of said easement and said Lot 1A, a distance of 21.52 feet to the POINT OF BEGINNING, and containing 66,713 square feet or 1.532 acres of computed land, more or less, SAVE AND EXCEPT 2 tracts, leaving a net area of 24,607 square feet or 0.565 acre of computed land, more or less, said Save & Except tracts being more particularly described as follows:

Save & Except Tract 1

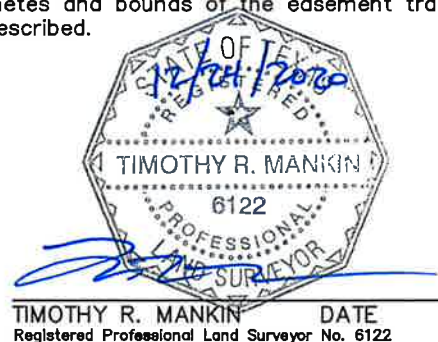
BEING all that certain 22,323 square foot (0.512 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201900261792, said Official Public Records, and being more particularly described as follows:

COMMENCING at an "X" cut found for the most westerly southwest corner of said Lot 1A, same being the north end of a corner clip in the intersection of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas) and Southern Boulevard (48 foot right-of-way)(Instrument Number 200600258655, Official Public Records, Dallas County, Texas), same being the most westerly southwest corner of that certain tract of land conveyed to Owners Association of Citta Townhomes Condominiums, by deed recorded in Instrument Number 201800317517, said Official Public Records;

THENCE North 00 deg. 05 min. 40 sec. West, along the common line of said Lot 1A, said Condominiums tract, and said Noel Road, a distance of 346.69 feet to an "X" cut found for the most westerly southwest corner of aforesaid Orion tract, same being the most westerly northwest corner of said Condominiums tract, same being in the westerly line of said Lot 1A, same being in the east right-of-way line of said Noel Road;

THENCE South 90 deg. 00 min. 00 sec. East, along the common line of said Orion tract and said Citta Townhomes tract, and through the interior of said Lot 1A, passing a west line of an Access, Drainage, and Utility Easement recorded in Instrument Number 200600258655, aforesaid Official Public Records, and continuing along the common line of said Orion tract

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

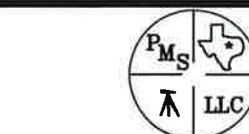
PEISER & MANKIN SURVEYING, LLC

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FIRM NO. 100999-00

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Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5377

ACCESS, DRAINAGE & UTILITY EXHIBIT A - TRACT 1

SHEET 3 OF 7

EASEMENT ABANDONMENT

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584 CITY OF DALLAS, DALLAS COUNTY, TEXAS

and said Citta Townhomes tract, and through the interior of said easement, a total distance of 82.13 feet to a point in the east line of said easement, same being the beginning of a non-tangent curve to the left, having a radius of 32.75 feet and a central angle of 07 deg. 28 min. 13 sec.;

THENCE through the interior of said Orion tract and said Lot 1A, and along said easement as follows:

Along said non-tangent curve to the left, an arc distance of 4.27 feet and a chord bearing and distance of North 08 deg. 22 min. 49 sec. East, 4.27 feet to a point for angle point;

North 04 deg. 12 min. 51 sec. East, a distance of 10.46 feet to a point for angle point;

THENCE North 04 deg. 12 min. 45 sec. East, through the interior of said Orion tract, said Lot 1A, and said easement, a distance of 61.16 feet to a point for angle point, same being in an east line of said easement, same being the POINT OF BEGINNING;

THENCE through the interior of said Orion tract and said Lot 1A, and along said easement as follows:

North 04 deg. 12 min. 41 sec. East, a distance of 73.61 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a central angle of 85 deg. 52 min. 41 sec.;

Along said tangent curve to the right, an arc distance of 30.73 feet and a chord bearing and distance of North 47 deg. 09 min. 10 sec. East, 27.93 feet to a point for angle point;

South 89 deg. 54 min. 20 sec. East, a distance of 155.02 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a central angle of 90 deg. 44 min. 53 sec.;

Along said tangent curve to the right, an arc distance of 32.46 feet and a chord bearing and distance of South 44 deg. 32 min. 54 sec. East, 29.17 feet to a point for angle point;

South 00 deg. 47 min. 26 sec. West, a distance of 73.42 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a central angle of 89 deg. 18 min. 15 sec.;

Along said tangent curve to the right, an arc distance of 31.95 feet and a chord bearing and distance of South 45 deg. 26 min. 33 sec. West, 28.81 feet to a point for angle point;

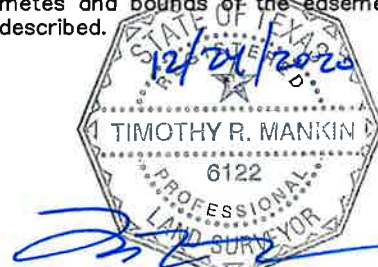
North 89 deg. 54 min. 19 sec. West, a distance of 159.41 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a central angle of 94 deg. 07 min. 00 sec.;

Along said tangent curve to the right, an arc distance of 33.67 feet and a chord bearing and distance of North 42 deg. 50 min. 49 sec. West, 30.01 feet to the POINT OF BEGINNING and containing 22,323 square feet or 0.512 acre of computed land, more or less.

Save & Except Tract 2

BEING all that certain 19,783 square foot (0.454 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

PEISER & MANKIN SURVEYING, LLC

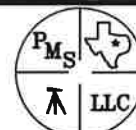
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FIRM NO. 100998-00

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Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5377

ACCESS, DRAINAGE & UTILITY EXHIBIT A - TRACT 1

SHEET 4 OF 7

EASEMENT ABANDONMENT

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BASIS OF BEARING - STATE
PLANE COORDINATE SYSTEM,
NORTH TEXAS CENTRAL ZONE
4202, NORTH AMERICAN
DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201900261792, said Official Public Records, and being more particularly described as follows:

COMMENCING at an "X" cut found for the most westerly southwest corner of said Lot 1A, same being the north end of a corner clip in the intersection of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas) and Southern Boulevard (48 foot right-of-way)(Instrument Number 200600258655, Official Public Records, Dallas County, Texas), same being the most westerly southwest corner of that certain tract of land conveyed to Owners Association of Citta Townhomes Condominiums, by deed recorded in Instrument Number 201800317517, said Official Public Records;

THENCE North 00 deg. 05 min. 40 sec. West, along the common line of said Lot 1A, said Condominiums tract, and said Noel Road, a distance of 346.69 feet to an "X" cut found for the most westerly southwest corner of aforesaid Orion tract, same being the most westerly northwest corner of said Condominiums tract, same being in the westerly line of said Lot 1A, same being in the east right-of-way line of said Noel Road;

THENCE South 90 deg. 00 min. 00 sec. East, along the common line of said Orion tract and said Citta Townhomes tract, and through the interior of said Lot 1A, passing a west line of an Access, Drainage, and Utility Easement recorded in Instrument Number 200600258655, aforesaid Official Public Records, and continuing along the common line of said Orion tract and said Citta Townhomes tract, and through the interior of said easement, a total distance of 82.13 feet to a point in the east line of said easement, same being the beginning of a non-tangent curve to the left, having a radius of 32.75 feet and a central angle of 07 deg. 28 min. 13 sec.;

THENCE through the interior of said Orion tract and said Lot 1A, and along said easement as follows:

Along said non-tangent curve to the left, an arc distance of 4.27 feet and a chord bearing and distance of North 08 deg. 22 min. 49 sec. East, 4.27 feet to a point for angle point;

North 04 deg. 12 min. 51 sec. East, a distance of 10.46 feet to a point for angle point;

THENCE North 04 deg. 12 min. 45 sec. East, through the interior of said Orion tract, said Lot 1A, and said easement, a distance of 61.16 feet to a point for angle point, same being in an east line of said easement;

THENCE North 04 deg. 12 min. 41 sec. East, through the interior of said Orion tract and said Lot 1A, and along said easement, a distance of 73.61 feet to a point for angle point;

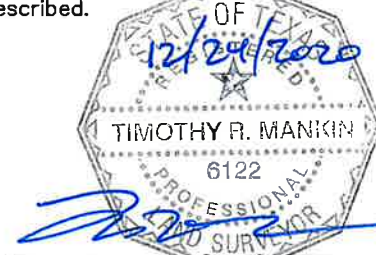
THENCE North 06 deg. 36 min. 49 sec. East, through the interior of said Orion tract, said Lot 1A, and said easement, a distance of 61.40 feet to a point for angle point, same being in the east line of said easement, same being the POINT OF BEGINNING;

THENCE through the interior of said Orion tract and said Lot 1A, and along said easement as follows:

North 04 deg. 12 min. 59 sec. East, a distance of 66.42 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a central angle of 85 deg. 52 min. 41 sec.;

Along said tangent curve to the right, an arc distance of 30.73 feet and a chord bearing and distance of North 47 deg. 09 min. 20 sec. East, 27.93 feet to a point for angle point;

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122

JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

PEISER & MANKIN SURVEYING, LLC

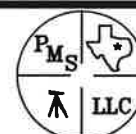
www.peisersurveying.com

FIRM NO. 100998-00

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Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5377

EXHIBIT A - TRACT 1
SHEET 5 OF 7

**ACCESS, DRAINAGE & UTILITY
EASEMENT ABANDONMENT
CITTA PARK AND GARDEN
LOT 1A, BLOCK B/7005
JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

South 89 deg. 54 min. 20 sec. East, a distance of 144.82 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a central angle of 90 deg. 41 min. 46 sec.;

Along said tangent curve to the right, an arc distance of 32.45 feet and a chord bearing and distance of South 44 deg. 33 min. 27 sec. East, 29.17 feet to a point for angle point;

South 00 deg. 47 min. 26 sec. West, a distance of 66.25 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a central angle of 89 deg. 17 min. 07 sec.;

Along said tangent curve to the right, an arc distance of 31.95 feet and a chord bearing and distance of South 45 deg. 26 min. 33 sec. West, 28.81 to a point for angle point;

North 89 deg. 54 min. 20 sec. West, a distance of 148.79 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a central angle of 94 deg. 08 min. 29 sec.;

Along said tangent curve to the right, an arc distance of 33.68 feet and a chord bearing and distance of North 42 deg. 50 min. 40 sec. West, 30.02 feet to the POINT OF BEGINNING and containing 19,783 square feet or 0.454 acre of computed land, more or less.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.73'	20.50'	85°52'41"	N 47°09'10" E	27.93'
C2	32.46'	20.50'	90°44'53"	S 44°32'54" E	29.17'
C3	31.95'	20.50'	89°18'15"	S 45°26'33" W	28.81'
C4	33.67'	20.50'	94°07'00"	N 42°50'49" W	30.01'
C5	6.19'	10.50'	33°45'56"	N 21°05'38" E	6.10'
C6	6.79'	8.50'	45°47'45"	N 27°06'51" E	6.61'
C7	60.71'	40.50'	85°52'49"	N 47°09'20" E	55.18'
C8	64.11'	40.50'	90°41'28"	S 44°33'27" E	57.62'
C9	32.45'	20.50'	90°42'30"	N 44°33'26" W	29.17'
C10	30.73'	20.50'	85°52'41"	S 47°09'11" W	27.93'
C11	4.27'	32.75'	07°28'13"	S 08°22'49" W	4.27'
C12	30.73'	20.50'	85°52'41"	N 47°09'20" E	27.93'
C13	32.45'	20.50'	90°41'46"	S 44°33'27" E	29.17'
C14	31.95'	20.50'	89°17'07"	S 45°26'33" W	28.81'
C15	33.68'	20.50'	94°08'29"	N 42°50'40" W	30.02'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 04°12'41" E	73.61'
L2	S 89°54'20" E	155.02'
L3	S 00°47'26" W	73.42'
L4	N 89°54'19" W	159.41'
L5	N 04°12'41" E	189.23'
L6	N 04°12'59" E	77.67'
L7	S 89°54'20" E	144.82'
L8	S 00°47'26" W	279.69'
L9	N 89°12'34" W	20.00'
L10	N 00°47'26" E	18.00'
L11	N 89°54'19" W	163.06'
L12	S 04°12'51" W	10.46'
L13	N 90°00'00" W	21.52'
L14	N 04°12'59" E	66.42'
L15	S 89°54'20" E	144.82'
L16	S 00°47'26" W	66.25'
L17	N 89°54'20" W	148.79'
L18	N 04°12'45" E	61.16'
L19	N 06°36'49" E	61.40'

SAVE & EXCEPT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
S&E-C16	4.27'	32.75'	07°28'13"	N 08°22'49" E	4.27'

SAVE & EXCEPT LINE TABLE

LINE	BEARING	DISTANCE
S&E-L20	N 04°12'51" E	10.46'

JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020

12/9/2020

NOT TO SCALE

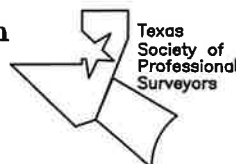
DRAWN: J.B.W.

**PEISER & MANKIN
SURVEYING, LLC**

www.peisersurveying.com

FIRM NO. 100998-00

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Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5377

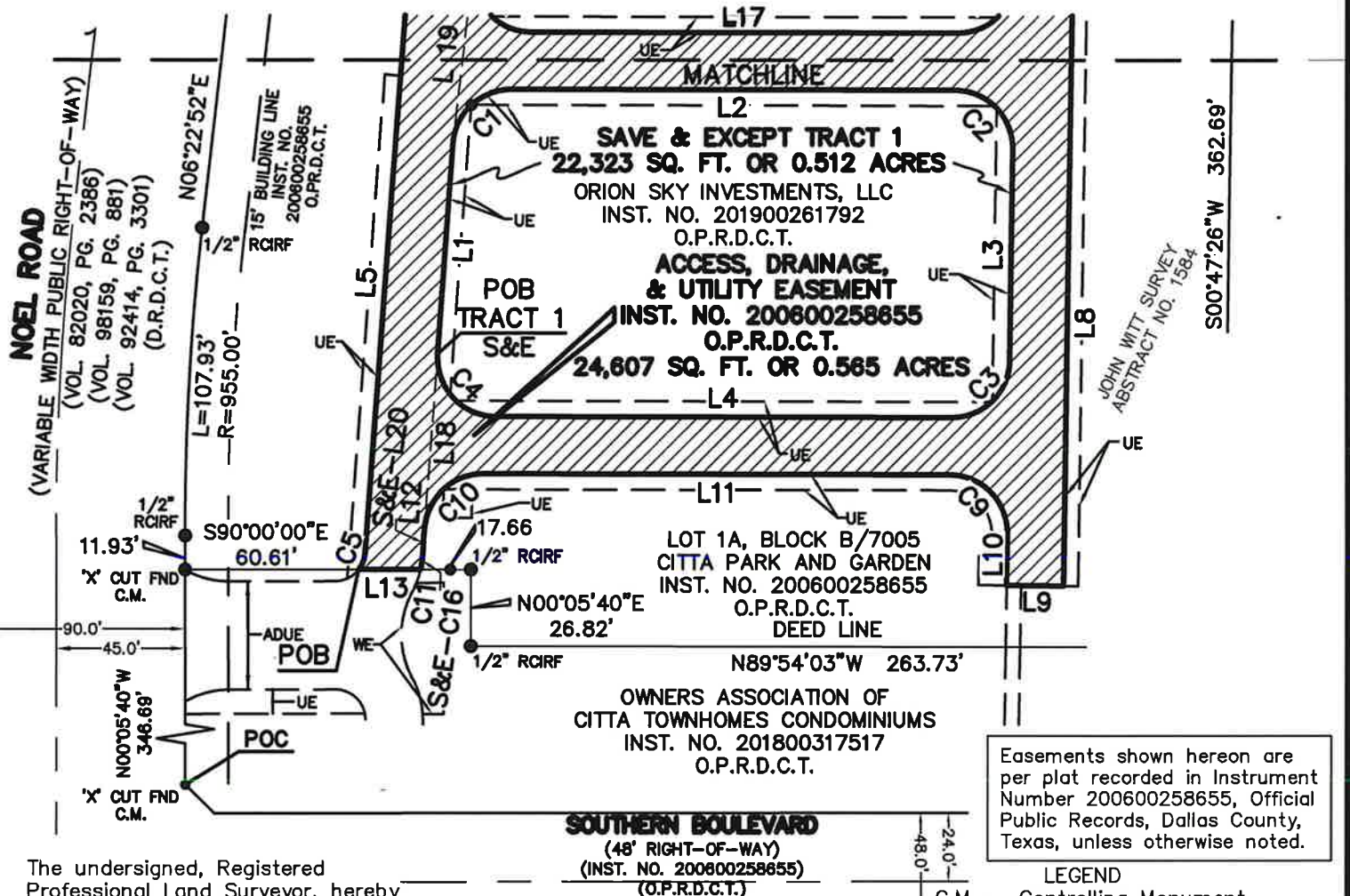
ACCESS, DRAINAGE & UTILITY EXHIBIT A - TRACT 1

SHEET 6 OF 7

EASEMENT ABANDONMENT CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS



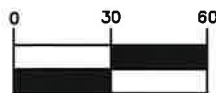
The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122

BASIS OF BEARING - STATE PLANE
COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH
AMERICAN DATUM OF 1983
ADJUSTMENT REALIZATION 2011.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

PEISER & MANKIN SURVEYING, LLC

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MORTGAGE

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Reviewed by: G.S.

Date: 1-19-21

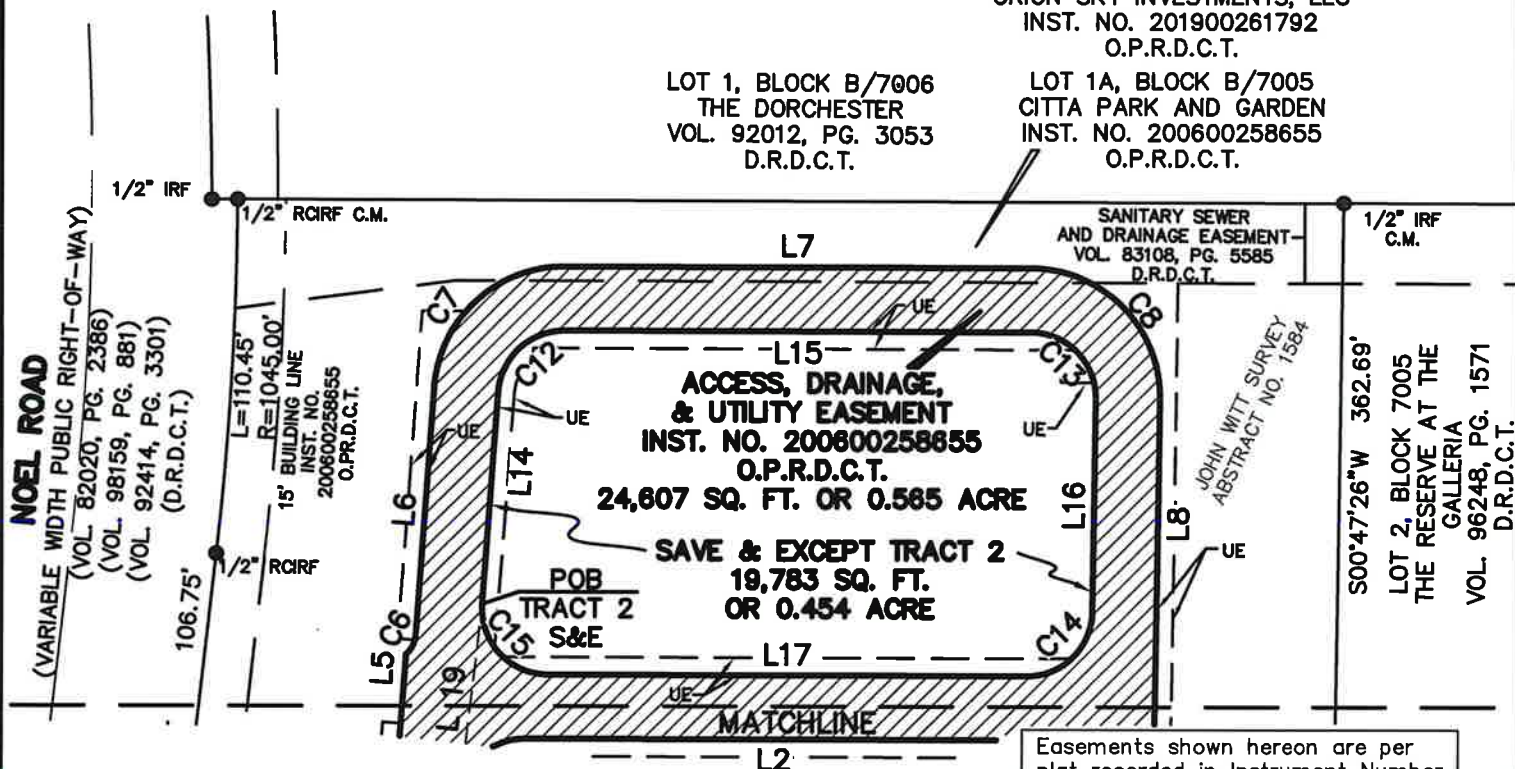
SPRG No. 5377

ACCESS, DRAINAGE & UTILITY EASEMENT ABANDONMENT
CITTA PARK AND GARDEN
LOT 1A, BLOCK B/7005
JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

ORION SKY INVESTMENTS, LLC
INST. NO. 201900261792
O.P.R.D.C.T.

LOT 1, BLOCK B/7006
THE DORCHESTER
VOL. 92012, PG. 3053
D.R.D.C.T.

LOT 1A, BLOCK B/7005
CITTA PARK AND GARDEN
INST. NO. 200600258655
O.P.R.D.C.T.



The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

Easements shown hereon are per plat recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, unless otherwise noted.

LEGEND

C.M. - Controlling Monument
IRF - Iron rod found
RCIRF - Iron rod with red plastic cap stamped "Peiser & Mankin SURV" found
O.P.R.D.C.T. - Official Public Records of Dallas County Texas
D.R.D.C.T. - Deed Records of Dallas County Texas
INST. NO. - Instrument Number
VOL. - Volume
PG. - Page
POB - Point of Beginning
POC - Point of Commencing
SQ. FT. - Square Feet
ADUE - Access, Drainage, & Utility Easement
UE - Utility Easement
WE - Water Easement
S&E - Save & Except

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122

PEISER & MANKIN SURVEYING, LLC

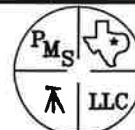
www.peisersurveying.com

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MORTGAGE

JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020
12/9/2020

SCALE: 1" = 60'

DRAWN: J.B.W.

(For SPRG use only)

Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5378

UTILITY EASEMENT ABANDONMENT

EXHIBIT A - TRACT 2
SHEET 1 OF 3

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING all that certain 1,458 square foot (0.033 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201900261792, said Official Public Records, same being all that certain Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with red plastic "Peiser & Mankin SURV" cap found for the northwest corner of said Lot 1A, same being in the south line of Lot 1, Block B/7006, The Dorchester, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 92012, Page 3053, said Deed Records, same being in the east right-of-way line of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas);

THENCE South 89 deg. 54 min. 20 sec. East, along the common line of said Lot 1A and said Lot 1, a distance of 101.64 feet to a point, from which a 1/2 inch iron rod found for the northeast corner of said Lot 1A bears South 89 deg. 54 min. 20 sec. East, 242.63 feet;

THENCE South 00 deg. 00 min. 00 sec. East, through the interior of said Lot 1A, a distance of 40.50 feet to a point for the most northerly northwest corner of said Utility Easement, same being the POINT OF BEGINNING;

THENCE through the interior of said Lot 1A and along said Utility Easement as follows:

South 89 deg. 54 min. 20 sec. East, a distance of 144.82 feet to a point for the most northerly northeast corner of said Utility Easement, same being the beginning of a tangent curve to the right, having a radius of 20.50 feet and a delta angle of 76 deg. 14 min. 47 sec.;

Along said tangent curve to the right, an arc distance of 27.28 feet and a chord bearing and distance of South 51 deg. 46 min. 56 sec. East, 25.31 feet to a point for the most easterly southeast corner of said Utility Easement;

North 89 deg. 12 min. 34 sec. West, a distance of 10.26 feet to a point for corner;

North 00 deg. 05 min. 40 sec. East, a distance of 10.00 feet to a point for internal corner;

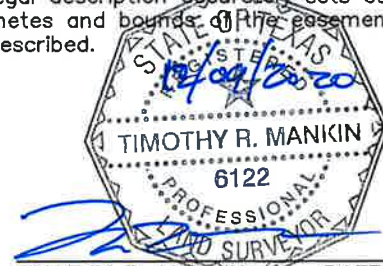
North 89 deg. 54 min. 20 sec. West, a distance of 164.12 feet to a point for internal corner;

South 00 deg. 05 min. 40 sec. West, a distance of 10.02 feet to a point for corner;

North 85 deg. 47 min. 01 sec. West, a distance of 4.92 feet to a point for internal corner, same being the beginning of a non-tangent curve to the left, having a radius of 15.50 feet and a delta angle of 16 deg. 00 min. 21 sec.;

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122

**PEISER & MANKIN
SURVEYING, LLC**

www.peisersurveying.com

FIRM NO. 100998-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



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MORTGAGE

JOB NO.: 20-0307
DATE: 08/27/2020
REVISION 10/26/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

(For SPRG use only)

Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5378

UTILITY EASEMENT ABANDONMENT

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584 CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 2
SHEET 2 OF 5

Along said non-tangent curve to the left, an arc distance of 4.33 feet and a chord bearing and distance of South 12 deg. 13 min. 10 sec. West, 4.32 feet to a point for angle point;

South 04 deg. 12 min. 59 sec. West, a distance of 79.83 feet to a point for the most southerly corner of said Utility Easement, same being the beginning of a non-tangent curve to the right, having a radius of 20.50 feet and a delta angle of 40 deg. 53 min. 41 sec.;

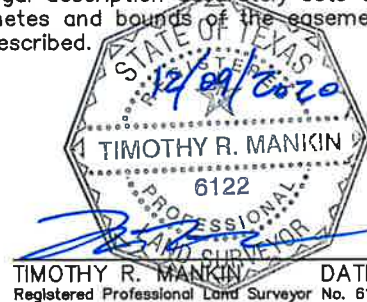
Along said non-tangent curve to the right, an arc distance of 14.62 feet and a chord bearing and distance of North 16 deg. 13 min. 42 sec. West, 14.31 feet to a point for angle point;

North 04 deg. 12 min. 59 sec. East, a distance of 66.42 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a delta angle of 85 deg. 52 min. 41 sec.;

Along said tangent curve to the right, an arc distance of 30.73 feet and a chord bearing and distance of North 47 deg. 09 min. 20 sec. East, 27.93 feet to the POINT OF BEGINNING and containing 1,458 square feet or 0.033 acre of computed land, more or less.

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



JOB NO.: 20-0307
DATE: 08/27/2020
REVISION 10/26/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

**PEISER & MANKIN
SURVEYING, LLC**

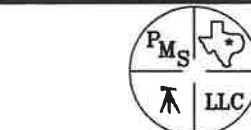
www.peisersurveying.com

FIRM NO. 100999-00

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(For SPRG use only)

Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5378

UTILITY EASEMENT ABANDONMENT EXHIBIT A - TRACT 2

SHEET 3 OF 3

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584

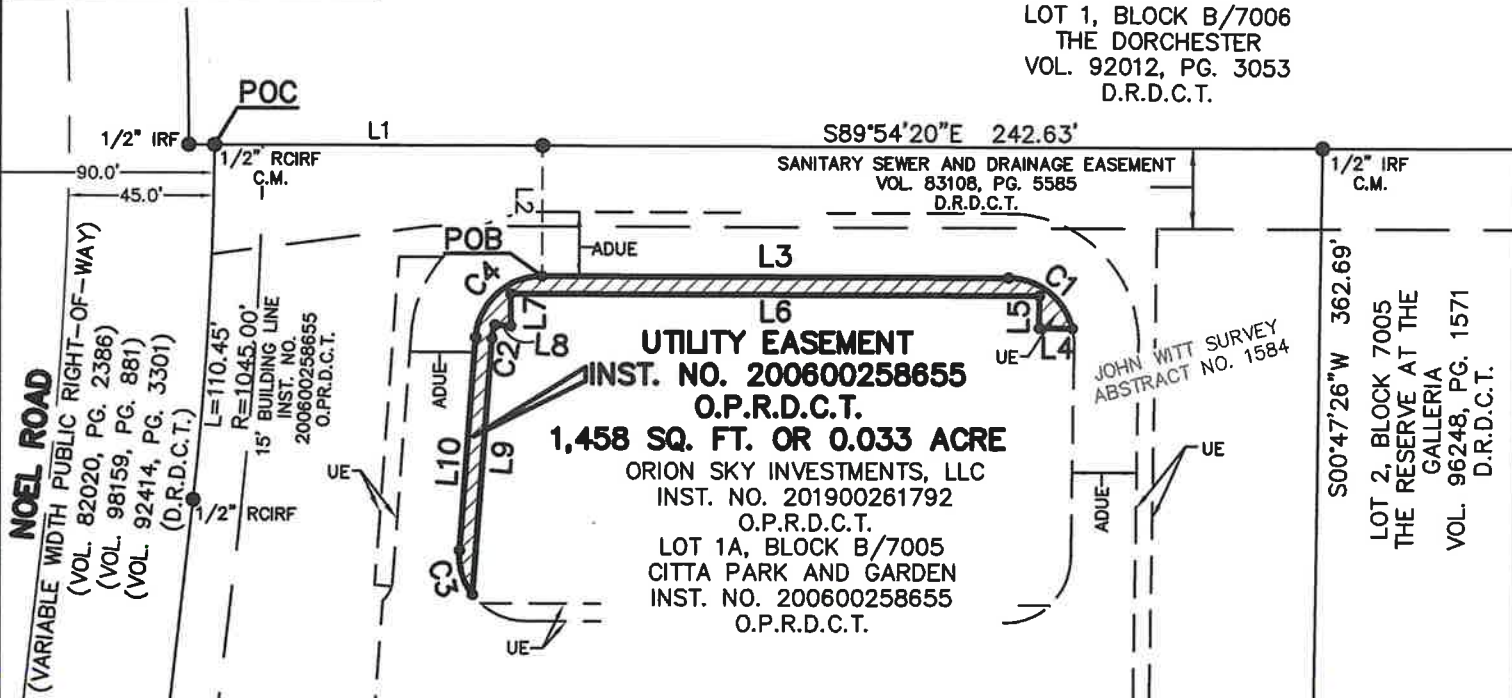
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LOT 1, BLOCK B/7006

THE DORCHESTER

VOL. 92012, PG. 3053

D.R.D.C.T.



Easements shown hereon are per plat recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, unless otherwise noted.

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.28'	20.50'	76°14'47"	S 51°46'56" E	25.31'
C2	4.33'	15.50'	16°00'21"	S 12°13'10" W	4.32'
C3	14.62'	20.50'	40°53'41"	N 16°13'42" W	14.31'
C4	30.73'	20.50'	85°52'41"	N 47°09'20" E	27.93'

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



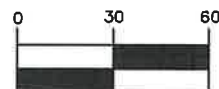
TIMOTHY R. MANKIN, DATE
Registered Professional Land Surveyor No. 6122

LEGEND

C.M. - Controlling Monument
IRF - Iron rod found
RCIRF - Iron rod with red plastic cap stamped "Peiser & Mankin SURV" found
O.P.R.D.C.T. - Official Public Records of Dallas County Texas
D.R.D.C.T. - Deed Records of Dallas County Texas
INST. NO. - Instrument Number
VOL. - Volume
PG. - Page
POB - Point of Beginning
POC - Point of Commencing
SQ. FT. - Square Feet
ADUE - Access, Drainage, & Utility Easement
UE - Utility Easement
WE - Water Easement

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°54'20" E	101.64'
L2	S 00°00'00" E	40.50'
L3	S 89°54'20" E	144.82'
L4	N 89°12'34" W	10.26'
L5	N 00°05'40" E	10.00'
L6	N 89°54'20" W	164.12'
L7	S 00°05'40" W	10.02'
L8	N 85°47'01" W	4.92'
L9	S 04°12'59" W	79.83'
L10	N 04°12'59" E	66.42'

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

**PEISER & MANKIN
SURVEYING, LLC**

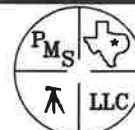
www.peisersurveying.com

FIRM NO. 100999-00

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SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



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MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5379

UTILITY EASEMENT ABANDONMENT

EXHIBIT A - TRACT 3
SHEET 1 OF 2

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING all that certain 924 square foot (0.021 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201900261792, said Official Public Records, same being all that certain Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with red plastic "Peiser & Mankin SURV" cap found for the northwest corner of said Lot 1A, same being in the south line of Lot 1, Block B/7006, The Dorchester, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 92012, Page 3053, said Deed Records, same being in the east right-of-way line of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas);

THENCE South 89 deg. 54 min. 20 sec. East, along the common line of said Lot 1A and said Lot 1, a distance of 82.72 feet to a point, from which a 1/2 inch iron rod found for the northeast corner of said Lot 1A bears South 89 deg. 54 min. 20 sec. East, 261.55 feet;

THENCE South 00 deg. 00 min. 00 sec. East, through the interior of said Lot 1A, a distance of 142.25 feet to a point for the northwest corner of said Utility Easement, same being the POINT OF BEGINNING;

THENCE through the interior of said Lot 1A and along said Utility Easement as follows:

South 89 deg. 54 min. 20 sec. East, a distance of 176.74 feet to a point for the northeast corner of said Utility Easement, same being the beginning of a non-tangent curve to the right, having a radius of 20.50 feet and a delta angle of 42 deg. 57 min. 40 sec.;

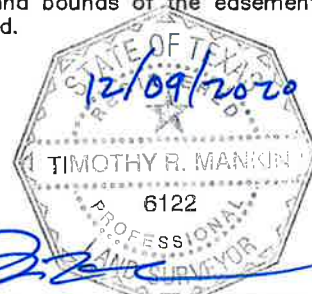
Along said non-tangent curve to the right, an arc distance of 15.37 feet and a chord bearing and distance of South 68 deg. 36 min. 17 sec. West, 15.01 feet to a point for the most easterly southeast corner of said Utility Easement;

North 89 deg. 54 min. 20 sec. West, a distance of 148.79 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a delta angle of 42 deg. 58 min. 48 sec.;

Along said tangent curve to the right, an arc distance of 15.38 feet and a chord bearing and distance of North 68 deg. 25 min. 31 sec. West, 15.02 feet to the POINT OF BEGINNING and containing 924 square feet or 0.021 acre of computed land, more or less.

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



JOB NO.: 20-0307
DATE: 08/27/2020
REVISION 10/26/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

**PEISER & MANKIN
SURVEYING, LLC**

www.peisersurveying.com

FIRM NO. 100999-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



Member Since 1977

TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122



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(For SPRG use only)

Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5379

UTILITY EASEMENT ABANDONMENT EXHIBIT A - TRACT 3

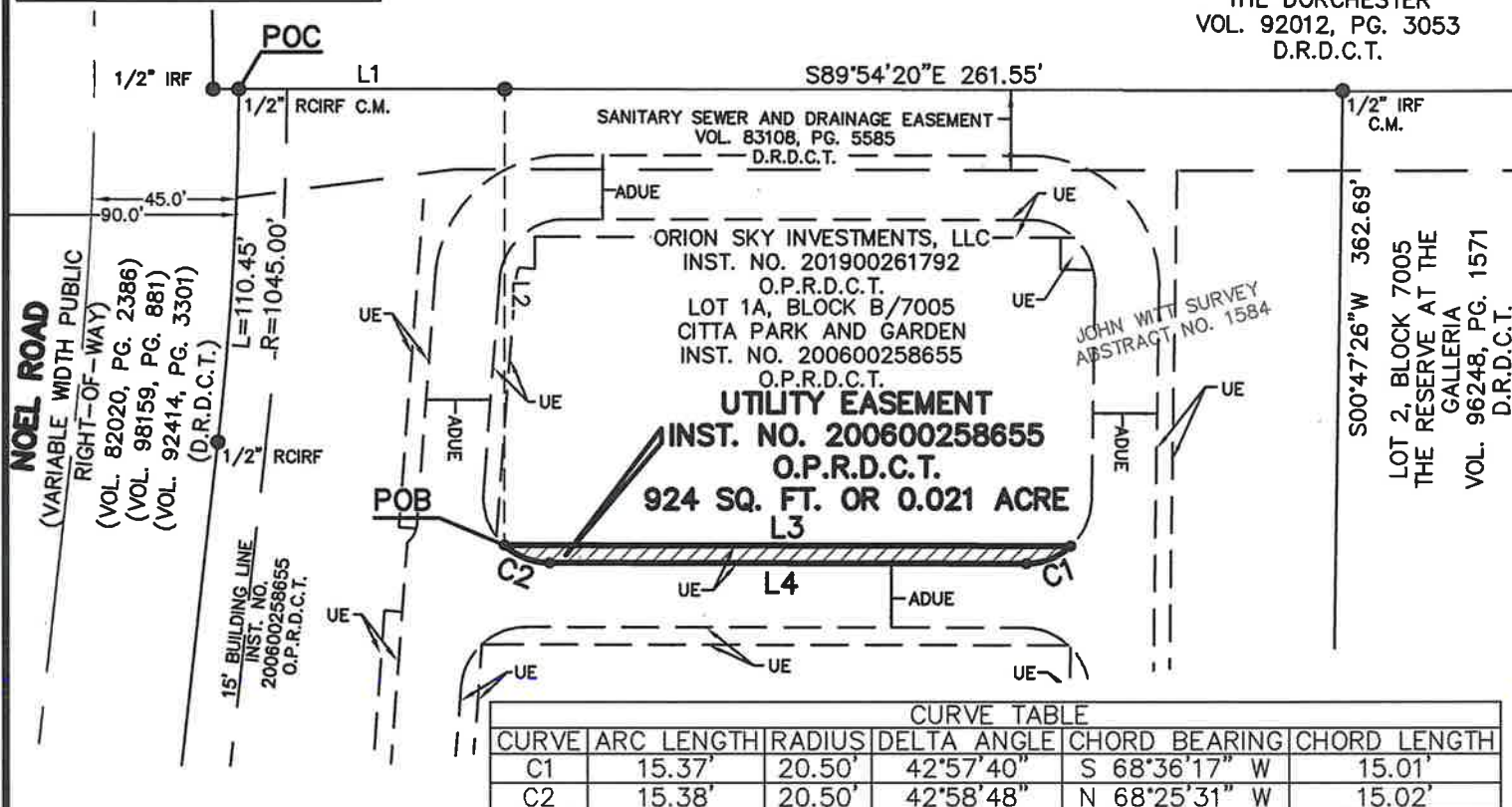
SHEET 2 OF 2

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LOT 1, BLOCK B/7005
THE DORCHESTER
VOL. 92012, PG. 3053
D.R.D.C.T.



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.37'	20.50'	42°57'40"	S 68°36'17" W	15.01'
C2	15.38'	20.50'	42°58'48"	N 68°25'31" W	15.02'

BASIS OF BEARING - STATE PLANE
COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983 ADJUSTMENT REALIZATION
2011.

The undersigned, Registered
Professional Land Surveyor, hereby
certifies that this plat of survey
accurately sets out the metes and
bounds of the easement tract
described.

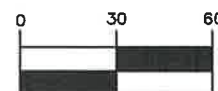
LEGEND

C.M. - Controlling Monument
IRF - Iron rod found
RCIRF - Iron rod with red plastic
cap stamped "Peiser &
Mankin SURV" found
O.P.R.D.C.T. - Official Public Records
of Dallas County Texas
D.R.D.C.T. - Deed Records of Dallas
County Texas
INST. NO. - Instrument Number
VOL. - Volume
PG. - Page
POB - Point of Beginning
POC - Point of Commencing
SQ. FT. - Square Feet
ADUE - Access, Drainage, & Utility Easement
UE - Utility Easement
WE - Water Easement

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°54'20" E	82.72'
L2	S 00°00'00" E	142.25'
L3	S 89°54'20" E	176.74'
L4	N 89°54'20" W	148.79'

Easements shown hereon are per
plat recorded in Instrument Number
200600258655, Official Public
Records, Dallas County, Texas,
unless otherwise noted.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

PEISER & MANKIN SURVEYING, LLC

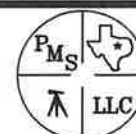
www.peisersurveying.com

FIRM NO. 100999-00

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SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



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TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122

JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020
12/9/2020

SCALE: 1" = 60'

DRAWN: J.B.W.

(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5380

UTILITY EASEMENT ABANDONMENT

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584 CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 4
SHEET 1 OF 2

BEING all that certain 957 square foot (0.022 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201900261792, said Official Public Records, same being all that certain Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found for the northwest corner of said Lot 1A, same being in the south line of Lot 1, Block B/7006, The Dorchester, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 92012, Page 3053, Deed Records, Dallas County, Texas, same being in the east right-of-way line of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas);

THENCE South 89 deg. 54 min. 20 sec. East, along the common line of said Lot 1A and said Lot 1, a distance of 75.71' feet to a point, from which a 1/2 inch iron rod found for the northeast corner of said Lot 1A bears South 89 deg. 54 min. 20 sec. East, 268.55 feet;

THENCE South 00 deg. 00 min. 00 sec. East, through the interior of said Lot 1A, a distance of 173.24 feet to a point for the most westerly corner of said Utility Easement, same being the beginning of a tangent curve to the right, having a radius of 20.50 feet and a delta angle of 42 deg. 54 min. 36 sec., same being the POINT OF BEGINNING;

THENCE through the interior of said Lot 1A and along said Utility Easement as follows:

Along said tangent curve to the right, an arc distance of 15.35 feet and a chord bearing and distance of North 68 deg. 38 min. 12 sec. East, 15.00 feet to a point;

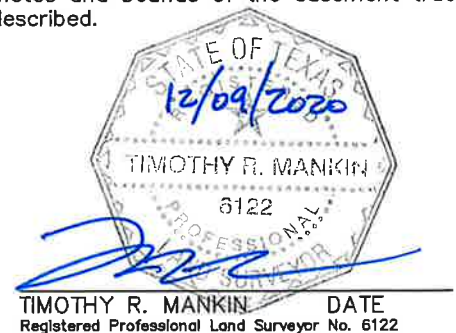
South 89 deg. 54 min. 20 sec. East, a distance of 155.02 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a delta angle of 43 deg. 00 min. 11 sec.;

Along said tangent curve to the right, an arc distance of 15.38 feet and a chord bearing and distance of South 68 deg. 25 min. 24 sec. East, 15.02 feet to a point for the most easterly corner of the herein described tract;

North 89 deg. 54 min. 04 sec. West, a distance of 182.95 feet to the POINT OF BEGINNING and containing 957 square feet or 0.022 acre of computed land, more or less.

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



JOB NO.: 20-0307
DATE: 08/27/2020
REVISION: 10/26/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

**PEISER & MANKIN
SURVEYING, LLC**

www.peisersurveying.com
FIRM NO. 100999-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



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Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5380

UTILITY EASEMENT ABANDONMENT EXHIBIT A - TRACT 4

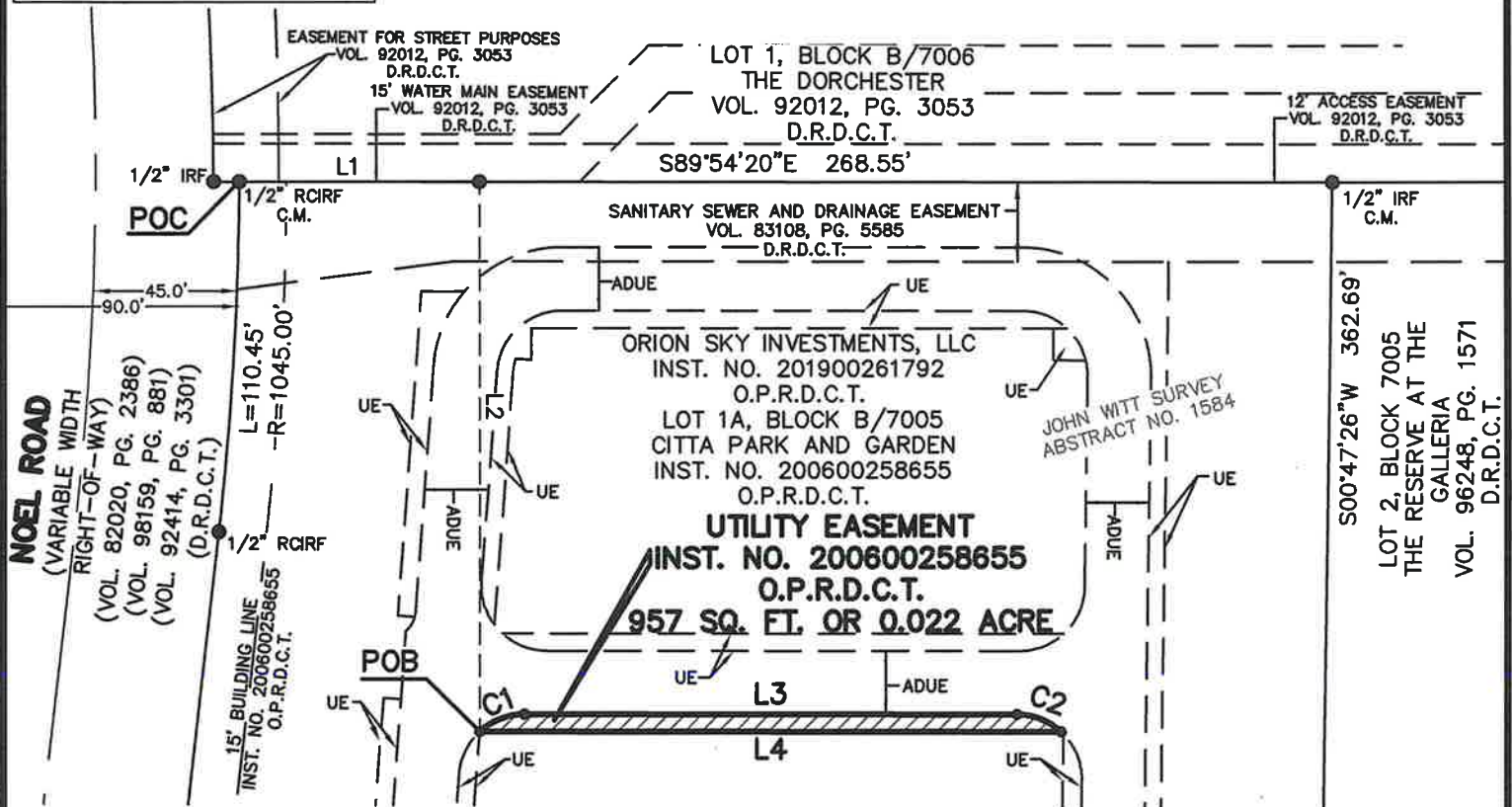
SHEET 2 OF 2

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584

CITY OF DALLAS, DALLAS COUNTY, TEXAS



Easements shown hereon are per plat recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, unless otherwise noted.

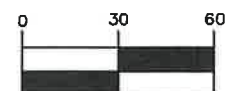
CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.35'	20.50'	42°54'36"	N 68°38'12" E	15.00'
C2	15.38'	20.50'	43°00'11"	S 68°25'24" E	15.02'

LEGEND
C.M. - Controlling Monument
IRF - Iron rod found
RCIRF - Iron rod with red plastic cap stamped "Peiser & Mankin SURV" found
O.P.R.D.C.T. - Official Public Records of Dallas County Texas
D.R.D.C.T. - Deed Records of Dallas County Texas
INST. NO. - Instrument Number
VOL. - Volume
PG. - Page
POB - Point of Beginning
POC - Point of Commencing
SQ. FT. - Square Feet
ADUE - Access, Drainage, & Utility Easement
UE - Utility Easement
WE - Water Easement

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°54'20" E	75.71'
L2	S 00°00'00" E	173.24'
L3	S 89°54'20" E	155.02'
L4	N 89°54'04" W	182.95'

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983
ADJUSTMENT REALIZATION 2011.

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020
12/9/2020

SCALE: 1" = 60'

DRAWN: J.B.W.

PEISER & MANKIN SURVEYING, LLC

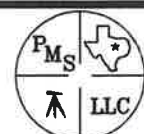
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FIRM NO. 100999-00

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Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5381

UTILITY EASEMENT ABANDONMENT

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584 CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 5
SHEET 1 OF 2

BEING all that certain 510 square foot (0.012 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien, recorded in Instrument Number 201900261792, said Official Public Records, and being all of a Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at an "X" cut found for the most westerly southwest corner of said Lot 1A, same being the north end of a corner clip in the intersection of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas) and Southern Boulevard (48 foot right-of-way)(Instrument Number 200600258655, Official Public Records, Dallas County, Texas), same being the most westerly southwest corner of that certain tract of land conveyed to Owners Association of Citta Townhomes Condominiums, by deed recorded in Instrument Number 201800317517, said Official Public Records;

THENCE North 00 deg. 05 min. 40 sec. West, along the common line of said Lot 1A, said Condominiums tract, and said Noel Road, a distance of 346.69 feet to an "X" cut found for the most westerly southwest corner of aforesaid Orion tract, same being the most westerly northwest corner of said Condominiums tract, same being in the westerly line of said Lot 1A, same being in the east right-of-way line of said Noel Road;

THENCE North 90 deg. 00 min. 00 sec. East, through the interior of said Lot 1A and along the common line of said Orion tract and said Condominiums tract, a distance of 92.47 feet to a point for corner;

THENCE through the interior of said Lot 1A and said Orion tract as follows:

North 00 deg. 00 min. 00 sec. West, a distance of 61.30 feet to a point for the most southerly corner of said Utility Easement, same being the beginning of a non-tangent curve to the right, having a radius of 20.50 feet and a delta angle of 42 deg. 58 min. 13 sec., same being the POINT OF BEGINNING;

THENCE through the interior of said Lot 1A and said Orion tract, and along said Utility Easement as follows:

Along said non-tangent curve to the right, an arc distance of 15.37 feet and a chord bearing and distance of North 17 deg. 16 min. 26 sec. West, 15.02 feet to a point;

North 04 deg. 12 min. 41 sec. East, a distance of 73.61 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a delta angle of 42 deg. 58 min. 04 sec.;

Along said tangent curve to the right, an arc distance of 15.37 feet and a chord bearing and distance of North 25 deg. 41 min. 52 sec. East, 15.02 feet to a point for the most northerly corner of said Utility Easement;

South 04 deg. 12 min. 41 sec. West, a distance of 101.56 feet to the POINT OF BEGINNING and containing 510 square feet or 0.012 acre of computed land, more or less.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.37'	20.50'	42°58'13"	N 17°16'26" W	15.02'
C2	15.37'	20.50'	42°58'04"	N 25°41'52" E	15.02'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	92.47'
L2	N 00°00'00" W	61.30'
L3	N 04°12'41" E	73.61'
L4	S 04°12'41" W	101.56'

BASIS OF BEARING - STATE PLANE
COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983 ADJUSTMENT REALIZATION
2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122

JOB NO.: 20-0307
DATE: 08/27/2020
REVISION: 10/26/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

**PEISER & MANKIN
SURVEYING, LLC**

www.peisersurveying.com

FIRM NO. 100998-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



Member Since 1977



COMMERCIAL : RESIDENTIAL
BOUNDARIES : TOPOGRAPHY
MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5381

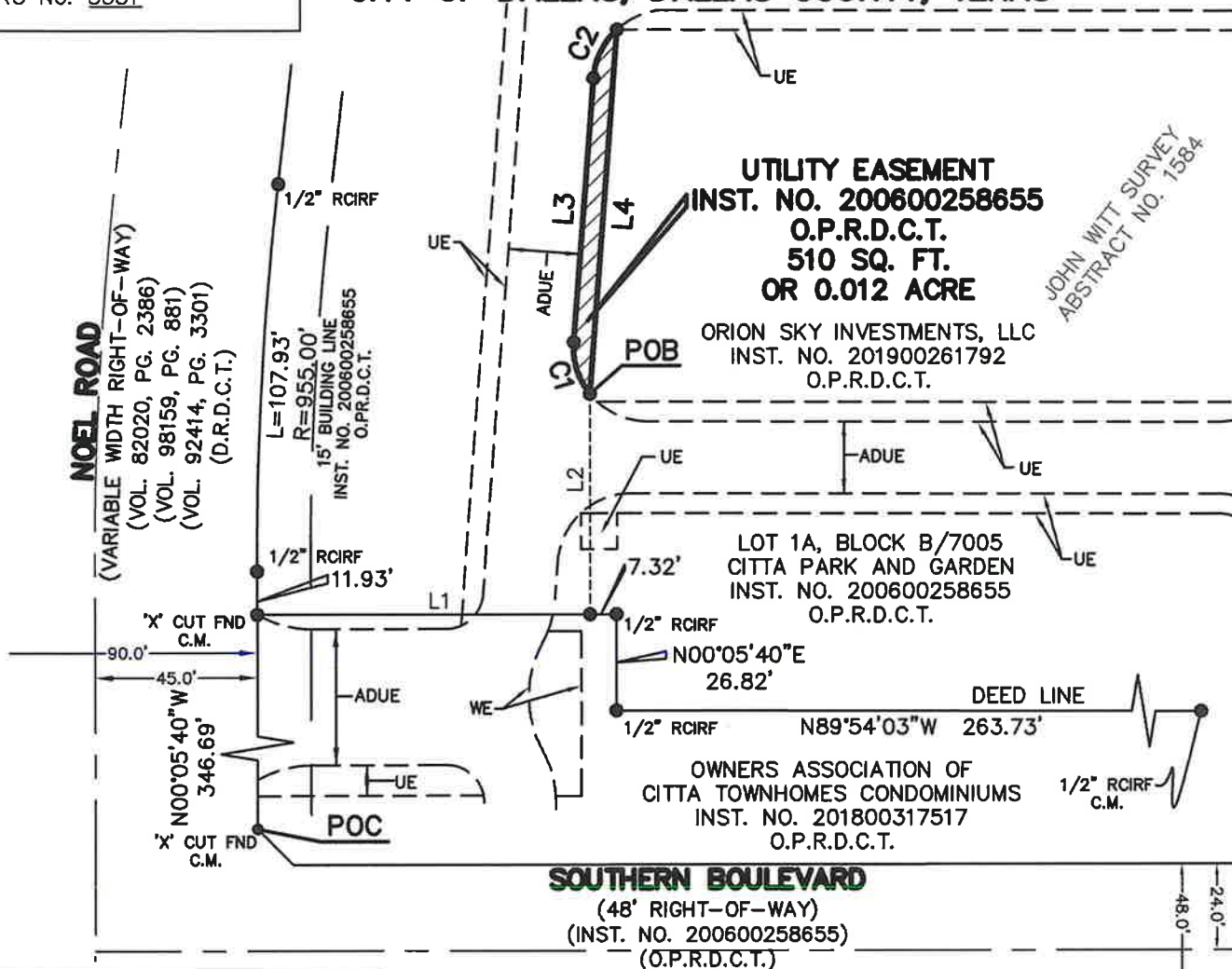
UTILITY EASEMENT ABANDONMENT EXHIBIT A - TRACT 5

SHEET 2 OF 2

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

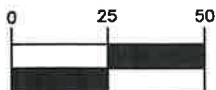
JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS



Easements shown hereon are per plat recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, unless otherwise noted.

LINE TABLE ON PAGE 1

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

LEGEND
C.M. - Controlling Monument
IRF - Iron rod found
RCIRF - Iron rod with red plastic cap stamped "Peiser & Mankin SURV" found
O.P.R.D.C.T. - Official Public Records of Dallas County Texas
D.R.D.C.T. - Deed Records of Dallas County Texas
INST. NO. - Instrument Number
VOL. - Volume
PG. - Page
POB - Point of Beginning
POC - Point of Commencing
SQ. FT. - Square Feet
ADUE - Access, Drainage, & Utility Easement
UE - Utility Easement
WE - Water Easement

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

12/09/2020
TIMOTHY R. MANKIN
8122
TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122

JOB NO.: 20-0307

DATE: 08/27/2020

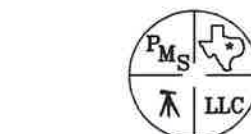
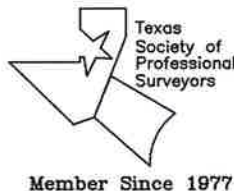
REVISION 10/26/2020
12/9/2020

SCALE: 1" = 50'

DRAWN: J.B.W.

PEISER & MANKIN
SURVEYING, LLC
www.peisersurveying.com
FIRM NO. 100999-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



COMMERCIAL • RESIDENTIAL
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MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5382

EXHIBIT A - TRACT 6
SHEET 1 OF 2

UTILITY EASEMENT ABANDONMENT
CITTA PARK AND GARDEN
LOT 1A, BLOCK B/7005
JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING all that certain 982 square foot (0.022 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien, recorded in Instrument Number 201900261792, said Official Public Records, and being all of a Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at an "X" cut found for the most westerly southwest corner of said Lot 1A, same being the north end of a corner clip in the intersection of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas) and Southern Boulevard (48 foot right-of-way)(Instrument Number 200600258655, Official Public Records, Dallas County, Texas), same being the most westerly southwest corner of that certain tract of land conveyed to Owners Association of Citta Townhomes Condominiums, by deed recorded in Instrument Number 201800317517, said Official Public Records;

THENCE North 00 deg. 05 min. 40 sec. West, along the common line of said Lot 1A, said Condominiums tract, and said Noel Road, a distance of 346.69 feet to an "X" cut found for the most westerly southwest corner of aforesaid Orion tract, same being the most westerly northwest corner of said Condominiums tract, same being in the westerly line of said Lot 1A, same being in the east right-of-way line of said Noel Road;

THENCE North 90 deg. 00 min. 00 sec. East, through the interior of said Lot 1A and along the common line of said Orion tract and said Condominiums tract, a distance of 94.46 feet to a point for corner;

THENCE through the interior of said Lot 1A and said Orion tract as follows:

North 00 deg. 00 min. 00 sec. West, a distance of 59.16 feet to a point for the most westerly corner of said Utility Easement, same being the POINT OF BEGINNING;

South 89 deg. 54 min. 19 sec. East, a distance of 187.36 feet to a point for the most easterly corner of said Utility Easement, same being the beginning of a non-tangent curve to the right, having a radius of 20.50 feet and a delta angle of 42 deg. 58 min. 13 sec.;

Along said non-tangent curve to the right, an arc distance of 15.37 feet and a chord bearing and distance of South 68 deg. 36 min. 34 sec. West, 15.02 feet to a point;

North 89 deg. 54 min. 19 sec. West, a distance of 159.41 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a delta angle of 42 deg. 58 min. 13 sec.;

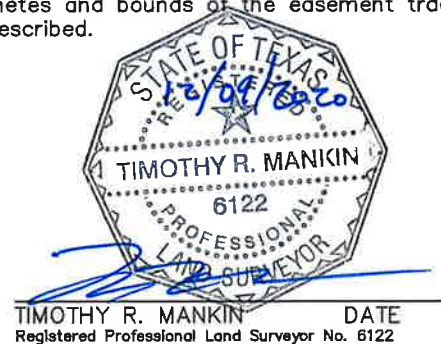
Along said tangent curve to the right, an arc distance of 15.37 feet and a chord bearing and distance of North 68 deg. 25 min. 12 sec. West, 15.02 feet to the POINT OF BEGINNING and containing 982 square feet or 0.022 acre of computed land, more or less.

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.37'	20.50'	42°58'13"	S 68°36'34" W	15.02'
C2	15.37'	20.50'	42°58'13"	N 68°25'12" W	15.02'

BASIS OF BEARING - STATE PLANE
COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983 ADJUSTMENT REALIZATION
2011.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 90°00'00" E	94.46'
L2	N 00°00'00" W	59.16'
L3	S 89°54'19" E	187.36'
L4	N 89°54'19" W	159.41'

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



JOB NO.: 20-0307
DATE: 08/27/2020
REVISION 10/26/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

PEISER & MANKIN
SURVEYING, LLC

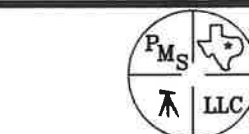
www.peisersurveying.com

FIRM NO. 100999-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



Member Since 1977



COMMERCIAL : RESIDENTIAL
BOUNDARIES : TOPOGRAPHY
MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5382

UTILITY EASEMENT ABANDONMENT

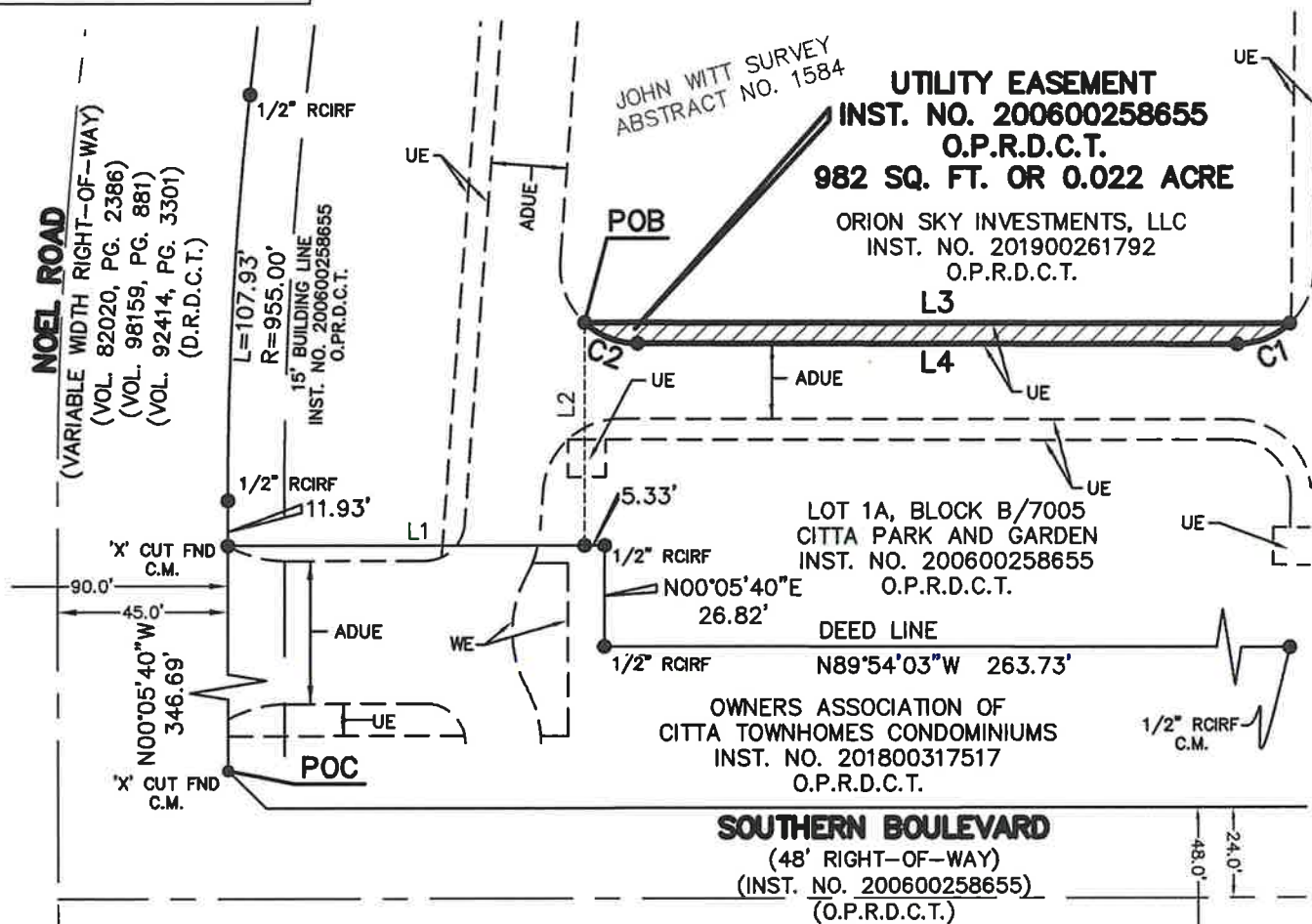
CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584

CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 6
SHEET 2 OF 2

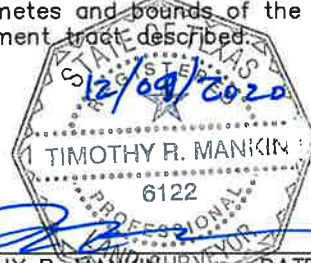


LEGEND

C.M. - Controlling Monument
IRF - Iron rod found
RCIRF - Iron rod with red plastic cap stamped "Peiser & Mankin SURV" found
O.P.R.D.C.T. - Official Public Records of Dallas County Texas
D.R.D.C.T. - Deed Records of Dallas County Texas
INST. NO. - Instrument Number
VOL. - Volume
PG. - Page
POB - Point of Beginning
POC - Point of Commencing
SQ. FT. - Square Feet
ADUE - Access, Drainage, & Utility Easement
UE - Utility Easement
WE - Water Easement

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

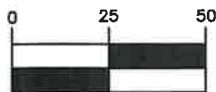


TIMOTHY R. MANKIN, SURVEYOR
Registered Professional Land Surveyor No. 6122

Easements shown hereon are per plat recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, unless otherwise noted.

LINE TABLE ON PAGE 1

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

PEISER & MANKIN
SURVEYING, LLC

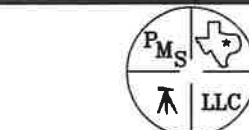
www.peisersurveying.com

FIRM NO. 100999-00

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MORTGAGE

JOB NO.: 20-0307

DATE: 08/27/2020

REVISION: 10/26/2020

12/9/2020

SCALE: 1" = 50'

DRAWN: J.B.W.

(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5383

UTILITY EASEMENT ABANDONMENT EXHIBIT A - TRACT 7

SHEET 1 OF 3

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584

CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING all that certain 560 square foot (0.013 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien, by deed recorded in Instrument Number 201900261792, said Official Public Records, and being all of a Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at an "X" cut found for the most westerly southwest corner of said Lot 1A, same being the north end of a corner clip in the intersection of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas) and Southern Boulevard (48 foot right-of-way)(Instrument Number 200600258655, Official Public Records, Dallas County, Texas), same being the most westerly southwest corner of that certain tract of land conveyed to Owners Association of Citta Townhomes Condominiums, by deed recorded in Instrument Number 201800317517, said Official Public Records;

THENCE North 00 deg. 05 min. 40 sec. West, along the common line of said Lot 1A, said Condominiums tract, and said Noel Road, a distance of 346.69 feet to an "X" cut found for the most westerly southwest corner of aforesaid Orion tract, same being the most westerly northwest corner of said Condominiums tract, same being in the westerly line of said Lot 1A, same being in the east right-of-way line of said Noel Road;

THENCE through the interior of said Lot 1A and along the common line of said Orion tract and said Condominiums tract as follows:

North 90 deg. 00 min. 00 sec. East, a distance of 99.80 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found (hereinafter referred to as 1/2 inch iron rod found) for corner;

South 00 deg. 05 min. 40 sec. West, a distance of 26.82 feet to a 1/2 inch iron rod found for corner;

South 89 deg. 54 min. 03 sec. East, a distance of 182.42 feet to a point for angle point;

THENCE North 00 deg. 00 min. 00 sec. East, through the interior of said Lot 1A and said Orion tract, a distance of 86.32 feet to a point for the most southerly corner of said Utility Easement, same being the POINT OF BEGINNING;

THENCE through the interior of said Lot 1A and said Orion tract, and along said Utility Easement as follows:

North 00 deg. 47 min. 26 sec. East, a distance of 102.41 feet to a point for the most northerly corner of said Utility Easement, same being the beginning of a non-tangent curve to the right, having a radius of 20.50 feet and a delta angle of 45 deg. 00 min. 08 sec.;

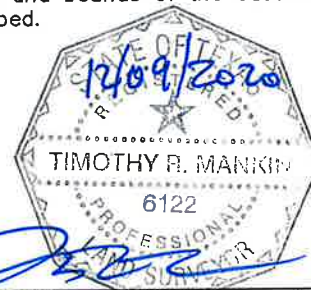
Along said non-tangent curve to the right, an arc distance of 16.10 feet and a chord bearing and distance of South 21 deg. 42 min. 16 sec. East, 15.68 feet to a point;

South 00 deg. 47 min. 35 sec. West, a distance of 73.42 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a delta angle of 44 deg. 58 min. 59 sec.;

Along said tangent curve to the right, an arc distance of 16.10 feet and a chord bearing and distance of South 23 deg. 16 min. 55 sec. West, 15.68 feet to the POINT OF BEGINNING and containing 560 square feet or 0.013 acre of computed land, more or less.

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122

JOB NO.: 20-0307

DATE: 08/31/2020

REVISION 10/15/2020

12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

PEISER & MANKIN
SURVEYING, LLC

www.peisersurveying.com

FIRM NO. 100999-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



Member Since 1977



COMMERCIAL : RESIDENTIAL
BOUNDARIES : TOPOGRAPHY
MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5383

UTILITY EASEMENT ABANDONMENT EXHIBIT A - TRACT 7

SHEET 2 OF 3

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

UTILITY EASEMENT
INST. NO. 200600258655
O.P.R.D.C.T.
560 SQ. FT.
OR 0.013 ACRE

ORION SKY INVESTMENTS, LLC
INST. NO. 201900261792
O.P.R.D.C.T.

LOT 1A, BLOCK B/7005
CITTA PARK AND GARDEN
INST. NO. 200600258655
O.P.R.D.C.T.

OWNERS ASSOCIATION OF
CITTA TOWNHOMES CONDOMINIUMS
INST. NO. 201800317517
O.P.R.D.C.T.

SOUTHERN BOULEVARD

(48' RIGHT-OF-WAY)

(INST. NO. 200600258655)

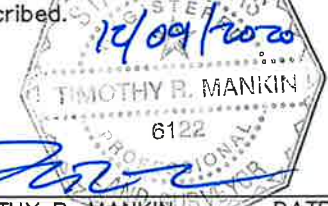
(O.P.R.D.C.T.)

LEGEND

C.M. - Controlling Monument
IRF - Iron rod found
RCIRF - Iron rod with red plastic cap stamped "Peiser & Mankin SURV" found
O.P.R.D.C.T. - Official Public Records of Dallas County Texas
D.R.D.C.T. - Deed Records of Dallas County Texas
INST. NO. - Instrument Number
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SQ. FT. - Square Feet
ADUE - Access, Drainage, & Utility Easement
UE - Utility Easement
WE - Water Easement

BASIS OF BEARING - STATE PLANE
COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983 ADJUSTMENT REALIZATION
2011.

The undersigned, Registered
Professional Land Surveyor, hereby
certifies that this plat of survey
accurately sets out the metes and
bounds of the easement tract
described.



TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122

PEISER & MANKIN SURVEYING, LLC

www.peisersurveying.com

FIRM NO. 100999-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



Member Since 1977

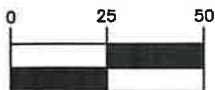


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BOUNDARIES • TOPOGRAPHY
MORTGAGE

Line and Curve Tables on Page 3

Easements shown hereon are per
plot recorded in Instrument Number
200600258655, Official Public
Records, Dallas County, Texas,
unless otherwise noted.

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

JOB NO.: 20-0307

DATE: 08/31/2020

REVISION
10/15/2020
12/9/2020

SCALE: 1" = 50'

DRAWN: J.B.W.

(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5383

UTILITY EASEMENT ABANDONMENT EXHIBIT A - TRACT 7

SHEET 3 OF 3

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584

CITY OF DALLAS, DALLAS COUNTY, TEXAS

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°47'26" E	102.41'
L2	S 00°47'35" W	73.42'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.10'	20.50'	45°00'08"	S 21°42'16" E	15.68'
C2	16.10'	20.50'	44°58'59"	S 23°16'55" W	15.68'

BASIS OF BEARING — STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL
ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

JOB NO.: 20-0307

DATE: 08/31/2020

REVISION 10/15/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

**PEISER & MANKIN
SURVEYING, LLC**

www.peisersurveying.com

FIRM NO. 100999-00

1604 HART STREET
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817-481-1806 (O)



Member Since 1977



COMMERCIAL : RESIDENTIAL
BOUNDARIES : TOPOGRAPHY
MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5384

UTILITY EASEMENT ABANDONMENT

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584 CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 8
SHEET 1 OF 9

BASIS OF BEARING -
STATE PLANE COORDINATE
SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202,
NORTH AMERICAN DATUM
OF 1983 ADJUSTMENT
REALIZATION 2011.

BEING all that certain tract 1,348 square foot (0.031 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien, by deed recorded in Instrument Number 201900261792, said Official Public Records, and being all of a Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at an "X" cut found for the most westerly southwest corner of said Lot 1A, same being the north end of a corner clip in the intersection of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas) and Southern Boulevard (48 foot right-of-way)(Instrument Number 200600258655, Official Public Records, Dallas County, Texas), same being the most westerly southwest corner of that certain tract of land conveyed to Owners Association of Citta Townhomes Condominiums, by deed recorded in Instrument Number 201800317517, said Official Public Records;

THENCE North 00 deg. 05 min. 40 sec. West, along the common line of said Lot 1A, said Condominiums tract, and said Noel Road, a distance of 346.69 feet to an "X" cut found for the most westerly southwest corner of aforesaid Orion tract, same being the most westerly northwest corner of said Condominiums tract, same being in the westerly line of said Lot 1A, same being in the east right-of-way line of said Noel Road;

THENCE North 90 deg. 00 min. 00 sec. East, through the interior of said Lot 1A and along the common line of said Orion tract and said Condominiums tract, a distance of 99.80 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found for corner;

THENCE through the interior of said Lot 1A and said Orion tract as follows:

North 00 deg. 39 min. 03 sec. East, a distance of 18.15 feet to a point for a southeast corner of the herein described tract, same being the POINT OF BEGINNING;

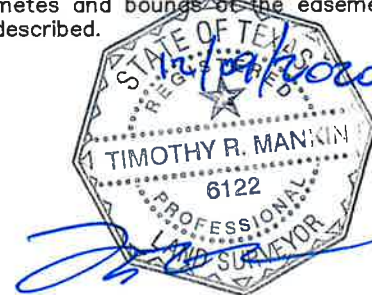
North 89 deg. 54 min. 19 sec. West, a distance of 10.00 feet to a point for the most westerly southwest corner of the herein described tract;

North 00 deg. 05 min. 41 sec. East, a distance of 10.00 feet to a point for the beginning of a non-tangent curve to the right, having a radius of 20.50 feet and a delta angle of 42 deg. 58 min. 03 sec.;

Along said non-tangent curve to the right, an arc distance of 15.37 feet and a chord bearing and distance of North 68 deg. 36 min. 30 sec. East, 15.02 feet to a point;

South 89 deg. 54 min. 19 sec. East, a distance of 163.06 feet to a point for the beginning of a tangent curve to the right, having a radius of 20.50 feet and a delta angle of 90 deg. 42 min. 30 sec.;

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122

JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020

12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

**PEISER & MANKIN
SURVEYING, LLC**

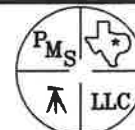
www.peisersurveying.com

FIRM NO. 100998-00

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BOUNDARIES • TOPOGRAPHY
MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5384

UTILITY EASEMENT ABANDONMENT

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584 CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 8
SHEET 2 OF 9

BASIS OF BEARING -
STATE PLANE COORDINATE
SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202,
NORTH AMERICAN DATUM
OF 1983 ADJUSTMENT
REALIZATION 2011.

Along said tangent curve to the right, an arc distance of 32.45 feet and a chord bearing and distance of South 44 deg. 33 min. 26 sec. East, 29.17 feet to a point;

South 00 deg. 47 min. 26 sec. West, a distance of 18.00 feet to a point for the most easterly southeast corner of the herein described tract;

North 89 deg. 12 min. 34 sec. West, a distance of 10.00 feet to a point for the most southerly southwest corner of the herein described tract;

North 00 deg. 47 min. 26 sec. East, a distance of 10.00 feet to a point for corner;

South 89 deg. 12 min. 34 sec. East, a distance of 4.50 feet to a point for internal corner;

North 00 deg. 47 min. 26 sec. East, a distance of 8.00 feet to a point for the beginning of a tangent curve to the left, having a radius of 15.00 feet and a delta angle of 90 deg. 42 min. 30 sec.;

Along said tangent curve to the left, an arc distance of 23.75 feet and a chord bearing and distance of North 44 deg. 33 min. 26 sec. West, 21.34 feet to a point;

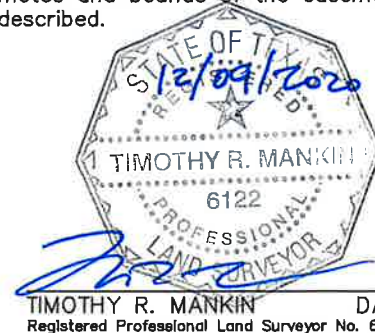
North 89 deg. 54 min. 19 sec. West, a distance of 167.03 feet to a point for internal corner;

South 00 deg. 05 min. 41 sec. West, a distance of 10.00 feet to the POINT OF BEGINNING and containing 1,348 square feet or 0.031 acre of computed land, more or less.

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.37'	20.50'	42°58'03"	N 68°36'30" E	15.02'
C2	32.45'	20.50'	90°42'30"	S 44°33'26" E	29.17'
C3	23.75'	15.00'	90°42'30"	N 44°33'26" W	21.34'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 90°00'00" E	99.80'
L2	N 00°39'03" E	18.15'
L3	N 89°54'19" W	10.00'
L4	N 00°05'41" E	10.00'
L5	S 89°54'19" E	163.06'
L6	S 00°47'26" W	18.00'
L7	N 89°12'34" W	10.00'
L8	N 00°47'26" E	10.00'
L9	S 89°12'34" E	4.50'
L10	N 00°47'26" E	8.00'
L11	N 89°54'19" W	167.03'
L12	S 00°05'41" W	10.00'

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020

12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

PEISER & MANKIN SURVEYING, LLC

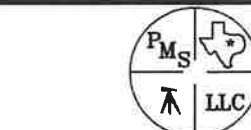
www.peisersurveying.com

FIRM NO. 100998-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



Member Since 1977



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MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5384

UTILITY EASEMENT ABANDONMENT

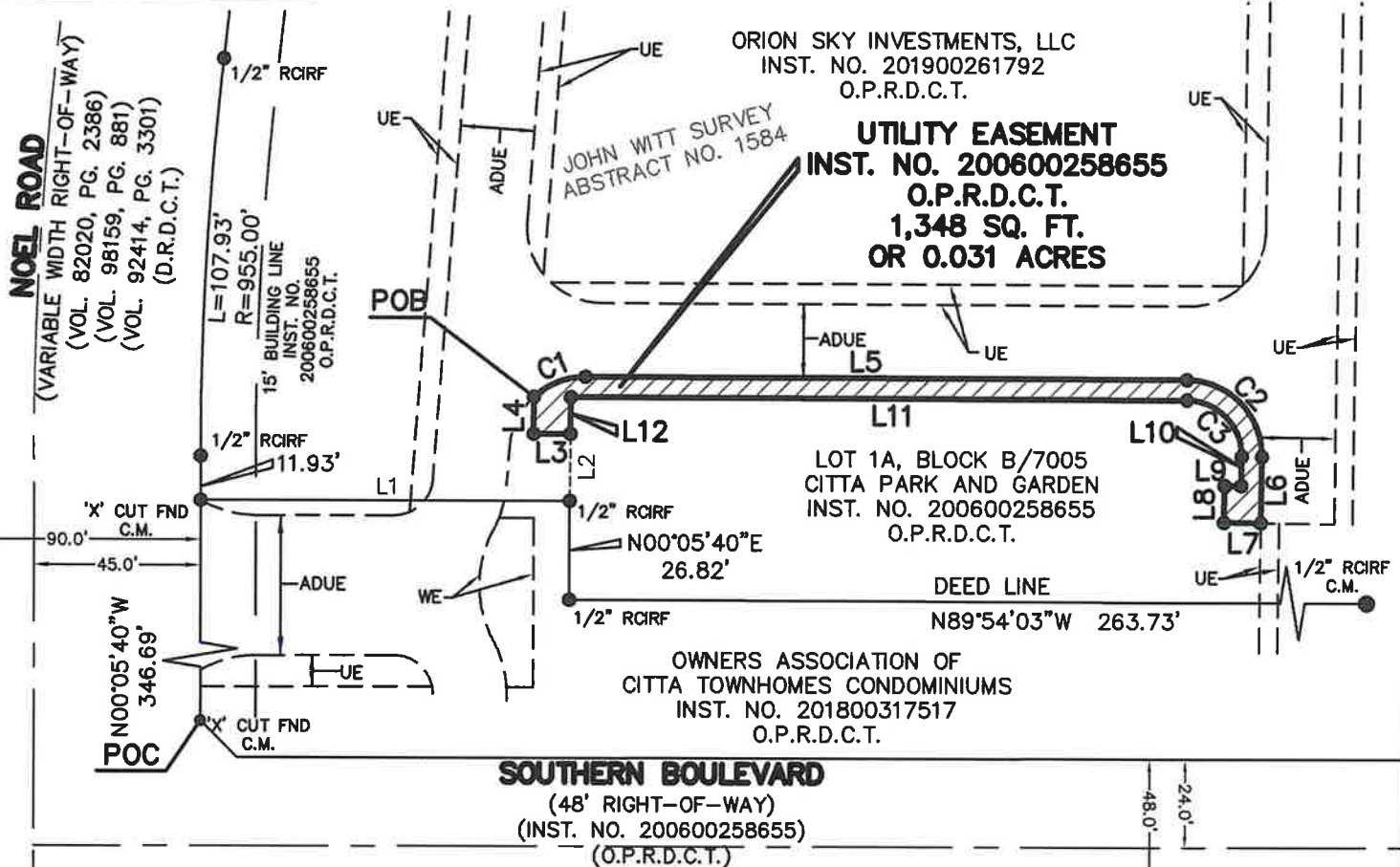
CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584

CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 8
SHEET 3 OF 3



Easements shown hereon are per plat recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, unless otherwise noted.

LINE TABLE ON PAGE 2

GRAPHIC SCALE



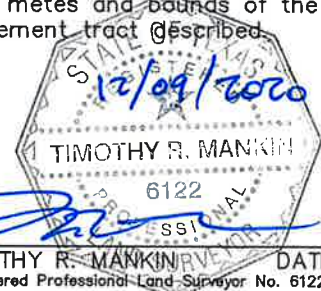
(IN FEET)

1 inch = 50 ft.

LEGEND
C.M. - Controlling Monument
IRF - Iron rod found
RCIRF - Iron rod with red plastic cap stamped "Peiser & Mankin SURV" found
O.P.R.D.C.T. - Official Public Records of Dallas County Texas
D.R.D.C.T. - Deed Records of Dallas County Texas
INST. NO. - Instrument Number
VOL. - Volume
PG. - Page
POB - Point of Beginning
POC - Point of Commencing
SQ. FT. - Square Feet
ADUE - Access, Drainage, & Utility Easement
UE - Utility Easement
WE - Water Easement

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



JOB NO.: 20-0307

DATE: 08/27/2020

REVISION: 10/26/2020
12/9/2020

SCALE: 1" = 50'

DRAWN: J.B.W.

**PEISER & MANKIN
SURVEYING, LLC**

www.peisersurveying.com

FIRM NO. 100999-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
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(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5385

UTILITY EASEMENT ABANDONMENT EXHIBIT A - TRACT 9

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING all that certain 617 square foot (0.014 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201900261792, said Official Public Records, same being all that certain Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found for the northwest corner of said Lot 1A, same being in the south line of Lot 1, Block B/7006, The Dorchester, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 92012, Page 3053, Deed Records, Dallas County, Texas, same being in the east right-of-way line of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas);

THENCE South 89 deg. 54 min. 20 sec. East, along the common line of said Lot 1A and said Lot 1, a distance of 57.43 feet to a point from which a 1/2 inch iron rod found bears South 89 deg. 54 min. 20 sec. East, 286.83 feet;

THENCE South 00 deg. 00 min. 00 sec. East, through the interior of said Lot 1A, a distance of 34.55 feet to a point for the northwest corner of said Utility Easement, same being the POINT OF BEGINNING;

THENCE through the interior of said Lot 1A and along said Utility Easement as follows:

South 85 deg. 47 min. 01 sec. East, a distance of 12.81 feet to a point for the northeast corner of said Utility Easement, same being the beginning of a non-tangent curve to the left, having a radius of 40.50 feet and a delta angle of 34 deg. 58 min. 20 sec.;

Along said non-tangent curve to the left, an arc distance of 24.72 feet and a chord bearing and distance of South 21 deg. 42 min. 05 sec. West, 24.34 feet to a point;

South 04 deg. 12 min. 59 sec. West, a distance of 77.67 feet to a point for the beginning of a tangent curve to the right, having a radius of 8.50 feet and a delta angle of 10 deg. 08 min. 15 sec.;

Along said tangent curve to the right, an arc distance of 1.50 feet and a chord bearing and distance of South 09 deg. 17 min. 07 sec. West, 1.50 feet to a point for the southeast corner of said Utility Easement;

North 85 deg. 47 min. 01 sec. West, a distance of 5.37 feet to a point for the southwest corner of said Utility Easement;

North 04 deg. 12 min. 59 sec. East, a distance of 102.38 feet to the POINT OF BEGINNING and containing 617 square feet or 0.014 acre of computed land, more or less.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

PEISER & MANKIN SURVEYING, LLC

www.peisersurveying.com

FIRM NO. 100999-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)

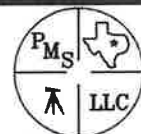


Member Since 1977

12/09/2020

A circular surveyor's seal for Timothy R. Mankin, Registered Professional Land Surveyor No. 6122, with a signature over it.

TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122



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MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 12-24-20

SPRG No. 5385

UTILITY EASEMENT ABANDONMENT EXHIBIT A - TRACT 9

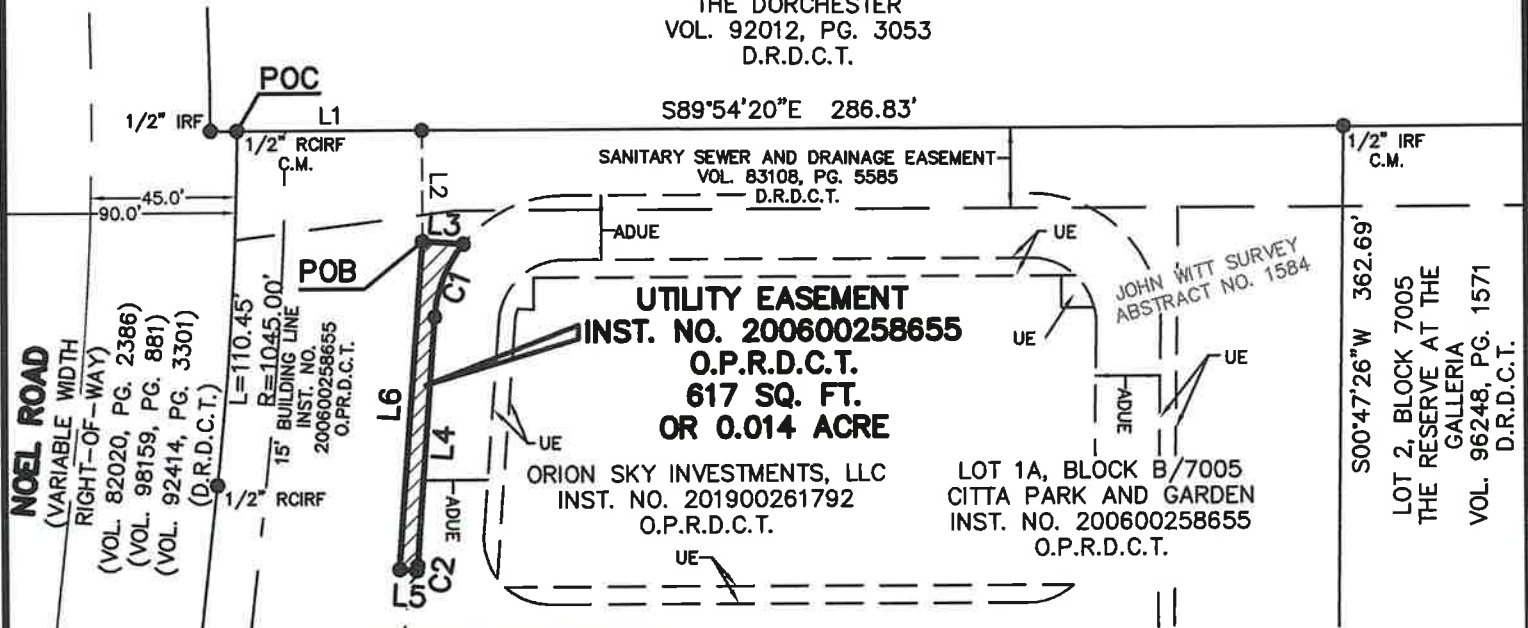
SHEET 2 OF 2

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LOT 1, BLOCK B/7006
THE DORCHESTER
VOL. 92012, PG. 3053
D.R.D.C.T.



CURVE TABLE

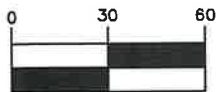
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.72'	40.50'	34°58'20"	S 21°42'05" W	24.34'
C2	1.50'	8.50'	10°08'15"	S 09°17'07" W	1.50'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°54'20" E	57.43'
L2	S 00°00'00" E	34.55'
L3	S 85°47'01" E	12.81'
L4	S 04°12'59" W	77.67'
L5	N 85°47'01" W	5.37'
L6	N 04°12'59" E	102.38'

Easements shown hereon are per plat recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, unless otherwise noted.

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

LEGEND

C.M. - Controlling Monument
IRF - Iron rod found
RCIRF - Iron rod with red plastic cap stamped "Peiser & Mankin SURV" found
O.P.R.D.C.T. - Official Public Records of Dallas County Texas
D.R.D.C.T. - Deed Records of Dallas County Texas
INST. NO. - Instrument Number
VOL. - Volume
PG. - Page
POB - Point of Beginning
POC - Point of Commencing
SQ. FT. - Square Feet
ADUE - Access, Drainage, & Utility Easement
UE - Utility Easement
WE - Water Easement

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122

JOB NO.: 20-0307

DATE: 08/27/2020

REVISION 10/26/2020
12/9/2020

SCALE: 1" = 60'

DRAWN: J.B.W.

**PEISER & MANKIN
SURVEYING, LLC**

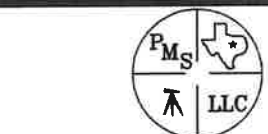
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FIRM NO. 100999-00

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SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



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MORTGAGE

(For SPRG use only)

Reviewed by: G.S.Date: 1-19-21SPRG No. 5386

**UTILITY EASEMENT ABANDONMENT
CITTA PARK AND GARDEN
LOT 1A, BLOCK B/7005
JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING all that certain 951 square foot (0.022 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien, by deed recorded in Instrument Number 201900261792, said Official Public Records, and being all of a Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at an "X" cut found for the most westerly southwest corner of said Lot 1A, same being the north end of a corner clip in the intersection of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas) and Southern Boulevard (48 foot right-of-way)(Instrument Number 200600258655, Official Public Records, Dallas County, Texas), same being the most westerly southwest corner of that certain tract of land conveyed to Owners Association of Citta Townhomes Condominiums, by deed recorded in Instrument Number 201800317517, said Official Public Records;

THENCE North 00 deg. 05 min. 40 sec. West, along the common line of said Lot 1A, said Condominiums tract, and said Noel Road, a distance of 346.69 feet to an "X" cut found for the most westerly southwest corner of aforesaid Orion tract, same being the most westerly northwest corner of said Condominiums tract, same being in the westerly line of said Lot 1A, same being in the east right-of-way line of said Noel Road;;

THENCE North 90 deg. 00 min. 00 sec. East, along the common line of said Orion tract and said Condominiums tract, and through the interior of said Lot 1A, a distance of 56.87 feet to a point in the west line of said Utility Easement, same being the POINT OF BEGINNING;

THENCE through the interior of said Lot 1A and said Orion tract, and along said Utility Easement as follows:

North 04 deg. 12 min. 41 sec. East, a distance of 173.63 feet to a point for the northwest corner of said Utility Easement;

South 85 deg. 47 min. 19 sec. East, a distance of 5.50 feet to a point for the northeast corner of said Utility Easement;

South 04 deg. 12 min. 41 sec. West, a distance of 167.53 feet to a point for the beginning of a tangent curve to the right, having a radius of 10.50 feet and a delta angle of 33 deg. 43 min. 45 sec.;

Along said tangent curve to the right, an arc distance of 6.18 feet and a chord bearing and distance of South 21 deg. 04 min. 32 sec. West, 6.09 feet to the POINT OF BEGINNING and containing 951 square feet or 0.022 acre of computed land, more or less.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122

BASIS OF BEARING - STATE PLANE
COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

**PEISER & MANKIN
SURVEYING, LLC**

www.peisersurveying.com
FIRM NO. 100998-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



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MORTGAGE**

JOB NO.: 20-0307
DATE: 08/27/2020
REVISION 10/26/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

UTILITY EASEMENT ABANDONMENT EXHIBIT A - TRACT 10

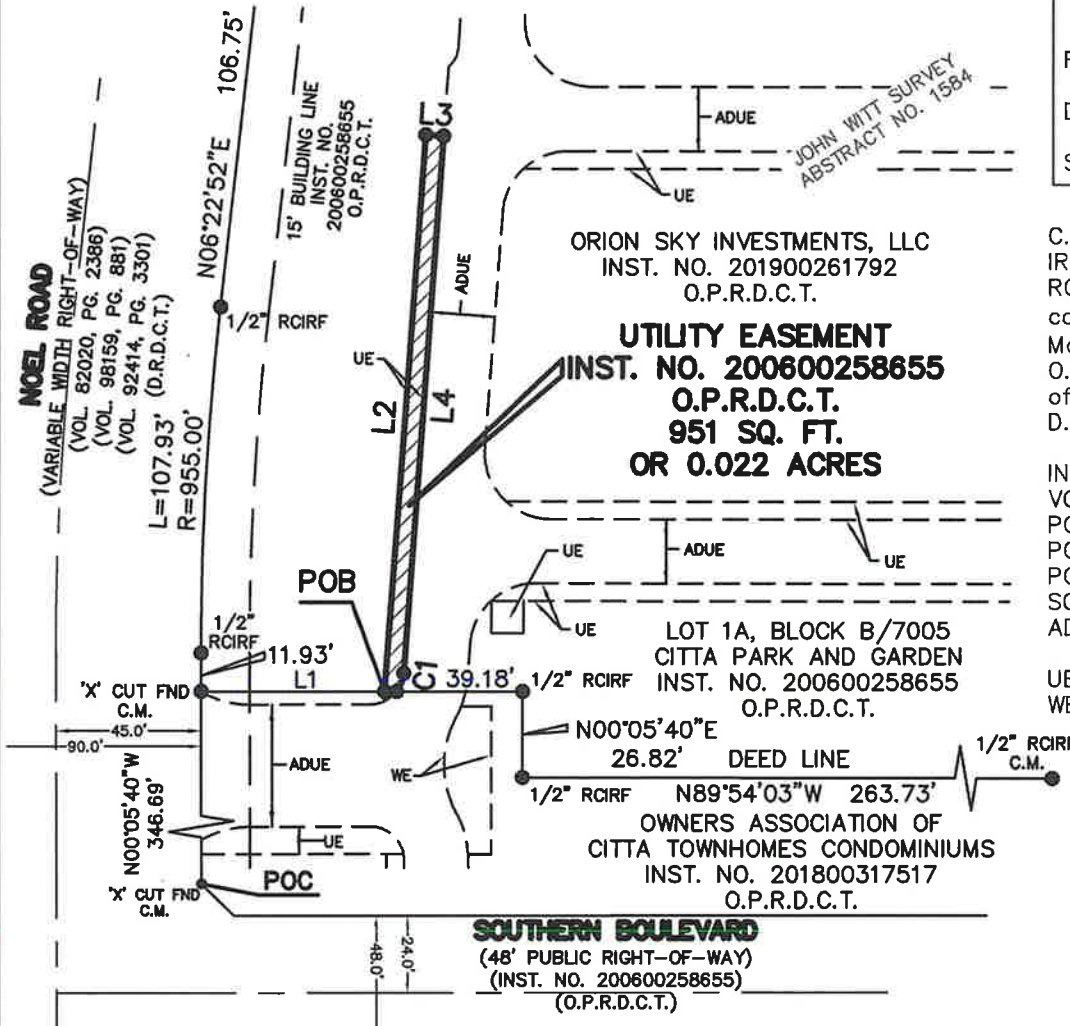
CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584

CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 2 OF 2



(For SPRG use only)

Reviewed by: G.S.

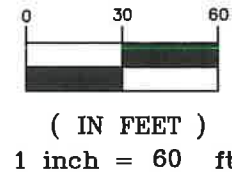
Date: 1-19-21

SPRG No. 5386

LEGEND

C.M. - Controlling Monument
 IRF - Iron rod found
 RCIRF - Iron rod with red plastic cap stamped "Peiser & Mankin SURV" found
 O.P.R.D.C.T. - Official Public Records of Dallas County Texas
 D.R.D.C.T. - Deed Records of Dallas County Texas
 INST. NO. - Instrument Number
 VOL. - Volume
 PG. - Page
 POB - Point of Beginning
 POC - Point of Commencing
 SQ. FT. - Square Feet
 ADUE - Access, Drainage, & Utility Easement
 UE - Utility Easement
 WE - Water Easement

GRAPHIC SCALE



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	6.18'	10.50'	33°43'45"	S 21°04'32" W	6.09'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	56.87'
L2	N 04°12'41" E	173.63'
L3	S 85°47'19" E	5.50'
L4	S 04°12'41" W	167.53'

Easements shown hereon are per plat recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, unless otherwise noted.

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM,
 NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM
 OF 1983 ADJUSTMENT REALIZATION 2011.

PEISER & MANKIN SURVEYING, LLC

www.peisersurveying.com

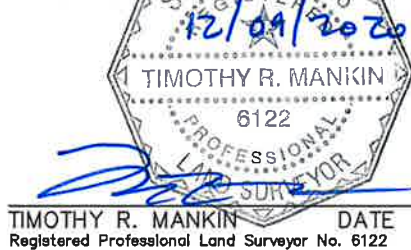
FIRM NO. 100999-00

1604 HART STREET
 SOUTHLAKE, TEXAS 76092
 817-481-1806 (O)



Member Since 1977

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



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MORTGAGE

JOB NO.: 20-0307

DATE: 08/27/2020

REVISION: 10/26/2020
 12/9/2020

SCALE: 1" = 60'

DRAWN: J.B.W.

(For SPRG use only)

Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5387

UTILITY EASEMENT ABANDONMENT

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584 CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 11
SHEET 1 OF 3

BEING all that certain 1,834 square foot (0.042 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien, by deed recorded in Instrument Number 201900261792, said Official Public Records, and being all of a Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at an "X" cut found for the most westerly southwest corner of said Lot 1A, same being the north end of a corner clip in the intersection of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas) and Southern Boulevard (48 foot right-of-way)(Instrument Number 200600258655, Official Public Records, Dallas County, Texas), same being the most westerly southwest corner of that certain tract of land conveyed to Owners Association of Citta Townhomes Condominiums, by deed recorded in Instrument Number 201800317517, said Official Public Records;

THENCE North 00 deg. 05 min. 40 sec. West, along the common line of said Lot 1A, said Condominiums tract, and said Noel Road, a distance of 346.69 feet to an "X" cut found for the most westerly southwest corner of aforesaid Orion tract, same being the most westerly northwest corner of said Condominiums tract, same being in the westerly line of said Lot 1A, same being in the east right-of-way line of said Noel Road;

THENCE through the interior of said Lot 1A and along the common line of said Orion tract and said Condominiums tract as follows:

North 90 deg. 00 min. 00 sec. East, a distance of 99.80 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found (hereinafter referred to as 1/2 inch iron rod found) for corner;

South 00 deg. 05 min. 40 sec. West, a distance of 26.82 feet to a 1/2 inch iron rod found for corner;

South 89 deg. 54 min. 03 sec. East, a distance of 207.52 feet to a point for angle point;

THENCE North 00 deg. 00 min. 00 sec. West, through the interior of said Lot 1A and said Orion tract, a distance of 21.49 feet to a point for the southwest corner of said Utility Easement, same being the POINT OF BEGINNING;

THENCE through the interior of said Lot 1A and said Orion tract, and along said Utility Easement as follows:

North 00 deg. 47 min. 26 sec. East, a distance of 279.69 feet to a point for the beginning of a tangent curve to the left, having a radius of 40.50 feet and a delta angle of 63 deg. 26 min. 52 sec.;

Along said tangent curve to the left, an arc distance of 44.85 feet and a chord bearing and distance of North 30 deg. 56 min. 09 sec. West, 42.59 feet to a point for the northwest corner of said Utility Easement;

South 89 deg. 54 min. 22 sec. East, a distance of 27.46 feet to a point for the northeast corner of said Utility Easement;

South 00 deg. 47 min. 26 sec. West, a distance of 316.25 feet to a point for the southeast corner of said Utility Easement;

North 89 deg. 12 min. 34 sec. West, a distance of 5.06 feet to the POINT OF BEGINNING and containing 1,834 square feet or 0.042 acre of computed land, more or less.

BASIS OF BEARING - STATE PLANE COORDINATE
SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH
AMERICAN DATUM OF 1983 ADJUSTMENT
REALIZATION 2011.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122

JOB NO.: 20-0307

DATE: 08/31/2020
REVISION 10/15/2020
12/9/2020

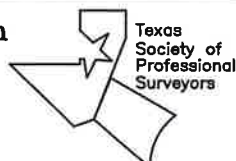
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DRAWN: J.B.W.

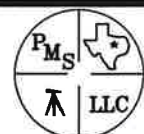
**PEISER & MANKIN
SURVEYING, LLC**

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(For SPRG use only)

Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5387

UTILITY EASEMENT ABANDONMENT HIBIT A - TRACT 11

SHEET 2 OF 3

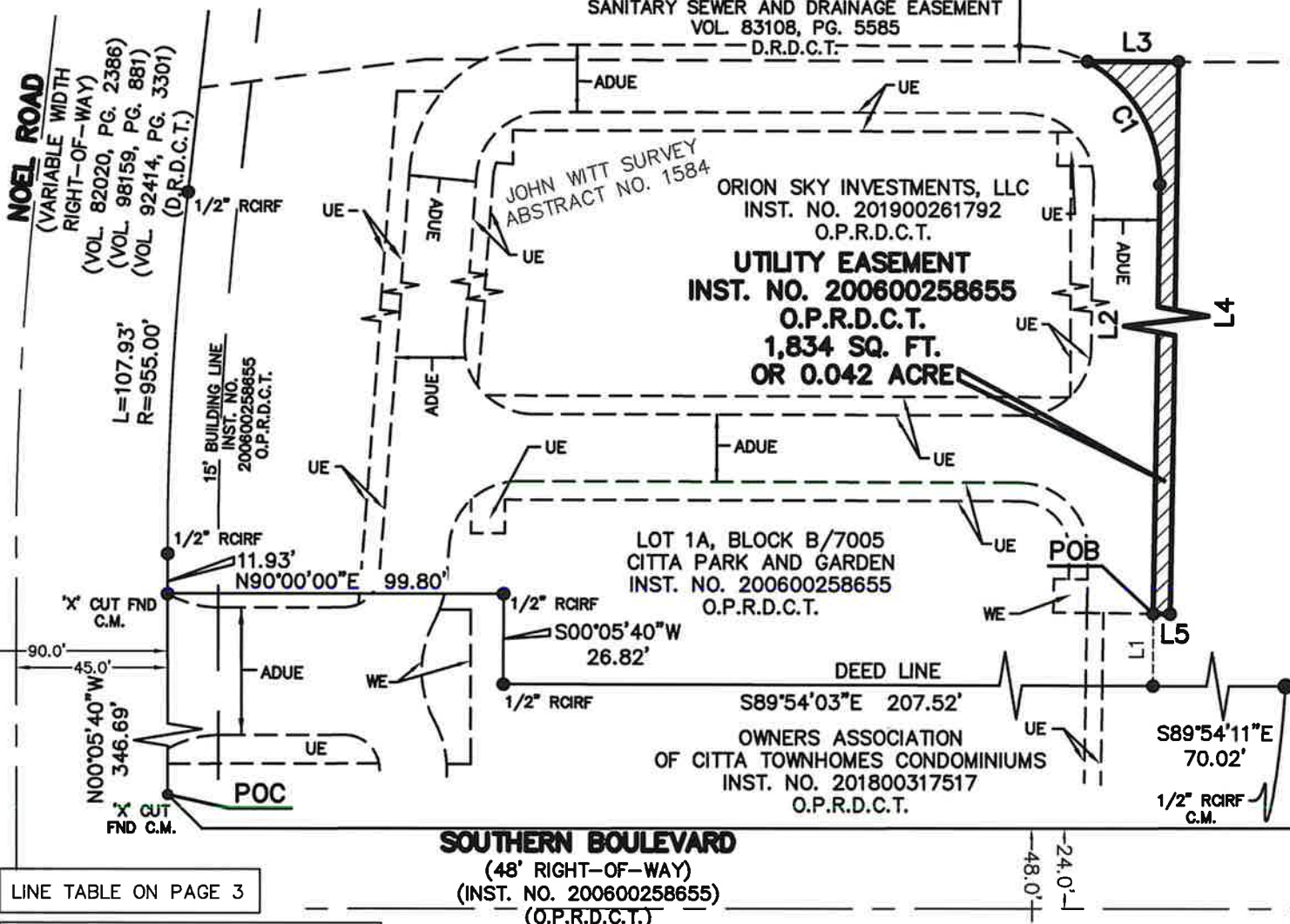
CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584

CITY OF DALLAS, DALLAS COUNTY, TEXAS

SANITARY SEWER AND DRAINAGE EASEMENT
VOL. 83108, PG. 5585
D.R.D.C.T.

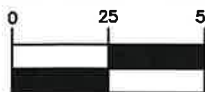


LINE TABLE ON PAGE 3

Easements shown hereon are per plat recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, unless otherwise noted.

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

LEGEND
C.M. - Controlling Monument
IRF - Iron rod found
RCIRF - Iron rod with red plastic cap stamped "Peiser & Mankin SURV" found
O.P.R.D.C.T. - Official Public Records of Dallas County Texas
D.R.D.C.T. - Deed Records of Dallas County Texas
INST. NO. - Instrument Number
VOL. - Volume
PG. - Page
POB - Point of Beginning
POC - Point of Commencing
SQ. FT. - Square Feet
ADUE - Access, Drainage, & Utility Easement
UE - Utility Easement
WE - Water Easement

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122

JOB NO.: 20-0307

DATE: 08/31/2020

REVISION: 10/15/2020

12/9/2020

SCALE: 1" = 50'

DRAWN: J.B.W.

PEISER & MANKIN
SURVEYING, LLC
www.peisersurveying.com

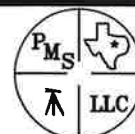
FIRM NO. 100999-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092

817-481-1806 (O)



Member Since 1977



COMMERCIAL : RESIDENTIAL
BOUNDARIES : TOPOGRAPHY
MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5387

UTILITY EASEMENT ABANDONMENT

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 11
SHEET 3 OF 3

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	44.85'	40.50'	63°26'52"	N 30°56'09" W	42.59'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°00'00" W	21.49'
L2	N 00°47'26" E	279.69'
L3	S 89°54'22" E	27.46'
L4	S 00°47'26" W	316.25'
L5	N 89°12'34" W	5.06'

BASIS OF BEARING - STATE PLANE
COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH
AMERICAN DATUM OF 1983
ADJUSTMENT REALIZATION 2011.

JOB NO.: 20-0307

DATE: 08/31/2020

REVISION 10/15/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

PEISER & MANKIN SURVEYING, LLC

www.peisersurveying.com

FIRM NO. 100999-00

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



Member Since 1977



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MORTGAGE

(For SPRG use only)

Reviewed by: G.S.

Date: 1-19-21

SPRG No. 5388

UTILITY EASEMENT ABANDONMENT

CITTA PARK AND GARDEN

LOT 1A, BLOCK B/7005

JOHN WITT SURVEY, ABSTRACT NO. 1584

CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 12
SHEET 1 OF 2

BEING all that certain 109 square foot (0.002 acre) tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas, and being a portion of Lot 1A, Block B/7005, Citta Park and Garden, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600258655, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to Orion Sky Investments, LLC, by Special Warranty Deed with Vendor's Lien, by deed recorded in Instrument Number 201900261792, said Official Public Records, and being all of a Utility Easement recorded in Instrument Number 200600258655, said Official Public Records, and being more particularly described as follows:

COMMENCING at an "X" cut found for the most westerly southwest corner of said Lot 1A, same being the north end of a corner clip in the intersection of Noel Road (variable width right-of-way)(Volume 82020, Page 2386 and Volume 98159, Page 881 and Volume 92414, Page 3301, Deed Records, Dallas County, Texas) and Southern Boulevard (48 foot right-of-way)(Instrument Number 200600258655, Official Public Records, Dallas County, Texas), same being the most westerly southwest corner of that certain tract of land conveyed to Owners Association of Citta Townhomes Condominiums, by deed recorded in Instrument Number 201800317517, said Official Public Records;

THENCE North 00 deg. 05 min. 40 sec. West, along the common line of said Lot 1A, said Condominiums tract, and said Noel Road, a distance of 346.69 feet to an "X" cut found for the most westerly southwest corner of aforesaid Orion tract, same being the most westerly northwest corner of said Condominiums tract, same being in the westerly line of said Lot 1A, same being in the east right-of-way line of said Noel Road;

THENCE through the interior of said Lot 1A and along the common line of said Orion tract and said Condominiums tract as follows:

North 90 deg. 00 min. 00 sec. East, a distance of 99.80 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found (hereinafter referred to as 1/2 inch iron rod found) for corner;

South 00 deg. 05 min. 40 sec. West, a distance of 26.82 feet to a 1/2 inch iron rod found for corner;

South 89 deg. 54 min. 03 sec. East, a distance of 187.23 feet to a point for the southwest corner of said Utility Easement, same being the POINT OF BEGINNING;

THENCE through the interior of said Lot 1A and said Orion tract, and along said Utility Easement as follows:

North 00 deg. 47 min. 26 sec. East, a distance of 21.74 feet to a point for the northwest corner of said Utility Easement;

South 89 deg. 12 min. 34 sec. East, a distance of 5.00 feet to a point for the northeast corner of said Utility Easement;

South 00 deg. 47 min. 26 sec. West, a distance of 21.68 feet to a point for the southeast corner of said Utility Easement, same being in a south line of said Orion tract, same being in a north line of aforesaid Condominiums tract;

THENCE North 89 deg. 54 min. 03 sec. West, through the interior of said Lot 1A, and along the common line of said Orion tract, said Condominiums tract, and said Utility Easement, a distance of 5.00 feet to the POINT OF BEGINNING and containing 109 square feet or 0.002 acre of computed land, more or less.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.

BASIS OF BEARING - STATE PLANE
COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH
AMERICAN DATUM OF 1983
ADJUSTMENT REALIZATION 2011.

**PEISER & MANKIN
SURVEYING, LLC**

www.peisersurveying.com

FIRM NO. 100998-00

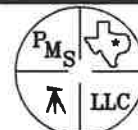
1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



Member Since 1977



TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122



COMMERCIAL • RESIDENTIAL
BOUNDARIES • TOPOGRAPHY
MORTGAGE

JOB NO.: 20-0307

DATE: 08/31/2020
REVISION 10/15/2020
12/9/2020

NOT TO SCALE

DRAWN: J.B.W.

COMMERCIAL • RESIDENTIAL
BOUNDARIES • TOPOGRAPHY
MORTGAGE



Agenda Information Sheet

File #: 21-139

Item #: 13.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): 14
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

An ordinance abandoning a portion of Matilda Street to Oncor Electric Delivery Company LLC, the abutting owner, containing approximately 4,440 square feet of land, located near the intersection of Lovers Lane and Matilda Street; and authorizing the quitclaim - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of Matilda Street to Oncor Electric Delivery Company LLC, the abutting owner containing approximately 4,440 square feet of land. The area will be included with the property of the abutting owner for parking. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

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

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee

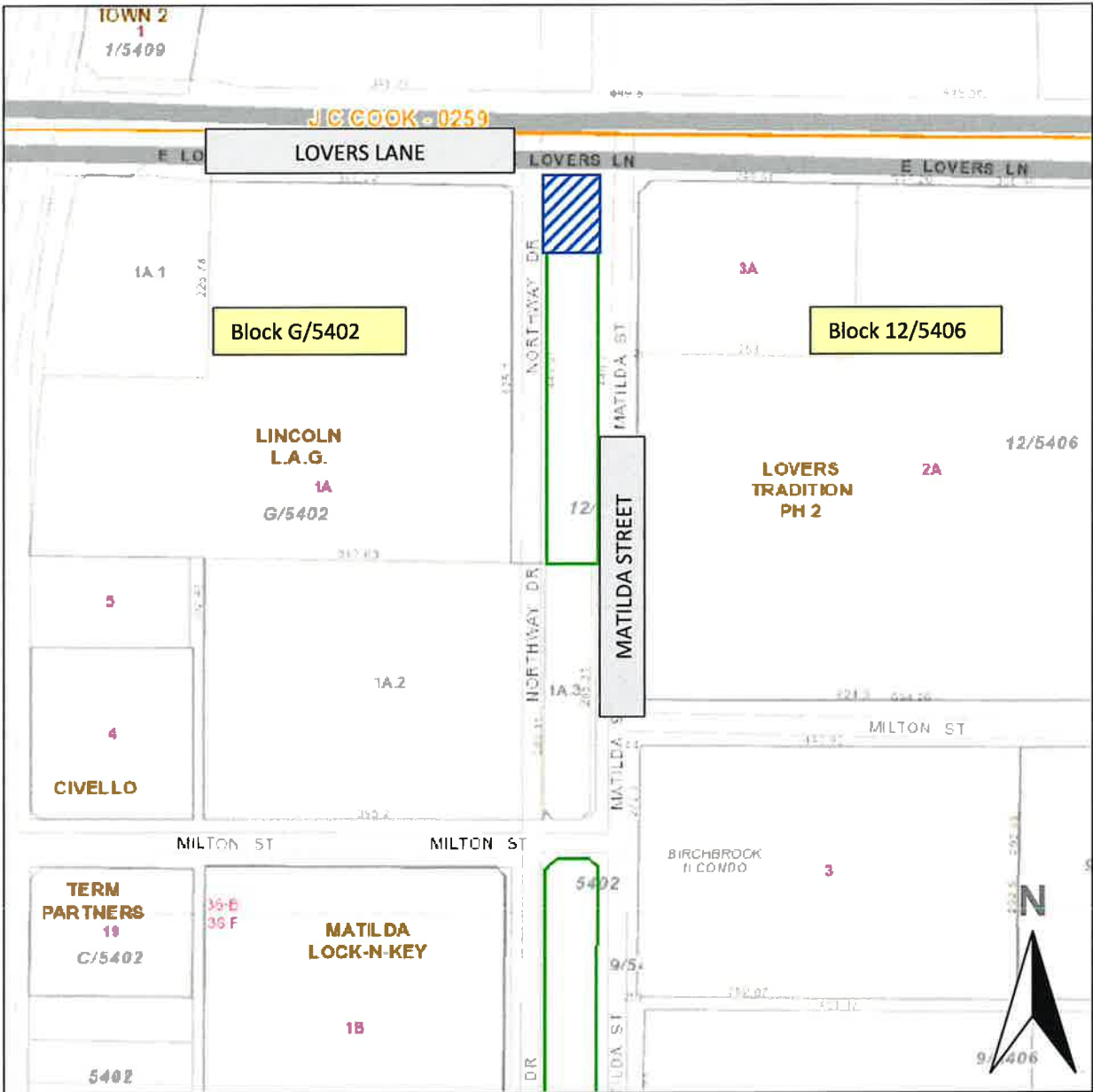
OWNER

Oncor Electric Delivery Company LLC

Jill L. Alvarez, Attorney-In-Fact

MAP

Attached



Log No. 48963

Abandonment Area:



ORDINANCE NO. _____

An ordinance providing for the abandonment of a portion of Matilda Street located adjacent to City Blocks G/5402 and 12/5406 in the City of Dallas and County of Dallas Texas; subject to a reverter; providing for the quitclaim thereof to Oncor Electric Delivery Company LLC; 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 Oncor Electric Delivery Company LLC, a Delaware limited liability company, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim, subject to a reverter, the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions and reverter herein provided, said portion of Matilda Street 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, conditions and reverter 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 reverter and the conditions hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$5,400.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9, 10 and 11, the City of Dallas does by these presents **QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, the reverter, 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. Provided however, that if **GRANTEE**, its successors and assigns, fails to file a final replat of the adjoining properties as required in Section 10 of this ordinance, but no later than the earlier of (i) the date applicable pursuant to the requirements of the Dallas Development Code Chapter 51A-8.403(a)(4)(D) which provides in pertinent part, as may be amended:

“(D) Except as provided in this subparagraph, a preliminary plat approved by the commission expires five years after the commission action date approving the plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005. An approved minor plat, amending plat (minor), or an administrative plat expires two years after the commission action date approving the plat or within two years after the date of the subdivision administrator’s action letter approving the administrative plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005”;

or (ii) the date that is the sixth anniversary of the passage of this ordinance; THEN this ordinance and quitclaim shall be rendered null and void and the right, title and easement of the public shall absolutely revert without any necessity for suit or re-entry by the City; and no act or omission on the part of the City, its successors and assigns, shall be a waiver of the operation or enforcement of this ordinance. **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**.

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

SECTION 4. (continued)

- Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, 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.

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

SECTION 8. (continued)

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:

- (a) contact Atmos Energy at 811 for line locates to ensure the abandonment area will not conflict with existing facilities.
- (b) ensure that Lovers Lane maintain 100 feet of right-of-way, per City of Dallas Thoroughfare Plan, Section 51A-9.1(M-6-D[a]).
- (c) shall construct, install and maintain reinforced concrete caps along center line of the existing City of Dallas "48" water main with the approval of Dallas Water Utilities.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file 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 11. 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.

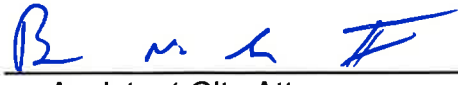
SECTION 12. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable 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, subject to a reverter interest, 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 13. That this ordinance is also designated for City purposes as Contract No. DEV-2020-00012824.

SECTION 14. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

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

KRIS SWECKARD, Director
Department of Sustainable Development and
Construction

BY 
Assistant City Attorney

BY 
Assistant Director

Passed _____.

**STREET EASEMENT ABANDONMENT
MATILDA STREET
BETWEEN BLOCK G/5402 & BLOCK 12/5406
W. P. CARDER SURVEY, ABSTRACT NO. 282
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 4,440 square foot (0.1019 acre) tract of land situated in the W. P. Carder Survey, Abstract Number 282, City of Dallas, Dallas County, Texas, between Blocks G/5402 and 12/5406, being part of a tract of land described as Tract 2 in deed to Dallas Power & Light Co. (now known as Oncor Delivery Co. LLC), recorded in Volume 3188, Page 618, Deed Records, Dallas County, Texas and being all of a tract of land described as a Street Easement to the City of Dallas, recorded in Volume 70250, Page 1766, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a chiseled "X" in concrete found at the intersection of the south right-of-way line of East Lovers Lane (a variable width right-of-way) and the west right-of-way line of Matilda Street (a variable width right-of-way, 50' wide at this point), for the northeast corner of said Street Easement and the southeast corner of a tract of land described as a Street Easement to the City of Dallas, recorded in Volume 70059, Page 1309, Deed Records, Dallas County, Texas, being the east line of said Dallas Power & Light Co. tract;

THENCE South 00° 06' 08" West, along the west right-of-way line of said Matilda Street and the east line of said Dallas Power & Light Co. tract, a distance of 74.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner at the southeast corner of said Street Easement (Volume 70250, Page 1766);


THENCE North 89° 16' 00" West, departing the west right-of-way line of said Matilda Street, across said Dallas Power & Light Co. tract and along the south line of said Street Easement (Volume 70250, Page 1766), a distance of 60.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set on the east line of West Matilda Street as abandoned by Ordinance Number 31058 to Lincoln LAG Ltd., being in the west line of said Dallas Power & Light Co. tract;

THENCE North 00° 06' 08" East, along the east line of said West Matilda Street abandonment and the west line of said Dallas Power & Light Co. tract, a distance of 74.00 feet to a chiseled "X" in concrete found at the intersection of the south right-of-way line of said East Lovers Lane and the east line of said West Matilda Street abandonment for the northwest corner of said Street Easement (Volume 70250, Page 1766), the southwest corner of said Street Easement (Volume 70059, Page 1309) and in the east line of a tract of land described as a Street Easement to the City of Dallas, recorded in Volume 5149, Page 314, Deed Records, Dallas County, Texas;

THENCE South 89° 16' 00" East, along the south right-of-way line of said East Lovers Lane and the common line between said Street Easement (Volume 70250, Page 1766) and said Street Easement (Volume 70059, Page 1309), a distance of 60.00 feet to the **POINT OF BEGINNING**, containing 4,440 square feet or 0.1019 acres, more or less.

Basis of Bearings: The east line (S 00° 02' 20" E) of Lot 1A, Block G/5402 of the Lincoln L.A.G. Addition, an addition to the City of Dallas, according to the plat recorded in Volume 2002023, Page 35, Deed Records, Dallas County, Texas, as monumented on the ground.




 Brian R. Wade R.P.L.S. No. 6098
 01/30/2020
 Revised 02/27/2020

(For SPRG use only)	
Reviewed By:	<u>JL</u>
Date:	<u>3-5-20</u>
SPRG NO.:	<u>5216</u>

EAST LOVERS LANE

(VARIABLE WIDTH RIGHT-OF-WAY)
(FORMERLY COUNTY ROAD NO. 379)

JOHN C. COOK SURVEY, ABSTRACT 259
W. P. CARDER SURVEY, ABSTRACT 282

EXHIBIT A

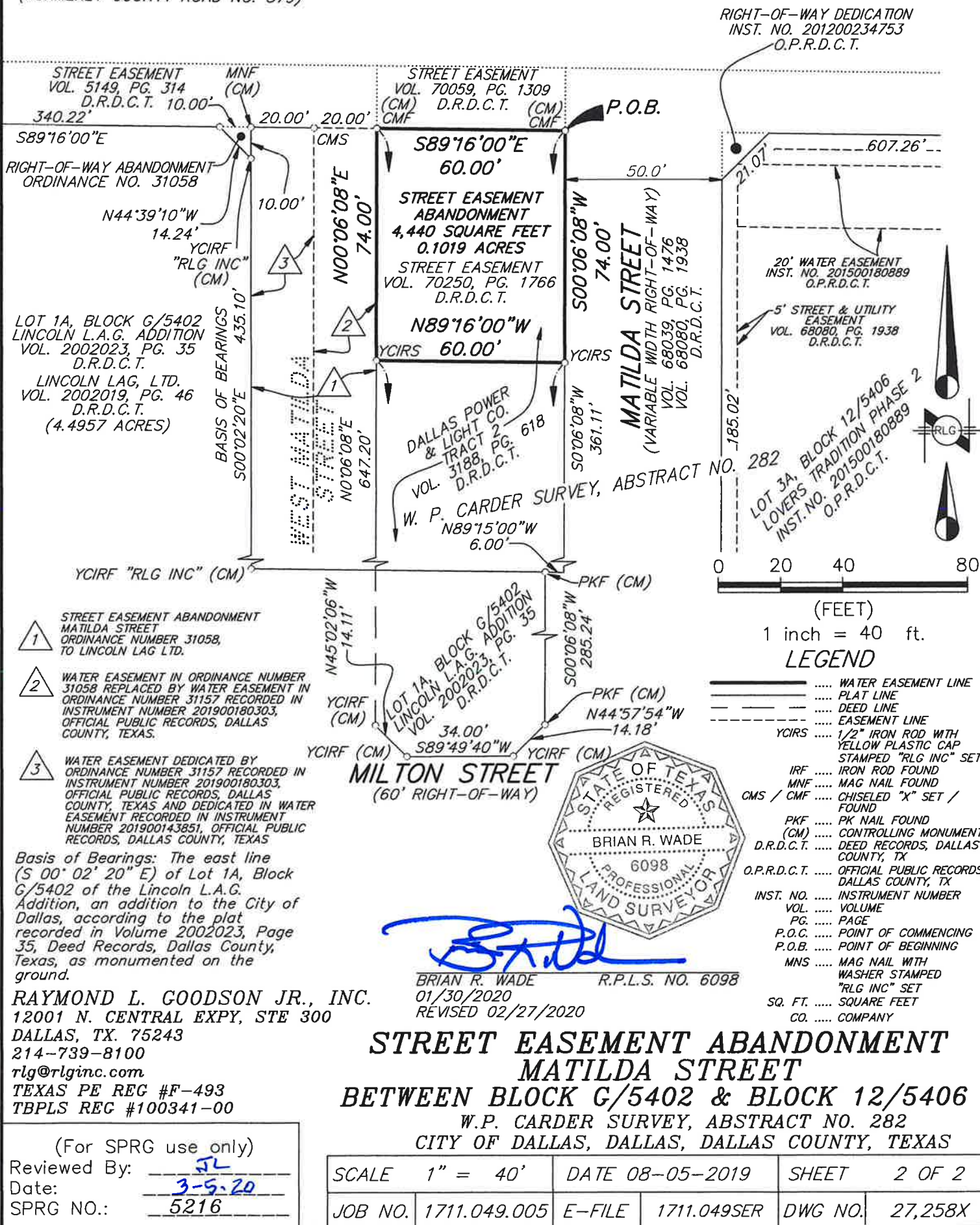


EXHIBIT B

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.



Agenda Information Sheet

File #: 21-206

Item #: 14.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): 14
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

An ordinance granting a private license to Davis 1309 Main LLC, for the use of approximately 54 square feet of aerial space to utilize, occupy and maintain an awning with a premise sign over a portion of Main Street right-of-way near its intersection with Field Street - Revenue: General Fund \$1,000.00 annually, plus the \$20.00 ordinance publication fee

BACKGROUND

This item grants a private license to Davis 1309 Main LLC, for the use of approximately 54 square feet of aerial space to utilize, occupy and maintain an awning with a premise sign over a portion of Main Street right-of-way near its intersection with Field Street. The use of this area will not impede pedestrian or vehicular traffic. The term of this license is 40 years.

The licensee will indemnify the City and carry general liability insurance naming the City as an additional insured.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Revenue: General Fund \$1,000.00 annually, plus the \$20.00 ordinance publication fee

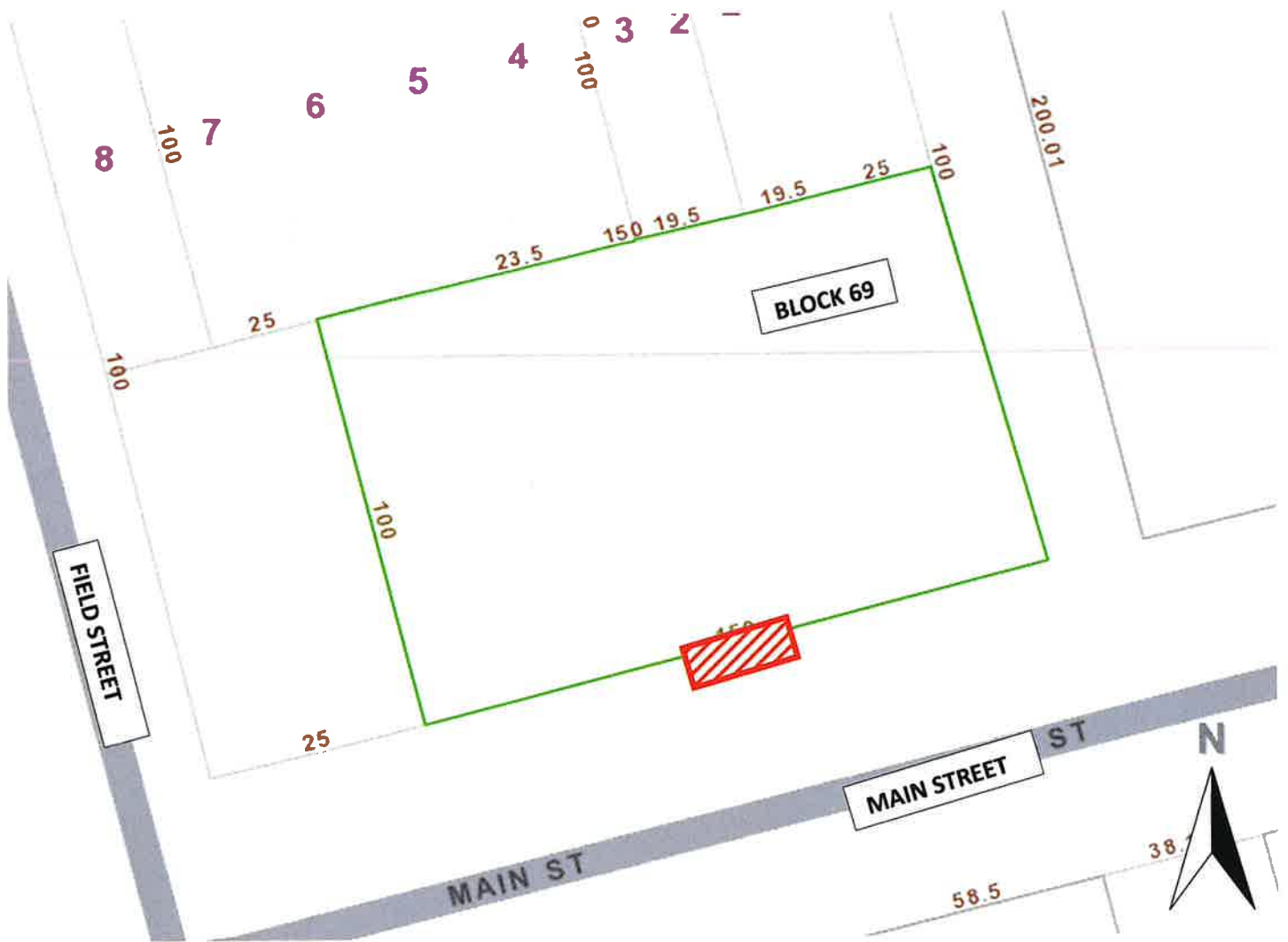
OWNER

Davis 1309 Main, LLC

Michael E. Tregoning, Managing Member

MAP

Attached



LOG 50096

LICENSE AREA

Awning with premise sign – 54sqft



ORDINANCE NO. _____

An ordinance granting a private license to Davis 1309 Main, LLC to utilize, occupy and maintain a portion over Main Street right-of-way located near the intersection of Main and Field Streets adjacent to City Block 69 within the limits hereinafter more fully described, for the purpose of utilizing, occupying and maintaining an awning with a premise sign; providing for the terms and conditions of this license; providing for the annual compensation to be paid to the City of Dallas; providing for payment of the publication fee; and providing an effective date of this license and ordinance.

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

SECTION 1. That a private license, hereinafter referred to as “license”, subject to the restrictions and conditions of this ordinance, is hereby granted to Davis 1309 Main, LLC, a Delaware limited liability company, its successors and assigns, hereinafter referred to as “**GRANTEE**”, to occupy, maintain and utilize for the purpose set out hereinbelow the tract of land described in Exhibit A, hereinafter referred to as “licensed area” which is attached hereto and made a part hereof.

SECTION 2. That this license is granted for a term of forty (40) years, unless sooner terminated according to other terms and provisions herein contained.

SECTION 3. That **GRANTEE** shall pay to the City of Dallas the sum of **ONE THOUSAND DOLLARS AND NO/100 DOLLARS (\$1,000.00)** annually for the license herein granted, said sum to become due and payable on the 2nd day of January each year, in advance, during the term hereof; provided, however, that the first payment due hereunder in the sum of **ONE THOUSAND DOLLARS AND NO/100 DOLLARS (\$1,000.00)** shall be paid prior to the final passage of this ordinance and shall cover the consideration for 2021. Such consideration shall be in addition to and exclusive of any other taxes or special assessments required by law to be paid by **GRANTEE**. Should **GRANTEE** fail to pay the above stated annual fee within sixty (60) days of the due date, the Director of the Department of Sustainable Development may terminate this license. All sums payable to the City of Dallas hereunder shall be paid to the Chief Financial Officer of the City of Dallas and deposited in General Fund, Fund 0001, Department DEV, Unit 1181, Revenue Code 8200. In the event **GRANTEE’s** check for the license fee is dishonored, **GRANTEE**

SECTION 3. (continued)

shall pay to the City a processing fee of \$25.00 for each dishonored check. Additionally, all monies owed to the City under this license shall be subject to the assessment of interest at a rate of 10 percent a year from the day after any monies become due until it is paid in full, in accordance with Section 2-1.1 of the Dallas City Code.

SECTION 4. That the licensed area shall be used by **GRANTEE** for the following purpose under the direction of the Director of Department of Sustainable Development and Construction of the City of Dallas: utilizing, occupying and maintaining an awning with a premise sign.

SECTION 5. That this license is subject to the provisions set forth in Exhibit B, attached hereto and made a part hereof.

SECTION 6. That this license is nonexclusive and is made expressly subject and subordinate to the right of the City to use the licensed area for any public purpose. The Governing Body of the City of Dallas reserves the right by Resolution duly passed by said Governing Body, to terminate and cancel this license upon giving **GRANTEE** sixty (60) days notice of its intent to cancel. Upon termination, all rights granted hereunder shall thereupon be considered fully terminated and cancelled and the City of Dallas shall not be held liable by reason thereof. Said Resolution shall be final and shall not be subject to review by the Courts. **GRANTEE** shall have the right of cancellation upon giving the City of Dallas sixty (60) days written notice of its intention to cancel, and in either event upon the termination or cancellation by the City or **GRANTEE**, as the case may be, this license shall become null and void and **GRANTEE** or anyone claiming any rights under this instrument shall remove, to the extent required by the Director of Department of Sustainable Development and Construction, any improvements and encroachments from the licensed areas at **GRANTEE's** expense. Failure to do so shall subject **GRANTEE** to the provisions contained in Exhibit B, Subsection (a). All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 7. That the license is subject to the following conditions, terms and reservations:

(a) **GRANTEE** shall adhere to a minimum of eight feet of unobstructed sidewalk.

SECTION 7. (continued)

- (b) **GRANTEE** shall acknowledge that the awning has already been installed with no permits. **GRANTEE** shall obtain required Building Permits and a Right-of-Way Permit must be applied for and issued prior to any work within the right-of-way.
- (c) **GRANTEE** shall comply with approved sign Certificate of Appropriateness and historic Certificate of Appropriateness.

SECTION 8. That upon the effectiveness of this ordinance, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a NOTICE OF LICENSE and to file same in the deed records of Dallas County, Texas. Additionally, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a cancellation of Notice of License upon termination by the City or **GRANTEE** and to file such cancellation of Notice of License in the deed records of Dallas County, Texas.

SECTION 9. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 10. That this license may not be assigned without prior written approval from the Director of Department of Sustainable Development and Construction, or designee. Such assignment shall recite that it is subject to the terms, restrictions and conditions contained in this ordinance. The assignee shall deliver evidence of ownership of property abutting the licensed area, and a copy of the assignment, along with the assignee's written acceptance of the provisions of this ordinance, to the Director of Department of Sustainable Development and Construction within 10 days of such assignment; said assignment and written acceptance shall be forwarded to the City Secretary of the City of Dallas. Should **GRANTEE** fail to obtain prior written approval for assignment of this license or fail to provide the City of Dallas with the required written acceptance and a copy of the assignment, the Director of Department of Sustainable Development and Construction, or designee, may terminate this license.

SECTION 11. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable

SECTION 11. (continued)

Development and Construction, or designee. Upon receipt of the fee pursuant to Section 3 of this ordinance, an acceptable certificate of insurance and the fee for publishing this ordinance which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee, shall deliver to **GRANTEE** the certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 12. That this ordinance is also designated for City purposes as Contract No. DEV-2021-00015490.

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:
CHRISTOPHER J. CASO,
City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and
Construction

BY


Assistant City Attorney

BY


Assistant Director

Passed _____.

AERIAL SPACE LICENSE AGREEMENT

**PART OF MAIN STREET ADJACENT TO CITY OF DALLAS BLOCK 69
BETWEEN THE ELEVATIONS OF 437 FEET AND 442 FEET MEAN SEA LEVEL OR
BETWEEN 10 FEET AND 15 FEET ABOVE THE SIDEWALK PAVING ADJOINING MAIN
STREET, JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING 54 square feet of land located in the JOHN GRIGSBY SURVEY, Abstract No. 495, City of Dallas, Dallas County, Texas, adjacent to Lots 14 & 15, Block 69, Robert Speers Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 31, Page 204, of the Map Records of Dallas County, Texas, and lying within the right-of-way of Main Street (a 79.5 foot wide public right-of-way) between the elevations of 437 feet and 442 feet mean sea level or between 10 feet and 15 feet above the sidewalk paving adjoining Main Street. Said 54 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING at a point lying in the North right-of-way line of aforesaid Main Street and the South boundary line of aforesaid Block 69, being located S 76° 00' 00" W 42.44 feet, from a building corner found at the Southeast corner of aforesaid Block 69, being the intersection of the North right-of-way line of said Main Street and the West right-of-way line of Four Way Place (an 18.5 foot wide public right-of-way);

THENCE S 14° 00' 00" E 4.89 feet, to a point over and across said Main Street;

THENCE S 76° 00' 00" W 11.02 feet, running along a line 4.89 feet South of and parallel to the North right-of-way line of said Main Street and the South boundary line of said Block 69, to a point;

THENCE N 14° 00' 00" W 4.89 feet, to a point in the North right-of-way line of said Main Street and the South boundary line of aforesaid Block 69;

THENCE N 76° 00' 00" E 11.02 feet, along the North right-of-way line of said Main Street and the South boundary line of aforesaid Block 69, to the POINT OF BEGINNING containing 0.001 acre (54 square feet) of land.

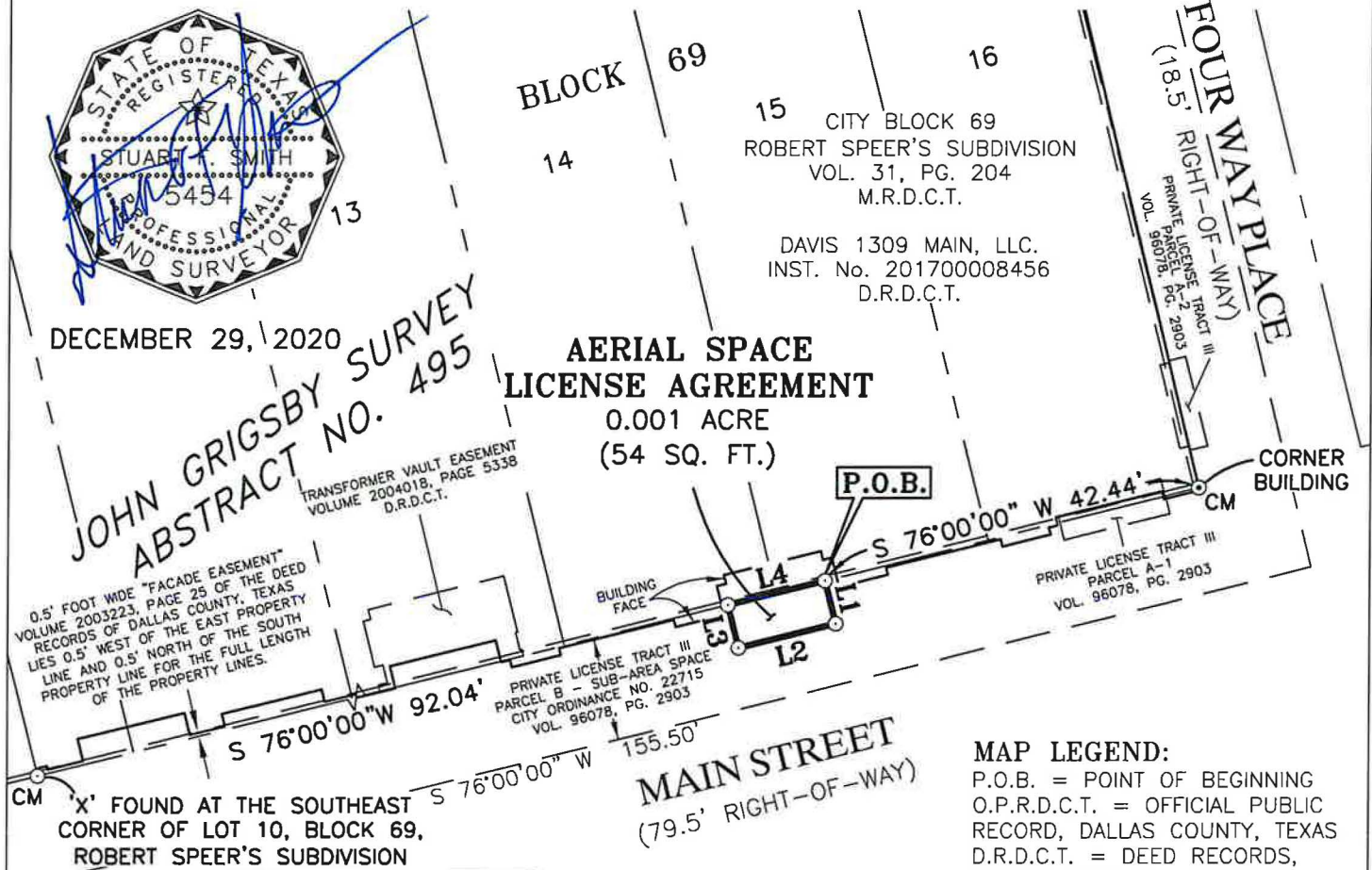
* Bearings are based upon the North right-of-way line of Main Street/South boundary line of Lots 14 & 15, Block 69, Robert Speers Subdivision, recorded in Volume 31, Page 204, of the Map Records of Dallas County, Texas. (S 76° 00' 00" W)

(For SPRG use only)	
Reviewed by:	<u>JD</u>
Date:	<u>1/21/2021</u>
SPRG NO.	<u>5508</u>



AERIAL SPACE LICENSE AGREEMENT

PART OF MAIN STREET ADJACENT TO CITY OF DALLAS BLOCK 69
BETWEEN THE ELEVATIONS OF 444 FEET AND 459 FEET MEAN SEA LEVEL OR BETWEEN
10 FEET AND 15 FEET ABOVE THE SIDEWALK PAVING ADJOINING MAIN STREET,
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS



MAP LEGEND:

P.O.B. = POINT OF BEGINNING
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS DALLAS COUNTY, TEXAS
C.M. CONTROLLING MONUMENT

Bearings are based upon the North right-of-way line of Main Street/South boundary line of Lots 14 & 15, Block 69, Robert Speers Subdivision, recorded in Volume 31, Page 204, of the Map Records of Dallas County, Texas. (S 76° 00' 00" W)

(For SPRG use only)

Reviewed by: JD

Date: 1/21/2021

SPRG NO. 5508

Course	Bearing	Distance
L1	S 14°00'00" E	4.89'
L2	S 76°00'00" W	11.02'
L3	N 14°00'00" W	4.89'
L4	N 76°00'00" E	11.02'

PAGE 2 OF 2

DALLAS COUNTY, TEXAS
CITY BLOCK 69 ROBERT SPEER'S SUBDIVISION

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING

TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com

FIRM CERTIFICATION# 1019000
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LICENSE AGREEMENT
OF
0.001 ACRE OF LAND
LOCATED IN THE
JOHN GRIGSBY SURVEY, ABST. NO. 495
CITY BLOCK NO. 69
ROBERT SPEER'S SUBDIVISION
DALLAS COUNTY, TEXAS



SCALE 1"=20'

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

1

That this license is granted subject to the following additional conditions, terms and reservations:

- (a) That at such time as this license is terminated or canceled for any reason whatsoever, **GRANTEE**, upon orders issued by the City acting through the Director of Sustainable Development and Construction, or designee, shall remove all installations, improvements and appurtenances owned by it situated in, under or attached to the licensed area, and shall restore the premises to its former condition in accordance with the requirements of the Director of Sustainable Development and Construction at the sole cost of **GRANTEE**. In the event, upon termination of this license, **GRANTEE** shall fail to remove its installations, improvements and appurtenances and to restore the licensed area in compliance with orders issued by City, or such work is not done to the satisfaction of the Director of Sustainable Development and Construction, then in either event the City shall have the right to do all work necessary to restore said area to its former condition or cause such work to be done, and to assess the cost of all such work against **GRANTEE**; in neither event shall the City of Dallas be liable to **GRANTEE** on account thereof.
- (b) It is further understood that if and when the City of Dallas, in the exercise of its discretion, shall determine that the grade of any street, sidewalk or parkway should be modified or changed, or that any other work should be done in connection with any public improvement which will affect the licensed area, and/or any of **GRANTEE's** installations and improvements thereon, any modifications or changes to **GRANTEE's** facilities in the licensed area or in construction or reconstruction of any public improvement attributable to **GRANTEE's** use of the licensed area and/or its installations and improvements thereon, shall be made at the sole expense of **GRANTEE** and to the satisfaction of the Director of Sustainable Development and Construction.
- (c) At such time as this license is granted, it is agreed, and a condition hereof, that **GRANTEE** shall procure and keep in full force and effect **Commercial General Liability Insurance** coverage issued by an insurance company authorized and approved by the State of Texas, acceptable to the City of Dallas and issued in the standard form approved by the Texas Department of Insurance. The insured provisions of this policy must name the City of Dallas as an additional insured protecting the City of Dallas against any and all claims for damages to persons or property as a result of or arising out of the use, operation and maintenance by **GRANTEE** of the licensed area and **GRANTEE's** installations, improvements, landscaping and equipment in connection therewith and located therein. The Commercial General Liability coverage must include, but not limited to, Premises/Operations, Independent Contractors and Contractual Liability with minimum combined bodily injury (including death) and property damage limits of not less than \$500,000 per occurrence and \$500,000 annual aggregate. This insurance shall also include coverage for underground, explosion and collapse hazards (i.e. not excluded). If this insurance is written on a claims-made form, coverage shall be continuous (by renewal or extended reporting period) for not less than

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

2

twelve (12) months following termination of this license and removal of the installations, improvements and appurtenances and restoration of the licensed area pursuant to paragraph (a) above. Coverage, including any renewals, shall contain the same retroactive date as the original policy applicable to this license. The City of Dallas reserves the right to review the insurance requirements set forth herein during the effective term of the license and to adjust insurance coverages and their limits when deemed necessary and prudent by the City of Dallas' Risk Management based upon changes in statutory law, court decisions, or the claims history of the industry as well as the City of Dallas.

1. **GRANTEE** agrees that with respect to the above required insurance, all insurance contracts and certificates of insurance will contain and state, in writing, that coverage shall not be canceled, nonrenewed or materially changed except after thirty (30) days written notice by certified mail to Department of Sustainable Development and Construction.
 2. **GRANTEE** shall carry said insurance at its expense and shall furnish the City of Dallas proof of such insurance. In the event said insurance should terminate during the licensing term hereof, or **GRANTEE** fails to furnish proof of insurance coverage in accordance with the specifications as required by this section, the Director of Sustainable Development and Construction, or designee, may terminate the license granted herein.
- (d) **GRANTEE** is prohibited from using the licensed area in any manner which violates Federal, State or local laws, regulations, rules and orders, regardless of when they become or became effective, including without limitation, those related to health, safety, noise, environmental protection, waste disposal and water and air quality, and shall provide satisfactory evidence of compliance upon the request of the City of Dallas. Should any discharge, leakage, spillage, emission or pollution of any type occur upon or from the licensed area due to **GRANTEE's** use and occupancy thereof, **GRANTEE**, at its expense, shall be obligated to clean up the licensed area to the satisfaction of the City of Dallas and any governmental body having jurisdiction thereover. The City of Dallas may, at its option, clean the licensed area. If the City of Dallas elects to do so, **GRANTEE** shall promptly pay to the City of Dallas the reasonable cost of such cleanup upon receipt of bills therefore. **GRANTEE** agrees that the indemnity provisions contained in paragraph (g) herein shall be fully applicable to the requirements of this paragraph, in event of **GRANTEE's** breach of this paragraph, or as a result of any such discharge, leakage, spillage, emission or pollution arising out of the **GRANTEE's** use of the licensed area.
- (e) This license is subject to all State laws, the provisions of the Charter of the City of Dallas as it now exists, or may hereafter be adopted or amended, and the ordinances of the City of Dallas now in effect or those which may hereafter be passed or adopted. The City of Dallas shall have the right to increase or decrease the compensation to be charged for the use contemplated by this grant in

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

accordance with the provisions of the Dallas City Code as it now exists, or as may hereafter be adopted or amended.

- (f) The Governing Body of the City of Dallas reserves the right, at any time without notice, to terminate and cancel this license, by resolution, upon a finding by the Governing Body that this license is inconsistent with the public use of the property or whenever the purpose or use of the license is likely to become a nuisance and all rights granted hereunder shall thereupon be considered fully terminated and canceled and the City of Dallas shall not be held liable by reason thereof. The decision of the Governing Body of the City in this matter shall be final and binding upon all parties insofar as the City's determination as to whether the **GRANTEE's** use of this license constitutes a nuisance or is inconsistent with the public use of the property.
- (g) As a condition hereof, **GRANTEE** agrees and is bound to defend, indemnify and hold the City of Dallas, its officers, agents and employees, harmless against any and all claims, lawsuits, judgments, costs and expenses for bodily injury (including death), property damage or other harm for which recovery of damages is sought, suffered by any person or persons, that may arise out of or be occasioned by the use, occupancy and maintenance of the licensed area or **GRANTEE's** installations and improvements within the licensed area, from any act or omission of any representative, agent, customer and/or employee of **GRANTEE**, or by **GRANTEE's** breach of any of the terms or provisions of this license, or by any negligent or strictly liable act or omission of **GRANTEE**, its officers, agents, employees or contractors in the use, occupancy and maintenance of **GRANTEE's** installations and improvements within the licensed area; except that the indemnity provided for in this paragraph shall not apply to any liability resulting from the sole negligence or fault of the City of Dallas, its officers, agents, employees or separate contractors, and in the event of joint and concurring negligence or fault of both the **GRANTEE** and the City of Dallas, responsibility and liability, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without, however, waiving any governmental immunity available to the City of Dallas under Texas law and without waiving any defenses of the parties under Texas law. This obligation to indemnify and defend shall also include any claim for damage that any utility or communication company, whether publicly or privately owned, may sustain or receive by reason of **GRANTEE's** use of the licensed area or **GRANTEE's** improvements and equipment located thereon. In addition to the foregoing, **GRANTEE** covenants and agrees never to make a claim of any kind or character whatsoever against the City of Dallas for damage of any kind that it may suffer by reason of the installation, construction, reconstruction, operation or maintenance of any public improvement, utility or communication facility on the licensed area, whether presently in place or which may in the future be constructed or installed, including but not limited to, any water or wastewater mains or storm sewer facilities, regardless of whether such damage is due to

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

4

flooding, infiltration, backflow or seepage caused from the failure of any installation, natural causes, City's negligence, or from any other cause whatsoever.

- (h) This license is subject to any existing utilities or communication facilities, including drainage, presently located within the licensed area, owned and/or operated by the City of Dallas or any utility or communications company, public or private, and to any vested rights presently owned by an utility or communications company, public or private, for the use of the licensed area for facilities presently located within the boundaries of said licensed area. It is the intent of the foregoing that this permission herein is made expressly subject to the utilization of the licensed area for communication and utility purposes, both public and private, including drainage, over, under, through, across and along the licensed area. No buildings shall be constructed or placed upon, over or across the licensed area in such a manner as to interfere with the operation of any utilities and communication facilities. All and any communication company and utility, both public and private, shall have the right to remove and keep removed all or parts of any buildings which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems within the licensed area. All communication companies and utilities, both public and private, shall have the full right to remove and keep removed all parts of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and efficiency of its respective system and shall at all times have the full right of ingress and egress to or from and upon the licensed area for the purpose of constructing, relocating, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.



Agenda Information Sheet

File #: 21-318

Item #: 15.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): 6
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

An ordinance granting a private license to Robbie Drive, Ltd., for the use of approximately 1,600 square feet of land space to install, maintain and utilize a sidewalk café with railing, awning with a premise sign and string lights with four steel tube support posts on a portion of Parkhouse Street right-of-way located near its intersection with Core Street - Revenue: General Fund \$1,200.00 annual fee, plus the \$200.00 one-time fee and \$20.00 ordinance publication fee

BACKGROUND

This item grants a private license to Robbie Drive, Ltd., for the use of approximately 1,600 square feet of space to install, maintain and utilize a sidewalk café with railing, awning with a premise sign and string lights with four steel tube support posts on a portion of Parkhouse Street right-of-way located near its intersection with Core Street. The use of this area will not impede pedestrian or vehicular traffic. The term of this license is forty years.

The licensee will indemnify the City and carry general liability insurance naming the City as an additional insured.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Revenue: General Fund \$1,200.00 annual fee, plus the \$200.00 one-time fee and \$20.00 ordinance publication fee

OWNER

Robbie Drive, Ltd.

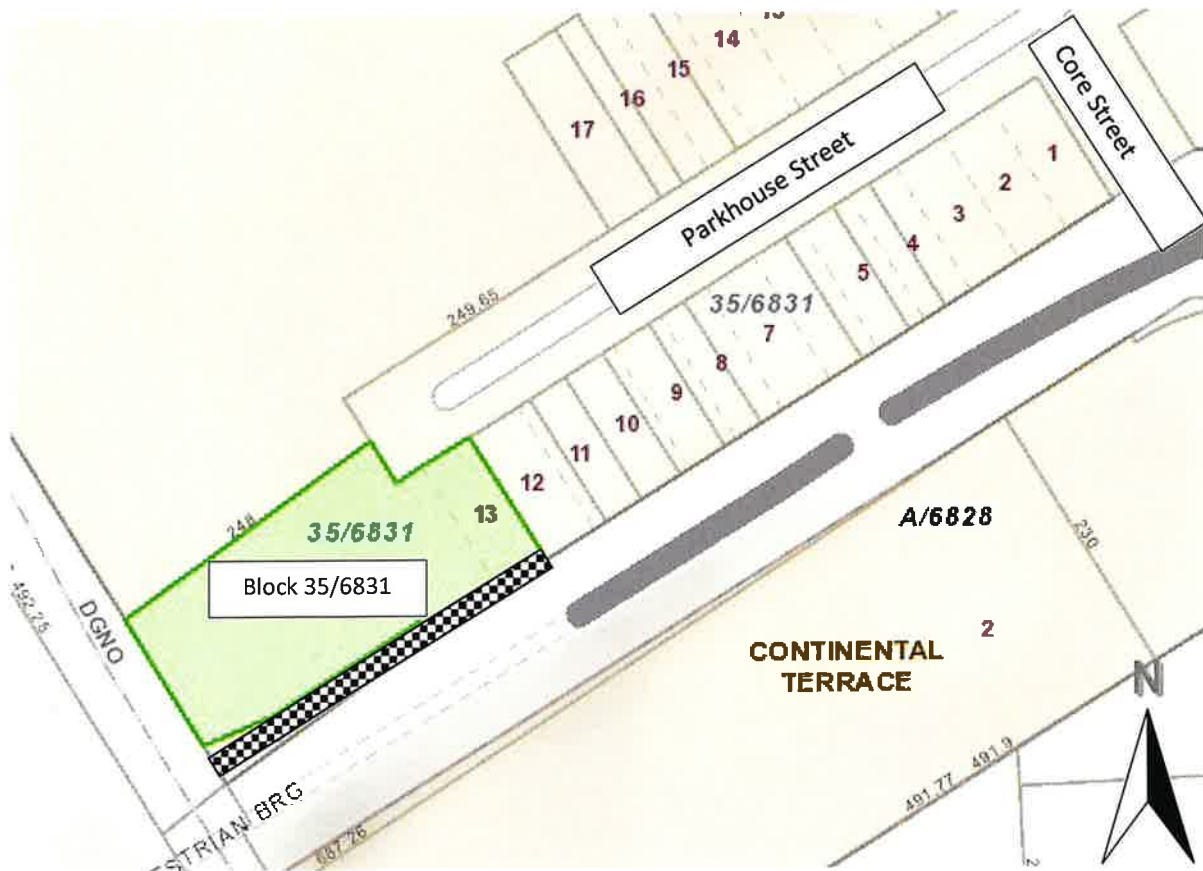
James C. Paris Company

James C. Paris, President

MAP

Attached

LICENSE AREA



LICENSE AREA

ORDINANCE NO. _____

An ordinance granting a private license to Robbie Drive, Ltd. to install, maintain and utilize a portion of Parkhouse Street right-of-way located near the intersection of Parkhouse and Core Streets adjacent to City Block 35/6831 within the limits hereinafter more fully described, for the purpose of installing, maintaining and utilizing a sidewalk café with railing, awning with a premise sign and string lights with four steel tube support posts; providing for the terms and conditions of this license; providing for the annual and one-time fee compensation to be paid to the City of Dallas; providing for payment of the publication fee; and providing an effective date of this license and ordinance.

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

SECTION 1. That a private license, hereinafter referred to as “license”, subject to the restrictions and conditions of this ordinance, is hereby granted to Robbie Drive, Ltd., a Texas limited partnership, its successors and assigns, hereinafter referred to as “**GRANTEE**”, to install, maintain and utilize for the purpose set out hereinbelow the tract of land described in Exhibit A, hereinafter referred to as “licensed area” which is attached hereto and made a part hereof.

SECTION 2. That this license is granted for a term of forty (40) years, unless sooner terminated according to other terms and provisions herein contained.

SECTION 3. That **GRANTEE** shall pay to the City of Dallas the sum of **ONE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$1,200.00)** annually for the license herein granted for the sidewalk café with railing and awning with a premise sign, said sum to become due and payable on the 2nd day of January each year, in advance, during the term hereof; provided, however, that the first payment due hereunder in the sum of **ONE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$1,200.00)** shall be paid prior to the final passage of this ordinance and shall cover the consideration for 2021. In addition, in accordance with the special fees established by Section 43-115.1 of the Dallas City Code, **GRANTEE** shall pay to the City of Dallas a one-time license fee in the sum of **TWO HUNDRED AND NO/100 DOLLARS (\$200.00)**, for the license herein granted for the string lights with four steel tube support posts, said sum to be paid prior to the final passage of this ordinance and shall cover the total consideration for said

SECTION 3. (continued)

purpose during the license term. Such annual and one-time fee consideration, collectively, shall be in addition to and exclusive of any other taxes or special assessments required by law to be paid by **GRANTEE**. Should **GRANTEE** fail to pay the above stated annual fee within sixty (60) days of the due date, the Director of Department of Sustainable Development and Construction may terminate this license. All sums payable to the City of Dallas hereunder shall be paid to the Chief Financial Officer of the City of Dallas and deposited in General Fund, Fund 0001, Department DEV, Unit 1181, Revenue Code 8200. In the event **GRANTEE's** check for the license fee is dishonored, **GRANTEE** shall pay to the City a processing fee of \$25.00 for each dishonored check. Additionally, all monies owed to the City under this license shall be subject to the assessment of interest at a rate of 10 percent a year from the day after any monies become due until it is paid in full, in accordance with Section 2-1.1 of the Dallas City Code.

SECTION 4. That the licensed area shall be used by **GRANTEE** for the following purpose under the direction of the Director of Department of Sustainable Development and Construction of the City of Dallas: installing, maintaining and utilizing a sidewalk café with railing, awning with a premise sign and string lights with four steel tube support posts.

SECTION 5. That this license is subject to the provisions set forth in Exhibit B, attached hereto and made a part hereof.

SECTION 6. That this license is nonexclusive and is made expressly subject and subordinate to the right of the City to use the licensed area for any public purpose. The Governing Body of the City of Dallas reserves the right by Resolution duly passed by said Governing Body, to terminate and cancel this license upon giving **GRANTEE** sixty (60) days notice of its intent to cancel. Upon termination, all rights granted hereunder shall thereupon be considered fully terminated and cancelled and the City of Dallas shall not be held liable by reason thereof. Said Resolution shall be final and shall not be subject to review by the Courts. **GRANTEE** shall have the right of cancellation upon giving the City of Dallas sixty (60) days written notice of its intention to cancel, and in either event upon the termination or cancellation by the City or **GRANTEE**, as the case may be, this license shall become null and void and **GRANTEE** or anyone claiming any rights under this instrument shall remove, to the extent required by the Director of Department of

SECTION 6. (continued)

Sustainable Development and Construction, any improvements and encroachments from the licensed area at **GRANTEE's** expense. Failure to do so shall subject **GRANTEE** to the provisions contained in Exhibit B, Subsection (a). All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 7. That the license is subject to the following conditions, terms and reservations:

- (a) **GRANTEE** shall not operate the sidewalk café without a valid Certificate of Occupancy for a restaurant.
- (b) **GRANTEE** shall maintain the 8-foot sidewalk clearance with no obstruction.
- (c) **GRANTEE** shall assure that Americans with Disability Act (ADA) / Texas Department of Licensing and Regulation (TLDR) compliance is achieved for the sidewalk area that remains unobstructed. In addition to the required Building Permits, a Right-of-Way Permit must be applied for and issued prior to any work within the right-of-way.

SECTION 8. That upon the effectiveness of this ordinance, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a NOTICE OF LICENSE and to file same in the deed records of Dallas County, Texas. Additionally, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a cancellation of Notice of License upon termination by the City or **GRANTEE** and to file such cancellation of Notice of License in the deed records of Dallas County, Texas.

SECTION 9. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 10. That this license may not be assigned without prior written approval from the Director of Department of Sustainable Development and Construction, or designee. Such assignment shall recite that it is subject to the terms, restrictions and conditions contained in this ordinance. The assignee shall deliver evidence of ownership of property abutting the licensed area and a copy of the assignment, along with the assignee's written acceptance of the provisions of this ordinance, to the Director of Department of

SECTION 10. (continued)

Sustainable Development and Construction within 10 days of such assignment; said assignment and written acceptance shall be forwarded to the City Secretary of the City of Dallas. Should **GRANTEE** fail to obtain prior written approval for assignment of this license or fail to provide the City of Dallas with the required written acceptance and a copy of the assignment, the Director of Department of Sustainable Development and Construction, or designee, may terminate this license.

SECTION 11. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the fees pursuant to Section 3 of this ordinance, an acceptable certificate of insurance and the fee for publishing this ordinance which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee, shall deliver to **GRANTEE** the certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

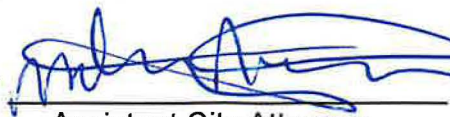
SECTION 12. That this ordinance is also designated for City purposes as Contract No. DEV-2021-00015091.

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:
CHRISTOPHER J. CASO,
City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and
Construction

BY


Assistant City Attorney

BY


For Assistant Director

Passed _____

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

1

That this license is granted subject to the following additional conditions, terms and reservations:

- (a) That at such time as this license is terminated or canceled for any reason whatsoever, **GRANTEE**, upon orders issued by the City acting through the Director of Sustainable Development and Construction, or designee, shall remove all installations, improvements and appurtenances owned by it situated in, under or attached to the licensed area, and shall restore the premises to its former condition in accordance with the requirements of the Director of Sustainable Development and Construction at the sole cost of **GRANTEE**. In the event, upon termination of this license, **GRANTEE** shall fail to remove its installations, improvements and appurtenances and to restore the licensed area in compliance with orders issued by City, or such work is not done to the satisfaction of the Director of Sustainable Development and Construction, then in either event the City shall have the right to do all work necessary to restore said area to its former condition or cause such work to be done, and to assess the cost of all such work against **GRANTEE**; in neither event shall the City of Dallas be liable to **GRANTEE** on account thereof.
- (b) It is further understood that if and when the City of Dallas, in the exercise of its discretion, shall determine that the grade of any street, sidewalk or parkway should be modified or changed, or that any other work should be done in connection with any public improvement which will affect the licensed area, and/or any of **GRANTEE's** installations and improvements thereon, any modifications or changes to **GRANTEE's** facilities in the licensed area or in construction or reconstruction of any public improvement attributable to **GRANTEE's** use of the licensed area and/or its installations and improvements thereon, shall be made at the sole expense of **GRANTEE** and to the satisfaction of the Director of Sustainable Development and Construction.
- (c) At such time as this license is granted, it is agreed, and a condition hereof, that **GRANTEE** shall procure and keep in full force and effect **Commercial General Liability Insurance** coverage issued by an insurance company authorized and approved by the State of Texas, acceptable to the City of Dallas and issued in the standard form approved by the Texas Department of Insurance. The insured provisions of this policy must name the City of Dallas as an additional insured protecting the City of Dallas against any and all claims for damages to persons or property as a result of or arising out of the use, operation and maintenance by **GRANTEE** of the licensed area and **GRANTEE's** installations, improvements, landscaping and equipment in connection therewith and located therein. The Commercial General Liability coverage must include, but not limited to, Premises/Operations, Independent Contractors and Contractual Liability with minimum combined bodily injury (including death) and property damage limits of not less than \$500,000 per occurrence and \$500,000 annual aggregate. This insurance shall also include coverage for underground, explosion and collapse hazards (i.e. not excluded). If this insurance is written on a claims-made form, coverage shall be continuous (by renewal or extended reporting period) for not less than

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

2

twelve (12) months following termination of this license and removal of the installations, improvements and appurtenances and restoration of the licensed area pursuant to paragraph (a) above. Coverage, including any renewals, shall contain the same retroactive date as the original policy applicable to this license. The City of Dallas reserves the right to review the insurance requirements set forth herein during the effective term of the license and to adjust insurance coverages and their limits when deemed necessary and prudent by the City of Dallas' Risk Management based upon changes in statutory law, court decisions, or the claims history of the industry as well as the City of Dallas.

1. **GRANTEE** agrees that with respect to the above required insurance, all insurance contracts and certificates of insurance will contain and state, in writing, that coverage shall not be canceled, nonrenewed or materially changed except after thirty (30) days written notice by certified mail to Department of Sustainable Development and Construction.
 2. **GRANTEE** shall carry said insurance at its expense and shall furnish the City of Dallas proof of such insurance. In the event said insurance should terminate during the licensing term hereof, or **GRANTEE** fails to furnish proof of insurance coverage in accordance with the specifications as required by this section, the Director of Sustainable Development and Construction, or designee, may terminate the license granted herein.
- (d) **GRANTEE** is prohibited from using the licensed area in any manner which violates Federal, State or local laws, regulations, rules and orders, regardless of when they become or became effective, including without limitation, those related to health, safety, noise, environmental protection, waste disposal and water and air quality, and shall provide satisfactory evidence of compliance upon the request of the City of Dallas. Should any discharge, leakage, spillage, emission or pollution of any type occur upon or from the licensed area due to **GRANTEE's** use and occupancy thereof, **GRANTEE**, at its expense, shall be obligated to clean up the licensed area to the satisfaction of the City of Dallas and any governmental body having jurisdiction thereover. The City of Dallas may, at its option, clean the licensed area. If the City of Dallas elects to do so, **GRANTEE** shall promptly pay to the City of Dallas the reasonable cost of such cleanup upon receipt of bills therefore. **GRANTEE** agrees that the indemnity provisions contained in paragraph (g) herein shall be fully applicable to the requirements of this paragraph, in event of **GRANTEE's** breach of this paragraph, or as a result of any such discharge, leakage, spillage, emission or pollution arising out of the **GRANTEE's** use of the licensed area.
- (e) This license is subject to all State laws, the provisions of the Charter of the City of Dallas as it now exists, or may hereafter be adopted or amended, and the ordinances of the City of Dallas now in effect or those which may hereafter be passed or adopted. The City of Dallas shall have the right to increase or decrease the compensation to be charged for the use contemplated by this grant in

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

3

accordance with the provisions of the Dallas City Code as it now exists, or as may hereafter be adopted or amended.

- (f) The Governing Body of the City of Dallas reserves the right, at any time without notice, to terminate and cancel this license, by resolution, upon a finding by the Governing Body that this license is inconsistent with the public use of the property or whenever the purpose or use of the license is likely to become a nuisance and all rights granted hereunder shall thereupon be considered fully terminated and canceled and the City of Dallas shall not be held liable by reason thereof. The decision of the Governing Body of the City in this matter shall be final and binding upon all parties insofar as the City's determination as to whether the **GRANTEE's** use of this license constitutes a nuisance or is inconsistent with the public use of the property.
- (g) As a condition hereof, **GRANTEE** agrees and is bound to defend, indemnify and hold the City of Dallas, its officers, agents and employees, harmless against any and all claims, lawsuits, judgments, costs and expenses for bodily injury (including death), property damage or other harm for which recovery of damages is sought, suffered by any person or persons, that may arise out of or be occasioned by the use, occupancy and maintenance of the licensed area or **GRANTEE's** installations and improvements within the licensed area, from any act or omission of any representative, agent, customer and/or employee of **GRANTEE**, or by **GRANTEE's** breach of any of the terms or provisions of this license, or by any negligent or strictly liable act or omission of **GRANTEE**, its officers, agents, employees or contractors in the use, occupancy and maintenance of **GRANTEE's** installations and improvements within the licensed area; except that the indemnity provided for in this paragraph shall not apply to any liability resulting from the sole negligence or fault of the City of Dallas, its officers, agents, employees or separate contractors, and in the event of joint and concurring negligence or fault of both the **GRANTEE** and the City of Dallas, responsibility and liability, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without, however, waiving any governmental immunity available to the City of Dallas under Texas law and without waiving any defenses of the parties under Texas law. This obligation to indemnify and defend shall also include any claim for damage that any utility or communication company, whether publicly or privately owned, may sustain or receive by reason of **GRANTEE's** use of the licensed area or **GRANTEE's** improvements and equipment located thereon. In addition to the foregoing, **GRANTEE** covenants and agrees never to make a claim of any kind or character whatsoever against the City of Dallas for damage of any kind that it may suffer by reason of the installation, construction, reconstruction, operation or maintenance of any public improvement, utility or communication facility on the licensed area, whether presently in place or which may in the future be constructed or installed, including but not limited to, any water or wastewater mains or storm sewer facilities, regardless of whether such damage is due to

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

4

flooding, infiltration, backflow or seepage caused from the failure of any installation, natural causes, City's negligence, or from any other cause whatsoever.

- (h) This license is subject to any existing utilities or communication facilities, including drainage, presently located within the licensed area, owned and/or operated by the City of Dallas or any utility or communications company, public or private, and to any vested rights presently owned by an utility or communications company, public or private, for the use of the licensed area for facilities presently located within the boundaries of said licensed area. It is the intent of the foregoing that this permission herein is made expressly subject to the utilization of the licensed area for communication and utility purposes, both public and private, including drainage, over, under, through, across and along the licensed area. No buildings shall be constructed or placed upon, over or across the licensed area in such a manner as to interfere with the operation of any utilities and communication facilities. All and any communication company and utility, both public and private, shall have the right to remove and keep removed all or parts of any buildings which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems within the licensed area. All communication companies and utilities, both public and private, shall have the full right to remove and keep removed all parts of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and efficiency of its respective system and shall at all times have the full right of ingress and egress to or from and upon the licensed area for the purpose of constructing, relocating, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.



Agenda Information Sheet

File #: 20-1306

Item #: 16.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): 2
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

An ordinance granting a private license to Westdale Main Ltd. and Elm Street Lofts, Ltd for the use of a total of approximately 351 square feet of land to occupy, maintain and utilize six awnings without premise signs and three trees on portions of Elm Street right-of-way near its intersection with Good Latimer Expressway - Revenue: General Fund \$700.00 one-time fee, plus the \$20.00 ordinance publication fee

BACKGROUND

This item grants a private license to Westdale Main Ltd. and Elm Street Lofts, Ltd for the use of a total of approximately 351 square feet of land to occupy, maintain and utilize six awnings without premise signs and three trees on portions of Elm Street right-of-way near its intersection with Good Latimer Expressway. The use of this area will not impede pedestrian or vehicular traffic. The term of this license is 40 years.

The licensee will indemnify the City and carry general liability insurance naming the City as an additional insured.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Revenue: General Fund \$700.00 one-time fee, plus the \$20.00 ordinance publication fee.

OWNER

Westdale Main Ltd.

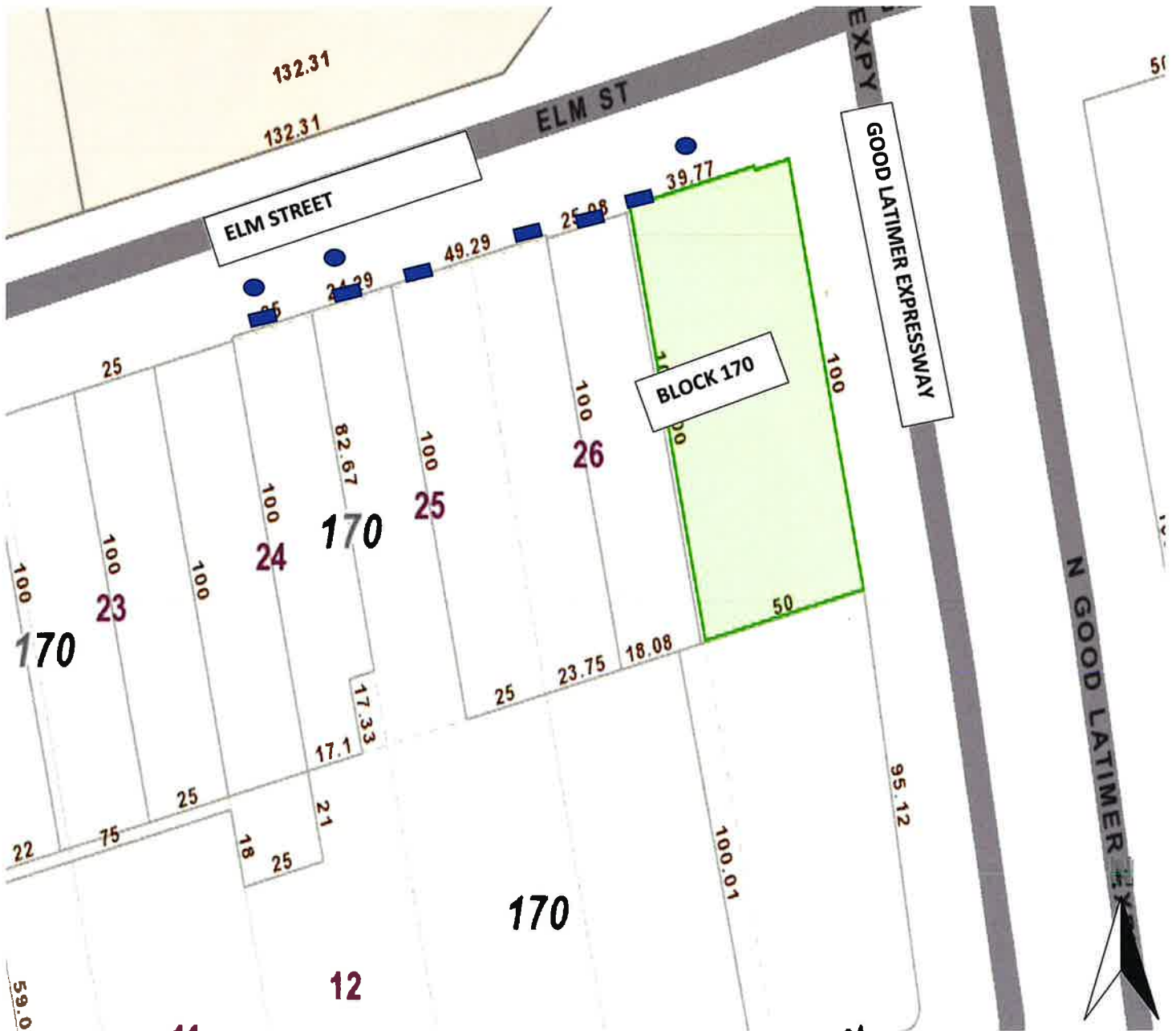
Elm Street Lofts, Ltd.

JGB Ventures I, Ltd.

Joseph G. Beard, President

MAP

Attached



LICENSE AREAS

SIX AWNINGS WITHOUT PREMISE SIGNS (351 total square feet)

- 2546 ELM STREET – 117sqft
- 2548 ELM STREET – 105sqft
- 2550 ELM STREET – 42.5sqft
- 2550 ELM STREET – 42.5sqft
- 2554 ELM STREET – 44sqft
- 2556 ELM STREET – 44sqft

TREES (3)

ORDINANCE NO. _____

An ordinance granting a private license to Westdale Main Ltd and Elm Street Lofts, Ltd., to occupy, maintain and utilize a portion of Elm Street right-of-way located near the intersection of Elm Street and Good Latimer Expressway adjacent to City Block 170 within the limits hereinafter more fully described, for the purpose of installing, maintaining and utilizing six awnings without premise signs and three trees; providing for the terms and conditions of this license; providing for the one-time fee compensation to be paid to the City of Dallas; providing for payment of the publication fee; and providing an effective date of this license and ordinance.

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

SECTION 1. That a private license, hereinafter referred to as “license”, subject to the restrictions and conditions of this ordinance, is hereby granted to Westdale Main Ltd., a Texas limited partnership and Elm Street Lofts, Ltd., a Texas limited partnership, its successors and assigns, hereinafter referred to collectively as “**GRANTEE**”, to occupy, maintain and utilize for the purpose set out hereinbelow the tracts of land described in Exhibit A, hereinafter referred to as “licensed area” which is attached hereto and made a part hereof.

SECTION 2. That this license is granted for a term of forty (40) years, unless sooner terminated according to other terms and provisions herein contained.

SECTION 3. That **GRANTEE** shall pay to the City of Dallas a one-time license fee in the sum of **SEVEN HUNDRED AND NO/100 DOLLARS (\$700.00)**, for the license herein granted, said sum to be paid prior to the final passage of this ordinance and shall cover the consideration for the license term, in accordance with the special fees established by Section 43-115.1 of the Dallas City Code. Such consideration shall be in addition to and exclusive of any other taxes or special assessments required by law to be paid by **GRANTEE**. All sums payable to the City of Dallas hereunder shall be paid to the Chief Financial Officer of the City of Dallas and deposited in General Fund, Fund 0001, Department DEV, Unit 1181, Revenue Code 8200. In the event **GRANTEE’s** check for the license fee is dishonored, **GRANTEE** shall pay to the City a processing fee of \$25.00 for each dishonored check. Additionally, all monies owed to the City under this license shall be subject to the assessment of interest at a rate of 10 percent a year from the day

SECTION 3. (continued)

after any monies become due until it is paid in full, in accordance with Section 2-1.1 of the Dallas City Code.

SECTION 4. That the licensed area shall be used by **GRANTEE** for the following purpose under the direction of the Director of Department of Sustainable Development and Construction of the City of Dallas: occupy, maintain and utilize six awnings without premise signs and three trees.

SECTION 5. That this license is subject to the provisions set forth in EXHIBIT B, attached hereto and made a part hereof.

SECTION 6. That this license is nonexclusive and is made expressly subject and subordinate to the right of the City to use the licensed area for any public purpose. The Governing Body of the City of Dallas reserves the right by Resolution duly passed by said Governing Body, to terminate and cancel this license upon giving **GRANTEE** sixty (60) days notice of its intent to cancel. Upon termination, all rights granted hereunder shall thereupon be considered fully terminated and cancelled and the City of Dallas shall not be held liable by reason thereof. Said Resolution shall be final and shall not be subject to review by the Courts. **GRANTEE** shall have the right of cancellation upon giving the City of Dallas sixty (60) days written notice of its intention to cancel, and in either event upon the termination or cancellation by the City or **GRANTEE**, as the case may be, this license shall become null and void and **GRANTEE** or anyone claiming any rights under this instrument shall remove, to the extent required by the Director of Department of Sustainable Development and Construction, any improvements and encroachments from the licensed areas at **GRANTEE's** expense. Failure to do so shall subject **GRANTEE** to the provisions contained in EXHIBIT B, Subsection (a). All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 7. That the license is subject to the following conditions, terms and reservations:

- (a) **GRANTEE** shall ensure a minimum of six feet of unobstructed clear sidewalk.

SECTION 7. (continued)

- (b) **GRANTEE** shall obtain a Right-Of-Way Permit from Public Works Department in addition to any required building permit.
- (c) **GRANTEE** shall adhere to Texas Accessibility Standard Requirements (TDLR) and Americans with Disability Act (ADA) requirements.
- (d) **GRANTEE** acknowledges that if the tree installation conflicts with the existing main, **GRANTEE** will need to coordinate mitigation of the conflict with Atmos Energy.

SECTION 8. That upon the effectiveness of this ordinance, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a NOTICE OF LICENSE and to file same in the deed records of Dallas County, Texas. Additionally, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a cancellation of Notice of License upon termination by the City or **GRANTEE** and to file such cancellation of Notice of License in the deed records of Dallas County, Texas.

SECTION 9. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 10. That this license may not be assigned without prior written approval from the Director of Department of Sustainable Development and Construction, or designee. Such assignment shall recite that it is subject to the terms, restriction and conditions contained in this ordinance. The assignee shall deliver evidence of ownership of property abutting the licensed area, and a copy of the assignment, along with the assignee's written acceptance of the provisions of this ordinance, to the Director of Department of Sustainable Development and Construction within 10 days of such assignment; said assignment and written acceptance shall be forwarded to the City Secretary of the City of Dallas. Should **GRANTEE** fail to obtain prior written approval for assignment of this license or fail to provide the City of Dallas with the required written acceptance and a copy of the assignment, the Director of Department of Sustainable Development and Construction, or designee, may terminate this license.

SECTION 11. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the fee pursuant to Section 3 of this ordinance, an acceptable certificate of insurance and the fee for publishing this ordinance which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee, shall deliver to **GRANTEE** the certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 12. That this ordinance is also designated for City purposes as Contract No. DEV-2020-00014319 for Westdale Main Ltd. and Contract No. DEV-2020-00013025 for Elm Street Lofts, Ltd.

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:
CHRISTOPHER J. CASO
City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and
Construction

BY


Assistant City Attorney

BY


Assistant Director

Passed _____.

EXHIBIT A

THREE (3) TREES

SIX (6) AWNINGS WITHOUT PREMISE SIGN

TREE DIMENSIONS

TREES WILL BE INSTALLED 48" FROM CURB AND THE DEPTH WILL NOT EXCEED 36" BELOW TOP OF CURB

ELM ST.

PROPOSED AWNINGS - SHOWN DASHED

ADDRESS	LENGTH	WIDTH	HEIGHT ABOVE SIDEWALK
2546 ELM	23'-4"	5'-0"	9'-0"
2548 ELM	21'-0"	5'-0"	9'-0"
2550 ELM	8'-5"	5'-0"	9'-0"
2550 ELM	8'-5"	5'-0"	9'-0"
2554 ELM	8'-8"	5'-0"	10'-0"
2556 ELM	8'-5"	5'-0"	10'-0"

BLOCK 170

2546 ELM ST.

2548 ELM ST.

2550 ELM ST.

2554 ELM ST.

2556 ELM ST.

ADJACENT PROPERTY - NOT IN SCOPE

GOOD LATIMER EXPY.



**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

1

That this license is granted subject to the following additional conditions, terms and reservations:

- (a) That at such time as this license is terminated or canceled for any reason whatsoever, **GRANTEE**, upon orders issued by the City acting through the Director of Sustainable Development and Construction, or designee, shall remove all installations, improvements and appurtenances owned by it situated in, under or attached to the licensed area, and shall restore the premises to its former condition in accordance with the requirements of the Director of Sustainable Development and Construction at the sole cost of **GRANTEE**. In the event, upon termination of this license, **GRANTEE** shall fail to remove its installations, improvements and appurtenances and to restore the licensed area in compliance with orders issued by City, or such work is not done to the satisfaction of the Director of Sustainable Development and Construction, then in either event the City shall have the right to do all work necessary to restore said area to its former condition or cause such work to be done, and to assess the cost of all such work against **GRANTEE**; in neither event shall the City of Dallas be liable to **GRANTEE** on account thereof.
- (b) It is further understood that if and when the City of Dallas, in the exercise of its discretion, shall determine that the grade of any street, sidewalk or parkway should be modified or changed, or that any other work should be done in connection with any public improvement which will affect the licensed area, and/or any of **GRANTEE's** installations and improvements thereon, any modifications or changes to **GRANTEE's** facilities in the licensed area or in construction or reconstruction of any public improvement attributable to **GRANTEE's** use of the licensed area and/or its installations and improvements thereon, shall be made at the sole expense of **GRANTEE** and to the satisfaction of the Director of Sustainable Development and Construction.
- (c) At such time as this license is granted, it is agreed, and a condition hereof, that **GRANTEE** shall procure and keep in full force and effect **Commercial General Liability Insurance** coverage issued by an insurance company authorized and approved by the State of Texas, acceptable to the City of Dallas and issued in the standard form approved by the Texas Department of Insurance. The insured provisions of this policy must name the City of Dallas as an additional insured protecting the City of Dallas against any and all claims for damages to persons or property as a result of or arising out of the use, operation and maintenance by **GRANTEE** of the licensed area and **GRANTEE's** installations, improvements, landscaping and equipment in connection therewith and located therein. The Commercial General Liability coverage must include, but not limited to, Premises/Operations, Independent Contractors and Contractual Liability with minimum combined bodily injury (including death) and property damage limits of not less than \$500,000 per occurrence and \$500,000 annual aggregate. This insurance shall also include coverage for underground, explosion and collapse hazards (i.e. not excluded). If this insurance is written on a claims-made form, coverage shall be continuous (by renewal or extended reporting period) for not less than

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

2

twelve (12) months following termination of this license and removal of the installations, improvements and appurtenances and restoration of the licensed area pursuant to paragraph (a) above. Coverage, including any renewals, shall contain the same retroactive date as the original policy applicable to this license. The City of Dallas reserves the right to review the insurance requirements set forth herein during the effective term of the license and to adjust insurance coverages and their limits when deemed necessary and prudent by the City of Dallas' Risk Management based upon changes in statutory law, court decisions, or the claims history of the industry as well as the City of Dallas.

1. **GRANTEE** agrees that with respect to the above required insurance, all insurance contracts and certificates of insurance will contain and state, in writing, that coverage shall not be canceled, nonrenewed or materially changed except after thirty (30) days written notice by certified mail to Department of Sustainable Development and Construction.
 2. **GRANTEE** shall carry said insurance at its expense and shall furnish the City of Dallas proof of such insurance. In the event said insurance should terminate during the licensing term hereof, or **GRANTEE** fails to furnish proof of insurance coverage in accordance with the specifications as required by this section, the Director of Sustainable Development and Construction, or designee, may terminate the license granted herein.
- (d) **GRANTEE** is prohibited from using the licensed area in any manner which violates Federal, State or local laws, regulations, rules and orders, regardless of when they become or became effective, including without limitation, those related to health, safety, noise, environmental protection, waste disposal and water and air quality, and shall provide satisfactory evidence of compliance upon the request of the City of Dallas. Should any discharge, leakage, spillage, emission or pollution of any type occur upon or from the licensed area due to **GRANTEE's** use and occupancy thereof, **GRANTEE**, at its expense, shall be obligated to clean up the licensed area to the satisfaction of the City of Dallas and any governmental body having jurisdiction thereover. The City of Dallas may, at its option, clean the licensed area. If the City of Dallas elects to do so, **GRANTEE** shall promptly pay to the City of Dallas the reasonable cost of such cleanup upon receipt of bills therefore. **GRANTEE** agrees that the indemnity provisions contained in paragraph (g) herein shall be fully applicable to the requirements of this paragraph, in event of **GRANTEE's** breach of this paragraph, or as a result of any such discharge, leakage, spillage, emission or pollution arising out of the **GRANTEE's** use of the licensed area.
- (e) This license is subject to all State laws, the provisions of the Charter of the City of Dallas as it now exists, or may hereafter be adopted or amended, and the ordinances of the City of Dallas now in effect or those which may hereafter be passed or adopted. The City of Dallas shall have the right to increase or decrease the compensation to be charged for the use contemplated by this grant in

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

accordance with the provisions of the Dallas City Code as it now exists, or as may hereafter be adopted or amended.

- (f) The Governing Body of the City of Dallas reserves the right, at any time without notice, to terminate and cancel this license, by resolution, upon a finding by the Governing Body that this license is inconsistent with the public use of the property or whenever the purpose or use of the license is likely to become a nuisance and all rights granted hereunder shall thereupon be considered fully terminated and canceled and the City of Dallas shall not be held liable by reason thereof. The decision of the Governing Body of the City in this matter shall be final and binding upon all parties insofar as the City's determination as to whether the **GRANTEE's** use of this license constitutes a nuisance or is inconsistent with the public use of the property.
- (g) As a condition hereof, **GRANTEE** agrees and is bound to defend, indemnify and hold the City of Dallas, its officers, agents and employees, harmless against any and all claims, lawsuits, judgments, costs and expenses for bodily injury (including death), property damage or other harm for which recovery of damages is sought, suffered by any person or persons, that may arise out of or be occasioned by the use, occupancy and maintenance of the licensed area or **GRANTEE's** installations and improvements within the licensed area, from any act or omission of any representative, agent, customer and/or employee of **GRANTEE**, or by **GRANTEE's** breach of any of the terms or provisions of this license, or by any negligent or strictly liable act or omission of **GRANTEE**, its officers, agents, employees or contractors in the use, occupancy and maintenance of **GRANTEE's** installations and improvements within the licensed area; except that the indemnity provided for in this paragraph shall not apply to any liability resulting from the sole negligence or fault of the City of Dallas, its officers, agents, employees or separate contractors, and in the event of joint and concurring negligence or fault of both the **GRANTEE** and the City of Dallas, responsibility and liability, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without, however, waiving any governmental immunity available to the City of Dallas under Texas law and without waiving any defenses of the parties under Texas law. This obligation to indemnify and defend shall also include any claim for damage that any utility or communication company, whether publicly or privately owned, may sustain or receive by reason of **GRANTEE's** use of the licensed area or **GRANTEE's** improvements and equipment located thereon. In addition to the foregoing, **GRANTEE** covenants and agrees never to make a claim of any kind or character whatsoever against the City of Dallas for damage of any kind that it may suffer by reason of the installation, construction, reconstruction, operation or maintenance of any public improvement, utility or communication facility on the licensed area, whether presently in place or which may in the future be constructed or installed, including but not limited to, any water or wastewater mains or storm sewer facilities, regardless of whether such damage is due to

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

flooding, infiltration, backflow or seepage caused from the failure of any installation, natural causes, City's negligence, or from any other cause whatsoever.

- (h) This license is subject to any existing utilities or communication facilities, including drainage, presently located within the licensed area, owned and/or operated by the City of Dallas or any utility or communications company, public or private, and to any vested rights presently owned by an utility or communications company, public or private, for the use of the licensed area for facilities presently located within the boundaries of said licensed area. It is the intent of the foregoing that this permission herein is made expressly subject to the utilization of the licensed area for communication and utility purposes, both public and private, including drainage, over, under, through, across and along the licensed area. No buildings shall be constructed or placed upon, over or across the licensed area in such a manner as to interfere with the operation of any utilities and communication facilities. All and any communication company and utility, both public and private, shall have the right to remove and keep removed all or parts of any buildings which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems within the licensed area. All communication companies and utilities, both public and private, shall have the full right to remove and keep removed all parts of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and efficiency of its respective system and shall at all times have the full right of ingress and egress to or from and upon the licensed area for the purpose of constructing, relocating, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.



Agenda Information Sheet

File #: 21-465

Item #: 17.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): 12
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

A resolution **(1)** declaring approximately 141,134 square feet of improved land, together with approximately 10,750 square feet of building improvements unwanted and unneeded, located in Collin County near the intersection of Dickerson Street and Maribeth Drive, and authorizing its advertisement for sale by public auction; **(2)** establishing a reserve for the auctioned surplus property; and **(3)** authorizing a Purchase and Sale Agreement to be prepared for the auctioned surplus property receiving the highest qualified bid that meets or exceeds the reserve - Estimated Revenue: TBD

BACKGROUND

This item will declare approximately 141,134 square feet of improved land, together with approximately 10,750 square feet of building improvements unwanted and unneeded, located in Collin County near the intersection of Dickerson Street and Maribeth Drive, and authorizing its advertisement for sale by public auction. This property has been routed to City departments and outside agencies to determine whether any had a need for the property.

Texas Local Government Code Section 253.008 authorizes municipalities to sell real property owned by the municipality at an advertised public auction. Section 272.001 states fair market value may be determined by the highest bid price obtained by a municipality at an advertised auction.

This property will be advertised for sale by public auction with a reservation of all oil, gas and other minerals in and under the property and a restriction prohibiting the placement of industrialized housing.

A reserve amount will be established on the auctioned surplus property. Reserve amounts are not public but are the minimum price the City will accept for the property, and the minimum bid for which the auction firm will declare a property sold.

Upon receipt of the highest qualified bid that meets or exceeds the reserve, a Purchase and Sale Agreement, approved as to form by the City Attorney, will be prepared for the highest bidder. Staff will ensure the highest bidder is qualified to bid and be awarded the property.

The property will return to the tax rolls upon conveyance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

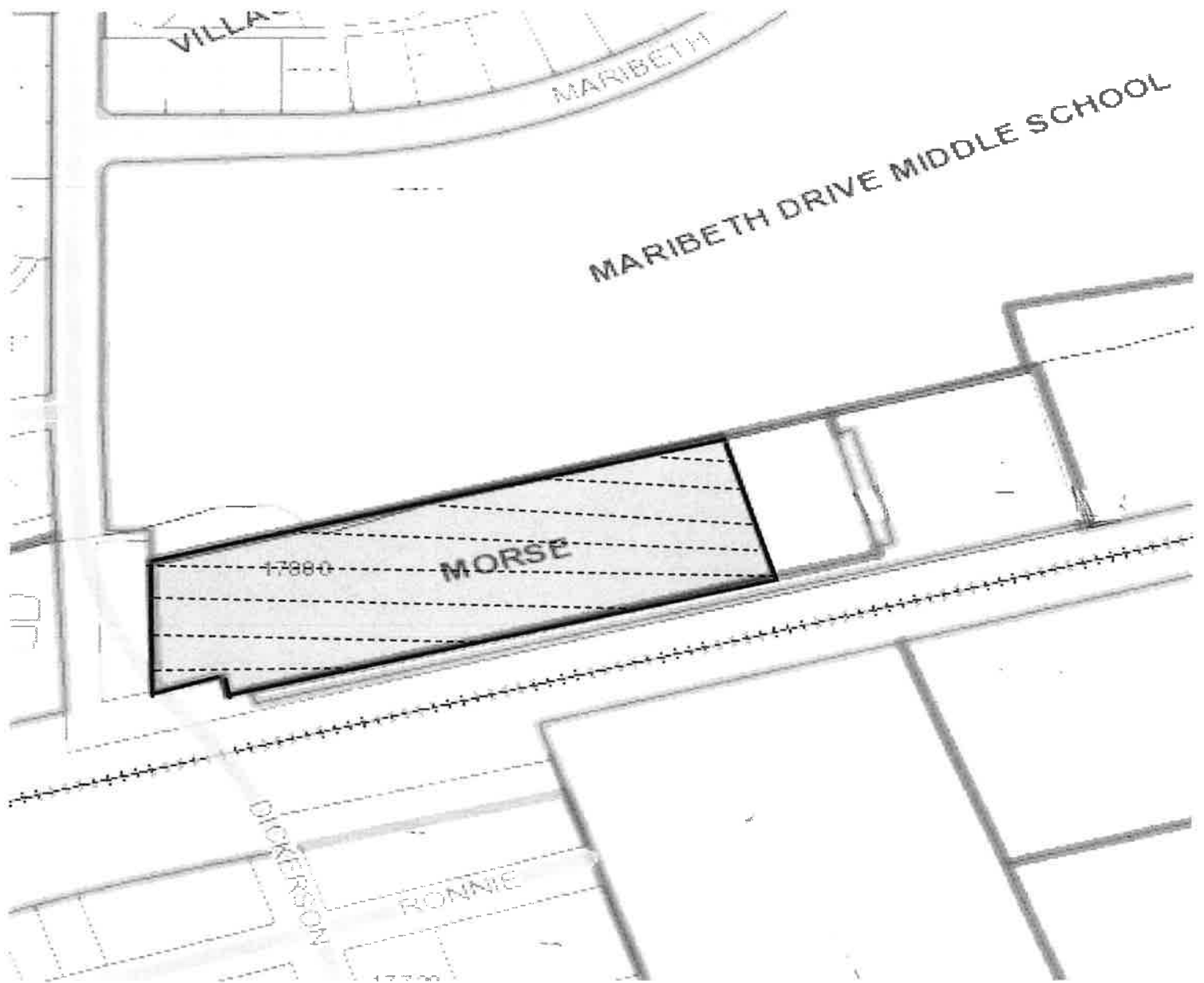
The Park and Recreation Board was briefed in Executive Session on March 25, 2021.

FISCAL INFORMATION

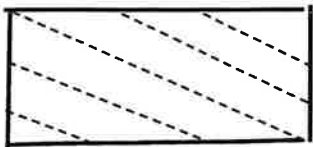
Estimated Revenue: TBD

MAP

Attached



SURPLUS PROPERTY – 17800 DICKERSON ST



April 28, 2021

WHEREAS, the City of Dallas ("City") is the owner of a tract of unwanted and unneeded land containing approximately 141,134 square feet, together with approximately 10,750 square feet of building improvements, located in the City of Dallas, Collin County, Texas as described on Exhibit "A", attached herein and incorporated by reference, and which is no longer needed for municipal use; and

WHEREAS, pursuant to Sections 253.008 and 272.001 of the Texas Local Government Code, in accordance with certain procedures the City may sell its property by public auction, where the highest bid received reflects the fair market value of the property; and

WHEREAS, on March 25, 2021, the Park and Recreation Board was briefed by City staff and recommended a reserve amount to be established on the surplus property described in Exhibit "A"; and

WHEREAS, on October 24, 2018 the City Council approved Resolution No. 18-1513 authorizing a three-year contract with Hudson & Marshall, a Real Estate auction firm.

Now, Therefore,

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

SECTION 1. That the City-owned property listed on Exhibit "A", attached herein and incorporated by reference is declared unwanted and unneeded by the City Council and the property is to be advertised for sale and sold by public auction pursuant to state law.

SECTION 2. That the reserve amount established by the Park Board, is hereby authorized by the City Council and established as the reserve amount for the sale of property tract listed on Exhibit "A".

SECTION 3. That the Director of Sustainable Development and Construction is authorized to advertise the property listed on Exhibit "A" for sale by public auction and upon conclusion of the advertising period conduct the public auction as authorized herein.

SECTION 4. That the advertisement of the property shall state:

- (a) that the sale shall be by a Deed Without Warranty in a form approved by the City Attorney;
- (b) that the sale shall be subject to the terms, covenants, conditions, reservations, restrictions and exceptions of this authorizing resolution, including without limitation the following:
 - i. a restriction prohibiting the placement of industrialized housing on the property;

SECTION 4. (continued)

- ii. reservation by the City of Dallas of all oil, gas and other minerals in and under the property with a waiver of surface access rights relating to said minerals;
 - iii. any and all visible and apparent easements and encroachments, whether of record or not;
 - iv. any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record and applicable to the property or any part thereof; and
 - v. standby fees, taxes and assessments, if any, by any taxing authority for the year of closing and subsequent years and assessments by any taxing authority for prior years due to changes in land usage or ownership, the payment of said standby fees, taxes, and assessments being assumed by **GRANTEE**.
- (c) that, to the maximum extent allowed by law, the sale shall be strictly on an “AS IS, WHERE IS, WITH ALL FAULTS” basis; and
- (d) such other terms and requirements of the sale and/or disclaimers as the City deems necessary, convenient or appropriate.

SECTION 5. That, upon the conclusion of the public auction that has been advertised and conducted pursuant to Section 2-24.1 and state law, as applicable, the highest qualified bid received at such auction for the surplus property that meets or exceeds the reserve amount established by the City shall be deemed the sales price and shall be conclusive of the fair market value of such property and shall be accepted by the City.

SECTION 6. That the City Manager or designee is authorized to execute a Purchase and Sales Agreement, approved as to form by the City Attorney, to be entered into with respect to the surplus property listed on Exhibit “A” between the City and the highest qualified bidder for such property at such advertised public auction.

SECTION 7. That, upon receipt of the consideration from the highest qualified bidder, the City Manager or designee is authorized to execute a Deed Without Warranty in a form approved by City Attorney and to be attested by the City Secretary, and other miscellaneous closing documents upon approval as to form by the City Attorney.

SECTION 8. That the sale proceeds shall be deposited into the name of Park Fund, Fund 0001, Dept PKR, Bal Sheet 0519 and Department of Sustainable Development and Construction, Real Estate Division shall be reimbursed for the cost of obtaining legal

April 28, 2021

SECTION 8. (continued)

description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Dept 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 8118.

SECTION 9. That if a title policy is desired by **GRANTEE**, same shall be at the expense of the **GRANTEE**.

SECTION 10. That the sale shall be subject to standby fees, taxes and assessments, if any by any taxing authority for the year of the closing and subsequent years and assessments by any taxing authority for prior years due to changes in land usage or ownership, the payment of said standby fees, taxes and assessments being assumed by **GRANTEE**.

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

APPROVED AS TO FORM:

Christopher J. Caso, City Attorney

BY:


Assistant City Attorney

Field Notes Describing Land in Block 11/8725

Being situated in the Collin County School Land Survey, Abstract No. 169, Collin County, Texas, and being all of Lot 3, Block 11/8725 of the Morse Addition, an addition to the City of Dallas Recorded in Volume K, Page 38 of the Plat Records of Collin County, Texas, and being a portion of the property conveyed to The City of Dallas by deed recorded in Instrument Number 20090501000520130 of the Official Public Records of Collin County, Texas and containing 141,415 Square Feet, or 3.246 Acres of land, according to the map or plat thereof; **SUBJECT TO** a 5,261 Square Foot (0.1208 Acre) street easement and a 2,856 Square Foot (0.0656 Acre) water and wastewater easement, reserved to the City of Dallas, as shown on the drawing attached hereto and made a part hereof.

This description is approved as to form.

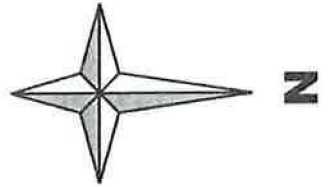


Scott Holt, RPLS
Survey Program Manager

3/15/2021
Date:

Plano Independent School District
Clerk's File 96-0095043

Collin County
School Land
Abstract No. 169



Dickerson St.

City of Dallas
Inf. #20090501000520130

141,415 Square Foot
3.246 Acre Lot

City of Dallas
Inf. #20090501000520130

MORSE ADDITION
Volume K, Page 38
Collin County Plat Records

LOT 3
BLOCK
118725

650.87'

189.76'

144.41'

144.61'

5,261 Square Foot Street
Easement to be Reserved.

2,856 Square Foot Water
& Wastewater Easement
to be Reserved.

622.04'

20' Ingress/Egress Easement: Vol. 2670, Pg. 398

Dallas Area Rapid Transit
Vol. 3424, Pg. 126

Dickerson Road Right-of-Way
Dedication, by Plat

Bellar Communications, Inc.
Volume 2581, Page 353

100.00'

LOT 4

BSFR Enterprises LLC
Vol. 4760, Pg. 2103

211.88'

Bellar Communications, Inc.
Vol. 2581, Pg. 349

210.94'

100'

Dickerson St.

Sheet 2 of 2



CITY OF DALLAS

Park & Recreation

Dickerson St. @ D.A.R.T. Line

DEPARTMENT OF PUBLIC WORKS

SURVEY DIVISION CITY OF DALLAS, TEXAS

OPERNAME	DESIGN FILE NAME	SCALE	DATE
S. Holt	NEIGHBORHOOD/INDUSTRIAL/RECREATION Addition Final.dwg	As Noted	3-10-21
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	S. Holt	BLOCK 11/8725	044D-35



Agenda Information Sheet

File #: 21-466

Item #: 18.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): 10
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

A resolution **(1)** declaring approximately 37,925 square feet of improved land unwanted and unneeded, located near the intersection of Forest Lane and Greenville Avenue, and authorizing its advertisement for sale by public auction; **(2)** authorizing a Purchase and Sale Agreement to be prepared for the auctioned surplus property receiving the highest qualified bid that is sold absolute; and **(3)** waiving the minimum reserve amount - Estimated Revenue: TBD

BACKGROUND

This item will declare approximately 37,925 square feet of improved land unwanted and unneeded, located near the intersection of Forest Lane and Greenville Avenue, and authorizing its advertisement for sale by public auction. This property has been routed to City departments and outside agencies to determine whether any had a need for the property.

Texas Local Government Code Section 253.008 authorizes municipalities to sell real property owned by the municipality at an advertised public auction. Section 272.001 states fair market value may be determined by the highest bid price obtained by a municipality at an advertised auction.

This property will be advertised for sale by public auction with a reservation of all oil, gas and other minerals in and under the property and a restriction prohibiting the placement of industrialized housing.

Upon receipt of the highest qualified bid sold absolute, a Purchase and Sale Agreement, approved as to form by the City Attorney, will be prepared for the highest bidder. Staff will ensure the highest bidder is qualified to bid and be awarded the property.

The property will return to the tax rolls upon conveyance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

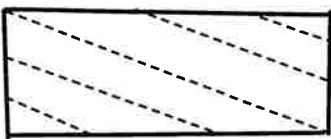
Estimated Revenue: TBD

MAP

Attached



9015 Forest Ln – Forest Green Branch Library



April 28, 2021

WHEREAS, the City of Dallas ("City") is the owner of a tract of unwanted and unneeded land containing approximately 37,925 square feet, located in the City of Dallas, Dallas County, Texas as described on Exhibit "A", attached herein and incorporated by reference, and which is no longer needed for municipal use; and

WHEREAS, said City property is currently improved and may be disposed of by public auction in accordance with the provisions of Section 2-24.1 of the Dallas City Code, which requires a minimum reserve amount be established, and Sections 253.008 and 272.001 of the Texas Local Government Code, as amended; and

WHEREAS, pursuant to Section 2-24.1(e) of the Dallas City Code, the procedures required by Section 2-24.1 of the Dallas City Code that are not required by state law may be waived; and

WHEREAS, the minimum reserve amount provided for in Section 2-24.1(b) of the Dallas City Code is not required for the sale of the property by public auction to proceed pursuant to Sections 253.008 and Section 272.001 of the Texas Local Government Code which instead provide that the City may sell its property by public auction where the highest bid received reflects the fair market value of the property; and

WHEREAS, pursuant to Section 2-24.1(e) of the Dallas City Code, in accordance with certain procedures, the City recommends the minimum reserve amount requirement of Section 2-24.1(b) of the Dallas City Code be waived and the sale of said City property be authorized to instead proceed by public auction without a minimum reserve, pursuant to Section 2-24.1 of the Dallas City Code and Section 253.008 and Section 272.001 of the Texas Local Government Code, where the highest bid received reflects the fair market value of the property; and

WHEREAS, on October 24, 2018 the City Council approved Resolution No. 18-1513 authorizing a three-year contract with Hudson & Marshall, a Real Estate auction firm.

Now, Therefore,

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

SECTION 1. That the City-owned property listed on Exhibit "A", attached herein and incorporated by reference is declared unwanted and unneeded by the City Council, that the minimum reserve amount requirement of Section 2-24.1(b) of the Dallas City Code is hereby waived for the sale of the property, and the property is to be advertised for sale and sold by public auction pursuant to Section 2-24.1 of the Dallas City Code and Sections 253.008 and Section 272.001 of the Texas Local Government Code, without minimum reserve amount and where the highest bid received reflects the fair market value of the property.

April 28, 2021

SECTION 2. That the Director of Sustainable Development and Construction is authorized to advertise the property listed on Exhibit "A" for sale by public auction and upon conclusion of the advertising period conduct the public auction as authorized herein.

SECTION 3. That the advertisement of the property shall state:

- (a) that the sale shall be by a Deed in a form approved by the City Attorney;
- (b) that the sale shall be subject to the terms, covenants, conditions, reservations, restrictions and exceptions of this authorizing resolution, including without limitation the following:
 - i) a restriction prohibiting the placement of industrialized housing on the property;
 - ii) reservation by the City of Dallas of all oil, gas and other minerals in and under the property with a waiver of surface access rights relating to said minerals;
 - iii) any and all visible and apparent easements and encroachments, whether of record or not;
 - iv) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record and applicable to the property or any part thereof; and
 - v) standby fees, taxes and assessments, if any, by any taxing authority for the year of closing and subsequent years and assessments by any taxing authority for prior years due to changes in land usage or ownership, the payment of said standby fees, taxes, and assessments being assumed by **GRANTEE**.
- (c) that, to the maximum extent allowed by law, the sale shall be strictly on an "AS IS, WHERE IS, WITH ALL FAULTS" basis;
- (d) that as a material part of the consideration for the sale, the grantee and the City shall acknowledge and agree and provided in any relevant instrument that, to the maximum extent allowed by law, (a) **GRANTEE** is taking the property "AS IS, WHERE IS, WITH ALL FAULTS", (b) the City disclaims responsibility as to the accuracy or completeness of any information relating to the property, (c) grantee assumes all responsibility to examine all applicable building codes and zoning ordinances to determine if the property can be used for the purposes desired and to check for outstanding or pending code enforcement actions including but not

SECTION 3. (continued)

limited to repair or demolition orders, and (d) the City expressly disclaims and grantee expressly waives, any warranty or representation, express or implied, including without limitation any warranty of condition, habitability, merchantability or fitness for a particular purpose of the property. Without limiting the foregoing, the City makes no representations of any nature regarding the property and specifically disclaims any warranty, guaranty or representation, oral or written, express or implied, past, present, or future, concerning: (i) the nature and condition of the property, including without limitation, the water, soil and geology, and the suitability thereof and the property for any and all activities and uses which grantee may elect to conduct thereon, and the existence of any environmental substances, hazards or conditions or presence of any endangered or protected species thereon or compliance with all applicable laws, rules or regulations; (ii) the nature and extent of any right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or otherwise; (iii) the compliance of the property or its operation with any law, ordinance or regulation of any federal, state, or local governmental authority; and (iv) whether or not the property can be developed or utilized for any purpose. For purposes hereof, "environmental substances" means the following: (a) any "hazardous substance" under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C.A. 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 lubrication oils, (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C.A. Section 651 et. seq., as amended, (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C.A. Section 6901 et. seq., as amended, (f) asbestos, (g) polychlorinated biphenyls, (h) underground storage tanks, whether empty, filled, or partially filled with any substance, (i) any substance, the presence of which is prohibited by federal, state or local laws and regulations, and (j) any other substance which by federal, state or local laws and regulations requires special handling or notification of governmental authorities in its collection, storage, treatment or disposal. 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.

- (e) such other terms and requirements of the sale and/or disclaimers as the City deems necessary, convenient or appropriate.

April 28, 2021

SECTION 4. That, upon the conclusion of the public auction that has been advertised and conducted pursuant to Section 2-24.1 and state law, as applicable, the highest qualified bid received at such auction for the surplus property shall be deemed the sales price and shall be conclusive of the fair market value of such property and shall be accepted by the City.

SECTION 5. That the City Manager or designee is authorized to execute a Purchase and Sales Agreement, approved as to form by the City Attorney, to be entered into with respect to each such surplus property between the City and the highest qualified bidder for such property at such advertised public auction.

SECTION 6. That, upon receipt of the consideration from the highest bidder, the City Manager or designee is authorized to execute a Deed in a form approved by the City Attorney to be attested by the City Secretary, and other miscellaneous closing documents upon approval as to form by the City Attorney.

SECTION 7. That the sale proceeds shall be deposited into the General Fund, Fund 0001, Dept DEV, Bal Sheet 0519 and Department of Sustainable Development and Construction, Real Estate Division shall be reimbursed for the cost of obtaining legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Dept 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 8118.

SECTION 8. That if a title policy is desired by **GRANTEE**, same shall be at the expense of the **GRANTEE**.

SECTION 9. That the sale shall be subject to standby fees, taxes and assessments, if any by any taxing authority for the year of the closing and subsequent years and assessments by any taxing authority for prior years due to changes in land usage or ownership, the payment of said standby fees, taxes and assessments being assumed by **GRANTEE**.

SECTION 10. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
Christopher J. Caso, City Attorney

BY: 
Assistant City Attorney

Exhibit A

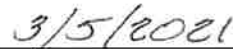
Field Notes Describing Land in Block A/8410

Being situated in the B.F. Hall Survey, Abstract No. 660, Dallas County, Texas, and being all of Lot 3, Block A/8410 of the Forest-Green Branch Library Addition, an addition to the City of Dallas Recorded in Volume 73154, Page 833 of the Deed Records of Dallas County, Texas, and being all of the property conveyed to City of Dallas by deed recorded in Volume 72174, Page 2496 of the Deed Records of Dallas County, Texas and containing 37,925 Square Feet, or 0.8706 Acres of land according to the map or plat thereof.

This description is approved as to form.



Scott Holt, RPLS
Survey Program Manager
City of Dallas



Date:



Agenda Information Sheet

File #: 20-1762

Item #: 19.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A resolution authorizing **(1)** the adoption of the City of Dallas Strategic Mobility Plan (SMP) known as Connect Dallas; and **(2)** the coordination of initiatives and partnerships necessary to implement the actions and goals set forth in the SMP - Financing: No cost consideration to the City

BACKGROUND

In February 2019, the City of Dallas, through the Department of Transportation, established an 18-month service agreement, with a consulting firm to assist in the development of the City's first-ever Five-Year SMP.

The City of Dallas and partner agencies developed many plans and studies that improved access to multimodal transportation in Dallas. However, the City lacked a comprehensive strategic vision for transportation that emphasizes integrated transportation decision-making with housing, economic vitality, equity, environmental sustainability, innovation, safety and multimodal transportation, which are the foundation of the driving principles.

The SMP will establish the five-year strategic vision for transportation that will provide the following:

- Establish the driving principles for transportation in Dallas that will inform policy, program, and project investment decisions.
- Establish a framework for evaluating the impact of transportation investments on the driving principles.
- Identify the preferred transportation investment strategy for the City that supports the driving principles and advances integrated transportation, housing, economic vitality, equity, environmental sustainability, innovation, safety and multimodal transportation decision-making.
- Recommend transportation-related policy changes necessary to realizing the community's preferred strategy.

Critical inputs for the SMP include the Comprehensive Environmental and Climate Action Plan, Resilient Dallas Strategy, Market Value Analysis, Comprehensive Housing Policy, Five-Year Economic Development Strategic Plan, Age-Friendly Dallas, and Equity Indicators.

Two Advisory Committees for the SMP assisted with public outreach, reviewing plan deliverables, and providing feedback on policy, program, and project recommendations.

- Mobility Advisory Committee - comprised mostly of neighborhood and community representatives appointed by City Councilmembers.
- Partner Agency Committee - comprised of agencies that the City of Dallas regularly collaborate with on transportation planning and implementation.

Public surveys, workshops, and targeted neighborhood meetings and focus groups served as the primary methods used for public outreach throughout the planning process, in coordination and cooperation with Council member offices.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Mobility and Solutions Infrastructure committee was briefed on purpose and need for a SMP on January 22, 2018.

City Council was briefed on the purpose and need for a SMP for the City on February 7, 2018.

On February 13, 2019, City Council authorized an 18-month consultant agreement with Kimley-Horn & Associates for the development of a five-year SMP for the City by Resolution No. 19-0297.

The Transportation and Infrastructure Committee was briefed on the outreach results, preferred strategy and final deliverables of the SMP process on June 3, 2020.

The Transportation and Infrastructure Committee was briefed on the draft Plan and the public comment period results on February 23, 2021.

City Council was briefed on the SMP on March 3, 2021.

[City Council was briefed by memorandum regarding this matter on April 23, 2021.](#)

FISCAL INFORMATION

No cost consideration to the City.

April 28, 2021

WHEREAS the development of a citywide transportation plan was recommended in the Transportation Equity Report “Resilient Dallas Strategy, 2018” and supported through Regional Transportation Council action in May of 2018; and

WHEREAS, the City of Dallas is committed to developing a comprehensive multimodal strategy that will respond to the challenges of the 21st Century; and

WHEREAS, the City of Dallas remains committed to community priorities and ongoing City initiatives to promote affordability, travel choice, safety, economic vitality, innovation, environment and equitable access to transportation; and

WHEREAS, on February 13, 2019, the City Council authorized a consultant contract with Kimley-Horn and Associates, Inc., for the development of the Strategic Mobility Plan (SMP) by Resolution No. 19-0297; and

WHEREAS, the SMP driving principles align with the Dallas 365 Strategic Priorities: (1) Public Safety, (2) Mobility Solutions, Infrastructure, and Sustainability, (3) Economic and Neighborhood Vitality, (4) Human and Social Needs, (5) Quality of Life, Arts, and Culture and (6) Government Performance and Financial Management; and

WHEREAS, the SMP incorporates critical inputs such as the Comprehensive Environmental and Climate Action Plan, Resilient Dallas Strategy, Market Value Analysis, Comprehensive Housing Policy, Five-Year Economic Development Strategic Plan, Age-Friendly Dallas, and Equity Indicators; and

WHEREAS, the SMP preferred strategy is the result of a city-wide planning and outreach process that included public surveys, community workshops, targeted neighborhood meetings and focus groups; and

WHEREAS, the SMP is the result of feedback from engagement with advisory committees comprising of neighborhood and community representatives appointed by the City Council, and major institutional stakeholders and agencies that Dallas regularly collaborates with on transportation planning and implementation; and

WHEREAS, on June 3, 2020, City Council was briefed on the outreach results, preferred strategy and final deliverables of the SMP process; and

WHEREAS, the City of Dallas is increasingly utilizing data-driven decision-making, the SMP will serve as a mechanism to integrate performance-based planning into the City’s transportation investments and decision-making processes; and

April 28, 2021

Now, Therefore,

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

SECTION 1. That the City Council hereby authorizes the adoption of the City of Dallas Strategic Mobility Plan (SMP) known as Connect Dallas.

SECTION 2. That the City Manager authorizes the Department of Transportation to coordinate with the other City Departments to develop initiatives and partnerships necessary to implement the actions and goals set forth in the SMP (subject to annual appropriations).

SECTION 3. That the SMP serves to inform and help prioritize projects for the five-year capital program and future transportation investments.

SECTION 4. That the Department of Transportation in collaboration with other City Departments, continue to prioritize multimodal transportation access in the form of pedestrian, bicycle and transit-supportive infrastructure using the Dallas Complete Streets Design Manual.

SECTION 5. That the City of Dallas align future Capital Improvement Programs to reflect the surveyed community's preferred strategy, with a focus on the following:

- Providing people with more choices in how they travel and with higher-quality multi-modal networks, especially for short trips.
- Strategically investing where the need is greatest.
- Connecting neighborhoods and jobs within Dallas.
- Constructing fewer new roadway lane miles, investing more in streetscapes, enhanced bus service along with rail transit, bike facilities, trails, sidewalks, safety improvements, and transportation demand management.
- Greater development around transit stops and on vacant or underutilized land in already developed areas to promote compact growth and transit-oriented development.

SECTION 6. That the Department of Transportation provide City Council with an annual progress report one year from the passing of this resolution and every year for the duration of the five-year plan, summarizing progress towards implementing the action plan and meeting the evaluation metrics within each of the six driving principles.

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



Agenda Information Sheet

File #: 21-464

Item #: 20.

STRATEGIC PRIORITY: Quality of Life
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): 7
DEPARTMENT: Office of Arts and Culture
EXECUTIVE: Joey Zapata

SUBJECT

Authorize the **(1)** acceptance of a grant from the Summerlee Foundation Care of Communities Foundation of Texas in the amount of \$50,000.00 for the restoration of the Juanita J. Craft Civil Rights House for the period April 28, 2021 through April 27, 2022; **(2)** receipt and deposit of funds in an amount not to exceed \$50,000.00 in the Juanita Craft Summerlee Foundation Grant Fund; **(3)** establishment of appropriations in amount not to exceed \$50,000.00 in the Juanita Craft Summerlee Foundation Grant Fund; and **(4)** execution of the grant agreement with the Summerlee Foundation and all terms, conditions, and documents required by the agreement - Not to exceed \$50,000.00 - Financing: Summerlee Foundation Care of Communities Foundation of Texas Grant Funds

BACKGROUND

The Office of Arts & Culture (OAC) plans to re-open the Juanita Craft Civil Rights House and Memorial Garden (Craft House) for use as a public historic site open to the public on a regular basis. It will be the only publicly-accessible house museum to honor Mrs. Craft, a grass-roots community organizer who had a profound influence on her community, and the country as a whole.

The Junior League of Dallas (JLD) established a partnership with OAC to restore the Juanita J. Craft Civil Rights House & Museum as their Centennial Anniversary project. This partnership has also led way to the creation of a donor fund entitled "OAC Juanita Craft House and Garden Fund of Community Foundation of Texas" through which private donors, including foundations, can provide funding to the City of Dallas. The JLD Centennial Committee has worked with OAC staff to write and submit grant applications in order to raise funds for the Craft House.

The Summerlee Foundation grant is the second grant for the Craft House brought for City Council consideration through the JLD partnership. The first, accepted by Council on January 27, 2021 was from the Hillcrest Foundation in the amount of \$50,000.00. The Summerlee Foundation is responsible for the management of the grantmaking funds and requires the City of Dallas to sign a grant agreement ensuring the funds be utilized for the restoration of the Craft House. The Summerlee Foundation will donate funds through the OAC Juanita Craft House and Garden Fund of Community Foundation of Texas.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 20, 2019, the Arts and Culture Advisory Commission was briefed on the status of the Juanita J. Craft House and the Historic Structures Report.

On October 8, 2019, City Council authorized the acceptance of the FY 2018 African American Civil Rights Grant by Resolution No. 19-1477.

The Quality of Life Committee was briefed on the Juanita J. Craft Civil Rights House on November 18, 2019.

The Quality of Life Committee was briefed on the Juanita J. Craft Civil Rights House Update on September 21, 2020.

On January 27, 2021, City Council authorized the acceptance of the Hillcrest Foundation and Bank of America, NA, as Co-Trustee, grant by Resolution No. 21-0236.

On February 25, 2021, City Council authorized Supplemental Agreement Number 1 for to the professional services contract with McCoy Collaborative Preservation Architecture, PLLC for the final design plans and specifications, bid documentation and construction administration for the restoration of the Junita J. Craft Civil Rights House by Resolution No. 21-0355.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Summerlee Foundation Care of Communities	\$50,000.00	\$0.00	\$0.00
Foundation of Texas Grant Funds			

April 28, 2021

WHEREAS, the Summerlee Foundation has awarded grant funds to the City of Dallas to restore and celebrate the legacy of the Honorable Juanita Craft and the Juanita J. Craft Civil Rights House & Memorial Garden; and

WHEREAS, the Summerlee Foundation, requires a grant agreement be signed to ensure that the funds are used exclusively for the restoration and celebration of the Juanita Craft House; and

WHEREAS, the City of Dallas will benefit from the funds for the preservation and restoration of the Juanita Craft Civil Rights House & Memorial Garden.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to accept a grant from the Summerlee Foundation to preserve and restore the Juanita J. Craft Civil Rights House in the amount of \$50,000.00 for the period April 28, 2021 through April 27, 2022 and execute the grant agreement and all documents required by the grant, approved as to form by the City Attorney.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in an amount not to exceed \$50,000.00 in the Juanita Craft Summerlee Foundation Grant Fund, Fund P150, Department OCA, Unit 183C, Revenue Code 8411.

SECTION 3. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed \$50,000.00 in the Juanita Craft Summerlee Foundation Grant Fund, Fund P150, Department OCA, Unit 183C, Object 3070.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in the amount of \$50,000.00 from the Juanita Craft Summerlee Foundation Grant Fund, Fund P150, Department OCA, Unit 183C, Object 3070.

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

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

SECTION 7. That this contract is designated as Contract No. OCA-2021-00015955.

April 28, 2021

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



Agenda Information Sheet

File #: 21-656

Item #: 21.

STRATEGIC PRIORITY: Quality of Life
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): N/A
DEPARTMENT: Office of Arts and Culture
EXECUTIVE: Joey Zapata

SUBJECT

A resolution authorizing the ArtsActivate 2022 Program, a project-based cultural support program within the Office of Arts and Culture to support art and cultural services in the City of Dallas for FY 2021-22, and approving the program guidelines - Financing: This action has no cost consideration to the City (see Fiscal Information)

BACKGROUND

The Cultural Policy of the City of Dallas, adopted on November 28, 2018, provides that guidelines for the various Cultural Support Programs will be submitted for review and approval of the City Council. This serves to affirm the artistic nature of services to be provided through these various cultural programs and to specify the review and selection process for cultural services.

ArtsActivate 2022, as it will be referred to for FY 2021-22, is the project-based funding program for Dallas-based arts and culture organizations, individual artists, social service organizations, and other eligible non-profit organizations. ArtsActivate 2022 will continue to emphasize the goals of public benefit, neighborhood/community engagement and equity. The program will open for three rounds for funding in FY 2021-22. The goals of ArtsActivate 2022 are as follows:

1. Engage with the *Dallas Cultural Plan 2018* and create programming to address its priorities and initiatives
2. Provide public benefit by enhancing and diversifying artistic and cultural experiences to the residents of the City of Dallas
3. Increase access and inclusivity in the experience of art and creativity for communities that have been historically underserved
4. Connect individuals from diverse cultures, ages and economic means in an effort to strengthen communities and/or neighborhoods through the arts
5. Invest in historically underserved communities with artists or organizations rooted in that community to build individual capacity and economic viability

The *Dallas Cultural Plan 2018* and the Cultural Policy were adopted following a year-long cultural planning effort, which included in-depth regional, national, and international research, engagement with Dallas residents, artists, organizations, and City staff and leaders. Over 9,000 Dallas residents were engaged in this process to develop over one hundred initiatives and strategies under these six priorities: equity, diversity, space, support for artists, sustainable arts ecosystem, and communication.

ArtsActivate 2022 seeks to improve equity through expanded and adapted programmatic offerings in Dallas neighborhoods. Applicants will be partially scored on their proposals to provide cultural services in Dallas neighborhoods outside of the urban core of the city.

Cultural Support Programs will continue to be brought forward for City Council approval on an annual basis as the Office of Arts and Culture continues to implement initiative and strategies identified in the *Dallas Cultural Plan 2018*.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 28, 2018, City Council adopted the Dallas Cultural Plan 2018 and a revised and restated Cultural Policy of the City of Dallas; and authorized and established the Cultural Projects and Funding Program, Cultural Vitality Program, and Community Artist Program to support artist and cultural services in the City of Dallas by Resolution No. 18-1683.

On July 12, 2019, City Council authorized and established the ArtsActivate 2020 program and approved the program guidelines by Resolution No. 19-0887.

On April 1, 2021, the Allocations Committee of the Arts and Culture Advisory Commission voted to recommend these guidelines.

On April 15, 2021, the Arts and Culture Advisory Commission voted to recommend these guidelines.

FISCAL INFORMATION

This action has no cost consideration to the City.

Appropriations for the Cultural Support Programs are established in the General Fund through the annual budget development process. Each award to a non-profit organization or individual artist through ArtsActivate 2022 will be \$15,000.00 or less and authorized by administrative action.

April 28, 2021

WHEREAS, on November 28, 2018, City Council adopted the Dallas Cultural Plan 2018 and a revised and restated Cultural Policy of the City of Dallas; and authorized and established the Cultural Projects and Funding Program, Cultural Vitality Program, and Community Artist Program to support artist and cultural services in the City of Dallas by Resolution No. 18-1683; and

WHEREAS, the Cultural Policy provides for Cultural Support Programs for the support of Dallas-based cultural organizations and individual artists; and

WHEREAS, on July 12, 2019, City Council authorized and established the ArtsActivate 2020 program and approved the program guidelines by Resolution No. 19-0887; and

WHEREAS, on October 13, 2020, City Council authorized the ArtsActivate 2021 program and approved the program guidelines by Resolution No. 20-1531; and

WHEREAS, ArtsActivate 2022 falls under the Project Support category of the Cultural Policy, and will serve to further implement the goals, priorities, and initiatives of the *Dallas Cultural Plan 2018* in part by increasing access and inclusivity in the experience of art and creativity for communities that have been historically underserved or underrepresented; and

WHEREAS, the Cultural Policy requires that Cultural Support Programs must be authorized by resolution of the City Council annually, including approval of the various program guidelines.

Now, Therefore,

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

SECTION 1. That the City Council hereby authorizes the ArtsActivate 2022 Program and approves the program guidelines that are attached to this resolution as **Exhibit A:** *ArtsActivate 2022, FY 2021-22 Guidelines for Non-Profit Organizations and Individual Artists*, which provide for the program eligibility and review criteria to be used in evaluating applications for cultural support funds.

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



ArtsActivate 2022

FY 2021-22 Guidelines

for Non-Profit Organizations and Individual Artists

As recommended by the
Arts and Culture Advisory Commission of the City of Dallas

Approved by the
City Council of the City of Dallas
by Council Resolution No. [21-XXXX]
on [DATE]

Table of Contents

Introduction	1
Contact OAC	1
Office of Arts and Culture	1
Vision	2
Mission	2
Statement on Cultural Equity	2
ArtsActivate 2022.....	3
Program Goals	3
Definitions	3
ArtsActivate 2022 Timelines	4
General Application Guidelines	5
Funding Period	5
Eligibility Requirements	5
Ineligible Activities	6
Panel Review & Selection Process	7
Tier Structure	7
Panel Review	7
Selection & Funding	7
Funding Request Amounts	8
ArtsActivate 2022 Funding Allocation	8
Scoring.....	8
Review Panel Scoring	8
OAC Administrative Scoring	9
Payment	12
Compliance	12

Introduction

The Office of Arts and Culture (OAC) is continuing its work to *activate* the Dallas Cultural Plan 2018 guided by our mission to create an equitable environment wherein artists as well as arts and cultural organizations thrive while ensuring that all Dallas residents have the opportunity to experience arts and culture throughout the city of Dallas.

As we continue to evolve with the guidance of the Cultural Plan and the community, the Cultural Funding Programs Division of OAC is continuing its project-based funding program, ArtsActivate for the 2021-22 fiscal year. This program is a combination of all previous project-based funding programs. ArtsActivate will continue to emphasize the goals of neighborhood/community engagement.

ArtsActivate is the project-based cultural support program through which the City of Dallas Office of Arts and Culture will contract for cultural services which establish a thriving cultural ecosystem that ensures all Dallas residents and visitors have an opportunity to experience the finest in arts and culture. OAC commits to championing policies and practices of cultural equity that help empower a just, inclusive, and equitable City. ArtsActivate is open for proposals from non-profit arts/cultural organizations, educational institutions¹, social services organizations, individual artists, artist collectives and other eligible non-profit organizations.

Proposals shall be reviewed, evaluated, and selected by OAC staff and a community review panel. This document contains guidelines, program eligibility and review criteria, deadlines, and application instructions for ArtsActivate 2022 managed by the Office of Arts and Culture for fiscal year 2021-22. **ArtsActivate 2022 will open for three rounds of applications during the 2021-22 fiscal year (October 1, 2021 – September 30, 2022). Eligible applicants may apply in any and all rounds but only be funded a maximum of one time.**

All applicants are required to read the guidelines and application instructions for details of program eligibility and requirements prior to beginning the application process. Guidelines are updated every fiscal year.

Applicants are responsible for the quality, completeness, and timely submission of the proposal. Application steps and deadlines are included in this document and online at the ArtsActivate page found at artsactivate.com. OAC staff are available to answer additional questions. See Contact OAC below.

Contact OAC

For general inquiries or assistance, please contact the Office of Arts and Culture, Cultural Programs Division staff:

Glenn Ayars
Cultural Programs Manager
glenn.ayars@dallascityhall.com

Adriana Portillo
Cultural Programs Coordinator
adriana.portillo@dallascityhall.com

Office of Arts and Culture

The ArtsActivate 2022 is one of OAC's cultural support programs that provides project support as described in the Dallas Cultural Policy, approved by City Council on November 28, 2018 [Section 5(D)(ii)]. Per the Dallas Cultural Policy:

¹ Institutions of higher education do not qualify for funding through ArtsActivate
ArtsActivate 2022 Guidelines

Vision

The Office of Arts and Culture aims to create an equitable, diverse and connected community, whose residents and visitors thrive through meaningful arts and cultural experiences in every neighborhood across Dallas.

Mission

The Office of Arts and Culture works to enhance the vitality of the city and the quality of life for all Dallas residents by creating an equitable environment wherein artists as well as arts and cultural organizations thrive; people of all ages enjoy opportunities for creative expression; and all celebrate our multicultural heritage.

Our mission is to support and grow a sustainable cultural ecosystem that ensures all residents and visitors have opportunities to experience arts and culture throughout the city.

Statement on Cultural Equity

In Dallas, we envision a city of people whose success and well-being are not pre-determined by their race, age, disability, sexual orientation, gender, social status, zip code, or citizenship status. We recognize that artistic and cultural expression are fundamental to the development of our identity, as individuals and as a community at large. We assert the right for all people to have access to arts and cultural experiences throughout Dallas.

We recognize the historic legacies of racism, overt bias and injustice that shape our present reality. In fact, the City of Dallas' arts funding originated to support organizations of the Western European canon, collectively referred to as "The Big Six." Going forward, we will strive to support the broadest range of art forms and creative producers, considering inclusivity, diversity and neighborhood impact to direct resources equitably to artists and organizations. We will work to build a robust arts ecosystem that continually evolves to better reflect the diverse composition of Dallas. Towards this end, we recognize and affirm the potential of new and emerging artists and organizations.

The Office of Arts and Culture will serve as convener and connector to catalyze equity in the policies and practices of its partners across the Dallas arts ecosystem. Core to this is leading other organizations and private resource providers to advance diversity, equity and inclusion in concrete, measurable ways. Annually, the Office of Arts and Culture will summarize its own support for artists and arts organizations, highlighting measures of equity and diversity.

As we work together to create a more vibrant Dallas, the Office of Arts and Culture is committed to nurturing the wide diversity of creative culture and experiences that make up this great city.

ArtsActivate 2022

All applicants are required to complete the application and review process to be considered for funding through ArtsActivate 2022.

The ArtsActivate 2022 application can be found on the ArtsActivate page of the OAC website at: <https://artsactivate.com>.

Applications must be submitted via the online application system by the due date. Hard copies of applications will not be accepted.

NOTE: An applicant who submits a substantially incomplete application at the time of the deadline, as deemed by the Office of Arts and Culture, will receive notification via e-mail as to the incomplete status of the application from OAC staff. This will result in the rejection of an application.

Program Goals

ArtsActivate 2022 proposals should be innovative projects that create active and ongoing engagement with people, neighborhoods, and communities in Dallas. They should celebrate our diversity, build community connections, and enhance the visibility of neighborhoods through arts and culture. Priority will be given to projects focusing on neighborhoods outside of the Urban Core (see typology map here: <http://dallasculturalplan.com/typologies/>).

1. Engage with the Dallas Cultural Plan 2018 and create programming to address its priorities and initiatives (see Dallas Cultural Plan 2018 Summary for more information regarding priorities and initiatives: <http://bit.ly/culturalplansummary>)
2. Provide public benefit by enhancing and diversifying artistic and cultural experiences to the residents of the City of Dallas
3. Increase access and inclusivity in the experience of art and creativity for communities that have been historically underserved
4. Connect individuals from diverse cultures, ages, and economic means in an effort to strengthen communities and/or neighborhoods through the arts
5. Invest in historically underserved communities with artists or organizations rooted in that community to build individual capacity and economic viability

Definitions

Project

A project is defined as a specific one-time event or production (such as one concert, theater production, exhibit, etc.) or a project that includes a series of events using one theme or title.

Art in Public Places Projects

Distinct from the City of Dallas Percent for Art Program, Art in Public Places is defined as permanent or temporary visual art installations supported by grants for installation on privately owned locations that are visible and accessible to the public. Permission from the property owner must be obtained prior to submitting an ArtsActivate application. Projects cannot be installed on any City-owned property.

Privately Owned Property – If a private person or company/organization owns the property, the applicant must obtain a formal letter of support and authorization from the owner allowing the applicant to install the proposed artwork. This letter must be included with the application. Without the property owner’s written consent, the application will not be reviewed.

Active Status Applicants

Active Status Applicants are defined as applicants who have been recommended for funding, executed a contract with OAC, and successfully completed such contract through ArtsActivate during or after the 2019-20 fiscal year (October 1, 2019 – September 30, 2020) at the time of the application round submission deadline.

Inactive Status Applicants

Inactivate status applicants are defined as:

- Applicants who have never received project-based funding from the Office of Arts and Culture,
- Applicants whose most recent project-based funding recommendation occurred during or prior to the 2018-19 fiscal year (October 1, 2018 – September 30, 2019), or
- Applicants who have met either criteria above and have been recommended for project-based funding during FY 2019-20 or FY 2020-21 but have not yet executed and successfully completed a contract with OAC at the time of the application round submission deadline.

ArtsActivate 2022 Timelines

Round 1	
June 28, 2021	Application Opens
July 26, 2021	Application Closes at 11:59 PM
July 27, 2021 - August 27, 2021	Panel Review/Funding Level Recommendations – Allocations Committee
August 30, 2021	Funding Recommendation Notifications to Applicants
October 1, 2021	Earliest start date for contracts
September 15, 2022	Latest end date for contracts
Round 2	
September 7, 2021	Application Opens
October 4, 2021	Application Closes at 11:59 PM
October 5, 2021 – November 5, 2021	Panel Review/Funding Level Recommendations – Allocations Committee
November 8, 2021	Funding Recommendation Notifications to Applicants
January 1, 2022	Earliest start date for contracts
September 15, 2022	Latest end date for contracts
Round 3	
December 6, 2021	Application Opens
January 3, 2022	Application Closes at 11:59 PM
January 4, 2022 – February 11, 2022	Panel Review/Funding Level Recommendations – Allocations Committee
February 15, 2022	Funding Recommendation Notifications to Applicants
April 1, 2022	Earliest start date for contracts
September 15, 2022	Latest end date for contracts

General Application Guidelines

Funding Period

Proposed projects must fall within the respective ArtsActivate 2022 application date ranges as listed below. Applications reflecting project date ranges outside the ranges listed below will be subject to disqualification.

Round 1: October 1, 2021 – September 15, 2022

Round 2: January 1, 2022 – September 15, 2022

Round 3: April 1, 2022 – September 15, 2022

Eligibility Requirements

All Applicants

- Applications must align with one of the ArtsActivate 2022 Program Goals
- All proposed projects must be artistically or culturally focused
- Proposed projects must not start before the respective round start dates (see [ArtsActivate 2022 Timelines](#))
- All proposed projects must be completed by September 15, 2022
- **Applicants who were at fault and/or failed to successfully complete a contract or contract extension during the City of Dallas fiscal year 2020-21 are not eligible to apply for project-based funding in FY 2021-22**
 - **Exceptions include applicants recommended for funding but forewent funding or cancelled active contracts with written OAC approval due to the COVID-19 pandemic**
- Any proposed project budget showing a surplus of 10% or more of City of Dallas requested funding or any proposed project budget showing a deficit will be subject to disqualification
- Applicants must be willing and able to enter into a contract with the City of Dallas and meet the requirements associated with receiving funds from the City of Dallas
- All proposed project or activities must occur within the city limits of Dallas. NOTE: Highland Park, University Park, and Cockrell Hill are NOT considered within the City limits of Dallas. (see City of Dallas boundaries map at <http://gis.dallascityhall.com/cityinfo/>)
- Applicants must obtain and maintain all necessary licenses, permits, insurance and other approvals required by law for the provision of services during the contract term
- Pursuant to Dallas City Code 2-36, applicants that are indebted to the City or delinquent in any payment owed to the City of Dallas under a contract or other legal obligation are not eligible for this ArtsActivate 2022 Program

Non-Profit Organizations

- Organizations must be a 501(c)(3) tax-exempt entity as provided by the U.S. Internal Revenue Code, as amended, and in good standing
- Organizations must be in-compliance with local, state, and federal laws prohibiting discrimination
- Organizations must be authorized to transact business in the State of Texas
- Organizations must submit with their application their most recently completed fiscal year's IRS Form 990
- Organizations must not be receiving \$100,000 or more through the FY 2021-22 Cultural Organizations Program (COP) or receiving \$100,000 or more in operating and maintenance support from the City of Dallas in FY 2021-22.
- Organizations must have administrative offices permanently located in the City of Dallas. This does NOT include P.O. Boxes – organizations must have a physical office at a Dallas address
- Organizations must have non-discriminatory employment and personnel practices

- Comply with regulations pertaining to federal grant recipients including Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, the Education Amendments of 1972, the Americans with Disabilities Act of 1990, and the Drug Free Workplace Act of 1988

Individual Artists

- Individual artists must be a resident of the City of Dallas or maintain a permanent studio/workspace in the City of Dallas. Proof of rental agreement or lease will be required at the time of application submission
 - If rental or lease term is less than 12 months, eligibility is subject to Director approval
- Must obtain and maintain all necessary licenses, permits, insurance and other approvals required by law for the provision of services during the contract term

Ineligible Activities

ArtsActivate 2022 funding cannot be used to pay direct costs for:

- Projects or events whose primary function is not arts and culture related
- Projects planned primarily for fundraising purposes
- Activities restricted to members or which do not benefit the public
- Tuition expenses
- College/university or school projects that are part of a course or curriculum or which do not benefit the public
- Fellowships/grants to individuals (does not prevent purchase from individuals)
- Scholarships of any form, cash prizes, or awards
- Travel
- Underwriting of capital expenditures (buildings, land, permanent equipment, or artwork)
- Purchase of artwork or public art on city property
- Underwriting of past deficits
- Endowments
- Non-contract related services, lobbying, attorney's fees, fees for penalties, and fees for incorporation or obtaining tax-exempt status
- Any beverages and/or food
- Festivals that are organized by managers or promoters for profit or for which the organizer is promoting but not participating
- Publication of books for personal promotion
- Exhibitions or projects for personal financial gain
- Events or projects that don't have the proper permits or insurance coverage
- Commercial (for-profit) enterprises or activities

Variances from these guidelines may be approved by the Director; however, material variances shall require City Council approval. Material variances include:

- Changes in tier structure, and maximum awards by tier
- Changes in scoring criteria
- Non-profit status requirements
- Status as a Dallas-based organization or artist
- Changes to ineligible activities
- Allowing eligible applicants to receive multiple awards within fiscal year 2021-22

Panel Review & Selection Process

Applications for ArtsActivate 2022 are evaluated by a review panel. The review panel should, to the greatest extent possible, reflect the diversity of the City of Dallas, without sacrificing expertise, knowledge, or demonstrated interest in arts and culture.

Nominations to a review panel shall be provided by interested members of the public, the Arts & Culture Advisory Commission, and City staff. In no instance shall a City employee, Arts & Culture Advisory Commissioner, or other City official be a participating member of a review panel. Review panel members shall be independent, impartial, and responsible only to the people of the City and shall comply with the Code of Ethics in Chapter 12A of the Dallas City Code and Cultural Policy Section 3(C)(iii) including, but not limited to, recusal and disclosure provisions. Panelists should strive to avoid the appearance and risk of impropriety.

Tier Structure

All applicants will be reviewed in tier levels. Individual artists will be grouped into a tier, while organizations will be grouped into tiers based on their operating budget from the previous completed year's budget found in the application or referenced in their IRS Form 990. A review panel will review an entire tier to maintain consistency and integrity in scoring per tier. An exception may apply if the number of applications is great enough to warrant more than one panel, the tier will be split and scoring normalized per the relative panel.

Tier 1	Organizations Less than \$100,000
Tier 2	Organizations \$100,000 - \$499,999
Tier 3	Organizations \$500,000 - \$999,999
Tier 4	Organizations \$1,000,000 or more
Tier IA	Individual Artists

Panel Review

ArtsActivate 2022 applications are evaluated by a review panel whose membership is taken from a list of qualified candidates recommended by the Allocations Committee of the Arts & Culture Advisory Commission. For this year, panel reviews will be executed remotely. Applicants will upload a 5-minute video presentation with their application. The review panel will review and score the application through an online review portal in lieu of the traditional in-person panel presentations.

If any assistance is needed regarding the video submission process, please contact OAC Cultural Programs staff.

Selection & Funding

An applicant's combined panel and OAC administrative scores are forwarded to the Allocations Committee of the Arts & Culture Advisory Commission for review. The Allocations Committee recommends a level of funding for each applicant taking into consideration the scoring and funding request. All scores are normalized within their tier. Normalizing a score means each score is divided by the highest score of that tier. **An applicant whose normalized panel score is below 70% will not be considered for funding.**

All funding levels receive funding recommendation by the Allocations Committee of the Arts & Culture Advisory Commission and final approval by the Director of Arts and Culture.

Funding Request Amounts

Applicants can apply for a maximum funding request based on its respective tier. The maximum funding requests are as follows:

Individual Artists	\$7,500
Tier 1	\$10,000
Tiers 2 and 3	\$12,000
Tier 4	\$15,000

ArtsActivate 2022 Funding Allocation

Eligible applicants may apply in any and all rounds of ArtsActivate 2022 but may only receive funding once through the program. No more than 20% of the total ArtsActivate 2022 available funding will be awarded to organizations with budgets of \$1,000,000 or more.

Scoring

Each applicant will be scored on a 100-point scale. Seventy (70) points will be scored by the review panel. The remaining 30 points will be an administrative and compliance score calculated by OAC staff.

Review Panel Scoring

Public Benefit – The review panel will score based on the criteria below with the intent to promote the public benefit of arts and culture programming in the City of Dallas for all its residents.

Intention (20) – What is the project’s purpose?

The project creates and provides unique and engaging artistic and cultural services and programming for the intended audience.

- Diversifies arts and cultural activities available in Dallas
- Provides inviting opportunities which are accessible for the resident of Dallas
- Creates unique or meaningful arts and cultural experiences
- Partners with Dallas-based artists or organizations to promote a sustainable arts ecosystem
- Supports Dallas-based artists

Impact (35) – Who is benefitting from the project?

The project eliminates barriers and increases equitable access and inclusivity through direct community/neighborhood activation.

- Enhances understanding of and respect for diverse cultural experiences
- Involves, represents, and centers people and communities most impacted by racism and other forms of discrimination
- Connects individuals from diverse backgrounds
- Invests in historically underserved communities with artists or organizations rooted in that community
- Engages authentically with the intended audience
- Strengthens communities/neighborhoods through the arts
- Fosters and encourages expression and intersectionality in arts and cultural experiences

Overall (15) – How will the applicant execute the project?

The overall evaluation of the project plan through the application.

- Clarity of application
- Description of programming and services
- Ability to execute and deliver proposed services
- Supplemental materials enhance overall application
- Clearly defined project goals
- Plans to monitor project success

OAC Administrative Scoring

Non-Profit Organizations

Application and Contracting Compliance (5 Points) – Inactive status applicants have completed the guidelines and compliance assessment or active status applicants have shown the capacity to comply with previous contracting and reporting deadlines and requirements (refer to the [Inactivate Status Applicants](#) and [Activate Status Applicants](#) definitions). Contracts or projects cancelled with approval by OAC staff due to COVID-19 will not be considered in relation to this scoring criteria. Such applicants shall consider themselves Inactive or Activate Status applicants as if such project or contract had not existed.

5 Points: ArtsActivate 2022 Guidelines and Compliance Assessment (Inactive Status Applicants)

5 = Completed assessment with 100% accuracy

0 = Failed to complete assessment with 100% accuracy

5 Points: Contract Compliance (Activate Status Applicants)

5 = Most recent funded project contract executed with an on-time submission of final report

0 = Failed execution of most recent project contract or late submission of final report

Board & Staff Diversity (5 Points) ²

Board Diversity (2.5 points) – Per the City of Dallas Cultural Policy as adopted November 28, 2018, the goals have been put in place for cultural organizations to demonstrate a commitment to diverse community representation of the organization's board. (Diversity numbers taken from the ArtsActivate 2022 application)

Points	Tier 1	Tier 2	Tier 3	Tier 4
2.5	5% or more	10% or more	10% or more	20% or more
0	Less than 5%	Less than 10%	Less than 10%	Less than 20%

Staff Diversity (2.5 points) – While the Cultural Policy does not set specific goals for staff diversity, the Office of Arts and Culture will mirror staff diversity goals based on those of board diversity goals and definitions for the purposes of this scoring category. Staff is considered pay-rolled staff, not contracted labor. NOTE: Organizations with only 1 staff member will receive full points for staff diversity.

Points	Tier 1	Tier 2	Tier 3	Tier 4
2.5			10% or more	20% or more

² Diversity (as relates to board and staff goals) is calculated based on the percentage of non-majority (based on race/ethnicity) members of a board or staff. For example, if the goal is at least 10% diversity on a board, an organization meeting that goal must have no more than 90% of any one race/ethnicity on their board.

0			Less than 10%	Less than 20%
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Projected Budget Support (5 points) – Applicant shows percentage of financial support in total proposed project budget in comparison to the requested funding amount from OAC. This includes in-kind contribution. Example: Sum of revenue without OAC funding is \$7,500. Sum of revenue including OAC funding request is \$15,000. \$7,500 divided by \$15,000 is .5 or 50%.

Points	Percent of Support
5	50% or more
4	40% - 49%
3	30% - 39%
2	20% - 29%
1	10% - 19%
0	9% or less

Neighborhood Typologies (10 points) – Based on the Cultural Plan as approved by City Council on November 28, 2018, neighborhood typologies were outlined for the City of Dallas to identify and illustrate how different neighborhoods in Dallas are served by the city’s arts and culture ecosystem. Proposed projects with at least one in-person audience-serving event will be scored based on the proposed locations in their proposal. If multiple locations are listed in a proposal, the average score of the locations will be used. See map of typologies here: <http://dallasculturalplan.com/typologies/>.

Points	Neighborhood Typology
10	Non-traditional Spaces (green)
7	Residential Opportunities (red)
5	Mixed Urbanism (blue)
0	Urban Core (yellow)

NOTE: All events listed in the application must have a valid City of Dallas address. P.O. Boxes are not permitted. Any events outside of Dallas will be omitted from scoring. Events listed with no address will be scored at 0 and calculated into averaged score.

Cultural Plan Priorities (5 points) – Applicant strategically addresses at least one but no more than two Cultural Plan priorities in the submitted application with supporting information justifying which initiatives under the selected priority(-ies) are being met. See description of priorities and initiatives in the Dallas Cultural Plan Summary here: <http://bit.ly/culturalplansummary>

Points	Priority Support
5	Clearly supports selected priority(-ies)
3	Somewhat supports selected priority(-ies)
0	Does not support selected priority(-ies)

Individual Artists

Application and Contracting Compliance (5 Points) –Inactive status applicants have completed the guidelines and compliance assessment or active status applicants have shown the capacity to comply with previous contracting and reporting deadlines and requirements (refer to the [Inactivate Status Applicants](#) and [Activate Status Applicants](#) definitions). Contracts or projects cancelled with approval by OAC staff due to COVID-19 will not be considered in relation to this scoring criteria. Such applicants shall consider themselves Inactive or Activate Status applicants as if such project or contract had not existed.

5 Points: ArtsActivate 2022 Guidelines and Compliance Assessment (Inactive Status Applicants)

- 5 = Completed assessment with 100% accuracy
- 0 = Failed to complete assessment with 100% accuracy

5 Points: Contract Compliance (Activate Status Applicants)

- 5 = Most recent funded project contract executed with an on-time submission of final report
- 0 = Failed execution of most recent project contract or late submission of final report

Projected Budget Support (5 points) – Applicant shows percentage of financial support in total proposed project budget in comparison to the requested funding amount from OAC. This includes in-kind contribution. Example: Sum of revenue without OAC funding is \$834. Sum of revenue including OAC funding request is \$8,334. \$834 divided by \$8,334 is .1 or 10%.

Points	Percent of Support
5	10% or more
4	8% - 9.9%
3	6% - 7.9%
2	4% - 5.9%
1	2% - 3.9%
0	Less than 2%

Date & Venue Availability Confirmation (5 Points)³ – The applicant has exhibited due diligence in proper planning and coordination to, at a minimum, confirm that any proposed dates are available at a desired venue/location and that such is reported in the Events Listing step of the application.

- 5 = Confirmation that date and venue/location of proposed programming is available at time of application and recorded in Events Listing of application
- 0 = No confirmation that date and venue of proposed programming is available, or no date or venue/location listed in Events Listing of application

Neighborhood Typologies (10 points) – Based on the Cultural Plan as approved by City Council on November 28, 2018, neighborhood typologies were outlined for the City of Dallas to identify and illustrate how different neighborhoods in Dallas are served by the city's arts and culture ecosystem. Proposed projects with at least one in-person audience-serving event will be scored based on the proposed locations in their proposal. If multiple locations are listed in a proposal, the average score of the locations will be used. See map of typologies here: <http://dallasculturalplan.com/typologies/>.

Points	Neighborhood Typology
10	Non-traditional Spaces (green)
7	Residential Opportunities (red)
5	Mixed Urbanism (blue)
0	Urban Core (yellow)

NOTE: All events listed in the application must have a valid City of Dallas address. P.O. Boxes are not permitted. Any events outside of Dallas will be omitted from scoring. Events listed with no address will be scored at 0 and calculated into averaged score.

Cultural Plan Priorities (5 points) – Applicant strategically addresses at least one but no more than two Cultural Plan priorities in the submitted application with supporting information justifying which initiatives under the selected priority(-ies) are

³ Does not require that an artist pay to secure a venue, only that a date and venue are potentially available pending funding recommendation from OAC.

being met. See description of priorities and initiatives in the Dallas Cultural Plan Summary here: <http://bit.ly/culturalplansummary>

Points	Priority Support
5	Clearly supports selected priority(-ies)
3	Somewhat supports selected priority(-ies)
0	Does not support selected priority(-ies)

Payment

Payments will be made in installments for services that have been performed, as determined by the time frame and scope of work of the project. A portion of the funding will be held until after the final report is submitted. Any and all payments are subject to compliance and execution of a contract with the City of Dallas.

Compliance

If an applicant's panel score and review lead to a funding level being recommended by the Arts & Culture Advisory Commission, notification will be sent to the artist or organization after the funding process has been completed.

Contracting Deadlines

The following lists the deadlines an applicant must follow during the contracting process:

Scope of Work Approval – 1 week after initial receipt of an initial draft of scope of work

Certificate of Insurance – 30 days after receipt of Risk Assessment Memo and Insurance Requirements

Signing of Contract – 48 hours to sign or respond with questions or concerns (contract sent electronically via Adobe Sign)

Insurance Requirements

Insurance may be required of artists and organizations recommended for funding and contracting with the City of Dallas. Insurance requirements are included in the contract and are determined by the Office of Risk Management. A Certificate of Insurance (COI) must be submitted to the City covering the entire term of the contract. Funds cannot be released without a memorandum of compliance from the Office of Risk Management stating insurance requirements have been met. Proof of insurance must meet the specific terms of the contract. During the contract term, applicants are required to obtain and maintain all necessary licenses, permits, insurance and other approvals required by law for the provision of services.

Failure to meet insurance requirements will be reported to the Allocations Committee of the Arts & Culture Advisory Commission and is a default under the contract. This will result in contract termination, if the default is not cured within the timeframe required under the contract. (For more information on insurance requirements please see ArtsActivate 2022 Resource Guide)

Final Reporting

A final report for the project should be submitted to the OAC by the pre-determined due date referenced in the Scope of Work. The final report includes an itemized amount of project expenditures and revenue, and a narrative summary of the project. Samples of promotional materials and programs / playbills relating to the project are required. Failure to submit the final report by the due date may result in loss of funding and future eligibility for projects-based support from the OAC.

Logo and Credit Line

It is imperative that the residents of Dallas know that their local tax dollars make it possible for them to enjoy the caliber of arts produced in this City. All contractors must recognize the City of Dallas in the same way it recognizes other contributors at the same support level in terms of benefits, type size on publications, and frequency of acknowledgment.

Arts organizations and artists awarded City of Dallas contracts for cultural services must include the following reasonably visible and legible credit line and logo in publications, programs, press releases, season brochures, lobby displays, advertising and every other mode of public communication:

“(Name of your organization/program) is supported in part by the City of Dallas Office of Arts and Culture.”

Download the logo at <https://dallasculture.org/our-logo/>

Social Media Recognition

In social media promotions related to any services funded by ArtsActivate 2022, you can tag City of Dallas Office of Arts and Culture and utilize preferred hashtags when appropriate. See Dallas Culture handles, preferred hashtags and recommendations for social media engagement below.

Twitter

- Through professional and/or personal accounts follow Dallas OAC Twitter account <https://twitter.com/dallasculture>
- When making posts about your project tag us in your tweet by using our handle @dallasculture
- Include the hashtags: #artsactivatedallas, #dallasculture, #liveart, #oac

Facebook

- Through professional and/or personal pages, “like” the City of Dallas Office of Arts and Culture
- Facebook page <https://www.facebook.com/dallasculture>
- When making posts about your project, tag in them @City of Dallas Office of Arts and Culture
- Tag @City of Dallas Office of Arts and Culture in any photos/videos you post related to your project. Be sure to share photos on the Dallas Culture page as well
- Utilize the #artsactivatedallas #dallasculture #liveart #oac hashtags on Facebook posts of your projects

Instagram

- Through professional and/or personal accounts follow Dallas OAC Instagram account https://www.instagram.com/dallas_culture/
- When making posts about your project tag us in your tweet by using our handle @dallas_culture
- Include the hashtags: #artsactivatedallas #dallasculture #liveart #oac

Complimentary Tickets

Organizations and artists shall make available up to four complimentary tickets per event, program, production, exhibition or other activity produced under the contracted services to the Office of Arts and Culture for the purpose of allowing City staff to assess the management and operation of City-owned facilities within their jurisdiction and to oversee City sponsored events.

Receipt of complimentary tickets by City staff is subject to the provisions of the City’s Gift Policy for City Employees, provided in Council Resolution 17-0516 adopted on March 22, 2017.



Agenda Information Sheet

File #: 21-657

Item #: 22.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Community Care

EXECUTIVE: Kimberly Bizor Tolbert

SUBJECT

Authorize the **(1)** acceptance of a grant from the Cities for Financial Empowerment Fund, Inc. for the Financial Empowerment Center Planning Grant in the amount of \$20,000.00 to support a Financial Empowerment Centers planning project for the period February 1, 2021 through January 30, 2022; **(2)** receipt and deposit of funds in an amount not to exceed \$20,000.00 in the Financial Empowerment Centers Grant Fund; **(3)** establishment of appropriations in an amount not to exceed \$20,000.00 in the Financial Empowerment Centers Grant Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the agreement - Not to exceed \$20,000.00 - Financing: Cities for Financial Empowerment Fund, Inc. Grant Funds

BACKGROUND

The Cities for Financial Empowerment Fund, Inc. (CFE) is a 501(c)3 that offers funding and technical assistance to help improve the financial stability of low- and moderate-income households by embedding financial empowerment strategies into local government infrastructure.

In 2020, the City of Dallas received a grant from CFE for the Financial Navigators program, which launched in March of 2021. Financial Navigators initiative helps residents deal with the financial impact of the COVID-19 pandemic, providing remote assistance in navigating critical financial issues and making referrals to other social services and resources. Trained Financial Navigators provide structured guidance over the phone to help people strategize around supports for disruptions to their income and other financial concerns. They help residents triage financial issues, identify immediate action steps, and make referrals to other services. Assistance includes managing expenses through prioritizing payments and when to make them, as well as maximizing income through ensuring receipt of federal payments, unemployment benefits, and other resources.

Additionally, for Fiscal Year 2021, the City of Dallas allocated funding to launch a new Financial Empowerment Centers Pilot program. Financial Empowerment Centers provide access to key financial empowerment services for residents anchored in free one-on-one financial coaching from trained financial coaches. Office of Community Care (OCC) is in the process of identifying local organizations to serve as pilot program partners through a competitive solicitation process.

Support from CFE through the Financial Empowerment Center Planning Grant will enable the OCC to leverage this new pilot and the expertise of a national thought-leader in financial empowerment program and to learn along with a cohort of other Cities and from communities with substantial experience in local FEC implementation and ensure fidelity with well-research best practice models. The outcome of the project will be a thoughtful and comprehensive implementation strategy for short and longer-term service delivery, integrating the learnings of the Pilot.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 23, 2020, City Council adopted the FY 2021 Biennial Budget inclusive of \$1,250,000.00 to support a Financial Empowerment Centers Pilot program and aligned client-support services.

On February 10, 2021, City Council authorized the City Manager to accept a grant from the Cities for Financial Empowerment Fund, Inc. for the Financial Navigators Grant in the amount of \$80,000.00 to support a financial navigators program to provide remote services to residents who seek financial guidance for the period August 1, 2020 through July 31, 2021.

[The Workforce, Education and Equity Committee was briefed by memorandum regarding this matter on April 12, 2021.](#)

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Cities for Financial Empowerment, Inc. Grant Funds	\$20,000.00	\$0.00	\$0.00

April 28, 2021

WHEREAS, the Cities for Financial Empowerment Fund, Inc. has made funding available to the City of Dallas to support a Financial Empowerment Centers Planning program to develop a strategy for financial empowerment center planning and implementation; and

WHEREAS, Financial Empowerment Centers will provide access to critical financial empowerment services anchored in no cost one-on-one financial coaching by trained financial coaches; and

WHEREAS, the City of Dallas will benefit from the additional funds that will promote long term stability and success of the Financial Empowerment Program.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to accept a grant from the Cities for Financial Empowerment Fund, Inc. for the Financial Navigators Grant in the amount of \$20,000.00 to support a Financial Empowerment Centers planning project for the period February 1, 2021 through January 30, 2022; and execute the grant agreement with the Cities for Financial Empowerment Fund, Inc. and all terms, conditions, and documents required by the agreement, including mutual indemnity, waiver of jury trial, and venue of New York State, approved as to form by the City Attorney.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in an amount not to exceed \$20,000.00 in the Financial Empowerment Centers Grant Fund, Fund P151, Department MGT, Unit 187C, Revenue Code 8411

SECTION 3. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed \$20,000.00 in the Financial Empowerment Centers Grant Fund, Fund P151, Department MGT, Unit 187C, Object 3070.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$20,000.00 from the Financial Empowerment Centers Grant Fund, Fund P151, Department MGT, Unit 187C, Object 3070.

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

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

April 28, 2021

SECTION 7. That the City Manager or his designee is authorized to provide additional information, make adjustments, and take other actions related to the implementation of the grant as may be necessary to satisfy.

SECTION 8. That this grant agreement is designated as Contract No. OCC-2021-00016227.

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



Agenda Information Sheet

File #: 21-496

Item #: 23.

STRATEGIC PRIORITY: Human and Social Needs
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): All
DEPARTMENT: Office of Community Care
EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

Authorize the **(1)** receipt of additional funding under the five year contract with Health and Human Services Commission (HHSC) (Contract No. HHS000802300001, CFDA Nos. 10.557 and 10.561) for the Special Supplemental Nutrition Program for Women, Infants and Children (WIC) to **(a)** revise the budget to allow for the acceptance of additional grant funds to increase the FY 2021 allocation in the amount of \$1,912,511.00, from \$13,601,737.00 to \$15,514,248.00, and to **(b)** distribute additional funds in the amount of \$1,316,011.00 in the FY 2021 WIC Program - Women, Infants and Children Grant Fund and in the amount of \$596,500.00 in the FY 2021 WIC Program - COVID Extra Funding Fund for the period October 1, 2020 through September 30, 2021; and **(2)** execution and agreement to all terms and conditions of any contract amendment or other document required to receive such additional funding - Not to exceed \$1,912,511.00, from \$13,601,737.00 to \$15,514,248.00 - Financing: Health and Human Services Commission Grant Funds

BACKGROUND

Since 1974, the HHSC, previously referred to as the Department of State Health Services, has funded the Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) in Dallas. The WIC Program provides nutritious food, nutrition education, breastfeeding promotion and support, and referrals to health and social services. The program serves infants, children under age 5, and pregnant, postpartum and breastfeeding women. WIC is a United States Department of Agriculture program administered in Texas by the Health and Human Services Commission. In Dallas County, the WIC Program is administered by the City of Dallas, Office of Community Care.

The WIC Program was established as a response to a national survey that discovered anemia and inadequate growth were common amongst American children of low-income families. The survey also found that many women from low-income families have poor pregnancy outcomes due to inadequate nutrition. WIC's primary mission is to give the most vulnerable children the best possible start by providing nutrition education, nutritious foods, and access to other health programs during the critical state of fetal and early childhood development; and to achieve optimal nutritional status for children before they start school. Program eligibility is based on families with household incomes at or below 185 percent of the federal poverty level.

Currently, the WIC Program safely provides services at 17 locations throughout Dallas County. The WIC Program has extended weekday and Saturday hours of service available to accommodate and serve working families and students.

The City of Dallas is reimbursed for all expenses required to operate the WIC Program. Reimbursements are specified in the contract and are, in part, based on the number of WIC participants who are served each month. Approval of this amendment will authorize reimbursement to the City of Dallas WIC Program for the FY 2020 - FY 2021 contract amount, not to exceed \$15,514,248.00. The City will receive a Notice of Award by July 1 annually through the term of this contract outlining the funding amount for the upcoming fiscal year.

Since 1974, the City of Dallas has served as the local agency for WIC service delivery in Dallas County via contractual agreement through Health and Human Services Commission (formerly Texas Department of State Health Services); and there is a need for the Nutritional Program for Women, Infants and Children funded through the Health and Human Services Commission. The execution of this new five-year contract will extend the Women, Infants and Children program through FY 2025.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 23, 2021, City Council authorized a contract for the Special Supplemental Nutrition Program for Women, Infants, and Children Program in the amount of \$13,601,737, by Resolution No. 20-1432.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Health and Human Services Commission Grant Funds	\$1,912,511.00	\$0.00	\$0.00

Contract Budget Summary:

WIC Contract	\$13,601,737.00
Additional Funding Increase (this action)	\$ 1,912,511.00
Total Revised Contract Amount	\$15,514,248.00

Funding Summary:

FY21 HHSC Grant Funds (WIC Program)	\$13,601,737.00
Additional Funding Increase (this action)	1,912,511.00
Net FY21 Grant Funds	\$15,514,248.00

April 28, 2021

WHEREAS, on September 23, 2020, City Council authorized Contract No HHS000802300001 for the Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) Program in the amount of \$13,601,737.00 by Resolution No. 20-1432; and

WHEREAS, on February 24, 2021, the Texas Department of Health and Human Services issued a Revised Funding Notification stating that the City is entitled to receive additional funding under Contract No. HHS000802300001 of \$1,912,511.00, increasing the funding total under the contract from \$13,601,737.00 to \$15,514,248.00; and

WHEREAS, there is a continued need for the Special Supplemental Nutrition Program for Women, Infants, and Children.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to **(1)** receive additional funding under the five year contract with Health and Human Services Commission (HHSC) (Contract No. HHS000802300001, CFDA Nos. 10.557 and 10.561), with the Texas Health and Human Services (HHSC) for the Special Supplemental Nutrition Program for Women, Infants and Children (WIC) to revise the budget to increase the FY 2021 allocation up to \$1,912,511.00, from \$13,601,737.00 to \$15,514,248.00 for the period October 1, 2020 through September 30, 2021; and **(2)** execute and agree to all terms and conditions of any contract amendment or other document required to receive such additional funding, approved as to form by the City Attorney - Financing: Health and Human Services Commission Grant Funds

SECTION 2. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed \$1,316,011.00 in the FY 2021 WIC Program - Women, Infants and Children Grant Fund, Fund F639, Department MGT, Units 125C - 185C, various Object Codes according to the attached Schedule.

SECTION 3. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed \$596,500.00 in the FY 2021 WIC Program - COVID Extra Funding Fund, Fund FC17, Department MGT, Unit 913G, various Object Codes according to the attached Schedule.

SECTION 4. That the Chief Financial Officer is hereby authorized to receive and deposit additional grant funds in an amount not to exceed \$1,912,511.00 as follows:

<u>Fund</u>	<u>Department</u>	<u>Unit</u>	<u>Revenue Code</u>	<u>Amount</u>
F639	MGT	Varies	6509	\$1,316,011.00
FC17	MGT	913G	6509	\$ 596,500.00

April 28, 2021

SECTION 5. That the Chief Financial Officer is hereby authorized to disburse additional grant funds in an amount not to exceed \$1,912,511.00 according to the attached Schedule, as follows:

FY 2021 WIC Program - Women, Infants and Children Grant Fund
Fund F639, Department MGT, Units 125C -185C, various Object Codes
Encumbrance/Contract No. OCC-2020-00014119 \$1,316,011.00

FY 2021 WIC Program - COVID Extra Funding Fund,
Fund FC17, Department MGT, Unit 913G, various Object Codes
Encumbrance/Contract No. OCC-2020-00014119 \$ 596,500.00

Total amount not to exceed \$1,912,511.00

SECTION 6. That the Chief Financial Officer is hereby authorized to transfer appropriations, expenses/encumbrances, or cash between the FY 2021 WIC Program - COVID Extra Funding Fund, Fund FC17, Department MGT, Unit 913G and FY 2021 WIC Program – Women, Infants and Children Grant Fund, Fund F639, Department MGT, Units 125C – 185C.

SECTION 7. That the City Manager or his designee is authorized to provide additional information, make adjustments, and take other actions related to the implementation of the grant as may be necessary to satisfy the HHSC.

SECTION 8. That the City Manager is hereby authorized to reimburse the HHSC any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 90 days after the reimbursement.

SECTION 9. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

SECTION 10. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**ATTACHMENT A
REVISED SCHEDULE**

**Health and Human Services Commission
Special Supplemental Nutrition Program for Women, Infants, and Children
October 1, 2020 through September 30, 2021**

Fund F639, Department MGT, Unit 130C (Admin Only), Revenue Code 6509

Object Code	Description	Adopted Budget	Increase/(Decrease)	Revised Budget
1101	Salaries	\$ 5,448,602	\$ 274,617	\$ 5,723,219
1111	Cell Phone	\$ 7,000	\$ -	\$ 7,000
1201	Overtime - Civilian	\$ 120,000	\$ -	\$ 120,000
1203	SIP Pay	\$ 38,808	\$ -	\$ 38,808
1301	Pensions - Civilian	\$ 784,599	\$ 38,996	\$ 823,595
1303	Life Insurance	\$ 2,639	\$ 264	\$ 2,903
1304	Health Insurance	\$ 860,879	\$ 58,936	\$ 919,815
1306	FICA/Medicare	\$ 80,911	\$ 3,982	\$ 84,893
1309	Wellness Benefits	\$ 3,299	\$ 216	\$ 3,515
2110	Office Supplies	\$ 200,000	\$ -	\$ 200,000
2111	Office Supplies Chargeback	\$ 15,000	\$ -	\$ 15,000
2140	Light and Power	\$ 112,000	\$ -	\$ 112,000
2160	Fuel Supplies	\$ 9,143	\$ 10,000	\$ 19,143
2170	Water and Sewer	\$ 12,908	\$ -	\$ 12,908
2181	Fuel and Lube Rental	\$ 4,450	\$ -	\$ 4,450
2200	Chemicals	\$ 100,000	\$ -	\$ 100,000
2252	Meter Postage	\$ 4,500	\$ -	\$ 4,500
2261	Educational and Rec.	\$ 60,000	\$ -	\$ 60,000
3050	Communications	\$ 208,000	\$ -	\$ 208,000
3053	Data Circuits	\$ 155,300	\$ -	\$ 155,300
3085	Freight	\$ 4,000	\$ -	\$ 4,000
3090	City Forces	\$ 2,600	\$ -	\$ 2,600
3091	Custodial Services	\$ 90,000	\$ -	\$ 90,000
3099	Misc Special Services	\$ 8,000	\$ 55,000	\$ 63,000
3130	Copy Machine Rental	\$ 52,078	\$ -	\$ 52,078
3330	Rents	\$ 1,706,670	\$ -	\$ 1,706,670
3340	Membership Dues	\$ 1,000	\$ -	\$ 1,000
3361	Professional Development	\$ 25,000	\$ 10,000	\$ 35,000
3363	Reimbursement for Veh Use	\$ 8,910	\$ -	\$ 8,910
3364	Personnel Devel	\$ 5,000	\$ -	\$ 5,000
3410	Equip Rental	\$ 2,000	\$ -	\$ 2,000
3416	GIS Services	\$ 20,000	\$ -	\$ 20,000
3430	Computer Services	\$ 74,000	\$ -	\$ 74,000
3434	Programming	\$ 429,000	\$ -	\$ 429,000
3651	Indirect Cost Reimbursement	\$ 100,000	\$ -	\$ 100,000
	Subtotal	\$ 10,756,296	\$ 452,011	\$ 11,208,307

Fund F639, Department MGT, Unit 133C (Breastfeeding Peer Counselors/BFPC), Revenue Code 6509

Object Code	Description	Adopted Budget	Increase/(Decrease)	Revised Budget
1101	Salaries	\$ 950,000	\$ -	\$ 950,000
1201	Overtime - Civilian	\$ 28,473	\$ -	\$ 28,473
1301	Pensions - Civilian	\$ 241,718	\$ -	\$ 241,718
1303	Life Insurance	\$ 761	\$ -	\$ 761
1304	Health Insurance	\$ 265,587	\$ -	\$ 265,587
1306	FICA/Medicare	\$ 24,962	\$ -	\$ 24,962
1309	Wellness Benefits	\$ 952	\$ -	\$ 952
2110	Office Supplies	\$ 100,000	\$ -	\$ 100,000
2200	Chemicals	\$ 40,000	\$ -	\$ 40,000
2261	Educational and Rec. Supplies	\$ 15,000	\$ -	\$ 15,000
3361	Professional Development	\$ 13,473	\$ -	\$ 13,473
	Subtotal	\$ 1,680,926	\$ -	\$ 1,680,926

**ATTACHMENT A
REVISED SCHEDULE**

**Health and Human Services Commission
Special Supplemental Nutrition Program for Women, Infants, and Children
October 1, 2020 through September 30, 2021**

Fund F639, Department MGT, Unit 134C (Registered Dietician/RD), Revenue Code 6509

Object Code	Description	Adopted Budget	Increase/(Decrease)	Revised Budget
1101	Salaries	\$ 115,951	\$ 171,214	\$ 287,165
1201	Overtime - Civilian	\$ 16,673	\$ 24,314	\$ 40,987
1301	Pensions - Civilian	\$ 121	\$ 231	\$ 352
1303	Life Insurance	\$ 14,328	\$ 51,569	\$ 65,897
1304	Health Insurance	\$ 1,800	\$ 2,483	\$ 4,283
1306	FICA/Medicare	\$ 60	\$ 189	\$ 249
2261	Educational and Rec. Supplies	\$ 8,067	\$ -	\$ 8,067
3361	Professional Development	\$ 8,000	\$ -	\$ 8,000
	Subtotal	\$ 165,000	\$ 250,000	\$ 415,000

Fund F639, Department MGT, Unit 132C (Lactation Consultant Services/LCS), Revenue Code 6509

Object Code	Description	Adopted Budget	Increase/(Decrease)	Revised Budget
1101	Salaries	\$ 205,793	\$ 36,811	\$ 242,604
1301	Pensions - Civilian	\$ 29,593	\$ 5,228	\$ 34,821
1303	Life Insurance	\$ 183	\$ 33	\$ 216
1304	Health Insurance	\$ 21,492	\$ 7,367	\$ 28,859
1306	FICA/Medicare	\$ 2,984	\$ 534	\$ 3,518
1309	Wellness Benefits	\$ 90	\$ 27	\$ 117
2261	Educational and Rec. Supplies	\$ 15,933	\$ -	\$ 15,933
3361	Professional Development	\$ 15,932	\$ -	\$ 15,932
	Subtotal	\$ 292,000	\$ 50,000	\$ 342,000

Fund F639, Department MGT, Unit 131C (Lactation Center/LC), Revenue Code 6509

Object Code	Description	Adopted Budget	Increase/(Decrease)	Revised Budget
1101	Salaries	\$ 198,169	\$ -	\$ 198,169
1301	Pensions - Civilian	\$ 28,497	\$ -	\$ 28,497
1303	Life Insurance	\$ 183	\$ -	\$ 183
1304	Health Insurance	\$ 21,492	\$ -	\$ 21,492
1306	FICA/Medicare	\$ 2,873	\$ -	\$ 2,873
1309	Wellness Benefits	\$ 90	\$ -	\$ 90
2110	Office Supplies	\$ 3,196	\$ -	\$ 3,196
2140	Light and Power	\$ 5,500	\$ -	\$ 5,500
2200	Chemicals	\$ 9,000	\$ -	\$ 9,000
2261	Educational and Rec. Supplies	\$ 20,000	\$ -	\$ 20,000
3091	Custodial Services	\$ 20,000	\$ -	\$ 20,000
3330	Rents	\$ 80,000	\$ -	\$ 80,000
3361	Professional Development	\$ 8,000	\$ -	\$ 8,000
	Subtotal	\$ 397,000	\$ -	\$ 397,000

**ATTACHMENT A
REVISED SCHEDULE**

**Health and Human Services Commission
Special Supplemental Nutrition Program for Women, Infants, and Children
October 1, 2020 through September 30, 2021**

Fund F639, Department MGT, Unit 126C (SNAP-Ed Program - GOTOWIC & HCP), Revenue Code 6509

Object Code	Description	Adopted Budget	Increase/(Decrease)	Revised Budget
1101	Salaries	\$ 73,004	\$ -	\$ 73,004
1301	Pensions - Civilian	\$ 10,498	\$ -	\$ 10,498
1303	Life Insurance	\$ 61	\$ -	\$ 61
1304	Health Insurance	\$ 7,165	\$ -	\$ 7,165
1306	FICA/Medicare	\$ 1,059	\$ -	\$ 1,059
1309	Wellness Benefits	\$ 30	\$ -	\$ 30
2110	Office Supplies	\$ 10,183	\$ -	\$ 10,183
3361	Professional Development	\$ 3,000	\$ -	\$ 3,000
	Subtotal	\$ 105,000	\$ -	\$ 105,000

Fund F639, Department MGT, Unit 125C (SNAP-Ed Program-Nutritional Education), Revenue Code 6509

Object Code	Description	Adopted Budget	Increase/(Decrease)	Revised Budget
1101	Salaries	\$ 10,000	\$ -	\$ 10,000
2110	Office Supplies	\$ 9,000	\$ -	\$ 9,000
3361	Professional Development	\$ 1,000	\$ -	\$ 1,000
	Subtotal	\$ 20,000	\$ -	\$ 20,000

Fund F639, Department MGT, Unit 127C (Extra Funding - Summer Food Program), Revenue Code 6509

Object Code	Description	Adopted Budget	Increase/(Decrease)	Revised Budget
1101	Salaries	\$ 12,000	\$ -	\$ 12,000
2110	Office Supplies	\$ 10,579	\$ -	\$ 10,579
	Subtotal	\$ 22,579	\$ -	\$ 22,579

Fund F639, Department MGT, Unit 129C (Extra Funding - TXIN Internet), Revenue Code 6509

Object Code	Description	Adopted Budget	Increase/(Decrease)	Revised Budget
3050	Communications-TXIN Internet	\$ 20,000	\$ -	\$ 20,000
3429	BlackBerry Fees	\$ 33,500	\$ 10,000	\$ 43,500
3430	Computer Services-TXIN IT Support	\$ 22,100	\$ -	\$ 22,100
	Subtotal	\$ 75,600	\$ 10,000	\$ 85,600

Fund F639, Department MGT, Unit 128C (Extra Funding - Summer Food Program), Revenue Code 6509

Object Code	Description	Adopted Budget	Increase/(Decrease)	Revised Budget
2110	Office Supplies	\$ 1,000	\$ -	\$ 1,000
3330	Rents	\$ 86,336	\$ -	\$ 86,336
	Subtotal	\$ 87,336	\$ -	\$ 87,336

Fund 639, Department MGT, Unit 186C (Extra Funding - IPE), Revenue Code 6509

Object Code	Description	Adopted Budget	Increase/(Decrease)	Revised Budget
3099	Misc Special Services	\$ -	\$ 300,000	\$ 300,000
	Subtotal	\$ -	\$ 300,000	\$ 300,000

**ATTACHMENT A
REVISED SCHEDULE**

**Health and Human Services Commission
Special Supplemental Nutrition Program for Women, Infants, and Children
October 1, 2020 through September 30, 2021**

Fund FC17, Department MGT, Unit 913G (Extra Funding - COVID), Revenue Code 6509

Object Code	Description	Adopted Budget	Increase/(Decrease)	Revised Budget
1101	Salaries	\$ -	\$ 65,000	\$ 65,000
1201	Overtime - Civilian	\$ -	\$ 9,973	\$ 9,973
1301	Pensions - Civilian	\$ -	\$ 9,230	\$ 9,230
1303	Life Insurance	\$ -	\$ 66	\$ 66
1304	Health Insurance	\$ -	\$ 14,734	\$ 14,734
1306	FICA/Medicare	\$ -	\$ 943	\$ 943
1309	Wellness Benefits	\$ -	\$ 54	\$ 54
2231	Clothing	\$ -	\$ 125,000	\$ 125,000
2220	Cleaning Supplies	\$ -	\$ 25,000	\$ 25,000
3091	Custodial Services	\$ -	\$ 25,000	\$ 25,000
3099	Misc Special Services	\$ -	\$ 301,500	\$ 301,500
3429	BlackBerry Fees	\$ -	\$ 20,000	\$ 20,000
	Subtotal	\$ -	\$ 596,500	\$ 596,500

Fund F639, Department MGT, Unit 185C (Extra Funding - Extra Other), Revenue Code 6509

Object Code	Description	Adopted Budget	Increase/(Decrease)	Revised Budget
2110	Office Supplies	\$ -	\$ 15,000	\$ 15,000
3099	Misc Special Services	\$ -	\$ 75,000	\$ 75,000
3361	Professional Development	\$ -	\$ 25,000	\$ 25,000
3429	BlackBerry Fees	\$ -	\$ 139,000	\$ 139,000
	Subtotal	\$ -	\$ 254,000	\$ 254,000

Grand Total	\$ 13,601,737	\$ 1,912,511	\$ 15,514,248
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Agenda Information Sheet

File #: 21-659

Item #: 24.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Economic Development

EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

Authorize a public hearing to be held on June 9, 2021, to receive comments concerning the second extension of the Public/Private Partnership Program Guidelines and Criteria for the period July 1, 2021 through June 30, 2022 - Financing: No cost consideration to the City

BACKGROUND

The Property Redevelopment and Tax Abatement Act (Texas Tax Code, Chapter 312) requires that any city desiring to enter into tax abatement agreements as an incentive to foster private investment must first establish guidelines and criteria governing tax abatement agreements and must pass a resolution stating that it elects to be eligible to participate in tax abatement agreements and other economic development incentives.

On December 9, 2020, City Council authorized the re-adoption of the City of Dallas' Public/Private Partnership Program Guidelines and Criteria ("Guidelines") by Resolution No. 20-1972. The current Guidelines are effective December 31, 2020 through June 30, 2021.

The Office of Economic Development is completing a new strategic plan, inclusive of new strategic economic development policy/economic development entity recommendations, which will inform the development of new policies to amend or replace the Guidelines. While that process is ongoing, staff recommends extending the current Guidelines through the next fiscal year to allow sufficient time for completion of the strategic plan and its recommendations to assist in drafting, review, and approval of new Guidelines.

The City desires to provide a reasonable opportunity for any interested person to speak for or against the extension of the Public/Private Partnership Program Guidelines and Criteria for the period July 1, 2021 through June 30, 2022.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 9, 2020, City Council authorized the adoption of the existing Guidelines and Criteria for the Public/Private Partnership Program governing the provision of tax abatement and other economic incentives by Resolution No. 20-1972.

Information about this item was provided to the Economic Development Committee on April 5, 2021.

FISCAL INFORMATION

No cost consideration to the City.

April 28, 2021

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

WHEREAS, the Property Redevelopment and Tax Abatement Act, as amended (Texas Tax Code, Chapter 312), requires any taxing jurisdiction wishing to enter into tax abatement agreements to establish guidelines and criteria governing tax abatement agreements; and

WHEREAS, Chapter 380 of the Local Government Code provides that the governing body of a municipality may create programs for loans and grants to promote state or local economic development and to stimulate business and commercial activity in the municipality; and

WHEREAS, on December 9, 2020, City Council authorized the re-adoption of the City of Dallas' Public/Private Partnership Program Guidelines and Criteria ("Guidelines") for the period December 31, 2020 through June 30, 2021, by Resolution No. 20-1972; and

WHEREAS, it is in the best interest of the City of Dallas to adopt Guidelines in order to make use of available economic development incentives for the promotion of new businesses, the retention and expansion of existing businesses, enhancement of the tax base, and the creation and retention of job opportunities for Dallas citizens; and

WHEREAS, the Guidelines shall not be construed as implying or suggesting that the City of Dallas is under obligation to provide tax abatement or other incentive to any applicant, and all applicants shall be considered on a case-by-case basis; and

WHEREAS, the City Council must hold a public hearing to provide a reasonable opportunity for any interested person to speak for or against the extension of the current Public/Private Partnership Program Guidelines and Criteria for the period July 1, 2021 through June 30, 2022.

Now, Therefore,

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

SECTION 1. That a public hearing shall be held no earlier than 1:00 p.m. on June 9, 2021, in the City Council Chamber, Dallas City Hall, 6th Floor, 1500 Marilla Street, Dallas, Texas 75201 at which time any interested person may appear and speak for or against the extension of the current Public/Private Partnership Program Guidelines and Criteria for the period July 1, 2021 through June 30, 2022.

SECTION 2. That after the public hearing, the City Council may consider approval of a resolution extending the current Public/Private Partnership Program Guidelines and Criteria for the period July 1, 2021 through June 30, 2022.

April 28, 2021

SECTION 3. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

SECTION 4. That the documents attached hereto and made a part of this Resolution entitled "Public/Private Partnership Program Guidelines and Criteria", **Exhibit A**, are hereby adopted as Guidelines and Criteria for governing abatement agreements, as specified in the Property Redevelopment and Tax Abatement Act, as well as for other City of Dallas economic development programs for the period of July 1, 2021 to June 30, 2022.

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

City of Dallas Public/Private Partnership Programs

It is the purpose of the following programs to provide assistance only for projects where such assistance is necessary to stimulate private investment and job creation. Accordingly, these programs are available when agreements between the City and private parties that are not tax-exempt are approved by City Council prior to private investment occurring. Projects seeking economic incentives must provide written assurance that 'but for' the incentives sought, the proposed project will not occur, or would otherwise be substantially altered so that the economic returns or other associated public purpose secured by the City's incentives would be reduced. Projects occurring in Target Areas are provided special consideration.

The information contained herein shall not be construed as implying or suggesting that the City of Dallas is offering or is under any obligation to provide tax abatement or other incentives to any applicant, and all applicants shall be considered on a case-by-case basis. The source of City funding for a particular incentive may require or impose certain limitations on the types of projects for which those funds may be used, which are not described herein. Pawnshops, sexually oriented businesses, bars, truck stops, and truck dealerships are excluded from consideration for incentives provided under this program.

Eligibility Requirements

The City has established targeted project areas which set minimum project requirements in order to be considered for incentives:

- **Target Areas:** Projects must create/retain 25 jobs or provide \$1 million of investment;
- **Non-target Areas:** Projects must create/retain 100 jobs or provide \$5 million of investment; and
- **Non-Conforming Projects:** Projects not meeting these requirements that nevertheless significantly advance the public purpose of economic development will be considered on a case-by-case basis.

Tax Abatement

Temporary abatement of either real estate or personal property taxes. Recipient firms must meet primary considerations of capital improvements and job creation/retention. City staff may consider secondary considerations such as Dallas resident employment, efforts to exceed minimum environmental regulations, wage rates, community activities, target industry projects, and M/WBE participation when negotiating this incentive. A firm's tax abatement percentage will be reduced by 25 percent for any single year of the tax abatement term in which secondary considerations included in the agreement are not met unless an alternative method is prescribed by City Council in a project specific resolution. Real property tax abatement is not available in TIF Districts. In limited cases, projects may be considered for a combination of both real and personal property tax abatement when the combined amount does not exceed 90 percent of the City taxes on total new improvement value. All tax abatements must begin by January 1 of the second calendar year following City Council authorization unless otherwise specified.

Abatement Benefits:

- **Target Areas:** Real property tax abatement up to 90 percent for 10 years and/or a business personal property tax abatement of up to 50 percent for five years;
- **Non-Target Areas:** Real property tax abatement up to 50 percent for 10 years and/or a business personal property tax abatement of up to 50 percent for five years;
- **Non-Conforming Projects:** Projects not meeting these requirements that nevertheless significantly advance the public purpose of economic development will be considered on a case-by-case basis.

Economic Development Chapter 380 Grant Program

Companies considering a relocation/expansion or new commercial development may be eligible for an

economic development grant. Grants will be considered on a case-by-case basis based on specifics such as project type, location, design, and fiscal impact to the City. Companies will be required to meet eligibility requirements of the Public/Private Partnership Program. Pursuant to this program the City may administer and accept resources from other political subdivision of the state to support this program and may administer and accept resources from the Federal government to support developments. Bond funding utilized through the program may be subject to certain limitations in use.

Economic Development GO Bond Program

General Obligation Bond funding may be used as described in this paragraph for private commercial, industrial, retail, residential, and mixed-use development that promotes economic development. Funding may be provided as a catalyst to promote private economic development and may be used for planning, designing, extending, constructing and acquiring land for public streets, utilities and other related infrastructure facilities or uses consistent with this purpose and the bond proposition approved by the voters.

Private developments may be eligible for economic development grants and loans pursuant to Chapter 380 of the Texas Local Government Code. Grants and loans will be considered for infrastructure improvements and/or land acquisition consistent with the scope of funding and other uses described above. Grants or loans will be considered on a case-by-case basis subject to funding limitations and development agreements approved by City Council, which agreements will contain appropriate conditions, safeguards and benchmarks to ensure that the public purpose of economic development will be carried out.

Funding in support of mixed-use or residential development, including the acquisition of improved and unimproved properties and for the cost of demolition of existing structures for such projects are also subject to the City of Dallas Housing Policy, which requires a portion of residential units to be affordable.

Target Industry Projects

Target Industry projects are provided special consideration for economic incentives and are generally defined as follows: Brownfields or recycling, information technology, building materials and furnishings, company headquarters, logistics, telecommunications, transportation manufacturing and assembly, film/television/media, advanced instruments and food processing/distribution. The City is also targeting high quality grocery store projects in underserved areas of the City. Due to the temporary nature of film/television production, projects in this industry are not required to meet minimum job or investment eligibility established for the Public/Private Partnership Program. Rather, these projects are considered on a case-by-case basis with consideration given to the positive economic returns projects bring to the City. Target Industry projects must be confirmed in advance by the City in order to receive consideration under this designation.

Non-Conforming Projects

Non-Conforming projects are considered on a case-by-case basis for high impact projects, unique developments, and competitive situations where projects may receive competing offers of incentives. These projects require a simple majority vote of City Council in Target Areas and a 3/4 vote of City Council in Non-Target Areas. High Impact Project - Projects creating/retaining a minimum of 500 jobs with substantial capital investment. In addition, this status may be granted to major projects by Fortune 500, Manufacturers 400, or Global 500 listed firms. A mixed-use or residential development considered for support as a non-conforming project requires special circumstances and must ensure that a minimum of 20% of the residential units in the development meet affordable housing or mixed-income housing requirements for the location. Commercial aspects of predominately residential mixed-use projects providing affordable housing in "areas of opportunity" in collaboration with the Housing Department will be considered.

Competitive and Retention Projects

In special cases, companies receiving competing offers of incentives or those currently located in the city of Dallas considering a relocation/expansion are eligible to apply for financial incentives with negotiable terms. Existing firms must expand job base by 25 percent to be eligible for consideration. Incentives may be offered in specific cases to 'match other offers.' Companies may be required to demonstrate competing cities, offers, land/lease costs, taxes at current rates, utility rates, relocation costs, other significant costs and 'gap' to be filled, etc.

Other Sources of Financial Assistance

Public/Private Partnership Program grants and abatements may be used in combination with other sources of federal, state, or City funds where necessary to achieve the public purpose advanced by a project. The City is willing to partner with special entities, such as Local Government Corporations, and special districts to provide an advantageous structure for projects that advance economic development. Such entities and districts may issue revenue bonds as allowed by state law to finance projects.

Tax Increment Finance Districts

Special districts funding public improvements (not services) with increased tax revenues resulting from new private development. Tax rates are the same as elsewhere in the City and no added cost to private parties is incurred.

Public Improvement Districts

Special districts created by petition to privately fund public improvements or special supplemental services over and above those provided by City, when such services are supportive of related City investments in capital improvements.

Neighborhood Commercial/Retail Redevelopment Grant Program

This Program is intended to provide financial assistance to existing retail shopping centers and other retail/commercial facilities within Target Areas that are at least 15 years old for improvements and/or redevelopment which will positively impact surrounding neighborhoods and residents. Contemplated improvements must improve the aesthetics, design, or architectural appeal of the property and may include enhanced landscaping, lighting, pedestrian and/or parking improvements, new signage and facades, and major renovations to the facility among other items. Each project is considered on a case by case basis. City financial participation is on a matching and reimbursement basis. Phasing is permitted. Minimum total project investment is \$250,000 and potential grants are subject to funding availability. An agreement must be in place with the City prior to work commencing.

Small Business & Adaptive Reuse Incentives

The City of Dallas is committed to supporting growth of small businesses and fostering adaptive reuse of commercial buildings. Additional programs can be flexibly developed and linked to this policy as approved by the City Council.

City of Dallas Regional Center - EB 5

The City of Dallas Regional Center (CDRC) is dedicated to assisting individuals and their families through the EB-5 immigration process via investment into businesses and development projects located within the Dallas city limits. The CDRC offers a variety of investments to foreign investors that meet or exceed requirements and offer investors features unique to the EB-5 community. Minimum foreign investment is \$500,000 in Targeted Employment Areas or \$1M in other areas. All opportunities supported by the CDRC must provide 10 full-time jobs (directly or indirectly) per investor.

New Market Tax Credits

The City of Dallas participates in the New Market Tax Credit Program (NMTC), a federal program operated

by the Department of Treasury, that provides opportunities for new development in traditionally underserved areas. The program provides NMTC investors with a 39% federal tax credit payable over seven years. These investments are partnered with additional funds for businesses and real estate development in Low Income Neighborhoods.

Foreign Trade Zone

Allows duty-free importing of foreign-made components into the Zone, where they may be assembled, manufactured, processed or packaged. Duties are charged only when products are subsequently distributed into the U.S. market - if they are shipped to international markets, no duty is levied.

State Incentives

The City of Dallas will facilitate applications for assistance from State programs including Enterprise Zone Projects, Texas Enterprise Fund, and the Texas Emerging Technology Fund.

To obtain more detail on these programs, or to inquire regarding other assistance, contact: Office of Economic Development, Dallas City Hall, Room 6DN, Dallas, Texas 75201, Phone: (214) 670-1685, Fax: (214) 670-0158.



Agenda Information Sheet

File #: 21-652

Item #: 25.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): 14

DEPARTMENT: Office of Economic Development

EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

Authorize **(1)** a public hearing to be held on May 26, 2021, to receive comments concerning the renewal of the Klyde Warren Park/Dallas Arts District Public Improvement District (the District), in accordance with Chapter 372 of the Texas Local Government Code (the Act), for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution renewing the District for a period of ten years; **(3)** approval of the District's Service Plan for 2022-2031 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(4)** approval of a management contract with Woodall Rodgers Park Foundation, a Texas nonprofit corporation as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)

BACKGROUND

On February 1, 2021, Woodall Rodgers Park Foundation (WRPF), representing owners of real property located within the District, submitted petitions to the City of Dallas requesting the renewal of the District and approval of the District's Service Plan for a new ten-year term effective January 1, 2022 to December 31, 2031, in accordance with the Act. The Dallas City Council first authorized the creation of the District in 2014. This is the District's first renewal petition.

City staff reviewed the petitions and verified that owners of record representing more than 71% of the appraised value and more than 71% of the land area of real property in the District liable for assessment had signed the petitions, thereby exceeding the minimum requirements for renewal set in the current City of Dallas Public Improvement District (PID) Policy and state law. The City's PID Policy requires signed petitions from owners of at least 60% of the appraised value of real property liable for assessment and at least 60% of the land area of real property liable for assessment. State law requires signed petitions from owners of at least 50% of the appraised value of real property liable for assessment and at least 50% of the land area of real property liable for assessment.

This action calls for a public hearing to be held on May 26, 2021 for the City Council to receive comments on the renewal of the District for a new ten-year term. The City desires, by the calling and holding of a public hearing, to provide a reasonable opportunity for any owner of property located within the District to speak for or against the renewal of the District. Upon closing of the public hearing, City Council will be asked to consider a resolution renewing the District.

Following approval, notice of the District's authorization for renewal will be published in a newspaper of general circulation in accordance with Section 372.010 of the Act and the Petition Service Plan referred to as the "Improvement Order".

The petition for the District is outlined as follows:

- A. District Name.** The name of the District is Klyde Warren Park/Dallas Arts District Public Improvement District.
- B. District Location.** The District is located wholly within the City of Dallas, Texas, a Texas home rule municipality. The boundaries of the District are shown on **Exhibit A**.
- C. Nature of the Services and Improvements.** The purpose of the District is to supplement and enhance services provided within the District, but not to replace or supplant existing City services provided within the District. The general nature of the proposed services and improvements to be performed by the District are provided to the Klyde Warren Park and Dallas Arts District facilities, services shall include, but are not limited to: security, beautification, programming, cultural enhancements, custodial and landscape maintenance, and capital improvements, and other related expenses incurred in establishing, administering and operating the District as authorized by the Act and City Council.
- D. Estimated Cost of the Services and Improvements.** During the next 10-year term of the District, the estimated annual cost of services and improvements to be provided by the District is expected to begin at approximately \$1,815,772.00 in 2022 and reach \$6,387,663.00 in 2031. The total estimated revenue to be collected during the 1-year period is approximately \$36,866,932.00. The District shall incur no bonded indebtedness. The 10-year budget detailing the estimated cost per year and total estimated costs for the entire term (the Service Plan) is attached as **Exhibit B**.
- E. Method of Assessment.** The assessment shall apportion the costs each year among the property owners on the basis of special benefits accruing to the property. The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District (DCAD). The net assessment amount for 2022 is proposed to be \$1,815,772.00. The annual assessment rate for 2022 is approximately equal to \$0.025 per \$100.00 valuation. Once levied, this assessment rate shall not increase during the 2022 Service Plan year.

Future annual assessment rates, however, may be increased up to a maximum of \$0.15 per \$100.00 valuation, subject to appropriations set forth in the petition that renewed the District. Any future increase in the assessment rate would also be subject to a public hearing and City Council approval.

- F. Apportionment of Costs Between the District and the Municipality as a Whole.** The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property.

The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by exempt jurisdictions and entities must be established by contract. Property owned by tax-exempt religious organizations will be exempt from assessment as well as City rights-of-way, City parks, railroad rights-of-way, and cemeteries. The City of Dallas is not responsible for payment of assessment against City-owned property in the District.

- G. District Management.** The District shall be managed by Woodall Rodgers Park Foundation, a Texas nonprofit corporation established under the provisions of Section 501(c) of the Internal Revenue Code, or its successors or assigns, as approved by property owners and the City Council. Woodall Rodgers Park Foundation will be responsible for the management of the District, development, and recommendation of an annually updated Service Plan, and perform other required responsibilities pursuant to a contract with the City. The City Council will review and approve annually the Service Plan and assessment plan, determine and levy assessments and conduct other functions as required by the Act.

- H. District Dissolution.** The District shall automatically dissolve on December 31, 2031, unless renewed or dissolved through the petition and approval process as provided by the Act. If the District is dissolved, the District nonetheless shall remain in effect for the purpose of meeting obligations of indebtedness for improvements.

- I. Advisory Body.** An advisory body may be established to develop and recommend an improvement plan to the governing body of the municipality. At this time, staff is not recommending that an advisory board be appointed but is recommending that the responsibilities for the development and recommendation of the annual Service Plan and other duties of the advisory board contained in the Act be assigned to Woodall Rodgers Park Foundation or a successor entity approved by property owners and the City Council.

Following approval, the WRPF will be contractually required to implement the Petitioned Service Plan in accordance with the Act and the following administrative provisions:

- J. Service Plan Budget Modifications.** The Petitioned Service Plan covers a period of 10-years, groups services and improvements to be provided into program categories ("Program Category"), and the percentage of available funds allocated to each Program Category by WRPF. Upon review and written approval by the Director of the Office of Economic Development or his/her designee, WRPF shall be granted the ability to increase or decrease the cumulative proportion or percentage of funds allocated for a Program Category (i.e. over the 10-year period) by up to 20% provided that such modifications: (1) serve the common interest of owners and tenants in the District, (2) do not translate to dollar value modifications that exceed the cumulative Petitioned

Service Plan total; and (3) do not allocate more than 15% of annual funds to general administrative expenses. Any increase and/or decrease in the amount of a Program Category that exceeds 20% shall require City Council approval.

K. No Collection of Assessments in Excess of Petitioned Cost Total. The City has no power to levy and collect assessments within the District in excess of the total cost of services and improvements that property owners agreed to when they signed the District's renewal petition. If appraised property values increase or decrease within the District, the apportionment of the cost among the property owners may change on an annual basis but the cumulative amount of assessment revenue that is generated over the District's term cannot exceed the total cost of services and improvements projected on the Petitioned Service Plan. No over-collection of assessments is anticipated over the District's term. If, however, the District's cumulative, net assessment collections will exceed the cumulative assessments budgeted on the Petitioned Service Plan, WRPF shall: (1) reduce the District's assessment rate in a subsequent year(s) to offset the over-collection, (2) return the assessment funds to the property owners, and/or (3) retain and not expend such additional assessments until a revised petition for an early renewal of the District that includes the additional assessments and increased service levels/costs is signed by the District property owners and approved by City Council, in accordance with the Act and the City's PID Policy.

L. Excess Funds. The District must identify any unspent assessment funds arising from greater than anticipated collections and/or lower than budgeted costs on the upcoming year's Annual Service Plan as either revenue available for current/future expenditures or return the excess funds to property owners, provided that the District's revenue at any time (inclusive of unspent carry-forward revenue and interest generated from assessments) does not exceed the total cost of services and improvements budgeted on the Petitioned Service Plan. Requests to carry-forward funds in excess of 20% of the District's budgeted collections, WRPF must explain/justify why the District is carrying such a large fund balance (i.e. future capital improvement project, etc.) At no time shall carryover funds be used for services or improvements that were not approved in the District's Petition. If in the last year of the District's term, there are unspent funds, City Council reserves the right to adjust the assessment rate to absorb such funds to the extent not otherwise approved by City Council to be using during the District's ensuing renewal term. In all instances, City Council shall have final approval as to whether the District and/or DDI is permitted to carry over assessments to the following year.

M. Expenditure Overruns and Use of Approved Fund Balance/Contingency Reserves. If annual expenditures will exceed revenues (for example, due to lower than projected collections or greater than projected costs), WRPF shall take measures to avoid a negative fund balance at year-end, such as: (1) reducing spending among Program Categories in a manner that best serves the interest of District property owners, tenants, and residents, provided that no Program Category is adjusted by more than 20% of the Program Category's total term budget, (2) accessing approved amounts set-aside in a budgeted contingency reserve category as applicable), (3) and/or accessing approved excess assessments carried forward from prior year fund balance.

The term of the District upon renewal is ten years, from 2022 to 2031. Pending approval, actual operations in the District will commence on January 1, 2022.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council authorized the creation of the Klyde Warren Park/Dallas Arts District Public Improvement District for a period of seven-years and designated the Woodall Rodgers Park Foundation as the management entity for the District by Resolution No. 14-1074.

On September 12, 2018, City Council authorized an amended and restated management contract with the Woodall Rodgers Park Foundation to reflect changes in the process for disbursement of assessment, revenue, authorizing the City to disburse assessments to Woodall Rodgers Park Foundation, and to address other amendments to the agreement form by Resolution No. 18-1309.

[The Economic Development Committee was briefed by a memorandum regarding this matter on April 5, 2021.](#)

FISCAL INFORMATION

This action has no cost consideration to the City. For District property owners, the proposed assessment amount is approximately equal to \$0.025 per \$100.00 of appraised value as determined by the DCAD (i.e. property owners within the boundaries of the District pay the assessment and the funds are managed by private, non-profit entities under a management contract with the City).

CONTACT INFORMATION**Woodall Rodgers Park Foundation**

Larry W. McCoy, Executive Vice President of Finance & Administration (Klyde Warren Park)
1909 Woodall Rodgers Freeway, Suite 403
Dallas, Texas 75201

April 28, 2021

WHEREAS, Chapter 372 of the Texas Local Government Code (the “Act”) allows for the creation of public improvement districts; and

WHEREAS, on February 1, 2021, Woodall Rodgers Park Foundation, representing owners of real property located within the Klyde Warren Park/Dallas Arts District Public Improvement District (the “District”), delivered to the City of Dallas a petition to renew the District in accordance with the Act; and

WHEREAS, City staff reviewed the petition and determined the owners of more than 71 percent of the appraised value of the taxable real property liable for assessment, and more than 71 percent of the land area of all taxable real property liable for assessment within the District executed the petition, in accordance with the necessary thresholds for the City Council to consider creation of the District; and

WHEREAS, pursuant to Section 372.007 of the Act, City staff, with the assistance of the Woodall Rodgers Park Foundation, verified the petitions, and evaluated the service plan to determine whether the services should be made as described by the proposed service plan and found the service plan to be viable; and

WHEREAS, the City of Dallas desires to call and hold a virtual public hearing to provide a reasonable opportunity for any owner of property located within the District to speak for or against the renewal of the District, which intends to levy a special assessment against each property owner of record for real property and real property improvements, exclusive of City of Dallas rights-of-way, public parks, railroad rights-of-way, cemeteries, and property owned by tax-exempt religious organizations, to provide funding for the District for the purpose of providing supplemental services and improvements.

Now, Therefore,

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

SECTION 1. That a virtual public hearing shall be held no earlier than 1:00 p.m. on May 26, 2021, in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, 75201, at which time any interested person may appear and speak for or against the renewal of the District, with boundaries as proposed on the map attached as **Exhibit A** to provide improvements and supplemental services as permitted by and for the purposes set forth in the petition, to be funded by a special assessment against the property owners of record for real property and real property improvements, exclusive of City of Dallas rights-of-way and public parks, railroad rights-of-ways, cemeteries, and property owned by tax-exempt religious organizations, as shown in the proposed Service Plan attached as **Exhibit B**.

April 28, 2021

SECTION 2. That the facts and recitals contained in the preamble of this resolution are found and declared to be true and correct.

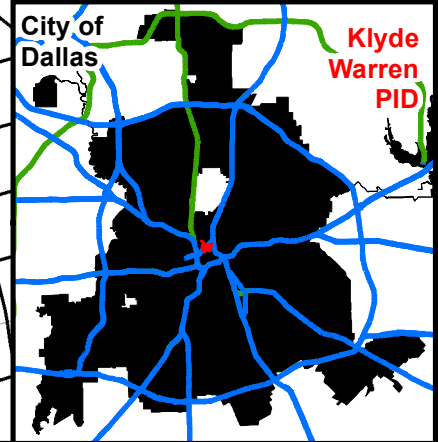
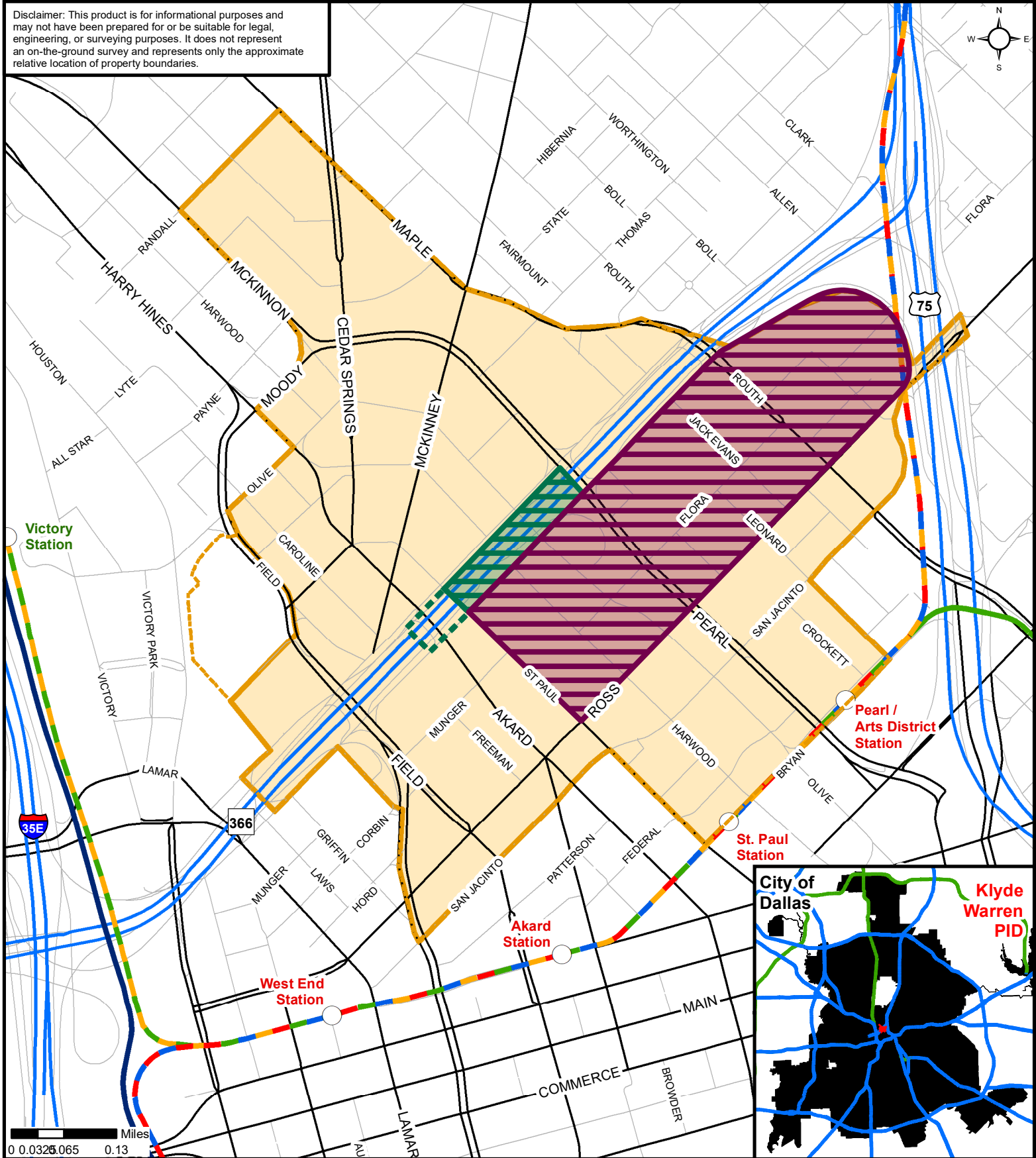
SECTION 3. That notice of the public hearing shall be published in a newspaper of general circulation in the City of Dallas and mailed to the property owners of the District before the 15th day before the public hearing.

SECTION 4. That after the closing of the public hearing, the City Council may consider a resolution renewing the District for a period of ten-years, approving the Service Plan for 2022-2031 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District, and approving a management contract with Woodall Rodgers Park Foundation, a Texas nonprofit corporation, as the management entity for the District.

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

Klyde Warren PID and Dallas Art District - Exhibit A

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Legend

- | | | | |
|-----------------------------|----------------------------------------------------|-------------------------|---------------|
| Dallas Art District | Klyde Warren Public Improvement District | DART Red Line | Freeway |
| Klyde Warren Park | Klyde Warren Public Improvement District Extension | DART Blue Line | Tollway |
| Klyde Warren Park Phase 2.0 | Rail Station | DART Green Line | Highway |
| | | DART Orange Line | Arterial |
| | | Trinity Railway Express | Local Streets |

EXHIBIT - B

[illegible]



Agenda Information Sheet

File #: 21-697

Item #: 26.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Economic Development

EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

Authorize (1) adoption of *City of Dallas Strategic Economic Development Plan*, attached as **Exhibit A**; (2) adoption of *City of Dallas Economic Development Policy: Economic Growth and Social Progress for All*, attached as **Exhibit B**; (3) endorsement of the recommendations for formation of a new economic development entity contained in *Briefing Paper on Establishing a New Economic Development*; and (4) creation of a steering committee to guide the implementation of items (2) and above – *City of Dallas*, attached as **Exhibit C** – Financing: No cost consideration to the City

BACKGROUND

On June 13, 2018, City Council authorized a resolution to engage Angelou Economic Advisors, Inc. to develop a comprehensive Economic Development Strategic Plan by Resolution No. 18-0838. The consultant team spent months meeting with stakeholders, conducting a market assessment, analyzing target industries, and developing an action plan. The final Economic Development Strategic Plan, attached as **Exhibit A**, calls for the city to focus on four overarching goals: (1) create a new economic development organization, (2) make Dallas a world-class entrepreneurial city, (3) widen the talent pipeline, and (4) focus on inclusive and equitable economic development.

TIP Strategies was engaged by the Office of Economic Development to facilitate a review of the draft plan and to work with specific stakeholder groups to identify priorities that would inform next steps for implementation. This review included gathering input on the draft plan from Dallas City councilmembers, a community review panel, and a policy advisory committee through interviews, listening sessions, and an online survey. Feedback from that review indicated high interest and support for the first goal of the Strategic Plan, creation of a new economic development organization.

The Office of Economic Development further engaged TIP Strategies to assist with the first two implementation steps of the Strategic Plan: drafting a new economic development policy focused on inclusive and equitable economic development and developing recommendations regarding the creation of a new economic development entity. Specifically, TIP Strategies was charged with benchmarking other regional, state, and national peers to identify potential models that could work in Dallas, and to focus on legal structure, governance, functions, funding, and staffing.

The document *City of Dallas Strategic Economic Development Plan* is presented for adoption today, as are the first two implementation steps of the strategic plan development of an economic development policy focused on inclusive and equitable economic development and recommendations for the creation of a new economic development entity.

The document *City of Dallas Economic Development Policy: Economic Growth and Social Progress for All* is presented for adoption today as the city's economic development policy, with an effective date of May 1, 2022.

The recommendations contained in the TIP Strategies document entitled *Briefing Paper on Establishing a New Economic Development Entity - City of Dallas* are presented for endorsement. The recommendations call for formation of a local government corporation as a nonprofit 501(c)(3). The corporation would have a twofold scope of work, focusing both on business development and targeted land development. The corporation would support but not replace the Office of Economic Development. The City Council would have control and oversight of the corporation through approval of its formation documents, approval of board member appointments, providing guidance on priorities, and authorizing any city incentives. The recommendations call for a board made up of 11 to 15 members representing diverse sectors and areas of expertise, with appointments approved by the City Council after nomination by the City Manager. If council endorses these recommendations staff will begin working with the City Attorney's Office to draft formation documents and a contract between the city and this new entity. Those documents will require separate City Council approval later this year.

To guide both the development of the economic development entity formation documents and the implementation of the economic development policy, staff recommends creation of an Economic Development Steering Committee made up of 7-10 city residents. The steering committee members will be appointed by the City Manager, and should represent business, entrepreneurship, workforce, education, cultural arts, real estate, or other relevant stakeholder groups. To the greatest extent possible, the City Manager should ensure that the Steering Committee membership represents the demographic makeup and diverse neighborhoods of the City of Dallas. The Steering Committee will remain in place until the later of the effective date of the economic development policy or the date that the board members of the economic development entity are appointed.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 13, 2018, City Council authorized a resolution to engage Angelou Economic Advisors, Inc. to develop a comprehensive Economic Development Strategic Plan by Resolution No. 08-0838.

The Economic Development Committee was briefed on the Economic Development Strategic Plan on December 2, 2019 to the.

The Economic Development Committee was briefed on next steps related to the Economic Development Strategic Plan on January 6, 2020.

The Economic Development Committee was presented a review and next steps for the Economic Development Strategic Plan by TIP Strategies on October 5, 2020.

~~The Economic Development Committee was updated on the implementation of the Economic Development Strategic Plan on December 7, 2020.~~

~~The Economic Development Committee was briefed on the economic development policy and recommendations related to the creation of an economic development entity on April 5, 2021.~~

FISCAL INFORMATION

~~No cost consideration to the City.~~

April 28, 2021

~~**WHEREAS**, on June 13, 2018, the City engaged Angelou Economic Advisors, Inc. to develop a comprehensive Economic Development Strategic Plan (the “Strategic Plan”) by Resolution No. 18-0838; and~~

~~**WHEREAS**, the Strategic Plan calls for the city to focus on four overarching goals: (1) create a new economic development organization, (2) make Dallas a world-class entrepreneurial city, (3) widen the talent pipeline, and (4) focus on inclusive and equitable economic development; and~~

~~**WHEREAS**, the Office of Economic Development engaged TIP Strategies to assist with the first two implementation steps of the Strategic Plan: drafting a new economic development policy focused on inclusive and equitable economic development and making recommendations regarding the creation of a new economic development entity; and~~

~~**WHEREAS**, adoption of *City of Dallas Economic Development Policy: Economic Growth and Social Progress for All* as the city’s economic development policy and endorsement of the recommendations contained in *Briefing Paper on Establishing a New Economic Development Entity—City of Dallas* will further the goals of the Strategic Plan.~~

Now, Therefore,

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

~~**SECTION 1.** That the document attached hereto and made part of this Resolution entitled *City of Dallas Strategic Economic Development Plan (Exhibit A)* is hereby adopted.~~

~~**SECTION 2.** That the document attached hereto and made part of this Resolution entitled *City of Dallas Economic Development Policy: Economic Growth and Social Progress for All (Exhibit B)* is hereby adopted as the city’s economic development policy, with an effective date of May 1, 2022.~~

~~**SECTION 3.** That staff shall use the strategic plan and economic development policy as guides for administering existing strategies, tools, and programs, and developing new strategies, tools, and programs.~~

~~**SECTION 4.** That the recommendations outlined in the document attached hereto and made part of this Resolution entitled *Briefing Paper on Establishing a New Economic Development Entity—City of Dallas (Exhibit C)* are endorsed by the City Council, and staff is directed to take action to implement those recommendations subject to future City Council approval of any formation documents and any contract between the city and the new entity.~~

April 28, 2021

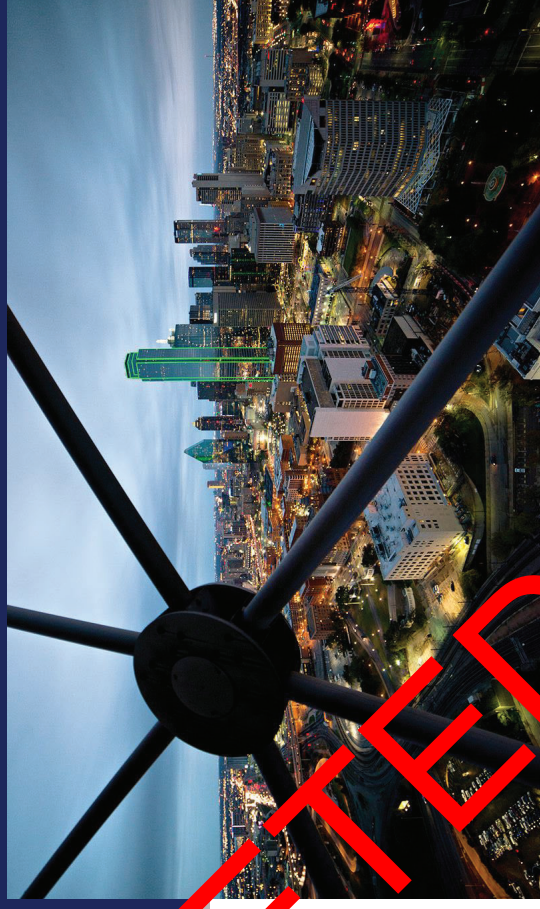
SECTION 5. ~~That in order to guide both the development of the economic development entity formation documents and the implementation of the economic development policy, the city manager is directed to create an Economic Development Steering Committee made up of 7-10 city residents. The steering committee members will be appointed by the City Manager, and should represent business, entrepreneurship, workforce, education, cultural arts, real estate, or other relevant stakeholder groups. To the greatest extent possible, the City Manager should ensure that the Steering Committee membership represents the demographic makeup and diverse neighborhoods of the City of Dallas. The Steering Committee will remain in place until the later of the effective date of the economic development policy or the date that the board members of the economic development entity are appointed.~~

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

Exhibit A

City of Dallas

Strategic Economic Development Plan 2019



Acknowledgments

AngelouEconomics would like to express our appreciation to the individuals and organizations that provided invaluable input to this strategic planning process. The key issues identified within this report could not have been fully identified and explored without their help. We would like to give special thanks to the following individuals for their time and assistance:

Mayor

Eric Johnson

Mayor Pro Tem/District 2

Adam Medrano

Deputy Mayor Pro Tem/District 10

B. Adam McGough

District 1

Chad West

District 3

Casey Thomas II

District 4

Carolyn King Arnold

District 5

Jaime Resendez

District 6

Omar Narvaez

District 7

Adam Bazaldua

District 8

Tennell Atkins

District 9

Paula Blackmon

District 11

Lee Kleinman

District 12

Cara Mendelsohn

District 13

Jennifer Staubach Gates

District 14

David Blewett

City of Dallas

City Manager

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Chief of Economic Development and Neighborhood Services

Michael A. Mendoza

Office of Economic Development

Courtney Pogue, Director

Robin Bentley, Assistant Director

Jiroko Rosales, Assistant Director

David Schleg, Senior Coordinator

Eileen Patskin, Economic Development Analyst



DELETED

Acknowledgments

AngelouEconomics would like to express our appreciation to the individuals and organizations that provided invaluable input to this strategic planning process. The key issues identified within this report could not have been fully identified and explored without their help. We would like to give special thanks to the following individuals for their time and assistance:

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D Magazine Partners

Virginia Arteaga-Haid
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Dallas County Community College District

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Hilda C. Galvin
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Jones Day

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President
Oak Cliff Chamber of Commerce

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Los Barrios Unidos

Mark Masinter
President
Open Realty Advisors

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AngelouEconomics would like to express our appreciation to the individuals and organizations that provided invaluable input to this strategic planning process. The key issues identified within this report could not have been fully identified and explored without their help. We would like to give special thanks to the following individuals for their time and assistance:

Sonja J. McGill
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The Real Estate Council

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Table of Contents

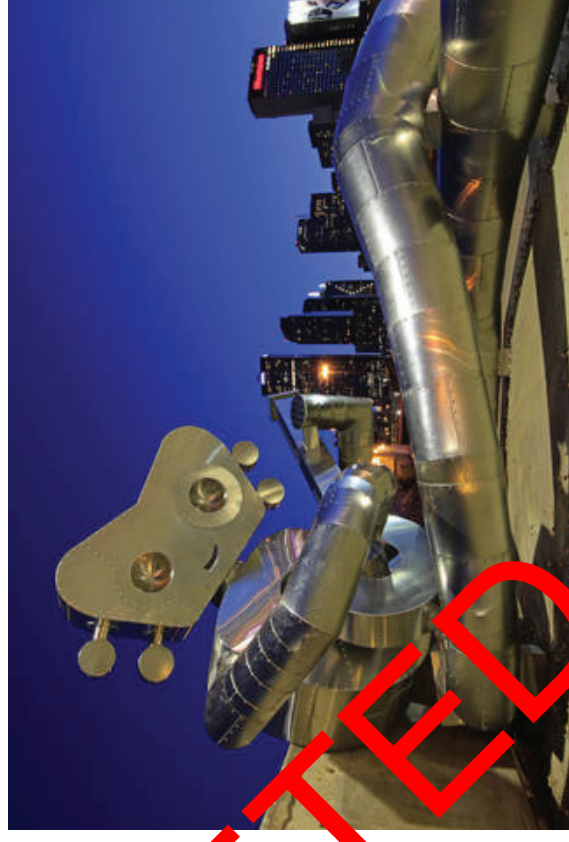
Forward	1
Executive Summary	2
Stakeholder Engagement	11
Introduction.....	13
Resident Survey.....	13
Business Survey.....	15
Past, Present, and Future.....	17
Market Assessment	19
Introduction.....	19
Current Economic Climate.....	19
SWOT Analysis.....	25
Assets to Leverage.....	25
Strengths to Promote.....	27
Challenges to Overcome.....	29
Competitive Positioning Analysis Components.....	32
SWOT Analysis (Chart).....	33
Community Scorecard.....	34
Target Industry Analysis	35
Introduction.....	36
Selection Process.....	36
Target Industries.....	39
Life Sciences & Healthcare.....	41



Source: Bishop Arts District | Adam Simmons/Flickr

Table of Contents

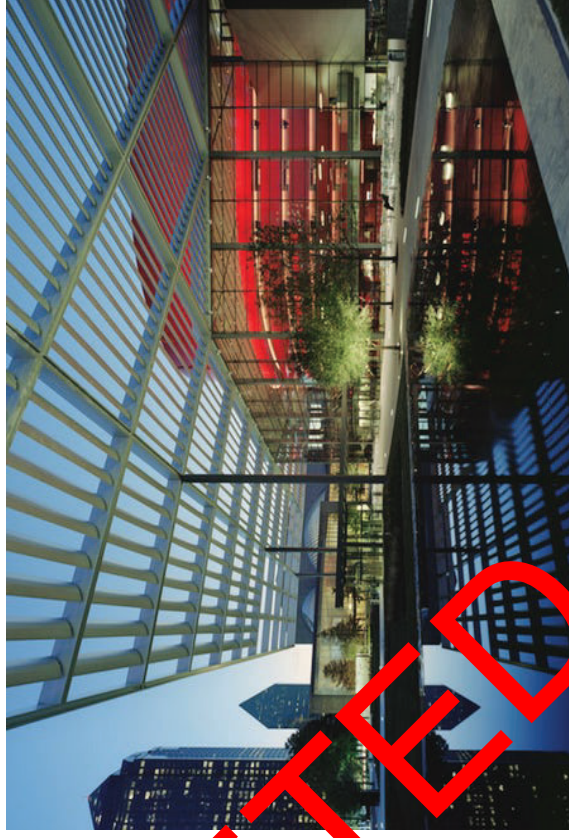
Telecommunications & IT.....	39
Business Services.....	52
National & International Corporate HQs.....	56
Entrepreneurship, Digital Arts, & Innovation.....	59
Advanced Logistics.....	61
Food Processing.....	66
Advanced Manufacturing.....	69
Strategic Action Plan.....	76
Overarching Goals.....	77
New Roles: Create “Invest Dallas”.....	78
Grow Your Own: Make Dallas a World-Class Entrepreneurial City.....	92
Human Capital: Widen the Talent Pipeline.....	120
Opportunity for All: Bridge the Economic Divide.....	149
Implementation Matrix.....	172
Economic Development Metrics.....	174
Appendices.....	178
Appendix A – Review of Past Plans and Studies.....	179
Appendix B – Online Resident Survey Respondents.....	181
Appendix C – Online Business Survey Respondents.....	183
Appendix D – Focus Groups and Interviews.....	186
Appendix E – Workforce.....	190
Appendix F – Commute Patterns.....	191



Source: The Traveling Man, Deep Ellum | Dorti/Shutterstock

Table of Contents

Appendix G – Economic Development Organization.....	193
Appendix H – Comparison of Texas Metros.....	194
Appendix I – City of Dallas Value Analysis.....	196
Appendix J – Dallas Output Analysis.....	197
Appendix K – Comparison of ED Budgets.....	198
About AngelouEconomics.....	200
K Strategies.....	201



Source: AT&T Performing Arts Center | VisitDallas

Forward

Strategy means “the art of devising or employing plans toward a goal.” So what is a strategic economic development plan?

An economic development strategy is a decision-making tool that is designed to help a community understand and respond to changes in the economy. In its most fundamental sense, strategic planning answers four basic questions:

- “Where are we now?”
- “Where do we want to be?”
- “How do we get there?”
- “How do we know if we got there?”

The City of Dallas Strategic Economic Development Plan reflects the process by which public-sector, business, and non-profit organizations came together to create better conditions for economic growth and job creation. It places a strong emphasis on the connection between resources and actions and helps to evaluate the strategic options for community investments. The strategic plan is an action-oriented blueprint that is intended to affect positive change and achieve meaningful results in the foreseeable future.

AngelouEconomics, with oversight from the City of Dallas Office of Economic Development and Strategic Economic Development Plan Steering Committee, has adhered to a set of concise objectives:

- Review current economic development efforts
- Create a vision through stakeholder engagement tactics

- Utilize research, analysis, and forecasting techniques to gain a better understanding of the social, economic, and demographic issues related to the City of Dallas
- Identify key target industries for business attraction, retention/expansion, and small business/entrepreneurial development
- Create an actionable strategy for the next 5-7 years.

Putting the strategic plan into practice—the final step—is the key to making it all work.



Angela Angelou
Principal Executive Officer
AngelouEconomics

Courtney D. Pugh, CCIM, FRED
Director
City of Dallas
Office of Economic Development

Executive Summary

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Executive Summary

Project Scope

The Strategic Action Plan is the final phase of a four-step process used to prepare a strategic economic development plan for the City of Dallas.

Strategic Economic Development Planning Process



This is an ambitious, yet achievable plan, guiding equitable economic development that unlocks the full potential of the local economy by dismantling barriers and expanding opportunities for all Dallas citizens. It started with Stakeholder Engagement, wherein AngelouEconomics (AE) reviewed existing plans and studies—identified by the City of Dallas Office of Economic Development—to better understand the baseline of local and regional conditions to support economic development initiatives (see Appendix “A”). This review also helped AE to identify local or unique data sources that were utilized during the Market Assessment and Target Industry Analysis phases.

Through an in-depth market analysis of Dallas and its benchmarks—Atlanta, Chicago, Denver, and Phoenix—along with a thorough review of the City of Dallas’ Comprehensive Housing Policy and Market Value Analysis, and a careful examination of current industry clusters in the community, AE worked closely with key stakeholders in Dallas to construct a roadmap to future economic prosperity. The purpose of the Strategic Action Plan, paired with the Market Assessment and Target Industry Analysis, is to provide a cogent

understanding of current economic conditions and to identify the primary challenges and opportunities that are impacting or could impact the local economy in order to prepare a new economic development strategy for the City of Dallas. Many of the strategic recommendations in the Strategic Action Plan can be implemented in the next five years, while the completion of other strategies and action items may require 20–40 years.

All final report deliverables include:

- Meetings with the Strategic Economic Development Plan Steering Committee
- Interviews and focus groups
- Town hall meetings
- Review of existing plans and studies
- Initial summary of stakeholder engagement
- Presentation of the initial findings of the Market Assessment and Target Industry Analysis
- Strategic Recommendations
- Strategic Action Plan
- Best Practice Case Studies
- Presentation of Strategic Economic Development Plan
- Implementation Matrix
- Organizational Analysis
- Performance Metrics

All full-length reports can be found on the project website:

<http://www.dallasecodev.org/544/Strategic-Economic-Development-Plan>

Executive Summary

City of Dallas

The City of Dallas (pop. 1,341,103) is the 9th largest municipality in the U.S. and the most populous city in the Dallas/Fort Worth Metroplex, which ranks as the 10th largest metropolitan area in the nation at 7.4 million people. Moreover, it is one of the top cities attracting residents from other major metro areas.

Dallas is rated as a “Beta+” world city, based on its international connectedness. It is home to 21 Fortune 500 companies and over 250 corporate headquarters, each of which employs more than 1,000 employees globally. Dallas/Fort Worth International Airport and Dallas Love Field put air travelers within 3.5 hours of major North American business centers: New York, Los Angeles, Mexico City, Toronto, Chicago, and Atlanta.

Corporate locates, rapid population growth, a relatively young and diverse workforce, and lower cost of living are tremendous economic assets. However, Dallas also faces many challenges, not the least of which are strong economic competition from neighboring communities in North Texas, and economic segregation in terms of race/ethnicity, income, education, and wealth that have a disproportionate concentration in southern Dallas and other underserved areas of the community.

Stakeholder Engagement

Throughout 2018, AE conducted site visits to the City of Dallas, interviewing more than 200 stakeholders during private sessions and focus groups, along with phone interviews, and obtaining vital feedback from the **Strategic Economic Development Plan Steering Committee**. In October, online community surveys were launched, engaging the

community in the strategic economic development planning process and eliciting responses and additional input from 1,250 residents and 228 businesses. Community attributes that were most important to residents and registered the widest gap between rated importance and Dallas’ performance were: Quality of public schools, city infrastructure, and affordable housing. The most important attributes and those with the widest gap between rated importance and performance for business respondents were: Quality of public schools, development and permitting processes, utilities and infrastructure, and regulatory environment.

Alternatively, residents and businesses are generally pleased with Dallas’ branding and image, creative and cultural arts scene, and presence of suppliers.

Market Assessment

Qualitative information gathered through the stakeholder engagement process were combined with quantitative data from local, state, and national sources, including Avison Young, CBRE Group, Inc., City of Dallas, County Business Patterns, Cushman & Wakefield, Energy Information Administration, ESRI GIS software, Internal Revenue Service, National Center for Education Statistics, National Science Foundation, U.S. Bureau of Labor Statistics, U.S. Census Bureau, and WalletHub.

Based on that extensive research, the market assessment examined City of Dallas demographics, economic capacity and characteristics, workforce, local assets, and competitive position in comparison to the benchmark communities of Atlanta, Chicago, Denver, and Phoenix. This information was used to prepare a Strengths, Weaknesses, Opportunities, and Threats (SWOT) chart (see page 33).

Executive Summary

Strengths

The SWOT analysis confirmed that Dallas is an international city with a wide range of assets that allow it to compete alongside many of the world's top markets. Dallas is centrally located, and the combination of Dallas/Fort Worth International Airport, major freeways, public transportation, and rail connects it to destination points throughout North America.

Dallas has a diverse economy and growing population that attracts millennials; competitive tax climate, strong business brand, low cost of government, and emerging centers for entrepreneurship, innovation, and investment; easy access to capital, best-in-class arts and cultural offerings, a thriving medical district; and vibrant neighborhoods.

Higher education institutions that are located in or immediately adjacent to Dallas include Southern Methodist University, the University of Texas at Dallas, the University of North Texas at Dallas, Dallas County Community College District (network of seven colleges), Dallas Baptist University, Paul Quinn College, Criswell College, Dallas Theological Seminary, Parker University, Dallas Christian College, and the University of Dallas, among others.

The community has already accomplished a near impossible task—aligning political leadership towards unified outcomes related to the City's development. This is being accomplished through a series of connected and interdependent plans, policies, and studies: Comprehensive Housing Policy, Dallas Cultural Plan, Downtown 360 Plan, Market Value Analysis, Neighborhood Revitalization Plan, Parks and Recreation Master Plan, Resiliency Strategy, Transportation Study, along with this Strategic Economic

Development Plan. Furthermore, the GrowSouth Initiative has businesspeople looking hard at opportunities in Dallas' southern sector.

The Trinity River Corridor—a \$2 billion public-private partnership—is the nation's largest urban water project, stretching 20 miles through Dallas and encompassing 10,000 acres. A revitalization highlight is the AT&T Bryon Nelson Championship at Trinity Forest Golf Club, a venue that was created explicitly to attract prestigious golf championships back to Dallas, while driving community impact and local charitable giving.

Dallas also has a variety of revitalization tools: General obligation bond funding, City-owned real estate, Community Development Block Grants (CDBG), New Markets Tax Credits, Opportunity Zones, Property Assessed Clean Energy (PACE), Property Tax Abatement, Public Improvement Districts (PIDs), Tax Increment Financing Districts (TIFs), and other development initiatives that can be leveraged to improve infrastructure, attract development, improve neighborhoods, and create a better quality of life.

Challenges

In contrast to Dallas' strengths, a number of economic development issues require attention as the community seeks to maximize economic opportunity. Most obvious is the near-universal desire to bridge the widening economic divide between southern Dallas and North Texas as a region.

Emerging technologies, education, and rising income gaps are making the situation worse, growing chronic over a period of decades. Technological innovation has hollowed

Executive Summary

out middle-income jobs, with the lower income going to services and the higher incomes to those with education and training—for example, people who work with computers, manage employees, and are responsible for complex problem solving.

At the same time, fast-growing suburbs in North Texas are attracting new business investment and residents, concentrating poverty in southern Dallas. A key demographic for poverty in the U.S.? Single-parent families and their children (14 million people) which make up roughly one-third of all people in poverty. That characteristic is reflected in Dallas (Mayor's Task Force on Poverty, 2018). Residents are also divided ethnically, not just by wealth (Communities Foundation of Texas, Center for Public Policy Priorities, 2018).

A negative perception of K-12 schools persists in Dallas, although a wave of change appears to be starting. While Dallas has the capacity to recommit itself to education, the question is does everyone involved—educators, parents, and students—have the collective will? Clearly, changes are needed to make improvements to public education.

Like many other large cities, Dallas is feeling the effects of the nation's affordable housing crisis. The rule of thumb is that housing costs should not exceed 30% of income. In Dallas, 38.5% of owner-occupied units surpass that threshold. For the rental market, more than 58% of renters go beyond that percentage and are said to be "cost burdened."

In the U.S., market demand for affordable housing continues to climb, driven by a combination of demographic, economic, and generational shifts. Renting has increased among all age groups, household types, and income groups. Millennials and immigrants are forming new households at record levels. Rental rates for Gen-Xers and baby



Source: City of Dallas

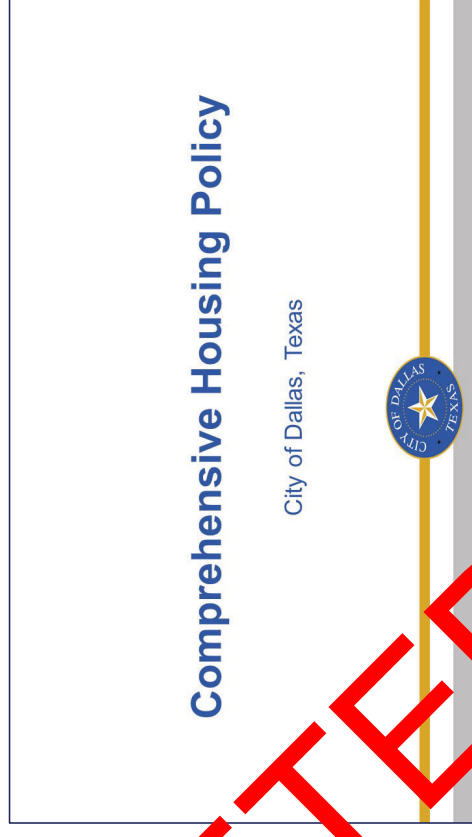
Executive Summary

boomers have also risen, altering the historical profile of the renter population. As a result, renter growth has reached levels not experienced since the mid-1960s, accelerating to nearly double the growth rate in the 1970s, when the baby boomers reached adulthood (Harvard Joint Center for Housing Studies, 2016).

People also lose sight of the gradual erosion of affordable workforce housing due to destruction, demolition, and deterioration. Across the country, it is estimated that as many as 125,000 affordable housing units are lost each year (Multi-Housing News, 2016).

The City of Dallas Comprehensive Housing Policy contemplates a housing shortage of 20,000 units and establishes production goals and income bands to be served. At the same time, AE recognizes that the cost of creating, operating, and sustaining affordable housing is rarely an affordable proposition. There is a huge gap between what it costs to build, renovate, and maintain affordable housing and the rents most people can afford to pay (Urban Institute, 2019). Complicating matters are federal housing policies that tend to favor homeowners over renters, despite homeowners earning nearly twice as much as renters (Multi-Housing News, 2016). Moreover, Dallas is attempting to unwind decades of economic and racial segregation.

Solutions to help close the affordable housing gap? Linking affordable housing to workforce development, new funding models, pro-active efforts to solicit developer proposals for high-quality affordable housing, and voluntary inclusionary zoning are recommended. This implies a deep collaboration between the public, private, and nonprofit sectors.



Source: City of Dallas

Executive Summary

Target Industry Analysis

Target industry analysis is an analytical methodology used to identify a community's best fit with traded-sector industries—those that would benefit from the area's community assets and be inclined to expand or locate in the area—and those industries that bring value to the community in terms of capital investment, jobs created, annual payroll, square footage constructed, and local purchasing.

AE's target industry analysis provides Dallas with a customized list of industry clusters that will do the most to advance its global competitiveness. This allows the community to focus limited resources on recruiting businesses in clearly and carefully defined markets. From a site selector's perspective, this is appealing to corporate locate decision-makers.

The target industries are: Life Sciences and Healthcare; Telecommunications and IT; Business Services; National and International Corporate Headquarters; Entrepreneurship, Digital Arts, and Innovation; Advanced Logistics; Food Processing; and Advanced Manufacturing.

These industries are supported by niche areas to focus on what will best grow each respective industry. The niches cover mature and diversification industries, as well as entrepreneurial and emerging targets, including Biotechnology and Research Development; Block Chain, Artificial Intelligence, and Augmented Reality Technologies; Product Design Services; International Corporate Headquarters; Internet of Things (IOT) Technologies; Driverless Technologies and Testing; Specialty Foods; and Electronic Components; among other areas (see pages 39 and 40).

Target Industries



Executive Summary

Strategic Goals

To ensure the economic prosperity and global competitiveness of Dallas, the community should focus on four aspirational, broad, and overarching goals:

- **New Roles: Create “Invest Dallas”**
- **Grow Your Own: Make Dallas a World-Class Entrepreneurial City**
- **Human Capital: Widen the Talent Pipeline**
- **Inclusive and Equitable Economic Development**

These four goals, which provide a framework for strategic recommendations, are supported by specific strategies and action items to facilitate their implementation. Examples include:

- 1) **Create a New Economic Development Organization**
 - a) Promote the Dallas brand
 - b) Diversify the local economy and attract high-wage jobs
 - c) Focus on employment centers/corridors
 - d) Focus on target industry clusters



Executive Summary

2) Expand Dallas' Entrepreneurial Ecosystem

- a) Start an angel investment fund for businesses in underserved areas
- b) Create a minority accelerator/incubator
- c) Build a commercial kitchen

3) Adopt New Methods for Education and Training

- a) Attract a destination school
- b) Place Junior Achievement™ in every school

4) Build Local Workforce Capacity

- a) Create apprenticeship training for target industry sectors
- b) Develop public-private partnerships for childcare opportunities
- c) Reincorporate convicted felons

5) Link affordable housing to workforce development

- a) Enhance fiber-optic broadband / Wi-Fi
- b) Improve transportation connectivity



Executive Summary

- 6) Revitalize South / West / Southern Dallas
 - a) Rectify the affordable housing shortage
 - b) Break the cycle of poverty

Working toward these goals is an investment in the success of the entire community. It will stimulate economic growth, and create a better quality of life.

Best Practices

Developing a strategic economic development plan is half the challenge. The other half—translating strategies into results—requires robust planning and structured implementation. To facilitate successful execution, the AE team has incorporated best practices—related strategies that have been successfully undertaken by other communities—throughout this report.

Economic Development Metrics

Economic development metrics that are tied to the action items will generate reliable data on the effectiveness and efficiency of the economic development strategies.

Implementation Matrix

The implementation matrix is organized by strategies and action items, timeframe, and outlines roles for partners involved in implementation.



Stakeholder Engagement

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Stakeholder Engagement

Introduction

Stakeholder engagement is the first phase of the strategic planning process. AngelouEconomics (AE) began this phase by facilitating focus group discussions, one-on-one interviews, conducting an online community survey of residents and businesses, and meeting with the **Strategic Economic Development Plan Steering Committee**. Altogether, these interactions contributed to understanding the vision and goals of the community's economic development efforts.

Online questionnaires received 1,272 responses to a survey of residents and 228 responses to a survey of businesses (see Appendices B and C). Together, a total of 1,500 responses were received from those participating in the online surveys. One-on-one interviews and focus groups engaged a multitude of other stakeholders as well (see Appendix D).

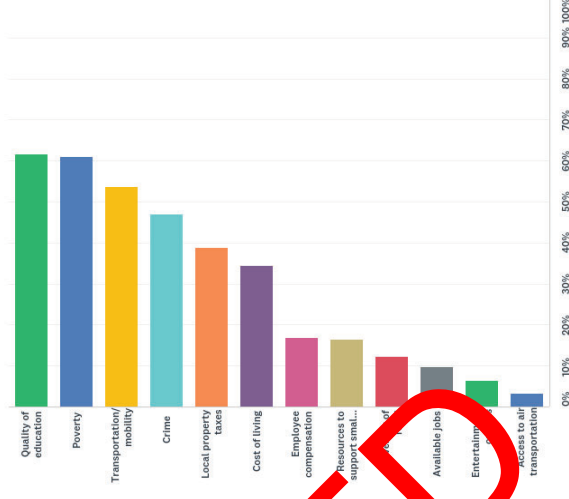
Resident Survey

Resident respondents are older, better educated, and more affluent than Dallas' populace. Whereas the median age in Dallas is 32 years, nearly 80% of respondents were 35 or older. While 45% of Dallas residents have no more than a high school degree, over 97% reported having some college experience or professional degree (see page 14).

When asked what are the most significant challenges facing Dallas, residents identified quality of education, poverty, and transportation mobility as the areas of greatest concern. Residents were also asked to compare a variety of factors based on their perceived importance and their satisfaction of the factor as experienced in the local

Online Resident Survey

What are the most significant challenges facing Dallas?

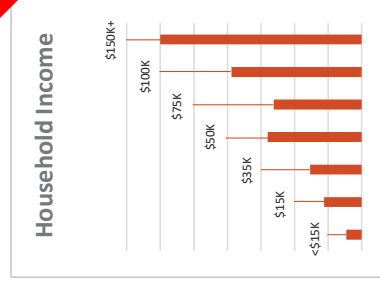
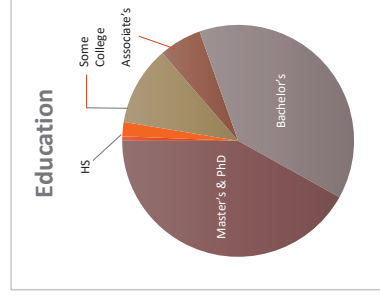
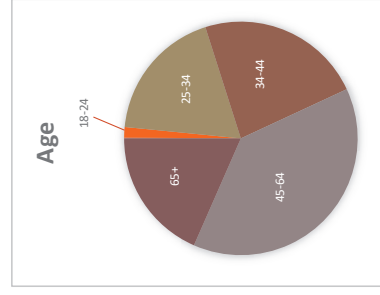


Source: AngelouEconomics, Online Resident Survey

Stakeholder Engagement

community. Quality of schools, city infrastructure, and affordable housing were the leading issues, having determined which factors had the widest gaps between importance and satisfaction (2.00 or greater). Secondary factors with challenges included property taxes, ability to walk to shops and restaurants, cost of living, and community appearance, parks and resources for recreation, and employee compensation.

A third tier consists of factors that are more attuned with resident rankings for importance and satisfaction (less than 1.00), include available jobs, ability to take an active role in the community, population diversity, parking availability, and creative and cultural arts scene. For branding and image, resident satisfaction outpaced importance by a small fraction.



Source: AngelouEconomics, Online Resident Survey



Source: AngelouEconomics, Online Resident Survey

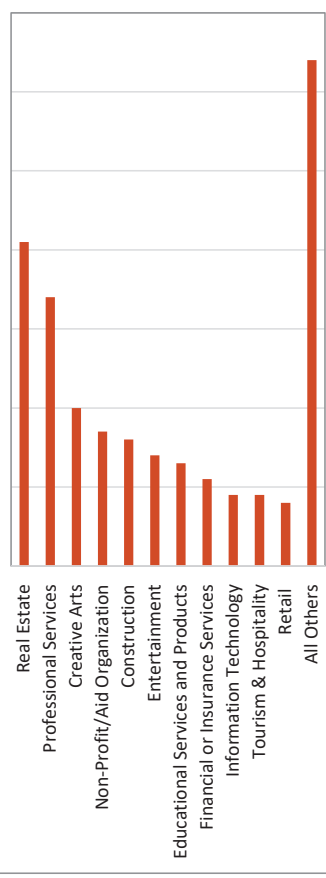
Resident Comparison of Importance vs. Satisfaction				
	Importance (1-5)	Satisfaction (1-5)	Difference	
Quality of Public Schools	4.58	2.22	2.36	
City Infrastructure	4.61	2.39	2.22	
Affordable Housing	4.43	2.42	2.01	
Affordable Healthcare	4.51	2.66	1.85	
Local Property Taxes	4.22	2.48	1.75	
Ability to Walk to Shops and Restaurants	3.98	2.46	1.53	
Cost of Living	4.48	3.01	1.48	
Community Appearance	4.33	2.90	1.44	
Parks and Recreation	4.36	3.20	1.16	
Employee Compensation	4.18	3.06	1.11	
Available Jobs	4.40	3.64	0.76	
Ability to Take Active Role in Community	4.13	3.37	0.76	
Population Diversity	4.01	3.35	0.67	
Parking Availability	3.50	2.87	0.63	
Creative and Cultural Arts Scene	4.16	3.79	0.37	
Branding and Image	3.13	3.17	-0.04	

Stakeholder Engagement

Business Survey

The business survey drew a diverse set of 228 responses from various industries with the most common reported industry sectors being real estate, professional services, and creative arts. Other important industry sectors include non-profit organizations, construction, entertainment, educational services and products, financial or insurance services, information technology, tourism and hospitality, and retail. Approximately 55% of respondents are self-employed or employ less than 10 workers. Thirty-eight percent of respondents have been in business in Dallas for 25 years or more.

Respondents by Industry



Source: AngelouEconomics, Online Business Survey



Business Comparison of Importance vs. Satisfaction

	Importance (1-5)	Satisfaction (1-5)	Difference
Quality of Public Schools	3.88	2.44	1.44
Development and Permitting Process	3.85	2.50	1.35
Utilities and Infrastructure	3.91	2.72	1.19
Regulatory Environment	3.87	2.72	1.15
Climate	4.01	2.93	1.08
Cost of Permits and Other Fees	3.65	2.67	0.98
Ability to Attract and Retain Skilled Employees	4.12	3.36	0.76
Operating Costs	3.87	3.15	0.72
Logistics and Transportation	3.62	2.90	0.72
Availability of Financial Incentives	3.44	2.73	0.71
Quality of Life	4.19	3.52	0.67
Access to Customers	4.32	3.73	0.65
Cost of Utilities	3.55	2.92	0.63
Branding/Image	3.93	3.31	0.62
Entrepreneurial Environment	3.98	3.38	0.60

Source: AngelouEconomics, Online Business Survey

Stakeholder Engagement

In response to a similar series of questions that were asked of residents, the quality of public schools and development and permitting process were cited as the two most important issues to businesses. Other factors mentioned as significant ranking factors include utilities and infrastructure and regulatory environment. Overall, the gaps between business respondents' measure of importance and satisfaction with Dallas' performance were less pronounced than resident responses. However, cost of permits and taxes did show a sizeable gap.

Business respondents rated ability to take an active role in the community, population diversity, and colleges/universities with a relatively high degree of satisfaction. Creative and cultural arts scene and presence of suppliers received satisfaction ratings that exceeded their corresponding scores for importance.

***"Dallas likes to talk about what it will be...
it's very aspirational."***

— Local Stakeholder

***"We can help shape the city. We can be a part of
history."***

— Local Stakeholder

Business Comparison of Importance vs. Satisfaction (continued)				
	Importance (1-5)	Satisfaction (1-5)	Difference	
Availability of Financing/Capital	3.71	3.13	0.58	
Labor Costs	3.75	3.20	0.55	
Aesthetics/Appearance	3.78	3.25	0.53	
Cost of Living	3.86	3.40	0.46	
Parking Availability	3.29	2.90	0.39	
Ability to Take an Active Role in the Community	3.90	3.59	0.31	
Population Diversity	3.58	3.40	0.18	
Colleges/Universities	3.49	3.32	0.17	
Creative and Cultural Arts Scene	3.52	3.54	-0.02	
Presence of Suppliers	3.07	3.41	-0.34	

Source: AngelouEconomics, Online Business Survey

Stakeholder Engagement

Past, Present, and Future

During the stakeholder engagement phase, the AE team reviewed previous economic development studies, reports, and related information provided by the City of Dallas Office of Economic Development, as well as additional organizations within the local community. Reviewing these documents helps to build upon existing policies and strategies already in place, where appropriate.

Baseline data was provided through earlier strategic economic development plans. **Strategic Engagement** was approved by the Dallas City Council in 2005, and later updated in **Strategic Engagement 2013**. Both strategic plans were prepared by City staff. The more current strategic plan focused on **Downtown Dallas 360**, which called for expansion of the central business district and creation of a vibrant, urban core; and **GrowSouth**, a comprehensive strategy to build a foundation for sustainable growth in southern Dallas.

More recently, a **Market Value Analysis (MVA)** was prepared by The Reinvestment Fund for the City of Dallas. The MVA is a database tool that provides policymakers, residents, and other stakeholders with a better understanding of their local residential real estate markets. This has been accompanied by a **Comprehensive Housing Policy** that provides for the creation and preservation of affordable housing throughout Dallas. Other Citywide plans address arts & culture, infrastructure, neighborhood revitalization, parks and recreation, planning, resiliency, transportation, and other related topics.

The **Strategic Economic Development Plan** is meant to be harmonized with these plans and guide economic development for the next five years.



Source: City of Dallas

Market Assessment

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Market Assessment

Introduction

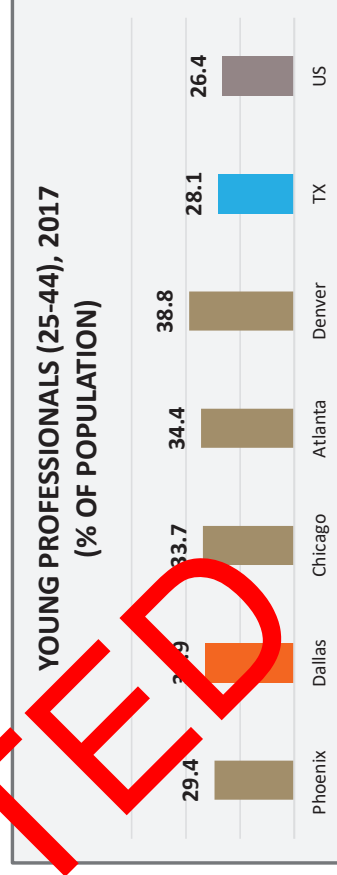
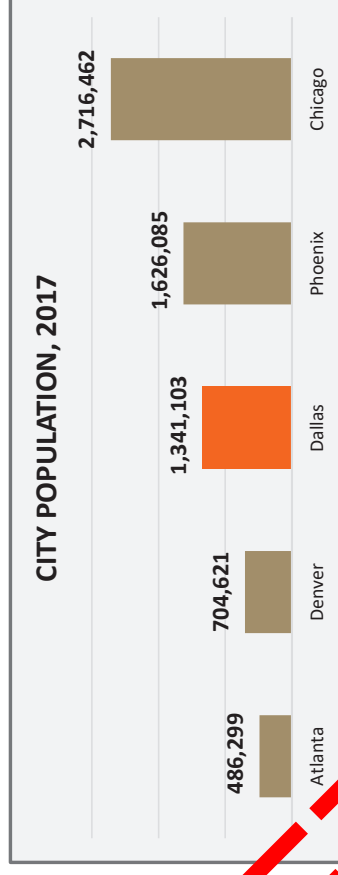
AE's review of Dallas' business climate and quality of life identified the current assets, and challenges important to economic development. Rather than focus on Dallas alone, the market assessment provides in-depth analyses that benchmark Dallas against four competitor communities—Atlanta, Chicago, Denver, Phoenix, and other cities in Texas. This information provides a solid foundation for the selection of strategic recommendations that will improve Dallas' competitive position.

Current Economic Climate

Population. Dallas (pop. 1,341,103) falls at the mid-point in comparison to Atlanta (pop. 486,299); Denver (pop. 704,621); Phoenix (pop. 1,626,085); and Chicago (pop. 2,716,462). Dallas also falls in the middle of the benchmark communities in terms of population density (number of people per square mile of land) and is located in the second largest metropolitan statistical area, eclipsed only by Greater Chicago.

Dallas ranks highly in population growth. Only Atlanta had higher population growth in 2017. Chicago has struggled with growth in recent years, even posting negative growth rates.

For young professionals, Dallas outpaces state and national trends. When compared to the benchmarks, all rank similarly, except for Phoenix on the low end and Denver on the high end. Dallas also boasts a median age (32.4) that is younger than all the other benchmarks. This constitutes a significant strength for Dallas' workforce and future economic capacity.



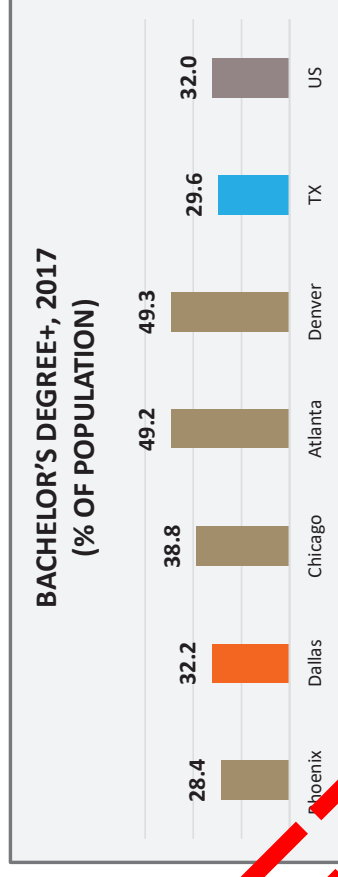
Market Assessment

In Dallas, migrants from other parts of Texas earn the lowest adjusted gross incomes, while foreign migrants earn the highest adjusted gross incomes. This trend is true for all geographies except for Bexar County, San Antonio and Maricopa County, Phoenix.

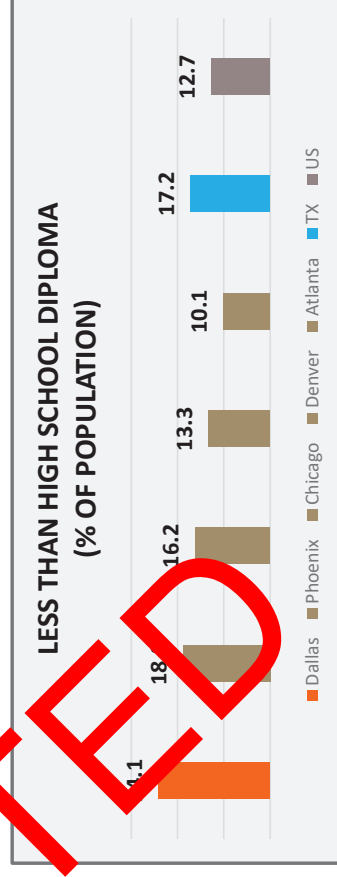
Education. Nearly one-third of Dallas' population over 25 years old have a bachelor's degree or higher. However, Dallas only ranks higher than Phoenix. Chicago, Atlanta, and Denver all have significantly higher levels of college educated persons. Educational attainment proves out that Dallas has lower proportions of highly educated persons. Dallas has the highest share of persons with no high school diploma, including comparisons to state and national averages.

Comparatively, many Dallas students elect to take the SAT rather than the ACT. Among major Texas cities, Dallas SAT scores are the second lowest (887), falling ahead of students in Bexar County, San Antonio. Composite ACT scores show Dallas (16) as the lowest among the benchmarks. Typically, a score of 18 is generally considered to be the threshold for college readiness.

It should be noted that Dallas Independent School District has made recent progress, but it will take years for that to show up in this data. Incongruously, Dallas has the highest level of high school graduates (88%) compared to the benchmarks, which speaks either to the progress made by DISD, or that graduates do not have the requisite skills. Operational and instructional expenditures per pupil illustrate the amount that is spent per student on facilities, staff, and materials at the K-12 level. Across all districts in Dallas County, \$13,474 is spent per pupil, which is the second lowest among Texas counties (Travis County, Austin; Tarrant County, Fort Worth; Harris County, Houston; Bexar County, San Antonio). That is considerably lower than the state average of \$16,038.



Source: U.S. Census Bureau



Source: U.S. Census Bureau

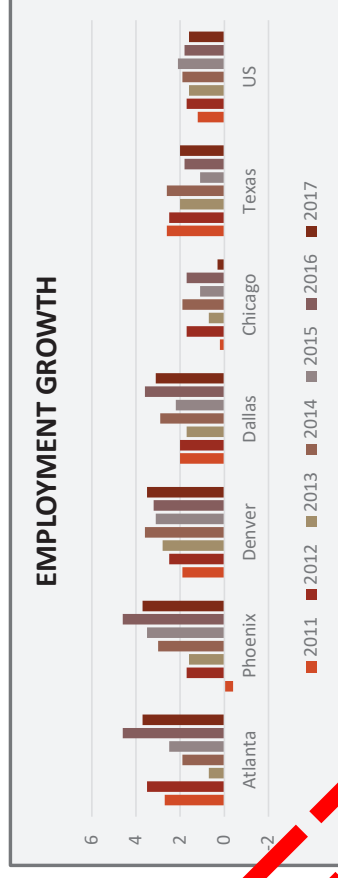
Market Assessment

University R&D Expenditures. In 2016, Dallas had two higher education institutions that received Federal R&D funding—Southern Methodist University (SMU) and the University of Texas Southwestern Medical Center. That is on par with Phoenix and Denver. However, Chicago and Atlanta far outpace all the other benchmarks. In R&D expenditures per capita, Dallas ranks 2nd overall. In the long run, investment in R&D activities can positively impact the productivity and economic growth of state, regional, and local economies.

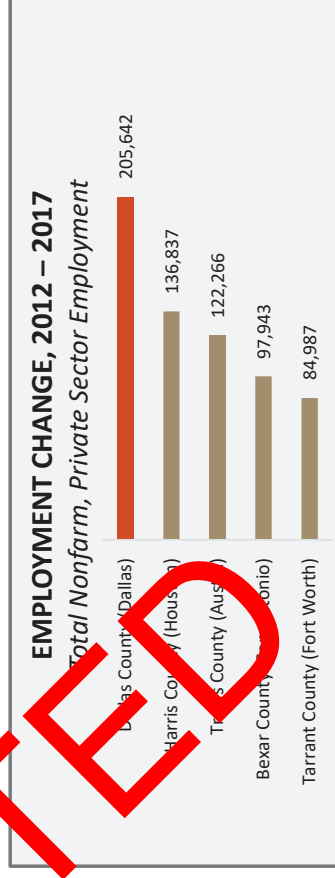
Workforce. While Dallas has population growth that outpaces most benchmark cities, its employment growth that falls in the middle of all other benchmarks. The unemployment rate in Dallas falls in line with state and national averages. However, the unemployment rate is greatest within the census tracts of southern Dallas, in some instances reaching 14.1%. Chicago and Atlanta still have relatively high unemployment rates, while Denver has increasingly low rates.

Among major Texas counties, Dallas County has gained the largest number of non-farm, private sector jobs (205,642) from 2012 to 2017. In terms of employment growth, Dallas County, Dallas employment grew by 15.7% from 2012 to 2017, falling behind Travis County, Austin (25.5%) and Bexar County, San Antonio (16.0%). Statewide employment grew by 13.2% over this period.

Dallas' labor force participation rate was 69.3% in 2017. Dallas has maintained the 2nd highest labor force participation rate among benchmark cities. Locally, the census tracts with the lowest labor force participation rate can be found in areas of southeast and southwest Dallas (see Appendix E). From the benchmark perspective, Denver has the highest labor force participation rate, 72.0%.



Source: Bureau of Labor Statistics



Source: Bureau of Labor Statistics

Market Assessment

County-wide, Dallas has a diverse and large economy, making it an attractive place for most types of corporate investment. The largest employment sectors are Trade, Transportation, & Utilities, Professional & Business Services, Education & Health Services, Financial Activities, Leisure & Hospitality, and Manufacturing. Even in the service sector, Dallas employs at least 100,000 workers.

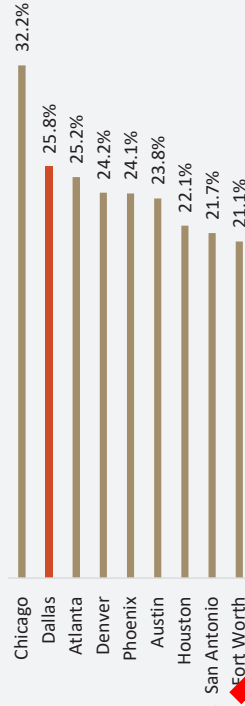
Housing. Generally, homeownership and rental costs are recommended not to exceed 30% of a household's total income. For homeownership, Dallas has the second largest share of owners whose monthly owner costs are 30% or greater than household income. This indicates that Dallas has a relatively large percentage of homeowners living in dwellings that are relatively unaffordable given their household income. A large share of those are in northeast and southwest Dallas.

From a rental perspective, Dallas has the lowest share of rentals (45%) where gross rent is 30% or greater of total household income. This figure indicates that rentals in Dallas are more affordable than they are in benchmark cities.

Income. Dallas has the lowest median wages (\$50,600) of all benchmark communities, including state and national averages. Dallas, Atlanta, and Denver have average wages that are more than \$30,000 higher than the median wages. This suggests a higher volume of people making very high salaries, which is indicative of income inequality. Lower wages are a double-edged sword. They make Dallas competitive for corporate investment but contribute to affordability problems.

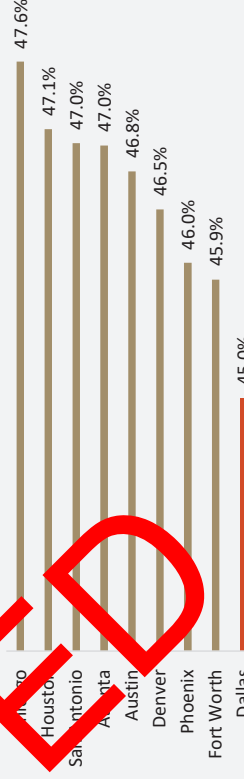
Manufacturing wages in Dallas County are the highest among benchmark counties. The average manufacturing wage in the Dallas is \$79,208.

SHARE OF OWNERS WHOSE MONTHLY OWNER COSTS ARE 30% OR GREATER THAN HOUSEHOLD INCOME, 2017



Source: U.S. Census Bureau

SHARE OF RENTALS WHOSE GROSS RENT IS 30% OR GREATER THAN HOUSEHOLD INCOME, 2017



Source: U.S. Census Bureau

Market Assessment

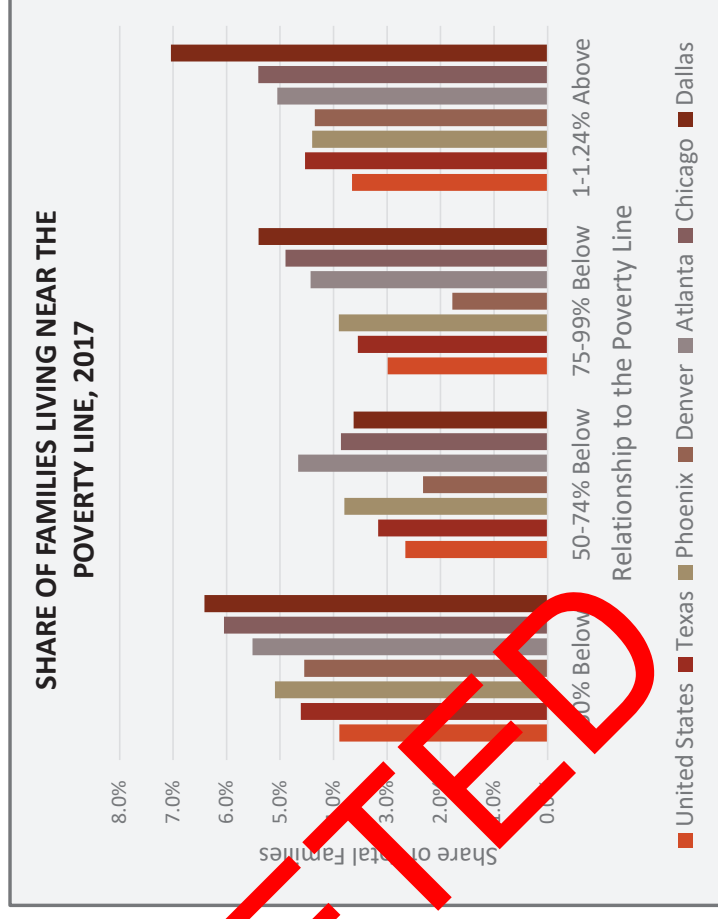
Poverty. In Dallas, 15.4% of families live beneath the poverty line, which is the highest share among benchmark cities. An additional 7.0% of families live slightly above the poverty line, bringing the total share of families living near the poverty line to 22.4%. Chicago has the next highest share of families living near the poverty line at 20.2%. Census tracts with the greatest share of individuals living near the poverty line are concentrated in southern Dallas, with the highest concentrations in southeast, southwest, and west Dallas.

Among benchmark cities, Dallas has the second highest rate of residents below the age of 18 years living beneath the poverty line (34.2%). Atlanta has the highest rate—35.7% of its population below the age of 18 years live beneath the poverty line. Across Texas, this figure is 22.9%. Similarly, Dallas has the third highest rate of residents aged 65 years and older living beneath the poverty line (14.1%) compared to the benchmarks. Chicago has the highest rate (16.2%) followed by Atlanta (15.0%). Across Texas, this figure is 10.7%.

Construction Costs. Compared to the benchmarks, Dallas has the lowest construction costs (\$84.91 per square foot).

Commercial Real Estate. Commercial real estate rents were compared to the four benchmark communities. Dallas' office rent (\$25.03 per sq. ft.) was the lowest of all benchmarks (\$25.03 - \$39.85 per sq. ft.); industrial rent (\$5.12 per sq. ft.) was competitive within the benchmark range (\$4.82 - \$8.22 per sq. ft.); and retail rent (16.71 per sq. ft.) was also competitive within the benchmarks (\$14.45 - \$18.90 per sq. ft.).

Commute Patterns. Dallas' average travel time to work is similar to all other benchmarks, except for Chicago, which has a much higher average. The commuting methods in Dallas



Market Assessment

are similar to state and national trends. However, Dallas has lower rates of people who take public transit. In fact, only Phoenix has lower rates of public transit commuters. Overall, residents living in north and central Dallas have the shortest commutes, while residents in southern Dallas have the longest commute times (see Appendix A).

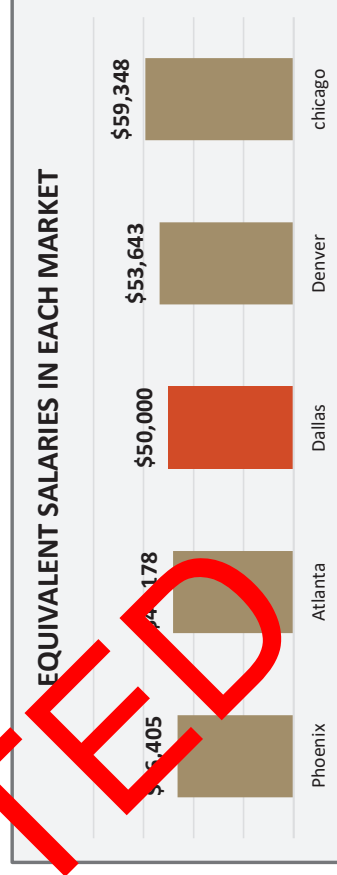
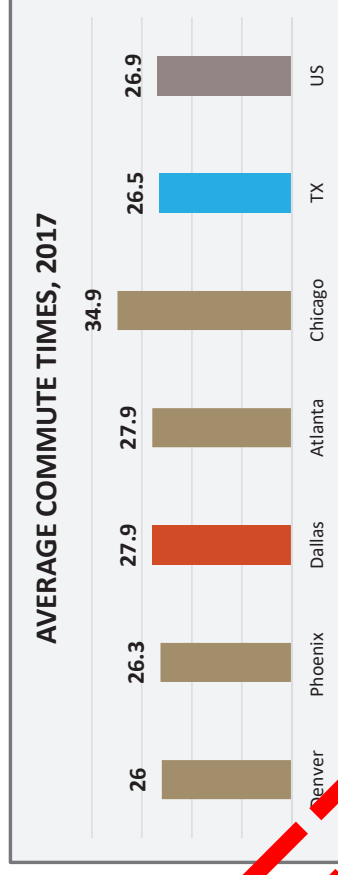
The vast majority of people that work in Dallas travel from outside the city. There are 238,828 people that live and work in Dallas. There are 570,249 people that live outside but work within Dallas. There are 271,993 people that live within but work outside of Dallas. In total, there are 809,077 people that work in Dallas.

Cost of Living. The greatest cost of living benefit is housing and transportation. Utilities are Dallas' least competitive cost category.

Availability of Health Coverage and Technology. Compared to the community benchmarks (86.9% – 90.4%), Dallas has the lowest percentage population (76%) with health coverage. This is below state (82.7%) and national (91.3%) averages.

Dallas has the lowest percentage (83.6%) of households with a computer, slightly less than Chicago (83.9%). Both are below state (87.6%) and national (87.2%) averages. Comparatively, Phoenix, Denver, and Atlanta (86.8% - 90.2%) have more households with a computer.

Similarly, Dallas has the lowest percentage (71.4%) of households with a broadband Internet subscription, sitting below state (76.8%) and national (78.1%) averages. Chicago, Atlanta, Phoenix, and Denver broadband Internet subscriptions (73.5% - 81.1%) are more prevalent in their households.



Market Assessment

SWOT Analysis

After completing the review of Dallas' current business climate, a Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis was conducted to identify favorable and adverse factors influencing economic development in the community (see page 33).

Assets to Leverage

Dallas is an international city with a wide range of assets that allow it to compete alongside many of the world's largest markets.

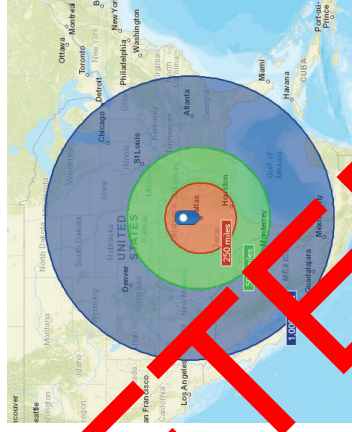
Strategic Location and Proximity to Major Markets. According to AE's radial analysis, Dallas is within 1,000 miles of 167 million people, or 52% of the US population. Additionally, our drive time analysis shows that Dallas is within a 5-hour drive of all major markets in Texas and Oklahoma.

Centers for Entrepreneurship, Innovation, and Investment. Dallas is fortunate to have a robust environment for entrepreneurship, innovation, and investment. Anchor institutions for entrepreneurship include: Dallas Entrepreneur Center, Tech Wildcatters, Motive, REVTECH Accelerator, and DFW Accelerator, to name a few. Catalysts for innovation include: Dallas Innovation Alliance (Smart Cities Living Lab – Phase I), Southern Methodist University, and others. The Dallas Regional Chamber's International Engagement team helps to build bridges that stimulate global investment.

Corporate Headquarters. Corporate headquarters are inextricably linked with Downtown Dallas. The presence of 9 Fortune 500 companies in the central business

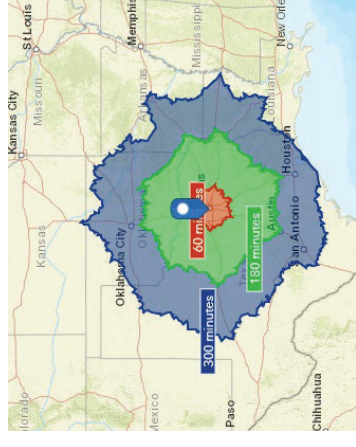
Strategic Location / Proximity to Major Markets

Radial Study (250, 500, & 1,000 Miles)



Source: ESRI

Drive Time Analysis (1, 3, & 5 hours)



Source: ESRI

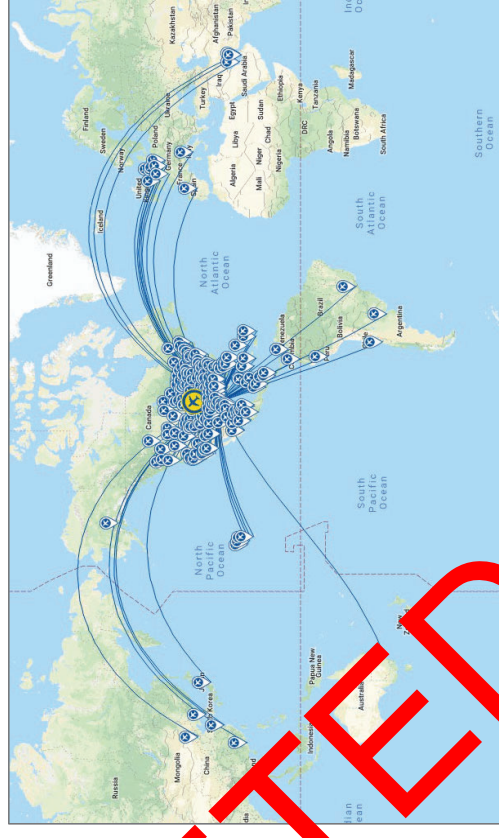
Market Assessment

district has created a healthy demand for multi-family housing. In the third quarter of 2018, there were 26,613 multi-family units in Downtown Dallas, with 4,477 units under construction, generating a 94.1% occupancy rate. Downtown Dallas, TX, continues the strong pace of residential construction, leasing of commercial/office space, location of new tenants, new parks and open spaces, Royal Blue Grocery, and proposed a Montessori Elementary School Downtown, which was recently approved by the Dallas Independent School District (*Expectations Shattered: 2018 Annual Report*). This development activity is aligned with the Downtown Dallas 360 Plan.

Dallas/Fort Worth International Airport. Dallas/Fort Worth International Airport (DFW) world rankings are 4th in terms of operations, 12th in terms of passengers; serving 244 destinations (182 domestic, 62 international); generating 228,000 full-time jobs, \$12.5 billion annual payroll, and \$37 billion in economic activity throughout North Texas. Most recently, DFW Airport was recognized as “2019 Airport of the Year” by *Air Transport World*. The City of Dallas has a significant ownership interest in the airport, appointing 7 of 12 members to the DFW Airport Board of Directors.

Vibrant Neighborhoods/Public Space. Some of the trendiest, most vibrant neighborhoods in Dallas are Uptown, Preston Hollow, Lake Highlands, Bishop Arts District, Deep Ellum, Downtown Arts District, Greenville Avenue, Knox-Henderson, and M Streets. Examples of urban public space (current and proposed) include: Bachman Lake, Dallas Arboretum and Botanical Garden, Dragon Park, Klyde Warren Park, Midtown Park, Oak Lawn Park, South Dallas Fair Park, Southern Gateway Deck Park, Trinity River Audubon Center, and White Rock Lake. Dallas’ parks, conservation programs, and recreational activities help create desirable and livable neighborhoods, as well as places where people come together to enjoy one another.

DFW International Airport / Route Map



Source: The Blue Swan Daily (March, 2018)

Market Assessment

Strengths to Promote

Dallas has many strengths that enhance the city's competitive business for global economic development.

Political Leadership United in Improving Dallas. Dallas has already accomplished a nearly impossible task—aligning political leadership towards unified outcomes related to the city's development. This is being accomplished through a series of connected and interdependent studies, including:

- Comprehensive Housing Policy
- Dallas Cultural Plan 2018
- Downtown Dallas 360 Plan
- Market Value Analysis (MVA)
- Resiliency Dallas Strategy 2018
- Strategic Economic Development Plan
- Strategic Mobility Plan

Competitive Tax Climate. With an overall rank of 15th, Texas is the most highly ranked state representing each of the benchmark cities. In particular, Texas ranks favorably in individual income tax rates and unemployment insurance tax rates. Texas ranks poorly in the complexity of its franchise tax.

Dallas has the second lowest sales tax rate of all benchmarks. Denver is the only city with a lower total sales tax rate. In terms of property taxes, Dallas falls in the middle, being significantly lower than Atlanta and Chicago, but higher than Denver and Phoenix.

Competitive Tax Climate

Sales Tax Rates, 2017					
	Denver	Dallas	Phoenix	Atlanta	Chicago
State	2.9%	6.25%	5.6%	4.0%	6.25%
Local	4.75%	2.0%	3.0%	4.9%	4.0%
Total	7.65%	8.25%	8.6%	8.9%	10.25%

Sources: Various City Departments

Property Tax Rates, 2017			
	Combined City & County Rate	Tax on a \$250K Home	
Denver	77.134 (7.2% of Assessed Value)	\$1,388	
Phoenix	7.7309 per \$1,000 valuation	\$1,676	
Dallas	1.0198 per \$100	\$2,550	
Atlanta	41.4 /per \$1,000 (40% of Appraised Value)	\$4,140	
Chicago	2.9627 -10k * .12126 (10% of Appraised Value)	\$7,769	

Sources: Various City Departments

Market Assessment

Low Cost of Government. Dallas has a relatively low cost of government, both in terms of dollars paid and as a percent of income. On average, government services cost \$1,021 per person. In Dallas, \$1,021 is equivalent to 2% of median household income. The cost of government is not just a measure of how expensive a city's government may be, but also a reflection on the "product" the city is offering.

Diversity. Dallas has the highest share of foreign-born residents (24.9%), in comparison to the benchmarks (ranging from 7.5% in Atlanta to 20.8% in Chicago).

Dallas is a Great City for Business. Even though Chicago has the largest population and highest number of businesses entries, Dallas has the highest number of net new businesses. Dallas sustains more successful businesses than all the benchmarks. Moreover, Dallas has the 2nd lowest population per business entry. This suggests that Dallas has more business startups per capita than all except Atlanta.

Establishment growth in Dallas County is most heavily concentrated in Professional and Business Services, Financial Activities, and Leisure and Hospitality. Natural Resources and Mining firms experienced a decline in establishments from 2016 to 2017.

An estimated 89.7% of business survey respondents stated that Dallas is a good place to do business. The same percentage recommended Dallas as a place to do business.

Arts and Culture. Dallas is renowned for its best-in-class arts and culture offerings. Recent adoption of the Dallas Cultural Plan 2018 will guide the community toward building an even more vibrant, economically healthy, and equitable artistic ecosystem. Arts in Dallas represents an \$891 million industry responsible for driving 33,000 jobs.

Dallas is a Great City for Business

Net New Business Formation, 2015

	Establishments	Entries	Exits	Net	Population per Entry	Net Entries per Capita
Atlanta	116,898	13,766	11,262	2,504	35	194
Dallas	135,132	15,800	11,727	4,073	85	329
Denver	67,224	8,230	6,273	1,957	86	360
Chicago	209,654	21,461	18,854	2,607	127	1,042
Phoenix	117,196	9,242	7,501	1,741	176	934
TX	520,624	57,668	46,628	11,040	491	2,564
US	6,886,453	704,978	589,797	115,181	458	2,805

Sources: County Business Patterns

Market Assessment

Challenges to Overcome

Despite the many assets and strengths of Dallas, there are significant challenges that need to be overcome. These issues limit Dallas' ability to compete for global investment.

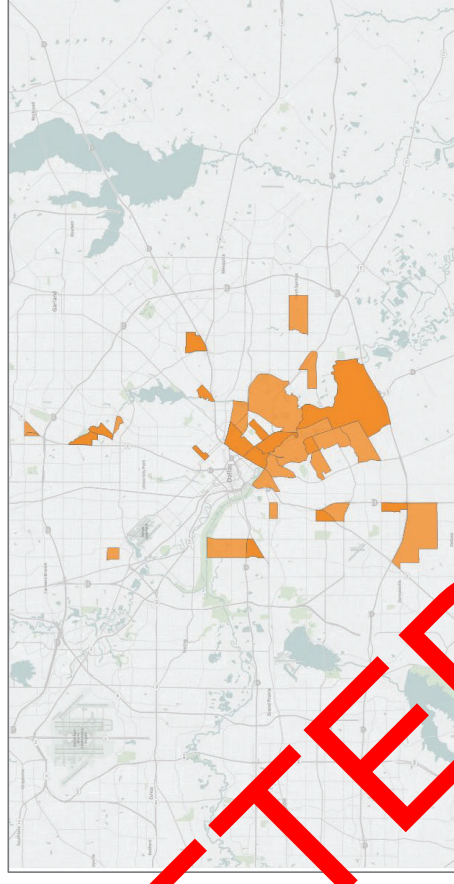
Poverty, Crime, and Perception of Public Schools. Many of the challenges facing Dallas are systemic issues that have existed for decades, namely poverty and crime. In 2017, 9.5% of census tracts in Dallas were Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs), which is nearly double the percentage of R/ECAPs identified in 2000.

The violent crime rate in Dallas is 774.64 crimes per 100,000 residents, which is the highest violent crime rate of any city within the Dallas-Forth Worth-Arlington MSA. Comparisons with the benchmark communities creates a broader perspective—Chicago (1098.86) and Atlanta (935.72) have higher violent crime rates; Phoenix (760.93) and Denver (675.61) have lower violent crime rates. The Federal Bureau of Investigation (FBI) website cautions about ranking this data, which can lead to simplistic or incomplete analyses, or create misleading perceptions. Additionally, the FBI website also warns against using this data to pass judgment on the effectiveness of law enforcement agencies, as there are many factors influencing crime rates.

Education is also a primary concern. Although, given the improvements with DISD, the issue may be perception more so than reality.

Transportation and mobility is another primary concern for Dallas residents. According to the Center for Neighborhood Technologies, 42.5% of Dallas households are underserved by public transit.

Racially or Ethnically Concentrated Areas of Poverty
(R/ECAPs) 2017



Dallas, Texas

	2000	2010	2017
Share of Dallas census tracts Identified as R/ECAPs	5.2%	9.2%	9.5%

Market Assessment

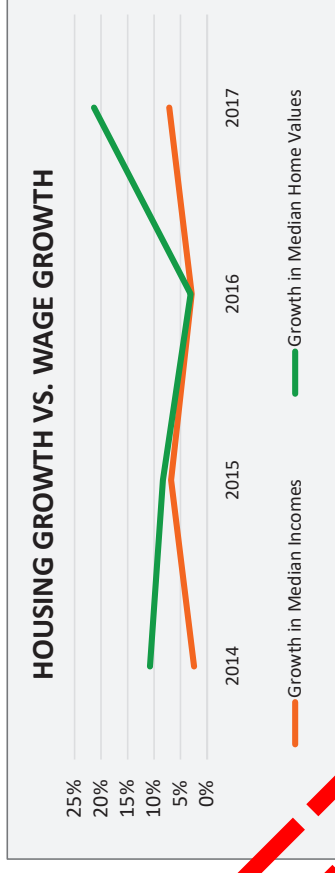
Stronger public/private partnerships are needed to tackle these challenges. Effective, sustainable economic development efforts are not sufficient on their own to alleviate these challenges.

Inadequate Public Policy. Dallas' economic development activities are largely reactive, transactional processes and not long-term focused. Incentive deals are a series of one-offs without a greater vision to guide investment decisions. The policies themselves are shallow and don't offer guiding principles, thresholds, industry targets, or robust criteria to measure success.

Housing Affordability. The rule of thumb is that housing costs should be less than 30% of income. In Dallas, 25.8% of owner-occupied units exceed the rule of thumb, which puts near the higher end comparatively. In the rental market, more than 45% of renters exceed the rule of thumb. Even though Dallas has the fewest number of renters exceeding the rule of thumb, still nearly 1/3 of all renters are over-leveraged.

Dallas also follows a more troubling trend that is occurring nationally, housing values are growing faster than wages. Housing values have outpaced wage increases in each of the past four years. These trends are exacerbated by overall low wages and high rates of poverty. Dallas experiences poverty at similar rates as Atlanta.

Relatively High Cost of Utilities. Dallas benefits from Texas natural gas. As such, it offers the lowest natural gas rates. However, Dallas has the highest water rates, second highest wastewater rates, and relatively high electricity rates.



Build affordable housing in every area of Dallas."

— Local Stakeholder

"Develop southern Dallas."

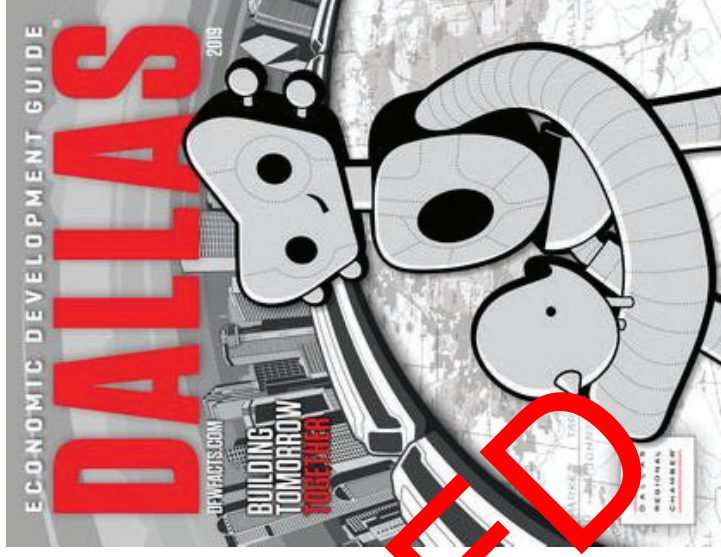
— Local Stakeholder

Market Assessment

City Lacks Independent EDO for Marketing. Dallas lacks an organization that markets and promotes the City itself. Current marketing organizations promote the entire region or small neighborhoods or other subsets of the community, and the City has not taken advantage of its own public/private resources. The world over, people know Dallas. However, that recognition is not being leveraged to attract investment. An independent EDO agency will help improve Dallas' competitiveness and business attraction.

Economic Development Allies/Rivals. Dallas' suburban partners for regional economic development are also rivals for assisted corporate locates. The opening of the Dallas Cowboy's world headquarters and training facility (Frisco), JCPenney (Plano), Keurig, Dr. Pepper (Frisco), PGA of America (Frisco), Pizza Hut (Plano), Toyota (Plano), and SRS Distribution (McKinney), among others, underscores the reality that neighboring communities in North Texas are stiff competitors in the fight for high-wage jobs, new corporate investment, and local tax revenue. There is broad recognition about the need for urban revitalization in southern Dallas, yet simultaneously, the economic center of the region is shifting northward toward affluent suburbs that are growing at some of the fastest rates in the nation. Dallas is challenged to position itself as a vibrant and viable urban alternative—one renowned for recruiting talent, providing quality education and good public transit, and offering attractive business sites and neighborhoods.

“Dallas’ suburban partners for regional economic development are also rivals for assisted corporate locates.”



Source: Dallas Regional Chamber

Market Assessment



Market Assessment: SWOT Analysis

Strengths		Weaknesses	
Diverse economy		Economic disparities as demonstrated by the Market Value Analysis (MVA)	
Strategic location & strong business brand		Perception of low-quality, public school system	
DFW Airport		Housing affordability	
Arts and culture		Lacking focused economic development strategy	
Vibrant neighborhoods		Inadequate public policy for sustainable economic development	
Competitive tax climate		Relatively high commercial water, wastewater, and electricity rates compared to benchmark cities	
Easy access to capital		Skills gap	
Downtown/Vibrant Urban Core		ED staffing, capacity and program resources	
Medical District			
Opportunities		Threats	
Expansion of economic opportunity in southern Dallas		Relentless competition from North Texas suburbs	
High speed rail		Tariffs/trade wars (Unfair trade practices for technology, intellectual property)	
Attract international corporate investment		Unwillingness of developers to invest in southern Dallas	
Growth of medical industry			
Expansion of creative industries & Greater focus on entrepreneurship			
Focused and sustainable Economic Development			
Leverage & accelerate implementation of Public/Private Partnerships			

Market Assessment: Community Scorecard



Source: AngelouEconomics

Target Industry Analysis

DELETED

Target Industry Analysis

Introduction

Target industry analysis is a technique used to identify specific industries that are most attractive for the City of Dallas, based on its competitive position. Emphasizing these industry sectors will enable Dallas to focus their business attraction and development efforts, expansion/retention, and entrepreneurial and small business development efforts, which are increasing the effectiveness of their economic development strategies. Furthermore, this analysis will help calibrate how incentives are used to encourage new business investment.

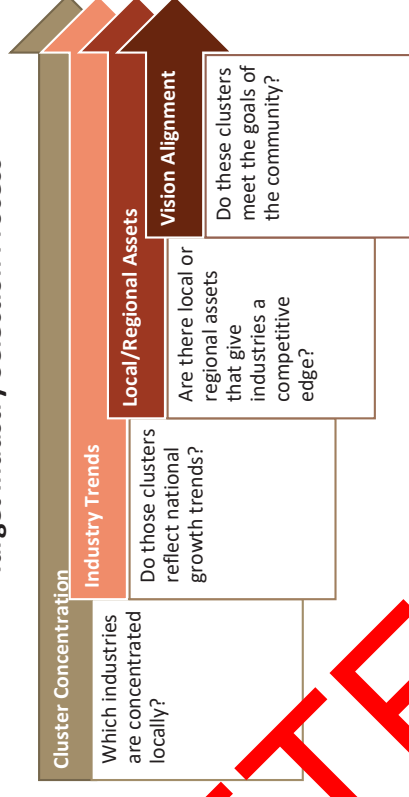
Selection Process

Step 1: Cluster Concentration

The first step is to determine which industries are concentrated locally. Location quotients are calculated to determine how concentrated particular industries are in Dallas, in comparison to the national average. Industry clusters measure know-how, employment skills, supply chain, and R&D. A location quotient of 1.0 indicate an average cluster; greater than 2.0 denotes a strong cluster; and less than 0.5 is considered a weak cluster.

Dallas has eight industry sectors with a location quotient > 1.0: Finance and insurance (1.74); Real estate and rental/leasing (1.71); Administrative and waste services (1.54); Wholesale trade (1.53); Information (1.48); Transportation and warehousing (1.43); Professional and technical services (1.39); Management of companies and enterprises (1.17); and Construction (1.09).

Target Industry Selection Process



"[We need] strategic growth to increase our relevance and dominance with all key industries with whom we are already involved."

— Local Stakeholder

Target Industry Analysis

Step 2: Industry Trends

The second step is to build on the cluster concentrations, providing context and identifying identification, supplemental diversification targets, and entrepreneurial and emerging industry recommendations that reflect national growth trends. Sizeable clusters include:

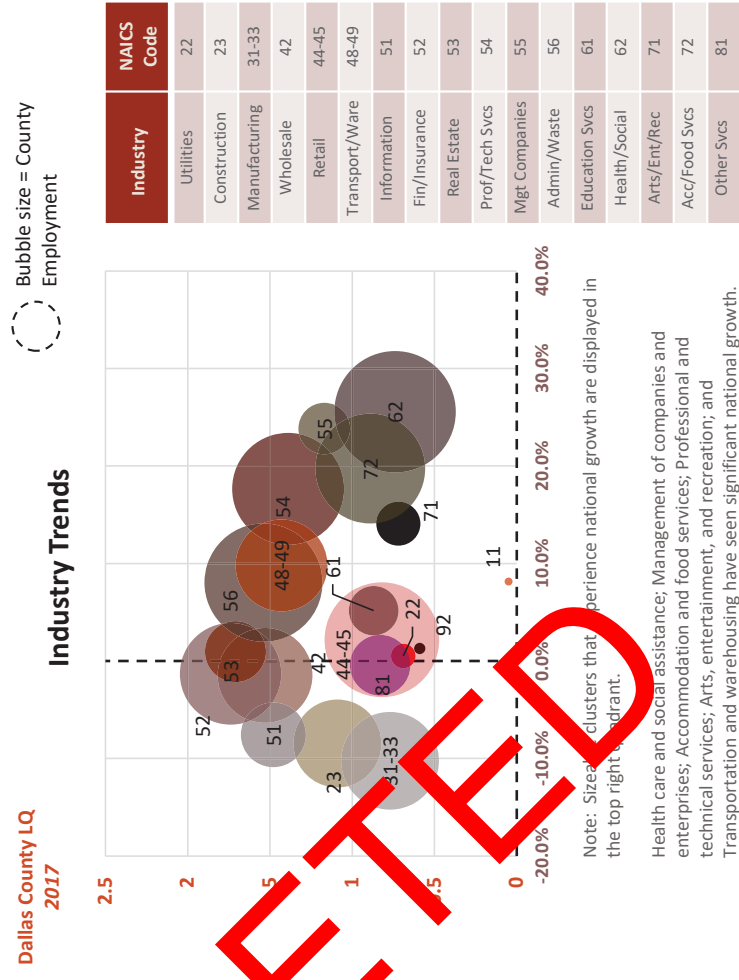
Core targets represent industries already established within Dallas and have been selected based on existing institutional capital, employment, payroll, past growth economic outlook. Future efforts within these industries should focus on retention and expansion.

Diversification targets are complimentary industries that have exhibited growth at the state or national level. Future efforts within these industries should focus on attraction, retention, and expansion.

Entrepreneurial and emerging targets represent niche industries that are expected to grow in the future. Future efforts within these industries should focus on attraction and support activities for entrepreneurs.

Step 3: Local/Regional Assets

Local/regional assets give industries a competitive edge through their ability to lower costs for businesses, develop and attract skilled workers, offer profitable markets for companies to participate in, or connect businesses to a broader range of ideas, suppliers, or other resources. For Dallas, these include: Strategic location and proximity to major markets; Emerging centers for entrepreneurship, innovation, and investment; corporate headquarters; Dallas/Fort Worth International Airport; and Vibrant neighborhoods.



Target Industry Analysis

Step 4: Vision Alignment

Lastly, the goals expressed by community members throughout the stakeholder engagement process, along with the overarching goals developed for this economic development plan also factor into the target industry selection process. The recommended target industries identified through this process are presented on pages 39-40. Underneath each major industry cluster are the core, diversification, and entrepreneurial/emerging targets that will be the primary focus for the City of Dallas and its strategic partners. These selected target industries will drive promotion efforts and use of business incentives, which are addressed later in the strategic action plan.

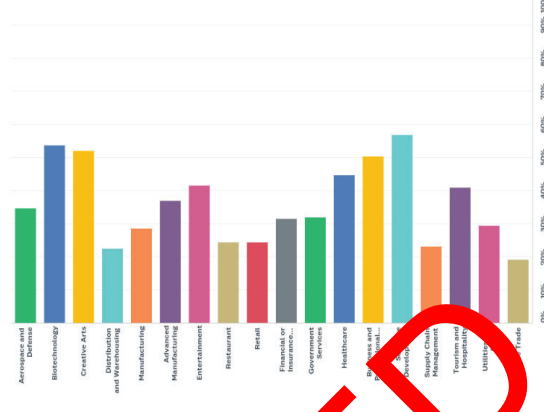
It is important to understand that the selection of target industries should not be viewed as a strategy to ignore all other industries. If Dallas can successfully grow its targeted industries, many other sectors will benefit throughout the local/regional economy.

“[Recruit] more colleges with alternative subject matter.”

— Local Stakeholder

Dallas Resident Survey

Q10 What type of employers would you like to see expand or locate in Dallas?



Source: AngelouEconomics, Online Resident Survey

Target Industry Analysis

Economic Development Activities	Life Sciences & Healthcare	Telecommunications & IT	Business Services	National & International Corporate HQs
Core Targets: <i>Retention & Expansion</i>	<ul style="list-style-type: none"> Hospitals & Physicians Offices Home Health Care Services Medical Suppliers Insurance 	<ul style="list-style-type: none"> Wireless Telecommunications Data Centers & Hosting Services Software Publishing Telecommunications Resellers 	<ul style="list-style-type: none"> Legal & CPA Offices Engineering, Architectural, & Interior Design Services Custom Computer & Computer Systems Design Services Management Consulting Services Advertising Agencies 	<ul style="list-style-type: none"> Manufacturing Banks & Other Financial Services Health Services & Insurance Investment Banking
Diversification Targets: <i>Attraction, Entrepreneurship, & Small Business Development</i>	<ul style="list-style-type: none"> Medical Equipment Child Day Care, Nursing Care Facilities & Skilled Nursing Medical Equipment & Devices Cosmetic Surgery Kinesiology & Geriatrics 	<ul style="list-style-type: none"> Telecom Chip Design, Research & Development Internet Publishing Book Publishing Motion Picture & Video Production 	<ul style="list-style-type: none"> Media Publishing National Public Relations Agencies Building Inspection, Surveying & Mapping Services Product Design Services 	<ul style="list-style-type: none"> Telecom Chip Design & Testing International Corporate Headquarters National & Regional Investment Banking E-Commerce
Entrepreneurial & Emerging Targets: <i>Expansion, Attraction, Entrepreneurship, and Small Business Development</i>	<ul style="list-style-type: none"> Tech Innovations for Patient Care (Healthtech & Data Analytics) Biotechnology Research & Development Medical Laboratories Sports Medicine Continuing Care Retirement Centers 	<ul style="list-style-type: none"> Cyber & Data Security Block Chain, Artificial Intelligence, & Augmented Reality Technologies 	<ul style="list-style-type: none"> Marketing Research & Public Opinion Services Testing Laboratories Industrial & Graphic Design Services Entrepreneurial Business Services 	<ul style="list-style-type: none"> National & International Health Tech Firms Research & Development Firms Medical Equipment and Devices

Target Industry Analysis

Economic Development Activities	Entrepreneurship, Digital Arts, & Innovation	Advanced Logistics	Food Processing	Advanced Manufacturing
Core Targets: <i>Retention & Expansion</i>	<ul style="list-style-type: none"> Fintech Video Games & Gaming Microbreweries Health Tech 	<ul style="list-style-type: none"> Advanced Logistics Warehouse & Distribution 	<ul style="list-style-type: none"> Food & Dairy Products Snack Food Manufacturing 	<ul style="list-style-type: none"> Computer & Electronic Products (Semiconductors, Communications) Transportation Equipment (Aerospace & Aircraft Parts) Fabricated Metal Products (Construction Metals, Machine Components, & Sheet Metal)
Diversification Targets: <i>Attraction, Entrepreneurship, & Small Business Development</i>	<ul style="list-style-type: none"> E-Sports Development Creative Medical Devices Digital Arts & Design Computer Simulation & Animation Product Development & Design (Maker's Spaces) Retail & E-Commerce Innovations 	<ul style="list-style-type: none"> Advanced Logistics & Software Driverless Technologies & Testing E-Bike & Scooter Platforms Parking Technology Innovations 	<ul style="list-style-type: none"> Meat & Frozen Foods Commercial Bakeries Sugar Confectionery Products 	<ul style="list-style-type: none"> Electronic Components Electrical Equipment & Appliances Machinery Manufacturing (Industrial, HVAC, Commercial, Electric Lighting) Aerospace Products & Parts Sporting Goods
Entrepreneurial & Emerging Targets: <i>Expansion, Attraction, Entrepreneurship, and Small Business Development</i>	<ul style="list-style-type: none"> Healthtech & Data Analytics Urban Transportation Technologies & Apps IOT Technologies Creative Sectors Software Publishing 	<ul style="list-style-type: none"> Smart Transportation & Commuter Software Ride Share Technologies Trucking & Logistics Management Software 	<ul style="list-style-type: none"> Specialty Foods Dietary Health Products Vitamins & Supplements 	<ul style="list-style-type: none"> Scientific & Electronic Instruments Surgical Appliances Detection & Navigation Instruments

Target Industry Analysis

Life Sciences & Healthcare

Core Target Snapshot (2017)

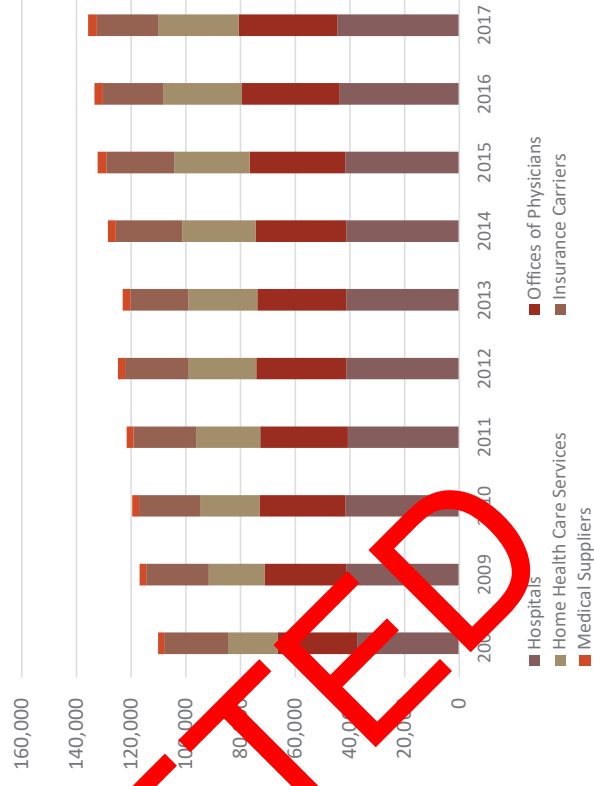
Total US Payroll: \$9.9 B
Average Wage: \$77,600
Establishments: 3,924

Core Target Growth 2007 - 2017

2017 Employment	10-Year Growth	10-Year Growth Rate	Compound Annual Growth Rate
135,690	+29,490 jobs	28%	2.5%

Source: Bureau of Labor Statistics

Core Target Employment 2008 - 2017



Target Industry Analysis - NAICS

North American Industry Classification System (NAICS)

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Life Sciences & Healthcare

NAICS Code	Industry Group	NAICS Code	Industry Group
32519	Other Basic Organic Chemical Manufacturing	541713	Research and Development in Nanotechnology
3253	Pesticide, Fertilizer, and Other Agricultural Chemical Manufacturing	541714	Research and Development in Biotechnology (except Nanotechnology)
3254	Pharmaceutical and Medicine Manufacturing	541715	Research and Development in the Physical, Engineering, and Life Sciences (except Nanotechnology and Biotechnology)
334510	Electromedical and Electrotherapeutic Apparatus Manufacturing	6211	Offices of Physicians
334516	Analytical Laboratory Instrument Manufacturing	6212	Offices of Dentists
3391	Medical Equipment and Supplies Manufacturing	6213	Offices of Other Health Practitioners
524114	Direct Health and Medical Insurance Carriers	6214	Offices of Ambulance Centers
541380	Testing Laboratories	6215	Medical and Diagnostic Laboratories

Source: AngelouEconomics, North American Industry Classification System, United States, 2017 Manual

Target Industry Analysis - NAICS

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Life Sciences & Healthcare (cont.)

NAICS Code	Industry Group	NAICS Code	Industry Group
6216	Home Health Care Services	6231	Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly
6219	Other Ambulatory Health Care Services	6244	Other Residential Care Facilities
6221	General Medical and Surgical Hospitals		Child Day Care Services
6222	Psychiatric and Substance Abuse Hospitals		
6223	Specialty (except Psychiatric and Substance Abuse) Hospitals		
6231	Nursing Care Facilities (Skilled Nursing Facilities)		
6232	Residential Intellectual and Development Disability, Mental Health, and Substance Abuse Facilities		










Source: AngelouEconomics, North American Industry Classification System, United States, 2017 Manual

Target Industry Analysis – O*NET-SOC

Occupational Information Network (O*NET)

The Occupational Information Network (O*NET) is the nation's primary source of occupational information. A free online database, it contains hundreds of standardized and occupation-specific descriptors on almost 1,000 occupations covering the entire U.S. economy. The O*NET is a Standard Occupational System (SOC) based system.

Life Sciences & Healthcare

O*NET-SOC	Occupation	O*NET-SOC	Occupation
11-9111.00	Medical and Health Services Managers  Bright Outlook	19-1041.00	Microbiologists
11-9121.00	Natural Sciences Managers  Bright Outlook	19-1042.00	Medical Scientists, Except Epidemiologists  Bright Outlook
13-1041.00	Compliance Officers	19-2031.00	Chemists
15-2041.00	Statisticians  Bright Outlook	19-4021.00	Biological Technicians  Bright Outlook
17-2031.00	Biomedical Engineers	19-4031.00	Chemical Technicians
17-2199.00	Engineers, All Others	19-4099.00	Life, Physical, and Social Science Technicians, All Other  Bright Outlook
17-3029.00	Engineering Technicians, Except Drafters, All Others	29-1011.00	Micropractitioners  Bright Outlook
19-1020.01	Biologists	29-1021.00	Dietitians and Nutritionists  Bright Outlook
19-1021.00	Biochemists and Biophysicists  Bright Outlook		

Note:  Bright Outlook occupations are expected to grow rapidly in the next several years or will have large numbers of job openings.

Source: AngelouEconomics, O*NET Online, U.S. Department of Labor, Employment & Training Administration and National Center for O*NET Development, 2019

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Life Sciences & Healthcare (cont.)

O*NET-SOC	Occupation	O*NET-SOC	Occupation
29-1041.00	Optometrists Bright Outlook	29-1079.00	Physicians and Surgeons, All Others Bright Outlook
29-1051.00	Pharmacists	29-1071.00	Physician Assistants Bright Outlook
29-1061.00	Anesthesiologists Bright Outlook	29-1081.00	Radiatrists Bright Outlook
29-1062.00	Family and General Practitioners Bright Outlook	29-1122.00	Occupational Therapists Bright Outlook
29-1063.00	Internists, General Bright Outlook	29-1111.00	Physical Therapists Bright Outlook
29-1064.00	Obstetricians and Gynecologists Bright Outlook	29-1124.00	Radiation Therapists Bright Outlook
29-1065.00	Pediatricians, General Bright Outlook	29-1125.00	Recreational Therapists
29-1066.00	Psychiatrists Bright Outlook	29-1126.00	Respiratory Therapists Bright Outlook
29-1067.00	Surgeons Bright Outlook	29-1129.00	Therapists, All Others Bright Outlook

Note: Bright Outlook occupations are expected to grow rapidly in the next several years or will have large numbers of job openings.

Source: AngelouEconomics, O*NET Online, U.S. Department of Labor, Employment & Training Administration and National Center for O*NET Development, 2019

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Life Sciences & Healthcare (cont.)

O*NET-SOC	Occupation	O*NET-SOC	Occupation
29-1131.00	Veterinarians 🌟 Bright Outlook	29-2041.00	Cardiovascular Technologists and Technicians 🌟 Bright Outlook
29-1141.00	Registered Nurses 🌟 Bright Outlook	29-2031.00	Diagnostic Medical Sonographers 🌟 Bright Outlook
29-1151.00	Nurse Anesthetists 🌟 Bright Outlook	29-2033.00	Nuclear Medicine Technologists 🌟 Bright Outlook
29-1161.00	Nurse Midwives 🌟 Bright Outlook	29-2034.00	Radiologic Technologists 🌟 Bright Outlook
29-1171.00	Nurse Practitioners 🌟 Bright Outlook	29-2040.00	Magnetic Resonance Imaging Technologists 🌟 Bright Outlook
29-1181.00	Audiologists 🌟 Bright Outlook	29-2041.00	Emergency Medical Technicians and Paramedics 🌟 Bright Outlook
29-1199.00	Healthcare Diagnosing or Treating Practitioners, All Others 🌟 Bright Outlook	29-2051.00	Ornamentation Technicians 🌟 Bright Outlook
29-2011.00	Medical and Clinical Laboratory Technologists 🌟 Bright Outlook	29-2052.00	Pharmacy Technicians 🌟 Bright Outlook
29-2012.00	Medical and Clinical Laboratory Technicians 🌟 Bright Outlook	29-2053.00	Psychiatric Technicians

Note: 🌟 Bright Outlook occupations are expected to grow rapidly in the next several years or will have large numbers of job openings.

Source: AngelouEconomics, O*NET Online, U.S. Department of Labor, Employment & Training Administration and National Center for O*NET Development, 2019

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Life Sciences & Healthcare (cont.)

O*NET-SOC	Occupation	O*NET-SOC	Occupation
29-2054.00	Respiratory Therapy Technicians Bright Outlook	29-2059.00	Emergency Medical Technicians and Paramedics Bright Outlook
29-2055.00	Surgical Technologists Bright Outlook	29-9000.00	Athletic Trainers Bright Outlook
29-2056.00	Veterinary Technologists and Technicians Bright Outlook	31-1011.00	Home Health Aides Bright Outlook
29-2057.00	Ophthalmic Medical Technicians Bright Outlook	31-1013.00	Psychiatric Aides
29-2061.00	Licensed Practical and Licenses Vocational Nurses Bright Outlook	31-1014.00	Nursing Assistants Bright Outlook
29-2071.00	Medical Records and Health Information Technicians Bright Outlook	31-1015.00	Orderlies
29-2081.00	Opticians, Dispensing Bright Outlook	31-2011.00	Occupational Therapy Assistants Bright Outlook
29-2091.00	Orthotists and Prosthetists Bright Outlook	31-2012.00	Occupational Therapy Aides Bright Outlook
29-2092.00	Hearing Aid Specialists Bright Outlook	31-2021.00	Physical Therapist Assistants Bright Outlook

Note: Bright Outlook occupations are expected to grow rapidly in the next several years or will have large numbers of job openings.

Source: AngelouEconomics, O*NET Online, U.S. Department of Labor, Employment & Training Administration and National Center for O*NET Development, 2019

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Life Sciences & Healthcare (cont.)

O*NET-SOC	Occupation			
31-2022.00	Physical Therapist Aides 🟡 Bright Outlook	51-9081.00	Dental Laboratory Technicians	Bright Outlook
31-9011.00	Massage Therapists 🟡 Bright Outlook	51-9083.00	Ophthalmic Laboratory Technicians	Bright Outlook
31-9091.00	Dental Assistants 🟡 Bright Outlook	53-3011.00	Ambulance Drivers and Attendants, except EMTs 🟡 Bright Outlook	
31-9092.00	Medical Assistants 🟡 Bright Outlook			
31-9093.00	Medical Equipment Preparers 🟡 Bright Outlook			
43-6013.00	Medical Secretaries 🟡 Bright Outlook			
49-9062.00	Medical Equipment Repairers 🟡 Bright Outlook			

Note: 🔴 Bright Outlook occupations are expected to grow rapidly in the next several years or will have large numbers of job openings.

Source: AngelouEconomics, O*NET OnLine, U.S. Department of Labor, Employment & Training Administration and National Center for O*NET Development, 2019

Target Industry Analysis

Telecommunications & IT

Core Target Snapshot (2017)

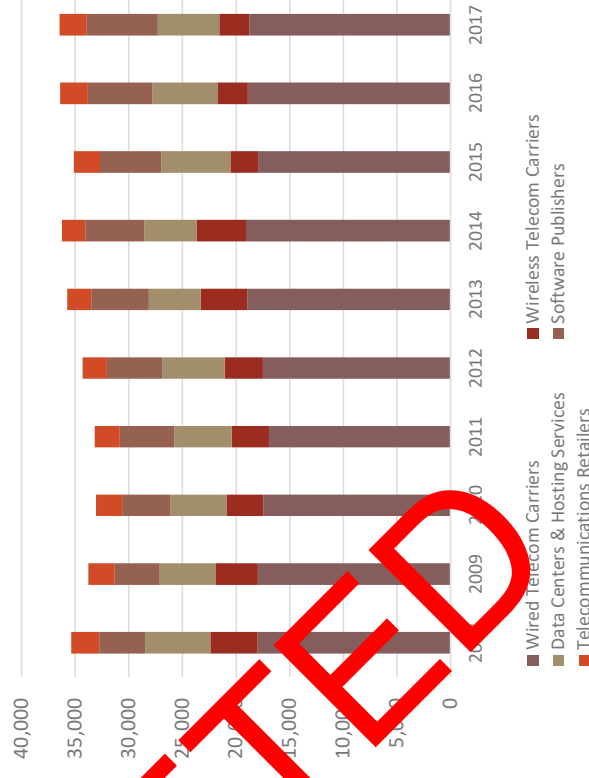
Total US Payroll: \$4.2 B
Average Wage: \$115,600
Establishments: 741

Core Target Growth 2007 - 2017

2017 Employment	10-Year Growth	10-Year Growth Rate	Compound Annual Growth Rate
36,453	+983 jobs	3%	0.3%

Source: Bureau of Labor Statistics

Core Target Employment 2008 - 2017



Target Industry Analysis - NAICS

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Telecommunications & IT

NAICS Code	Industry Group		
511130	Book Publishers	5415	Computer Systems Design and Related Services
5112	Software Publishers	541411	Custom Computer Programming Services
5121	Motion Picture and Video Industries		
5173	Wired and Wireless Telecommunications Carriers		
5174	Satellite Communications		
5179	Other Telecommunications		
517911	Telecommunications Resellers		
518210	Data Processing, Hosting, and Related Services		
519130	Internet Publishing and Broadcasting and Web Search Portals		


Source: AngelouEconomics, North American Industry Classification System, United States, 2017


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Telecommunications & IT

O*NET-SOC	Occupation	O*NET-SOC	Occupation
11-3021.00	Computer and Information Systems Managers  Bright Outlook	15-1133.00	Computer Network Architects
15-1111.00	Computer and Information Research Scientists  Bright Outlook	15-1151.00	Computer Use Support Specialists  Bright Outlook
15-1121.00	Computer Systems Analysts	15-1152.00	Computer Network Support Specialists
15-1131.00	Computer Programmers	15-1199.00	Computer Occupations, All Other
15-1132.00	Software Developers, Applications  Bright Outlook	17-2011.00	Computer Hardware Engineers
15-1133.00	Software Developers, Systems Software  Bright Outlook	17-2072.00	Electronics Engineers, Except Computer
15-1134.00	Web Developers  Bright Outlook	49-2021.00	Radio, Cellular, and Tower Equipment Installers and Repairers
15-1141.00	Database Administrators  Bright Outlook	49-2022.00	Telecommunications Equipment Installers/Repairers, Except Line Installers
15-1142.00	Network and Computer Systems Administrators	49-9052.00	Telecommunications Line Installers and Repairers

Note:  Bright Outlook occupations are expected to grow rapidly in the next several years or will have large numbers of job openings.

Source: AngelouEconomics, O*NET Online, U.S. Department of Labor, Employment & Training Administration and National Center for O*NET Development, 2019

Target Industry Analysis

Business Services

Core Target Snapshot (2017)

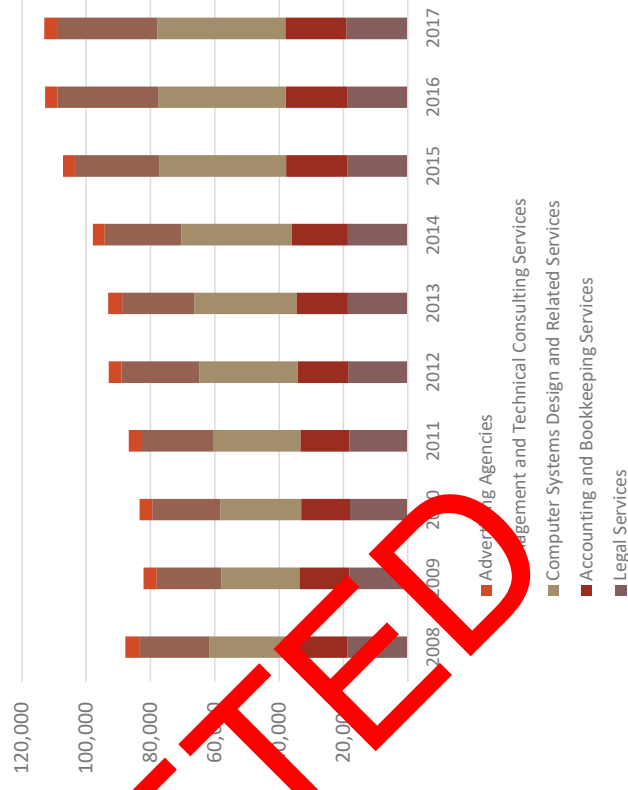
Total US Payroll: \$12.3 B
Average Wage: \$108,900
Establishments: 9,425

Core Target Growth 2007 - 2017

2017 Employment	10-Year Growth	10-Year Growth Rate	Compound Annual Growth Rate
113,034	+29,085 jobs	35%	3.0%

Source: Bureau of Labor Statistics

Core Target Employment 2008 - 2017



Target Industry Analysis - NAICS

North American Industry Classification System (NAICS)

Source: AngelouEconomics, North American Industry Classification System, United States, 2017

The North American Industry Classification System (NAICS) is the standard used by the Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing data related to the U.S. business economy. NAICS replaced the Standard Industrial Classification (SIC) in 1997.

Business Services		
NAICS Code	Industry Group	
511120	Periodical Publishers	541420 Industrial Design Services
5411	Legal Services	541430 Graphic Design Services
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	541490 Other Specialized Design Services
541310	Architectural Services	5415 Computer Systems Design and Related Services
541330	Engineering Services	5416 Management, Scientific, and Technical Consulting Services
541350	Building Inspection Services	5417 Advertising, Public Relations, and Related Services
541370	Surveying and Mapping (except Geophysical) Services	541910 Marketing Research and Public Opinion Polling
541380	Testing Laboratories	
541410	Interior Design Services	

Target Industry Analysis – O*NET-SOC

Occupational Information Network (O*NET)

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Business Services

O*NET-SOC	Occupation	O*NET-SOC	Occupation
11-2011.00	Advertising and Promotions Managers	13-1011.00	Human Resources Specialists
11-2021.00	Marketing Managers  Bright Outlook	13-1111.00	Management Analysts  Bright Outlook
11-2031.00	Public Relations and Fundraising Managers  Bright Outlook	13-1141.00	Compensation, Benefits, and Job Analysis Specialists
11-3011.00	Administrative Services Managers  Bright Outlook	13-2011.00	Accountants and Auditors  Bright Outlook
11-3021.00	Computer and Information Services Managers  Bright Outlook	13-2021.00	Budget Analysts
11-3031.00	Financial Managers  Bright Outlook	13-2082.00	Tax Preparers  Bright Outlook
11-3111.00	Compensation and Benefits Managers	19-3011.00	Economists
11-3121.00	Human Resource Managers	23-1011.00	Law Enforcement Officers
11-3131.00	Training and Development Managers  Bright Outlook	23-2011.00	Paralegals and Legal Assistants  Bright Outlook

Note:  Bright Outlook occupations are expected to grow rapidly in the next several years or will have large numbers of job openings.


Source: AngelouEconomics, O*NET Online, U.S. Department of Labor, Employment & Training Administration and National Center for O*NET Development, 2019

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Business Services

O*NET-SOC	Occupation	O*NET-SOC	Occupation
23-2099.00	Legal Support Workers, All Others	43-4011.00	Correspondence Clerks
27-3031.00	Public Relations Specialists	43-4071.00	File Clerks
41-1012.00	First-Line Supervisors of Non-Retail Sales Workers	43-4141.00	New Account Clerks
43-1011.00	First-Line Supervisors of Office/Admin Support Workers  Bright Outlook	43-4161.00	Human Resources Assistants, Except Payroll and Timekeeping
43-3021.00	Billing and Posting Clerks  Bright Outlook	43-4191.00	Receptionist and Information Clerks  Bright Outlook
43-3031.00	Bookkeeping, Accounting, and Auditing Clerks  Bright Outlook	43-6011.00	Executive Secretaries and Executive Administrative Assistants
43-3051.00	Payroll and Timekeeping Clerks	43-6012.00	Legal Secretaries
43-3061.00	Procurement Clerks	43-6014.00	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive  Bright Outlook

Note:  Bright Outlook occupations are expected to grow rapidly in the next several years or will have large numbers of job openings.
Source: AngelouEconomics, O*NET Online, U.S. Department of Labor, Employment & Training Administration and National Center for O*NET Development, 2019

Target Industry Analysis

National & International Corporate HQs

Core Target Snapshot (2017)

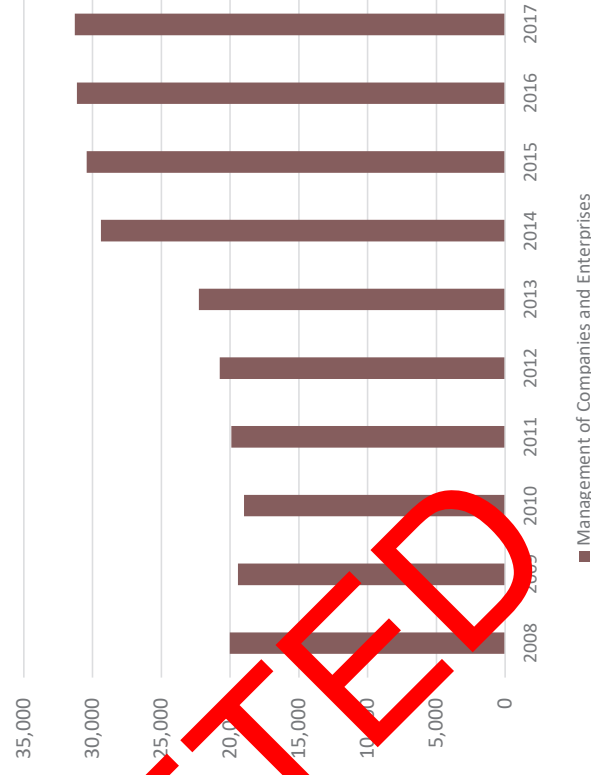
Total US Payroll: \$3.7 B
Average Wage: \$119,200
Establishments: 506

Core Target Growth 2007 - 2017

2017 Employment	10-Year Growth	10-Year Growth Rate	Compound Annual Growth Rate
31,286	+13,874 jobs	80%	6.0%

Source: Bureau of Labor Statistics

Core Target Employment 2008 - 2017



Target Industry Analysis - NAICS

North American Industry Classification System (NAICS)

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National & International Corporate HQs

NAICS Code	Industry Group
339112	Surgical and Medical Instrument Manufacturing
454110	Electronic Shopping and Mail-Order Houses
52	Finance and Insurance
522110	Commercial Banking
523110	Investment Banking and Securities Dealing
54171	Research and Development in the Physical, Engineering, and Life Sciences
5511	Management of Companies and Enterprises
551114	Corporate, Subsidiary, and Regional Managing Offices

Source: AngelouEconomics, North American Industry Classification System, United States, 2017

Target Industry Analysis – O*NET-SOC

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National & International Corporate HQs

O*NET-SOC	Occupation
11-1011.00	Chief Executives

Source: AngelouEconomics, O*NET Online, U.S. Department of Labor, Employment & Training Administration and National Center for O*NET Development, 2019

Target Industry Analysis

Entrepreneurship, Digital Arts, & Innovation

Core Target Snapshot (2017)

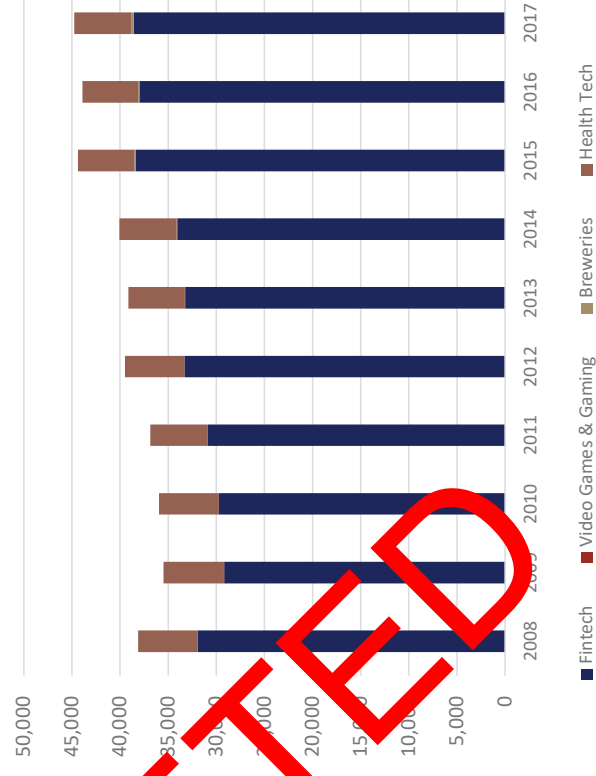
Total US Payroll: \$4.8 B
Average Wage: \$107,000
Establishments: 2,661

Core Target Growth 2007 - 2017

2017 Employment	10-Year Growth	10-Year Growth Rate	Compound Annual Growth Rate
44,768	+6,939 jobs	18%	1.7%

Source: Bureau of Labor Statistics

Core Target Employment 2008 - 2017



Target Industry Analysis - NAICS

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Entrepreneurship, Digital Arts, & Innovation

NAICS Code	Industry Group			
3121	Beverage Manufacturing	5415		Computer Systems Design and Related Services
312120	Breweries	547		Scientific Research and Development Services
3399	Other Miscellaneous Manufacturing	621		Other Ambulatory Health Care Services
511210	Software Publishers			
5182	Data Processing, Hosting, and Related Services			
512191	Teleproduction and Other Postproduction Services			
5222	Nondepository Credit Intermediation			
5239	Other Financial Investment Activities			

Source: AngelouEconomics, North American Industry Classification System, United States, 2017

Target Industry Analysis – O*NET-SOC

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Entrepreneurship, Digital Arts, & Innovation

O*NET-SOC	Occupation	O*NET-SOC	Occupation
11-1011.00	Chief Executives	27-4011.00	Photographers
15-1121.00	Computer Systems Analysts	27-4031.00	Film and Video Editors 🔥 Bright Outlook
15-1199.11	Video Game Designers	29-1099.00	Health Technologists and Technicians, All Other 🔥 Bright Outlook
15-2041.00	Statisticians 🔥 Bright Outlook	43-9111.00	Statistical Assistants
27-1011.00	Art Directors	43-9111.01	Bioinformatics Technicians
27-1014.00	Multimedia Artists and Animators	51-3092.00	Food Batchmakers
27-1021.00	Commercial and Industrial Designers		
27-1024.00	Graphic Designers		

Note: 🔥 Bright Outlook occupations are expected to grow rapidly in the next several years or will have large numbers of job openings.
Source: AngelouEconomics, O*NET OnLine, U.S. Department of Labor, Employment & Training Administration and National Center for O*NET Development, 2019

Target Industry Analysis

Advanced Logistics

Core Target Snapshot (2017)

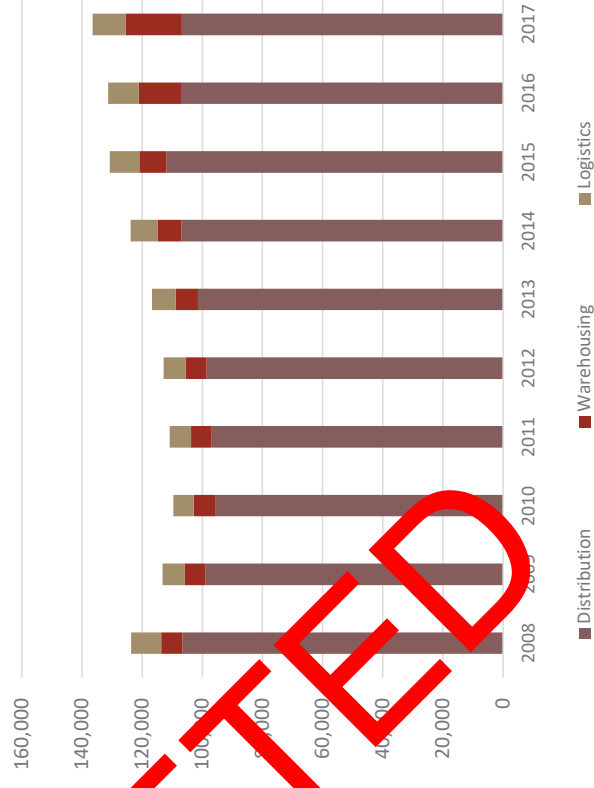
Total US Payroll: \$10.5 B
Average Wage: \$76,900
Establishments: 6,640

Core Target Growth 2007 - 2017

2017 Employment	10-Year Growth	10-Year Growth Rate	Compound Annual Growth Rate
136,481	+15,416 jobs	13%	1.2%

Source: Bureau of Labor Statistics

Core Target Employment 2008 - 2017



Target Industry Analysis - NAICS

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Advanced Logistics			
NAICS Code	Industry Group		
336991	Motorcycle, Bicycle, and Parts Manufacturing	5416	Management, Scientific, and Technical Consulting Services
4238	Machinery, Equipment, and Supplies Merchant Wholesalers	5414	Process, Physical Distribution, and Logistics Consulting Services
4246	Chemical and Allied Products Merchant Wholesalers	8120	Parking Lots and Garages
4841	General Freight Trucking		
485999	All Other Transit and Ground Passenger Transportation		
4885	Freight Transportation Arrangement		
4931	Warehousing and Storage		
541380	Testing Laboratories		

Source: AngelouEconomics, North American Industry Classification System, United States, 2017

Target Industry Analysis – O*NET-SOC

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Advanced Logistics

O*NET-SOC	Occupation	O*NET-SOC	Occupation
11-3071.00	Transportation, Storage, and Distribution Managers	15-1199.07	Data Warehousing Specialists
11-3071.01	Transportation Managers	17-3071.00	Industrial Engineering Technologists
11-3071.02	Storage and Distribution Managers	43-5011.00	Cargo and Freight Agents 🟡 Bright Outlook
11-3071.03	Logistics Managers	43-5011.01	Freight Forwarders 🟡 Bright Outlook
11-9199.04	Supply Chain Managers	43-5011.02	Shipping, Receiving, and Traffic Clerks
13-1081.01	Logistics Engineers	43-5081.00	Stock Clerks, Stockroom, Warehouse, or Storage Yard 🟡 Bright Outlook
13-1081.02	Logistics Analysts	53-1021.00	First-Line Supervisors of Helpers, Laborers, and Material Movers, Hand
15-1141.00	Database Administrators 🟡 Bright Outlook	53-3032.00	Heavy and Tractor-Trailer Truck Drivers 🟡 Bright Outlook
15-1199.06	Database Architects	53-7051.00	Industrial Truck and Tractor Operators

Note: 🟡 Bright Outlook occupations are expected to grow rapidly in the next several years or will have large numbers of job openings.

Source: AngelouEconomics, O*NET OnLine, U.S. Department of Labor, Employment & Training Administration and National Center for O*NET Development, 2019

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Source: AngelouEconomics, O*NET OnLine, U.S. Department of Labor, Employment & Training Administration and National Center for O*NET Development. 2019

Target Industry Analysis

Food Processing

Core Target Snapshot (2017)

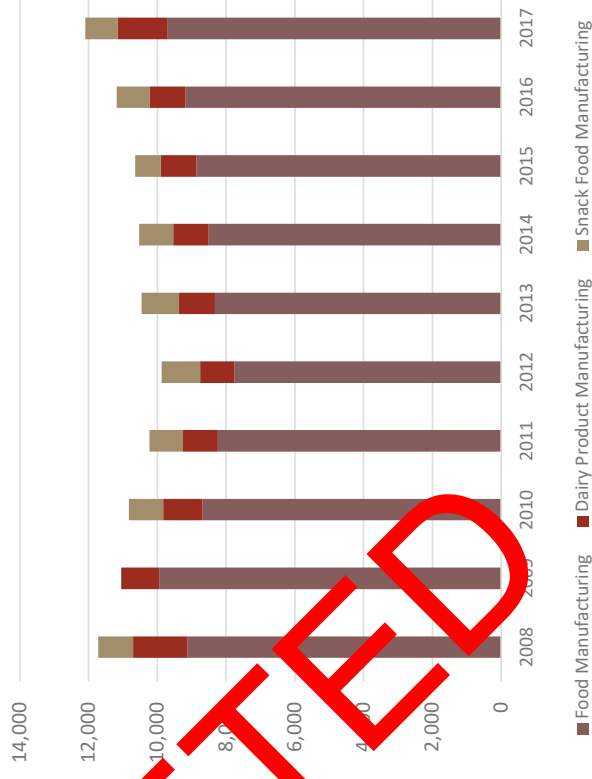
Total US Payroll: \$679.6 B
Average Wage: \$56,200
Establishments: 269

Core Target Growth 2007 - 2017

2017 Employment	10-Year Growth	10-Year Growth Rate	Compound Annual Growth Rate
12,096	-2,811 jobs	-19%	-2.1%

Source: Bureau of Labor Statistics

Core Employment Targets 2008 - 2017



Target Industry Analysis - NAICS

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Food Processing		
NAICS Code	Industry Group	Industry Group
3111	Animal Food Manufacturing	Other Food Manufacturing
3112	Grain and Oilseed Milling	Medicinal and Botanical Manufacturing
3113	Sugar and Confectionery Product Manufacturing	
3114	Fruit and Vegetable Preserving and Specialty Food Manufacturing	
3115	Dairy Product Manufacturing	
3116	Animal Slaughtering and Processing	
3117	Seafood Product Preparation and Packaging	
3118	Bakeries and Tortilla Manufacturing	

Source: AngelouEconomics, North American Industry Classification System, United States, 2017

Target Industry Analysis – O*NET-SOC

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Food Processing

O*NET-SOC	Occupation	O*NET-SOC	Occupation
11-9051.00	Food Service Managers	51-1011.00	First-Line Supervisors of Production and Operating Workers
17-2199.04	Manufacturing Engineers	51-3021.00	Slaughterers and Meat Packers
17-3029.06	Manufacturing Engineering Technologists	51-3091.00	Food and Tobacco Roasting/Baking/Drying Machine Operators and Tenders
17-3029.09	Manufacturing Production Technicians	51-3092.00	Food Batchmakers
19-1012.00	Food Scientists and Technologists	51-3011.00	Food Cooking Machine Operators and Tenders
19-4011.00	Agricultural and Food Science Technicians	51-9111.00	Packaging and Filling Machine Operators and Tenders
19-4011.02	Food Science Technicians		
35-1012.00	First-Line Supervisors of Food Preparation/Serving Workers		
35-2021.00	Food Preparation Workers		

Note: 🌟 Bright Outlook occupations are expected to grow rapidly in the next several years or will have large numbers of job openings.

Source: AngelouEconomics, O*NET Online, U.S. Department of Labor, Employment & Training Administration and National Center for O*NET Development, 2019

Target Industry Analysis

Advanced Manufacturing

Core Target Snapshot (2017)

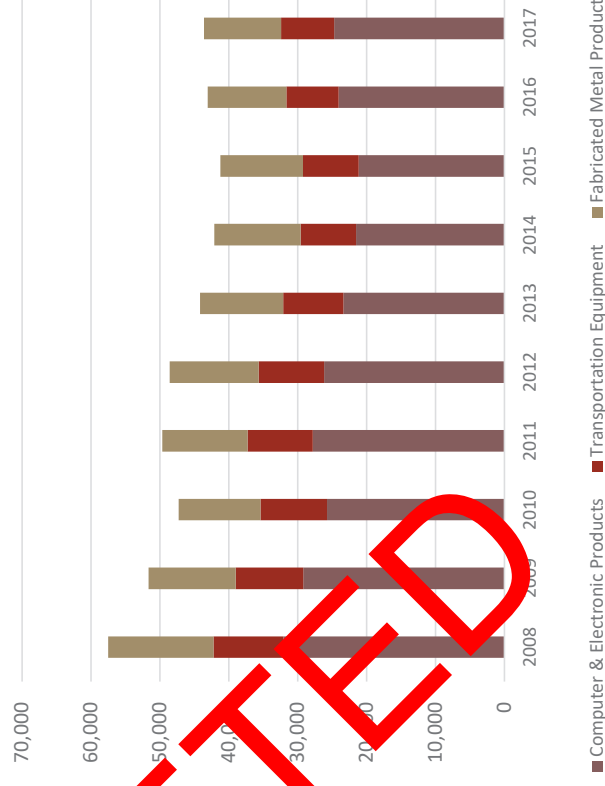
Total US Payroll: \$5.2 B
Average Wage: \$119,791
Establishments: 693

Core Target Growth 2007 - 2017

2017 Employment	10-Year Growth	10-Year Growth Rate	Compound Annual Growth Rate
43,591	-15,335 jobs	-26%	-3.0%

Source: Bureau of Labor Statistics

Core Employment Targets 2008 - 2017



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Advanced Manufacturing

NAICS Code	Industry Group	NAICS Code	Industry Group
3241	Petroleum and Coal Products Manufacturing	3311	Iron and Steel Mills and Ferroalloy Manufacturing
3251	Basic Chemical Manufacturing	3312	Alumina and Aluminum Production and Processing
3252	Resin, Synthetic Rubber, and Artificial and Synthetic Fibers and Filaments Manufacturing	3315	Textile Mill Industries
3253	Pesticide, Fertilizer, and Other Agricultural Chemical Manufacturing	3321	Architectural and Structural Metals Manufacturing
3254	Pharmaceutical and Medicine Manufacturing	3331	Agriculture, Construction, and Mining Machinery Manufacturing
3259	Other Chemical Product and Preparation Manufacturing	3332	Industrial Machinery Manufacturing
3271	Clay Product and Refractory Manufacturing	3333	Commercial and Service Industry Machinery Manufacturing
3279	Other Nonmetallic Mineral Product Manufacturing	3334	Ventilation, Heating, Air-Conditioning, and Commercial Refrigeration Equipment Manufacturing

Source: AngelouEconomics, North American Industry Classification System, United States, 2017

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Advanced Manufacturing

NAICS Code	Industry Group	NAICS Code	Industry Group
3336	Engine, Turbine, and Power Transmission Equipment Manufacturing	3356	Manufacturing and Reproducing Magnetic and Optical Media
3339	Other General-Purpose Machinery Manufacturing	3357	Electrical Lighting Equipment Manufacturing
3341	Computer and Peripheral Equipment Manufacturing	3352	Household Appliance Manufacturing
3342	Communications Equipment Manufacturing	3353	Electrical Equipment Manufacturing
3343	Audio and Video Equipment Manufacturing	3354	Other Electrical Equipment and Component Manufacturing
3344	Semiconductor and Other Electronic Component Manufacturing	3361	Motor Vehicle Manufacturing
334419	Other Electronic Component Manufacturing	3362	Motor Vehicle Body and Trailer Manufacturing
3345	Navigational, Measuring, Electromedical, and Control Instruments Manufacturing	3363	Motor Vehicle Parts Manufacturing

Source: AngelouEconomics; North American Industry Classification System, United States, 2017

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Advanced Manufacturing

NAICS Code	Industry Group
3364	Aerospace Product and Parts Manufacturing
3365	Railroad Rolling Stock Manufacturing
3366	Ship and Boat Building
3369	Other Transportation Equipment Manufacturing
3391	Medical Equipment and Supplies Manufacturing
339113	Surgical Appliance and Supplies Manufacturing
3399	Other Miscellaneous Manufacturing
339920	Sporting and Athletic Goods Manufacturing



Source: AngelouEconomics; North American Industry Classification System, United States, 2017


Target Industry Analysis – O*NET-SOC

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Advanced Manufacturing

O*NET-SOC	Occupation	O*NET-SOC	Occupation
11-3051.00	Industrial Production Managers	17-2119.08	Robotics Engineers
15-1132.00	Software Developers, Applications  Bright Outlook	17-3029.00	Electrical and Electronic Engineering Technicians
17-2071.00	Electrical Engineers	17-3026.00	Industrial Engineering Technicians
17-2072.00	Electronics Engineers, Except Computer	17-3029.00	Industrial Engineering Technologists
17-2112.00	Industrial Engineers  Bright Outlook	17-3029.06	Manufacturing Engineering Technologists
17-2131.00	Materials Engineers	17-3029.00	Mechanical Engineering Technologists
17-2141.00	Mechanical Engineers	17-3029.09	Manufacturing Production Technicians
17-2199.04	Manufacturing Engineers	17-3024.00	Electrical and Electronic Technicians
17-2199.05	Mechatronics Engineers	17-3024.01	Robotics Technicians

Note:  Bright Outlook occupations are expected to grow rapidly in the next several years or will have large numbers of job openings.

Source: AngelouEconomics; O*NET OnLine, U.S. Department of Labor, Employment & Training Administration and National Center for O*NET Development, 2019

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Advanced Manufacturing

O*NET-SOC	Occupation	O*NET-SOC	Occupation
17-3026.00	Industrial Engineering Technicians	49-1011.00	First-Line Supervisors of Mechanics, Installers, and Repairers
17-3027.00	Mechanical Engineering Technicians	49-2091.00	Electrical and Electronics Repairers, Commercial and Industrial Equipment
25-1032.00	Engineering Teachers, Postsecondary 🟡 Bright Outlook	49-9041.00	Industrial Machinery Mechanics
25-1194.00	Vocational Education Teachers, Postsecondary	49-9043.00	Maintenance Workers, Machinery
27-1021.00	Commercial and Industrial Designers	51-2011.00	Electrical and Electronic Equipment Assemblers
41-4011.00	Sales Representatives, Wholesale and Manufacturing, Technical and Scientific Products	51-2092.00	Textile, Apparel, and Leather Workers 🟡 Bright Outlook
41-4012.00	Sales Representatives, Wholes and Manufacturing, Except Technical and Scientific Products 🟡 Bright Outlook	51-4031.00	Cutting, Punching, and Press Machine Setters, Operators, and Tenders, Metal and Plastic

Note: 🟡 Bright Outlook occupations are expected to grow rapidly in the next several years or will have large numbers of job openings.

Source: AngelouEconomics, O*NET Online, U.S. Department of Labor, Employment & Training Administration and National Center for O*NET Development, 2019

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Advanced Manufacturing

O*NET-SOC	Occupation
51-4041.00	Machinists
51-4121.00	Welders, Cutters, Solderers, and Brazers
51-4193.00	Plating and Coating Machine Setters, Operators and Tenders, Metal and Plastic
51-4199.00	Metal Workers and Plastic Workers, All Others
51-5111.00	Prepress Technicians and Workers
51-9061.00	Inspectors, Testers, Sorters, Samplers, and Weighers
51-9141.00	Semiconductor Processors

Note: 🚧 Bright Outlook occupations are expected to grow rapidly in the next several years or will have large numbers of job openings.
Source: AngelouEconomics, O*NET Online, U.S. Department of Labor, Employment & Training Administration and National Center for O*NET Development, 2019

Strategic Action Plan

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Strategic Action Plan

Overarching Goals

The Strategic Action Plan is built around four overarching goals:

- **New Roles: Create “Invest Dallas”**
- **Grow Your Own: Make Dallas a World-Class Entrepreneurial City**
- **Human Capital: Widen the Talent Pipeline**
- **Inclusive and Equitable Economic Development**

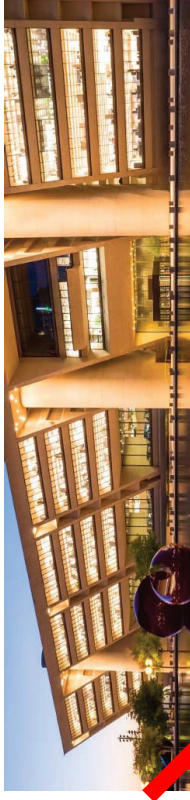
These recommendations will require Dallas to focus its economic development efforts, which implies making difficult trade-offs—choosing what not to do—while establishing a differentiated, competitive position in the free marketplace.

At the heart of the strategies and action items are eight target industry sectors—Life Sciences & Healthcare; Telecommunications & IT; Business Services; National & International Corporate Headquarters; Entrepreneurship, Digital Arts, & Innovation; Advanced Logistics; Food Processing; and Advanced Manufacturing. The challenge is to link the targeted industries to employment centers/corridors, developers, and real estate throughout the community, while placing a strong emphasis on the revitalization of more stressed Market Value Analysis (MVA) areas. This linkage will provide a greater focus towards Dallas’ economic development programs, such as customizing incentive packages that are offered within the targeted industry cluster. Resources can be more efficiently utilized, and businesses will recognize that Dallas can meet their needs.



Another important linkage occurs with Dallas’ community capacity building efforts, where all members of the community, including the poorest and most disadvantaged, are able to take greater control over their lives and contribute to inclusive economic development.

Dallas City Hall



Source: City of Dallas

For Dallas, the focus for community capacity building is on affordable housing, cultural arts, entrepreneurship, education and workforce development, infrastructure, parks, and public-private partnerships. This implies there is a need for informed leadership from local elected officials.

It has been said, “The political influence of elected leadership is critical to helping communities stay the course toward a vibrant economic future” (National League of Cities, International Economic Development Council, 2017). The City of Dallas is no exception in this regard. For this reason, the AE team identifies key public policy issues that must be addressed in order to implement the strategic action plan. Local public policy is an instrument of economic development and has a strong influence on the ability to turn recommendations into reality.

Strategic Action Plan

○ New Roles: Create “Invest Dallas”

Introduction

The City of Dallas is taking a strategic approach to economic development in order to enhance its competitive position. Their strategic approach builds on the first three phases conducted for this report—stakeholder engagement, market assessment, and target industry analysis. For the strategic action plan (fourth phase), we can now determine the type of economic development organization which will best serve the community.

EDO Structure. The City of Dallas Strategic Economic Development Plan helps to determine the type of structure of its economic development organizations (EDOs), and their respective functions. This is not a case of one-size-fits-all. Rather, deciding how to organize for economic development is deliberate and a predictor of future success.

Based on feedback received during the stakeholder engagement phase, and later confirmed with the market assessment of Dallas’ competitive position, it became clear there is a need for a new, independent economic development organization for business attraction and marketing, business expansion/retention, and entrepreneurial and small business development. While “Dallas” is prominent in regional marketing, there is little differentiation between the urban core and suburban communities that constitute the Dallas-Fort Worth Metroplex. What is needed is economic development marketing that draws audience attention to City of Dallas assets, strengths, and identity, in a manner that sets it apart from other competitors in North Texas.

Local/Regional ED Organizations. Conservatively, there are no less than 17 chambers of commerce, business associations, governmental agencies, or non-profit agencies with different economic development marketing messages:

- City of Dallas Office of Economic Development
- Dallas Black Chamber of Commerce
- Downtown Dallas, Inc.
- Dallas Junior Chamber of Commerce
- Dallas Regional Chamber
- Greater Dallas Asian American Chamber of Commerce
- Greater Dallas Hispanic Chamber of Commerce
- Greater East Dallas Chamber of Commerce
- Lakewood Highlands Chamber
- North Dallas Chamber of Commerce
- Oak Cliff Chamber of Commerce
- Southern Dallas Chamber of Commerce
- South West Dallas Hispanic Chamber of Commerce
- Southwestern Corridor Business Association
- U.S.-India Chamber of Commerce – Dallas/Fort Worth
- VisitDallas
- West Dallas Chamber of Commerce

Some of their marketing messages are parochial in nature; others take a DFW regional perspective; still more are positioned somewhere in between. What is lacking is clear and consistent messaging that differentiates and reinforces a “City of Dallas” brand that engages target industry executives and site selection consultants.

Strategic Action Plan

○ New Roles: Create “Invest Dallas”

Strategy #1: Create a new, independent economic development organization

The AE team recommends creating a new, independent economic development organization. There is a need to ramp up business attraction and marketing efforts that are solely focused on the City of Dallas. For this strategy, the idea is to have an independent organization carry out economic development activities in collaboration with the public and private sectors.

Dallas Regional Chamber. In partnership with the City of Dallas, the Dallas Regional Chamber (DRC) strives to bring companies and new jobs to the Dallas region. DRC’s focus is to “attract U.S. and international headquarters, recruit good manufacturing jobs—including to southern Dallas—and to drive job growth, innovation, and to foster an entrepreneurial culture” (Annual Report 2019). The Dallas brand is prominent in their program of work, and they are effective from a regional perspective. However, because DRC has such a broad range of members, the organization’s focus can become diluted as it attempts to address a multitude of needs from its membership.

Most importantly, it does not provide the City of Dallas with an effective mechanism for competing directly with neighboring communities in the North Texas region, nor is it making a measurable impact on southern Dallas. This is not a recommendation to throw the baby out with the bathwater. Rather, there are new realities that require Dallas to create a stronger identity in the midst of DRC’s economic development marketing.



BEST PRACTICE

“Invest Atlanta” Atlanta, Georgia

Invest Atlanta is the economic development authority for the City of Atlanta. Founded in 1997, Invest Atlanta focuses on business attraction, business retention and expansion, small business, innovation and entrepreneurship, affordable housing, homeownership, and neighborhood development. The authority is governed by a nine-member board of directors, chaired by the Mayor of Atlanta.

Marketing and business attraction efforts are directed toward six target industry sectors: Tech, Corporate Headquarters, Logistics, Health IT, Cybersecurity, and Film/Television. The Invest Atlanta team travels worldwide to meet with executives, academics, and entrepreneurs at international conferences, including Mobile World Congress, Healthcare Information and Management Systems Society (HIMSS), InfoSec Europe, Smart City Expo World Congress, BIO International Convention, and Money 2020.

In 2018, Invest Atlanta’s efforts resulted in 8,756 new full-time jobs created, \$1.6 billion in total capital investment, 926 affordable housing units created, \$5.5 million in new capital investment through small business loans, and 135 homeownership incentives provided.

For more information, click on: <https://www.investatlanta.com/>

Strategic Action Plan

○ New Roles: Create “Invest Dallas”

Strategy #1: Create a new, independent economic development organization

City of Dallas Office of Economic Development. The Office of Economic Development has oversight responsibility for several programs, including the Public/Private Partnership program (incentive-based partnerships for commercial projects); Tax Incremental Financing Districts (encouraging high-quality development); New Markets Tax Credits (equity investment for job-generating projects); Dallas B.R.A.I.N. (business resources and information made available through a partnership with the Dallas Public Library); Property Assessed Clean Energy (PACE); and Public Improvement Districts (assessment districts for service enhancements).

Community profile information is shared on the Office of Economic Development website, along with an Interactive Data Search Tool that provides demographic information (1, 3, 5, or 10-mile radius) for selected locations. The website also promotes “Minority- and Women-Owned Business Enterprises,” and “How to Start a Small Business in Dallas,” with access to the “Small Business Quick Reference Guide.”

Marketing Division. It can be argued that the most appropriate answer to the question of how to do better economic development marketing is to strengthen and expand the Office of Economic Development through creation of a marketing division. This option is not without its advantages. Many of the economic development issues confronting Dallas fall into the realm of public policy-making. For example, when it comes time to

BEST PRACTICE

“NYCEDC” New York City, New York

The New York City Economic Development Corporation (NYCEDC) is dedicated to promoting and growing quality jobs for all New Yorkers, while cultivating dynamic, resilient communities across five boroughs—Bronx, Brooklyn, Manhattan, Queens, and Staten Island. It is New York’s official economic development corporation.

Through annual contracts with the City of New York, NYCEDC is heavily involved with negotiating tax incentives with prospective businesses; assists with the development of real estate; provides business, economic, and policy advice to the City, non-profit, and for-profit sectors; manages City properties and assets; invests in and provides financing for businesses and non-profit organizations; and conducts research, collects input from stakeholders, and launches initiatives. In 2016, the annual cost of the City’s economic development efforts totaled \$3.2 billion, with much of this overseen by NYCEDC.

The NYCEDC Board of Directors consists of 27 members, with appointments made by the Mayor of New York (some directly, some from nominees of the Borough Presidents and Speaker of the New York City Council), and Chairperson (from a list of persons approved by the Mayor). NYCEDC is a non-profit corporation and is not a New York City agency.

For more information, click on: <https://www.nycedc.com/>

Strategic Action Plan

○ New Roles: Create “Invest Dallas”

Strategy #1: Create a new, independent economic development organization

compete for an assisted corporate locate, it is likely that landing the prospect will require something only the local government can provide (e.g., incentives, infrastructure, etc.). As such, there must be an economic development professional within the municipal organization that serves in a business liaison role, as only a public sector practitioner manages these resources (contingent upon the approval of local elected officials).

Moreover, effective public sector economic development marketing reinforces the message that Dallas is “open for business.” This is particularly true for business attraction and recruitment. Public sector support can enhance how Dallas’ business climate is perceived, which helps to attract more business investment. A business may choose to expand or locate in Dallas based, in part, on past interactions with local economic development staff that gives them confidence that future issues with the City of Dallas will be successfully resolved. Not to be overlooked, either, is the benefit of having access to the influence and leadership of the Mayor and City Council, something that is helpful to overall marketing efforts.

But there are drawbacks to a public sector marketing division. First, public sector marketing initiatives are subject to civil service and contracting rules that can hinder efforts to manage staff or act quickly when responding to qualified business prospects.

BEST PRACTICE

“Fairfax County Economic Development Authority” Tysons Corner, Virginia

The Fairfax County Economic Development Authority (FCEDA) is an independent economic development organization. Their mission is “to promote the competitive advantages of Fairfax County and influence the growth of a diverse and innovative ecosystem that enhances the tax base, creates demand for commercial space, and supports an extraordinary and equitable quality of life across Fairfax County.”

To fulfill their mission, FCEDA has been tasked with developing and executing a business attraction and expansion/retention program. The organization has three marketing divisions—National, International, and Business Diversity—that work with prospective companies interested in starting, expanding, or relocating their business to Fairfax County. Other divisions include: Market Intelligence, real estate services, and communications. The FCEDA also maintains a worldwide presence with offices in Bangalore, Boston, London, Los Angeles, Munich, Seoul, and Tel Aviv.

According to the organization’s 2017 Annual Report, the FCEDA provided assistance to 164 businesses that contributed to the creation of 8,200 new jobs throughout Fairfax County. The largest assisted corporate locate was Amazon Web Services, which brought 1,500 jobs to its east coast campus in Herndon.

For more information, click on: <https://www.fairfaxcountyeda.org/>.

Strategic Action Plan

○ New Roles: Create “Invest Dallas”

Strategy #1: Create a new, independent economic development organization

Second, the local government budgeting process can become unpredictable when it comes to funding marketing trips or booths at trade shows or soliciting funds for major industry-specific marketing campaigns. Third, relying on the City’s General Fund to pay for staff resources creates a certain amount of financial instability due to the annual budget appropriation process. Even with Dallas’ biennial budget process, economic development is constantly competing with other worthwhile public services unless a dedicated funding source is identified (see “best practice” on right).

Finally, public sector economic development is often tied to the political interests of the Mayor and Council. The strategic focus of economic development marketing is likely to shift with each administration (or perhaps more frequently). One of the major challenges Dallas faces is how to maintain a longer-term strategy that cuts across succeeding office holders.

In the meantime, the Office of Economic Development is busily providing service to the Mayor, 14 District Councilmembers, City Manager, Chief of Economic Development and Neighborhood Services, other municipal departments and divisions (e.g., Housing & Neighborhood Revitalization; Planning & Urban Design), and a host of clients and economic development allies. This does not lend itself to effective business attraction and marketing on a scale required for the 9th largest municipality in the nation.



BEST PRACTICE

“Type A and B Economic Development Corporations” State of Texas

The Development Corporation Act of 1979 gives cities the ability to finance new and expanded business enterprises in their local communities through economic development corporations. Cities are authorized to adopt a sales tax to fund the corporations and determine which projects EDCs are allowed to undertake.

Type A EDCs – Developing Industries are often used for industrial development projects by funding business infrastructure, manufacturing, and research and development, and can also be utilized to fund military base realignment, job training classes, and public transportation.

Type B EDCs – Developing Industries & Cultivating Communities can be used to fund all projects eligible for Type A, as well as parks, museums, sports facilities, and affordable housing. However, Type B EDCs are subject to more administrative restrictions than Type A.

Dallas competitors in North Texas who have established Type A and/or B EDCs include Allen, Arlington, El Paso, Fort Worth, Frisco, Grapevine, McKinney, and Mesquite.

For more information, click on: <https://comptroller.texas.gov/economy/local/type-ab/>.

Strategic Action Plan

○ New Roles: Create “Invest Dallas”

Strategy #1: Create a new, independent economic development organization

Independent EDO. Establishing a new, independent economic development organization is a strategy to better engage the private sector in efforts to grow the local economy. Private, non-profit entities have several advantages:

- Focus on business attraction and marketing—telling Dallas’ story.
- Engage in branding, outbound marketing (earned media, marketing missions, national advertising, trade shows/industry conferences, inbound marketing (familiarization tours, networking with real estate brokers and developers), and organizing “hot teams” specific to each target industry—to promote the City of Dallas.
- Strengthens the ability to highlight Dallas’ employment centers/corridors, while advocating for the redevelopment and revitalization of underserved areas in the community.
- Allows for organizational stability—the implementation of long-term strategies that cut across Mayor and Council administrations.

As a start, the City of Dallas can benchmark its marketing, business attraction, marketing, retention efforts and outcomes with the “best practices” identified in the strategic action plan.

BEST PRACTICE

“World Business Chicago” Chicago, Illinois

World Business Chicago (WBC) is a public-private, non-profit partnership that drives inclusive economic growth and job creation, supports business, and promotes Chicago as a leading global city. Working on behalf of all Chicagoans, WBC strives to ensure that all Chicagoans can prosper and take part in the economic growth of this city.

WBC’s Board of Directors is composed of prominent leaders who guide the progression of Chicago’s business climate. As liaisons between the public and private sectors, WBC works closely with Mayor Lori E. Lightfoot’s Office, the City of Chicago’s Department of Business Affairs and Consumer Protection, the state of Illinois’ Department of Commerce and Economic Opportunity, and many other partners throughout the region.

Chicago Sister Cities International (CSCI) is part of the WBC. CSCI promotes Chicago as a global city, develops international partnerships and networks, and shares best practices with its 28 Sister Cities, located in almost every region of the world.

WBC is also home to the ChicagoNEXT council of technology leaders—a dedicated effort driving opportunity in science innovation and technology entrepreneurship.

For more information, click on: <http://www.worldbusinesschicago.com/>.

Strategic Action Plan

○ New Roles: Create “Invest Dallas”

Strategy #1: Create a new, independent economic development organization

Outlined below is a more robust discussion of a “best practice” business attraction and marketing program that could be implemented by “Invest Dallas.”

Branding. Successful place branding is one of the most misunderstood and difficult challenges in economic development. There are plenty of independent campaigns, logos and slogans developed for local/regional organizations—Dallas Regional Chamber “Building Tomorrow Together,” Visit Dallas “Big Things Happen Here,” Workforce Solutions for North Central Texas “Qualified Candidates, Better Jobs, No Charge”—but to what degree do they tell a common story?

What is needed is a strong, authentic, and consistent message that expresses the unique identity of Dallas, both to those who live in the community, and to people located outside the City’s borders. Developing an effective brand occurs through an in-depth process of public engagement, defining the community’s characteristics, storytelling, and fulfilling the brand promise. Done properly, it ties together individual, disparate marketing efforts—economic development, tourism, workforce development—and provides a coordinated framework for external and internal messaging.

Brand Experience. The key to effective brand management is creating a positive and memorable brand experience for the target audiences on the receiving end of Dallas’

BEST PRACTICE

“Smart and Open” Columbus, Ohio

The Columbus “Smart and Open” brand is the product of a multi-step process that involved collaborative leadership, consensus-building (seeking input from the entire community), and development of a shared vision and sense of purpose, culminating in the stakeholders’ decision to proceed with the following brand narrative:

Columbus is a city with an open-minded approach to life and business. It’s a smart city with a progressive attitude, where people are free to go out on a limb. Where diversity is just a state of being but a state of mind. It’s made by real people, businesses and neighborhoods – everyday. Because we share the philosophy that Columbus is open to all, we are always taking risks, always thinking big and always open to new ideas.

A local marketing firm helped break through the traditional silo marketing and establish a strategic framework. All segments of the community have been able to pull from the “Smart and Open” brand to shape messages for their respective audiences during the execution phase. Marketing support at <https://brandcolumbus.com/> provides users with creative content, photos, and other visual material for individual marketing campaigns. Columbus continues to live the brand, and in the process, is now the fastest growing metropolitan area in the Midwest.

For more information, click on: <https://align2market.com/how-columbus-broke-through-the-challenges-of-city-branding/>.

Strategic Action Plan

○ New Roles: Create “Invest Dallas”

Strategy #1: Create a new, independent economic development organization

brand strategy—business prospects, site selection consultants, out-of-state workers thinking about relocating to Dallas, entrepreneurs, and others. It’s all about their perception of the brand, which is the sum of their personal experiences with the economic development organization and community-at-large.

Outbound Marketing. Outbound marketing is designed to generate leads or build a brand with global networks of corporate executives from target industries who are not actively looking to locate or invest in Dallas.

Earned Media. AE recommends hiring 10-15 freelance writers (or alternatively, a public relations consultant that knows the media, knows economic development, and knows the community) to prepare and disseminate economic development marketing content. The idea is to leverage their public relations skills and have articles placed online (blogs, news sites, social media) and in traditional newspapers and magazines (*New York Times*, *The Wall Street*, *Forbes*, *The Economist*, *Washington Post*, *USA Today*, *National Public Radio*, and *Bloomberg*).

Marketing Missions. The AE team recommends compiling a list of 100 companies that the economic development organization wants to see locate in Dallas. In preparing this list, it is helpful to understand who is looking at the organization’s website (viewing pages

BEST PRACTICE

“Energetic Bodies, Energetic Minds” Metro Denver EDC Denver, Colorado

The Metro Denver EDC was looking to brand the region as a vibrant and progressive place, friendly to both entrepreneurs and businesses, and enlisted Development Counsellors International (DCI) to assist with their earned media strategy.

Metro Denver EDC’s desire to raise awareness of their brand—“Energetic Bodies, Energetic Minds”—became the focal point for a combination of lead generation, public relations, and digital tactics. DCI went on to secure major placements on Metro Denver’s key news and healthy workforce in national publications (*Time*, *Newsweek*, *Wall Street Journal*, *New York Times*) and major broadcast outlets (CNBC, Bloomberg, and Fox News).

DCI has a history of working with the Metro Denver EDC to launch and manage several marketing campaigns, including “Colorado Loves California,” “Metro Denver E-Force,” the media space at the Democratic National Convention, and Colorado’s Cleantech Hub. Overall, DCI arranged for a total of 42 meetings/conference calls with decision-making executives at target companies, and numerous luncheons with site selectors.

For more information, click on: <https://aboutddci.com/case-studies/metro-denver-economic-development-corporation/>.

Strategic Action Plan

○ New Roles: Create “Invest Dallas”

Strategy #1: Create a new, independent economic development organization

that might indicate their interest in site location assistance), competitor regions, and leverage the supply chain of major employers. After preparing the list, make arrangements with the prospective companies for a small delegation to come for a visit. Dallas’ delegation should include elected officials, local business executives who are familiar with the target industry (dialogue with industry peers is powerful), and economic development staff.

Organize international trade missions to countries with companies interested in expanding to or moving to Dallas. The community’s delegation can listen to host-country briefings by the U.S. State Department, meet with foreign dignitaries and economic development representatives, and share collateral materials that depict Dallas’ economic assets, preferably organized into business corridors, employment centers, and target industry clusters.

The intent is to build close and enduring relationships with executives from these international companies, earn their attention, and make Dallas familiar to them. When the opportunity for making an investment or site location decision arises, they won’t hesitate to reach out for assistance. Because of Dallas’ pro-active marketing efforts, they will be drawn to the economic development organization’s website—which will have content they value—and know who to call.

BEST PRACTICE

“Oklahoma Business Roundtable” Oklahoma City, Oklahoma

The Oklahoma Business Roundtable is a non-profit association of business leaders and economic development partners dedicated to growing Oklahoma. Their stated mission is “Business Leadership Advancing Oklahoma’s Economy.” Their mission is achieved by serving as the state’s primary economic development “support” organization, which provides funding for business attraction, business expansion/retention, and entrepreneurial development initiatives.

The Roundtable assists Oklahoma’s Governor, Lieutenant Governor, Commerce Department, and other strategic partners a number of economic development activities, including trade and investment missions; marketing Oklahoma globally; hosting prospects; site selection consultants, and dignitaries; promoting quality improvement and economic development strategic planning efforts; and sponsoring special business development events.

Strategic business and industry presentations, networking receptions, and target industry prospect meetings were held in Atlanta, Dallas, Houston, New York City, Los Angeles, and Europe the past year. These activities helped create new business leads and projects for Oklahoma companies and communities.

For more information, click on: <http://okbusinessroundtable.com/>.

Strategic Action Plan

○ New Roles: Create “Invest Dallas”

Strategy #1: Create a new, independent economic development organization

National Advertising. A national advertising campaign in competing major markets offers opportunities to accelerate the process of business attraction. One of the keys to success is producing advertising that is content-rich, persuasive, and uses clear messaging to promote Dallas’ brand.

Trade Shows/Industry Conferences. Trade shows and industry conferences provide an opportunity to connect with representatives from prospective companies in target industries. They allow economic development staff to gain insights into the industry, identify lead companies, and meet executives. For example, the SelectUSA Investment Summit provides high-caliber attendees an opportunity to network and share business location intelligence (see Appendix G). Effective marketing at trade shows requires a great deal of advanced planning, hard work once on site, and careful follow-up, but generates results.

Inbound Marketing. Inbound marketing refers to methods where prospective companies, decision-makers, and influencers are already interested in Dallas, making them want to find out more about the community.

Familiarization “FAM” Tours. A familiarization, or “FAM” tour is when a community, region, or state hosts journalists and site selection consultants at their location for one to

BEST PRACTICE

“UXTO Campaign” Toronto Global Toronto, Ontario, Canada

Toronto Global is a non-profit organization responsible for attracting foreign-owned businesses to the Toronto Region (Cities of Toronto, Mississauga and Brampton, and the Regions of Durham, Halton and York).

The UXTO Campaign was the centerpiece of the Toronto Region’s bid for Amazon’s new corporate headquarters, dubbed “Amazon HQ2.” Toronto Global had learned that Amazon would be polling its employees for their HQ2 location preferences, so the organization chose to work with LinkedIn to launch a campaign targeting over 110,000 Amazon employees in Canada and the United States. The idea was to reach millennial talent in the tech sector with “UXTO”—a play on the term “UX” or “user experience” and the Toronto Region. The goal was to generate excitement about Toronto’s HQ2 proposal, while simultaneously developing and testing social media strategies, assets, and programs for future use in targeted lead generation activities.

Toronto Region was the only Canadian city shortlisted. Through the UXTO campaign, Toronto Global saw 15,000 downloads of their 191-page bid book, which was made available to the public on the day it was submitted to Amazon.

For more information, click on: <https://torontoglobal.ca/uxto/>.

Strategic Action Plan

○ New Roles: Create “Invest Dallas”

Strategy #1: Create a new, independent economic development organization

three days. Organizing a successful FAM Tour of Dallas is an effective tool for helping them become “familiar” with what the community has to offer. It’s a great way to expand Dallas’ marketing reach and boost awareness about the community’s economic assets with credible third-parties.

Agendas for FAM Tour events usually combine social events, business roundtable discussions, tours of available buildings and sites, a presentation that showcases economic development programs, and meetings with local business and civic leaders. The idea is to build relationships with site selectors and business decision-makers, allowing them to meet face-to-face with local civic leaders and gain first-hand knowledge about Dallas’ investment opportunities.

Network with Real Estate Brokers and Developers. Whether they’re representing a client or developing a business park, it’s always a good idea to network with commercial/industrial real estate brokers and developers. To expand and nurture Dallas’ pipeline for quality business prospects, AE recommends hosting (or co-host with local chambers of commerce or universities) a Real Estate Trends Luncheon to help strengthen relationships with these strategic partners. Luncheon presentations should provide an outlook on the state of real estate development, where we are in the business cycle, competitor markets, and prospects for the foreseeable future. The luncheon program

BEST PRACTICE

“Southern New Mexico Familiarization Tour” New Mexico Partnership Ruidoso, New Mexico

New Mexico Partnership, a statewide organization of local and regional economic development agencies, regularly hosts familiarization, or “FAM” tours, bringing top site selection consultants to New Mexico and their communities. These events provide an opportunity for local civic leaders and economic development professionals to have one-on-one conversations with the site selectors while promoting their state.

A recent familiarization event was held in Ruidoso, New Mexico, focusing on 30 participating communities in southern New Mexico. Representatives from the communities were delighted to hear from three site selectors who were invited to speak at the event. Afterward, they were able to share information about community assets, strengths, economic potential, and target industries with the site selection consultants.

Another highlight was economic development “speed dating” rounds, which allowed each community to sell themselves to the site selectors. The site selection consultants benefited from the exchange of information by learning how the communities had positioned themselves for new business investment.

For more information, click on: <https://nmpartnership.com/>.

Strategic Action Plan

○ New Roles: Create “Invest Dallas”

Strategy #1: Create a new, independent economic development organization

could also feature a panel of prominent experts in retail, office, industrial, and residential development who can share their perspectives and observations.

Hot Teams. The AE team recommends that Dallas organize “hot teams” specific to each target industry. The role of “hot team” members is to help sell the City of Dallas to business prospects. Their activities could range from providing testimonials for use in earned media placements to personal participation in market missions and familiarization tours, to helping close deals during the final stage of the site location process.

Outlined above is what the AE team believes to be the cornerstones for developing a world-class economic development marketing and business attraction program. Crafting the economic development strategies and action items is the most creative part of the strategic planning process. Execution is the most demanding part, and will require time, commitment, and resources. Skillful implementation by Dallas’ new economic development organization, its leadership and staff, in combination with an expanded business retention and expansion program, will connect the dots between Dallas’ marketing, telling the city’s distinct and unique story, building a better community, and competing on a state, national, and international stage—while allowing the organization to remain nimble and adjust to inevitable changes in the local economic base.

BEST PRACTICE

“Site Selectors Guild Annual Conference” Site Selectors Guild Little Rock, Arkansas

Each year, the Site Selectors Guild annual conference event is held with all 42 global Guild members in attendance. The Annual Conference features information sharing and networking between Guild members, economic development practitioners, and investment development professionals from around the world.

Guild members perform all conference planning activities, such as extending invitations to outside speakers. They also serve on conference panels and participate in breakout sessions with conference attendees. This is an important feature of the Annual Conference, which offers multiple opportunities for attendees to network and communicate with Guild members. Most unique to this event, and fun, is the annual networking dinner and talent show that features both Guild members and economic developers displaying their vocal and musical talent.

At the conference, the Guild’s Excellence in Economic Development and Excellence in International Investment promotions awards are presented to high performing EDOs and IPAs who have done outstanding work.

For more information, click on: <https://siteselectorsguild.com/events/annual-conference/>.

Strategic Action Plan

○ New Roles: Create “Invest Dallas”

Strategy #1: Create a new, independent economic development organization

Action Items

- Create “Invest Dallas”
- Develop an effective, united brand strategy for the City of Dallas
 - Hire a branding firm
- Promote Dallas’ brand through national advertising, public relations, inbound/outbound global marketing, and lead generation efforts
 - Attend SSG, IAMC, SelectUSA, BIO, CES Conferences and Dallas Regional Chamber-led international missions
- Compile a list of 100 target companies; conduct marketing missions; package industry and economic assets into corridors/districts
- Leverage the supply chain of major employers
- Hire 10-15 freelance writers to prepare and disseminate articles which promote Dallas-related content and its target industries
- Host annual Familiarization “FAM” Tours for media editors from competing markets and site selection consultants

Pegasus



Source: Stephan Masker, flickr

Strategic Action Plan

○ New Roles: Create “Invest Dallas”

Strategy #1: Create a new, independent economic development organization

Action Items

- Network with local commercial/industrial real estate brokers and developers
- Organize “hot teams” specific to each target industry

Key Policy Issues

- ✓ Define “Invest Dallas” roles and responsibilities vis-à-vis Dallas Regional Chamber and City of Dallas Office of Economic Development.

The Eye



Source: Fast Company

Strategic Action Plan

○ Grow Your Own: Make Dallas a World-Class Entrepreneurial City

Introduction

Entrepreneurs create businesses and new businesses create jobs, strengthen the market competition, and increase productivity. Entrepreneurism is quintessentially American and an acclaimed part of our nation's identity and self-image. Both sides of the political aisle celebrate entrepreneurial startups, viewing them as an indispensable source of innovation and economic growth. Furthermore, entrepreneurship is seen as a path toward upward mobility—a way for average people to accumulate wealth.

Entrepreneurial Guidelines

A few years ago, the Kauffman Foundation's *Entrepreneurship Policy Digest* published "Guidelines for Creating Vibrant Entrepreneurial Ecosystems" (2015). The guidelines recommend the following:

(1) Avoid Startup Monoculture. Communities are encouraged to create their own recipe for entrepreneurial success by connecting existing ingredients to construct an environment that is conducive to new business growth, rather than attempt to copy what other cities have done. What are those ingredients? The list includes: Philanthropy, mentors and successful entrepreneurs, place attractiveness, supportive culture, accelerators and incubators, existing businesses and large corporations, responsive regulatory policy, government research institutions, talented and skilled workforce, institutions of higher education, and investment capital.

The City of Dallas is blessed with a cupboard full of ingredients for entrepreneurial success. Most are listed by Dallas Innovates, a collaboration of the Dallas Regional Chamber and D Magazine Partners; and Dallas B.R.A.I.N., a partnership between the City of Dallas Office of Economic Development and Dallas Public Library.

Recipes often need to be adjusted to meet the needs of different situations. AE's strategic recommendations are focused on modifying Dallas' recipe to maximize the impact of entrepreneurship in the community.

(2) Convene Entrepreneurs and Organizations. Bringing entrepreneurs and support organizations together facilitates learning between entrepreneurs across industry sectors, and across organizations.

During a previous group meeting with local entrepreneurs, the AE team asked stakeholders which legal firm they would recommend for assistance with intellectual property needs. No one in the room was able to answer the question. Even more revealing, most of those in attendance had never met each other before. The AE team speaks to the need for active networking and collaboration to improve Dallas' entrepreneurial ecosystem in the strategic recommendations.

(3) Encourage Diversity. The Kauffman Foundation encourages diverse participation in Dallas' entrepreneurial activities, to include women, minorities, and immigrants. During the market assessment phase, AE determined that diversity was a strength to be promoted, noting that Dallas has the highest share of foreign-born residents (24.9%), and is ranked #5 on 2018's Most Diverse Cities Index. Our strategic recommendations are designed to build on this strength.

Strategic Action Plan

○ Grow Your Own: Make Dallas a World-Class Entrepreneurial City

(4) Strengthen Local Education and Increase Graduation Rates. This guideline speaks for itself. During the Stakeholder Engagement phase, residents and businesses identified “quality of public schools” as a top concern. Readers will find strategic recommendations that address this topic in multiple sections of this report.

(5) Listen to Local Entrepreneurs. The idea here is to listen to understand what works for entrepreneurs and what doesn’t. This is the essence of AE’s outreach activities and is reflected throughout the strategic action plan.

(6) Improve Business Licensing and Permitting Processes. Streamlining the development and permitting process and making it easier to navigate creates a level playing field, putting startup owners on an even footing with businesses that are more experienced when it comes to interfacing with the City of Dallas Sustainable Development and Construction Department.

This was a key issue identified by businesses in the community survey conducted during AE’s Stakeholder Engagement phase. Therefore, the AE team has prepared strategic recommendations that address this concern.

(7) Simplify Municipal Tax Codes. This guideline calls for simplifying municipal tax codes by modernizing payment systems (e.g., online payments). In this instance, City of Dallas ePay and Dallas County Tax Office online payment systems are already in place. Therefore, no strategic recommendations are offered by the consultants.



Source: Dallas Entrepreneur Center

“There’s a lot of synergy and a strong entrepreneurial spirit.”

— Local Stakeholder

“Support local entrepreneurs and the kinds of environments/neighborhoods/markets that sustain them.”

— Local Stakeholder

Strategic Action Plan

○ **Grow Your Own: Make Dallas a World-Class Entrepreneurial City**

(8) Celebrate Entrepreneurial Success. Championing entrepreneurial success in the City of Dallas builds awareness and internal support for startup activities. Effectively, it sends a powerful message that entrepreneurship is accorded the same level of respect as other drivers of economic development. AE offers a new twist on how entrepreneurial excitement can be extended to startup firms in southern Dallas.

(9) Map and Measure Dallas' Entrepreneurial Ecosystem. Smart cities map their entrepreneurial ecosystem, keep an inventory of their assets, and develop performance metrics to evaluate progress and measure the impact of public policies.

A good example from a regional perspective is the Dallas-Fort Worth Regional Innovation Study 2018 prepared in collaboration with Accenture, the Dallas Regional Chamber, SMU, and United Way of Metropolitan Dallas. AE has a strategic recommendation that calls for the City of Dallas to compile similar information, specific to the municipality, on an annual basis.

“Provide incentives and financing options for startups.”

— Local Stakeholder

The Next in Tech: 25 Emerging Startup Hubs



Source: TechNet, 2018

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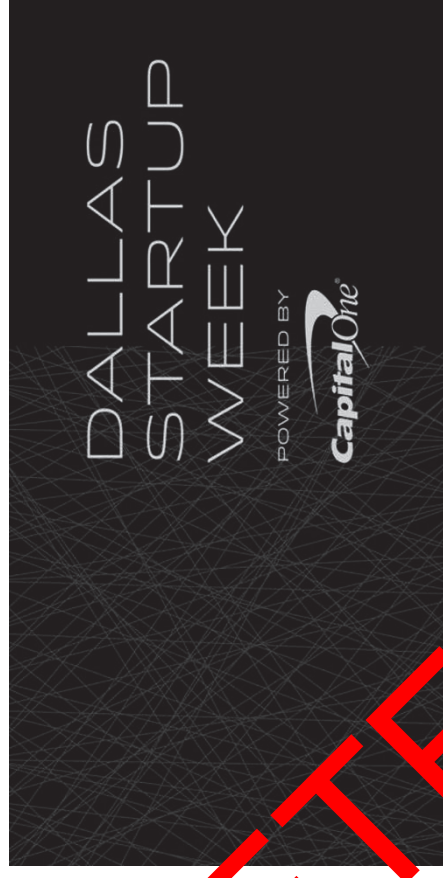
Strategy #1: Expand Dallas' Entrepreneurial Ecosystem

An entrepreneurial ecosystem refers to the social and economic environment and its impact on local/regional entrepreneurship. Involved are early-stage companies and owners who create and develop new products. They are supported by a mix of public, private, and non-profit organizations, who nurture and sustain them, making it easier for entrepreneurs to succeed. AE's strategic recommendations are designed to enhance Dallas's entrepreneurial ecosystem, allowing it to flourish and grow through improved collaboration/networking, improved infrastructure, better access to finance, and streamlined development processes.

Networking

A prime example of entrepreneurial networking is Dallas Startup Week (DSW), a free, five-day event that brings together over 8,000 North Texas entrepreneurs and change agents. According to its website, the #DSW19 agenda features 150 sessions across 16 tracks, the launch of the Women of Innovation Summit, a new Corporate Startup Innovation Summit, a series of premiere keynotes and speakers, and the Annual State of Entrepreneurship. This venue provides a perfect opportunity for startups to promote their brand and tap into the local entrepreneurial ecosystem.

Last year's DSW spread out its sessions and programming across the Dallas-Fort Worth (DFW) region, branching out to Fort Worth, Frisco, Denton, and Addison. The AE team



Source: Dallas Startup Week

"Startups are setting the standard. [They] continue to set the tone for the rest of the city."

— Dallas Mayor Mike Rawlings

Strategic Action Plan

○ Grow Your Own: Make Dallas a World-Class Entrepreneurial City

Strategy #1: Expand Dallas' Entrepreneurial Ecosystem

recommends making intentional efforts to involve entrepreneurs (on the spectrum of entrepreneurs from southern Dallas and other underserved areas in the community) while shedding light on how entrepreneurship is a key mechanism for helping residents to escape poverty.

Meetup.com provides a list of "Entrepreneur Networking groups in Dallas" that can be located within various distances from Dallas, TX. These networking events should be heavily promoted by local/regional economic development organizations.

An opportunity for improved networking exists at RedBird Mall. AE applauds the establishment of The DEC @ RedBird, an extension of The Dallas Entrepreneur Center, to provide co-working space, education, mentorship, and advocacy. The consultant team recommends exploring options to expand this facility with additional support agencies, similar to the collection of affiliated groups at the National Entrepreneur Center in Orlando, FL. Bring startup assistance to entrepreneurs in southern Dallas.

Dallas may also want to consider creating a coworking, makerspace, remote work partnership program. "Betahaus" is located in Berlin, but the startups, entrepreneurs, freelancers, and other change agents who make use of this facility have access to partner spaces in Barcelona, Sofia, Hamburg, and 16 other locations around the world. Adopting this partnering concept would strengthen Dallas' international business reputation.



96

BEST PRACTICE

"National Entrepreneur Center" Orlando, Florida

Founded in 2003 as a public-private partnership between Walt Disney World, Orange County Government, and the University of Central Florida, the National Entrepreneur Center (NEC) has become nationally known for its efforts to help local entrepreneurs and startup firms.

The NEC is a "shared facility" that draws on the collective expertise of 13 nonprofits, chambers of commerce, and government-related agencies that provide business support services to early-stage startups and small business firms. The 22,000 square-foot facility is located at Fashion Square Mall, in office space designed like a village to house their resource partners. Together, the affiliated groups offer professional business assistance, quality educational programming, and access to practical industry expertise. In addition to an Activity Calendar (seminars) and Business Toolbox (business checklist and business plan template), the NEC website provides a direct link to the Florida Virtual Entrepreneur Center, which is funded through a grant from the Florida High Tech Corridor Council.

Since inception, the National Entrepreneur Center has coached and trained 100,000+ businesses and facilitated more than \$150 million in loans.

For more information, click on: <http://www.nationalec.org/>.

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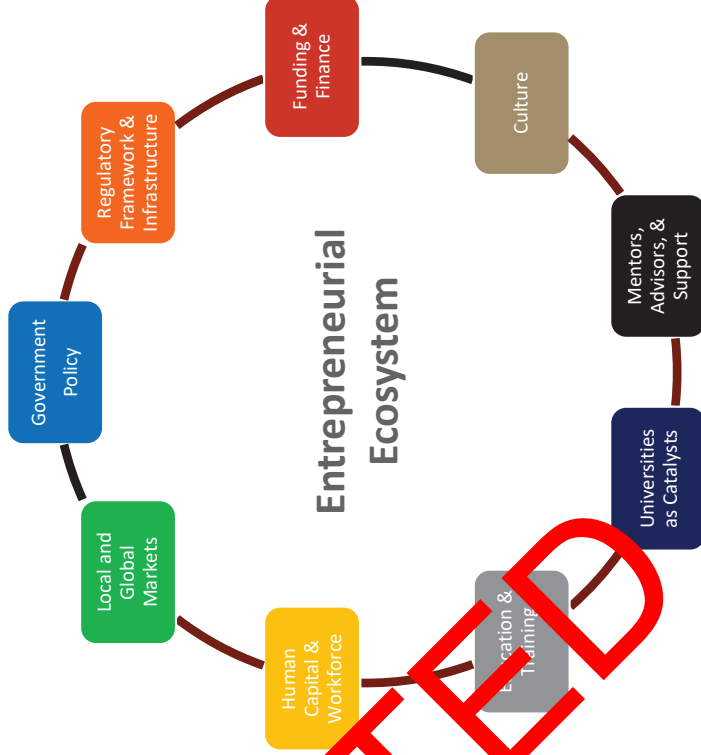
Strategy #1: Expand Dallas' Entrepreneurial Ecosystem

Action Items

- Actively promote Dallas Startup Week
 - Involve entrepreneurs (or prospective entrepreneurs) from southern Dallas and other underserved areas in the community, while shining a light on how entrepreneurship is a key mechanism for helping residents to escape poverty.
- Encourage participation in Entrepreneur Networking groups.
- Explore options to expand entrepreneurial support for The DEC @ Redbird.
- Create a coworking, makerspace, remote work partnership program.

Key Policy Issues

- ✓ Provide 100% property tax exemptions for entrepreneurial startups located in lower MVA classifications



Strategic Action Plan

○ Grow Your Own: Make Dallas a World-Class Entrepreneurial City

Strategy #2: Create a Minority Business Accelerator/Incubator

At an entrepreneurial level, accelerators/incubators seek to help startups achieve success. They offer a platform that provides entrepreneurs with a variety of support services—coaching, educational programming, mentorship, networking, seed funding, and access to new business opportunities—often in exchange for an equity stake.

Minority-Owned Startups

The Association for Enterprise Opportunity report, “The Tapestry of Black Business Ownership in America: Untapped Opportunities for Success,” explores the challenges facing the nation’s 2.58 million African-American-owned businesses. Their report considers business ownership to be one of the great equalizers in wealth disparity. This is because the gap in average wealth between Black and White adults decreases from a multiplier of 13 to 3 when comparing the wealth of business owners by race. The report also shows that most Black-owned businesses have less than five employees.

The accelerator/incubator platform addresses some of the biggest obstacles facing minority-owner startups—a wealth gap, due to family and friends having fewer assets and less disposable income; a credit gap, stemming from a lack of collateral and business experience; and a trust gap, which can be attributed to the stress and frustration that comes from dealing with credit-worthiness issues, financial institution biases, and racial discrimination.



BEST PRACTICE

“Community Wealth Building Accelerator” Atlanta, Georgia

The Guild’s 2019 Community Wealth Building Business Accelerator is designed to advance existing minority-owned small businesses seeking to open or retain a brick and mortar retail location in Atlanta’s Southside. Minority business owners face several systemic challenges, including lack of access to capital, risk of business displacement, and lack of information to successfully grow their business. The Guild’s Accelerator aims to alleviate the systemic barriers faced by minority-owned businesses and support them in a holistic manner.

Additionally, The Guild has partnered with Invest Atlanta to launch the Accelerate Southside Program. This is a pilot project to help make buying real estate more affordable for locally, economically underserved businesses in Southeast and Southwest Atlanta. With a focus on the 30-acre Pittsburgh Yards site located on the Atlanta Beltline, the program will support entrepreneurs interested in purchasing a shipping container to locate at the Pittsburgh Yards Shipping Container Garden. Invest Atlanta is also launching the pilot Accelerate Southside Commercial Down Payment Assistance Program, providing entrepreneurs with an additional resource to lessen the burden of owning their own business.

For more information, click on: <https://www.theguild.community/community-wealth-accelerator>

Strategic Action Plan

○ Grow Your Own: Make Dallas a World-Class Entrepreneurial City

Strategy #2: Create a Minority Business Accelerator/Incubator

Latino-Owned Startups. Latino-owned startups are confronted with their own challenges. A report published by the Stanford Graduate School of Business, “2018 State of Latino Entrepreneurship,” indicates there are 3.3 million Latino-owned businesses in the U.S., having grown an estimated 46% from 2007–2012. Within that same timeframe, White-owned businesses declined by 6%.

Despite their growth rate having outpaced all other demographic groups, Latino entrepreneurs face challenges dealing with access to information and obstacles to market entry. The Stanford report acknowledged that entrepreneurial networks and education programs can help alleviate the lack of knowledge. However, a number of external factors have a negative impact—access to capital, cost of capital, labor, taxes, government regulations, slow business, late-paying clients, market unpredictability, and changes in technology.

Of these, the factor having the most impact on unscaled businesses is slow business. Comparatively, scaled businesses are more likely to struggle with finding qualified workers, and the impact that taxes have on their profitability. Both unscaled and unscaled startups have difficulty accessing capital.

Women-Owned Startups. Women-owned startups are making an indelible mark in the realm of entrepreneurship. The “2018 State of Women-Owned Business Report,”

BEST PRACTICE

“Minority Business Accelerator” Cincinnati, Ohio

In 2003, the Cincinnati USA Regional Chamber created the Minority Business Accelerator (MBA) to address disparity in the region’s business community, as part of their response to recommendations of the Cincinnati Community Action Now Commission. The intent was to boost economic activity in the Cincinnati region’s minority entrepreneurial community.

Although the MBA caters specifically to sizeable, high-growth potential African-American, Latino-owned and Latino-owned startups, there are no restrictions on location, age, industry or customers. From a supply perspective, MBA provides management and financial consulting to accelerate growth and achieve long-term sustainability. From a demand standpoint, MBA identifies and facilitates access to contracts for the products and services of the minority-owned startups. MBA also leads a spend goal program, in which companies commit to spend an annual amount on local minority firms. Currently, minority-owned startups in the portfolio employ over 3,500 workers, 50% of which are minority-owned, and 40% women-owned.

The MBA operates as part of a broader entrepreneurial effort known as the Cincinnati Minority Business Collaborative (CMBC). For more information, click on: <http://www.cincinnati-chamber.com/the-inclusive-chamber/minority-business-accelerator>.

Strategic Action Plan

○ Grow Your Own: Make Dallas a World-Class Entrepreneurial City

Strategy #2: Create a Minority Business Accelerator/Incubator

commissioned by American Express, indicates there 12.3 million women-owned businesses, representing 40% of all U.S. firms. That is a dramatic increase from 402,000, or 4.6%, in 1972. Driving this growth are women of color, who account for 77% of all women-owned businesses.

The report states that women-owned businesses employ 8% of the private workforce and contribute 4.3% of total revenue. Those business firms equally owned by men and women—14,622,700—represent 48% of all businesses. These firms employ 16,155,900 people or 14% of the workforce and generate \$3.1 trillion or 7% of total revenue.

Because of these demographics, AE recommends that Dallas create a minority business accelerator/incubator to help mitigate the challenges faced by minority- and women-owned startups.

“We have to invest time and mentorship in startups.”

— Local Stakeholder

BEST PRACTICE

“Aviatria Accelerators” Covington, Kentucky

Aviatria Accelerators (formerly known as Bad Girl Ventures) is an educational and micro-finance non-profit organization focused on enabling and empowering women to start and sustain businesses. Their target markets are Northeast Ohio and Cincinnati/Northern Kentucky.

Aviatria’s educational programming takes a three-phase approach: Explore, Launch, and Grow. Each phase focuses on essential educational components, best practices, and guidance from mentors and coaches as the startup business progresses from the Explore phase to the launch phase to the growth stage. Explore is open to first-time entrepreneurs, while the early-stage business owners. Launch is designed for women-owned startups that have a stable, well-vetted business with revenue and a client/customer base. Grow is intended for established entrepreneurs and business owners who are planning for growth, expansion, and financing.

From its inception in 2010, Aviatria has served over 1,500 women and helped secure nearly \$850,000 in low-interest loans. Participating clients have received over \$6 million in follow-on financing and have generated over \$68 million in sales revenue upon completion of their program.

For more information, click on: <https://aviatraccelerators.org/about/>.

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Strategy #2: Create a Minority Business Accelerator/Incubator

Action Items

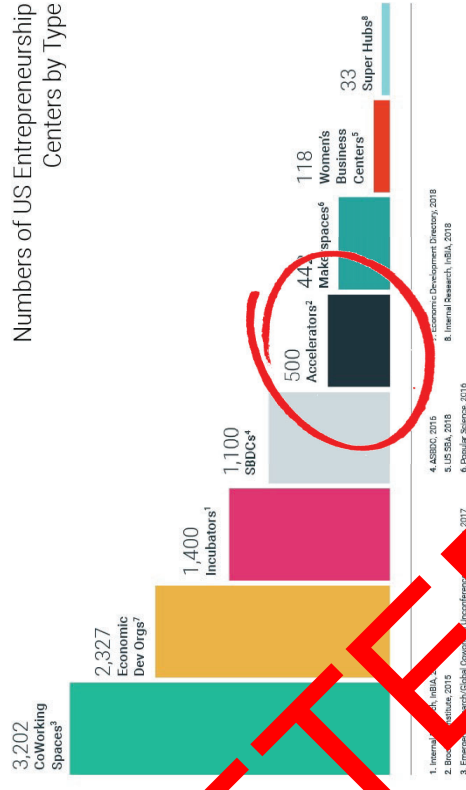
- Create a minority business accelerator/incubator
 - Define the mission—what will the accelerator/incubator do?
 - Choose a specialism—the focus is minority- and women-owned startups
 - Design the funding structure—how will the accelerator/incubator be funded and what funding will be offered to startups?
 - Attract startup talent—how will you recruit startups?
 - Select the startups—how will the selection process be managed?
 - Develop a program package—what support will be offered to startups?
 - Access customer/investor networks—what networks will startups be linked to?
 - Build an alumni service and post-program support—how will you support startups once the program has ended?
 - Measure/evaluate performance—how will you track the impact of your program?

Source: Nesta

Key Policy Issues

- ✓ The advancement of diversity and economic inclusion through minority entrepreneurship and subsequent hiring of minority workers.

Numbers of US Entrepreneurship Centers by Type



Strategic Action Plan

○ Grow Your Own: Make Dallas a World-Class Entrepreneurial City

Strategy #3: Start an Angel Fund for Underserved Entrepreneurs

Angel investors are high-net worth individuals, or groups of individuals, who provide early-stage financing that is critical to the success of high-growth startups. They are often experienced entrepreneurs who have exited from their own ventures and now invest in the next generation of startups. They not only contribute cash, but also share industry knowledge and contacts with new entrepreneurs, drawing on their experience in starting and growing a company.

Access to Capital

“The State of Access to Capital for Entrepreneurs: From Barriers to Potential” is a forthcoming report from The Kauffman Foundation. Their report explores the current capital landscape and identifies options for overcoming barriers facing underserved entrepreneurs.

A key finding is that 83% of entrepreneurs don’t receive venture capital or a bank loan and have difficulty obtaining financing from private institutional capital markets. Their research indicates that 65% rely on personal and family savings, compared to bank loans (16.5%) and personal credit cards (1.9%). One proposed solution for improving entrepreneurial access to early-stage financing is the building of a capital markets infrastructure. The capital markets infrastructure is further broken down into four types of infrastructure they consider to be promising: Capital infrastructure, people

BEST PRACTICE

“Capital Access Lab” Kansas City, Missouri

The Ewing Marion Kauffman Foundation has launched a national initiative—the Capital Access Lab—to break down barriers and increase capital for entrepreneurial startups. This new pilot program will seek out and fund innovative strategies to support the 83% of entrepreneurs who don’t have access to bank loans or venture capital and are not well-served by traditional funding sources. This is not a typical fund—the Capital Access Lab will provide early capital to innovative, emerging funds that make investments directly to underserved entrepreneurs.

The Kauffman Foundation has committed \$3 million to seed this new fund.

The Capital Access Lab is designed to stimulate the formation of new financing mechanisms that increase capital investment to underserved entrepreneurs who have been historically left behind, due in part to their race, ethnicity, gender, socioeconomic class, and/or geographic location. It will provide capital in the range of \$250,000 to \$1 million into three-to-five investments funds that will, in turn, provide capital to underserved entrepreneurs. Greater availability of capital means that more entrepreneurs will be able to start and grow their businesses.

For more information, click on: <https://www.kauffmann.org/what-we-do/entrepreneurship/market-gaps/capital-access-lab>

Strategic Action Plan

○ Grow Your Own: Make Dallas a World-Class Entrepreneurial City

Strategy #3: Start an Angel Fund for Underserved Entrepreneurs

infrastructure, information infrastructure, knowledge infrastructure, and policy infrastructure.

More specifically, they are looking to create a greater diversity of investment vehicles and intermediary financial institutions to successfully bridge the gap between finance providers and underserved entrepreneurs seeking capital. They also foresee a role for capital entrepreneurs to develop new investment vehicles that will serve the 83% of entrepreneurs who don't have access to private institutional capital. An improved information infrastructure can smooth market operations and speed the flow of capital to a larger number of entrepreneurs. Knowledge infrastructure refers to targeted research that better informs efforts to improve capital access. Policy infrastructure is concerned with entrepreneurial advocacy when policies are being formed that impact capital markets serving entrepreneurs.

Angel Fund

The AE team recommends creating a new angel investment group or seed fund for underserved entrepreneurs in southern Dallas and other underserved areas of the community. Efforts could be made to leverage seed funding that is being made available through The Kauffman Foundation's "Capital Access Lab," and/or create a similar pilot program tailored to the City of Dallas.

BEST PRACTICE

"TEDCO's Builder Fund for Entrepreneurs" Columbia, Maryland

Builder Fund, sponsored by TEDCO, is a funding program that focuses on assisting startup companies run by individuals that have a socially or economically disadvantaged background. They seek to expand the state's pool of fundable companies, as well as strive to grow a more diverse, innovative, and competitive startup ecosystem. In particular, they are seeking startup companies that are generally less than two years old, commercialize a product or technology, and have founders that are able to demonstrate their marginalized status has affected their access to conventional funding.

Builder Fund is geared towards investing in startup companies and their internal and external excellence. Startups receive an original investment and assistance with education, operations, and progress checks. Throughout the first twelve weeks, company founders receive a personalized learning plan and attend weekly meetings that include one-on-one coaching, guest speakers, and networking. For the next twelve weeks, TEDCO sources their Operations Support to work directly with the firms and facilitate their success. To ensure companies are advancing towards a feasible investment opportunity, pre-determined milestones are tracked after nine and twelve months. The first cohort launched in 2018; a second cohort starts in early 2019.

For more information, click on: <https://tedcomd.com/builderfund>.

Strategic Action Plan

○ Grow Your Own: Make Dallas a World-Class Entrepreneurial City

Strategy #3: Start an Angel Fund for Underserved Entrepreneurial Communities

Action Items

- Create a new angel investment group or seed fund for underserved entrepreneurs in southern Dallas and other underserved areas in the community.

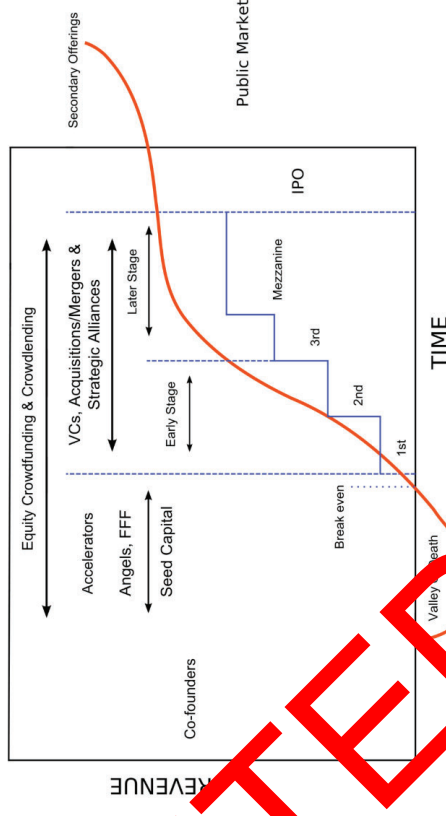
Note: See "Angel Investment Groups, Networks, and Funds: A Guidebook to Creating the Right Angel Organization for Your Community" (Preston, 2004), Ewing Marion Kauffman Foundation

Key Policy Issues

- ✓ The City of Dallas is home to 15 federally-designated Opportunity Zones. Opportunity Zones are an economic development tool—that is, they are designed to spur economic development and job creation by offering capital gains tax relief for investments in business in distressed communities (Internal Revenue Service, U.S. Department of the Treasury, 2019). As such, they have the potential to drive angel and venture capital investment in these areas.

Investors can defer tax on prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026. If the QOF investment is held for longer than 5 years, there is a 10% exclusion of the deferred gain. If held for more than 7 years, the 10% becomes 15%. Second, if the investor holds the investment in the Opportunity Fund for at

Startup Financing Cycle



Source: EBAN

Strategic Action Plan

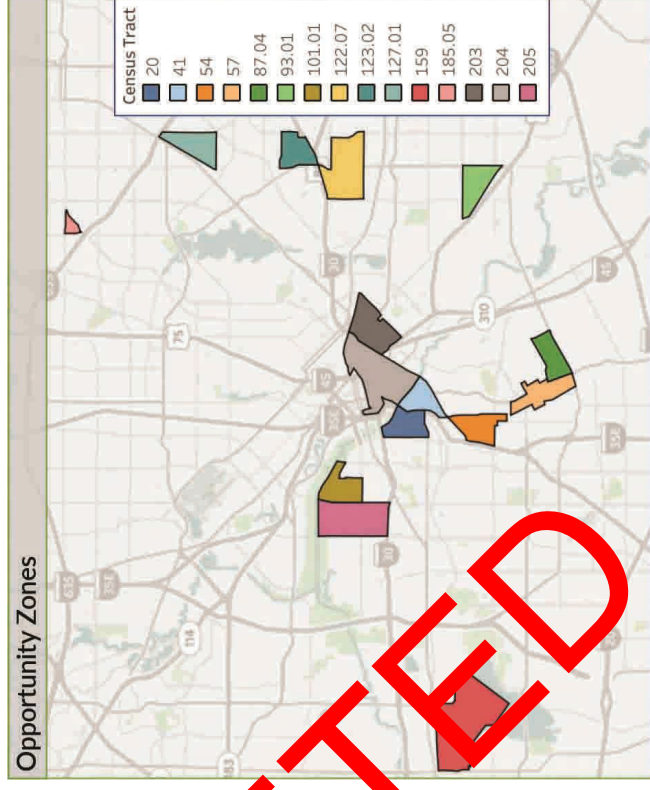
○ Grow Your Own: Make Dallas a World-Class Entrepreneurial City

Strategy #3: Start an Angel Fund for Underserved Entrepreneurs

least ten years, the investor is eligible for an increase in basis of the QOF investment equal to its fair market value on the date that the QOF investment is sold or exchanged (Internal Revenue Service, U.S. Department of the Treasury, 2019).

This favorable treatment provides a benefit for venture capital, and social impact investors, and could go a long way to getting unrealized capital gains off the sidelines and rolled into qualified opportunity funds—investment vehicles established for investing in opportunity zone businesses.

Statistics show there is a scarcity of angel and venture capital for minority-owned startups, with less than 1% of these funds flowing to underrepresented entrepreneurs. It is hoped that the potential tax benefits of the Opportunity Zone legislation, and strong emphasis on companies operating in economically disadvantaged communities, will incentivize funding more of these companies.



Source: City of Dallas, Office of Economic Development

Strategic Action Plan

○ Grow Your Own: Make Dallas a World-Class Entrepreneurial City

Strategy #4: Develop Citywide Entrepreneurial Competition

Entrepreneurial competitions abound in Dallas-Fort Worth. Most competitions are linked with cash prizes that are sought after by young students and early-stage startups, who participate in events like the Big Idea Competition (UT Dallas – Richardson), Model Launch (Frisco), Female Founders of Dallas Final Pitch Competition (Fort Worth), Pitch Perfect (Plano), TiE Young Entrepreneurs (Dallas Chapter), and others.

Some events draw outsiders seek female talent, such as NextSeed (Houston), a crowdfunding platform that recently sponsored a pitch competition. Others have Dallas' young entrepreneurs traveling out-of-state to the NFTE National Youth Entrepreneurship Challenge (New York).

Closer to home is the \$100,000 Investment Challenge, which was awarded at Capital Factory's Women in Tech Summit. Their competition is intended to promote female founders with tech startups. Given their intentional focus on diversity and inclusion in the tech industry, how much more impressive would it be if a similar competition was organized for entrepreneurs with startups located in southern Dallas and other low-income areas of the community? What if the competition focused on startup owners who have succeeded at escaping poverty? What if the competition was open to applicants from bootstrap companies that haven't found it necessary to go after outside funding? What if the competition were designed to shine the national/international spotlight on special needs and social entrepreneurs in Dallas?

BEST PRACTICE

“Speed Addicts” Mission Hills, California

Schad Van Leeuwen is the grandson of a national racing champion and grew up helping out with the family business—a motorcycle parts and accessories business. To help sell their old inventory, Schad began listing it on eBay. It wasn't long before he was running his own business—Speed Addicts—out of his college dorm room in Santa Barbara, California. Today, Speed Addicts has multiple offices, retail space in Los Angeles, and \$2.4 million in gross revenue on eBay.

Most of Speed Addicts' sales occur online, with Schad working out of a small warehouse on the outskirts of Los Angeles. The warehouse itself is small, with minimal inventory, all of which is packaging supplies. Nonetheless, Schad is running a multimillion-dollar business. This is because of the firm's business model, known as “drop shipping.” Motorcycle parts are listed on their website. Once a customer purchases a part, Schad pays a wholesaler to ship that part directly to the buyer. This keeps overhead low and means Schad has cash on hand before contacting his wholesalers.

There is plenty of competition, and profit margins are razor thin. However, drop shipping is what allowed Schad to bootstrap his company. Schad never went after outside funding because he didn't need to.

For more information, click on: <https://speedaddicts.com/>.

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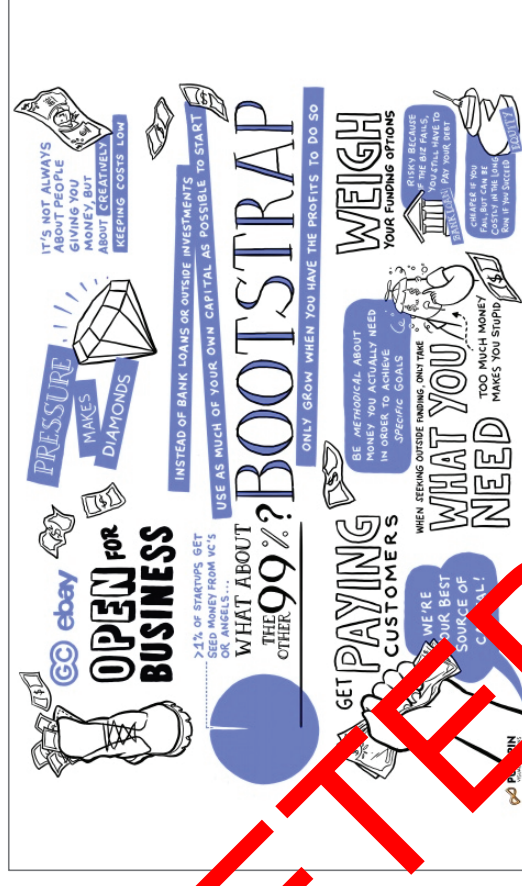
Strategy #4: Develop Citywide Entrepreneurial Competition

Action Items

- Develop a Citywide entrepreneurial competition
- Recognize entrepreneurs from southern Dallas and other underserved areas of the community
- Have special award categories for:
 - Bootstrap Entrepreneur – A startup launched by an entrepreneur with little or no outside cash or other support
 - Immigrant Entrepreneur – Startup owner who, as a recent arrival in the country, starts a local business (in collaboration with the City of Dallas Office of Welcoming Communities and Immigrant Affairs)
 - Special Needs Entrepreneur – Entrepreneur that provides employment opportunities for special needs adults and/or teenagers
 - Social Entrepreneur – An entrepreneur that pursues an innovative idea with the potential to solve a community problem

Key Policy Issues

- ✓ Provide public and private financial support, as appropriate.



Source: eBay, Pushpin Visual Solutions

Strategic Action Plan

○ Grow Your Own: Make Dallas a World-Class Entrepreneurial City

Strategy #5: Build a Commercial Kitchen

A commercial kitchen (also known as “kitchen incubator”) is “a fully-equipped commercial food processing facility designed to allow multiple entrepreneurs or food processing operators to grow their businesses by providing a kitchen space with food and packing equipment” (Association of Food and Drug Officials).

Aspiring food entrepreneurs may not be able to build or lease their own kitchens, so they rent or reserve space in a shared kitchen on an hourly or daily basis. This allows them to complete small-scale food processing in a facility being used by multiple users, while adhering to regulatory guidelines. The incubator model offers entrepreneurial support services and can be distinguished from food accelerators by the fact that they concentrate on new and early-stage startups, whereas accelerators focus on later-stage businesses looking to expand.

Kitchens in Dallas-Fort Worth, Texas

Per The Kitchen Door, there are 12 commercial kitchens in the Dallas-Fort Worth metropolitan area. Two of them—Culinary Kitchen & Beyond, LLC and Esmeraldas Bakery, are located northwest of Downtown Dallas. The others are clustered throughout North Texas, but no such facility exists in southern Dallas. There are a variety of reasons why this geographic pattern exists, but AE believes that a potential spot for setting up a shop is a location surrounded by underserved populations where the community and

BEST PRACTICE

“Detroit Kitchen Connect” Detroit, Michigan

Detroit Kitchen Connect (DKC), a program of Eastern Market Corporation, was created to provide local food entrepreneurs with access to a licensed commercial kitchen, in a supportive, reduced risk environment, starting in 2013. The program was designed to increase entrepreneurial success for food business startups by helping them overcome the high cost of setting up a commercial kitchen.

DKC excels at providing pathways to good food entrepreneurship by providing financial and technical assistance, while making sure that their programming is available to startup owners at all economic levels, including entrepreneurs who come from traditionally marginalized populations. Clients needing assistance with starting a food business receive help from mentor partners: FoodLab, TechTown Detroit, Build Institute, ProsperUS Detroit, and Accounting Aid Society.

Co-Founder Devin Davis was presented with a \$25,000 Toyota Standing O-Vation award by Oprah Winfrey in 2014. The grant funds were used to purchase new equipment for the commercial kitchen and contribute to a local food entrepreneur scholarship program. In 2014, Morgan Chase has invested \$2.5 million in Detroit’s Eastern Market to provide burgeoning food entrepreneurs with expanded kitchen facilities.

For more information, click on: <https://detroitkitchenconnect.com/>.

Strategic Action Plan

○ Grow Your Own: Make Dallas a World-Class Entrepreneurial City

Strategy #5: Build a Commercial Kitchen

company can help each other grow. This runs counter to the food movement of connecting food producers and food consumers in the same geographic region—which often mirrors white, middle-class sensibilities and pays little deference to the cultural histories of diverse populations in terms of what constitutes “good food.” The commercial kitchen we have in mind would reach out to low-income, minority, and other underrepresented entrepreneurs.

Building a commercial kitchen is not for the faint of heart. A successful enterprise needs to have clear philosophical, economic, and social objectives. Market research will be a critical component of establishing those goals. This is not a matter of “build it and they will come.” The market research will dictate the level of financial support needed to sustain a community kitchen. Market research will help determine if the kitchen can generate enough income from rents to cover expenses, or whether the facility will require outside funding in the form of grants and public assistance (e.g., universities, state government, welfare-to-work programs, etc.).

Committed leadership, an aggressive marketing strategy, and solid plans for long-term profitability are needed to generate support. Client networking within the facility can generate ideas and information that will help food entrepreneurs succeed. Properly executed, a commercial kitchen can create businesses in the community that employ people from the surrounding area.

BEST PRACTICE

“Kitchen Chicago” Chicago, Illinois

Kitchen Chicago offers a fully-equipped, commercially-licensed shared-used kitchen to entrepreneurs that is available for rent on an hourly basis. By providing this facility, young startups and established businesses can reduce the financial risks that come with opening and operating a commercial kitchen. Hourly rental rates removes the burden of long-term leases from early-stage startup companies.

Food entrepreneurs have used Kitchen Chicago for menu planning, training, taste testing, product development, brainstorming, and production. Their space is divided into four functional areas: a catering kitchen, pastry kitchen, cool room, and packaging storage area.

Current clients include Abbi Alexandra, Beacon Donuts, Beaver’s Donuts, Bruges Brothers, Corner Bakery, Cynthia’s Gumbo Express, Herb-N-Juice, Huegah, Justice of the Peace, Kimmy Kakes, Little Bunches, Madison & Rayne, Maison Cuisine, Matt N Mike’s, Ms Tittle’s Cupcake, My Mighty Meals, No Denial Foods, Northern Fork, Soupology, Twisted Egg, and Whisked & Cate, and Yummpops.

Kitchen Chicago is a 4,000 sq. ft. facility, open 24 hours per day, 7 days per week.

For more information, click on: <http://kitchenchicago.com/>.

Strategic Action Plan

○ Grow Your Own: Make Dallas a World-Class Entrepreneurial City

Strategy #5: Build a Commercial Kitchen

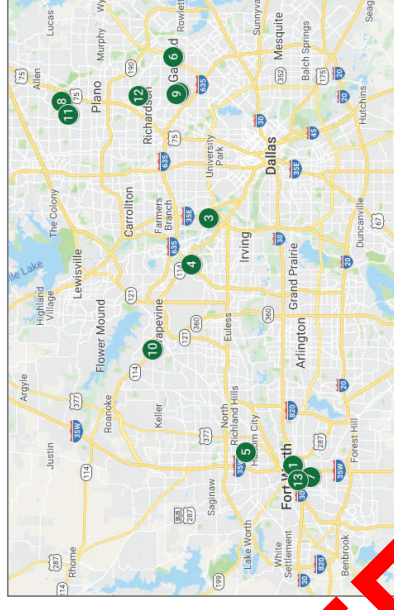
Action Items

- Build a commercial kitchen in southern Dallas.
- Organize a group of committed leaders
- Conduct market research
- Establish goals
- Secure financing
- Provide the right equipment and product development support
- Prepare an aggressive marketing plan
- Provide technical and marketing assistance

Key Policy Issues

- ✓ Secure financial assistance (e.g., grants, state funding, technology from universities or companies)

DFW Commercial Kitchens



Source: AngelouEconomics, The Kitchen Door

- | | | |
|--------------------------------------------|------------------------------------------|----------------------------------------------|
| (1) Ivan Slate
Fort Worth, TX | (6) Hour Kitchen Dallas
Garland, TX | (11) The Cookline
Plano, TX |
| (2) Commercial Kitchen 24
Garland, TX | (7) Lovacore
Fort Worth, TX | (12) The Hot Stove Kitchen
Richardson, TX |
| (3) Culinary Kitchen Beyond
Dallas, TX | (8) Perfect Temper Kitchen
Plano, TX | (13) Z's Café & Catering
Fort Worth, TX |
| (4) Curion Insights
Irving, TX | (9) Revolving Kitchen
Garland, TX | |
| (5) Elixir Kitchen Space
Fort Worth, TX | (10) Taste Buds Kitchen
Southlake, TX | |

Strategic Action Plan

○ Grow Your Own: Make Dallas a World-Class Entrepreneurial City

Strategy #6: Attract Global Foreign-Born Entrepreneurs

The Business Roundtable has found it noteworthy that America lacks an “entrepreneur visa”—they lament not having a legal mechanism that allows a foreign-born individual with a good idea to obtain both a temporary visa and permanent residence or starting a successful business in the country.

Only after years of waiting to become family- or employer-sponsored immigrants (but not through a visa designed for foreign entrepreneurs) do foreigners start businesses in the United States. The current lack of an entrepreneurial visa encourages foreign-born founders with creative business concepts and ability to attract financing to pursue startup opportunities outside of the U.S. when appropriate. These entrepreneurs are being actively recruited by Australia, Canada, France, Germany, Japan, Singapore, Switzerland, the United Kingdom, and other nations.

Foreign-born entrepreneurs are coveted because they are twice as likely to start their own companies compared to American-born citizens. This is reflected in data captured during the market assessment phase, which showed that foreign immigrants in Dallas earn the highest adjusted gross incomes (\$109,175), whereas non-immigrants earn less (\$82,990). Unfortunately, foreign-born immigrants make up only 0.9% of the total migrant population coming to Dallas—the second lowest amount compared to benchmark communities and other selected cities in Texas. AE is recommending action be taken to increase the number of foreign-born entrepreneurs in the community.

BEST PRACTICE

“Global Entrepreneur in Residence” Chicago, Illinois

Five Illinois universities administer Global Entrepreneur-In-Residence (EIR) programs that are designed to retain foreign-born founders by providing pathways to an H1-B visa for highly-skilled immigrant entrepreneurs. These universities include Northwestern University, Loyola University DePaul University, Columbia College Chicago, and Illinois Institute of Technology.

Currently, there are limited visa options for entrepreneurs. Many enter the H1-B visa lottery, but they are particularly difficult to obtain—approximately 36% of applicants receive a visa through the yearly lottery for 85,000 visas; university employees are exempt from the cap and can receive H1-B visas more easily.

Universities partner with entrepreneurs in two ways according to their company’s stage of growth: Early-stage entrepreneurs work part-time for the university in a role best-suited for their expertise; later-stage startups are physically housed at the university as an affiliate of the university’s entrepreneurship center or innovation hub, while mentoring students interested in entrepreneurship. Each university funds their own program, handles their own application process, make program admissions decisions, and support admitted entrepreneurs.

For more information, click on: <http://thinkchicago.net/geir>.

Strategic Action Plan

○ Grow Your Own: Make Dallas a World-Class Entrepreneurial City

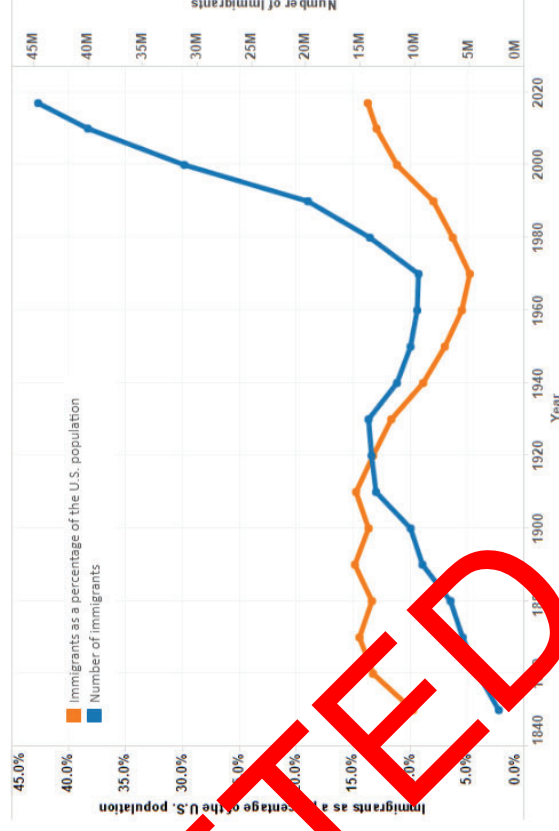
Strategy #6: Attract Global Foreign-Born Entrepreneurs

This recommendation is made knowing full well that immigration has been a controversial part of our nation's political and public debate for decades, as politicians and voters weigh economic, security, and humanitarian concerns. Congress has not been able to reach a consensus on comprehensive immigration reform for years. Instead, major policy decisions have been moved to the executive and judicial branches of government, which has fueled further debate at the state and local level.

In the midst of this debate, immigrants continue to face obstacles created by U.S. visa restrictions. The Kauffman Foundation and Cornell University report that foreign-born Ph.D. graduates with science and engineering degrees from American universities who apply for technology startup jobs receive offers at the same rate as their U.S. counterparts, but only half are likely to work at startups due to the restrictions visa policies create for small companies seeking specialized, in-demand skills. This creates an uneven playing field for startups who compete with established companies to recruit top talent. This also creates a disadvantage for cities competing to attract foreign-born entrepreneurs and the talent many of their startups need to scale.

Note: Every EB-5 application requires an economic impact study to validate the minimum job creation requirement. AngelouEconomics has created a proven report template and methodology that has been approved by USCIS (U.S. Citizenship and Immigration Services).

Size and Share of the Foreign-Born Population in the United States
1850 - 2017



Source: Migration Policy Institute (MPI) tabulation of data from US Census Bureau, 2010-2017 American Community Surveys (ACS), and 1970, 1990, and 2000 Decennial Census. All other data are from Campbell J. Gibson and Emily Lennon, "Historical Census Statistics on the Foreign-Born Population of the United States: 1850 to 1990" (Working Paper No. 29, US Census Bureau, Washington, D.C., 1999)

Strategic Action Plan

○ **Grow Your Own: Make Dallas a World-Class Entrepreneurial City**

Strategy #6: Attract Global Foreign-Born Entrepreneurs

Action Items

- Create Global Entrepreneur-In-Residence programs
 - Dallas leaders partner with local universities to connect international student entrepreneurs with visas, enabling them to accelerate business growth and development

Key Policy Issues

- ✓ Federal Level: Startup visa that authorizes non-citizens to start and operate a business in the United States.
- ✓ State Level: Global Entrepreneurs-in-Residence, state-based work visas, and recognition of foreign college degrees
- ✓ Local Level: Continued support for the City of Dallas Office of Welcoming Communities & Immigrant Affairs



Source: GlobalEIR.org

Strategic Action Plan

○ Grow Your Own: Make Dallas a World-Class Entrepreneurial City

Strategy #7: Develop an Annual Report on Entrepreneurship

Several startup terms are commonplace in discussions about entrepreneurship: accelerators/incubators, angel investment, business plan competitions, crowdfunding, patents, venture capital—but do not operate in isolation. They work in collaboration with one another in a comprehensive ecosystem that supports entrepreneurial startup firms.

While it is generally accepted that entrepreneurship is important for economic growth and wealth creation, few communities have a thorough understanding of what's happening with entrepreneurship in the geographic area for which they have oversight responsibility. Babson Global's model for an entrepreneurial ecosystem consists of six domains: Culture, markets, human capital, finance, supports, and policy. Stangler and Bell-Masterson (2015) provide a theoretical framework consisting of four broad domains: Density, Fluidity, Connectivity, and Diversity. Taich, Piazza, Carter and Wilcox (2016) refined Stangler and Bell-Masterson's framework into three broad categories: Innovation, Centers of Commerce, and Small Business Hubs. All three paradigms provide quality data indicators that depict the vibrancy of the startup ecosystem.

Having good data on entrepreneurial activity is valuable information in and of itself, but good performance metrics will allow Dallas to explore cause-and-effect relationships for on-going changes in performance. This puts the community in a stronger position to manage entrepreneurial programs in a pro-active manner.

BEST PRACTICE

“We Create Jobs” SourceLink at the UMKC Innovation Center Kansas City, Missouri

Traditionally, the economic impact of startups has been measured at the national level. With *We Create Jobs*, Kansas City has created a new and unprecedented way to track that data for the bistrate, nine-county region of Kansas City.

Previous research on entrepreneurship confirms that new and young firms are the primary source of job creation in the U.S. economy. However, the research doesn't reveal the impact of entrepreneurs on local economies. To overcome this issue, SourceLink tracked net new job creation by startups at the metropolitan level. In partnership with its Kansas City network, SourceLink tracked first-time employers with fewer than 20 employees and calculated the number of jobs created by looking at employers who paid for unemployment insurance for the first time—a registration required by law.

We Create Jobs reports that startups added an average of 16,376 new jobs to the Kansas City metropolitan area each year for the past five years. Their reports were recognized with a Bronze Excellence in Economic Development Award from the International Economic Development Council (2018).

For more information, click on: <https://www.joinsourceink.com/jobs>.

Strategic Action Plan

○ Grow Your Own: Make Dallas a World-Class Entrepreneurial City

Strategy #7: Develop an Annual Report on Entrepreneurship

Action Items

- Create entrepreneurial performance metrics for annual report.
- Display on Entrepreneurial Dashboard
- Utilize surveys (SurveyMonkey, Google Forms, Zoho), econometric and statistical analyses (# of companies, employment by North American Industrial Classification System code, income, patents, publications, angel and venture capital investment, Small Business Innovation Research contracts and grants).

Key Policy Issues

- ✓ Performance measures inform public policy about the effectiveness of public and private investment in early-stage companies and small businesses.



Source: KCSourceLink

Strategic Action Plan

○ Grow Your Own: Make Dallas a World-Class Entrepreneurial City

Strategy #8: Increase Small Business Support

According to the U.S. Small Business Administration, there are 30.2 million small businesses, representing 99.9% of all U.S. businesses (2018). Small business firms employ 58.9 million people, or 47.5% of the private workforce. Generally, firms are having fewer than 500 employees, the largest share of small business employment is concentrated in firms with fewer than 100 employees.

Against this backdrop, it should come as no surprise that nearly 9 of 10 business firms in Dallas are classified as being an independent, small business. Encompassed within the small business category are “entrepreneurial startups” and “small businesses.” People tend to use the terms interchangeably—both meet the definition of “small- and medium-sized business” in the Small Business Act (15 U.S. Code Chapter 14A). However, there are important distinctions between startups and small businesses that need to be taken into account:

- Innovation: Small businesses offer traditional products and services; whereas startups create new products that don’t exist or represent a drastic change in product delivery or service.
- Wealth Creation: Small businesses are driven by incremental growth, profitability, and stable, long-term value; startups are focused on fast growth, maximizing profits, and growth potential.

BEST PRACTICE

“Neighborhood Small Business Growth Strategy”

City of Chicago
Chicago, Illinois

The City of Chicago considers small businesses to be the lifeblood of their local economy, encompassing half of the city’s workforce and serving as anchors in neighborhoods across the community. After holding roundtable discussions with 200 small business and community leaders, a strategy was developed to:

- Empower local chambers of commerce to deliver customized business counseling
- Foster neighborhood engagement with the local business community
- Drive neighborhood economic vitality by attracting businesses to targeted locations and corridors
- Enlist small businesses in making their neighborhood safer for business

Compared to the neighborhood small business growth strategy are references to other initiatives and resources, including a site selector online real estate mapping tool; “The New Americans Business Series” for immigrants; “Cash Flash” to boost spending at a resident-supported small business; and local task force to crack down on problem businesses that attract crime and blight in commercial corridors.

For more information, click on:

<https://www.chicago.gov/content/dam/city/depts/bacp/Small%20Business%20Center/2013neighborhoodsmallbusgrowthstrat.pdf>.

Strategic Action Plan

○ Grow Your Own: Make Dallas a World-Class Entrepreneurial City

Strategy #8: Increase Small Business Support

- Risk Tolerance: Approximately two-thirds of small businesses with employees survive at least 2 years and about half survive at least 5 years; as many as 75% of venture-backed companies never return cash to their investors.

It is important to facilitate entrepreneurial activity, but not at the expense of providing support to traditional small businesses. The City of Dallas Office of Economic Development currently offers a wide range of small business development programs and resources:

Small Business Programs	Small Business Resources
Adaptive Reuse Grant Program	Small Business Quick Reference Guide
Dallas B.R.A.I.N.	IRS Guide to Starting a Business
Small Business Revolving Loan Program	Assumed Name Procedure – Dallas County Clerk
Property Assessed Clean Energy	Texas Sales & Use Tax Registration
South Dallas/Fair Park Opportunity Fund	Texas Secretary of State Business Startup Guides & Resources

Staffing resources appear to be stretched due to the dynamic nature of small business growth in the local economy. AE commends the latest increase in funding for two new positions who will work with partner agencies to support and expand existing programs intended for prospective/current entrepreneurs and small business owners.



BEST PRACTICE

“Ten Steps to Starting a Business” City of San Diego San Diego, California

The City of San Diego Economic Development Department publishes an information sheet entitled “Ten Steps to Starting a Business.” This document outlines key steps to follow, which can vary depending upon type of business, for small business owners.

- (1) Research the Basics and Visit the OpenCounter Portal.
- (2) Create Your Business Plan
- (3) Determine Your Business Name
- (4) Determine the Legal Structure of Your Business
- (5) Select Your Business Activity Type
- (6) Select Location and Determine Zoning and Site Permit Needs
- (7) Obtain Licenses and Permits
- (8) Get Tax Information
- (9) Know Your Employer Responsibilities
- (10) Apply for a Business Tax Certificate

The City’s new Business Resource Matcher helps clients discover available financing, such as tax credits, grants and loans, as well as services, such as consulting and mentorship.

For more information, click on: <https://www.sandiego.gov/economic-development/business>.

Strategic Action Plan

○ Grow Your Own: Make Dallas a World-Class Entrepreneurial City

Strategy #8: Increase Small Business Support

This could be the harbinger for further expansion of Office of Economic Development activities in the related areas of business development, compliance, data analytics/research, and other roles that make it possible to execute the strategic economic development plan. An initial starting point is an evaluation of Dallas' budget and staffing levels in comparison to the economic development departments in Austin, El Paso, Fort Worth, Houston, San Antonio (see Appendices H, I, J and K). Additional data will be needed to account for capital projects, enterprise funds, general obligation bond funds, grants, and tourism.

Such an evaluation should take into consideration related City departments/divisions, such as the Office of Business Diversity, which is expanding its programming through the B.U.I.L.D. program. B.U.I.L.D. intends to raise the capacity of Dallas-based minority- and women-owned businesses through technical assistance, training, and advocacy.

Included in this budget analysis is the impact of transferring four positions from Housing and Neighborhood Revitalization to the Office of Economic Development to support housing initiatives, along with other reorganization plans (e.g., urban revitalization agency, workforce development). Per AE's recommendation to create a new, independent economic development organization for business attraction and marketing, it will be necessary to define "Invest Dallas" roles and responsibilities in relation to the Dallas Regional Chamber and Office of Economic Development (see page 91).



Source: City of Dallas

Strategic Action Plan

○ **Grow Your Own: Make Dallas a World-Class Entrepreneurial City**

Strategy #8: Increase Small Business Support

Action Items

- Monitor staffing levels and programmatic funding for small business development programs
- Conduct a comprehensive evaluation of the City of Dallas Office of Economic Development budget and staffing levels in comparison to the economic development departments in Austin, El Paso, Fort Worth, Houston, and San Antonio

Key Policy Issues

- ✓ City of Dallas budget preparation process and competition for scarce funding resources.



Source: City of Dallas

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Introduction

The Dallas/Fort Worth Regional Workforce Leadership Council (RWLCL) is the recognized leader for education, training, and workforce development programs that benefit the region's target industry sectors—Aerospace, Healthcare, Infrastructure, Logistics, Retail, Technology—and two emerging sectors, Digital Technology and Hospitality (Annual Report 2017). Addressing the employment, training, and certification needs of these industry clusters plays an important role in advancing regional economic development.

Established in 2002, RWLCL takes the position that Dallas/Fort Worth operates with one regional labor market. This means that workers move freely across governmental boundaries while moving throughout the region. Under these conditions, business prospects and employers are able to maximize their ability to attract qualified workers and compete in the global economy. From a regional perspective, the workforce is “borderless, seamless, and accessible” (Annual Report 2017).

Secondary to the regional labor market are the differences in educational attainment levels, income, and demographic characteristics for individual counties, municipalities, and special districts. Consider the North Dallas suburbs in comparison to southern Dallas—not all labor pools are the same. While Dallas benefits from RWLCL, its members, and industry-led workforce solutions, additional steps should be taken to improve its position *within* the region's labor market. To improve its human capital, AE is recommending strategies to widen the talent pipeline.



The Digital Divide

No discussion about education and workforce development would be complete without mentioning the “digital divide.”

The digital divide refers to “the gap between people who have access to broadband services and know how to use the Internet and those who do not have such access or knowledge” (Federal Reserve Bank of Dallas). Those who find themselves on the wrong side of the digital divide have a hard time finding a job and developing new skills. At the same time, the digital divide limits business development in low-income areas of the community.

This is a concern for Dallas, which has the lowest percentage of households with a computer and a broadband Internet subscription, when compared to the benchmarks:

City	Median household income	Households with a computer	Households with broadband Internet subscription
Dallas	\$32,285	83.6%	71.4%
Chicago	\$51,197	83.9%	73.5%
Phoenix	\$22,080	86.8%	77.0%
Atlanta	\$51,701	87.1%	75.7%
Denver	\$60,098	90.2%	81.1%

Source: U.S. Census Bureau, 2013–2017 American Community Survey

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #1: Adopt New Methods for Education and Training

According to *Area Development's* 32nd Annual Corporate Survey and 33rd Annual Consultants Survey, availability of skilled labor is ranked as one of the top site selection concerns (88.8% for corporate respondents, 100% for site selection consultants). Creating an education-to-workforce pipeline requires human capital management, public-private partnerships, and workforce initiatives. Outlined below are AE's recommendations for adopting new methods for education and training that align with Dallas' targeted industries.

Destination School

The largest universities in the Dallas-Fort Worth-Arlington Metropolitan Statistical Area by number of graduates—University of Texas at Arlington (10,472 and 13%), University of North Texas (8,598 and 10.7%), and Tarrant County College District (7,759 and 9.6%)—actually lie outside of the City of Dallas. This points to an opportunity to attract a destination school, one that complements the existing mix of higher education institutions, like Southern Methodist University (SMU), University of Texas Southwestern Medical Center, UNT-Dallas, Paul Quinn College, and Dallas County Community College District, among others.

Creative design institutions appear to meet this criteria, and align well with the Entrepreneurship, Digital Arts, & Innovation target industry cluster. Prospects include



BEST PRACTICE

“Higher Education Initiative” Mesa, Arizona

The City of Mesa Higher Education Initiative took form in 2012 with an official announcement that three private, non-profit, liberal arts colleges and universities—Benedictine University, Upper Iowa University, and Wilkes University—would be locating in the community.

Mesa's attraction strategy focused on education institutions that require physical space, emphasizing classroom instruction over the provision of online, distance education. Classes began in 2013 with more than 180 students “in the classroom and on campus” in Downtown Mesa. Today, it is estimated these higher education institutions have a collective enrollment of 1,100+ students.

To attract and update the new schools, three vacant, City-owned buildings were renovated to provide state-of-the-art classrooms, conference and community rooms, nutrition and engineering labs, and academic, administrative, and study spaces in Downtown Mesa. The initiative is also supported by “Mesa Educates U,” a campaign to promote the community's higher education assets; and “Mesa Counts on College,” which provides college scholarship programs through a local education partnership.

For more information, click on: <https://www.selectmesa.com/business-environment/education/higher-education-initiative>.

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #1: Adopt New Methods for Education and Training

DigiPen Institute of Technology (Redmond, WA), a leader in game development education; Rhode Island School of Design (Providence, RI), ranked among the best education institutions in the world for art and design; and Savannah College of Art and Design (Savannah, GA), a premier university for creative careers, with locations in Atlanta, GA; Hong Kong, and Lacoste, France.

Coding Schools

Six years ago, coding schools appeared as a new paradigm for education technology. It used to be that individuals who wanted to become a software developer would attend a college or university, earn a four-year degree in computer science, learn on the job, and read training manuals in their spare time. This approach would take several years, and there was no promise of landing a job. For millennials and tech-oriented employers, this model was no longer feasible. Businesses needed programmers immediately and didn't have time to groom non-tech workers or wait until an employee completed their undergraduate degree.

This perfect storm gave rise to the coding bootcamp phenomenon. Coding schools began to offer brief (average 14-16 weeks), intense curricula that would lead to high-paying jobs (average salary \$70,698). Since 2013, bootcamps have grown by a factor of nine, increasing from 2,178 to 20,316 students (Course Report).

BEST PRACTICE

"DigitalCrafts" Atlanta, GA and Houston, TX

Digital Crafts offers a 16-week full-time and 26-week part-time full stack developer boot camp for working professionals, entrepreneurs, and students in Atlanta and Houston. Their coursework transforms beginners into full stack software developers trained in JavaScript, React, Node.js, Python, and more. An Elective Program, which is unique to DigitalCrafts, provides an option for alumni and students to study rotating concepts like "CS Fundamentals" as an added benefit of joining their network.

To assist with tuition costs (\$13,950 full-time/\$9,500 part-time), the coding school offers an Income Share Agreement. Once graduates earn \$40,000 or more, they agree to pay 15% of their pre-tax income for 3 years. Maximum total payment is \$28,000.

DigitalCrafts automatically offers diversity scholarships for women and veterans who attend their Immersion and Flex Programs. For those who do not qualify, the school sponsors The Build Your Scholarship, which is awarded to applicants with inspiring back stories and career goals.

Per SwitchUp, DigitalCrafts is the top-reviewed coding bootcamp in Atlanta and Houston and is one of the best-reviewed programming schools in the country.

For more information, click on: <https://www.digitalcrafts.com/>.

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #1: Adopt New Methods for Education and Training

Research indicates that a majority of coding students have already earned a bachelor's master's degree and are looking to make themselves more competitive in the programming marketplace. Moreover, they're looking for economic rewards that are better than the market value afforded by their college degrees.

A growing number of coding bootcamps (24) are working with corporate training partners to provide in-house training for an additional 16,593 students. This provides them with a viable mechanism to upskill/reskill their workforce. For example, companies like Deloitte, Accenture, and Bardays have created formal "intrapreneurship programs" to teach employees how to be innovators in their own companies. There is even an organization called "League of Intrapreneurs" that serves as a global network for intrapreneurs from around the world. The organization seeks to empower high potential intrapreneurs, foster organizational learning for intrapreneurship, and strengthen the intrapreneurship ecosystem. More to the point, General Electric recently launched a program to teach all new hires how to code.

The AE team believes that the coding school paradigm is useful for training people in the latest digital technologies. At the same time, their program pedagogy can be duplicated to suit the changing needs of Dallas employers, particularly those in the target industries. Short-term, intensive training programs can help close the existing skills gap. Herein lies an opportunity for Dallas' public-private workforce partnerships.

BEST PRACTICE

"General Electric" Boston, Massachusetts

In 2016, General Electric CEO Jeff Immelt announced that all new hires, including the 4,000 to 5,000 college graduates hired each year, will now learn to code as part of a larger over-haul for the 127-year-old company. He was quoted as saying, "It doesn't matter whether you are in sales, finance, or operations. You may not end up being a programmer, but you will know how to code."

What is the rationale behind this decision? Immelt said he believes "the new middle-class jobs are a programmer, a data scientist." It's part of his plan to adopt a "startup mentality," drive innovation, and make products that are digitally driven. "We [GE] need to move quickly, take risks, fail fast and behave like a startup to keep winning," wrote Immelt.

In a new study released the same year, coding skills—once required for highly specific, technical careers—have become requisite for everything from scientific research to set design. Moreover, 20% of U.S. career-track jobs (those that pay at least \$15 per hour—now require coding skills (Oracle Academy and Burning Glass Technologies).

General Electric currently employs 313,000 people worldwide.

For more information, click on: <https://www.ge.com/>.

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #1: Adopt New Methods for Education and Training

Early College/Collegiate and P-TECH High Schools

The City of Dallas is blessed to have a multitude of Early College/Collegiate High Schools and Pathways in Technology (P-Tech) Early College High Schools. Students attending these schools have an opportunity to earn a high school diploma and up to 60 college credit hours or an associate degree in four years. Study pathways include accounting, arts & humanities, business administration, computer aided design and drafting, construction technology, digital media, education, electronics technology, energy management, engineering, health science/tech, hospitality management, HVAC, information technology, law enforcement, logistics, mechatronics, multidisciplinary, public health, software programming, and visual communications. This puts students in a position to enter the job market with a work-ready skill after graduation.

AE recommends promoting the public-private partnerships among K-12, community college, university, and industry. Furthermore, a concerted effort should be made to demonstrate how the study pathways align with Dallas' target industries.

Junior Achievement® of Dallas

Research sponsored by Junior Achievement (JA) and Ernst & Young LLP shows that 41% of teenagers would consider starting a business as a career option. The same survey also



124

BEST PRACTICE

"P-TECH 9-14 School Model"

Australia, Morocco, Taiwan, United States

Pathways in Technology Early College High Schools (P-TECH) are innovative public schools spanning grades 9 to 14 that prepare young people with the academic, technical, and professional skills required for 21st century jobs and on-going education. Developed by IBM in collaboration with educators, policymakers, and elected officials, P-TECH is part of a national effort to reform career and technical education. Since 2011, P-TECH has grown from one school to more than 100 schools in four countries.

With 15 years, students graduate with an associate's degree in applied science, engineering, information technology, or other STEM disciplines, along with the skills and knowledge they need to continue their education, or move into high-growth positions in some of the nation's fastest-growing industries. The school model helps close the achievement gap among underserved youth, and many first-generation college students from low-income families in rural, suburban, and urban areas.

P-TECH students are supported by more than 500 business partners. The industry partners make sure that students are career-ready, serve as mentors, participate in site visits, and assist with paid internships. IBM and other stakeholders have prepared a detailed playbook on how this model can be replicated elsewhere.

For more information, click on: <https://www.ptech.org/>.

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #1: Adopt New Methods for Education and Training

finds that 61% of teenage girls have given thought to starting a business, compared to 54% of boys. Moreover, 6% of boys have already started a business, while less than 4% of girls have done the same (2018).

In response to this youthful enthusiasm, JA of Dallas has taken on a leadership role to provide K-12 programs that foster work-readiness, entrepreneurship, and financial literacy skills. Through a smorgasbord of JA programs, ranging from JA Standard to JA Finance Park® to JA BizTown®, an estimated 4,576 local volunteers were able to reach 50,783 students in 178 schools.

Despite their extensive coverage, JA programming is not available in every school. AE recommends taking steps to provide more JA experiential learning opportunities in public schools affiliated with the Dallas Independent School District, particularly in southern Dallas and other underserved areas of the community.

Digital Learning Technologies

To develop 21st century skills, students will need to access digital technologies that improve their education, while learning how to become competent digital citizens. There are an extensive number of digital tools, apps, and platforms available for use in the classroom.



125

BEST PRACTICE

“JA Be Entrepreneurial®” Dallas, Texas

JA Be Entrepreneurial® outlines the basic elements of a business plan and then challenges students to create an entrepreneurial startup while in high school. During this program, students learn about the successful characteristics and practices of entrepreneurs. They also learn about advertising, competitive advantages, financing, management, marketing, product development, and ethical decision-making. Coursework is offered in seven sessions, culminating with completion of a sample business plan.

“JA Finance Park®” Dallas, Texas

JA Finance Park® provides middle and high school students with a solid foundation on personal finance in a curriculum that correlates to Texas Essential Knowledge and Skills (TEKS). Organized into 15 individual lessons and a 4.5 hour simulation, students learn about personal budgeting (e.g., rent/mortgage, car payments, insurance, savings, entertainment, groceries). Student are asked to create a balanced budget, which teaches them about the value of money, and makes the connection between hard work, education, and future earnings.

For more information, click on: <https://www.juniorachievement.org/web/ja-dallas/>.

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #1: Adopt New Methods for Education and Training

Selected examples (from a list of no less than 75 digital tools and applications) are outlined below:

Google Forms. This is a Google Drive app that allows students to create documents that can be prepared through collaboration with classmates in real time using smartphones, tablets, and laptops.

Mentimeter. Mentimeter allows students to use mobile phones or tablets to vote on any question a teacher asks, increasing student engagement.

Vocaroo. This free service allows users to create audio recordings without the need for software. Students can embed the recording in slide shows, presentations, or websites. An effective tool for collaborative group work and presentations.

Yacapocal. Teachers can create and assign quizzes with ease.

Adapting to digital learning technologies is important for capturing the minds of millennial students. They are tech-savvy, actively engage in social media, learn by exploring, want continuous feedback, expect and demand instant gratification, are committed to their personal learning and development, and are lifelong learners. For these reasons, AE recommends that Dallas schools take bold steps to make their K-12 curricula millennial-friendly.

BEST PRACTICE

SETDA

“Transformative Digital Learning: A Guide to Implementation”

Glen Burnie, Maryland

The State Educational Technology Directors Association (SETDA) is a non-profit organization that has developed professional learning resources to help educational institutions make the transformation to digital learning. SETDA has prepared an online source that provides guidance and best practices to support these efforts.

Transformative Digital Learning: A Guide to Implementation is organized into six components: (1) Planning, (2) Operations, (3) Professional Learning, (4) Instructional Materials, (5) Equity & Access, and (6) Stakeholders.

SETDA also complements the National Education Technology Plan (NETP), which calls for a “revolutionary transformation rather than evolutionary tinkering” in education, with the understanding that educators must leverage technology to provide engaging learning experiences for students (U.S. Department of Education).

This approach empowers students to take control of their own learning through flexibility and choice.

For more information, click on:

https://digitallearning.setda.org/?fwp_topic_areas=best-practices.

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #1: Adopt New Methods for Education and Training

Mobile Workforce Outreach

Sometimes in workforce development, it becomes necessary to perform outreach to people in their communities and make intentional connections to the workforce development system. Such is the case with mobile workforce development programs in Baltimore, MD; the District of Columbia; Milwaukee, WI; Newark, NJ; and in nearby Arlington, TX.

Employ Milwaukee Mobile Workforce Connections (MWC) team members canvas neighborhoods and special events to connect job seekers in high unemployment, high poverty areas with employment and training opportunities.

Baltimore's Mobile Workforce Center, DC's Workforce on Wheels, and NewarkWOW (Workforce on Wheels) Mobile Unit are mobile service operations that are designed to reach citizens where they live.

Given Dallas' public transportation issues and limited number of workforce centers, AE recommends incorporating similar outreach efforts in southern Dallas and other economically-disadvantaged areas of the community. Mobile workforce outreach has the potential to help residents prepare for employment opportunities and businesses to connect with qualified applicants.



127

BEST PRACTICE

"Mobile Workforce Unit" Workforce Solutions for North Central Texas Arlington, Texas

Since 2002, Workforce Solutions for North Central Texas has operated a Mobile Workforce Unit (MWU), which serves as a moving extension of the organization's workforce centers. Equipped with 13 computer stations and Internet access, the MWU allows job seekers the ability to search for jobs, improve their resumes, and receive training wherever needed.

The MWU is a moving extension of an operating workforce center, bringing direct services to customers in areas where there is no traditional workforce center presence. Employers who have utilized the MWU to aid in their recruitment and job fair efforts include Fossil, Amazon, Cabela's, WinCo, Toyota of Plano, and Frito Lay.

Workforce Solutions for North Central Texas is intentional about using technology to increase access to services for underserved populations and individuals residing in rural areas. The organization is currently working to partner with local government, educators, economic developers, and others to form a consortium to address potential barriers to employment.

For more information, click on: <https://dfwijobs.com/workforce-centers/mobile-workforce-unit>.

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #1: Adopt New Methods for Education and Training

Community Scholarships

Educational philanthropy has played an important role in American history, from John Harvard's bequest leading to the establishment of Harvard University in 1636, to the monetary gifts of Scottish-American businessman Andrew Carnegie that were the catalyst for building 2,509 libraries from 1883 to 1929, to the 21st century contributions of The Bill and Melinda Gates Foundation and Chan Zuckerberg Initiative.

The American tradition of philanthropy is embodied in Communities Foundation of Texas (CFT), which manages more than 60 scholarship funds. In their 2018 scholarship cycle, CFT and their donors awarded approximately \$1.1 million to 254 scholarship recipients attending 120 colleges, universities, and trade schools. Many of these scholarships are earmarked for graduating seniors from specific high schools, reward high academic achievement, or list preferences for applicants interested in a particular academic discipline.

The AE team recommends creating a community scholarship program for at-risk, low-income, and minority students who reside in southern Dallas or other impoverished areas of the community. The intent is to give recipients the resource needed to graduate from high school with the skills needed to earn a college degree, enter the workforce, and set them on a clear path toward success.



BEST PRACTICE

“Project STARS Scholarship” Tallahassee, Florida

Project STARS (Scholarship Tuition for At-Risk Students) is a state-based scholarship program sponsored by the Stanley G. Tate Florida Prepaid College Foundation. This public-private-non-profit partnership receives funding from individuals, businesses, educational foundations, and the Florida State Legislature. Scholarships are awarded to low-income, “at-risk” and minority students who may not have the opportunity to attend college. The Foundation also supports scholarships in recognition of Hispanic Heritage Month and Black History Month.

Since its founding in 1990, 32,546 scholarships have been awarded to low-income students at risk of dropping out of school. Beside the Stanley Tate Project STARS program, the Foundation also sponsors scholarship programs in recognition of Hispanic Heritage Month, Black History Month, and the Governor’s Recognition Scholarship Program.

When the Stanley Tate Project STARS program and scholarships purchased by other charitable organizations, the Foundation has awarded 42,099 scholarships, assisting more than 23,000 students.

For more information, click on:
<https://www.floridaprepaidcollegefoundation.com/about.aspx>.

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #1: Adopt New Methods for Education and Training

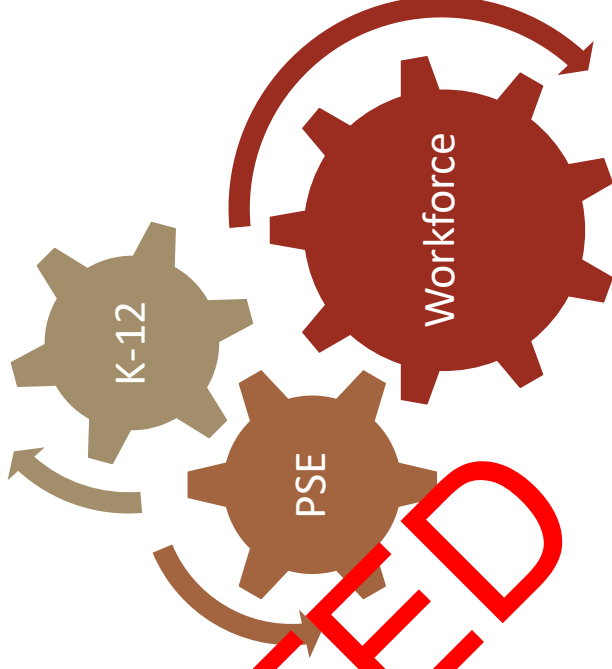
Action Items

- Attract a destination school
- Coding schools to close the skills gap
- Continue to promote/expand Early College/Collegiate and P-TECH high schools and ensure study pathways align with Dallas' target industries
- Junior Achievement® of Dallas in every school
- Online digital technologies (tools and apps for smart phones, tablets, and laptops)
- Bring workforce development programs closer to southern Dallas
- Offer community scholarships for at-risk, low-income, and minority students

Key Policy Issues

- ✓ State/local funding issues

K-12 / Post-Secondary Education / Workforce



Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #2: Expand Workforce Capacity

State and national unemployment rates are at historic lows. Most economists consider this to be a positive indicator of a thriving economy. For businesses, however, low unemployment means that fewer skilled workers are available. Tight labor markets are leading them to broaden their search for qualified candidates, including people they wouldn't have previously considered hiring. Dallas needs to capitalize on these employment conditions and take advantage of non-traditional methods to attract and retain talent.

Child Care

In a recent guest column, Matthew K. Rose, Executive Chairman, BNSF Railway Co., and Board Chair of the Dallas Federal Reserve Bank, writes, "The time is right for companies to take a lead in supporting their parenting employees with childcare" (*The Dallas Morning News*, 2018). He cites the Economic Policy Institute, which finds that high quality childcare is out of reach for working families. "The average American couple spends 25.6 percent of net income on childcare, and that percentage soars to 52.7 percent for single parents. In Texas, families may spend more on childcare than they will on public college tuition for those same children."

Assisting in these efforts is a federal appropriations bill that includes a \$2.4 billion increase for the Child Care and Development Block Grant (CCDBG), the largest

BEST PRACTICE

"Child Care Executive Partnership" State of Florida

The Child Care Executive Partnership (CCEP) program is an innovative, public-private partnership that helps employers meet the needs of working parents. Through this program, federal and state funds are "matched" with financial contributions from local governments, charitable foundations, and participating businesses on a dollar-for-dollar basis to provide childcare services to participating families. The program helps communities expand childcare funding for lower-income working families and helps employers increase profits by providing valuable work-life benefits for employees.

The Office of Early Learning (OEL) partners with 30 local early learning coalitions to deliver comprehensive early learning services statewide. The office oversees three programs: School Readiness Program, Voluntary Prekindergarten Education Program, and Child Care Resource and Referral services. The state CCEP board determines the program's annual budget, distributes funds to local early learning coalitions and makes policy decisions about administering the program. OEL provides board staff support, marketing and technical assistance. At the local level, early learning coalitions make funding decisions, administer the program, manage contributions and determine eligibility for families who want to participate.

For more information, click on: <https://www.floridaearlylearning.com/coalitions/ccep-program>.

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #2: Expand Workforce Capacity

discretionary funding increase in history. The CCDBG Act authorized the Child Care Development Fund, which is administered at the state level. This will help alleviate the demand for quality childcare, but the funding increase will impact only about 10% of the families qualifying for assistance.

Therefore, the AE team recommends creating a public-private child collaborative that combines public, private, and charitable funds. The intent is to improve access to quality childcare for all children, strengthen the role of childcare providers, and provide critical infrastructure for economic development in Dallas.

Efforts of the public-private childcare collaborative would dovetail with employer-provided childcare and other mechanisms designed to offset the costs of quality childcare—the type of childcare that promotes learning, rather than simply warehousing children.

Fair Chance Hiring

In December 2018, President Trump signed into law the “First Step Act,” a bi-partisan criminal justice reform bill. The legislation reforms sentencing laws and gives non-violent offenders the chance to reenter society as productive, law-abiding citizens, along with other provisions.



BEST PRACTICE

“Early Education Partnership” Ithaca, New York

The Early Education Partnership is a joint venture between the Tompkins County Chamber of Commerce, Day Care and Child Development Council, Department of Social Services, areas businesses and banks, philanthropic interests, Ithaca College, and Cornell University. The partnership is working to build a community fund that will provide a single point of entry that makes financial assistance universally accessible to low- and middle-income families in Tompkins County. Beyond the high cost of childcare, the partnership is also working to deal with other problematic issues, such as a critical shortage of childcare services during non-standard work hours.

Cornell University recently sponsored “The Linking Economic Development and Child Care Research Project,” which aims to better identify the economic linkages of childcare from a regional perspective. This is part of an effort to support states and localities interested in creating an economic development framework to build coalitions with the economic development community, business interests, and policy makers to help craft new approaches to childcare finance. To determine the economic importance of the childcare sector in individual communities, research was conducted to calculate the value of the sector, determine linkage effects, and craft economic development strategies to strengthen the childcare sector.

For more information, click on: <http://www.mildredwarner.org/econdev/child-care>.

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #2: Expand Workforce Capacity

This is consistent with the “ban the box” or “fair chance hiring” movement, which has gained momentum across the country. These terms are associated with an international campaign aimed at persuading employers to remove the conviction checkbox from their job applications. The intent is to delay inquiries into job applicants’ conviction histories until they have a chance to be interviewed and discuss their qualifications for the job.

Seventy million adults living in the U.S.—nearly one in three American adults—has a criminal record that will show up on a routine background check. This creates a serious barrier to landing a job and makes it difficult to become self-supporting, find a place to live, or take care of a family.

Accordingly, the Economic Development and Housing Committee was presented with several options to implement a Fair Chance Hiring Ordinance Policy. The public policy options included a resolution of support for Fair Chance Hiring; a comprehensive ordinance covering most employers in the community; and a resolution covering vendors, contractors, and suppliers who do business with the City. All three are viable options; however, adoption of a comprehensive ordinance would be more impactful and keep pace with employers who have already “banned the box”—Walmart, Target, Accenture, Home Depot, Starbucks, Proctor and Gamble, Microsoft, Koch Industries, Royal Dutch Shell, and others.



BEST PRACTICE

“Fair Chance Hiring Ordinance” Austin, Texas

The City of Austin’s Fair Chance Hiring Ordinance is intended to give job applicants a fair chance at employment by delaying inquiries into their criminal history until after a conditional job offer has been made. Adopted in 2016, this policy applies to Austin employers with fifteen or more employees.

The Austin City Council determined that denying an employment opportunity to an otherwise qualified person based on their criminal history—assuming it is not relevant to the job—under consideration—to be unjust, detrimental to the city, prevents the integration of the person into the community, creates a burden on public resources and law enforcement, contributes to crime and recidivism, and contributes to unemployment, which harms the local economy.

Per the ordinance, employers are not allowed to take adverse action against a job applicant because of their criminal history unless the employer decides that the applicant is unsuitable for the job based on an individualized assessment conducted by the employer. If the employer takes adverse action against an applicant based on their criminal history, they must inform the candidate in writing that the adverse action was based on the person’s criminal history.

For more information, click on: <https://www.austintexas.gov/fairchancehiring>.

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #2: Expand Workforce Capacity

Apprenticeships

The concept of “dual-training” is the essence of every apprenticeship program. Apprentices split time between classroom instruction at a vocational school and on-the-job training at a company. Theoretical concepts learned in class are reinforced by practice at work. Trainees learn how to develop good work habits and assume responsibility, and during their tenure, absorb the culture of the company. Best of all, they get paid for their time, both at work and in class.

Apprenticeships last two to four years, depending on area of specialization (e.g., information technology, finance and business, healthcare, hospitality, transportation, and manufacturing). Both employer and trainee hope the arrangement will lead to a permanent job, which is often the case. The U.S. Department of Labor states that more than 90% of apprentices remain employed after completing their dual-training program. Their average wage exceeds \$60,000. During the span of their careers, apprentices earn more than \$300,000 compared to vocational workers who do not complete an apprenticeship.

Vocational schools alone are not equipped to prepare skilled workers. What’s needed are businesses who *want* to train workers, in tandem with classroom learning. And while this can be an effective way to create a pipeline of skilled workers, it doesn’t come cheap.



BEST PRACTICE

“Apprenticeship 2000” Charlotte, North Carolina

Apprenticeship 2000 is an industrial apprenticeship partnership that offers technical career opportunities to students after graduating from high school.

Through Apprenticeship 2000, partner companies—Ameritech Die and Mold, Inc.; Alum, Inc.; Bürkert Fluid Control Systems; Chiron America, Inc.; Max Daetwyler Corporation; and Pfaff-Molds L.P.—recruit highly-skilled applicants to fill a select number of technical positions, such as: CNC Machinist, Tool & Die Maker, Mechatronics Technician, and Injection Molding Technician. Each partner company provides on-site apprenticeship training.

Apprentices participate in an 8,000-hour training program for a period of four years. Trainees who successfully complete the program earn an AAS degree in Mechatronics Engineering Technology from Central Piedmont Community College. They are also presented with a Journeyman’s Card and Certificate by the State of North Carolina, and a certification from the U.S. Department of Labor.

The organization works closely with career counselors at local high schools to find qualified candidates for the apprenticeships.

For more information, click on: <http://apprenticeship2000.com/zwp/>.

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #2: Expand Workforce Capacity

Siemens, which operates its flagship apprenticeship program in Charlotte, NC, spends \$187,000 to train one apprentice. That's more than three times the cost of hiring a new, experienced worker directly from the labor market.

However, Siemens likes to play long ball and finds that the benefits of apprenticeship outweigh the costs. Their apprentice graduates are more productive than off-the-street hires, so much more so that they actually yield an 8% internal rate of return in comparison.

Dallas has a number of German companies—DHL Global comes to mind—that are capable of providing advice and counsel on how domestic companies can adapt to the apprenticeship model. AE recommends exploring how dual-training can be expanded to companies in the target industry sectors.

“We don’t need to get people in jobs, we need to put people in careers.”

— Local Stakeholder

BEST PRACTICE

“Skills Initiative” Embassy of the Federal Republic of Germany Washington, D.C.

The German Embassy, through the Skills Initiative, seeks to identify and share information about apprenticeships, in cooperation with German companies investing in the U.S. German companies are in a strong position to undertake this effort because of their familiarity with Germany’s first-class dual system of vocational training, which is a major reason for Germany’s economic success. Apprenticeships provide trainees with a unique combination of theory and practice, learning and working, thereby offering a highly attractive career path after high school, serving as an alternative and complementary option to university education.

Foreign direct investment from Germany is significant—more than 3,400 German companies, ranging from large multinationals to small and medium-sized businesses—have invested in the American market. Their investments exceed \$310 billion and created approximately 692,000 jobs. German apprenticeships offer benefits for companies, employees, and the economy. They promote manufacturing as a powerful driver of growth, effectively lower the youth unemployment rate, and ease the burden on public sector budgets.

For more information, click on:

<https://www.germany.info/usen/welcome/wirtschaft/03-Wirtschaft>.

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #2: Expand Workforce Capacity

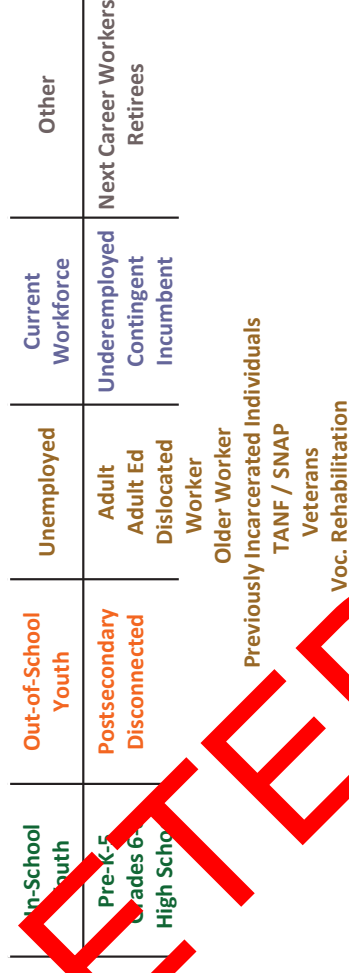
Action Items

- Develop public-private childcare collaborative
- Adopt Fair Chance Hiring practices
- Develop apprenticeship training for target industry sectors
 - Partner with Apprenticeship 2000 to create a Dallas Chapter
 - Leverage Germany's Skills Initiative
 - Create a Sister Cities relationship in Germany

Key Policy Issues

- ✓ Advocate to raise limits on Child and Dependent Care Tax Credit.
- ✓ Increase limit for dependent care flexible account / dependent care assistance programs
- ✓ Paid parental leave / flexible return policies / flextime / telecommuting
- ✓ Voluntary / mandatory Fair Chance hiring
- ✓ Strengthening Career and Technical Education for the 21st Century Act

Talent Pipeline



Source: Workforce Investment Board of Western Illinois

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #3: Link Affordable Housing to Workforce Development

Not everyone understands the link between affordable housing and workforce development. Affordable housing is a critical component for building and maintaining a competitive workforce and strong local economy. At the same time, a competitive workforce has access to higher incomes, putting workers in a position where they can afford a decent place to live.

Linkages between affordable housing and workforce development are place-oriented and relate to infrastructure—access to education, health, and retail services; commute patterns; utilities; parks and recreation amenities. More affluent areas have stronger demand, higher prices, and better infrastructure; lower-income and impoverished areas have weaker demand, lower prices, and substandard infrastructure.

Dallas' Market Value Analysis provides a data-rich breakdown of *which* areas and neighborhoods need assistance. *How* to help these communities is discussed in the Comprehensive Housing Policy and is relevant to this strategic action plan.

Capital Investment

Government Finance Officers Association (GFOA) Best Practices are a collection of policies and procedures that are designed to improve government management. Their purpose is to encourage change and recognize excellence rather than codify existing

BEST PRACTICE

“Long-Range CIP Strategic Plan” Austin, Texas

Austin's Long-Range Capital Improvement Program (CIP) Strategic Plan was created soon after adoption of “Imagine Austin,” the city's comprehensive plan for the future. Implementation of “Imagine Austin” is outlined by a five-point program, which includes “Capital Investment.”

The Long-Range CIP Strategic Plan takes a data-driven approach to planning for the City's future capital improvements. Updated annually, the document takes into account how Austin will grow and develop in the next ten years, linking the municipality's capital investments to City policies and priorities. It is part of a larger CIP planning cycle—a continuous process of planning that includes the Five-Year CIP Plan and the annual Capital Budget.

An integral part of preparing the Long-Range CIP Strategic Plan is the organization's prioritization criteria: (1) Federal or State Mandates, (2) Urgent Need, (3) Planning Priorities, (4) Policy Priority, (5) Business Priorities, and (6) Impact Criteria. Using a prioritization matrix provides a structured approach that features consensus-building, objectivity, transparency, and numerical scoring of projects, and multi-dimensional thinking.

For more information, click on: <https://www.austintexas.gov/cipstrategicplan>.

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #3: Link Affordable Housing to Workforce Development

procedures and maintain the status quo. One of GFOA's Best Practices is entitled "Coordinating Economic Development and Capital Planning." This document recommends that economic development strategies and capital improvement planning be coordinated and integrated within local government.

The AE team concurs with GFOA's professional guidance and recommends that Dallas adopt the practice of preparing a Long-Range Capital Improvement Program Strategic Plan. It is further recommended that Dallas embrace prioritization procedures, not unlike the process being utilized by the City of Austin.

During the Stakeholder Engagement phase, residents and businesses indicated that City infrastructure was a major issue. Moving forward with long-term capital planning will help alleviate their concerns and provide support for affordable housing and workforce development.

Transportation

Transportation is ranked high on the list of important quality of life factors, along with education, employment, recreation, and health. Some have described it as the glue that holds everything else together. This is true for affluent residents living in master-planned communities, but takes on a whole new meaning for those residing in low-income



Source: Dallas Area Rapid Transit

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #3: Link Affordable Housing to Workforce Development

neighborhoods. For the working poor, transportation—the ability to get back and forth from home to work—is the single most important determinant in their ability to climb the economic ladder and escape poverty.

In Dallas, there is a keen awareness about the connection between transportation, accessibility, affordability, and upward economic mobility:

- *Neighborhood Plus* (2015) calls for the expansion of transportation programs in low-income areas.
- *Transportation Equity & Access to Opportunity for Transit Dependent Population in Dallas* (2017), talks about the disconnect between transit dependent cores and regional jobs.
- The Communities Foundation of Texas *Economic Opportunity Assessment* (2018) states that 43% of workers in low-income areas spend more than 30 minutes traveling one way to work.
- The *Mayor's Task Force on Poverty Update* (2018) endorses CPPP solutions for transportation: "Establish goal for DART to reduce home-to-work travel time to under one hour for significant percentage of rider and transit mobility goals for DART to ensure access in currently underserved communities."

SOC-3 Rail Alignment



Source: Dallas Area Rapid Transit

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #3: Link Affordable Housing to Workforce Development

- *Resilient Dallas: Dallas' Path to Shared Prosperity* (2018) calls for Dallas to "ensure our local and regional transit system provides transit-dependent residents with reasonable, reliable, and equitable access to employment, housing opportunities, and quality services that foster well-being."

This is to be accomplished by:

- Ensuring that *Connect Dallas*—the City of Dallas' first-ever 5-Year Strategic Transportation Vision—incorporates transportation equity into all elements of the plan, including the vision, goals, guiding principles, partnerships, resource allocation, and funding priorities.
- Regularly convening Dallas members of the Dallas Area Rapid Transit (DART) Board to establish and formalize City goals and policy recommendations to guide decision-making and align representation with Dallas' priorities.
- Improve transportation access to employment, housing, education, healthcare, and other essential service for Dallas residents by addressing neighborhood infrastructure and system operational standards.

At this writing, the City of Dallas Department of Transportation is soliciting comments from local citizens about the community's multimodal transportation needs. Through

DART Transit-Oriented Development



Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #3: Link Affordable Housing to Workforce Development

this planning process, civic leaders, residents, and other stakeholders are working together to develop a long-term transportation plan that will coordinate and integrate existing mobility plans from various agencies into one cohesive and strategic vision.

Transit-Oriented Development. Transit-Oriented Development (TOD) refers to a mix of commercial, residential, office, entertainment, or mixed-used development that is centered in the vicinity of transit stations. The DART TOD Development Policy, TOD Guidelines, and Station Area Plans are designed to build sustainable rail-connected development and help create communities where residents can live, work, and play, without relying on an automobile (DART, 2019).

Against this backdrop, the AE team offers the following recommendations:

- Advance from transportation analysis/planning to implementation.
- Extend DART light-rail transit routes to business corridors/employment centers in southern Dallas (e.g., Redbird) and other underserved areas of the community.
- Improve bus coverage and accessibility to vulnerable populations and strategies for solving last-mile transportation issues.
- Reduce travel time to work for residents in southern Dallas.

BEST PRACTICE

“The Jobs Bus” Niagara, Ontario, Canada

The Job Bus is a public-private partnership between hospitality and technology services employers, employment agencies, and Opportunities Niagara. The program provided transportation for workers with no other means of commuting to jobs in other municipalities throughout the region.

Project partners contacted employers and performed research on the region’s labor market. They developed a sophisticated system of linking job seekers to employment opportunities. Niagara 21st Group served as the lead agency for job openings and on-site training. Community partners helped with promotion, worker recruitment, assessments, and training. Transit contracts, financing, and cost-sharing arrangements were provided to plan the Job Bus participants and the Niagara 21st Group shared the costs of providing the bus services (Cabaj, 2012).

Results from the initial six-month pilot project were promising. As a result, the Jobs Bus expanded its operation, adding new routes and new employers. Organizers initiated a summer-time Youth Job Bus. Overall, more than 200 unemployed residents secured employment through the Job Bus initiative (Cabaj, 2012).

For more information, click on:

<https://cdn2.hubspot.net/hubfs/316071/VC/Cities%20Reducing%20Poverty.pdf>.

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #3: Link Affordable Housing to Workforce Development

Fiber Optic Broadband / Wi-Fi

Fast and low-cost access to the Internet has become a ubiquitous feature of the modern economy. Unfortunately, a “digital divide” between the “haves” and “have nots” continues to persist. There are those who have Internet access and know how to use it; and those don’t have access or understand how it works. The differences in digital inclusion have created economic and social disparities for Dallas’ low-income and underserved residents.

Lack of broadband access has a disproportionate impact on those who are economically disadvantaged. Statistics show there is a strong correlation between households with no Internet access and household income. The Federal Communications Commission (FCC) Fixed Broadband Deployment mapping tool provides insight and can be used to zoom to the county and census tract level (see page 142).

Broadband is now considered basic infrastructure that—no less than electricity, streets, water, and wastewater—is needed in every business, home, and neighborhood. On a positive note, Dallas residents have access to some of the fastest Internet speeds available, with three Internet providers (Spectrum, AT&T, and Frontier) offering speeds of approximately 1,000 Megabits per second (Mbps). Speeds of up to 1,000 Mbps are available in 40% of Dallas, compared to 13% overall in the U.S. (Allconnect, 2019; FCC,

BEST PRACTICE

“Gig City®” Chattanooga, Tennessee

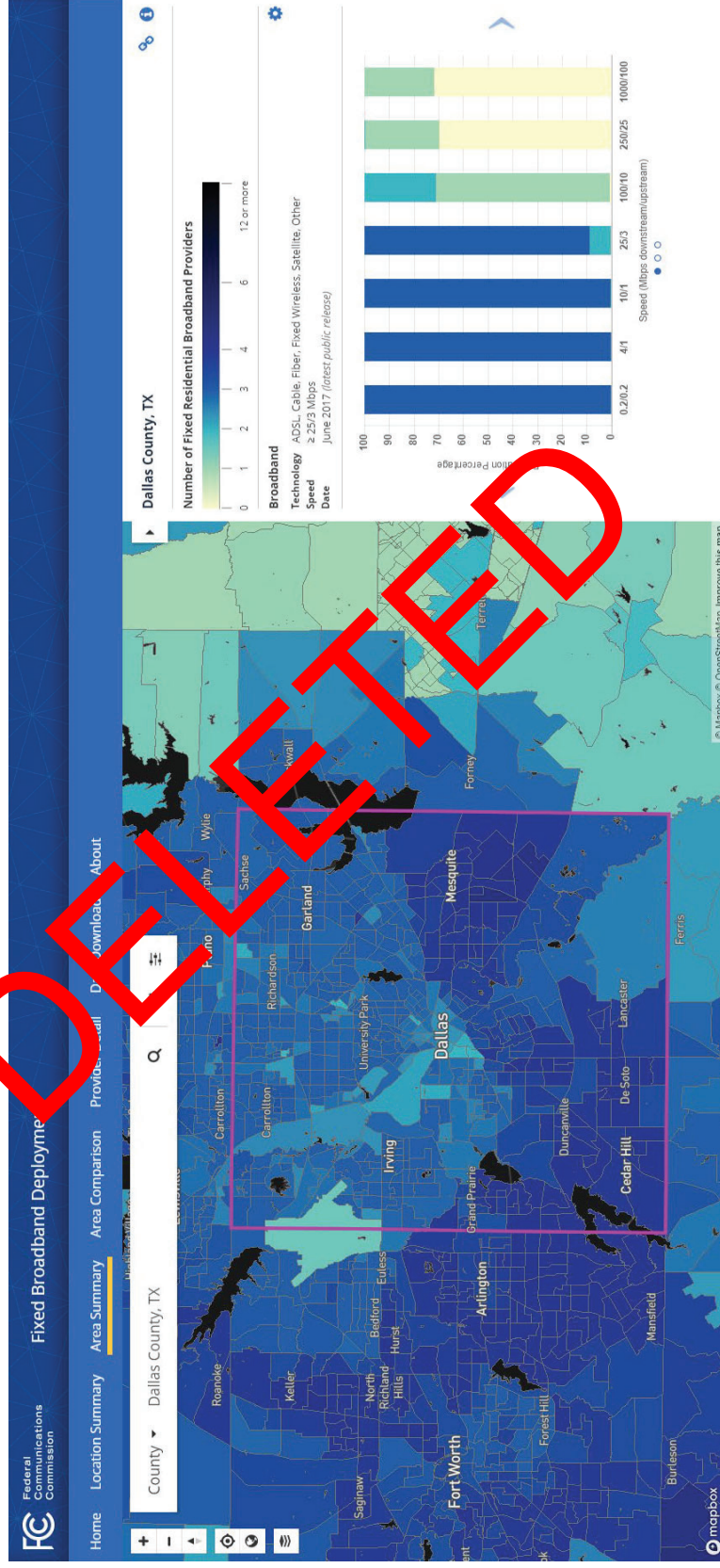
Chattanooga is well known for being the first community in the U.S. where access to 1 Gigabit-per-second Internet speed is available to every home and business through a municipally-owned network. Residents, businesses, and entrepreneurs enjoy faster and lower cost access to the Internet than any other place in the nation.

The community’s fiber network began modestly in the 1990s, when Chattanooga’s Electrical Power Board (EPB) made a few fiber optic investments to connect its substations. In the early 2000s, EPB took another small step and began offering telephone and broadband services to local businesses. Soon thereafter, EPB decided to expand its broadband services.

In 2007, EPB prepared a 10-year plan to build a Fiber Optic network throughout its entire service area. The plan was confronted with opposition and a few lawsuits from Comcast and the state cable association, who attempted to scare local citizens into opposing the project, but their plan was enthusiastically supported by the public and elected officials. Today, Chattanooga’s Fiber Optic Network allows for upload and download speeds that are 200 times the national average, and 10 times faster than the FCC’s National Broadband Plan.

For more information, click on: <http://chattanoogaigig.com/>.

Strategic Action Plan



Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #3: Link Affordable Housing to Workforce Development
2017). Despite the availability of high-speed broadband service, 16.4% of Dallas households have no computer; and 28.6% have no broadband Internet subscription (U.S. Census Bureau, 2013-2017 American Community Survey).

Wi-Fi hotspots are located at Dallas public libraries, certain public parks, select cars and coffee shops (Starbucks, Stupid Good Coffee, Garden Café, and Café Brazil), and along all Dallas Area Rapid Transit routes. Spectrum and AT&T customers have access to free Wi-Fi hotspots at various locations; Frontier currently doesn't offer Wi-Fi hotspots in Dallas.

The Federal Reserve Bank of Dallas makes an important distinction between broadband access, computer access, and training/technical assistance. All three are interrelated, but not necessarily equal. For example, a person who buys a computer and participates in workforce skills training isn't likely to obtain the desired results if they don't have access to broadband service. This has a tremendous impact on workforce development. The vast majority of job openings are posted online. Computers are a necessary tool for preparing a resume, submitting a job application, or participate in a job training program. Moreover, the Internet opens up to a whole new world of distance education. A similar pattern applies to K-12 education, financial services, small business development, affordable housing, and health care. Dallas' anchor institutions and employers can provide opportunities, but the right combination of broadband access, computer access, and training/technical assistance is required to make them a reality.

BEST PRACTICE

"E-Streets: Connecting Mesa" Mesa, Arizona

In a multifaceted move to make Mesa a "connected community" and prepare the Phoenix-Mesa Gateway Airport employment center for commercial growth, the City installed a 36-mile conduit loop to carry fiber-optic transmission lines. The loop runs from the Falcon Field employment center, through the Superstition Springs employment center, south to Phoenix-Mesa Gateway. The goal is to prevent telecommunications carriers from tearing up Mesa streets as they install their own lines, and to supply needed infrastructure to attract more businesses to the area.

The City installed 6-foot diameter "vaults" along the loop that allow carrier crews to slip their glass strands underground without tearing up streets again. Repeatedly digging up streets shortens the life of the pavement, and eventually the City must repair them—at a cost. What Mesa did saves telecommunications companies from digging up and repairing the streets themselves.

More than anything else, though, this is an economic development move. The looped area is located in the fastest-growing part of Mesa for residential and commercial use and is the focus of City economic developers. Having this fiber available has helped to encourage high-tech investment, including the Apple Global Command Center.

For more information, click on: [Cities in the Technology Economy](#) (Hackler, 2009).

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #3: Link Affordable Housing to Workforce Development

AT&T is doing their part by offering high-speed Internet service to low-income residents for \$5 per month. This attractive rate applies to those who meet AT&T's eligibility standards within their service area. Spectrum Internet Assist provides eligible low-income families and senior citizens with unlimited high-speed Internet for \$14.99 per month. Frontier offers the Texas Lifeline Discount Program in coordination with the Public Utility Commission of Texas.

The City of Dallas should solicit input from local businesses during business retention/expansion visits about their fiber-optic, high-speed broadband requirements. Moreover, the AE team recommends that fiber-optic broadband access, cost, and support services be taken into consideration when formulating economic development incentive packages. Prioritize those that help increase the percentage of households with high-speed Internet service.

Affordable Housing

The City of Dallas Comprehensive Housing Policy states the community has a housing shortage of approximately 20,000 units and establishes production goals and income bands to be served. There is a strong focus on building new housing or rehabilitating existing housing stock, with City investment in designated redevelopment, stabilization, and emerging market areas.



BEST PRACTICE

"Foundation Communities" Austin and North Texas

Foundation Communities (FC) is a non-profit organization dedicated to providing affordable, attractive homes, while offering free on-site support services to a diverse clientele—families with children, veterans, seniors, and individuals with disabilities. Their affordable housing model assists residents with achieving educational success, financial stability, and healthier lifestyles. The organization owns and operates communities in Austin, Arlington, and Carrollton, Texas.

Educational programming consists of after-school and summer learning programs for 1,000 children and teens who earn, on average, an overall GPA of 3.40. Other educational programs include English as a Second Language, and College Hub, which is directed at non-traditional students looking to start or finish a college credential. Financial stability programs are available at their Community Financial Centers for anyone who makes less than \$55,000 per year. Residents also have on-site access to primary and mental health care, substance abuse counseling, physical activities, nutrition, and community health programs.

Foundation Communities works with a wide variety of community partners in all four of their core program areas.

For more information, click on: <https://foundcom.org/>.

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #3: Link Affordable Housing to Workforce Development

Resolutions of Support or No Objection for developers seeking Housing Tax Credits through the Texas Department of Housing and Community Affairs are also contemplated in the Comprehensive Housing Policy. Within the City's self-scoring application, points are awarded for non-profit organization participation, transit amenities, and resident services, among other criteria. This is in keeping with recent trends in the housing industry, which is waking up to the need to do more than simply build units.

In a recent article, Ken White, Vice President, Resident Services, National Housing Partnership (NHP) Foundation, a non-profit organization dedicated to making investments that preserve and create affordable multi-family housing for low- to moderate-income families and seniors, stated "financial literacy and workforce development programs are important components of high-quality affordable housing." He goes on to advocate for the provision of "opportunities to sustain and improve [children's] education," "bolster existing digital access," and create "high-quality housing that reduces a carbon footprint." AE agrees with these sentiments and recommends the City of Dallas continue to solicit developer proposals for modern, high-quality affordable housing.

Sustainable Communities Innovation Challenge. Fannie Mae's 2-year, \$10 million, open competition, Sustainable Communities Innovation Challenge is intended to generate innovative ideas for addressing the nation's affordable housing crisis. During Phase One,

BEST PRACTICE

"Southside Career Homes" Nationwide Children's Hospital Columbus, Ohio

Nationwide Children's is a top-ten pediatric system that leads Healthy Neighborhoods Healthy Families programs in housing, workforce education, safety, and wellness. Their proposal for "Southside Career Homes" was named as a contract awardee in Phase 1 of Fannie Mae's Sustainable Communities Innovation Challenge.

Nationwide Children's is collaborating with Community Development for All People (CD4AP) and Goodwill Columbus Workforce Development to revitalize the Southside neighborhood that is located within one mile of their facility. The affordable housing project will include integrated healthcare workforce training that goes beyond entry-level job training. Job coaching assistance, recruitment/retention of rental candidates with average median income below 80 percent, a bootcamp for unemployed and underemployed participants, the Goodwill and Nationwide Children's U.S. Department of Labor-sponsored "Careers in Technology" program, which includes paid internships in information technology, and CD4AP coordinator for building, transportation, facilities, program management, and rental recruitment are featured components of the training program.

For more information, click on: <http://www.nationwidechildrens.org/about-us/population-health-and-wellness/healthy-neighborhoods-healthy-families>.

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #3: Link Affordable Housing to Workforce Development

which focused on affordable housing and employment opportunities, 104 applications were submitted for consideration.

Selected were three proposals from Florida, Ohio, and Colorado, that called for the expansion of affordable housing development and on-site healthcare workforce training (Nationwide Children's Hospital), Accessory Dwelling Unit development as an affordable housing option for residents in gentrifying neighborhoods (West Denver Renaissance Coalition), and transforming vacant commercial property into entrepreneurial co-housing in low-income communities (Florida Housing Coalition).

Phase Two called for ideas on healthy, affordable housing. They cite research showing that poor quality housing can have a negative impact on a person's health. The idea submission window for this phase has closed. Proposals for Phase Three, which focuses on affordable housing, education, and economic mobility, are being reviewed by Fannie Mae.

AE recommends reviewing Fannie Mae's searchable database, which provides executive summaries of the many high-quality proposals they received in response to The Innovation Challenge, for affordable housing ideas. This could spark networking and enable local developers to connect with the initial applicants, learn from them, share best practices, and develop new ideas and funding.

BEST PRACTICE

"West Denver Single Family Plus Initiative" Denver, Colorado

The West Denver Single Family Plus Initiative (WDSF+) is a housing strategy being led by the West Denver Renaissance Collaborative (WDRC), their partners, and West Denver community leaders. The WDSF+ Initiative covers several different neighborhoods, including Athmar Park, Barnum, Barnum West, La Alma Lincoln Park, Sun Valley, West Colfax, Westwood, Valverde, and Villa Park.

The impetus for WDSF+ is the threat of involuntary displacement, or "gentrification" in West Denver. Organizers will sponsor homeowner forums that connect homeowners to critical resources and to existing housing service providers. Included in the WDSF+ Initiative is a New Accessory Dwelling Unit (ADU) Pilot Program to help qualified homeowners navigate the process of developing an ADU.

This Initiative is one of three projects names as a contract awardee in Phase 1 of Fannie Mae's Sustainable Communities Innovation Challenge. In preparation for implementation of the West Denver Renaissance Collaborative has compiled the "WDSF+ ADU Handbook: A Guide to Detached ADU & Tandem House Development," to assist homeowners who would like to participate in their initiative. Homeowners are pre-qualified, agree to enrollment criteria, and are financially prepared.

For more information, click on: <http://www.mywdrc.org/wdsf.html>.

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #3: Link Affordable Housing to Workforce Development

As a potential further step, AE might consider adopting Fannie Mae's Sustainable Communities Innovation Challenge framework and create a customized, local competition to generate ideas for affordable housing and workforce development.

“Financial literacy and workforce development programs are important components of high-quality affordable housing.”

— Ken White

BEST PRACTICE

“Urban Greenhouses” Chicago, Illinois

Recognizing that many affordable housing developments exist in “food deserts” — areas with limited access to affordable and nutritious food — Vertical Harvest has been awarded a \$500,000 grant from the Federal National Mortgage Association, or Fannie Mae, through its Sustainable Communities Innovation Challenge.

Vertical Harvest plans to use the funds to underwrite a feasibility study that will analyze the efficacy of building vertical greenhouses at three existing affordable housing developments in the Chicago area. The study will assess what model of greenhouse could be integrated into the developments, and what products would best serve the Midwestern metropolis market. It will also look at programs that could be integrated into greenhouses and that provide ancillary benefits for the community.

The firm plans to provide employment for underserved populations by growing food at a commercial scale. Their flagship project, located in Jackson Hole, Wyoming, employs people with physical and intellectual disabilities while producing food for the local community. Vertical Harvest partners with private investors, public resources, and philanthropy to fulfill their mission. Their efforts have been recognized by the New York Times, The Huffington Post, The Atlantic, Fast Company, and the Future of Food.

For more information, click on: <https://www.verticalharvestjackson.com/our-mission>.

Strategic Action Plan

○ Human Capital: Widen the Talent Pipeline

Strategy #3: Link Affordable Housing to Workforce Development

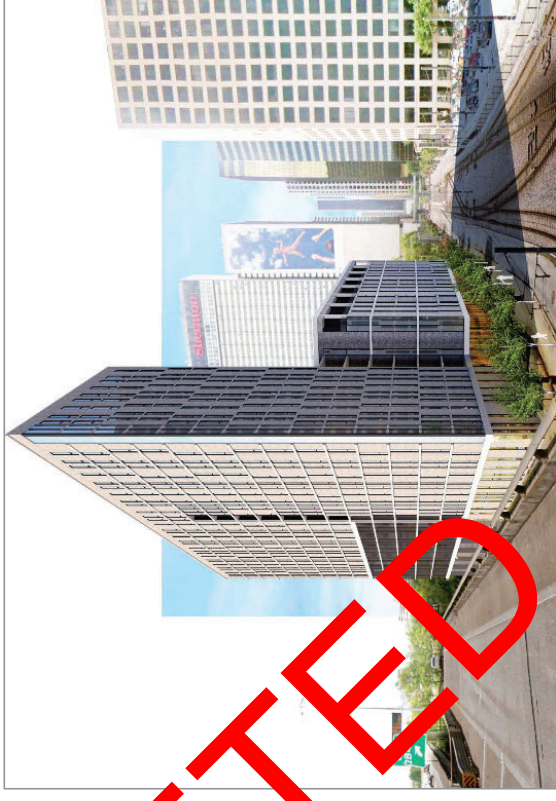
Action Items

- Develop a Long-Range CIP Strategic Plan
- Advance from transportation analysis/planning to implementation.
- Extend DART transit routes to business corridors/employment centers in southern Dallas and other underserved areas of the community.
- Improve bus coverage and accessibility to vulnerable populations and strategies for solving last-mile transportation issues.
- Take fiber optic broadband access, cost, and support services into consideration when formulating economic development incentive packages. Prioritize those that help increase the percentage of households with high-speed internet service.
- Continue to solicit developer proposals for high-quality affordable housing.
- Explore Fannie Mae's high-quality proposals received in response to The Innovation Challenge for affordable housing ideas.

Key Policy Issues

- ✓ Transportation funding

2400 Bryan Street



Source: Towers

Strategic Action Plan

○ Inclusive and Equitable Economic Development

Introduction

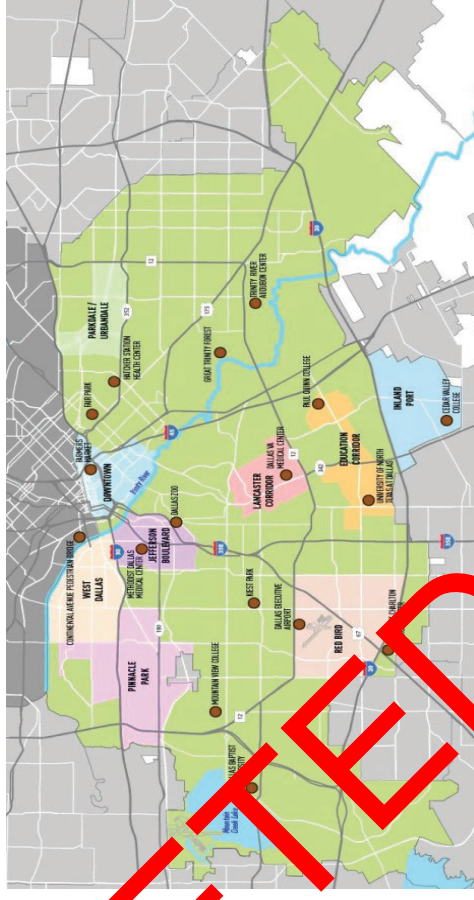
Nothing captures the public discourse about Dallas' economic future better than the words of former Mayor Michael S. Rawlings' GrowSouth initiative.

GrowSouth is a comprehensive strategy that was created to build a foundation for sustainable growth in southern Dallas. The opportunity is framed in terms of population and potential tax revenue. Approximately 55% of the City's population resides in North Dallas, generating 85% of the municipality's tax revenue. By comparison, southern Dallas is home to 45% of the population and provides 15% of the local tax base. The disparity is obvious, but so is the economic potential for a 185-square-mile area that is larger than Atlanta.

The GrowSouth Plan has multiple focus areas, which are divided into three categories:

- (1) Focus areas that are already on a clear path to successful growth (Greater Downtown/Cedars, North Oak Cliff, Pinnacle Park Expansion);
- (2) Focus areas that have anchors in place and are about to attract large-scale private development (Education Corridor, International Inland Port of Dallas, Red Bird, West Dallas);
- (3) Focus areas where major public investments are building private market demand in the near future (DART Green Line, Lancaster Corridor).

The GrowSouth Plan



Source: City of Dallas

Strategic Action Plan

○ Inclusive and Equitable Economic Development

Four initiatives were added in later years—The Mayor’s GrowSouth, Neighbor Up, High Impact Landlord Initiative, and Single-Family Housing Initiative.

Neighbor Up. Neighbor Up is a non-profit organization created to further economic development in three target southern Dallas neighborhoods:

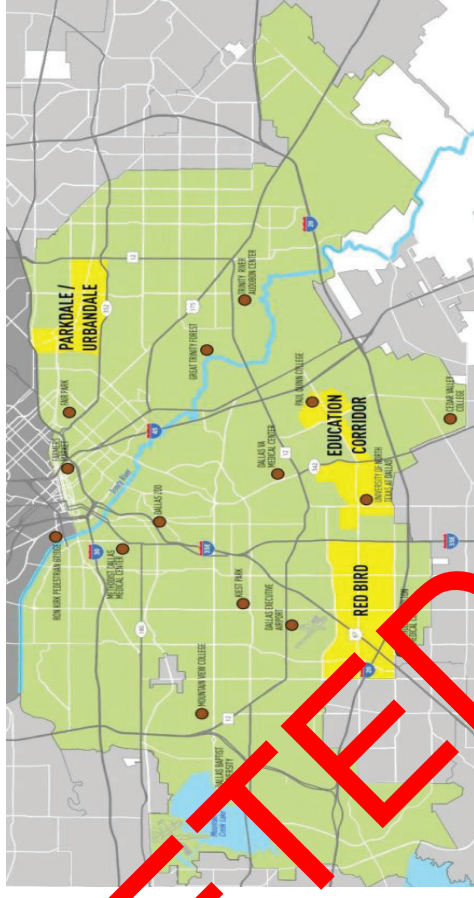
- Redbird from I-35E to South Cockrell Hill Road
- Parkdale/Urbandale in southeast Dallas
- The Education Corridor which is anchored by Paul Quinn College on the east and UNT-Dallas on the West

Three General Managers and one administrative assistant provide on-site support for neighborhood development activities.

High Impact Landlord Initiative. The HILL Initiative, as it is known, involves outreach to owners of the most single-family housing rental properties in southern Dallas. The owners were asked to become an active participant in helping to eliminate blight from neighborhoods where their properties are located.

Single Family Housing Initiative. A Housing Steering Committee was formed to prepare plans for building 1,500 new homes in southern Dallas, with a price range of \$150,000 - \$500,000. The Committee has also sought to streamline the permitting process for new

GrowSouth / Neighbor Up



Source: City of Dallas

Strategic Action Plan

○ Inclusive and Equitable Economic Development

single-family homes, utilize incentives for builders, expand a land bank strategy allowing new homeowners to access land, and create a homebuilder steering committee.

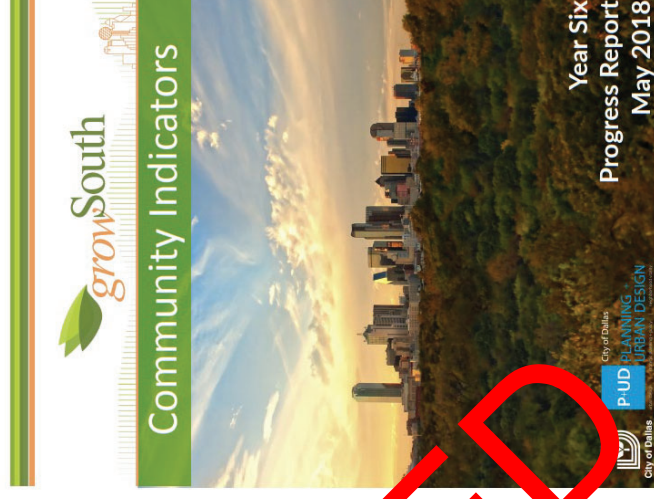
GrowSouth Community Indicators Progress Report. For the past seven years, a GrowSouth Community Indicators Progress Report has been compiled to provide development highlights and performance measures for the focus areas in southern Dallas. The 2018 report features 12 selected indicators:

Measures of Commitment – Population, public school enrollment, residential investment, median home sales price, and real property tax value.

Measures of Resilience – Percentage of residents with a bachelor's degree or higher, public high school graduation rate, per capita income, and labor participation rate.

Measures of Amenities – Property crimes per 1,000 residents, violent crimes per 1,000 residents, and school performance.

Notable overall trends from 2012-2017 include: Population growth of 14,221 residents; a two-and-a-half times increase in residential investment (accompanied by a healthy increase in median home sales prices); a decline in public school enrollment (families are moving into the area, but are opting out of the Dallas Independent School District); and substantial decline in property crime rates (violent crime rates have increased by a small margin).



Source: City of Dallas

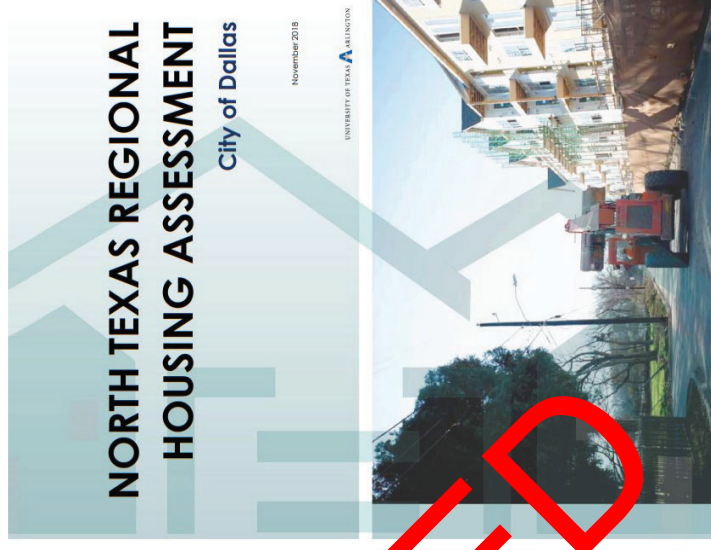
Strategic Action Plan

○ Inclusive and Equitable Economic Development

North Texas Regional Assessment of Fair Housing. Another key document that provides indicators about Dallas' economic divide is the North Texas Regional Assessment of Fair Housing. This report, which was prepared on behalf of the City of Dallas and the North Texas region, is a response to the U.S. Department of Housing and Urban Development's (HUD) requirement to complete an assessment of fair housing.

The fair housing report outlines several issues that were identified as part of the assessment. One of the key issues is the persistence and proliferation of Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). R/ECAPs are census tracts that have a non-white population of 50 percent or more and a poverty rate of 40 percent or more (extreme poverty). While some R/ECAPs have diminished over time in the North Texas region, "the number of R/ECAPs in Dallas doubled over the past 26 years, with persistent patterns in south and west Dallas. Two-thirds of the 1990 R/ECAPs retain their designation." (North Texas Regional Housing Assessment, 2018, p. 15).

Other key issues include: The nonwhite and poverty population disproportionately resides in Dallas in comparison to the North Texas region; Black and Hispanic households have a lower access to opportunities than white households; there is an increasing level of nonwhite/white segregation; the prerogative of landlords to refuse voucher holders impacts housing choice and the concentration of poverty; rising home prices, apartment rents, and property taxes exceed the capacity of many residents to afford housing; and lower income residents have limited access to affordable housing in proximity to good jobs with better wages (North Texas Regional Housing Assessment, 2018, p. 14-15).



Source: City of Dallas

Strategic Action Plan

○ Inclusive and Equitable Economic Development

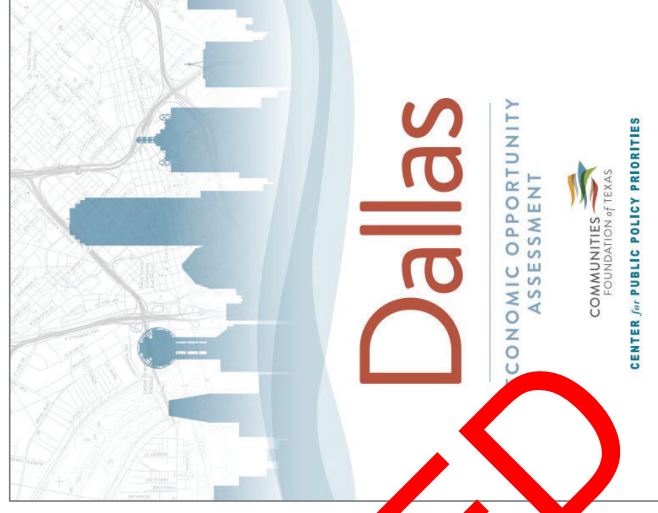
Poverty. The issue of poverty is thoroughly documented in the Communities Foundation of Texas “Dallas Economic Opportunity Assessment” and “Mayor’s Task Force on Poverty Update” (2018). Both reports make it clear that Dallas has high levels of geographic segregation by race-ethnicity, income, educational attainment, and wealth.

Drivers of poverty include:

- Sharp decline in median income
- Declining share of middle-income households which increases the number of “have” and “have not” neighborhoods
- Lack of affordable transportation
- Lack of educational attainment
- Limited English language proficiency
- High teen birth rates

These findings helped to raise awareness that “Higher-income households are concentrated in the predominantly White area of north central Dallas. Lower-income households are disproportionately located in areas that have more people of color” (Communities Foundation of Texas, 2018, p. 11).

The situation is projected to worsen unless further action is taken. AE’s recommendations outlined herein are intended to weaken the drivers of poverty, provide better opportunities for all residents, and bridge the economic divide.



Source: Communities Foundation of Texas

Strategic Action Plan

○ Inclusive and Equitable Economic Development

Strategy #1: Revitalize South Dallas/Southern Dallas

For decades, Dallas' economic ambitions pointed north to what is now mostly finished farmland in Plano, Frisco, and Allen. Those ambitions were largely fulfilled but left in the wake is an inconvenient reality—Dallas has run out of business park space in the northern half of the community. For North Dallas, Mercer Crossing Business Park is the only development of this type shown on a business park map produced by the City of Dallas Office of Economic Development, and the bulk of that master-planned development lies in Farmers Branch.

This heightens the need for revitalization efforts in southern Dallas. Such efforts require a blend of developer know-how, skill in navigating the area's complicated political landscape, massive capital investment, and the ability to focus on economic development in defined business corridors and employment centers.

Affordable Housing

Affordable housing was addressed in the context of human capital and widening the talent pipeline in the preceding section of this strategic action plan. In this section, the conversation turns to development finance and real estate.

Impact Dallas Capital. Impact Dallas Capital is a non-profit organization dedicated to increasing investment in southern Dallas. An outgrowth of the GrowSouth initiative, this



BEST PRACTICE

“Barnes Housing Trust Fund / Community Land Trust” Metro Nashville, Tennessee

In 2013, Metro Nashville created its first housing trust fund to leverage affordable housing developments and reduce poverty in Davidson County. Named after Reverend Bill Barnes, a long-time affordable housing advocate and revered champion of Nashville's poor, the Barnes Housing Trust Fund makes competitive grants to non-profit housing developers to provide more affordable housing for local residents. Grant funds are used for homeownership, rental, and homeowner rehabilitation opportunities. The fund has leveraged over \$127 million of federal and private funding to construct more than 1,300 units.

In 2017, the Metropolitan Housing Trust Fund Commission created Nashville's first Community Land Trust (CLT) and selected the Housing Fund to develop and steward this model. The CLT is the first city-wide entity to provide permanently affordable homeownership opportunities to assist working families in Nashville. Their mission is to protect local residents from displacement by ensuring working families can live in their communities and keep their homes affordable for generations to come. Combined with seed funding used to launch the CLT, Metro is in the process of donating 14 properties.

For more information, click on: <https://www.nashville.gov/Mayors-Office/Housing/Barnes-Fund.aspx>.

Strategic Action Plan

○ Inclusive and Equitable Economic Development

Strategy #1: Revitalize South Dallas/Southern Dallas

is accomplished through their sponsorship of a \$40 million private equity investment fund designed to offer mezzanine funding for projects in southern Dallas. Impact Dallas Capital is described as a “family of double bottom line investment funds” that will catalyze investment in the community—the first bottom line being a return on the equity investment, the second bottom line being economic impact in historically underserved areas of southern Dallas.

The idea is to attract market-rate investment for large-scale real estate development projects (\$10+ million, with a target of \$15-\$20 million). However, finance packages are multi-layered, which makes them more difficult and time-consuming to assemble. They require a thorough understanding of what is often perceived as an unproven market, while at the same time obtaining community buy-in.

One project has been funded to-date—Re-Imagine Redbird—with City of Dallas 2006 Bond Funds of \$244,518; 2012 Bond Funds of \$1,743,282; Mall Area Redevelopment TIF District funds of \$15,600,000; and Public-Private Partnership Funds of \$12,000,000. These monies are being used to support the \$157 million mixed-use development of apartments, new retail and office space, and renovation of the old mall.

AE considers Impact Dallas Capital to be an important piece of the revitalization puzzle. The on-going challenge is to attract more high-quality mixed-use projects with an

BEST PRACTICE

“Affordable Housing Trust Fund” Minneapolis, Minnesota

Created in 2003, the Affordable Housing Trust Fund (AHTF) provides gap funding for affordable housing for a diverse population: Senior, homeless, AIDS, families, workforce, veterans, artists, and other special needs. Combined with Low-Income Housing Tax Credits, Tax Increment Financing, Housing Revenue Bonds, and funding from other public and private partners, the intent is to make affordable housing projects attractive and feasible for private sector investors.

AHTF generated a 1:9 return on investment and succeeded in creating Transit Oriented Developments in close proximity to their expanding transportation system (light rail, bus rapid transit, and local mass transit service). A secondary benefit is the creation of construction jobs, and professionals in architecture, engineering, finance, and law. Lastly, AHTF helps expand the community's tax base by renovating older buildings and replacing blighted and underutilized properties.

More than 6,100 units of affordable housing have been renovated or built since inception of the program. During the first decade of program activity, the City's tax based increased by nearly \$800 million as a direct result of AHTF investment.

For more information, click on:

http://www.ci.minneapolis.mn.us/cped/rfp/AHTF_home.

Strategic Action Plan

○ Inclusive and Equitable Economic Development

Strategy #1: Revitalize South Dallas/Southern Dallas

affordable housing component and build momentum within the southern Dallas development pipeline.

Dallas Impact Investing Collaborative. In 2016, President Michael Sorrell, Paul Quinn College, accepted a \$1.1 million investment from the Dallas Impact Investing Collaborative (DIIC). The funds were appropriated for a 200-unit, mixed-use apartment complex, with one-third of the units set aside for students, one-third for single mothers, and one-third for teachers. Funds were also budgeted for a childcare center, academic development center, and entrepreneurial space.

New Markets Tax Credits. Two years later, Paul Quinn College broke ground on its first new building on campus in 40 years—the Trammel S. Crow Living and Learning Center. This facility will be LEED-certified and feature 30,000 square feet of residential space and 10,000 square feet of classroom and office space. Also included in the building is a dance studio and 1,500-person capacity competitive gym. The Texas Mezzanine Fund, a Community Development Financial Institution and Community Development Entity that promotes economic growth in low- and moderate-income communities throughout Texas, allocated \$11.5 million of its \$75 million in New Markets Tax Credits (NMTC) for the project. The NMTC program increases the flow of capital to low-income communities by providing a modest tax credit to investors. Financial contributors to the project include PNC Bank, Butler Snow, and Renaissance Capital Partners.



BEST PRACTICE

“Downtown Density Bonus Program” Austin, Texas

Implemented in 2014, the City of Austin’s Downtown Density Bonus Program (DDBP) is designed to promote a thriving downtown area, while also encouraging the development of affordable housing and other community benefits. A downtown bonus density is requested during the site plan review process.

The DDBP allows for developments in the downtown area to achieve greater height and density in exchange for providing a higher-quality development with community benefits. During the site plan review process, program applicants are required to describe the proposed development project, and how they propose to meet the requirements of the Downtown Density Bonus Program. No less than 50 percent of the bonus has to be earned by providing on-site affordable housing or by paying a development bonus fee into Austin’s Housing Trust Fund (HTF).

The Housing Trust Fund also receives 40 percent of City property tax revenue from developments built on previously City-owned lands towards affordable housing. Since inception, the HTF has funded an estimated \$12.2 million in rental housing and \$2.4 million in home ownership development. Historically, the HTF is one component of a larger, multi-layered development finance strategy.

For more information, click on <http://www.austintexas.gov/downtown-density-bonus>.

Strategic Action Plan

○ Inclusive and Equitable Economic Development

Strategy #1: Revitalize South Dallas/Southern Dallas

The finance packages being used to underwrite development projects at Paul Quinn College are an example of the multi-layered financing that accompanies a multitude of successful revitalization efforts, an approach that should be replicated throughout southern Dallas.

Comprehensive Housing Policy. The City of Dallas Comprehensive Housing Policy outlines existing and future funding sources and related approaches to facilitate the development and maintenance of affordable housing. Federal funding sources include the Community Development Block Grant (CDBG) and Home Investment Partnership Program. Similarly, state and local funding sources include General Obligation Bonds and Tax-Exempt Bond Financing.

Implementation of the Housing Policy is reflected in the recent establishment of a housing trust fund to support the preservation and production of affordable housing. Voluntary inclusionary zoning has been approved. Neighborhood Empowerment Zone #9 and #10 have been created, along with pilot economic development programs specifically tailored for each zone. A non-contiguous Tax Increment Financing District to assist with meeting housing unit production goals with affordability requirements and Sublease Program to facilitate the rental of units to voucher holders are being contemplated. The AE team endorses this line of attack and recommends moving in an expeditious manner to put the new housing programs into practice.

BEST PRACTICE

“Columbia Pike Form Based Code - Neighborhoods” Arlington County, Virginia

In 2013, Arlington adopted a Neighborhood Form Based Code that applies to multi-family residential areas along Columbia Pike Corridor. Property owners retain the right to develop under the existing zoning code. However, under the form-based code, developers can build at greater heights and densities if they meet affordability requirements.

Current zoning along Columbia Pike generally allows development to be no taller than three to four stories. For multi-family projects that come under the form-based code, their height can reach up to six or eight stories (and occasionally higher under certain circumstances). Slightly lower parking requirements of 1.125 parking spaces per unit are also available.

To take advantage of the development potential, developers are required to set aside between 20 and 30 percent of net new units as affordable housing. The exact affordability requirement is linked to the additional development potential provided at the development site. As the ratio of new-to-existing development increases, so does the affordability percentage.

For more information, click on:

<https://projects.arlingtonva.us/neighborhoods/neighborhoods-form-based-code/>.

Strategic Action Plan

○ Inclusive and Equitable Economic Development

Strategy #1: Revitalize South Dallas/Southern Dallas

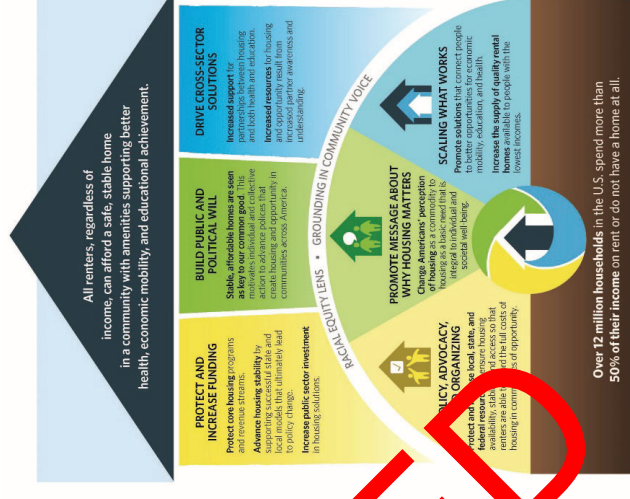
Funders for Housing and Opportunity. One year ago, nine of the nation's largest private foundations came together to launch a housing collaborative known as Funders for Housing and Opportunity (FHO). The Annie E. Casey Foundation, Bill & Melinda Gates Foundation, Conrad N. Hilton Foundation, Ford Foundation, John D. and Catherine T. MacArthur Foundation, The JPB Foundation, The Kresge Foundation, Melville Charitable Trust, Oak Foundation—joined later by the Robert Wood Johnson Foundation and Trinity Church Wall Street—have committed \$5 million to five non-profit organizations whose mission is to address affordable housing and its impacts.

The first set of grantees include:

- Partnership for Children & Youth
- The National Low-Income Housing Coalition
- National Housing Trust and Enterprise Community Partners
- Center for Community Change's Housing Trust Fund Project
- The Alliance for Housing Justice

Subsequent grants will be issued through invitation or a formal Request for Proposals (RFP) process. AE recommends networking with this formidable collaborative to raise Dallas' national profile, and when the opportunity presents itself, submit grant applications for eligible affordable projects in southern Dallas.

Theory of Change



Source: Funders for Housing and Opportunity

Strategic Action Plan

○ Inclusive and Equitable Economic Development

Strategy #1: Revitalize South Dallas/Southern Dallas

Real Estate, Corporate Expansion, and Social Service Projects

The City of Dallas Office of Economic Development, through creation of its Community Development Entity (CDE) Dallas Development Fund (DDF), administers allocations of New Market Tax Credits from the U.S. Department of the Treasury. During the past decade, DDF received four allocation allocations—in 2009, 2012, 2014, and 2017—for a total of \$185 million. Their most recent allocation of \$55 million is available for new revitalization projects.

Dallas Development Fund. The DDF uses NMTC to provide equity funding for real estate, corporate expansion, and social service projects in traditionally under-served communities. Sample projects include: CitySquare Opportunity Center, C. H. Guenther, Cristo Rey Dallas, Dormae Products (Serta), Girl Scouts of Northeast Texas, Interfaith, Kroger Fresh Fare, Lancaster Urban Village, NYLO Dallas South Side Hotel, Parkland Hatcher Station Health Center, Pioneer Frozen Foods, Resource Center, The Family Place, and Vogel Alcove. Often combined with other financing sources, these revitalization projects represent success stories that can and should be replicated in southern Dallas, priority Market Value Analysis (MVA) zones, and Opportunity Zones. Furthermore, the AE team endorses the continued prioritization of projects that create high-quality jobs, nonprofits providing needed community services, and projects that offer grocery/produce to underserved areas.

Lancaster Urban Village



Source: lancasterurbanvillage.com

Strategic Action Plan

○ Inclusive and Equitable Economic Development

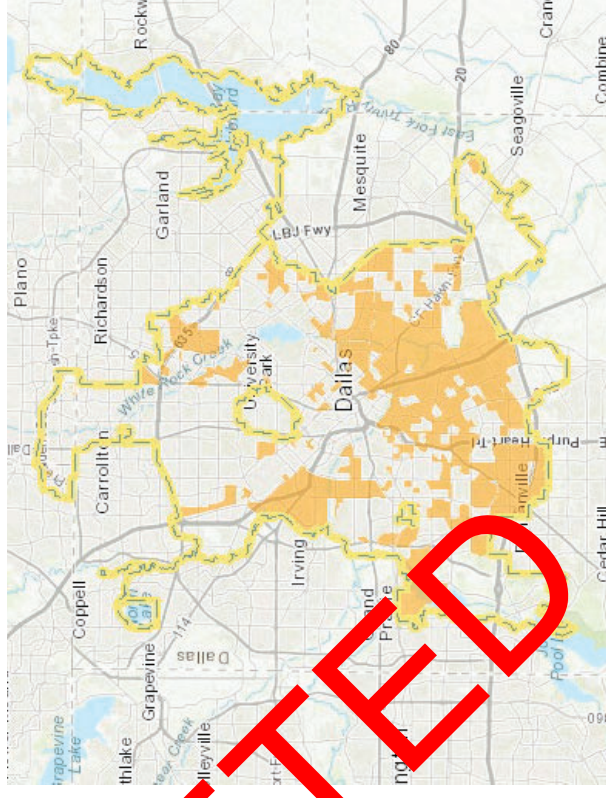
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Public/Private Partnership Program. The Public/Private Partnership (PPP) Program is designed to assist for-profit companies and developers to offset project development costs by leveraging a number of economic development incentives. Projects are considered on a case-by-case basis, with a key provision being the ability to demonstrate that “but for” the incentives sought, the proposed project will not move forward or will be substantially altered so that the public benefits contemplated would not otherwise be realized.

Minimum project requirements have been established for target areas, non-target areas, and for non-confirming projects. Potential sources of economic development incentives include real estate/property tax abatement, Economic Development Chapter 380 Grant Program, Economic Development General Obligation Bond Program, tax increment financing, Neighborhood Commercial/Retail Redevelopment Grant Program, public improvement districts, Small Business and Adaptive Reuse Incentives, City of Dallas Regional Center – EB5, New Market Tax Credits, Foreign-Trade Zone, and state incentives (e.g., Enterprise Zone Projects, Texas Enterprise Fund, and the Texas Emerging Technology Fund).

Further case-by-case, special, or secondary considerations apply to target industry projects, non-confirming projects, and competitive and retention projects. Need-based eligibility also applies to projects with financial gaps or for projects that represent a

Public/Private Partnership Program Target Area Map



Source: City of Dallas Office of Economic Development

Strategic Action Plan

○ Inclusive and Equitable Economic Development

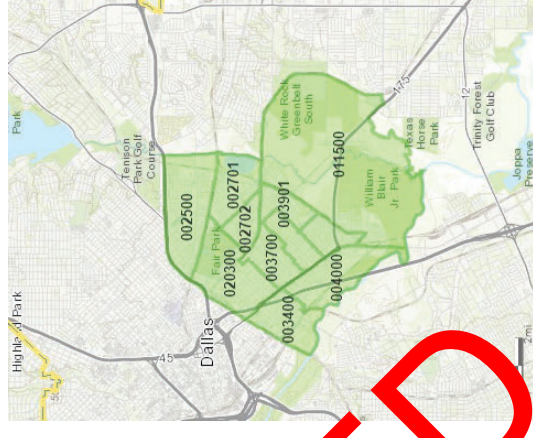
Strategy #1: Revitalize South Dallas/Southern Dallas

competitive situation for the City against non-Dallas locations. Public-Private Partnerships Program grants and abatements can be used in combination with other resources of federal, state, or City funds where it is deemed necessary to achieve the public purpose advanced by a project.

This conglomeration of economic development incentive programs offers a diverse set of creative financial solutions to pursue the economic the City's economic goals of tax base diversification, job creation, affordable housing formation, and business retention and expansion. It is no accident that a significant portion of the PP/P target area is aligned appropriately for revitalization projects in southern Dallas.

South Dallas/Fair Park Opportunity Fund. The South Dallas/Fair Park Opportunity Fund has a renewed focus on offering loans and grants for economic development projects, while providing support for human development initiatives in the neighborhoods surrounding Fair Park. The loans and grants are designed to support businesses or entities in targeted census tracts, or serve a population made up of 90% of residents from those census tracts. Previous projects include Parkland Hospital – Hatcher Station Health Center, South Park YMCA, St. Philip's School and Community Center, Two Podners BBQ & Seafood Restaurant, and Multiple Community Development Corporations. AE recommends maintaining this fund as an economic development tool without backtracking into a social service funding program.

Eligible Program Areas South Dallas/Fair Park Opportunity Fund



Source: City of Dallas

Strategic Action Plan

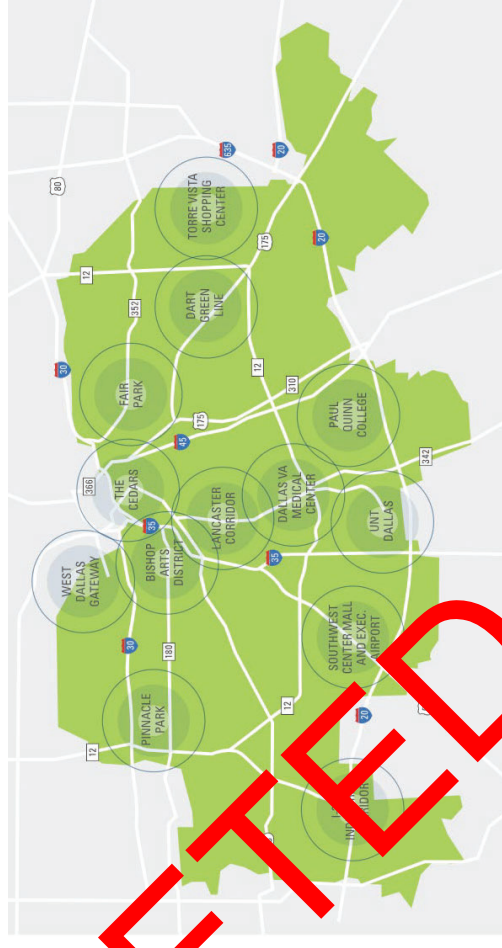
○ Inclusive and Equitable Economic Development

Strategy #1: Revitalize South Dallas/Southern Dallas

Action Items

- Leverage City of Dallas development finance, housing, and real estate programs
 - Attract high-quality mixed-used development projects with an affordable housing component
 - Carry on with Notices of Funding Availability (NOFAs) and Requests for Proposals for City-owned properties
 - Continue to coordinate/negotiate with developers to ensure high-quality, mixed-income housing in mixed-used development projects
 - Fully implement the Dallas Housing Trust Fund (e.g., governance structure, funding policies, criteria)
 - Replicate the multi-layered financing approach utilized by Paul Quinn College and Reimagine Redbird
 - Create a non-contiguous Tax Increment Financing District to assist with meeting affordable housing production goals
 - Utilize Voluntary Inclusionary Zoning incentives that allow for by-right development bonuses

Southern Dallas Beachheads of Activity



Source: Impact Dallas Capital / GrowSouth

Strategic Action Plan

○ Inclusive and Equitable Economic Development

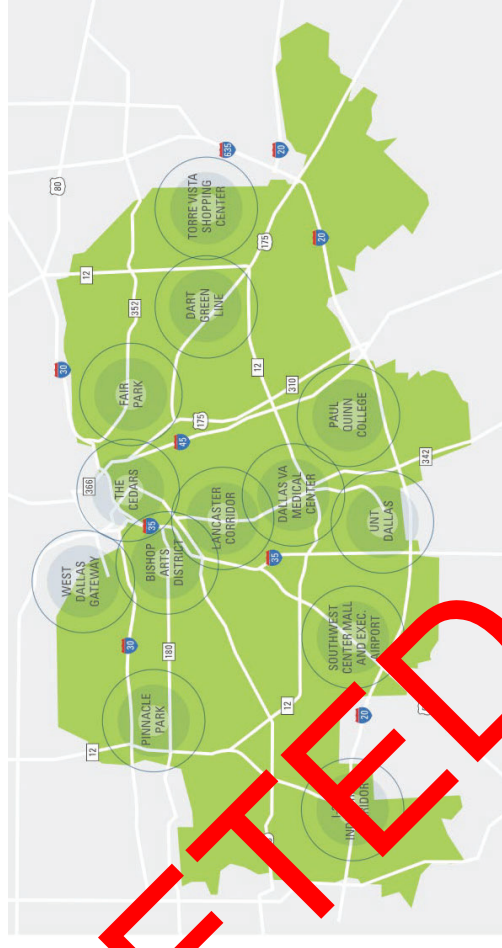
Strategy #1: Revitalize South Dallas/Southern Dallas

- Formulate a Sublease Program to facilitate the rental of units to voucher holders
- Network with Funders for Housing Opportunity, and when the opportunity presents itself, submit grant applications for eligible affordable projects in southern Dallas
- Continue to utilize the Dallas Development Fund and New Market Tax Credits by providing equity funding for real estate, corporate expansion, and social service projects in traditionally underserved communities
 - Build on southern Dallas beachheads of activity
 - Maintain the South Dallas/Fair Park Opportunity Fund as an economic development tool
 - Prioritize projects that create high-quality jobs, nonprofits providing needed community services, and projects that offer grocery/produce to underserved areas

Key Policy Issues

- ✓ Next steps for the Mayor's GrowSouth Initiative.

Southern Dallas Beachheads of Activity



Source: Impact Dallas Capital / GrowSouth

Strategic Action Plan

○ Inclusive and Equitable Economic Development

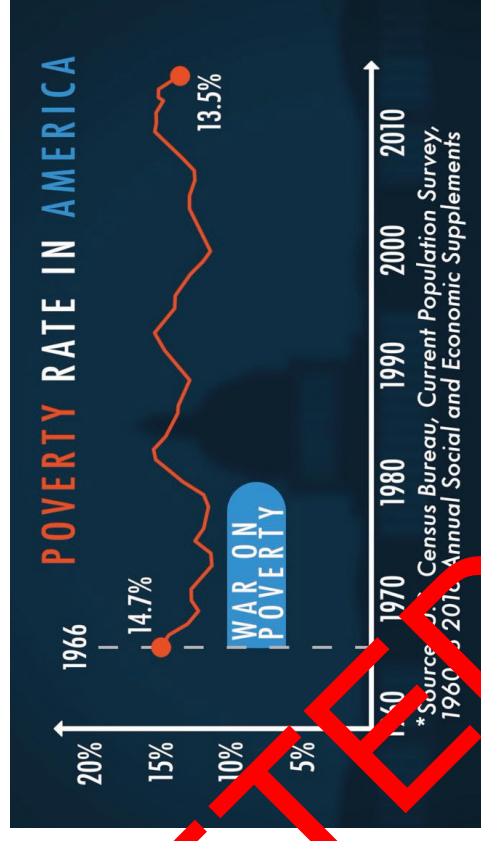
Strategy #2: Reduce Poverty

The Opportunity Gap

Poverty has been a chronic part of the American experience. Since the advent of President Johnson's "War on Poverty" programs in the mid-1960s, there has only been a slight decrease in the U.S. poverty rate. That rate, as computed by the federal government, has fluctuated over the decades, starting at 14.7% in 1966, to the current 13.5%—a net reduction of 1.2%. All this, despite having spent an estimated \$20 trillion on poverty relief programs. Much of this funding has vastly improved living conditions for the poor, but these statistics remind us that there is a big difference between making people less miserable in poverty and helping them escape poverty.

Mayor's Task Force on Poverty. Several issues pertaining to poverty reduction have been addressed earlier in this report—affordable housing, apprenticeships, childcare, community scholarships, fair chance hiring, fiber optic broadband service, mobile workforce outreach, and transportation.

Not mentioned is the high poverty rates for single women heads of household with children, a salient point raised by the Mayor's Task Force on Poverty. Strongly correlated to this are high teen birth rates. It has previously been reported that zip codes 75203, 75212, 75215, 75216, and 75220 have teen birth rates that are similar to Burkina Faso, the Gambia, and Somalia. Moreover, "in certain zip codes, a teen girl has a higher chance



Source: Prager U

*Source: U.S. Census Bureau, Current Population Survey, 1960-2010 Annual Social and Economic Supplements

Strategic Action Plan

○ Inclusive and Equitable Economic Development

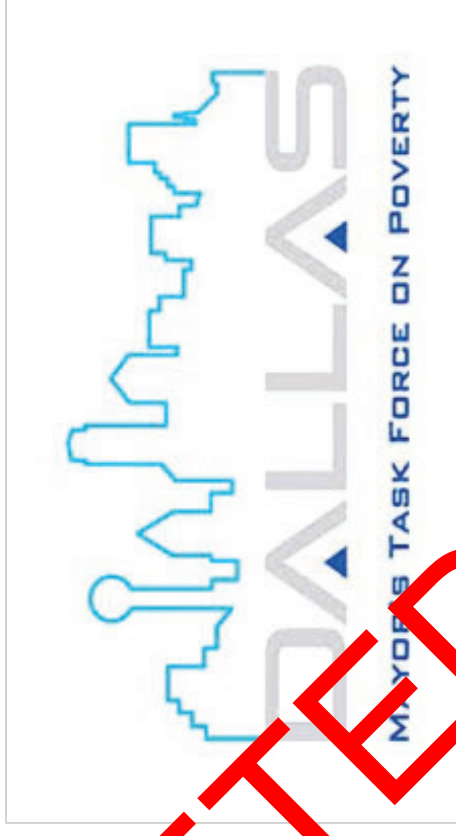
Strategy #2: Reduce Poverty

of giving birth before age 19 than ever attending college” (North Texas Alliance to Reduce Teen Pregnancy, 2016).

To reduce the poverty rate for single women heads of household with children, the Mayor’s Task Force on Poverty recommended taking a qualitative approach to proposed solutions, not the least of which is placing an increased focus on teen pregnancy reduction, including support for a media campaign. The AE team endorses this recommendation.

Child Poverty Action Lab. The Child Poverty Action Lab—a non-profit organization affiliated with the GrowSouth initiative—has been created to elevate child poverty as a common agenda requiring collective action. Within this collaboration of leaders, advisory organizations, and community members, it is the consultant’s hope that resources and strategies to reduce teen pregnancy reduction will be at the forefront of their efforts. If Dallas does not stem the tide of children born into poverty, the flow of young children will continue to overtake those who escape poverty.

This strategic recommendation should not be interpreted as being limited to economically-disadvantaged areas in southern Dallas, but also other underserved areas in the community.



Strategic Action Plan

○ Inclusive and Equitable Economic Development

Strategy #2: Reduce Poverty

Action Items

- Provide support for the Child Poverty Action Lab
 - Support a social-change initiative to reduce teen birth rates

Key Policy Issues

- ✓ Affordable Housing
- ✓ Child Care
- ✓ Education
- ✓ Fair Hiring Practices
- ✓ Fiber-Optic Broadband / Wi-Fi
- ✓ Transportation
- ✓ Workforce Development

The cycle of poverty cannot be broken by only treating symptoms.

Trauma and toxic stress widen the opportunity gap for low-income children. Scalable results will require us to focus resources toward children and prevention.



Source: Child Poverty Action Lab, 2019

Strategic Action Plan

○ Inclusive and Equitable Economic Development

Strategy #3: Reduce Crime

Crime

The Economic Opportunity Assessment prepared by Communities Foundation of Texas (2018), property and violent crimes fell by 50% in Dallas. At the same time, the report further notes that most homicides occur in the southern part of Dallas County. Besides the tragic loss of human life, violent crimes exact an economic toll on the community, incurring direct costs of \$363 million and indirect costs of \$1.4 billion.

One of the positive aspects of local crime prevention is Dallas' commitment to community policing. This led to creation of the Neighborhood Police Team, a specialized group that serves serving as a liaison between the City of Dallas Police Department and the community. The group helps establish community Crime Watch groups, attend Crime Watch and Homeowner's Association meetings, and participate in community events, functions, and special projects. The intent is to afford Dallas residents the ability to take back their community and maintain a positive working relationship with the Police Department.

To assist with Dallas' community policing initiatives, AE recommends the leveraging of private surveillance systems, allowing police to use them as their eyes and ears. The installation of security devices on homes and businesses is an effective deterrent to lawless behavior, and when it does occur, help in solving crime.

BEST PRACTICE

"Neighbors App"

Ring

Santa Monica, California

Ring, a maker of security cameras and Internet-connected doorbells, was recently purchased by Amazon. Their acquisition of the firm aligns nicely with Amazon Key, a smart doorlock and security camera service that allows Amazon delivery people to drop packages inside of people's homes. Amazon's purchase of Ring moves them further into the home security business.

Soon thereafter, Ring launched a social network called Neighbors, which allows users to share photos and videos of packaging thieves, burglars, and other suspicious activity. The Neighbors App pairs with Ring's signature product—a doorbell with a Wi-Fi-connected camera—instead of a peephole. Users can watch video of their street or porch from a smartphone and talk back over a speaker. The device is one of several low-cost security cameras that have hit the market in the past decade, including Citizen, an app for tracking local crime, and Nextdoor, a neighborhood watch social network, helping people unite to fight crime.

Local police departments are able to join Neighbors to send out crime and safety alerts and view shared videos.

For more information, click on: <https://shop.ring.com/pages/neighbors>.

Strategic Action Plan

- Inclusive and Equitable Economic Development

Strategy #3: Reduce Crime

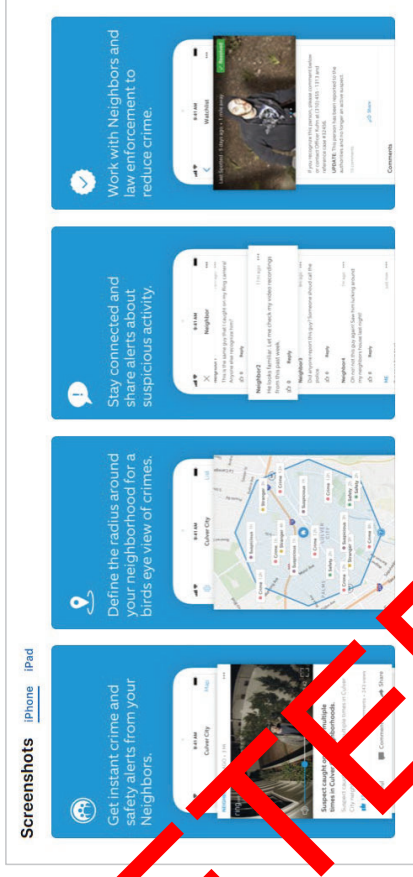
Action Items

- Establish a private security camera sharing program

Key Policy Issues

- ✓ How to balance civil liberties

Neighbors App



Source: Apple Store / Ring

Strategic Action Plan

☐ Inclusive and Equitable Economic Development

Strategy #4: Embrace Development Areas / Corridors

Development corridors are defined geographic areas that serve as a component of economic development and/or municipal planning. They typically have one or more anchors as a focal point (e.g., Paul Quinn College and UNT-Dallas, Education Corridor, southern Dallas). Expansion plans are typically based on a complementary mix of place-based community development and economic development strategies. Their boundaries reflect live-work patterns, and job centers.

Incentives Policy

Like other large urban cities, Dallas has used public funds to incentivize private development projects that strengthen the local economy. These public incentives have taken different forms, such as property tax abatements, public infrastructure, and workforce development. Their use is intended to help achieve economic development goals—diversification of the tax base, job creation, housing, and business retention and expansion—among others.

To assist with implementation of the strategic action plan, AE has prepared a spreadsheet that outlines a proposed incentives policy for economic development (see adjacent graphic). The incentives policy is designed to help the organization move away from a high concentration of “one-off” real estate transactions to a more focused and productive use of public resources.

[illegible]

Strategic Action Plan

☐ Inclusive and Equitable Economic Development

Strategy #4: Embrace Development Areas / Correctors

Highlights of the incentives policy are shown below:

- The first column applies to *all industries* in desired development areas/corridors, whereas the second column is appropriate for *targeted industries* in other development areas.
- Eligibility for incentives is linked with performance criteria (e.g., number of jobs created, minimum hourly wages + healthcare benefits, minimum investment, and effective timeframe).
- Anticipates that Public Improvement Districts (PIDs) will be created in all reinvestment areas and opportunity zones.
- In the desired development areas/corridors, Dallas should consider a combination of incentives—sales tax rebates, hotel/motel tax, building permit waivers, and development fee waivers.
- Special projects (corporate headquarters, \$50+ million investment, Dallas County participation) are left to the discretion of the Dallas City Council.

[illegible]

Strategic Action Plan

☐ Inclusive and Equitable Economic Development

Strategy #4: Embrace Development Areas / Corridors

Action Items

- Update incentives policy.

Key Policy Issues

- ✓ Consider freezing or lowering property taxes to provide relief and lower the risk of tax delinquencies and foreclosures for long-time residents in gentrifying neighborhoods.
- ✓ Consider freezing property valuations for façade improvements on buildings and homes in desired development areas/corridors.

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Implementation Matrix

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Implementation Matrix

		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
Economic Development		Implementation Timeline			Implementation Partners			Implementation Partners												
		Short Term (1-3 years)	Medium Term (3-5 years)	Long Term (5+ years)	Economic Development Office	City Government	Public Schools	Local Utilities	Workforce Development	Private-Sector Leaders										
1	Priority 1																			
2	Strategy 1																			
3	Action																			
4	Action																			
5	Action																			
6	Action																			
7	Action																			
8	Action																			
9	Strategy 2																			
10	Action																			
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26	Action																			
27	Strategy 5																			
28	Action																			
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30	Action																			
31	Action																			
32	Strategy 6																			
33	Action																			
34	Action																			
35	Action																			
36	Priority 2																			
37	Strategy 1																			
38	Action																			
39	Action																			
40	Action																			
41	Action																			
42	Strategy 2																			
43	Action																			
44	Action																			
45	Strategy 3																			
46	Action																			
47	Action																			
48	Action																			
49	Priority 3																			
50	Strategy 4																			

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Economic Development Metrics

Economic Development Metrics

Economic Development Metrics

Continued performance evaluations is a critical to the success of Dallas Economic Development efforts. The economic development measures proposed on the following pages will assist the City of Dallas in effectively measuring implementation of the strategies and action items outlined within this plan.

Economic development professionals and public-sector practitioners will have an opportunity to demonstrate the positive results of their activities and for the public to determine whether resources are well spent and whether the community's assets are being properly applied. Strategic planning partners must agree upon a concise set of the most appropriate performance measures and a schedule for the period reporting on results.

The City of Dallas and its strategic partners should hold an annual "scorecard" meeting to review progress. Additionally, the City of Dallas should consider creating a website to track performance metrics and maintain accountability to its citizens for the effectiveness of the organization's programs and initiatives.

"What gets measured gets done."

— W. Edwards Deming

Business Climate

Permitting

- Number of commercial/residential permits issued annually
- Average duration of commercial/residential permitting process
- Percentage of permitting completed online
- Ratings of permitting process through post-permitting survey

EDO

- Deal conversion rate (ratio of prospect visits into recruited projects)
- Number of prospect inquiries
- Number of prospect visits
- Number of annual BR&E visits
- Percentage of businesses surveyed and profiled

Marketing and Branding

- Number of media impressions about Dallas
- Website visitor engagements
 - Average number of backthroughs on website
 - Average number of page views by visitors
 - Average time spent on website
- Number of social media followers (Facebook, LinkedIn, Twitter, etc.)
- Number of social media shares (re-tweets, likes, etc.)
- Number of subscribers to content (newsletter)
- R&E survey

Economic Development Metrics

Economy

- Average wage
- Total wages and percent change
- Per capita income
- Total new jobs
- Average wages for new jobs
- GDP growth
- Population changes
- Local new job listings
- Unemployment rate
- Changes in property values (all product types)

Infrastructure/Real Estate

Residential

- Average price of multi family rent
- Average price of housing sales
- Average price of new homes
- No. of months in single family inventory
- No. of utility hooks ups

Commercial

- Office, industrial absorption/vacancy
- Office, industrial price/square feet
- Average no. of days to issue development permits
- No. of utility hooks ups

Target Industries

Growth

- Jobs created/lost related to target industries
- Number of total firm expansions/relocations
- Total capital investment
- Tax revenue generated
- ROI of CDD budget to total new jobs and income (annual)

Target Industries Talent Pool

- Total number of annual higher degree graduates
- Percentage of annual STEM related graduates vs. non-STEM graduates
- Number of high school graduates
- Percent of high school graduates enrolling in college/technical school
- Number awarded certificates via workforce development programs

Economic Development Metrics

Employment Centers/Corridors

- Employment center business growth
- Employment center job creation
- Employment center gross revenues
- Number of new development projects

Entrepreneurial Metrics

Business Creation

- New business starts (incorporations)
- Number of incubated businesses
- No. of minority/women-owned businesses

Capital and R&D Activity

- Angel and venture funding
- Number of patent applications/patents approved
- R&D spending
- ROI of private investment to public investment (annual)

International

- Value of exports
- Foreign direct investment
- Number of international inquiries
- Number of qualified leads

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Appendices

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Appendix A – Review of Past Plans and Studies

AE reviewed past plans and studies identified by the City of Dallas Office of Economic Development to better understand the baseline of local, regional, national, and international conditions to support economic development. This review helped AE to identify other local or unique data sources for utilization during subsequent project tasks. The plans and studies are catalogued here to provide background for this report.

Arts & Culture

Arts and Prosperity®5

The Economic Impact of Nonprofit Arts and Cultural Organizations & The Audiences

Fiscal Year 2015

Dallas Cultural Plan 2018

City of Dallas Office of Economic Development Strategic Engagement 2013

Goals, Objectives, and Strategies (February 2013)

Arlington, TX: An Economic Development Strategic Plan (September 2014)

City of Plano Comprehensive Plan Economic Development Element

Economic Development Plans

City of Dallas Economic Development Stakeholder Task Force Findings and Recommendations (June 1, 2005)

City of Dallas Office of Economic Development Strategic Engagement: Dallas' Economic Development Plan (2005)

Downtown Dallas 360 Plan (2007, 2011, 2017)

The Grow South Plan

Comprehensive Economic Development Strategy for the North Central Texas Region North Central Texas Council of Governments (February 15, 2016)

Economic Development Strategic Plan City of Fort Worth, Texas (December 2017)

Irving Economic Development Strategic Plan (January 2017)

Appendix A – Review of Past Plans and Studies

Entrepreneurship and Innovation

Dallas-Fort Worth Regional Innovation Study 2018
Dallas Innovation Alliance
Smart Cities Living Lab Case Study

Housing

City of Dallas Market Value Analysis
Comprehensive Housing Policy
City of Dallas Department of Housing and Neighborhood Revitalization
March 19, 2018 (last amended April 27, 2018)

Planning

forwardDallas! Comprehensive Plan (2006)
Neighborhood Plus
Neighborhood Revitalization Plan for Dallas
October 7, 2015

Public Policy

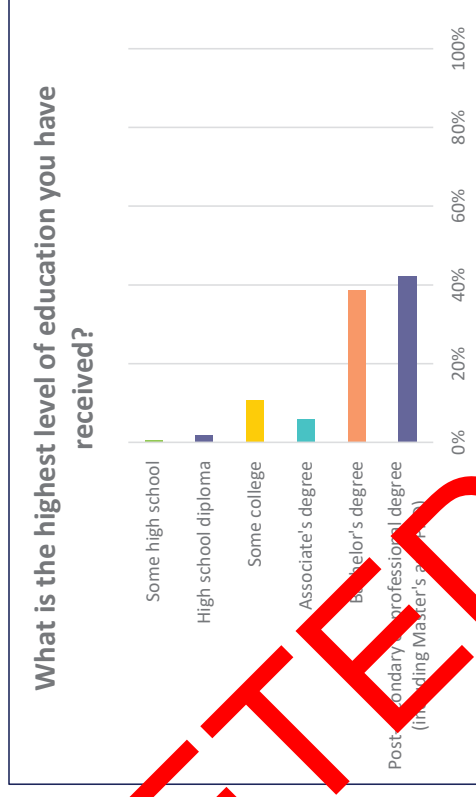
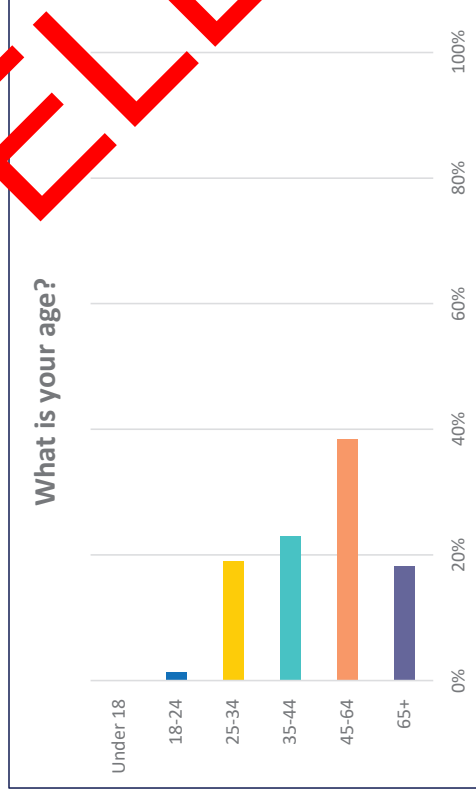
Dallas Economic Opportunity Assessment
Communities Foundation of Dallas
Center for Public Policy Priorities
March 2018

Inclusive Recovery in US Cities
Urban Institute - April 2018

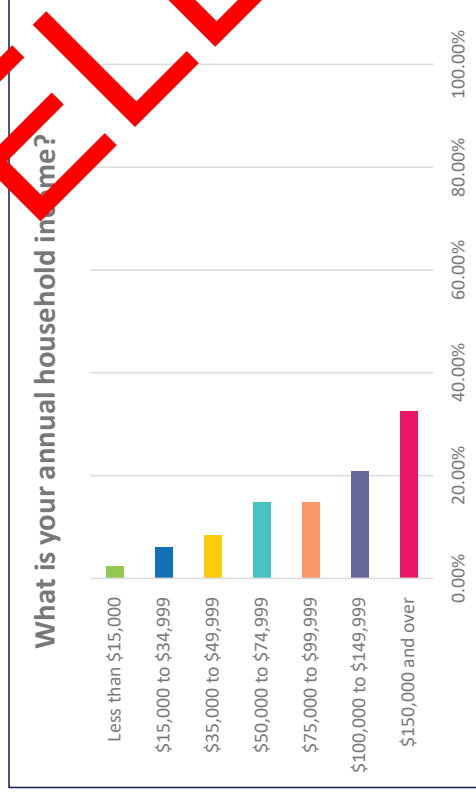
Workforce Development

Socioeconomic Analysis of the Dallas Workforce: Identifying Economically Isolated
Populations and Neighborhoods
Resilient Dallas Diagnostic Report (DRAFT – June 2017)
Strengthening Dallas-Fort Worth: Building a Middle-Skill Pipeline to Sustain Economic
Growth and Expand Opportunity (May 2015)

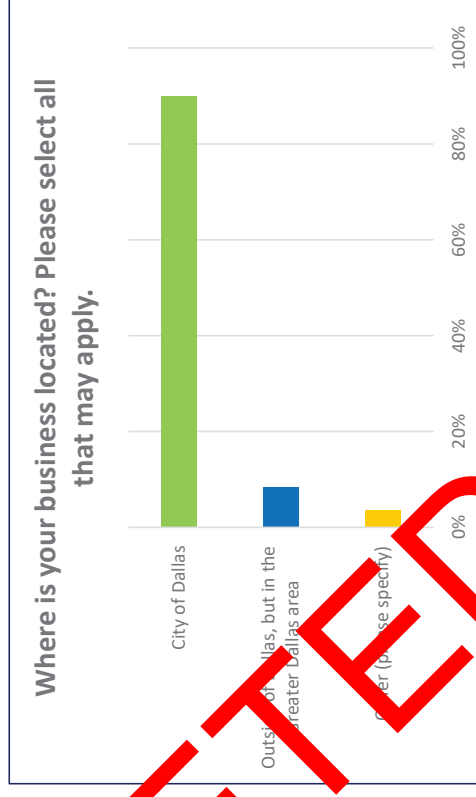
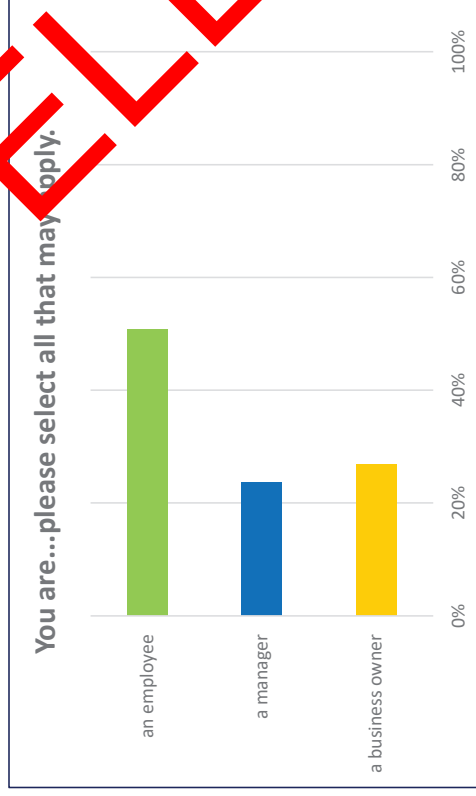
Appendix B – Online Resident Survey Respondents



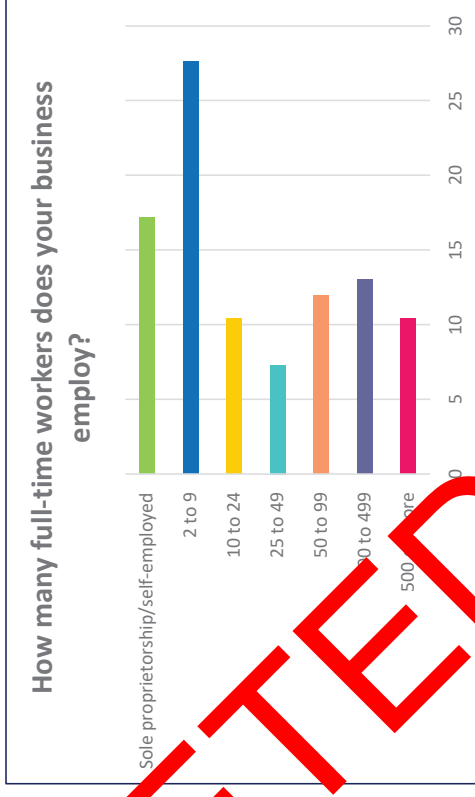
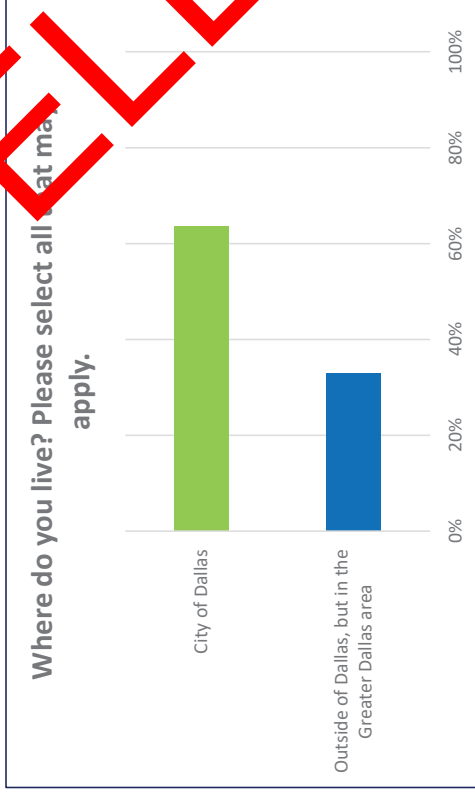
Appendix B – Online Resident Survey Respondents



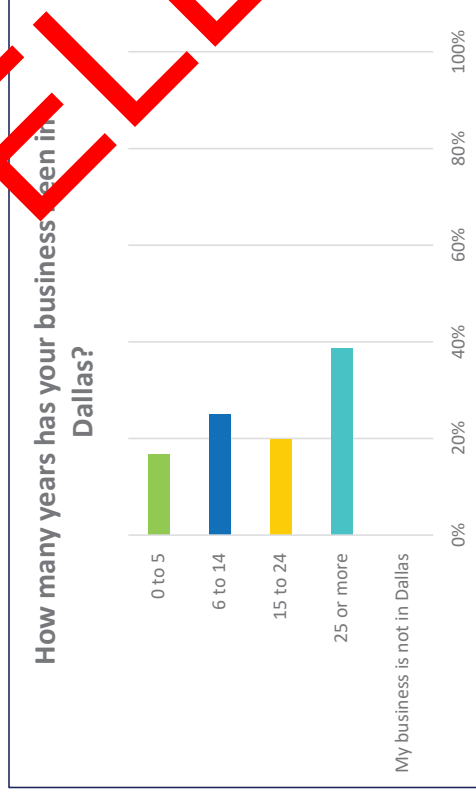
Appendix C – Online Business Survey Respondents



Appendix C – Online Business Survey Respondents



Appendix C – Online Business Survey Respondents



Appendix D – Focus Groups and Interviews

AE conducted focus group meetings with representatives from across the community who have specialized knowledge or represent institutions on a variety of economic development-related issues. Moreover, interviews were held with government and industry leaders who provided specific insights into the issues affecting the City of Dallas. Supplemental interviews were conducted throughout the duration of the project to ensure all data is collected and stakeholders are engaged. Included were persons from the following stakeholder groups:

Business Incubators, Startups and Entrepreneurs

Comprised of business incubators, organizations which are designed to help create and grow entrepreneurial companies and startups through an array of business support resources and services that could include physical space, capital, coaching, common services, and networking connections. This focus group includes managers of coworking spaces in Dallas, entrepreneurial mentoring and training programs.

Chambers of Commerce

Comprised of Chambers of Commerce representatives within Greater Dallas. This focus group discusses business opportunities in Dallas, local economy initiatives and attracting new business and development.

Creative Industries

Comprised of a collective of individuals representing entertainment industries including: music, art, television, film, animation, gaming, design, literature, production studios, entertainment attorneys and SAG/AFTRA. This focus group discusses the opportunities and challenges they face with doing business in Dallas.

Education

Comprised of leaders in the education field. This focus group is a collaboration of representatives from Dallas ISD, colleges and universities, trade and technical schools, coding schools, charter schools and the Dallas County Community College District.

Growth Fund

Comprised of representatives from financial institutions, real estate, development companies and the Dallas Citizens Council. This focus group discusses Mayor Mike Rawlings' Growth South Initiative and economic development in the southern sector of Dallas.

Innovation

Comprised of experts in technology, transportation, IT and networking. This focus group also includes representatives from Dallas Innovation Alliance, automobile manufacturers, Texas Research Alliance and Blackstone LaunchPad at UT Dallas-Institute for Innovation and Entrepreneurship.

Appendix D – Focus Groups and Interviews

International Strategy

Comprised of World Affairs Council of Dallas/Fort Worth, a member of strategic advisors, investment firms, asset management and financial services companies, international community leaders and development companies. This focus group discusses international connections to enhance the global stature of Dallas.

PID & TIF Managers

Comprised of representatives from Tax Increment Financing Districts (TIF) and Public Enhancement Districts (PID). A TIF is a special purpose district; a way for the City of Dallas to reinvest added tax revenue from new development back into the area where it originated. The TIF program is used to finance new public improvements in designated areas. A PID is a special district that allows for the City to levy a special assessment against properties within the district to pay for improvements to the properties within the district.

Real Estate Development

Comprised of real estate professionals, developers and The Real Estate Council (TREC). This focus group advises on community transformation, policy and trends in the Dallas housing and real estate markets.

Site Selectors

Comprised of consultants that advise on the process of choosing the best location for anticipated uses. This focus group discusses attracting and retaining businesses.

Small Business Capital Providers

Comprised of banks, micro-lenders, the Federal Reserve Bank of Dallas and the Small Business Administration (SBA). This focus group discusses financial matters and lending practices for small businesses and entrepreneurs.

The Black Church and Economic Development Initiative

Comprised of faith-based leaders, this focus group originated from a forum on the Black Church and Economic Development hosted by Senator Royce West in 2017. This focus group discusses economic justice, gentrification and ways to innovate and encourage entrepreneurial opportunities, specifically in the City's southern sector.

Workforce Development

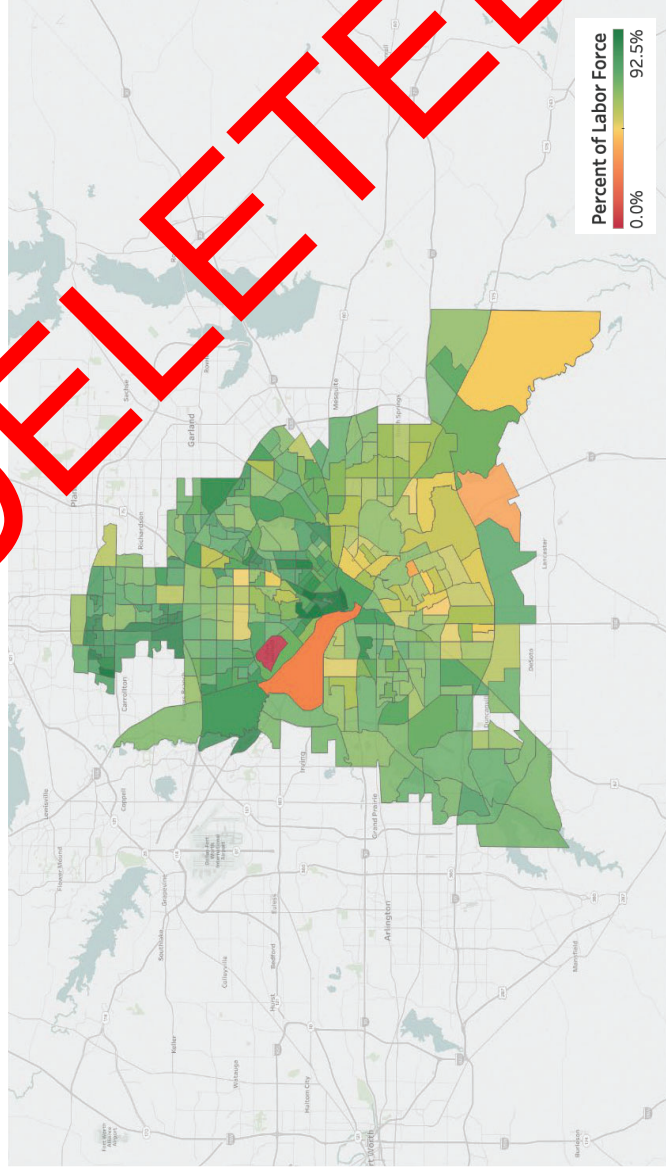
Comprised of representatives from workforce and industry-based training program certifications, employment services, adult education and supportive service organizations. This group discusses the resources needed to develop a stronger and prepared workforce and addresses tackling poverty and inequities.

Young Leaders

Comprised of young leaders actively involved in service to the City through initiatives and improvement projects. This group includes young professional in the education, legal, public safety, housing, innovation and impact investing fields.

Appendix E – Workforce

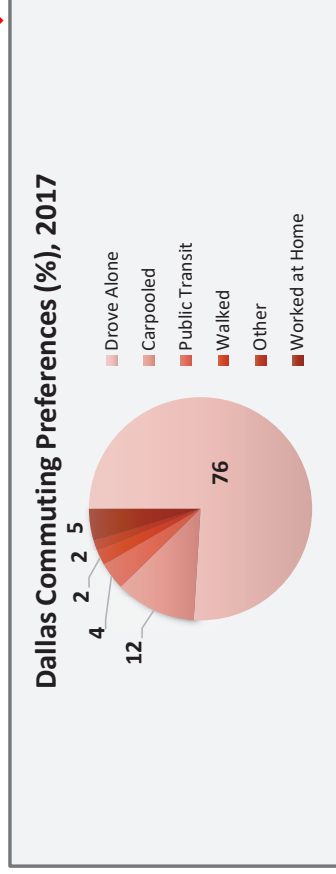
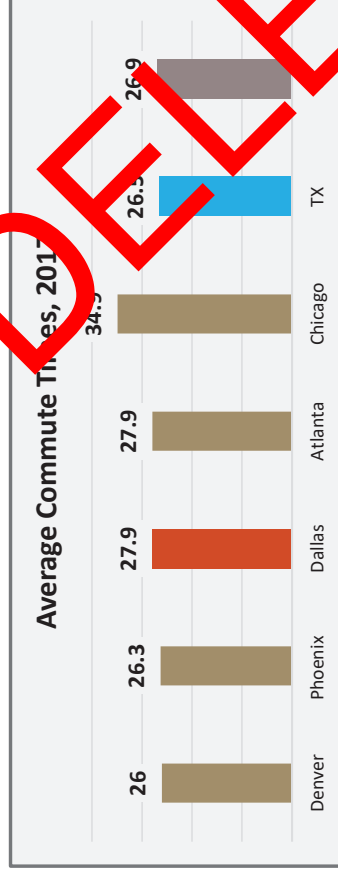
City of Dallas
Labor Force Participation Rate, 2017 (by Census Tract)



Workforce

- The Census Tract with the lowest labor force participation rate is the area immediately surrounding Dallas Love Field Airport. This census-tract should be discarded as the U.S. Census Bureau indicates that there are no residents living in this area.
- Otherwise, census tracts with the lowest labor force participation rate can be found in areas of southern Dallas.

Appendix F – Commuting Patterns

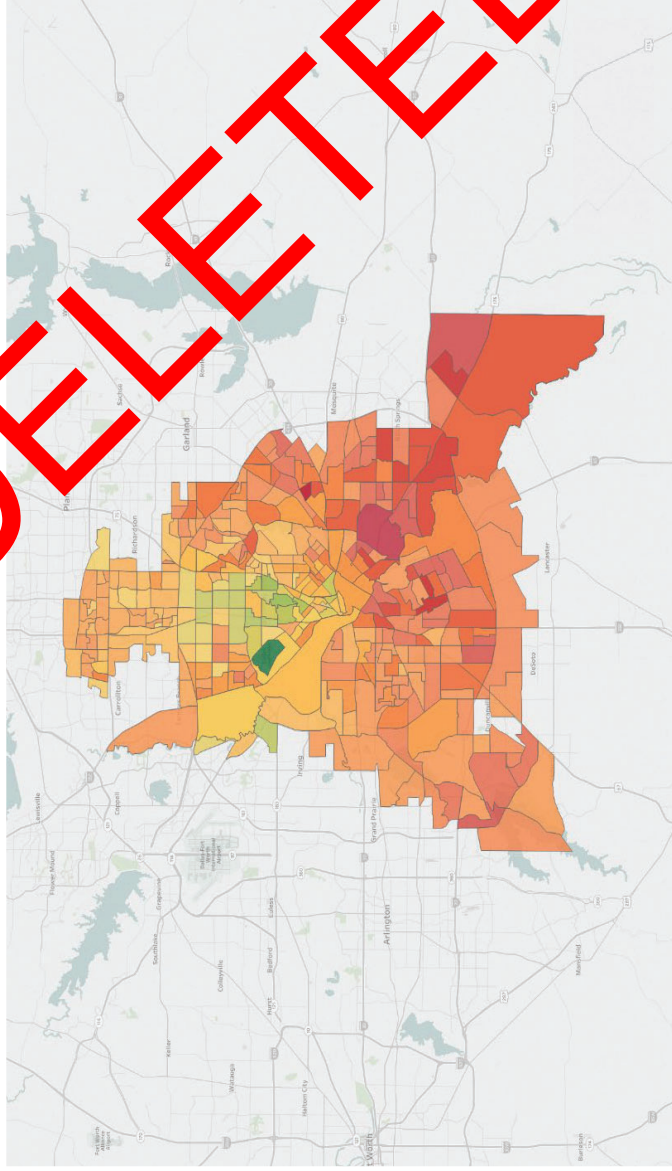


Commuting Patterns

- Dallas' commute is similar to all other benchmarks, except for Chicago, which has a much higher average.
- The commuting methods in Dallas are similar to state and national trends.
- However, Dallas has lower rates of people who take public transit.
- In fact, only Phoenix has lower rates of public transit commutes.

Appendix F – Commuting Patterns

City of Dallas
Average Travel Time to Work, 2017 (by Census Tract)



Commuting Patterns

- The Census Tract with the lowest labor force participation rate is the area immediately surrounding Dallas Love Field Airport. This census-tract should be discarded as the census bureau indicates that there are no residents living in this area.
- Otherwise, census tracts with the lowest labor force participation rate can be found in areas of southern Dallas.

Appendix G – Economic Development Organizations

Industrial Asset Management Council (IAMC)

Founded in 2002, the IAMC describes itself as “the leading industrial and manufacturing real estate trade association, offering dynamic professional development, networking opportunities and endless resources for its members in the U.S. and abroad.”

IAMC offers membership categories for economic developers and service providers including opportunities to increase their visibility to corporate real estate decision makers.

For more information, visit:
<https://www.iamc.org>

SelectUSA

SelectUSA is a government-wide program led by the U.S. Department of Commerce. The organization was created to showcase the United States as a prime location for business. The nonprofit organization’s Reshoring Initiative is designed to bring good, well-paying manufacturing jobs back to the United States by assisting companies to more accurately assess their total cost of offshoring and shift collective thinking from offshoring is cheaper to local reduces the total cost of owners. SelectUSA offers a number of free tools to advance their mission.

For more information, visit:
<https://www.selectusa.gov/welcome>

American Chambers of Commerce Abroad (AmChams)

Organized under the U.S. Chamber of Commerce’s International Division, AmChams are organizations of business leaders that represent U.S. business interests to the government, business leaders, and communities of the host countries. Currently, there are 117 AmChams representing U.S. business interests in 103 countries worldwide.

Membership in AmChams not only provides networking opportunities and business leads, but also access to publications, libraries, and consolidated information on business climate’s and regulations.

For more information, visit:
<http://www.amchamsineurope.com/>
<https://www.uschamber.com/amcham-directory>
<https://www.aaccla.org/amchams/>

Site Selector’s Guild

The Site Selector’s Guild is the most prestigious professional organization for corporate site selectors in the world. Founded in 2010, the Guild maintains the highest standards of membership with demonstrated site selection experience and peer vetting both requirements for membership.

The Site Selector’s Guild seeks to push professional site selection to the forefront of corporate location decisions through collaboration between site selectors, corporate customers, and economic development organizations. The Guild also seeks to create the future of professional site selection through education opportunities and mentorship of the next generation of site selection consultants.

For more information, visit:
<https://siteselectorsguild.com/>

Appendix H - Comparison of Texas Metros

Population & Employment

City	Population	5-Year Population Growth	Employment	5-Year Employment Growth	Unemployment Rate
Dallas	1,341,103	8.1%	680,350	15.8%	5.2%
Ft. Worth	876,060	12.0%	430,145	21.5%	5.1%
Houston	2,313,230	7.0%	1,115,198	8.1%	6.3%
Austin	950,714	12.8%	551,084	20.2%	3.5%
San Antonio	1,511,913	9.3%	706,348	13.2%	5.0%
El Paso	683,583	1.6%	293,771	11.7%	6.6%

Source: Bureau of Labor Statistics, U.S. Census Bureau

- Dallas is the third largest city in Texas and has the fourth highest population growth rate.
- Likewise, Dallas has the third largest workforce and the third highest growth in its workforce.
- The unemployment rate for Dallas is near the middle. Austin's low unemployment rate is creating shortage pressures, while Houston and El Paso's higher rates leave opportunity on the table.

Appendix H - Comparison of Texas Metros

Workforce, Education, Housing & Income

City	Young Professionals	% Bachelor's Degree	Median Home Value	Median Rent	Median Income
Dallas	32.9%	31.20%	\$190,600	\$992	\$50,627
Ft. Worth	30.6%	29.7%	\$169,400	\$994	\$60,205
Houston	32.3%	32.7%	\$183,600	\$986	\$50,896
Austin	38.5%	51.0%	\$332,700	\$1,244	\$67,755
San Antonio	29.4%	26.5%	\$148,200	\$926	\$50,044
El Paso	27.2%	24.7%	\$127,700	\$832	\$44,754

Source: Bureau of Labor Statistics, U.S. Census Bureau

- Dallas has the second highest rate of young professionals, behind Austin.
- In terms of college educated population, Dallas ranks third, behind Austin and Houston.
- Median home values are the second highest among Texas metros.
- Rents rank similar to Ft. Worth and Houston. Austin is on the very high end, while San Antonio and El Paso are on the low end.
- Median incomes in Dallas rank fourth among Texas metros, ranking higher than only San Antonio and El Paso.

Appendix I – City of Dallas Value Analysis

Aggregate Value of Owner-Occupied Dwellings, per Capita			
City	2017 Aggregate Value per Capita	10-Year Growth	Compound Annualized Growth Rate
San Francisco	\$497,794	62%	4.8%
Denver	\$194,539	55%	4.50%
Houston	\$100,092	53%	4.3%
Austin	\$152,093	51%	4.20%
Dallas	\$110,396	47%	3.90%
New York	\$287,653	46%	3.80%
Fort Worth	\$65,433	30%	2.70%
San Antonio	\$55,488	24%	2.20%
Atlanta	\$179,362	23%	2.10%
Los Angeles	\$274,539	23%	2.10%
El Paso	\$48,770	16%	1.50%
Chicago	\$126,615	1%	0.10%
Phoenix	\$92,596	-11%	-1.20%

Source: U.S. Census Bureau

- The current aggregate value per capita for owner-occupied dwellings is \$110,396 in Dallas.
- Among the 13 major cities selected, Dallas ranks 8th.
- On an annual basis, aggregate value per capita in Dallas has grown by 3.9% since 2007.

Appendix J – Dallas Output Analysis

MSA	Total Output per Capita		
	2017 Total Output Per Capita	10-Year Growth	Compound Annualized Growth Rate
San Francisco-Oakland-Hayward, CA	\$100,918	18%	6%
Austin-Round Rock, TX	\$80,303	14%	5%
Los Angeles-Long Beach-Anaheim, CA	\$78,160	15%	5%
Atlanta-Sandy Springs-Roswell, GA	\$65,541	13%	4%
Chicago-Naperville-Elgin, IL-IN-WI	\$71,293	12%	4%
Phoenix-Mesa-Scottsdale, AZ	\$51,753	10%	3%
San Antonio-New Braunfels, TX	\$40,263	10%	3%
El Paso, TX	\$34,433	8%	3%
New York-Newark-Jersey City, NY-NJ-PA	\$84,529	10%	3%
Denver-Aurora-Lakewood, CO	\$72,317	7%	2%
Dallas-Fort Worth-Arlington, TX	\$72,360	6%	2%
Houston-The Woodlands-Sugar Land, TX	\$71,103	19%	-3%

Source: Bureau of Labor Statistics, U.S. Census Bureau

- In 2017, the total output per capita for the Dallas metro area was \$72,360, which is 4th among the 12 metro areas in the United States. The Dallas metro area falls behind the Los Angeles, San Francisco, and New York-Newark-Jersey City MSA's.
- Over the past 3 years, the Dallas metro area per capita output has grown by 6%, which ranks 11th out of the 12 metro areas considered.
- On an annual basis, total output per capita in the Dallas metro area has grown by 2% since 2014.

Appendix K – Comparison of ED Budgets

City	Department	Operating Divisions/Programs	FY 2019-2020 Budget	FTE
Austin	Economic Development	Cultural Arts and Contracts • Global Business Expansion • Heritage Tourism Music and Entertainment Division • Redevelopment • Small Business Program Support Services Transfers, Debt Service, and Other Requirements	*\$49,496,776	74
Dallas	Office of Economic Development	Area Redevelopment • Business Development • Creative Industries Targeted Development • Community Development	*\$5,365,845	46.5
El Paso	Economic Development	Business Incentives • Business Retention & Expansion • Contract Compliance International Development • Redevelopment Special District Management	*\$802,412	15
Fort Worth	Economic Development	Administration • Strategic Development and Revitalization Office of Business Diversification	*\$26,967,157	23
Houston	Office of Business Opportunity	Certification and Designation • Contract Compliance External Affairs and OBO Evaluation Center Turnaround Houston Initiative/Workforce Development Unit The Homebuilders Institute (HBI) Accredited Home Program	\$3,562,378	32.2
San Antonio	Economic Development	Industrial & International Business Development • International Relations Office Small Business Office • Workforce Development	\$15,815,113	38

Source: Cities of Austin, Dallas, El Paso, Fort Worth, Houston, and San Antonio, 2019

*Proposed FY 2019-2020 Budgets

Appendix K – Comparison of ED Budgets

City	Department	Funding Sources	FY 2019-2020 Budget	FTE
Austin	Economic Development	Cultural Arts Fund • Economic Development Fund Economic Incentives Reserve Fund HUD Section 108 Family Business Loan Program Fund Music Venue Assistance Program Fund	*\$46,268,113	74.00
Dallas	Office of Economic Development	General Fund • Clean Energy Program • New Market Tax Credits South Dallas Fair Park Opportunity Fund • City of Dallas Regional Center Fee	*\$5,365,845	46.50
El Paso	Economic Development	General Fund • Non-General Fund	*\$802,412	15.00
Fort Worth	Economic Development	General Fund • Transfer from Fort Worth Local Development Corporation	*\$26,967,157	23.00
Houston	Office of Business Opportunity	General Fund	\$3,562,378	32.20
San Antonio	Economic Development	General Fund • Economic Development Incentives Fund Starbright Industrial Development Corporation Fund Delegate Agencies – Workforce Development	\$15,815,113	38.00

Source: Cities of Austin, Dallas, El Paso, Fort Worth, Houston, and San Antonio, 2019

*Proposed FY 2019-2020 Budgets



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About Us

AngelouEconomics partners with client communities and regions across the United States and abroad to candidly assess current economic development realities and identify opportunities.

Our goal is to leverage the unique strengths of each region to provide new, strategic direction for economic development

As a result, AngelouEconomics' clients are able to diversify their economies, expand job opportunities and investment, foster entrepreneurship growth, better prepare their workforce, and attract 'new economy' companies.

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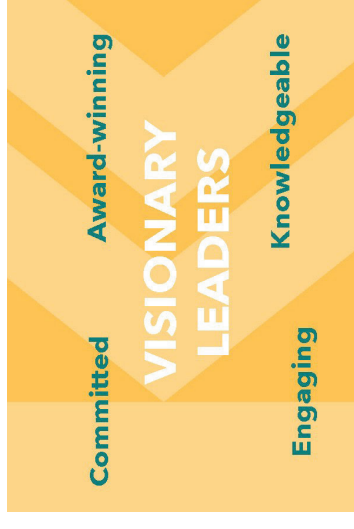


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Our continued success can be attributed to our reputation for excellence, our commitment to the community, our relationships with key leaders, and most importantly, our dedication and devotion to meeting our clients' needs.



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**CITY OF DALLAS ECONOMIC DEVELOPMENT POLICY:
ECONOMIC GROWTH AND SOCIAL PROGRESS FOR ALL**



Table of Contents

Introduction / 3

10-Year Aspirational Outcomes / 6

Implementation Strategy / 8

Policies & Actions:

Economic Vitality / 11

Community Sustainability / 20

Smart Growth and Development / 28

Responsive Governance / 31

Evaluation Matrix / 33

There is an abundance of opportunities in the City of Dallas to lead North Texas in becoming an equitable, sustainable, and even more prosperous region. As the ninth-largest city in the nation, Dallas is home to more than 1.3 million residents. The region is rapidly growing, with more than 7.5+ million people.¹ A business-friendly environment and competitive location, North Texas is one of the world's busiest transportation hubs. It is also home to headquarters of almost two dozen Fortune 500 companies.² Anchored by strong network of higher education and healthcare institutions, Dallas is a national leader in healthcare, technology, financial services, defense, and transportation industries. Furthermore, the city is made up of richly diverse and growing communities which provides with a significant competitive advantage.

Despite these advantages, Dallas needs to proactively evolve in order to thrive and remain competitive in a global market. Globally, cities vie for residents, investment, and ideas, facing competition from neighbors and from around the world. Economic development in Dallas will be successful only if there is an exhaustive approach that meets the needs of businesses large and small, while simultaneously fostering job creation, attraction, retention, and workforce development at every level of the economy. Dallas could also improve its support to grow small businesses and entrepreneurship, and existing industries, as well as provide equitable economic pathways for all its residents.

Levels of job growth, living wages, and affordable housing must meet increasing need. Traditionally underserved neighborhoods should have direct access to equitable services to improve quality of life and create sustainable community vitality. Communities should have access to job opportunities within their reach. Currently, an unsustainable auto-centric environment, where more than 90% commute to work via car, which hinders access to jobs and housing for residents unable to get to hubs in Downtown. Dallas must fervently pursue solutions that aid communities in becoming whole and foster an environment for residents to achieve their full social and economic potential. Without these fundamentals Dallas will not achieve its potential to realize the full strength of a tax base that supports the comprehensive health, quality of life, educational, and social outcomes that make Dallas a truly leading global city.

The City must also face head on the inequities that have created a racial wealth chasm. This is most tangibly seen in the underinvestment and outcome disparities in Southern Dallas. A stark divide separates North and Southern Dallas. Southern Dallas encompasses only 15% of the tax base but encompasses 45% of the population. Southern Dallas has just 15% of the tax base. Due to the impacts of discriminatory policies, Redlining and disinvestment have negatively impacted and stifled prosperity and vitality in Southern Dallas. Southern Dallas communities have a lower median household income, worse health outcomes, and in the wake of the COVID-19 pandemic, some of the highest rates of infection. Looking at this divide, the correlation of this disparity is tied to race and place. Black households earn less than half in income than white households.³ Nearly half of Black and Latinx renters are rent burdened, and 35% of Black residents and 28% of Latinx residents have zero net worth, compared to 15% for white

¹ U.S. CENSUS BUREAU (2019). AMERICAN COMMUNITY SURVEY 1-YEAR ESTIMATES.

² CITY OF DALLAS ECONOMIC DEVELOPMENT. CITY OF DALLAS ECONOMIC PROFILE 2019. ACCESSED AT [HTTPS://WWW.DALLASECODEV.ORG/DOCUMENTCENTER/VIEW/2715/2019-DALLAS-SUMMARY](https://www.dallascodev.org/documentcenter/view/2715/2019-DALLAS-SUMMARY).

³ U.S. CENSUS BUREAU (2017). AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES.

residents.⁴⁵ According to a 2016 report by the Urban Institute, Dallas ranked a striking 272 out of 274 cities on inclusion.⁶ Closing the racial equity divide is a moral mandate. It is also an economic mandate: moral and economic according to the National Equity Atlas, Dallas is losing \$115 billion in GDP because of its disparities.⁷

Understanding the inherent challenges and immediate opportunities, the City of Dallas can design an inclusive and prosperous vision for Dallas' future. We can commit to and be held accountable to achieving success in economic development, housing and redevelopment efforts.

- **Mission.** To grow and diversify the Dallas economy in ways to create wealth and job opportunities for all residents. This can be achieved by prioritizing Southern Dallas and communities of color for whom structural disparities have hindered opportunity. The path includes attracting and strengthening businesses, building, and preserving communities, and repairing historic disparities in neighborhood investments, the built environment, and access to housing, employment, and social services.
- **Vision.** Dallas will be an inclusive, equitable, prosperous, and sustainable city that offers direct access and greater quality of life for all residents. Recognizing the interdependence of its economy, social fabric, and environment, the City of Dallas will create a path for high quality jobs through incentives and economic development tools. It will pursue diverse housing for residents, including essential workers. It will pursue advanced multi-modal transportation and resilient infrastructure. It will develop processes to promote a responsive and financially sustainable government agency. Finally, it will foster vibrant cultural, recreational, and historic amenities. Its policies will be designed to right past wrongs and plan for future generations.

In conclusion, the foundation for a strong economy for all, is inclusive of its residents, promoting and putting into action real solutions for communities to thrive. A healthy economy supports the creation of living wage jobs for a growing and increasingly diverse population. It supports a growing tax base for public services, and improves health, quality of life and educational outcomes. People with stable jobs and reliable incomes have the resources to meet their basic needs. This has positive physical and mental health effects on residents and in turn effects the contributions they make to their community.

Realigning the City of Dallas' economic development priorities is crucial to future equitable growth. There are several guiding principles that shape our course. An explicit commitment to correcting the disparities that obstruct the long-term economic potential of the city, with a focus on new land development and investment approaches south of Interstate 30. An understanding that local innovation and neighborhood-level interventions – including small business support –

⁴ NATIONAL EQUITY ATLAS (2015). ADVANCING WORKFORCE EQUITY IN DALLAS AND COLLIN COUNTIES A BLUEPRINT FOR ACTION.

⁵ PROSPERITY NOW (2016). RACIAL WEALTH DIVIDE IN DALLAS.

⁶ CHRISTINA STACY ET AL. URBAN INSTITUTE. MEASURING INCLUSION IN AMERICA'S CITIES. ACCESSED 12/17/2020 AT [HTTPS://APPS.URBAN.ORG/FEATURES/INCLUSION/INDEX.HTML?CITY=DALLAS_TX](https://apps.urban.org/features/inclusion/index.html?city=dallas_tx).

⁷ NATIONAL EQUITY ATLAS (2015). ADVANCING WORKFORCE EQUITY IN DALLAS AND COLLIN COUNTIES A BLUEPRINT FOR ACTION.

will be key to positioning Dallas as a significant part of the global economy. A long-term outlook, reckoning with issues of sustainability and resilience, that protects Dallas for future generations. And finally, a government that is accountable to carry out this work. Thus, this document outlines intentional actions that will:

1. Spur **economic vitality**.
2. Promote **community sustainability**.
3. Create conditions for **smart growth and sustainable development**.
4. Deliver **responsive governance**.

- **OBJECTIVE: THE MOST IMPROVED INCLUSIVE AND EQUITABLE BIG CITY IN AMERICA**
- AN ESTABLISHED ECONOMIC AND REDEVELOPMENT ENTITY CAPABLE OF SUPPORTING ECONOMIC GROWTH AT THE SPEED OF THE MARKET
- INCREASE LABOR FORCE PARTICIPATION TO GROW TOTAL EMPLOYMENT TO AN ADDITIONAL 100,000 JOBS BY 2032
- ONE HUNDRED PERCENT (100%) OF JOBS CREATED AS A RESULT OF CITY INCENTIVE WILL PAY LIVING WAGES, DEFINED AS SUFFICIENT TO MEET MINIMUM LOCAL STANDARD OF LIVING
- TOP FIVE AMONG CITIES WITH POPULATION OVER 1 MILLION FOR CORPORATE RELOCATIONS, BUSINESS STARTUP AND VISITOR ATTRACTION
- ALIGN WORKFORCE TRAINING WITH EMERGING AND STABLE JOB SECTORS TO ATTRACT KEY INDUSTRIES TO DALLAS
- EXPAND STARTUP COMPANIES BY 15% ANNUALLY RELATIVE TO THE PREVIOUS YEAR
- INCREASE MINORITY BUSINESS GROWTH BY 40% ANNUALLY THROUGH NEW BUSINESS CAPACITY BUILDING AND STARTUP
- INCREASE HOMEGROWN BUSINESS GROWTH BY 15% ANNUALLY
- INCREASE ANNUAL CITY SALES AND PROPERTY TAX REVENUE EACH YEAR BY 4%
- INCREASE THE PROPERTY TAX BASE IN SOUTHERN DALLAS BY 50%
- BUILD MINIMUM OF 3,264 WORKFORCE HOUSING UNITS ANNUALLY DEFINED AS HOUSING RANGING FROM 30% AREA MEDIAN INCOME (AMI) TO 80% AMI
- ELIMINATE ALL ZONING AND LAND USE IMPEDIMENTS WHICH RESTRICT ECONOMIC GROWTH AND MOBILITY
- FOSTER WALKABLE COMMUNITIES BY INCREASING TRANSIT ORIENTED DEVELOPMENT AS A PART OF CITY SPONSORED NEIGHBORHOOD REVITALIZATION EFFORTS AND BY GREATER MIXING OF LAND USES AND GEOGRAPHICAL DISPERSION OF ECONOMIC OPPORTUNITIES

- INCREASE EQUITY SCORE ON INCLUSIVITY RANKINGS BY 10% EACH YEAR FOR THE NEXT 10 YEARS
- REDUCE HOUSING BURDEN BY 40% OVER TEN YEARS BY INCREASING DIVERSE HOUSING OPTIONS THAT MATCH WAGES FOR WORKERS IN DALLAS AND DEFINED AS HOUSEHOLDS PAYING NO MORE THAN 30% OF THEIR INCOME TOWARD HOUSING
- 100% OF ALL FAMILIES HAVE ACCESS TO BROADBAND REGARDLESS OF ABILITY TO PAY BY 2032
- CLOSE RACIAL WEALTH GAP BY 10% EACH YEAR AS MEASURED BY INCREASED INCOME, INCREASED HOMEOWNERSHIP RATE AND NEW BUSINESS CREATION

The foundation of this economic development policy was drafted on the basis of developing a shared vision and a set of actionable policies in alignment across economic development, housing, planning and sustainable development in coordination with other city departments and community partners. In this context, the implementation of the policy leans one alignment. More specifically, the policy focuses on several key factors:

1. A comprehensive approach to economic development which fosters inclusive economic growth for both businesses and residents that call Dallas home.
2. The City of Dallas resources are limited. Doing more with less requires alignment designed to achieve unthinkable results in challenging times.
3. The economic growth of the city is not the singular responsibility of the City of Dallas. It requires collective community action.
4. The major goals and metrics are developed as a baseline to provide the framework to align, track and measure performance against the policy goals on an annual basis.
5. The establishment of an economic development corporation (EDC) to support the city in its ability to act quickly, market the city, buy, hold and sell land, foster public private partnerships and create a community-benefit agreements with business and industry.

The goals and metrics of the policy apply to a 10-year period with annual action plans, annual reporting and a transparent dashboard communicating progress toward policy goals. More importantly, the policy is supported by an evaluation matrix designed to support decision making in alignment with overall policy goals.

In addition to describing progress on the policy's goals, the dashboard and annual report is an opportunity to share new challenges and to make recommendations for adjustments to the policy that address issues as they arise. In this way, the policy can be adapted to align with a changing environment, ensuring long-term efficacy for the city of Dallas.

The overarching theme of the policy is to promote an environment that is conducive to creating, attracting, retaining, and nurturing businesses that support inclusive prosperity and equitable access to employment and housing opportunities for all Dallas residents. This is accomplished by emphasizing the following principles in our efforts:

1. Establish a development entity capable of marketing development opportunities and creating public-private partnerships to support economic growth and development.
2. Apply an equity lens to economic development decision making.
3. Pursue non-traditional sources of funding.

4. Create, attract, expand, and retain businesses or industries that pay a living wage.⁸
5. Stimulate entrepreneurship, small businesses, and startup growth.
6. Promote a range of housing options for the city's workforce.
7. Ensure that zoning and land use supports inclusive growth.
8. Strategically invest in economic growth below I-30, south of the Trinity River, and in historically underserved communities in Dallas.
9. Encourage innovation and commercialization of technologies, products, and services.
10. Maintain and enhancing the physical character of neighborhoods by ensuring that best practices in design and placemaking are incorporated into economic development efforts.
11. Enhance community outreach, engagement and communication.
12. Create walkable communities with varying transportation and employment options.
13. Provide a competitive supply of development-ready sites to meet demand for employment and housing growth.
14. Ensure predictable and efficient building, permitting, and historic preservation processes.

The following outlines proposed commitments to goals, actions, responsibilities, and metrics to hold the City accountable. Meant to be flexible and adaptable, actions can be updated annually and account for the intrinsic linkages between economic development, housing, urban planning, infrastructure, workforce development, and small business support.

In addition, they draw from current and past planning efforts, including the Office of Economic Development's Strategic Plan, forwardDallas! Comprehensive Plan (update forthcoming), Neighborhood Plus: Neighborhood Revitalization Plan for Dallas, Comprehensive Housing Policy (as revised), Comprehensive Environmental and Climate Action Plan, and Connect Dallas (*currently under development*).

Carrying out these actions requires authority and long-term capacity. It will also require proactive public-private partnerships with non-profit organizations, education and healthcare anchor institutions, private corporations, and residents. The city must mandate capacity and create a structure for accountability and external partner collaboration. Coordination and fluid communication across city departments is vital to successfully implement this Economic Development Policy.

Mechanisms could include carving out additional resources and revenue, exploring creative funding and financing tools outside of TIF, abatements, bonds. Initiating, assembling, and

⁸ Currently, the living wage for a single adult without children in the Dallas-Fort Worth-Arlington Metropolitan Statistical Area is \$12.19 an hour. (Living Wage Calculator. Massachusetts Institute of Technology. <https://livingwage.mit.edu/metros/19100>. Accessed January 31, 2021.)

managing development strategies in underserved communities, and a high-capacity, proactive entity can lead the transformative change needed in Dallas's economic development approach.

In the absence of safe neighborhoods and strong resident engagement, economic growth cannot thrive. Thus, creating a deliberate intersection between economic development and public safety is integral to sustainable and progressive economic and social growth. This include addressing factors that contribute to crime (code enforcement, sanitation, blight, public nuisance, property decline, etc.). It is incumbent to target resources and identify measures for intersecting these components.

Implementing the actions described in the policy requires alignment to ensure the city provides the context to increase chances of being successful. As such, the policy is recommending a one-year transition period to allow staff and community stakeholders to put in place processes and refine policy elements. Without this transition, the policy may not be effective.

Recommendations include:

- Review and update the city's incentive programs to align with the action items and achieving the metrics described in the policy.
- Refine equity indicators in alignment with policy actions and metrics.
- Redesign/align of city RFPs for housing and economic development projects to support integration of policy actions and metrics.
- Complete the creation of the economic development entity.
- Align/refine housing tools to expand resources to support housing production.
- Review and refine scope of work for the comprehensive plan update to align with addressing smart growth and development and removing of impediments which restrict economic growth in historically underserved areas.
- Establish a streamlined and fluid process for partner engagement and collaboration, including agency, non-profit, and private sector support.
- Develop coordinated strategy to support public safety efforts that holistically address quality of life issues that tie directly into economic growth and social progress.

Additionally, staff will seek approval from City Council to hire an outside consultant to embed within the city to assist with facilitating structuring and activating the recommended process alignment measures. During this one year's transition period staff will be working on transition strategies and shall bring to the appropriate committees any items that may need to be refined to support the implementation of the policy.

Policies & Actions

Economic Vitality

For the city of Dallas, economic vitality is characterized by an economy that is resilient to disruptions, retains wealth within the community, and provides residents with access to economic opportunities such as living wage jobs, attainable housing, and a high quality of life. Ensuring that economic growth is beneficial to everyone in the city regardless of geography, race, or educational attainment, is central to Dallas's long-term advantage as a desirable place to live, work, and invest.

Actions that will further economic vitality include promoting a strong business environment, providing access to workforce development, strategically investing in the untapped economic opportunity in southern Dallas, ensuring a thriving downtown Dallas, and facilitating access to workforce housing in all areas of the city.

Ensure that economic growth is beneficial to everyone regardless of geography, race, or educational attainment is central to Dallas's long-term advantage as a desirable place to live, work, visit, and invest. While Dallas has a strong, business-friendly reputation and is home to some of the largest companies in the country, economic opportunities must continue to grow and, importantly, be shared among all communities.

Achieving long-term economic prosperity requires intentional efforts to stimulate job growth, especially for high-quality and accessible jobs, support small businesses and entrepreneurs from all backgrounds, meet increasing, pressing housing needs across neighborhoods, and strategically invest in Southern Dallas, where disinvestment has hindered economic opportunity.

Dallas will need to utilize and, in some cases, create new multiple levers and tools to make tangible change in delivering economic opportunity. Where existing incentives or strategies fail, the City must review – and reinvent – policies and organizational structures to keep them accountable to these **economic vitality goals**:

- **Support the long-term growth of Dallas as the economic and cultural heart of North Texas.**
 - Grow Dallas labor for by 100,000 jobs and increase share of regional job growth each year by 10%.
 - Build 90,000 new housing units, including 3,264 units of workforce housing each year.
 - Grow small businesses by 50%, and those MWBE-owned by 1.5x.

- 100% of all jobs created as a result of City of Dallas incentives will pay a living wage by 2032, defined as sufficient to meet minimum local standard of living⁹
- Increase Annual city sales and property tax revenue by 4% each year¹⁰
- Increase the property tax base in southern Dallas by 50%¹¹
- 90% of building permits will be approved within two weeks
- Economic opportunity for all Dallas residents will expand by 60 % by 2032 through enhanced transportation mobility, transit-oriented development and aligned workforce development training as defined as all residents have and live in proximity to job growth and institutions that foster job creation
- **Provide quality employment opportunities for residents of all neighborhoods and backgrounds.**
 - 100% of all jobs created as a result of City of Dallas incentives will pay a living wage
 - At least 85% of workforce development program graduates receiving support from the City of Dallas are placed in emerging and stable job sectors related jobs.
 - Reduce household poverty by 50%.
- **Tackle racial inequities in the distribution of wealth and opportunities**
 - Close the racial wealth gap by half by 2032.
 - Remove legacy land uses which contribute to social and economic segregation
 - Double the tax base in Southern Dallas from 15% of the City's total tax base to 30%.
 - Increase disadvantaged, minority, and women-owned business participation in City of Dallas contracts by 30%.
 - Reduce # of families experiencing housing cost burden by 40%, defining households as housing cost-burdened if they spend more than 30% of income on housing.

⁹ The Dallas Thrives report has a 50% living wage employment goal for young adults. Dallas Thrives, Boston Consulting Group. November 2020. <https://static1.squarespace.com/static/5fa88fb791077544fe422314/t/5fa9dfcd4e5ce030c7ee55f3/1604968423861/DallasThrivesReport112020.pdf>

¹⁰ The city projects sales tax to be negatively impacted by COVID (-4.19%) in 2020-2021 but rebound in 2021-2022 by 4.39%. Property tax revenue (despite the rate being reduced) is projected to grow by 5.14% in 2020-2021. City of Dallas Annual Budget Revenue. <https://dallascityhall.com/departments/budget/financialtransparency/AnnualBudget/2021-03-Revenue.pdf>

¹¹ A Plan for Growth in Southern Dallas. City of Dallas. February 15, 2012. http://www3.dallascityhall.com/council_Briefings/Briefings0212/PlanForGrowth_SouthernDallas_021512.pdf

<u>Policy</u>	<u>Actions</u>	<u>Lead</u>
1. Dallas will proactively correct for the past impacts of public and private sector policies and activities on Southern Dallas communities in how it allocates and deploys resources and measures success.		
A. Invest in infrastructure that improves the attractiveness of Southern Dallas to businesses and increases connectivity between jobs and housing.	Develop equity criteria for next COD bond program	Office of Equity & Inclusion (OEI), Bond Office
	Identify priority infrastructure investments via Comp Plan Update and commit to priorities for inclusion in next bond program	Planning & Urban Dev. (PUD), Public Works
	Adjust incentive policies to include consideration of job access, in addition to job creation	Office of Economic Development (OED)
	Identify creative approaches to fund infrastructure	Office of Economic Development (OED)
B. Use public land in Southern Dallas in ways that create living wage jobs and accessible housing while mitigating negative impacts on local communities.	Create EDC with Southern Dallas charge and equity in mission to acquire land, establish partnerships and develop and market Southern Dallas as a location for job growth and development	City Council
	Inventory existing public land and develop public land use strategy for City-owned developable assets	Sustainable Development & Construction
C. Identify & remove all discriminatory zoning and land use policies which historically limited economic mobility and economic growth in Dallas	Via Comp Plan update and in partnership with community stakeholders identify and recommend policies for adjustment	PUD/Community/ City Council
D. Document the historic - and future - impacts of incentives and infrastructure investments on communities of color in Southern Dallas and across the city	Compile existing reports and data	OEI
	Develop and institutionalize equity goals & metrics for all incentive programs	OED/ OEI
	Develop methodology for measuring impacts by geography, race, etc. and recommendations to close racial wealth gap	OEI
E. Partner with private sources of capital - including philanthropic	Convene existing partners and create shared commitment statement & 10-year business	EDC/OED

organizations and financial institutions - through a shared commitment to Southern Dallas investment.	plan/investment strategy for Sothern Dallas including and equity officer as part of the staff for the EDC	
	Create and empower EDC as owner of key partnerships	City Council
F. Develop comprehensive suite of neighborhood preservation policies to apply to neighborhoods identified for significant public investment & incentives.	Review existing policy options and identify gaps	Office of Historic Preservation (OHP)
	Develop package of policies that apply automatically to neighborhoods that meet certain criteria	OHP
G. Redesign incentive structure to attract private investment to Southern Dallas.	Review incentive policies to tie depth of subsidy with geographic focus on Southern Dallas and job creation and improved career paths for existing residents	OED
	Adjust incentive policies to include consideration of job access, in addition to job creation	OED
2. Dallas will build a robust, equitable economy by prioritizing small business growth and expanding well-paying employment opportunities.		
A. Focus resources and access to capital to grow small businesses and support entrepreneurs in high-opportunity areas.	Review land use, occupational licensing rules, licensing, and incentives policies to remove barriers to innovation and research	EDC/OED
	Develop a system to track data related to the creation of new companies being created and exiting the Dallas economy	SDC/COMMUNITY PARTNERS
	Develop a small business resource guide to route startup companies toward on time information and resources available	OED/EDC/COMMUNITY PARTNERS
	Conduct outreach to businesses in underserved communities to understand what resources are	EDC/OED

	necessary to support small businesses	
	Sponsor annual citywide business plan competition to spur creativity and innovation in startup entrepreneurship	OED/EDC/COMMUNITY PARTNERS
	Investigate lending landscape to identify gaps in access to capital and recommendations to expand venture capital attraction through a fund-to-fund capital source	OED/COMMUNITY PARTNERS
B. Support the creation of five business incubators citywide to support business incubation and small business growth	Develop profile of incubator needs, funding strategy, aging commercial corridor acquisition targets and inclusion as a part of city sponsored redevelopment projects.	OED/EDC/COMMUNITY PARTNERS
C. Target business relocation and expansion efforts based on target growth sectors and stable industries in areas of opportunity and strength for Dallas	Develop business/industry engagement strategy to attract and expand corporate, regional and emerging business locations to Dallas.	OED/EDC
D. Require all projects receiving public funds or subsidy to pay a living wage, prioritizing opportunities that increase economic mobility and well-paying jobs not requiring a 4-year degree.	Develop business assistance loans, grants, or tax abatement programs	OED or EDC
	Adjust incentives metrics to account for equity and economic mobility	OED
	Include business attraction/retention in redevelopment strategies to target aging commercial corridors	OED/EDC
E. Negotiate industry commitments and focus business attraction efforts on employers with living wage guarantees.	Adjust incentive policies to support living wages	OED
	Support in partnership private firms negotiated commitments around living wage as part of their hiring efforts	OED/EDC/COMMUNITY PARTNERS/ANCHOR INSTITUTIONS
F. Leverage a diverse range of commercial and industrial development opportunities in all areas	Compile inventory of available commercial and industrial sites	EDC
	Create development plans, site improvements and infrastructure	PUD/EDC

of the city to meet 10-year demand for business growth.	needs, for large-scale opportunities	
	Analyze and improve development review processes to encourage predictability	Sustainable Development & Construction (SDC)
G. Align incentives and partnerships with workforce development goals to spur apprenticeship and employment opportunities aligned with growing job sectors where there is both need and livable wages.	Conduct outreach and collect data to understand employment trends and needs	EDC/ OED
	Establish pipeline partnerships with high schools, Dallas College, workforce development providers and anchor institutions	OED
	Adjust incentive policies to match public funding with workforce goals (e.g. hiring in certain zip codes)	OED
	Determine possibility of using TIF funding for workforce development and education programming; deploy TIF structure if so	OED
3. Dallas will invest in its downtown and neighborhoods to create attractive and inclusive physical spaces reflective of the city's diversity.		
A. Market downtown as both a national and regional business,	Establish metrics and goals around business attraction to Downtown	DDI/EDC/OED

education, lifestyle and tourism destination, as well as an inclusive place belonging to all Dallas residents.	<p>Study perceptions of Downtown Dallas over time, especially among communities of color</p> <p>Enhance marketing efforts to support Dallas as a destination city for conventions, lifestyle center, tourist, films and cultural activities</p> <p>Work with Dallas College and other higher education institutions to establish significant new facilities in downtown Dallas</p>	<p>DDI/OED</p> <p>EDC/DDI/Convention Center/Visit Dallas/OED</p>
B. Invest in public transportation that improves non-car access to Downtown jobs for residents of Southern Dallas.	<p>Identify transportation gaps preventing job access</p> <p>Study possible 21st century modalities: bus rapid transit, shared ride hailing</p>	DART/Transportation Dept (TD)/ PW
	Explore funding mechanisms to meet gaps, implement promising mechanisms	DART/OED/EDC
C. Incorporate design and placemaking standards into economic development efforts to foster attractive and inclusive physical spaces.	<p>Review development efforts to account for design and placemaking</p> <p>Continue to create more culturally interesting places with diverse uses, diverse daytime populations, and diverse housing types</p>	SDC/PUD/City Council
D. Fostering a sustainable nighttime Dallas economy	<p>Study the economic impact of Dallas nighttime economy</p> <p>Develop strategies to strengthen the economic sustainability of Dallas nighttime economy</p>	OED/EDC/Community Partners

4. Dallas will incentivize the availability of a diverse and affordable range of housing to meet needs across all neighborhoods.		
A. Deliver on growing diverse housing types and affordability levels throughout the city.	Assess equity impacts of Comprehensive Housing Policy & Market Value Analysis (MVA) to-date and identify gaps in implementation and adjust	Housing (HOU)
	Study possibilities for creating new mixed-income housing adjacent to anchor institutions	
	Update affordable housing requirements and subsidy programs to include focus on NOAH and aging LIHTC developments	HOU
	Work closely with higher ed institutions to create housing in proximity to anchor institutions	HOU
	Develop affordable housing development plan for publicly owned transit-adjacent properties	DART/HOU/EDC
B. Expand funding and explore alternate funding sources to maintain and develop affordable and workforce housing	Identify and pursue non-traditional sources of funding (for example, private capital focused on building mixed income / mixed-use developments, with incentives to include affordable housing units and/or accept housing choice vouchers	HOU/OED/EDC
C. Reform regulatory requirements to encourage affordable housing development and accessibility between affordable housing and jobs.	Conduct a study to review how zoning capacity can meet city's housing need	SDC/HOU/PUD
	Undergo regulatory review to remove barriers to affordable development	SDC/HOU/PUD
	Establish tools beyond HUD programs	
D. Build capacity for community development corporations, CDFIs, other partners to	Convene CDCs, developers, and neighborhood partners to identify needs	EDC/Philanthropy
	Conduct trainings, workshops, and capacity building initiatives	Dallas Development Fund/ CD Intermediaries

expand private housing production in neighborhoods.	Explore funding options to create funding pool for gap financing	OED/EDC
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Supported/Related City of Dallas Plans and Policies

Administrative Directive 4-05 (Contracting Standards & Procedures) Interim

Business Inclusion and Development Policy

Capital Improvement Program

City of Dallas Local Preference Programs

Comprehensive Housing Policy

Convention Center Master Plan (Underway)

Dallas Historic Preservation Program

Dallas Park & Recreation Master Plan

Dallas Resiliency Plan

Dallas Zoning Map

Downtown Dallas 360 Plan

Economic Development Strategic Plan

Forward Dallas Comprehensive Plan (as updated)

Housing Nexus Study (forthcoming)

HUD Five Year Consolidated Plan

Transportation Mobility Plan

Water & Wastewater Capital Improvement Plan

Community Sustainability

Community sustainability plays a vital role in strengthening the resilience of the local economy. Through interwoven connects consisting of both social and economic conditions, creating a climate for citizens and business alike to reach their full potential is vital for the City of Dallas to flourish socially and economically. Investing in an inclusive, creative, multicultural city of complete communities where all people can thrive and feel safe strengthens the resilience and vibrancy of the local economy.

A complete community provides all people easy access to their daily needs while providing a high quality of life. The City's comprehensive plan calls for this type of community, characterized by a mix of housing choices, more housing near job centers, preserving historic structures, maintaining the physical character and built environment of unique areas, and capitalizing on transit opportunities. Dallas is a city of neighborhoods which are strengthened through housing, recreation, and retail opportunities as well as targeted business and industry development, which can provide jobs near housing.

The city's Comprehensive Environmental and Climate Action Plan warns that by 2050, Dallas may have an additional 30-60 days with high temperatures over 100° Fahrenheit. The effects of climate change will affect everyone, but not everyone will be affected equally. Vulnerable populations are most at risk to the impacts of climate change, and there is a role for the city to play in ensuring that economic development investments are made strategically to focus on creating a more resilient future. Examples of mitigating actions include aligning jobs and housing with transportation infrastructure, protecting and enhancing trees and green space, reducing emissions and waste, and improving access to healthy, local food.

Creating complete communities will help to address disparities in access to food and healthy options. The city's equity indicators report gives public health a score of 39.92 out of 100, with the greatest disparities in access to health care, population health, and maternal and child health.¹² Those living in southern Dallas have the least positive health outcomes, including lower life expectancy, higher rates of chronic disease such as diabetes, and less access to amenities that benefit health such as park space that is within walking or driving distance. While economic development will not solve these disparities, targeted investments in communities can make a difference.

Actions within this policy that will promote healthy, thriving communities include creating an inclusive city for all; encouraging a creative, multicultural city; promoting complete communities and connected neighborhoods; and investing in communities to promote safety and economic growth.

¹² City of Dallas. *Dallas Equity Indicators: Measuring Change Toward Greater Equity in Dallas*. Accessed at <https://dallascityhall.com/departments/office-of-equity/DCH%20Documents/equity-indicators-booklet-2019.pdf>.

Dallas strives to be home to strong neighborhoods where residents have access to services, safe and clean environments, diverse arts and recreation, and an array of employment, housing, and transportation options. Through physical, environmental, and infrastructural interventions, aligning neighborhood-level partnerships and programming, and investing in active commercial corridors and vibrant walkable communities, all neighborhoods in Dallas should offer a high quality of life.

However, due to racist redlining policies and underinvestment, not all communities have such ample opportunities. A focus on closing the racial wealth gap and building community ownership must be a priority to building and preserving sustainable communities.

While there is an explicit focus on Southern Dallas in this document due to the concentration of inequities in these neighborhoods, we acknowledge that many neighborhoods outside of Southern Dallas have equally faced discriminative policies. We committed to using the same lens of restorative interventions to prioritize investments across the city. Our **community sustainability goals** are:

- **Every household will have access to broadband.**
- **Improve community perception of their neighborhood by 50%.**
- **Decrease reliance on single-rider automobile trips by 30% by expanding housing development near job centers and transit stops, increasing public transportation usage, and creating shared ride hailing services.**
- **Create more complete neighborhoods, where residents have access to transport, employment, commercial corridors, and social services.**

<u>Policy</u>	<u>Actions</u>	<u>Lead</u>
1. Dallas will invest in physical and programmatic infrastructure of its communities to create inclusive, safe, and dynamic neighborhoods.		
A. Align public and private partners to tackle the holistic causes of poverty, at the individual and neighborhood-level.	Convene private and public partners to identify gaps and neighborhood needs	HOU/Office of Homeless Services (OHS)
	Pursue aligned redevelopment initiatives which include police (data), code/blight removal, sanitation, housing, economic development and community partners	EDC/HOU/OED/PD/Community Partners
	Identify and pursue funding opportunities to support programming	HOU/OHS
B. Invest in initiatives to expand broadband access, particularly in underserved neighborhoods.	Conduct/refine study on areas of need for broadband access & citywide broadband plan	OED/EDC
	Explore bonding mechanisms to provide broadband infrastructure and plan for future bond program accordingly	CFO/OEI/PW
	Develop partnerships for investment in broadband access, including investment in subsidized digital connections and improved digital literacy	OEI/COMMUNITY PARTNERS
C. Remove and mitigate unsafe conditions through consistent code enforcement.	Consult community stakeholders on needs around public safety and implement code compliance process improvements to ensure consistency and equity	Code Compliance (CC)
D. Invest in arts, cultural assets and events that reflect and celebrates the cultural, historic, and other characteristics of the communities in the city and is accessible to all ages and abilities.	Incorporate funding for art into incentive offerings	OED/ Office of Cultural Affairs (OCA)
	Establish partnerships with private entities to fund arts and culture, including community arts events in locations throughout the city	OED/EDC

E. Protect neighborhoods from pollution through environmental remediation and zoning and permitting reconsideration.	Identify sites for environmental clean-up	OED
	Dedicate resources for environmental remediation for sites in Southern Dallas	EDC
	Reconsider zoning and permitting regulations to limit industrial uses in high-need neighborhoods	PUD/SDC
2. Dallas will align planning and investment to promote strong neighborhoods, with housing, recreation, and retail opportunities as well as employment opportunities.		
A. Invest in affordable neighborhood commercial, retail, and office spaces to support a broad range of small business owners.	Identify needs through Comp Plan update	PUD/OED/EDC
	Develop incentive packages to support commercial space buy down program	EDC
B. Apply a community-centered urban and environmental design approach to neighborhood planning.	Identify network of community-based design firms	PUD
	Incorporate approaches into Comprehensive Plan and ongoing planning projects	PUD
C. Incentivize and invest public resources in projects with mixed land uses and walkable urban form in both existing and new communities.	Update incentives and TIF guidelines with physical requirements for development form and function	OED
	Ensure that zoning provisions promote mixed uses, density, and walkability	SDC
D. Prioritize public financial support for planning and development in areas reasonably contiguous with existing development to avoid premature	Update incentives, TIF/MMD/LGC guidelines, and bond project guidelines to address proximity to existing infrastructure and communities	OED

investment in infrastructure.		
E. Develop centralized tracking and reporting process for all plans commissioned by the City of Dallas, monitoring progress over time, identifying areas of alignment and/or conflict, and transparently communicating with the public.	Inventory existing plans	PUD
	Create dashboard	PUD/Housing/OED/SDC/Historic Preservation
	Assign responsibility and accountability	PUD
3. Dallas will reduce the racial wealth gap by creating new wealth building opportunities for communities of color.		
A. Pilot community cooperatives leveraging area business associations and neighborhood associations to revitalize commercial areas or public spaces.	Identify opportunities for pilot programs and associated partners	EDC
	Pilot cooperative models for community ownership and revitalization	EDC
	With nonprofits, lenders, and others to launch a community land trust that's built to scale across all underserved areas of the city. Goal of creating 1,000 homeowner families within a decade?	
B. Develop an MWBE policy and program that both creates strong incentives for minority participation and builds capacity	Assess historic performance of MWBE participation	OED
	Study barriers to participation with targeted outreach	OED
	Update MWBE policy and program	OED

among the minority-owned business community.		
C. Increase the capacity of and create opportunities for minority-owned contractors and real estate developers in Dallas.	Convene minority-owned development companies to identify barriers	EDC/Community Partners
	Design and deploy incentives and financial subsidies to increase minority investment participation.	OED/PW/HOU
	Create mentorship and partnership programs for minority-owned companies	OED/PW/HOU
4. Dallas will invest and promote public safety and economic growth		
D. Encourage development projects that identify strategies for increasing public safety	Develop strategies in consultation with community stakeholders	DPD/ Office of Integrated Public Safety Solutions (OIPSS) /OED/HOU/EDC
	Removing and mitigating unsafe conditions through consistent code enforcement	Code Compliance
	Supporting a safe environment through community-centered urban and environmental design standards in housing and redevelopment projects Increasing access to quality employment, education and economic opportunities at the community level	PUD/OED/EDC/HOU

		OED/EDC/Community Partners
E. Pursue integrated redevelopment efforts consisting of housing, economic development, transportation, code enforcement and law enforcement	Design process to pursue integrated development as a means to support safe communities and economic development	EDC/OED/HOU/DART/DPD / OIPSS / CODE/ COMMUNITY PARTNERS/ANCHORS

Supported/Related City of Dallas Plans and Policies

Administrative Directive 4-05 (Contracting Standards & Procedures) Interim
Business Inclusion and Development Policy
Capital Improvement Program
Code Enforcement Plan
City of Dallas Local Preference Programs
Complete Streets Design Manual
Comprehensive Environmental and Climate Action Plan
Comprehensive Housing Policy
Connect Dallas Plan (Underway)
Dallas Aquatic Facilities Master Plan
Dallas Bikeway Plan
Dallas Cultural Plan
Dallas Historic Preservation Program
Dallas Resiliency Plan
Dallas Trails Network Plan
Dallas Zoning Map
Economic Development Strategic Plan
Forward Dallas Comprehensive Plan (As updated)
Lead Based Paint Action Plan
Library Master Plan
Neighborhood Plus Plan
Neighborhood Stabilization Program (NSP)
Thoroughfare Plan
Water & Wastewater Capital Improvement Plan

Smart Growth & Development

Smart growth and development refer to a strategic approach which support the connection between a mixed development of uses at the neighborhood scale with an emphasis on creating walkable communities with an emphasis on place-making and people. Placemaking creates inviting and distinctive spaces where people want to live, work and play.

Placemaking can contribute to the financial bottom line through increased property value, tourism receipts, and firm recruitment and retention. Accessibility helps ensure that residents and visitors can find the housing, goods, services, and jobs they are looking for in ways that conserve energy and commuting costs, strengthen community fabric, and minimize pollution.

According to forecasts, Dallas will continue to have relatively strong demand for employment and household growth land development. However, most of Dallas land supply for employment growth is on land that has constraints or is already at least partially developed. With the northern sector all but built out, most of the buildable land is in the Southern sector of the city.

By concentrating on building more livable communities, Dallas will be able to reduce its reliance on the already congested highways and take advantage of city living at its best.

Dallas's long-term growth and development must be both sustainable and resilient. Through building walkable neighborhoods, investing in green building, infrastructure, and operations, enhancing transit systems, and making streets safe for pedestrians and cyclists, Dallas can improve mobility, enhance job accessibility, lower emissions, and strengthen the city for future generations. The City and its public-sector partners will leverage publicly owned land assets across the city to implement models for inclusive economic development and demonstrate successful models for private-sector adoption. These actions will contribute towards these **smart growth & development goals**

- **Decrease greenhouse gas emissions by 15% annually with greater emphasis on creating walkable communities and transit-oriented development**
- **Increase resiliency of neighborhoods to climate change and natural disaster risk.**
- **Increase business growth at the neighborhood level**
- **Foster the creation of homegrown business at the neighborhood level.**
- **Increase transportation mobility aligned with land use direction in support of transit oriented development**
- **Foster walkable communities through zoning, land use, design and the integration of transportation planning with housing and redevelopment activities**

<u>Policy</u>	<u>Actions</u>	<u>Lead</u>
1. Dallas will center environmental sustainability and climate change resilience in its long-term growth.		
A. Track and improve energy efficiency and lower carbon emissions from new development, pursuing innovations in green building and operations.	Design metrics and targets around efficiency and emissions across sectors	TBD
	Review incentives measures to account for sustainability in project delivery and operations	OED
B. Reduce automobile dependence through promoting the conditions for walkable neighborhoods.	Incorporate urban design standards into development planning	PUD
	Develop inventory of infill opportunities to increase density	EDC/PUD
	Require pedestrian and cycling improvements in neighborhood planning efforts	PUD
C. Assess vulnerability to climate change and natural disasters and develop adaptation plans.	Convene public agencies to inventory infrastructural vulnerabilities and explore focusing on surface permeability to decrease flood risk?	PW / DWU
2. Dallas will develop accessible transportation options across a series of modes.		
A. Incentivize transit-oriented development around existing and future nodes to improve access to jobs and housing.	Review land use policies to heighten density around job centers and planned transit nodes	SDC/PUD
B. Integrate public transit & walking/cycling modes to increase sustainable multi-modal transportation.	Map existing walking/cycling modalities and integration with transit	Transportation / Park & Recreation
C. Plan for future public transit investments aligned with land use considerations.	Identify transit infrastructure needs through Comp Plan update	PUD
	Conduct demographic growth analysis to match transportation planning	PUD
3. Dallas will encourage business growth and redevelopment in infill locations at a scale conducive to supporting walkable communities		
A. Encourage small business growth and expansion in infill locations at the neighborhood level	Review land use policies through Comp Plan to heighten job creation at neighborhood level in tandem with redevelopment efforts of aging commercial centers.	PUD/OED/EDC/SDC
B. Promote entrepreneurship through business incubation, foster the creation of homegrown businesses at the neighborhood level.	Identify locations and funding strategy to support the creation of business incubators both as standalone entities and as a part of redevelopment projects.	EDC/OED

Supported/Related City of Dallas Plans and Policies

Complete Streets Design Manual

Capital Improvement Program

Water & Wastewater Capital Improvement Plan

Forward Dallas Comprehensive Plan (As updated)

Comprehensive Housing Policy

Comprehensive Environmental & Climate Action Plan

Economic Development Strategic Plan

Dallas Zoning Map

Connect Dallas

Dallas Resiliency Plan

Thoroughfare Plan

Neighborhood Plus

Dallas Bikeway Plan

Dallas Trails Network Plan

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Responsive Governance

Effective responsive governance is essential to ensuring our sustainable future. Fostering community trust is essential for successful, sustainable economic and community development. Governance or management systems that are fiscally responsible, accountable, and inclusive provides for greater alignment and success. Through its economic development, planning and housing and redevelopment efforts, the City of Dallas supports responsible governance by:

-
- Engagement with community and neighborhood organizations that prioritizes inclusivity and equitable access, especially with historically disadvantaged or marginalized populations
- Transparency through open communication and publicly accessible materials
- Acting as a conduit for resources and information
- Facilitating inter-agency cooperation to leverage resources and coordinate services
- Collaboration with local partners to advance sustainable, equitable growth and leverage resources for community benefit
- Transparent, accountable procurement policies that encourage participation by small, minority, and women-owned local businesses
- Managing financial performance to ensure effective, efficient delivery of economic development programs and services

To effectively deliver on its mission, Dallas economic and redevelopment efforts will need to be open, transparent, and accountable. Policies must be consistent and well-communicated, devised and delivered with extensive public outreach. Transparent and regularly updated performance measures around public incentives, contracting, procurement, and agencies' own financial sustainability will keep Dallas on track, including towards delivering these **responsive governance goals**:

- **Engage residents through outreach and communication on use of economic development tools and projects.**
- **Increase annual city tax revenue by a minimum of 4% each year.**
- **Insuring accountability mechanisms are in place to ensure incentive agreements are fulfilled and investments are supported by and well-suited to the community**

<u>Policy</u>	<u>Actions</u>	<u>Lead</u>
1. Dallas will practice good governance in how it develops and deploys economic development policies, programs, partnerships, and initiatives.		
A. Develop transparent methods for communicating with the public, prioritizing public accessibility of materials.	Inventory plans, policies, and other materials to ensure all are available and updated online.	PUD/OED/EDC/HOU
	Translate critical materials to most-spoken languages in Dallas	PUD/Communications, Outreach & Marketing
B. Create transparent and accessible reporting of procurement and contracting policies and performance.	Transparently advertise and publicize contracting and procurement opportunities	Procurement Services
	Incorporate MWBE performance metrics into reporting dashboard(s)	OED/EDC/HOU/PUD/SDC
	Partner with organizations to reach disadvantaged communities and businesses	OED/EDC
C. Consistently enforce performance requirements for incentives.	Develop robust performance metrics for all incentives, with clear and consistent measurement methodologies.	OED
	Annually review and report all incentive performance metrics.	OED
	Update incentive enforcement mechanisms to align with performance measures.	OED
D. Transparently report financial performance, including the costs and impacts of economic development incentives.	Develop online dashboard for ongoing reporting of performance.	OED/EDC
	Develop robust annual transparent reporting process and materials.	OED/EDC
	Develop business plan, including new sources of funding.	OED/EDC

Supported/Related City of Dallas Plans and Policies

Administrative Directive 4-05 (Contracting Standards & Procedures) Interim

Business Inclusion and Development Policy

City of Dallas Local Preference Programs

Public Improvement District (PID) Policy

Public-Private Partnership Program

Tax Increment Financing (TIF) District Program

Evaluation Matrix

The evaluation matrix provides a flexible way to measure the degree to which an incentive project or decision point aligns with the economic development policy. For example, imagine two projects equal in size and use is requesting incentive support from the City of Dallas. The city has limited resources and must decide what project is best aligned with the policy. One project is simply asking for support with not much connected to the policy and the other is aligned. The evaluation matrix provides a means to align projects in support of reaching policy goals. This matrix provides a framework for beginning a discussion of incentives, programs, and policies and is not considered to be a final directive or guarantee of approval.

		PRIORITY CONSIDERATIONS (110 points)								
MAXIMUM POINTS→	Expands the tax base	Increases living wage job opportunities	Provides or participates in local job training	Creates jobs in targeted industries	Investment below I-30, south of the Trinity River, or in an area underserved	Provides affordable or workforce housing	Encourages a more inclusive, multicultural city	Promotes complete communities and connected	Increase entrepreneurship, homegrown businesses	Investment in public safety and environmental quality
	10	10	10	10	20	10	10	10	10	10
	Incentive project, policy, or program									
	Incentive project, policy, or program									
	Incentive project, policy, or program									

CONSIDERATION	DEFINITION
Expands the city of Dallas tax base	Incentive project, policy, or program provides new property, sales, HOT, or other taxes to the city through the development of property or facility or by making improvements to an existing property or facility, through the development of a new business or expansion of an existing business, through the development of a new multi-tenant complex where businesses can locate, or through the addition or increase in jobs available in the city.
Increases living wage job opportunities	Incentive project, policy, or program increases access to jobs with a significant percentage of those jobs earning a living wage, as defined by the MIT Living Wage Calculator.

CONSIDERATION	DEFINITION
Provides or participates in local job training	Incentive project, policy, or program provides job training directly to prospective employees, or partners with a local school district or other educational institution to provide job training or other workforce development services.
Creates jobs in targeted industries	Incentive project, policy, or program provides greater access to jobs in the city's target industries as identified in the Economic Development Strategic Plan: Life Sciences and Healthcare; Telecommunications and IT; Business Services; National and International Corporate Headquarters; Entrepreneurship, Digital Arts, and Innovation; Advanced Logistics; Food Processing; and Advanced Manufacturing.
Investment below I-30, south of the Trinity River, or in other underserved areas	Incentive project, policy, or program is to develop/redevelop a property or facility in a manner that brings new opportunities or amenities, leverages existing investments, or otherwise contributes to closing a gap in access to housing, retail, food access, business, and industry in southern Dallas and in other areas of high poverty or traditional disinvestment
Provides affordable or workforce housing	Incentive project, policy, or program maintains existing or creates new housing that is affordable to incomes at or below 120 percent of the area median income. Special attention given to projects close to transit and anchor institutions
Encourages a more inclusive, multicultural city	Incentive project, policy, or program promotes Dallas as a community for all people and emphasizes equity and inclusion in the city's growth and development patterns. Examples include encouraging investment in, and alignment of, poverty reduction efforts that address disparities in economic and workforce development, land use, transportation, housing, social services, public health, and community development; applying best practices in design and placemaking; and creating public art that reflects the cultural, historic, or other characteristics of a community.
Promotes complete communities and connected neighborhoods	Incentive project, policy, or program promotes a mix of land uses with access to residential and commercial areas, transportation alternatives, broadband internet, parks, green space, and trail systems. Development/redevelopment is connected to existing development and infrastructure networks and either promotes transportation alternatives and connectivity or includes infrastructure investments in broadband, transit, sidewalks, bike lanes, and trails.

CONSIDERATION	DEFINITION
Investment in public safety and environmental quality	Incentive project, policy, or program includes strategies for increasing public safety that are developed in consultation with community stakeholders and organizations, removes or mitigates unsafe conditions, or reduces environmental impacts through improvements in stormwater retention, water quality, energy efficiency, and air quality.
Increase entrepreneurship homegrown businesses, and minority business growth	Incentive project, policy, or program includes strategies for increasing entrepreneurship for home grown businesses, startups and minority business growth and development.

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BRIEFING PAPER ON ESTABLISHING A NEW ECONOMIC DEVELOPMENT ENTITY CITY OF DALLAS

CONTENTS

INTRODUCTION..... 1

 BACKGROUND..... 1

 WHY A NEW ENTITY IS NEEDED 1

 BENCHMARKING 2

RECOMMENDATIONS FOR A NEW ENTITY 4

 STRUCTURE 4

 FUNCTIONS..... 4

 OVERSIGHT..... 5

 FUNDING..... 6

 STAFFING 7

 PROJECTED BUDGET 7

 TIMELINE..... 8

APPENDIX A: BENCHMARKING TABLES 9

APPENDIX B: INVEST ATLANTA CASE STUDY 13

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TIP STRATEGIES, INC., is a privately held economic development consulting firm with offices in Austin and Seattle. TIP is committed to providing quality solutions for public sector and private sector clients. Established in 1995, the firm's primary focus is economic development strategic planning.

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INTRODUCTION

BACKGROUND

One of the overarching goals of the draft Economic Development Strategic Action Plan (EDSP) completed in 2019 was the creation of a new, independent organization to lead the City of Dallas's business attraction and marketing, business retention and expansion, and entrepreneurial and small business development efforts. The EDSP argued Dallas needs a new structure outside of City government dedicated to more aggressively promoting Dallas's competitive strengths, assets, and advantages and to generating new investment and jobs in the City, especially in underserved and underdeveloped areas.

After the plan's completion, TIP Strategies was hired by the City of Dallas to facilitate a review of the draft plan and to work with specific stakeholder groups to identify priorities that would inform next steps for implementation. This review included gathering input on the draft plan from Dallas City councilmembers, a community review panel, and a policy advisory committee through interviews, listening sessions, and an online survey. Stakeholders were excited about creating a new economic development entity and saw an important role for a new entity in Dallas's economic development landscape. Indeed, creating a new economic development entity was the highest priority item in the online survey and was frequently mentioned during interviews.

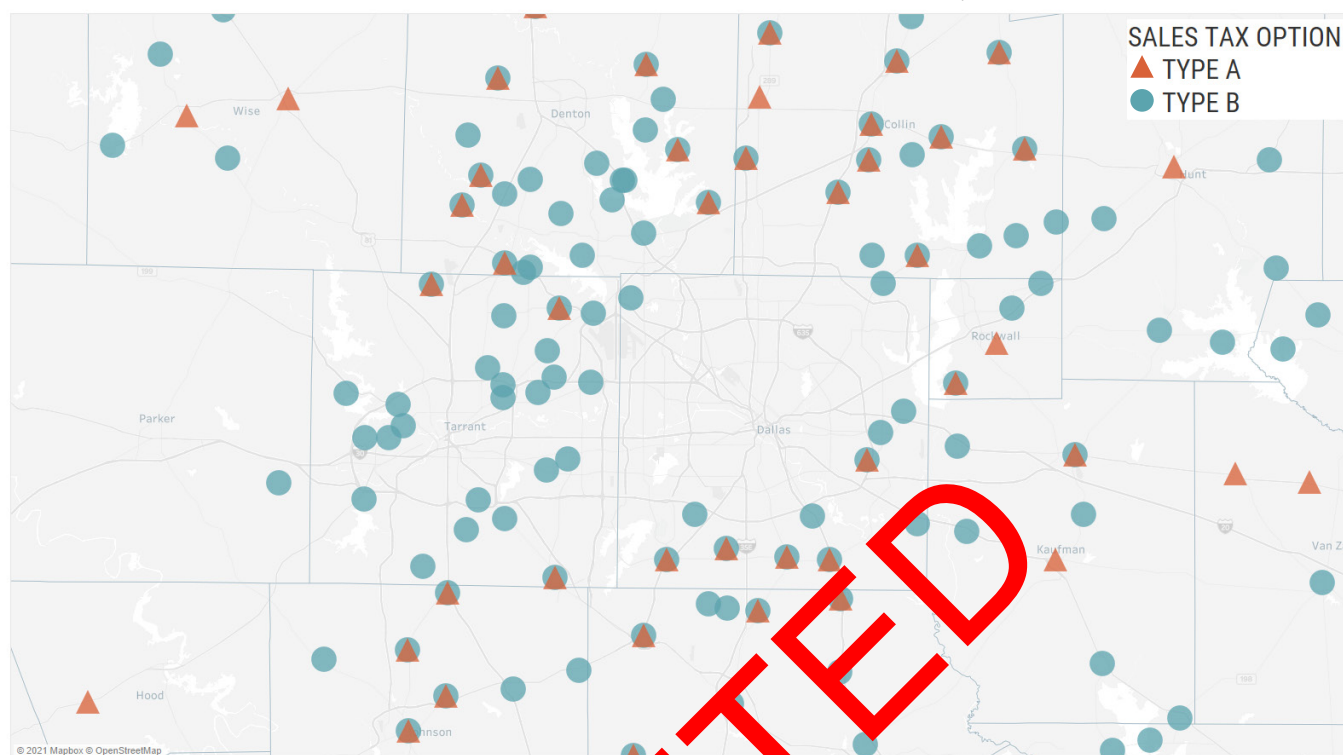
The City of Dallas further engaged TIP Strategies to assist with the implementation of that recommendation. Specifically, the TIP consulting team was charged with benchmarking other regional, state, and national peers to identify potential models that could work in Dallas. These models include legal structure, governance, functions, funding, and staffing. This research informed a formal set of recommendations submitted to the Dallas City Council for consideration, which this briefing document lays out.

WHY A NEW ENTITY IS NEEDED

The competition for investment, jobs, and talent in the DFW Metroplex and the larger North Texas region is fierce. As shown in Figure 1 below, in North Texas there are dozens of communities that have established Type A or Type B (or both) local option sales tax corporations to lead their economic development efforts. Such sales tax corporations enable many of these communities to offer generous financial incentives in the form of land, buildings, and cash grants. In addition, cities in the Metroplex that do not have economic development sales tax corporations (e.g., Fort Worth, Irving, Arlington, Plano, and Richardson) have well-funded economic development organizations that compete at the highest levels.

The City of Dallas's economic development program is capably led by the Office of Economic Development (OED). The department is organized around four key functional areas: area development; business development; business and workforce inclusion; and finance, compliance, and administration. Within the business development area, the OED employs two staff members focused on business recruitment and retention, prospect support, business outreach, and related research and analysis. The City does limited marketing and outreach, generally in partnership with the Dallas Regional Chamber or the Texas Economic Development Corporation. While both are first-rate economic development organizations, the DRC is a regional organization that serves the interests of multiple community members in the Dallas region, and TxEDC supports the entire state. City leaders have expressed a desire for Dallas to have an independent economic development organization focused solely on showcasing Dallas's assets and catalyzing new development, especially in southern Dallas.

FIGURE 1. ECONOMIC DEVELOPMENT SALES AND USE TAX ELECTIVES IN NORTH TEXAS, AS OF MARCH 2021



Source: Texas Comptroller of Accounts; TIP Strategies, Inc.

Among the perceived advantages of an independent entity is the ability to insulate economic development activities from day-to-day politics, including the competing—and sometimes divergent—priorities of the City's 14 individual Council Districts. Forming a separate entity would also help mitigate the impact of leadership changes and create an environment that allows a nimble, market-paced response to investment opportunities. The entity would coordinate closely with the City while remaining outside of the constraints of governmental bureaucracy. Additional advantages of an independent economic development entity include:

- ▶ More speed and efficiency in responding to business development opportunities.
- ▶ The ability to move at the speed of the market for real estate transactions.
- ▶ Greater access to private sector networks, industry knowledge, and resources.
- ▶ Added potential to engage the development community on such issues as social equity, workforce, and housing.
- ▶ More operational flexibility and autonomy on issues of financial planning and budgeting, human resource management, information technology, purchasing, and procurement.

BENCHMARKING

TIP examined cities and organizations at the regional, state, and national levels to identify how Dallas's peers and competitors are organized and structured to pursue their economic development goals. We looked at 15 cities and categorized each type of entity, geographic focus, governance, staffing levels, funding source, revenue, and primary functions. A matrix containing information for each city/organization is displayed in Appendix A.

Major economic development entities within the DFW Metroplex that TIP benchmarked include a mix of chambers of commerce (Fort Worth, Irving-Las Colinas, and Richardson), Type A and Type B sales tax corporations (Frisco and McKinney), and a city department (Plano). The chamber organizations have contracts with their cities to provide economic development services. At the state level, Houston and San Antonio are served by 501(c)(6) non-profit organizations (Greater Houston Partnership and the San Antonio Economic Development Foundation, respectively) that are funded primarily by memberships. Like Dallas, the City of Austin operates a City economic development department and invests in a regional economic development initiative led by the Austin Chamber. However, in 2020 the City of Austin established a new, independent Austin Economic Development Corporation (AEDC) that will serve as a public real estate developer on behalf of the City. AEDC was formed as a local government corporation (LGC) under Texas law.

At the national level, most large cities structure their economic development programs as a family of entities that serve different purposes and roles. Often there is a large lead agency that operates outside of city government. Such entities include New York City Economic Development Corporation (NYCEDC), the Philadelphia Industrial Development Corporation (PIDC), the Baltimore Development Corporation (BDC), World Business Chicago (WBC), Los Angeles Economic Development Corporation (LAEDC), and Invest Atlanta. All these entities, except for Invest Atlanta, are independent nonprofit organizations with strong governance ties to their city governments, but they also receive private funding. Invest Atlanta is a local government authority that was established by state legislation in Georgia but is currently in the process of seeking nonprofit status.

The consulting team conducted a more thorough analysis of Invest Atlanta to identify some of the key reasons for the organization's long track record of success. This included an interview with Invest Atlanta's CEO, Dr. Eloisa Klementich. Below are some key takeaways from the interview with Dr. Klementich. The full case study on Invest Atlanta is provided in Appendix B.

- ▶ Invest Atlanta began with a single focus and steadily added competencies over the decades, which allowed the organization to grow organically and with enough time to fully understand their needs and seamlessly integrate change.
- ▶ The decision to structure Invest Atlanta as an independent government authority has enabled them to recruit top talent, since it is not part of city government.
- ▶ Braiding economic, community, and workforce development under one roof allows funds to be used synergistically and reduces spending on redundant services.
- ▶ Keeping decision making power within Invest Atlanta for development projects ensures follow-through and consistency, independent of changing elected officials.
- ▶ Coordinating efforts like these presents front-loaded challenges, but once they are adopted, it makes the development processes much smoother and quicker in the long run.

RECOMMENDATIONS FOR A NEW ENTITY

STRUCTURE

TIP Strategies recommends the City of Dallas establish a new economic development corporation (EDC) as a local government corporation. As provided for by Chapter 431 Texas Transportation Code, Chapter 394 Texas Local Government Code, and the Texas Nonprofit Corporation Law, Texas cities are allowed to create a LGC to act on behalf of a city to accomplish a governmental purpose. These functions would need to be defined in the documents creating the LGC.

An LGC has the powers granted to a transportation corporation under the Texas Transportation Code and the powers granted to a nonprofit corporation under the Texas Business Organizations Code. Both types of corporations have, among other powers, the power to contract and own property.

TIP also recommends the new entity be established as a non-profit 501(c)(3) primarily due to its capacity to receive charitable donations. This will offer the entity greater flexibility in being able to raise non-public funds.

FUNCTIONS

Much like Invest Atlanta, the EDC's functions should expand over time to allow the organization to grow organically, develop competencies, demonstrate successes, and identify needs. Trying to stand up a new organization while overburdening it with too many missions would be a mistake. Initially, the EDC's primary areas of focus should be on developing a portfolio of competitive properties that could generate new private investment in underserved areas and to aggressively market them to potential investors. Therefore, within the first three years, the EDC's primary functions would be twofold:

- **BUSINESS DEVELOPMENT:** Lead the City's business retention, expansion, and recruitment efforts and economic development marketing activities.
- **PUBLIC DEVELOPER:** Serve as a public developer of City-owned properties, as well as conduct land acquisition in support of redevelopment and job growth (especially in historically underdeveloped areas of southern Dallas) to advance real estate projects that the City could not do on its own.

These missions align with two key themes outlined in the Dallas Economic Development Policy:

- Promote an environment that is conducive to attracting, retaining, and nurturing businesses that support prosperity and equitable access to employment opportunities.
- Strategically invest in economic growth below I-30, south of the Trinity River, and in historically underserved communities in Dallas.

Over time, the EDC can take on additional responsibilities such as small business development, workforce development, talent attraction, and entrepreneurship and innovation.

BUSINESS DEVELOPMENT

Business development is the core mission of any economic development organization. The City of Dallas needs a more robust business development program that actively markets the City to potential investors and strengthens Dallas's brand as one of the world's great economic centers.

- **BUSINESS MARKETING AND ATTRACTION:** The EDC will spearhead an expanded business recruitment program designed to attract new domestic and foreign direct investment to Dallas through targeted marketing. As is called out in the EDSP, the EDC should engage in branding, outbound marketing through earned media, marketing missions, national advertising, trade shows/industry conferences, inbound marketing (familiarization tours, networking with real estate brokers and developers), and organizing “hot teams” specific to each target industry—to promote the City of Dallas. In addition, one of the EDC’s first tasks should be to engage an economic development marketing firm to develop a vision and branding initiative to guide the business recruitment program, which is a key recommendation in the Community Transformation Action Roadmap.
- **BUSINESS RETENTION AND EXPANSION:** The EDC will proactively engage and support existing businesses in the community through business visitations, networking, and events.

PUBLIC REAL ESTATE DEVELOPMENT

The EDC should serve as a catalyst agent for helping to spur new development and redevelopment in historically underserved areas that would not attract private investment “but for” the participation of the public sector. This new entity will give the City of Dallas an ability to acquire and manage a portfolio of properties and to partner with the private sector to facilitate new investment, development, and job creation. Residing outside of City government will allow the EDC to move at the pace of the market and rapidly respond to new opportunities. Primary activities in this role would include:

- **PUBLIC DEVELOPMENT:** Subject to the approval of the Dallas City Council, the EDC would take title to strategic City-owned properties. The transfer of City-owned property to the EDC would be done with an explicit contractual requirement to achieve a public purpose. In addition, the EDC would engage in private land acquisition to spur new development or redevelopment in strategic areas.
- **EXISTING ASSET SUPPORT:** Because the EDC will become a member of Dallas’s family of economic development entities, it would be able to support major development projects such as the Kay Bailey Hutchison Convention Center, the Streetcar project, and Hensley Field.
- **TRANSACTION SUPPORT:** The EDC would perform real estate transactions (lease, sale, purchase) on direction from the City Council and in conformance with relevant City plans such as the Comprehensive Housing Policy and Forward! Dallas.
- **LEASE ADMINISTRATION:** The EDC would manage properties on behalf of the City. The City will retain title.

OVERSIGHT

The creation of a new entity should not be seen simply as an effort to privatize economic development in Dallas. Privatization is not the objective. The EDC will become an important component within Dallas’s family of economic development entities and programs. Indeed, the OED will remain within the City and have the lead role in negotiating incentives and managing the contractual relationship with the entity.

Dallas City Council will have oversight of the EDC through approving board appointments, providing guidance on contractual priorities, and the authorizing any public financial incentives. Preliminary recommendations for board composition and how accountability to the taxpayer will be ensured are listed here.

- The Dallas City Council will approve board members nominated by the City Manager’s Office. The City Manager’s Office should work closely with local stakeholders to identify local experts representing diverse interests in the city to serve on the board. The slate of board nominees will be presented to City Council for approval.

- The board of directors should consist of 11 to 15 members representing diverse organizations representing the public, nonprofit, and private sectors. The board should be composed of high-level experts representing such areas as real estate, planning, equity, business, economic and community development, finance, workforce, marketing, resource development, architecture and design, and philanthropy. A small working group of stakeholders and City staff should identify the specific constituencies and areas of expertise that will be represented on the board.
- Once the EDC is established, there may be a need to have a transitional board consisting of 5 to 7 members to guide operations until a full board is seated.
- The EDC should operate under a five-year contract with the City. OED would manage and administer the contract. The contract should delineate the specific functions, goals, and measures the EDC will be expected to meet. The City Council will provide guidance as to what its economic development priorities are in the contract.
- The executive director reports to the EDC board and is responsible for day-to-day management of the organization and the staff.
- The authority to approve public financial incentives will remain with the Dallas City Council.
- The EDC board will have the authority to approve real estate transactions the entity is involved in.
- The EDC will support the work of OED. By way of example, the EDC may pay for travel and registration fees for industry events attended by OED staff. Likewise, the EDC may produce marketing collateral for OED programs and events.
- Transparency will be a guiding principle of the EDC. The organization will provide regular reports to the City of Dallas and the public. A detailed annual report will be submitted and presented to the City of Dallas Economic Development Committee. A regular newsletter (quarterly or monthly) should be produced to update the board, councilmembers, and the public. This principle aligns with the key theme in the Dallas Economic Policy for good governance. Specifically, the policy calls for:
 - Increased accountability and transparency to ensure information is readily available.
 - Creating inclusive governmental processes and policies that consider stakeholders at the neighborhood, city, and regional levels.

FUNDING

- The EDC will require public funding to launch and sustain the organization. In the tight fiscal environment the City is currently facing, funding EDC operations out of the general fund will be difficult, but critical to its success. Reallocating funds currently appropriated for OED is untenable since the EDC will support (but not replace) OED functions.
- As a 501(c)(3), the EDC will also be able to receive additional private financial support to leverage/match public funding. Private contributions, however, should only be used to support marketing and business retention, expansion, and recruitment activities and expenses. Moreover, the EDC would not adopt a pay-to-play investor funding model for private sector contributors.
- The city may allocate a portion of the 2017 General Obligation Bond to fund capitalizable expenses of real estate development projects for the first three years of the EDC; however, such bond funds could not be used for administrative and operating expenses of the EDC. Proposition I of the bond proposal authorized the City of Dallas to issue general obligation bonds of the City in the principle amount of "\$55,400,000 for the purpose of providing funds for promoting economic development throughout the city." One potential solution would be to include funding for the EDC in the next bond proposition.

- As a public developer, the EDC would earn revenue through its real estate transactions and lease agreements. Over the long term, this revenue will allow the EDC to become more financially self-sustaining. Real estate revenue can also be used to reimburse the City for public funds used to start up and sustain the EDC over the first three years.
- Funding the EDC using economic development sales tax (Type A and Type B) or hotel occupancy tax (HOT) is not viable. The City's sales tax rate (8.25%) is currently maxed out, with 1% of the City's 2% allocation committed to funding Dallas Area Rapid Transit (DART). As for the HOT, any revenue it generates must be allocated to tourism efforts or for the convention/hotel industry, including 30% for marketing the Kay Bailey Hutchison Convention Center. Economic development efforts which aren't directly linked to those things are ineligible.

STAFFING

- The consulting team recommends that no existing OED business development personnel should be transferred to the new EDC to take up similar positions. Rather, new business development and real estate management positions would be created to fill out the team and bring in the other expertise, and the EDC will support the existing OED staff and functions. However, until a new business development and real estate management team for the EDC is created, the EDC would temporarily be staffed by OED personnel.
- Until a permanent CEO is hired, the Interim Director of OED serves as the interim CEO of the EDC.
- The CEO of the EDC would be responsible for identifying additional business development, real estate, and administrative positions and hiring personnel to fill them.
- For business development functions, new positions will likely include a director of business development, a marketing and communications specialist, an international business development manager, and 4 business development/project managers aligned with the City's 8 target industries identified in the Economic Development Strategic Plan (each specialist would be assigned to developing two target industries). The business development/project managers would be responsible for business attraction, retention, and expansion activities. The EDC should also create at least 2 positions for performing research and data analysis, which is an important function in any first-class economic development organization. Research and data are critical to the EDC's ability to respond to site selection RFPs, inform the target industry program, track real estate product, and educate City leaders and the public on business and industry trends.
- For public development functions, new positions will likely include a chief financial officer, general counsel, chief operating officer, budget analyst, real estate transactions officer, and asset manager.
- The EDC should negotiate for own employment benefits, such as health insurance and retirement plans.

PROJECTED BUDGET

A budget recommendation has been estimated by determining an appropriate budget to carry out the identified functions of the EDC, as well as considering budgets of comparable economic development organizations. Most of the budget will go toward covering operating expenses such as personnel, marketing and outreach, and general and administrative costs. TIP estimates approximately 15 full-time staff will be required for the EDC to fulfill its business development and real estate development functions. It is reasonable to expect these positions will be added to the organization over a three-year period. Therefore, annual budgets should gradually increase over time.

The City should house the organization in one of its facilities in the first few years to minimize overhead costs. Ideally, such a location would be in southern Dallas, a target area for development.

It is not possible at this time to estimate any funds needed for capital costs or transaction expenses related to real estate development.

Based on the budget of comparable organizations in the DFW Metroplex, the EDC's budget range is \$3 million to \$5 million by year 3.

TIMELINE

The City should work to formally launch the EDC by the second quarter of 2022. In the interim, completion of several steps will be required.

Council approval and passage of authorizing ordinance: Q3 2021

Establish legal entity: Q3 2021-Q4 2021

Appoint board of directors: End of Q4 2021

Hire chief executive: Q1 2022

Begin hiring staff and commencing operations: Q2 2022

DELETED

APPENDIX A: BENCHMARKING TABLES

FIGURE 2. DFW PEERS & COMPETITORS
WHO DALLAS COMPETES WITH FOR INVESTMENT AND JOBS WITHIN THE METROPLEX

CITY	TYPE OF ENTITY	GEOGRAPHIC FOCUS	GOVERNANCE	PERSONNEL	FUNDING SOURCE	REVENUE	PRIMARY FUNCTIONS
Fort Worth Chamber of Commerce	Chamber of Commerce – 501(c)(6)	Fort Worth region	5 Officers 48 Board Members	16 FTE	Private Investments Memberships Events	\$5,297,061 (2018)	<ul style="list-style-type: none"> Business Attraction Retention & Expansion Talent Entrepreneurship Advocacy
Plano Economic Development	City Department	City	City Council	5 FTE	2 cents of property taxes dedicated to ED incentive fund	\$8,924,828 (2020)	<ul style="list-style-type: none"> Business Attraction Retention & Expansion Redevelopment
Frisco Economic Development Corporation	Type A sales tax corporation (City also has a Type B corp.)	City	7-member Board of Directors appointed by the City Council	9 FTE	half-cent sales tax and other revenues	\$42,990,488 (2019)	<ul style="list-style-type: none"> Business Attraction Retention & Expansion Product Entrepreneurship
Richardson Economic Development Partnership	Partnership between the City and Chamber	City (Telecom Corridor)	Board of Directors (24)	7 FTE	City appropriation and member dues	\$2,823,982 (2018)	<ul style="list-style-type: none"> Business Attraction Retention & Expansion Entrepreneurship International Business Recruitment
McKinney Economic Development Corporation	Type A sales tax corporation (City also has a Type B corp.)	City	7-member Board of Directors appointed by the City Council	7 FTE	quarter-cent sales tax	\$16,725,965 (2019)	<ul style="list-style-type: none"> Business Attraction Retention & Expansion Infrastructure Marketing
Irving-Las Colinas Chamber of Commerce	Non-Profit 501(c)(6)	City/Regional	Board of Directors (56)	19 FTE	Membership dues Grants Program Services	\$4,655,805 (2019)	<ul style="list-style-type: none"> Business Attraction Retention & Expansion Small Business/Entrepreneurship Marketing International Workforce Development

FIGURE 3. STATEWIDE PEERS & COMPETITORS
WHO DALLAS COMPETES WITH FOR INVESTMENT & JOBS IN TEXAS

CITY	TYPE OF ENTITY	GEOGRAPHIC FOCUS	GOVERNANCE	PERSONNEL	FUNDING SOURCE	REVENUE	PRIMARY FUNCTIONS
Greater Houston Partnership	Non-Profit 501(c)(6) (formed when the Houston Chamber of Commerce, Houston Economic Development Council, and the Houston World Trade Association merged in 1989)	12-County Greater Houston Region	Board of Directors (142) Executive Committee (42) Advisory Committees (9)	82	Memberships Donations Investments	\$17,611,204 (2019 estimated, combined balance with GHP Foundation)	<ul style="list-style-type: none"> ▶ Business Attraction ▶ Retention & Expansion ▶ Incentive assistance ▶ Permitting process assistance ▶ Data collection and analysis ▶ Marketing ▶ Talent Attraction ▶ Advocacy ▶ Resiliency ▶ Global Recruitment ▶ K-12 + Higher Ed ▶ Workforce
San Antonio Economic Development Foundation	Non-Profit 501(c)(6)	San Antonio, TX	Executive Committee (31)	19	Memberships Donations Investments Grants Programs Miscellaneous	\$2,947,434	<ul style="list-style-type: none"> ▶ Business Attraction ▶ Retention & Expansion ▶ Workforce ▶ Global Recruitment ▶ Incentive assistance
Austin Economic Development Corporation	Local Government Corporation	Austin	22-member board appointment by City Council	11 (projected staffing by year 3)	City seed funding. Future revenue from real estate transactions, leases, management.	\$900,000 (2021 proposed); \$3,941,500 (2024 proposed)	<ul style="list-style-type: none"> ▶ Public real estate development

FIGURE 4. NATIONAL PEERS & COMPETITORS
WHO DALLAS COMPETES WITH FOR INVESTMENT & JOBS WITHIN THE NATION

CITY	TYPE OF ENTITY	GEOGRAPHIC FOCUS	GOVERNANCE	PERSONNEL	FUNDING SOURCE	REVENUE	PRIMARY FUNCTIONS
Invest Atlanta	Local Government Authority	Atlanta, GA	Chair (Mayor) Board of Directors (9)	51	City funds Service/Loan/Admin Fees Developer Fees Rental Income Debt Service Payments	\$44,311,650 (2018)	<ul style="list-style-type: none"> ▶ Site selection ▶ Housing ▶ Entrepreneurship ▶ Incentive assistance ▶ Business Development ▶ Neighborhood redevelopment ▶ Business Attraction ▶ Retention & Expansion ▶ Workforce
World Business Chicago	Non-profit 501(c)(3)	Chicago, IL	Chair (Mayor) Board of Directors (50)	28	Private donations Government grants Programs Galas Sponsorships	\$8.9 million (2019)	<ul style="list-style-type: none"> ▶ Business Attraction ▶ Retention & Expansion ▶ Research & Data ▶ Entrepreneurship ▶ Small Business ▶ DEI
Philadelphia Industrial Development Corporation	Non-Profit 501(c)(4)	Philadelphia, PA	Board of Directors (30)	60	Government grants Programs Investments	\$23.46 million (2018)	<ul style="list-style-type: none"> ▶ Financing ▶ Site Development ▶ Networking ▶ Entrepreneurship ▶ Small Business
New York City Economic Development Corporation	Non-Profit	New York, NY	Board of Directors (27)	438	Contributions, Grants, Loans Program Services	\$761.12 million (2018)	<ul style="list-style-type: none"> ▶ Site selection ▶ Housing ▶ Entrepreneurship ▶ Incentive assistance ▶ Business Development ▶ Neighborhood redevelopment ▶ Business Attraction ▶ Retention & Expansion ▶ Transportation

CITY	TYPE OF ENTITY	GEOGRAPHIC FOCUS	GOVERNANCE	PERSONNEL	FUNDING SOURCE	REVENUE	PRIMARY FUNCTIONS
Baltimore Development Corporation	Non-profit 501(c)(3)	Baltimore, MD	Board of Directors (15)	52	Federal Funds City Funds State Funds Investments Fees Private Grants	\$14,641,017 (2018)	<ul style="list-style-type: none"> ▶ Business Attraction ▶ Retention & Expansion ▶ Marketing ▶ Site Development ▶ Neighborhood Redevelopment ▶ Small Business ▶ Entrepreneurship ▶ Food Policy ▶ FTZ
Los Angeles Economic Development Corporation	Non-profit 501(c)(3)	Los Angeles County	Board of directors which includes the Executive Committee (100+)	29	Contributions, Grants Program Services Membership Dues Program Services	\$7,363,304 (2019)	<ul style="list-style-type: none"> ▶ Site selection ▶ Entrepreneurship ▶ Incentive assistance ▶ Business Development ▶ Neighborhood redevelopment ▶ Business Attraction ▶ Retention & Expansion ▶ Industry Cluster Development ▶ Workforce Development

APPENDIX B: INVEST ATLANTA CASE STUDY

WEBSITE

www.investatlanta.com

FUNDERS/SPONSORS

Three primary sources equally fund Invest Atlanta (IA):

- ▶ The City of Atlanta, through economic and community development contracts
- ▶ IA's management of TIFF/TADS charge back to the City
- ▶ Issuing bonds for the City after the Urban Residential Finance Authority (URFA) receives bond allocations and gives IA to manage

PROGRAM AFFILIATION

The City of Atlanta:

- ▶ Urban Residential Finance Authority (URFA)
- ▶ Downtown Development Authority (DDA)
- ▶ WorkSource Atlanta (WSA)
- ▶ Atlanta Emerging Markets, Inc. (AEMI)

TIMELINE

1976	Atlanta EDC (AEDC) is formed
1979	URFA merged with AEDC
1982	DDA joins AEDC and purchases its first property that decade
1985	The State adopts the Redevelopment Powers Law, giving local governments the authority to sell bonds to finance infrastructure costs within a tax allocation district (TAD), which works similarly to tax increment financing
Late 1980s	The AEDC, URFA, and DDA merge and become Atlanta Development Authority (ADA), the City's EDA
2006	IA is created and is an operating owner of AEMI, a community development entity (CDE) for federal New Markets Tax Credits
2012	ADA is rebranded as Invest Atlanta
2015	IEDC designates IA as an Accredited Economic Development Organization, the first in the state
2020	The Board approves IA's integration with WSA, effective July 2021.

BACKGROUND

IA is the economic development authority for the City of Atlanta. Founded in 1976 as AEDC, the initial focus was small business support programming. By the end of the 1980s, through a series of mergers and a key piece of passed legislation, AEDC had expanded to include housing and downtown redevelopment services and became the ADA. Structured as a registered local government authority, IA is not a city department. It is comprised of an 8-member executive team supported by 43 FTE and is governed by a 9-member Board of Directors, chaired by the Mayor. Funding is divided equally between the City (through a contract for economic development services), IA's management of TADS through charge backs to the City, and issuing bonds for the City after URFA receives the bond allocations. While IA can receive donations from private citizens or entities, most private donations go to the Chamber which in turn works closely with IA on business attraction but not retention. Currently, IA is in the process of filing for non-profit status to more easily accept donations for retention efforts.

The decision to maintain independence from the City has provided IA the agility needed to stay competitive as an organization, passing on the economic benefits to the larger Atlanta community through strategic hiring and business recruitment. For instance, IA is the decisionmaker on which bids to accept on any given economic development project. They can go with the bidder that has the best comprehensive package for the community over accepting the highest bid. Further, braiding community development with economic development is beneficial for IA and businesses alike. It streamlines the bureaucratic processes for businesses, as most services are housed under one organization instead of multiple independent authorities, while funneling money back to IA for their end-to-end management of projects. Another benefit of independence is that communication is less likely to get lost in translation as different teams work on the same objective within the organization. While IA is not an official city department, they do follow the spirit of the law. Transparency in reporting is paramount to IA and the CEO provides quarterly reports to city council and monthly newsletters to the board, council members, and the general public in addition to the required annual federal, state, and IGA reporting requirements.

IA's contract with the City for economic and community development services is up for renewal every 5 years. After incorporating workforce development services in July 2021, all three development services will be on the same contract renewal schedule with the City. Internally, the CEO of IA conducts a salary survey of employees every 3 years to keep pace with inflation and other competitors. IA has the freedom to match or exceed municipal salary and benefits packages for their employees, allowing IA to recruit and retain the best talent.

KEY TAKEAWAYS

- IA began with a single focus and steadily added competencies over the decades which allowed the organization to grow organically and with enough time to truly understand their needs and seamlessly integrate change.
- The decision to structure IA as an independent government authority has enabled them to recruit top talent since funding is independent of the City.
- Braiding economic, community, and workforce development under one roof allows funds to be used synergistically and reduces spending on redundant services.
- Keeping decision making power with IA for development projects ensures follow-through and consistency, independent of changing elected officials.
- Coordinating efforts like these presents front-loaded challenges but once they are adopted, make the development processes much smoother and quicker in the long run.



Agenda Information Sheet

File #: 21-660

Item #: 27.

STRATEGIC PRIORITY: Quality of Life
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): All
DEPARTMENT: Office of Environmental Quality & Sustainability
EXECUTIVE: M. Elizabeth Cedillo-Pereira

SUBJECT

Authorize the **(1)** acceptance of grant funds from the U.S. Environmental Protection Agency passed through the Texas Commission on Environmental Quality (TCEQ) (Contract No. 582-21-22370, CFDA No. 97.091) in an amount not to exceed \$581,027.03 to conduct the Whole Air Monitoring Program for the period May 1, 2021 to August 31, 2022; **(2)** establishment of appropriations in an amount not to exceed \$581,027.03 in the TCEQ 21-22 Whole Air Monitoring Program Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$581,027.03 from TCEQ in the TCEQ 21-22 Whole Air Monitoring Program Fund; and **(4)** execution of the contract and all terms, conditions, and documents required by the agreement - Not to exceed \$581,027.03 - Financing: Texas Commission on Environmental Quality Grant Funds

BACKGROUND

Since 1967, the City of Dallas has worked with the Texas Commission on Environmental Quality (TCEQ) and its predecessor agencies, to support clean air monitoring and enforcement of air quality regulations through a set of renewing contracts for services. There are currently three contracts under which TCEQ funds the City's Ambient Air Monitoring Group to monitor local air quality and also purchase and maintain necessary equipment.

This action addresses Contract No. 582-21-22370 which ensures the monitoring of biological contaminants that could be associated with a bioterrorist attack on Dallas County. The TCEQ supports the Department of Homeland Security National Whole Air Monitoring Network which began in February 2003 in Texas. The TCEQ in turn, contracts with the City to operate the Whole Air Monitoring Network of whole air samplers at various locations throughout Dallas County. Authorization of this contract will allow for the City to accept TCEQ funds for the period of May 1, 2021 to August 31, 2022 and enable the City to continue the Whole Air Monitoring Program. TCEQ reimburses the City of Dallas 100 percent of the cost associated to maintain the program.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 22, 2018, City Council authorized the acceptance of a grant from the Texas Commission on Environmental Quality for the Whole Air Monitoring Program for the period of September 1, 2018 to August 31, 2019, by Resolution No. 18-1135.

On August 28, 2019, City Council authorized the first amendment of grant funds from the U.S. Environmental Protection Agency passed through TCEQ (Contract No. 582-19-90030, CFDA No 97.091) to conduct the Whole Air Monitoring Program for the period September 1, 2019 to August 31, 2020, by Resolution No. 19-1259.

On August 26, 2020, City Council authorized the third amendment of grant funds from the U.S. Environmental Protection Agency passed through TCEQ (Contract No. 582-19-90030, CFDA No 97.091) to conduct the Whole Air Monitoring Program for the period September 1, 2020 through April 30, 2021, by Resolution No. 20-1247.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Texas Commission on Environmental Quality Grant Funds	\$581,027.03	\$0.00	\$0.00

April 28, 2021

WHEREAS, there is a continuing need to operate an air pollution control program and a network of monitors sampling for Whole Air contaminants; and

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

WHEREAS, on August 23, 2017, City Council authorized the second amendment to the Texas Commission on Environmental Quality Whole Air Monitoring Contract No. 582-16-60016 for the acceptance of additional grant funds and grant funds for period September 1, 2017 through August 31, 2018, in an amount of \$475,000.00, increasing the contract amount from \$961,131.92 to \$1,436,131.92 and a grant agreement by Resolution No. 17-1309; and

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

WHEREAS, on August 22, 2018, City Council authorized the acceptance of a grant from the Texas Commission on Environmental Quality for the Whole Air Monitoring Program for the period of September 1, 2018 to August 31, 2019, in an amount of \$475,000.00 and a grant agreement by Resolution No. 18-1135; and

WHEREAS, on August 27, 2019, the Texas Commission on Environmental Quality authorized the second amendment to the Whole Air Monitoring Contract No. 582-19-90030 granting a 90-day extension of the FY19 contract; and

WHEREAS, on August 28, 2019, City Council authorized the first amendment of grant funds from the U.S. Environmental Protection Agency passed through the Texas Commission on Environmental Quality (Contract No. 582-19-90030, CFDA No. 97.091) to conduct the Whole Air Monitoring Program for the period of September 1, 2019 to August 31, 2020, in an amount of \$475,000.00 and a grant agreement by Resolution No. 19-1259; and

WHEREAS, on August 26, 2020, City Council authorized the third amendment of grant funds from the U.S. Environmental Protection Agency passed through the Texas Commission of Environmental Quality (Contract No. 582-19-90030, CFDA No 97.091) to continue the Whole Air Monitoring Program for the period of September 1, 2020 through April 30, 2021, by Resolution No. 20-1247.

WHEREAS, it is now necessary to authorize a grant from the Texas Commission on Environmental Quality (Contract No. 582-21-22370) for the Whole Air Monitoring Program for the period May 1, 2021 through August 31, 2022, in an amount not to exceed \$581,027.03.

April 28, 2021

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute a contract with the Texas Commission on Environmental Quality (TCEQ) (Contract No. 582-21-22370, CFDA No. 97.091), approved as to form by the City Attorney, for acceptance of a grant for the Whole Air Monitoring Program in the amount of \$581,027.03 for the period May 1, 2021 through August 31, 2022; and execute all terms, conditions, and documents required by the agreement.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed \$581,027.03 in the TCEQ FY 21-22 Whole Air Monitoring Program Fund, Fund F672, Department MGT, Unit 184C, Object 3099.

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in an amount not to exceed \$581,027.03 in the TCEQ FY 21-22 Whole Air Monitoring Program Fund, Fund F672, Department MGT, Unit 184C, Revenue Code 6526.

SECTION 4. That the Chief Financial Officer is hereby authorized to transfer grant funds from the TCEQ FY 21-22 Whole Air Monitoring Program Fund, Fund F672, Department MGT, Unit 184C, Object 3099, to reimburse the General Fund, Fund 0001, Department MGT, Unit 4241, Object 5011.

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

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

SECTION 7. That this contract is designated as Contract No. OEQ-2021-00015956.

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



Agenda Information Sheet

File #: 21-707

Item #: 28.

STRATEGIC PRIORITY: Quality of Life
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): All
DEPARTMENT: Office of Environmental Quality & Sustainability
EXECUTIVE: M. Elizabeth Cedillo-Pereira

SUBJECT

An ordinance amending Chapter 2, "Administration," of the Dallas City Code by **(1)** amending Sections 2-120 thru 2-124; **(2)** creating an environmental commission; **(3)** providing functions of the environmental commission; **(4)** providing a saving clause; **(5)** providing a severability clause; and **(6)** providing an effective date - Financing: No cost consideration to the City

BACKGROUND

The Dallas City Council adopted the Comprehensive Environmental & Climate Action Plan in May, 2020 as a comprehensive roadmap that outlines the specific activities that the City plans to undertake to improve quality of life for all residents, to reduce greenhouse gas (GHG) emissions, to prepare communities for the impacts of climate change, and to create a healthier and more prosperous community. The plan proposes 97 actions across eight sectors, and is designed to be revenue neutral, using existing budgets, partnerships, and funding mechanisms to support implementation. The suite of actions in the plan have been carefully selected to start Dallas on the path to achieving carbon neutrality by 2050.

Climate change will impact every part of day to day life in Dallas. Vulnerable populations are most at risk to the impacts of climate change due to existing social, economic, and environmental barriers. Climate change will affect everyone, but not everyone will be affected equally - the effects of climate change will disproportionately impact communities with the least means to adapt. Climate change will also impact the sensitive urban ecosystem balances, providing food, water and habitat to plant, animal, and human life.

In the City Council Resolution No. 20-0827, adopting the Comprehensive Environmental & Climate Action Plan (CECAP), there was a requirement to develop a diverse, inclusive and representative group of professionals and community members to advise the City Council on environment, sustainability, CECAP implementation, and to support achieving equitable and effective environmental and climate action. This resolution required the City Manager to coordinate with the Environment and Sustainability City Council Committee regarding the scope and potential roles of a

permanent board or commission with a goal of implementation and making appropriate appointments between or around October 1, 2021, and January 1, 2022. This ordinance reflects the results of that coordination and communication towards implementation of a permanent board or commission.

The ordinance establishes an environmental commission to be comprised of fifteen voting members and eight technical members. Each City Council member will appoint a voting member of the environmental commission and the City Council also appoints technical members to create a technical resource panel. The environmental commission will have an environmental health committee which will be comprised of five members. The environmental commission will advise on the CECAP implementation and environmental issues which arise in the city. The environmental health committee will advise the environmental commission on environmental health issues as they arise across the city, including, but not limited to, potential health aspects of environmental policy recommendations from the commission to the city council, and to address specific community public health concerns with an identified environmental origin.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 8, 2018, City Council adopted the Resilient Dallas Plan that outlines actions towards addressing equity, resilience economic mobility healthy communities and environmental sustainability by Resolution No. 18-1026.

On September 18, 2018, City Council authorized the Office of Environmental Quality & Sustainability to develop a Comprehensive Environmental and Climate Action Plan by Resolution No. 18-1337.

On January 23, 2019, City Council adopted a resolution calling for federal action on climate change and continued local efforts to develop a comprehensive environmental and climate plan with goals that will ensure that the City of Dallas is addressing the environment and climate change in a manner that is effective and equitable through Resolution No. 19-0223, and using funding appropriated under Resolution No. 14-0564, also known as Chapter 9C, Carryout Bags, in the Dallas City Code.

On May 27, 2020, City Council adopted the Comprehensive Environmental and Climate Action Plan by Resolution No. 20-0827, and which included requirements to establish a diverse permanent board or commission supporting the Environment & Sustainability Committee, allowing for board member nomination on or before January 1, 2022.

The Environment and Sustainability Committee was briefed regarding this matter on March 3, 2021 and on April 5, 2021.

FISCAL INFORMATION

No cost consideration to the City current fiscal year budget. Future year appropriations for this initiative will be established through the annual budget development process, subject to the City Council approval.

ORDINANCE NO. _____

An ordinance amending Chapter 2, “Administration,” of the Dallas City Code by amending Sections 2-120 thru 2-124; creating an environmental commission; providing functions of the environmental commission; providing a saving clause; providing a severability clause; and providing an effective date.

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

SECTION 1. That Article XII, “Reserved,” of Chapter 2, “Administration,” of the Dallas City Code is amended to read as follows:

**“ARTICLE XII.
ENVIRONMENTAL COMMISSION ~~[RESERVED]~~”.**

**SEC[S]. 2-120. ENVIRONMENTAL COMMISSION - CREATED;
FUNCTION; TERMS; MEETINGS.**

(a) There is hereby created an environmental commission of the city, which shall be composed of 15 voting members of the general public and eight non-voting technical expert members. Each city council member shall appoint one voting member to the commission. The mayor shall appoint the commission chair; and the full council shall appoint the vice-chair. The non-voting technical experts shall be appointed by the full council from each sector of the comprehensive environmental and climate action plan (“CECAP”). Two of the general public members must have public health experience. All other general public members must have a minimum of two years environmental experience or a minimum of two years of neighborhood environmental advocacy.

(1) Public health experience may be demonstrated through documented experience which meets the Center for Disease Control’s definition of public health that includes promoting healthy lifestyles, researching disease and injury prevention, and detecting, preventing, and responding to infectious diseases. This qualification may include employment with a health-related entity such as a hospital, clinic, a public health organization, or a non-profit focused on improving local public health.

(2) Environmental experience may be demonstrated through documented education, professional registrations or certifications, or expertise in one or more areas of the CECAP. This qualification may include, but is not limited to, citizen-science certifications, or a bachelor of science or arts in related engineering, environmental sciences, environmental management systems, natural sciences, architecture, landscape architecture, agriculture, and other documented backgrounds related to local, state, and federal laws, or environmental regulations.

(3) Neighborhood environmental advocacy may be demonstrated through documented residency in neighborhoods negatively impacted by environmental issues, with related experience with local neighborhood issues including, but not limited to, transportation, water and waste management, zoning and land use issues, or experience relevant to one or more sections of the CECAP.

(b) A quorum exists when there are physically present a simple majority of the number of members officially appointed to the environmental commission, regardless of the total number of members actually provided for the environmental commission, except that a quorum may not be fewer than six members. Issues are decided by a simple majority of the members present. Each member who is present and entitled to vote must vote in accordance with Chapter 8 of the Dallas City Code.

(c) The environmental commission shall advise on the CECAP implementation and environmental issues which arise in the city.

(d) All members shall be appointed for an initial term to expire on _____. Subsequent appointments shall be made in September of each odd-numbered year for a two-year term beginning October 1. All members shall serve until their successors are appointed and qualified. A vacancy for the unexpired term of any members shall be filled in the same manner as the original appointment was made. The members shall serve without compensation.

(e) The commission, unless there is no business for the commission to consider, must meet at least once per month and may hold additional meetings at the call of the chair. The commission shall receive public comment at every meeting of the commission, standing committees, and ad hoc committees.

(f) The commission shall adopt, subject to approval of city council, rules, not inconsistent with state law or city ordinances, governing its proceedings and establishing committees of the commission.

(g) This article expires on _____, unless reenacted with an amendment prior to that date. The city council shall review this section and hold a public hearing on the matter prior to that date.

SEC. 2-121.

TECHNICAL RESOURCE PANEL.

(a) There is hereby created a technical resource panel to be composed of eight members appointed by the city council to serve as non-voting technical members of the commission.

(1) The technical resource panel is not a board or commission subject to Chapter 8 of this code or Chapter XXIV, Section 13 of the city charter.

(2) The city manager may nominate members of the first technical resource panel, as recommended by the Office of Environmental Quality and Sustainability, through consultation with the Environment and Sustainability Task Force, for approval by the full council.

(3) Following the initial appointments, future technical resource panel members may be nominated by the city manager, as recommended by the Office of Environmental Quality and Sustainability, through consultation with the Environmental Commission, for approval by the full council.

(b) Each member of the technical resource panel must have at least four years of experience in one of the eight sectors of the CECAP, causing each sector to be represented on the panel. Additionally, appointments to the panel must, to the extent possible, be representative of the ethnic diversity of the city.

(c) Members of the technical resource panel are not required to be residents of the city or qualified voters in the city.

(d) Members of the technical resource panel serve two-year terms and are subject to the same conflict of interest and confidentiality restrictions that are applicable to members of the commission. Members of the technical resource panel are subject to forfeiture of membership on the same basis as members of the commission.

(e) Members of the technical resource panel shall attend and fully participate in all meetings and deliberations of the commission, including closed sessions, but shall not be entitled to vote as members of the commission.

(f) The technical resource panel shall use its expertise and experience in environmental matters to assist the commission to the fullest extent possible in the review of all issues coming before the commission.

(g) The technical resource panel does not have any oversight responsibility or oversight authority with respect to the commission.

(h) Nothing in this section prohibits the commission from seeking additional outside technical expertise and advice, as necessary.

SEC. 2-122.

ENVIRONMENTAL HEALTH COMMITTEE.

(a) There is hereby created a committee of the environmental commission to be known as the environmental health committee, hereinafter called the “committee”, composed of five members. The committee shall be appointed within 60 days following the effective date of the establishment of the commission. The committee shall be composed of the two general public members of the commission having public health experience and three additional members from general public not currently serving on the commission, appointed by the chairman of the

commission. Initial appointments to the committee shall expire on _____. Subsequent appointments shall be made in September of each odd-numbered year for a two-year term beginning October 1 and members shall serve without compensation. The chairman of the commission shall designate a chairman and vice-chairman of the committee from the members of the commission having public health experience. The commission chairman may appoint up to three alternate members to the committee who serve in the absence of one or more regular members when requested to do so by the chairman or by the city manager. The alternate members serve for the same period and are subject to removal the same as regular members. The commission chairman shall fill vacancies occurring in the alternate membership the same as in the regular membership.

(b) The committee shall meet at least once per quarter with additional meetings upon call by the committee chairman or a simple majority of the committee members. A simple majority of the members present shall constitute a quorum and issues shall be decided by a simple majority vote of the members present. The Office of Environmental Quality and Sustainability shall furnish support to the committee.

(c) The function of the committee shall be to advise the commission on environmental health issues as they arise across the city, including, but not limited to, potential health aspects of environmental policy recommendations from the commission to the city council and to address specific community public health concerns with an identified environmental origin.”

SECS. 2-123 THRU 2-124. RESERVED.”

SECTION 2. That Chapter 2 of the Dallas City Code shall remain in full force and effect, save, and except as amended by this ordinance.

SECTION 3. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 4. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 5. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, City Attorney

By _____
Assistant City Attorney

Passed _____



Agenda Information Sheet

File #: 21-614

Item #: 29.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a two-year master agreement for the purchase of frictional asphaltic preservation treatment and pre-treatment concentrate for the Department of Public Works - Hall Brothers, Inc., sole source - Estimated amount of \$1,520,250 - Financing: General Fund

BACKGROUND

This action does not encumber funds; the purpose of a master agreement is to establish firm pricing for goods, for a specific term, which are ordered on an as needed basis according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement.

This master agreement will provide for the purchase of frictional asphalt preservation treatment and pre-treatment concentrate to be utilized in house by the Department of Public Works crews. This new program will be a significant component of street preservation repairs identified in the Five-Year Infrastructure Management Program to prevent further degradation of 114.5 lane miles in Fiscal Year 2021.

The frictional asphaltic surface preservation treatment is a new scientifically formulated product which contains a blend of aggregate, asphalt, fines, and polymer. The blended materials provide a product that has enhanced adhesion and durability. This preservation treatment has been placed on over 4,000 lane miles in the last four years with various government entities and has proven to be equal in durability to a slurry seal treatment with an estimated savings of 30 to 50 percent.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
General Fund	\$750,000.00	\$770,250.00	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$1,520,250.00	Goods	N/A	N/A	N/A
• M/WBE goal waived due to no M/WBE availability.				
• Hall Brothers, Inc. - Non-local; Workforce - 0.00% Local				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Sole Source	<ul style="list-style-type: none">• Utilized for procurements where functional requirements can only be satisfied by one vendor, such as those where patents, copyrights or monopolies exists• Exempted from competitive bidding process• The Office of Procurement Services conducted a sole source review and found no exceptions
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OWNER

Hall Brothers, Inc.
1526 Pony Express Hwy.
Marysville, KS 66508

Rob Lauer, President

April 28, 2021

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

SECTION 1. That a master agreement for the purchase of frictional asphaltic preservation treatment and pre-treatment concentrate for the Department of Public Works is authorized with Hall Brothers, Inc. (VC22208), approved as to form by the City Attorney, for a term of two years, in the estimated amount of \$1,520,250. The amount payable pursuant to this master agreement may exceed the estimated amount, but may not exceed the amount of budgetary appropriations for this master agreement during its term. The City Manager is further authorized, in the City Manager's sole discretion, to exercise an option to extend the agreement for six months by filing a notice of extension with the City Secretary's Office.

SECTION 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for frictional asphaltic preservation treatment and pre-treatment concentrate for the Department of Public Works. If a written contract is required or requested for any or all purchases of frictional asphaltic preservation treatment and pre-treatment concentrate for the Department of Public Works under the master agreement instead of individual purchase orders, the City Manager is hereby authorized to execute a contract, approved as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an estimated amount of \$1,520,250 but not more than the amount of budgetary appropriations for this master agreement during its term to Hall Brothers, Inc. from Master Agreement Contract No. PBW-2020-00014129.

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



Agenda Information Sheet

File #: 21-640

Item #: 30.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year master agreement for the purchase of bagged cement and related items for the Department of Public Works - HD Supply Construction & Industrial-White Cap in the estimated amount of \$1,618,632.27 and Crafc0, Inc. in the estimated amount of \$757,483.89, lowest responsible bidders of two - Total estimated amount of \$2,376,116.16 - Financing: General Fund

BACKGROUND

This action does not encumber funds; the purpose of a master agreement is to establish firm pricing for goods, for a specific term, which are ordered on an as needed basis according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement.

This master agreement will provide for the purchase of bagged cement and related items for the Department of Public Works. Other related items listed on this master agreement include paving chairs, expansion joints, mortar mix, bonding agents, and joint sealers. These materials are used to repair concrete cuts for streets and sidewalks, stabilize water mains, repair and install sidewalks, and provide erosion control throughout the City.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out email notifications to vendors registered under relevant commodity codes. To further increase competition, the Office of Procurement Services uses historical solicitation information, the Internet, and vendor contact information obtained from user departments to contact additional vendors.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 10, 2018, City Council authorized a three-year master agreement for the purchase of bagged cement and related items with Crafc0, Inc., HD Supply Construction & Industrial White Cap, and Simba Industries, Inc. by Resolution No. 18-0090.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
General Fund	\$0.00	\$792,038.72	\$1,584,077.44

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$2,376,116.16	Goods	32.00%	0.00%	\$0.00
<ul style="list-style-type: none"> • This contract does not meet the M/WBE goal, but complies with good faith efforts. • HD Supply Construction & Industrial-White Cap - Local; Workforce - 82.14% Local • Crafc, Inc. - Non-local; Workforce - 0.00% Local 				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Low Bid	<ul style="list-style-type: none"> • Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements • Negotiations are not allowed
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The Office of Procurement Services received the following bids from solicitation number BS21-00015333. We opened them on March 4, 2021. We recommend the City Council award this master agreement to the lowest responsive and responsible bidders by group. Information related to this solicitation is available upon request.

*Denotes successful bidders

<u>Bidder</u>	<u>Address</u>	<u>Amount</u>
*HD Supply Construction & Industrial-White Cap	2215 East Grauwylar Rd. Irving, TX 75061	Multiple Groups
*Crafc, Inc.	6165 West Detroit St. Chandler, AZ 85226	Multiple Groups

OWNER

HD Supply Construction & Industrial-White Cap

John Stegeman, Chief Executive Officer

Crafco, Inc.

Don Brooks, President

April 28, 2021

WHEREAS, on January 10, 2018, City Council authorized a master agreement with Crafc0, Inc. in the amount of \$2,756,635.35, HD Supply Construction & Industrial White Cap in the amount of \$1,586,607.28, and Simba Industries, Inc. in the amount of \$825,118.91, for the purchase of bagged cement and related items for a term of three years, in a total amount not to exceed \$5,168,361.54, by Resolution No. 18-0090.

Now, Therefore,

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

SECTION 1. That a master agreement for the purchase of bagged cement and related items for the Department of Public Works is authorized with HD Supply Construction & Industrial-White Cap (518381) in the estimated amount of \$1,618,632.27 and Crafc0, Inc. (VS0000084622) in the estimated amount of \$757,483.89, approved as to form by the City Attorney, for a term of three years, in a total estimated amount of \$2,376,116.16. The amount payable pursuant to this master agreement may exceed the estimated amount, but may not exceed the amount of budgetary appropriations for this master agreement during its term. The City Manager is further authorized, in the City Manager's sole discretion, to exercise an option to extend the agreement for six months by filing a notice of extension with the City Secretary's Office.

SECTION 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for bagged cement and related items for the Department of Public Works. If a written contract is required or requested for any or all purchases of bagged cement and related items for the Department of Public Works under the master agreement instead of individual purchase orders, the City Manager is hereby authorized to execute a contract, approved as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an estimated amount of at least \$2,376,116.16, but not more than the amount of budgetary appropriations for this master agreement during its term to HD Supply Construction & Industrial-White Cap and Crafc0, Inc. from Master Agreement Contract No. PBW-2021-00015333.

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



Agenda Information Sheet

File #: 21-618

Item #: 31.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year master agreement for the purchase of pre-cast water meter vaults and fiberglass manholes for the Water Utilities Department - Oldcastle Precast, Inc. in the estimated amount of \$79,930 and FCX Performance, Inc. dba Pierce Pump Company in the estimated amount of \$61,700, lowest responsible bidders of three - Total estimated amount of \$141,630 - Financing: Dallas Water Utilities Fund

BACKGROUND

This action does not encumber funds; the purpose of a master agreement is to establish firm pricing for goods, for a specific term, which are ordered on an as needed basis. according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement.

This master agreement will provide pre-cast water meter vaults and fiberglass manholes for the Water Utilities Department. The pre-cast water meter vaults are installed at commercial sites, subdivisions, and public streets. New commercial developments are required to install vaults for meters 4" or greater, and they are primarily installed at new construction sites. The City replaces and or installs approximately 15 pre-cast water meter vaults annually due to new construction or aging vaults.

The manhole structures are used as entry points to underground water and wastewater systems. Access to these areas allow City crew members to monitor and make repairs to underground water and wastewater mains.

On average, City crews replace and/or install 50 manhole structures per year due to aging and slow deterioration of the structure as a result of the corrosive environments within the water and wastewater systems. Replacement of the structures ensures the safety of City crew members.

Manhole structures are also replaced during major construction projects. It is sometimes determined that additional water and wastewater main extensions, wastewater access devices, and manholes are needed to accommodate future water and wastewater improvements within a redevelopment project.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out email notifications to vendors registered under relevant commodity codes. To further increase competition, the Office of Procurement Services uses historical solicitation information, the Internet, and vendor contact information obtained from user departments to contact additional vendors.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 12, 2017, City Council authorized a three-year master agreement for pre-cast water meter vaults with Oldcastle Precast, Inc., Act Pipe & Supply, Inc., and Forterra Pipe & Precast, LLC by Resolution No. 17-0572.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Dallas Water Utilities Fund	\$41,630.00	\$50,000.00	\$50,000.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$141,630.00	Goods	32.00%	0.00%	\$0.00
<ul style="list-style-type: none"> • This contract does not meet the M/WBE goal, but complies with good faith efforts. • Oldcastle Precast, Inc. - Non-local; Workforce - 0.00% Local • FCX Performance, Inc. dba Pierce Pump Company - Local; Workforce - 22.00% Local 				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Low Bid	<ul style="list-style-type: none"> • Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements • Negotiations are not allowed
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Office of Procurement Services received the following bids from solicitation number BV21-00014951. We opened them on January 22, 2021. We recommend the City Council award this master agreement to the lowest responsive and responsible bidders by line. Information related to this solicitation is available upon request.

*Denotes successful bidders

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*Oldcastle Precast, Inc.	1100 Heritage Pkwy. Mansfield, TX 76063	Multiple Lines
*FCX Performance, Inc. dba Pierce Pump Company	9010 John West Carpenter Frwy. Dallas, TX 75247	Multiple Lines
APSCO	1000 North MacArthur Blvd. Grand Prairie, TX 75050	Multiple Lines

OWNERS

Oldcastle Precast, Inc.

Philip Shoult, President

FCX Performance, Inc. dba Pierce Pump Company

Darren Webster, President
Travis Lee, Vice President, Sales

April 28, 2021

WHEREAS, on April 12, 2017, City Council authorized a three-year master agreement for pre-cast water meter vaults with Oldcastle Precast, Inc. in the amount of \$74,680.00, Act Pipe & Supply, Inc. in the amount of \$2,525.79, and Forterra Pipe & Precast, LLC in the amount of \$2,343.00, in a total amount not to exceed \$79,548.79, by Resolution No. 17-0572.

Now, Therefore,

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

SECTION 1. That a master agreement for the purchase of pre-cast water meter vaults and fiberglass manholes for the Water Utilities Department is authorized with Oldcastle Precast, Inc. (022620) in the estimated amount of \$79,930.00 and FCX Performance, Inc. dba Pierce Pump Company (VC14294) in the estimated amount of \$61,700.00, approved as to form by the City Attorney, for a term of three years in a total estimated amount of \$141,630.00. The amount payable pursuant to this master agreement may exceed the estimated amount, but may not exceed the amount of budgetary appropriations for this master agreement during its term. The City Manager is further authorized, in the City Manager's sole discretion, to exercise an option to extend the contract for six months by filing a notice of extension with the City Secretary's Office.

SECTION 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for pre-cast water meter vaults and fiberglass manholes for the Water Utilities Department. If a written contract is required or requested for any or all purchases for pre-cast water meter vaults and fiberglass manholes for the Water Utilities Department under the master agreement instead of individual purchase orders, the City Manager is hereby authorized to execute a contract, approved as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an estimated amount of at least \$141,630.00, but not more than the amount of budgetary appropriations for this master agreement during its term to Oldcastle Precast, Inc. and FCX Performance, Inc. dba Pierce Pump Company from Master Agreement Contract No. POM-2021-00014951.

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



Agenda Information Sheet

File #: 21-619

Item #: 32.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize an increase to the master agreement with Nieman Printing, Inc. for the purchase of printed utility bill inserts for the Water Utilities Department - Not to exceed \$138,136, from \$552,744.00 to \$690,880.00 - Financing: Dallas Water Utilities Fund

BACKGROUND

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

This master agreement will continue to provide for the purchase of printed utility bill inserts for the Water Utilities Department's customers to be included with the monthly water bill. Other City departments will also utilize this master agreement by coordinating with the Water Utilities Department for inclusion of their inserts with utility bills. Inserts provided through this agreement are trifold, multi-color, and printed on recycled paper. These inserts are utilized as a method to relay up-to-date information regarding items such as: water conservation, water quality reports, annual Water-Wise seminars and tour, recycling and bulk trash collection, storm water pollution prevention, and spay/neuter services, as well as other initiatives and programs.

Inserts are also posted on the Water Utilities Department's website for customers that receive electronic bills. In 2013, the Water Utilities Department launched the initiative "Go Green Go Paperless" to promote paperless billing and online payment. This initiative is advertised through bill inserts, as a special message on the invoice, on the back of the invoice envelope, at public meetings, and on the City's website. Since 2013, paperless participation has increased by approximately 39 percent.

The increase of funds is requested for this master agreement to extend the agreement so that the expiration date coincides with expiration date of the current agreement for water bill printing, insertion, mailing and document composition. The objective is to combine the specifications to advertise as one solicitation in the third quarter of fiscal year 2022.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 28, 2017, City Council authorized a three-year master agreement for printed utility bill inserts with Nieman Printing, Inc. by Resolution No. 17-1042.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Dallas Water Utilities Fund	\$41,000.00	\$48,568.00	\$48,568.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$138,136.00	Goods	32.00%	100.00%	\$138,136.00
• This contract exceeds the M/WBE goal.				
• Nieman Printing, Inc. - Local; Workforce - 100.00% Local				

OWNER

Nieman Printing, Inc.
10615 Newkirk, Suite 100
Dallas, TX 75220

Joanie Nieman, President

April 28, 2021

WHEREAS, on June 28, 2017, City Council authorized a three-year master agreement for printed utility bill inserts with Nieman Printing, Inc. in an amount not to exceed \$552,744, by Resolution No. 17-1042.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to increase the master agreement with Nieman Printing, Inc. (VS93974), approved as to form by the City Attorney, for the purchase of printed utility bill inserts for the Water Utilities Department, in an amount not to exceed \$138,136, increasing the master agreement from \$552,744 to \$690,880.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$138,136 to Nieman Printing, Inc. from Master Agreement Contract No. POM-2017-00002032.

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



Agenda Information Sheet

File #: 21-642

Item #: 33.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a two-year service contract for the development and implementation of a violence intervention program for the Office of Integrated Public Safety Solutions - Youth Advocate Programs, Inc., most advantageous proposer of three - Not to exceed \$1,600,000 - Financing: General Fund (subject to annual appropriations)

BACKGROUND

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

This service contract allows for the development and implementation of a violence intervention program for the Office of Integrated Public Safety Solutions. This program, with a specific focus on violent offenses involving firearms, is designed to implement community-based violence prevention strategies and assist the Police Department in its violent crime reduction strategy.

During the term of the contract the recommended supplier will:

- Increase community engagement through the development and support of credible community members
- Strengthen the relationship between law enforcement and the community
- Deploy outreach workers to provide social services and opportunities to change community norm and behaviors
- Change behavioral norms that support violence in target communities through planning and participating in community activities and public education efforts

This item was approved in the budget as part of the City Managers Responsible, Equitable, Accountable, and Legitimate (R.E.A.L) change program and was one of the recommendations from the Mayors Task Force on Safe Communities.

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

- Department of Code Compliance (1)
- Office of Integrated Public Safety Solutions (1)
- Office of Homeless Solutions (1)
- Police Department (2)
- Office of Procurement Services (1)*

*The Office of Procurement Services evaluated cost and local preference, if applicable.

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

- Experience 35 points
- Approach 35 points
- Cost 25 points
- Local Preference 5 points

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out email notifications to vendors registered under relevant commodity codes. To further increase competition, the Office of Procurement Services uses historical solicitation information, the Internet, and vendor contact information obtained from user departments to contact additional vendors.

On November 10, 2015, the City Council authorized a living wage policy that requires contractors to pay their employees a “living wage” rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The current calculated living wage during the solicitation process of this contract is \$12.38; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council was briefed on this item as part of the One Dallas: Responsible, Equitable, Accountable, Legitimate (R.E.A.L.) Change and R.E.A.L. Action presentation on August 11, 2020.

Information about this item was provided to the Public Safety Committee on April 12, 2021.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
General Fund	\$800,000.00	\$800,000.00	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$1,600,000.00	Other Services	N/A	N/A	N/A
<ul style="list-style-type: none"> • The Business Inclusion and Development Policy does not apply to Other Service contracts. • Youth Advocate Program, Inc. - Local; Workforce - 52.00% Local 				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Request for Competitive Sealed Proposal	<ul style="list-style-type: none"> • Utilized for high technology procurements, insurance procurements, and other goods and services • Recommended offeror whose proposal is most advantageous to the City, considering the relative importance of price, and other evaluation factors stated in the specifications • Always involves a team evaluation • Allows for negotiation on contract terms, including price
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The Office of Procurement Services received the following proposals from solicitation number BR21-00015313. We opened them on January 21, 2021. We recommend the City Council award this service contract in its entirety to the most advantageous proposer.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Score</u>
*Youth Advocate Program, Inc.	8700 North Stemmons Frwy. Suite 460 Dallas, TX 75247	76.95
Afonso Herrera dba Herrera & Associates	3198 Royal Ln. Suite 214 Dallas TX 75229	75.91
Bratton Construction/ House of Shalom	363 Meadow Creek Dr. Duncanville, TX 75137	25.44

OWNER

Youth Advocate Programs, Inc.

Jeffrey Fleischer, Chief Executive Officer

Richard Stottlemeyer, III, Chief Financial Officer

April 28, 2021

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

SECTION 1. That the City Manager is hereby authorized to execute a service contract with Youth Advocate Programs, Inc. (VC22967), approved as to form by the City Attorney, for the development and implementation of a violence intervention program for the Office of Integrated Public Safety Solutions for a term of two years, in an amount not to exceed \$1,600,000. If the service was bid or proposed on an as needed basis, unit price basis for performance of specified tasks, payments made to Youth Advocate Programs, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Youth Advocate Programs, Inc. under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$1,600,000 (subject to annual appropriations) to Youth Advocate Programs, Inc. from Service Contract No. POM-2021-00015313.

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



Agenda Information Sheet

File #: 21-620

Item #: 34.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year service price agreement for scrap tire removal from the Trinity River and removal of trash and debris from creeks, channels, vacant lots, and Lake Ray Hubbard for the Water Utilities Department - Good Earth Corporation, lowest responsible bidder of two - Estimated amount of \$2,620,000 - Financing: Stormwater Drainage Management Fund (\$2,500,000) and Dallas Water Utilities Fund (\$120,000)

BACKGROUND

This action does not encumber funds; the purpose of a service price agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement.

This service price agreement will provide for scrap tire removal from the Trinity River and removal of trash and debris from creeks, channels, vacant lots, and Lake Ray Hubbard. Through Citywide initiatives to remove litter from the City's creeks, lakes and rivers, the City realized the necessity to remove the numerous tires that have been illegally dumped in the Trinity River causing deteriorating water quality. The awarded vendor will be responsible for transporting and disposing of tires in accordance to the Texas Commission on Environmental Quality (TCEQ).

The City owns Lake Ray Hubbard which is used as a major water source. The accumulation of trash and debris in the Rowlett Creek portion of the lake has generated numerous complaints from citizens. Although the debris has not adversely affected water quality of the lake, the removal of the trash and debris is consistent with the TCEQ's Texas Surface Water Quality Standards as they relate to floating debris and aesthetic conditions.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out email notifications to vendors registered under relevant commodity codes. To further increase competition, the Office of Procurement Services uses historical solicitation information, the Internet, and vendor contact information obtained from user departments to contact additional vendors.

On November 10, 2015, the City Council authorized a living wage policy that requires contractors to pay their employees a "living wage" rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The current calculated living wage during the solicitation process of this contract is \$12.38; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 22, 2014, City Council authorized a three-year service contract for scrap tire removal from the Trinity River and trash and debris removal from Lake Ray Hubbard with Good Earth Corporation, Inc. and Hess Construction, LLC by Resolution No. 14-0174.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Stormwater Drainage Management Fund	\$900,000.00	\$850,000.00	\$750,000.00
Dallas Water Utilities Fund	\$ 0.00	\$ 0.00	\$120,000.00
Total	\$900,000.00	\$850,000.00	\$870,000.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$2,620,000.00	Other Services	N/A	30.00%	\$786,000.00
<ul style="list-style-type: none"> The Business inclusion and Development Policy does not apply to Other Service contracts, however the prime contractor is subcontracting with certified M/WBEs. Good Earth Corporation - Local; Workforce - 79.00% Local 				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Low Bid	<ul style="list-style-type: none"> • Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements • Negotiations are not allowed
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The Office of Procurement Services received the following bids from solicitation number BF21-00014101. We opened them on January 7, 2021. We recommend the City Council award this service price agreement to the lowest responsive and responsible bidder by group.

*Denotes successful bidder

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*Good Earth Corporation	7922 Forney Rd. Dallas, TX 75087	Group 1 - \$ 750,000.00 Group 2 - \$ 1,750,000.00 Group 3 - \$ 120,000.00
Hess Construction LLC	3330 Cobb Pkwy. Acworth, GA 30101	Group 1 - \$32,000,000.00 Group 2 - \$44,400,000.00 Group 3 - \$ 450,000.00

OWNER

Good Earth Corporation

Ron Points, Owner
Kevin Points, President

April 28, 2021

WHEREAS, on January 22, 2014, City Council authorized a three-year service contract for scrap tire removal from the Trinity River and trash and debris removal from Lake Ray Hubbard with Good Earth Corporation, Inc. in the amount of \$2,805,000.00 and Hess Construction, LLC in the amount of \$452,943.64, in a total amount not to exceed \$3,257,943.64, by Resolution No. 14-0174; and

WHEREAS, on December 19, 2016, Administrative Action No. 17-5378 authorized to extend the service contract for two years for scrap tire removal from the Trinity River and trash and debris removal from Lake Ray Hubbard with Good Earth Corporation from January 22, 2017 to January 21, 2019, with zero cost, having no effect on the contract amount; and

WHEREAS, on December 19, 2016, Administrative Action No. 17-5501 authorized to extend the service contract for two years for scrap tire removal from the Trinity River and trash and debris removal from Lake Ray Hubbard with Hess Construction, LLC from January 8, 2017 to January 7, 2019, with zero cost, having no effect on the contract amount.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute a service price agreement with Good Earth Corporation (510006), approved as to form by the City Attorney, for scrap tire removal from the Trinity River and removal of trash and debris from creeks, channels, vacant lots, and Lake Ray Hubbard for the Water Utilities Department for a term of three years, in the estimated amount of \$2,620,000.00. The amount payable pursuant to this service price agreement may exceed the estimated amount, but may not exceed the amount of budgetary appropriations for this service price agreement during its term. Payments made to Good Earth Corporation shall be based only on the amount of the services directed to be performed by the City and properly performed by Good Earth Corporation under the service price agreement. The City Manager is further authorized, in the City Manager's sole discretion, to exercise an option to extend the agreement for six months by filing a notice of extension with the City Secretary's Office.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an estimated amount of at least \$2,620,000.00, but not more than the amount of budgetary appropriations for this service price agreement during its term to Good Earth Corporation from Service Price Agreement Contract No. DWU-2021-00014101.

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



Agenda Information Sheet

File #: 21-514

Item #: 35.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year service price agreement for court reporting services for various City departments - Magna Legal Services, most advantageous proposer of two - Estimated amount of \$288,508.24 - Financing: General Fund (\$88,440.05) and Liability Reserve Fund (\$200,068.19)

BACKGROUND

This action does not encumber funds; the purpose of a service price agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement.

This service price agreement will provide for court reporting services to various City departments. These services include court reporters and transcribers to take verbatim transcriptions of legal proceedings. Such proceedings could be but are not limited to depositions, appellate hearings, meetings, witness statements, and any other proceedings where accurate written accounts are necessary. Additional services include the following:

- Administering oaths
- Providing electronic versions of transcripts
- Videotaping of proceedings

Civil Service uses court reporting services for Trial Board Hearings and for monthly Civil Service Board Meetings.

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

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- City Attorney's Office (2)
 - Civil Service (2)
 - Office of Economic Development Business Workforce and Inclusion Division (1)*
 - Office of Procurement Services (1)*

*The Office of Procurement Services evaluated cost and local preference, if applicable. The Office of Economic Development Business Workforce and Inclusion Division only evaluated the Business Inclusion and Development Policy.

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

- Cost 30 points
- Experience 25 points
- Approach, capabilities, and services offered 25 points
- Business Inclusion and Development Plan 15 points
- Local Preference 5 points

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out email notifications to vendors registered under relevant commodity codes. To further increase competition, the Office of Procurement Services uses historical solicitation information, the Internet, and vendor contact information obtained from user departments to contact additional vendors.

On November 10, 2015, the City Council authorized a living wage policy that requires contractors to pay their employees a "living wage" rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The current calculated living wage during the solicitation process of this contract is \$12.38; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 13, 2013, City Council authorized a three-year service contract for court reporting services with All American Reporting and Net Transcripts, Inc. by Resolution No. 13-0284.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
General Fund	\$29,480.02	\$29,480.02	\$29,480.01
Liability Reserve Fund	\$66,689.39	\$66,689.40	\$66,689.40
Total	\$96,169.41	\$96,169.42	\$96,169.41

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$288,508.24	Other Services	N/A	N/A	N/A
<ul style="list-style-type: none"> • The Business Inclusion and Development Policy does not apply to Other Service contracts. • Magna Legal Services - Non-local; Workforce - 0.00% Local 				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Request for Competitive Sealed Proposal	<ul style="list-style-type: none"> • Utilized for high technology procurements, insurance procurements, and other goods and services • Recommended offeror whose proposal is most advantageous to the City, considering the relative importance of price, and other evaluation factors stated in the specifications • Always involves a team evaluation • Allows for negotiation on contract terms, including price
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The Office of Procurement Services received the following proposals from solicitation number BQZ21-00015369. We opened them on January 8, 2021. We recommend the City Council award this service price agreement in its entirety to the most advantageous proposer.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Score</u>
*Magna Legal Services	1635 Market St. 8th Floor Philadelphia, PA 19103	68.75
All American Reporting	325 Spring Valley Dr. Denison, TX 75020	66.25

OWNER**Magna Legal Services**

Peter Hecht, Partner, Executive Vice President Sales

April 28, 2021

WHEREAS, on February 13, 2013, City Council authorized a three-year service contract for court reporting services with All American Reporting in the amount of \$398,857.50, and Net Transcripts in the amount of \$224,310.00, in a total amount not to exceed \$623,167.50, by Resolution No. 13-0284; and

WHEREAS, on January 28, 2016, Administrative Action No. 16-5364 authorized Supplemental Agreement No. 1 to extend the service contract with All American Reporting for twelve months from February 14, 2016 to February 13, 2017, with zero cost, having no effect on the contract amount; and

WHEREAS, on January 28, 2016, Administrative Action No. 16-5363 authorized Supplemental Agreement No. 1 to extend the service contract with Net Transcripts for twelve months, from February 14, 2016 to February 13, 2017, with zero cost, having no effect on the contract amount; and

WHEREAS, on February 9, 2017, Administrative Action No. 17-5478 authorized Supplemental Agreement No. 2 to extend the service contract with All American Reporting for two years, from February 13, 2017 to February 13, 2019, with zero cost, having no effect on the contract amount; and

WHEREAS, on February 9, 2017, Administrative Action No. 17-5475 authorized Supplemental Agreement No. 2 to extend the service contract with Net for two years, from February 13, 2017 to February 13, 2019, with zero cost, having no effect on the contract amount; and

WHEREAS, on May 13, 2019, Administrative Action No. 19-6057 authorized Supplemental Agreement No. 3 to extend the service contract with All American Reporting for two years, from February 13, 2019 to February 13, 2021, with zero cost, having no effect on the contract amount; and

WHEREAS, on May 13, 2019, Administrative Action No. 19-6058 authorized Supplemental Agreement No. 3 to extend the service contract with Net Transcripts for two years, from February 13, 2019 to February 13, 2021, with zero cost, having no effect on the contract amount.

Now, Therefore,

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

April 28, 2021

SECTION 1. That the City Manager is hereby authorized to execute a service price agreement with Magna Legal Services (VC0000012416), approved as to form by the City Attorney, for court reporting services for various City departments for a term of three years, in the estimated amount of \$288,508.24. The amount payable pursuant to this service price agreement may exceed the estimated amount, but may not exceed the amount of budgetary appropriations for this service price agreement during its term. Payments made to Magna Legal Services shall be based only on the amount of the services directed to be performed by the City and properly performed by Magna Legal Services under the service price agreement. The City Manager is further authorized, in the City Manager's sole discretion, to exercise an option to extend the agreement for six months by filing a notice of extension with the City Secretary's Office.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an estimated amount of at least \$288,508.24, but not more than the amount of budgetary appropriations for this service price agreement during its term to Magna Legal Services from Service Price Agreement Contract No. POM-2021-00015369.

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



Agenda Information Sheet

File #: 21-641

Item #: 36.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): 7

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a five-year acquisition contract for the purchase of hardware, software, licenses, and warranty of broadcast and multimedia production infrastructure for a Fair Park Multimedia Center for Communication, Outreach, and Marketing - Digital Resources, Inc., most advantageous proposer of four - Not to exceed \$3,860,294.94 - Financing: Public, Educational, and Governmental Access Fund

BACKGROUND

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

This acquisition contract will provide for the purchase of hardware, software, license, and warranty for a broadcast and multimedia production system operated at the Fair Park Multimedia Center (FPMC). This system contains all necessary equipment and integration services to bring FPMC into full operation, expanding the City's ability to provide advanced, impactful, and more equitable multimedia content to its government-access cable channel. The types of programs produced at FPMC will include, but are not limited to, interview programs, news programs, public service announcements, training videos, etc. The facility provides an opportunity for other City departments to use FPMC as a resource for content creation and is a key component of the Dallas Apprenticeship Program. This program provides hands-on training to Dallas area youth in media production and content creation generated across multiple mediums. Additionally, Dallas Apprenticeship Program is included as one of the Responsible, Equitable, Accountable and Legitimate (R.E.A.L.) Action initiatives in the Fiscal Year 2021-2022 budget to expand the City's partnership with Dallas area youth.

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

- Communication, Outreach and Marketing (2)
- Department of Information and Technology Services (1)
- Office of Arts and Culture (1)
- Park & Recreation Department (1)
- Office of Procurement Services (1)*

*The Office of Procurement Services evaluated cost and local preference, if applicable.

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

- Cost 30 points
- Approach and methodology 15 points
- Functional match 15 points
- Technical match 15 points
- Capability and expertise 10 points
- Training 10 points
- Local Preference 5 points

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out email notifications to vendors registered under relevant commodity codes. To further increase competition, the Office of Procurement Services uses historical solicitation information, the Internet, and vendor contact information obtained from user departments to contact additional vendors.

On November 10, 2015, the City Council authorized a living wage policy that requires contractors to pay their employees a “living wage” rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The current calculated living wage during the solicitation process of this contract is \$12.38; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Quality of Life, Arts and Culture Committee on September 21, 2020.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on February 23, 2021.

[City Council was briefed by memorandum regarding this matter on April 23, 2021.](#)

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Public, Educational, and Governmental Access Fund	\$3,860,294.94	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City’s Business Inclusion and Development Policy adopted on September 23,

2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$3,860,294.94	Other Services	N/A	99.30%	\$3,833,294.94
<ul style="list-style-type: none"> The Business Inclusion and Development Policy does not apply to Other Service contracts, however the prime contractor is a certified M/WBE. 				
<ul style="list-style-type: none"> Digital Resources, Inc. - Non-local; Workforce - 16.00% Local 				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Request for Competitive Sealed Proposal	<ul style="list-style-type: none"> Utilized for high technology procurements, insurance procurements, and other goods and services Recommended offeror whose proposal is most advantageous to the City, considering the relative importance of price, and other evaluation factors stated in the specifications Always involves a team evaluation Allows for negotiation on contract terms, including price
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The Office of Procurement Services received the following proposals from solicitation number BS21-00014927. We opened them on February 4, 2021. We recommend the City Council award this service price agreement in its entirety to the most advantageous proposer.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Score</u>
*Digital Resources, Inc.	2107 Greenbriar Dr. Suite B Southlake, TX 76092	93.50
Beck & Associates, Inc. dba BeckTV	16024 Central Commerce Dr. Pflugerville, TX 78660	85.36
Halbrook and Miller, Inc. dba TM Television	2440 Lacy Ln. Suite 100 Carrollton, TX 75006	66.16
Puro Pinto, LLC	12063 Ravenview Rd. Dallas, TX 75253	38.90

OWNER

Digital Resources, Inc.

April 28, 2021

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

SECTION 1. That the City Manager is hereby authorized to execute an acquisition contract with Digital Resources, Inc. (VS0000049628), approved as to form by the City Attorney, for the purchase of hardware, software, licenses, and warranty of broadcast and multimedia production infrastructure for a Fair Park Multimedia Center for Communication, Outreach, and Marketing for a term of five years, in an amount not to exceed \$3,860,294.94. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Digital Resources, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Digital Resources, Inc. under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$3,860,294.94, to Digital Resources, Inc. from Service Contract No. PAO-2021-00014927.

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



Agenda Information Sheet

File #: 21-616

Item #: 37.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize the purchase of a portable barricading system for the Police Department with Security 20/20, Inc. dba Security Pro USA through the General Services Administration cooperative agreement - Not to exceed \$99,895 - Financing: U.S. Department of Homeland Security Grant Funds

BACKGROUND

This purchase will provide the Police Department with a portable barricading system. This system is an easy-to-deploy barricade system to stop or minimize the effect of a vehicle ramming during a special event. This system is the only portable vehicle and truck barrier solution manufactured under ISO9001 standards. Each section of the system weighs under 55 pounds, is foldable, and easy to store. The interlocking sections allow for a greater number of applications when establishing protective barriers between people and buildings from vehicle attacks. It has received the U.S. Department of Homeland Security SAFETY ACT Designation.

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

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
U.S. Department of Homeland Security Grant Funds	\$99,895.00	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$99,895.00	Goods	N/A	N/A	N/A
<ul style="list-style-type: none"> • The Business Inclusion and Development Policy does not apply to Cooperative Purchasing Agreements. 				
<ul style="list-style-type: none"> • Security 20/20, Inc. dba Security Pro USA - Non-local; Workforce - 0.00% Local 				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Cooperative Purchasing Agreement	<ul style="list-style-type: none"> • Cooperative purchasing agreements enable the City to associate with State agencies, other local governments, or local cooperative organizations comprised of other state and local governments, to leverage market buying power and enable the City to purchase goods or services at lower prices • The cooperative purchasing agreement is an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement
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OWNER

Security 20/20, Inc. dba Security Pro USA

8543 Venice Blvd.
Los Angeles, CA 90034

Al Evan, Chief Executive Officer

April 28, 2021

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

SECTION 1. That the purchase of a portable barricading system for the Police Department is authorized with Security 20/20, Inc. dba Security Pro USA (VC22817) through the General Services Administration cooperative agreement, in an amount not to exceed \$99,895.

SECTION 2. That the Purchasing Agent is authorized, upon appropriate requisition, to issue a purchase order for a portable barricading system for the Police Department. If a formal contract is required for this purchase instead of a purchase order, the City Manager is hereby authorized to execute the contract, approved as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$99,895 to Security 20/20, Inc. dba Security Pro USA from the 2019 Homeland Security - Urban Area Security Initiative 19-21 Fund, Fund F608, Department MGT, Unit 4490, Object 4890, Purchase Order No. 00000158571.

SECTION 4. That this contract is designated as Contract No. DPD-2021-00015805.

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



Agenda Information Sheet

File #: 21-650

Item #: 38.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize the sale of one 2020 Chevrolet Suburban through a public auction ending March 30, 2021 to Zameer Fazal in the amount of \$21,500, highest bidder - Revenue: General Fund (\$18,275) and Express Business Center Fund (\$3,225)

BACKGROUND

This action seeks approval to sell one 2020 Chevrolet Suburban to Zameer Fazal in the amount of \$21,500, which was publicly auctioned ending on March 30, 2021. The vehicle was impounded at a collision site, and subsequently sold at auction in "As Is" condition as part of the Dallas Police Auto Pound Auction.

The City used its current contract auctioneer, Lone Star Auctioneers, Inc., to auction this equipment. The auctioneer charges a buyer's premium instead of the City paying a fee.

Dallas City Code 2-37.4 requires that when the highest bid for property is more than \$20,000, the sale to the highest bidder must be confirmed by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Revenue: General Fund (\$18,275.00) and Express Business Center Fund (\$3,225.00)

PROCUREMENT INFORMATION

The following bid was received at public auction ending March 30, 2021:

*Denotes highest bidder

<u>Bidder</u>	<u>Address</u>	<u>Amount</u>
*Zameer Fazal	4020 Childress St. Unit 6 Houston, TX 77005	\$21,500.00

OWNER

Zameer Fazal

April 28, 2021

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

SECTION 1. That the City Manager or designee is hereby authorized to finalize sale of one 2020 Chevrolet Suburban through a public action ending March 30, 2021, to the highest bidder, Zameer Fazal in the amount of \$21,500.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit funds received from the proceeds of the sale to:

<u>Fund</u>	<u>Department</u>	<u>Unit</u>	<u>Revenue Code</u>	<u>Amount</u>
0001	DPD	1999	8414	\$18,275
0199	POM	1232	8420	\$ 3,225

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



Agenda Information Sheet

File #: 21-598

Item #: 39.

STRATEGIC PRIORITY: Quality of Life
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): 7
DEPARTMENT: Park & Recreation Department
EXECUTIVE: John D. Jenkins

SUBJECT

A resolution to ratify an emergency construction services contract with Phoenix I Restoration and Construction, Ltd. for emergency repairs for the Hall of State Emergency Restoration Project located at 3939 Grand Avenue in Fair Park - Not to exceed \$2,770,979.91 - Financing: General Fund

BACKGROUND

On February 17, 2021, the fire sprinkler pipes in the attic froze and burst, flooding the building. There was four feet of water sitting in the mechanical sub-basement, 5" of water sitting in the basement and 2" sitting on the first floor before the sprinkler system was shutoff. In the sub-basement, there was damage to the mechanical air distribution system, boilers, pumps, stored furniture, and electrical panels. In the basement, there was damage to: the flooring, gypsum board walls and acoustical tile ceilings throughout; furniture and built-in casework in the office areas; stored display cases in the hallway; as well as walls in the auditorium. On the first floor, there was damage to: the plaster ceilings and plaster walls in the Hall of Heroes; wood-paneled walls, plaster ceilings and display cases in the East Texas Room; plaster walls, furniture, and tile in the West Texas Room; walls in the North Texas Room. In the attic, there was damage to the sprinkler system and insulation.

Phoenix I Restoration and Construction, Ltd. has removed the sitting water and building materials that are prone to grow mold. They also rented dehumidification equipment to dry out the air and the remaining building materials.

This action will ratify an emergency construction services contract with Phoenix I Restoration and Construction, Ltd. for the restoration of the damaged items, in an amount not to exceed \$2,770,979.91.

ESTIMATED SCHEDULE OF PROJECT

Began Emergency Services	February 2021
Completed Emergency Services	March 2021
Begin Restoration	May 2021
Complete Restoration	November 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 25, 2021, the Park and Recreation Board authorized an emergency construction services contract with Phoenix I Restoration and Construction, Ltd. for emergency repairs for the Hall of State Emergency Restoration Project located at 3939 Grand Avenue in Fair Park.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
General Fund	\$2,770,979.91	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$2,770,979.91	Construction	32.00%	32.46%	\$899,460.08
<ul style="list-style-type: none"> This contract exceeds the M/WBE goal. Phoenix I Restoration and Construction, Ltd. - Local; Workforce - 14.70% Local 				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Emergency	<ul style="list-style-type: none"> Procurement utilizing emergency procurement guidelines
Procurement	<ul style="list-style-type: none"> Where routine bidding requirements cannot be followed
	<ul style="list-style-type: none"> Emergency procurements are exempt from competitive bidding under the City Charter and State Law

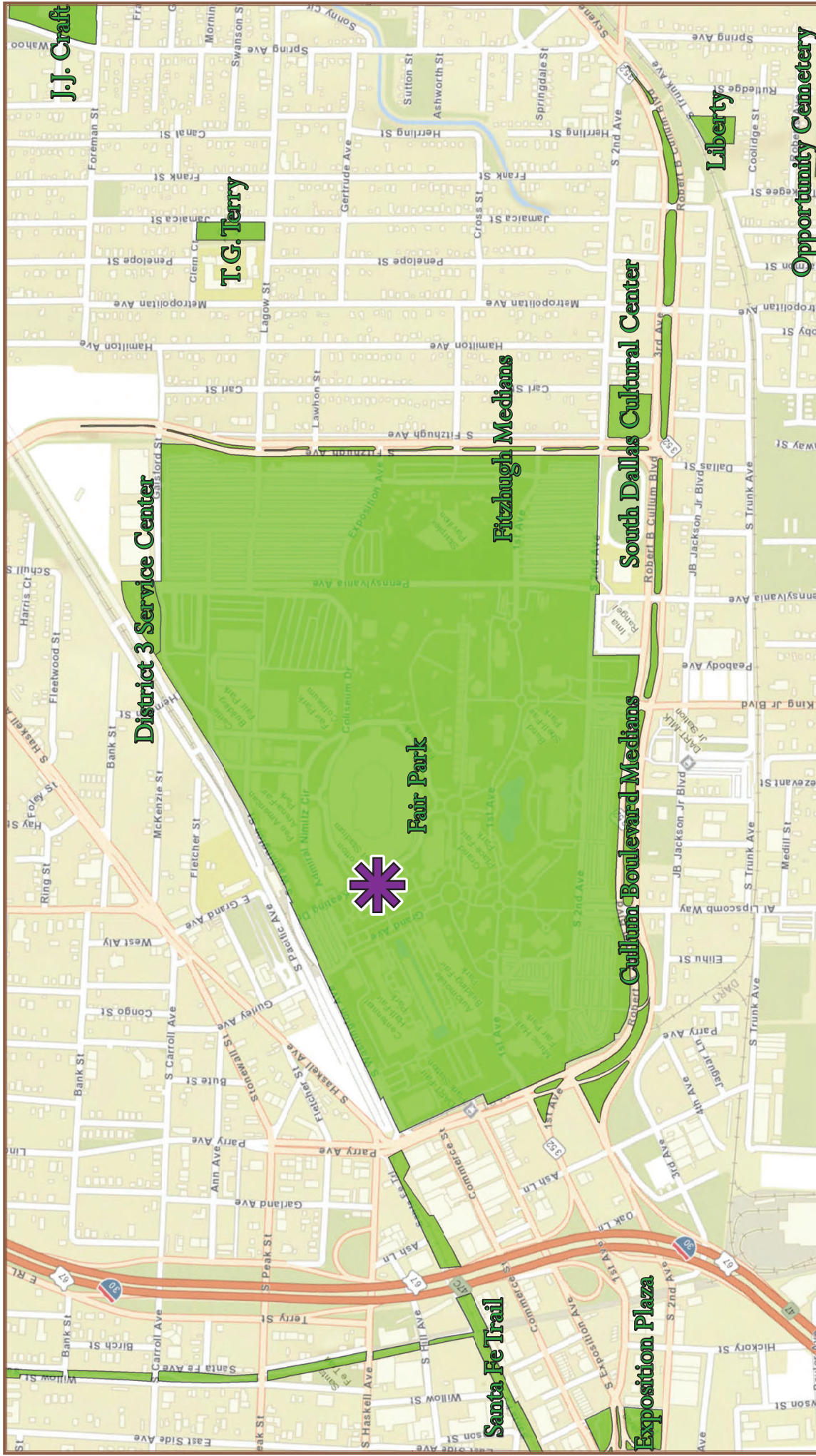
OWNER**Phoenix I Restoration and Construction, Ltd.**

14032 Distribution Way
Farmers Branch, TX 75234

Dale C. Sellers, President/Chief Executive Officer

MAP

Attached



Fair Park—Hall of State
(3939 Grand Ave)

Mapsc
46 L, Q

District
7

April 28, 2021

WHEREAS, on February 17, 2021, the fire sprinkler pipes in the attic froze and burst, flooding the building at the Hall of State located at 3939 Grand Avenue in Fair Park; and

WHEREAS, it is now necessary to ratify an emergency construction services contract with Phoenix I Restoration and Construction, Ltd. for emergency repairs for the Hall of State Emergency Restoration Project located at 3939 Grand Avenue in Fair Park, in an amount not to exceed \$2,770,979.91.

Now, Therefore,

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

SECTION 1. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute an emergency construction services contract with Phoenix I Restoration and Construction, Ltd., approved as to form by the City Attorney, for the emergency repairs of the Hall of State Emergency Restoration Project located at 3939 Grand Avenue in Fair Park, in an amount not to exceed \$2,770,979.91.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$2,770,979.91 to Phoenix I Restoration and Construction, Ltd. from General Fund, Fund 0001, Department PKR, Unit 5206. Object 3210, Encumbrance/Contract No. PKR-2021-00015875, Commodity 91200, Vendor VC0000003594.

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



Agenda Information Sheet

File #: 21-599

Item #: 40.

STRATEGIC PRIORITY: Quality of Life
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): 4
DEPARTMENT: Park & Recreation Department
EXECUTIVE: John D. Jenkins

SUBJECT

Authorize a professional services contract with Dunaway Associates, L.P. for conceptual design and surveying services for a park development plan for the Cadillac Heights Park - Phase I Project located near the 2900 block of Cedar Crest Boulevard - Not to exceed \$169,945.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

BACKGROUND

On July 15, 2020, a Request for Qualifications was issued for Engineering, Architectural and Landscape Architecture Consulting Services for the 2020 Capital Improvements Projects. This action will authorize a professional services contract with Dunaway Associates, L.P. for conceptual design and surveying services for a park development plan for the Cadillac Heights Park - Phase I Project. The project site is approximately 26.3 acres, defined by 109 parcels and five streets.

The project will include concept development for park amenities, surveying, community engagement and cost estimation services. Preliminary park amenities include a loop trail, running track, football field, playground, basketball courts, pavilion, and parking.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	May 2021
Complete Design	July 2021
Begin Construction	December 2021
Complete Construction	October 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 8, 2021, the Park and Recreation Board authorized a professional services contract with Dunaway Associates, L.P. for conceptual design and surveying services for a park development plan for the Cadillac Heights Park - Phase I Project located near the 2900 block of Cedar Crest Boulevard.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)	\$169,945.00	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$169,945.00	Construction	32.00%	47.80%	\$81,230.00
• This contract exceeds the M/WBE goal.				
• Dunaway Associates, L.P. - Non-local; Workforce - 0.00% Local				

PROCUREMENT INFORMATION

In accordance with the City of Dallas Administrative Directive 4-05 procurement guidelines, Dunaway Associates, L.P. was selected as the most qualified consultant for this project.

OWNER

Dunaway Associates, L.P.
550 Bailey Avenue, Suite 400
Fort Worth, Texas 76107

Thomas Galbreath, President

MAP

Attached



April 28, 2021

WHEREAS, on July 15, 2020, a Request for Qualifications was issued for Engineering, Architectural and Landscape Architecture Consulting Services for Capital Improvements Projects; and

WHEREAS, in accordance with the City of Dallas Administrative Directive 4-05 procurement guidelines, Dunaway Associates, L.P. was selected as the most qualified consultant for the Cadillac Heights Park – Phase I Project; and

WHEREAS, it is now desirable to authorize a professional services contract with Dunaway Associates, L.P. for conceptual design and surveying services for a park development plan for Cadillac Heights Park – Phase I Project located near the 2900 block of Cedar Crest Boulevard, in an amount not to exceed \$169,945.00.

Now, Therefore,

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

SECTION 1. That the President of the Park and Recreation Board and City Manager are hereby authorized to execute a professional services contract with Dunaway Associates, L.P., approved as to form by the City Attorney, for conceptual design and surveying services for a park development plan for Cadillac Heights Park – Phase I Project located near the 2900 block of Cedar Crest Boulevard, in an amount not to exceed \$169,945.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$169,945.00 to Dunaway Associates, L.P. from Park and Recreation Facilities (B) Fund, Fund 1V00, Department PKR, Unit VK94, Object 4111, Activity STDE, Program PK17VK94, Commodity 90656, Encumbrance/Contract No. PKR-2021-00015940, Vendor VS0000059194.

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



Agenda Information Sheet

File #: 21-566

Item #: 41.

STRATEGIC PRIORITY: Quality of Life
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): 2
DEPARTMENT: Park & Recreation Department
EXECUTIVE: John D. Jenkins

SUBJECT

Authorize a construction services contract for the construction of Phase 2 of the Dallas City Hall Median Renovations Project along South Akard Street - C. Green Scaping, only responsive bidder - Not to exceed \$290,511.40 - Financing: General Fund (see Fiscal Information Section)

BACKGROUND

On November 11, 2020, the City of Dallas advertised for bids for the Dallas City Hall Medians. In response to the advertisement the Office of Procurement Services received one responsive bid and one non-responsive bid on December 11, 2020.

This action will award a construction services contract with C. Green Scaping for construction of the Dallas City Hall Median Renovations Project. This project was included in the Office of Environmental Quality Water Wise Grant Program administered by Dallas Water Utilities (DWU).

The scope of work includes construction of Phase 2 of the Dallas City Hall Median Renovations Project along South Akard Street.

The following chart illustrates C. Green Scaping's contractual activities with the City of Dallas for the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TRN</u>
Projects Completed	0	0	0	0
Active Projects	0	1	1	0
Change Orders	0	0	0	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design: May 2019
 Completed Design: August 2020
 Begin Construction: May 2021
 Complete Construction: October 2022

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 1, 2018, the Park and Recreation Board authorized a professional services contract with Pacheco Koch Consulting Engineers, Inc.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on November 26, 2018.

On November 28, 2018, City Council authorized a professional services contract with Pacheco Koch Consulting Engineers, Inc. for schematic design, design development, construction documents, procurement and construction observation phases for Phase 2 of the Dallas City Hall Median Renovations Project along South Akard and South Ervay Streets by Resolution No. 18-1712.

On April 8, 2021, the Park and Recreation Board authorized a construction services contract with C. Green Scaping for the construction of Phase 2 of the Dallas City Hall Median Renovations Project along South Akard Street.

FISCAL INFORMATION

This project cost will be fully reimbursed by the DWU Water Wise Grant Program.

Fund	FY 2021	FY 2022	Future Years
General Fund	\$290,511.40	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$290,511.40	Construction	32.00%	100.00%	\$290,511.40
<ul style="list-style-type: none"> This contract exceeds the M/WBE goal. C. Green Scaping, LP - Non-local; Workforce - 17.20% Local 				

PROCUREMENT INFORMATION

The following bids were received and opened on December 11, 2020:

*Denotes successful bidder

<u>Bidders</u>	<u>Bid Amount</u>
*C. Green Scaping 2401 Handley Ederville Road Fort Worth, TX 76118 SRH Landscapes LLC	\$290,511.40 **Non-responsive

Note: The Base Bid is only being awarded at this time for renovations along South Akard Street.

**SRH Landscapes LLC was deemed non-responsive due to submitting an incorrect bid form.

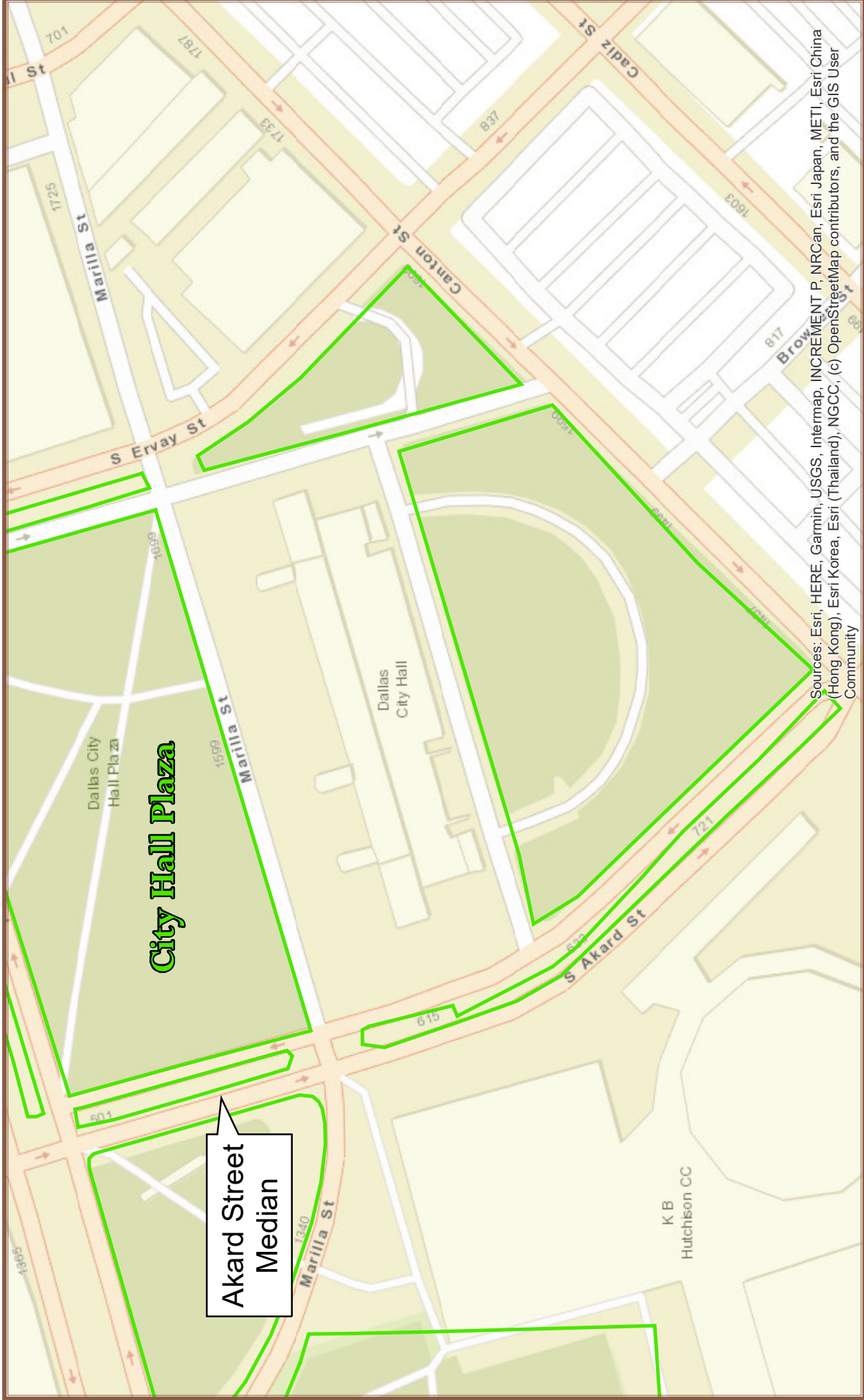
OWNER

C. Green Scaping

Curtis J. Green, Vice President

MAP

Attached



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

City Hall Medians (Akard Street) 1500 Marilla Street



April 28, 2021

WHEREAS, on December 11, 2020, the following bids were received for the construction of Phase 2 of the Dallas City Hall Median Renovations Project along South Akard Street; and

<u>Bidders</u>	<u>Bid Amount</u>
C. Green Scaping	\$290,511.40
SRH Landscapes LLC	**Non-responsive

Note: The Base Bid is only being awarded at this time for renovations along South Akard Street.

**SRH Landscapes LLC was deemed non-responsive due to submitting an incorrect bid form.

WHEREAS, it is now desirable and in the best interest of the City of Dallas to authorize a construction services contract with C. Green Scaping for the construction of Phase 2 of the Dallas City Hall Median Renovations Project along South Akard Street, in an amount not to exceed \$290,511.40.

Now, Therefore,

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

SECTION 1. That the President of the Park and Recreation Board and City Manager are hereby authorized to execute a construction services contract with C. Green Scaping, approved as to form by the City Attorney, for the construction of Phase 2 of the Dallas City Hall Median Renovations Project along South Akard Street, in an amount not to exceed \$290,511.40.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$290,511.40 to C. Green Scaping from General Fund, Fund 0001, Department PKR, Unit 5002, Object 4599, Program PKCHMEDR, Commodity 91200, Encumbrance/Contract No. PKR-2021-00015823, Vendor 514347.

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



Agenda Information Sheet

File #: 21-369

Item #: 42.

STRATEGIC PRIORITY: Quality of Life
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): 4
DEPARTMENT: Park & Recreation Department
EXECUTIVE: John D. Jenkins

SUBJECT

Authorize a Supplemental Agreement to the twenty-five-year management agreement with Dallas Zoological Society and Dallas Zoo Management, Inc. dba The Dallas Zoo & Aquarium Education Department for the operation and maintenance of the Dallas Zoo and the Dallas Aquarium at Fair Park to amend ARTICLE III, Sections 3.01 and 3.02 and ARTICLE XII, Section 12.05 - Not to exceed \$214,648,024.00 - Financing: General Fund (see Fiscal Information)

BACKGROUND

On September 30, 2009, the City entered into a twenty-five-year management agreement with Dallas Zoological Society (DZS) and Dallas Zoo Management, Inc. dba The Dallas Zoo & Aquarium Education Department (DZM) for the operation and maintenance of the Dallas Zoo and the Dallas Aquarium at Fair Park. This agreement allows DZM to maintain policies and programs to ensure broad access for economically disadvantaged City residents.

The terms of the Supplemental Agreement are as follows:

ARTICLE III. MANAGEMENT FEE AND OTHER FISCAL MATTERS

The amendment will remove the annual Consumer Price Index (CPI) adjustments as well as adjust the annual management fee of \$15,349,848.00, paid in equal quarterly installments. The management fee includes the funding for the Aquarium as well as an additional payment based on CPI. Effective October 1, 2020, the management fee will be reduced to \$15,100,000.00. Beginning October 1, 2021 for FY 2021-22, the management fee will increase to \$15,349,848.00, paid in equal quarterly installments, and will continue thereafter through the initial term of the Management Agreement expiring on September 30, 2034. In addition, payment will not be based on CPI and therefore will remain flat.

ARTICLE XII. ENVIRONMENTAL QUALITY

Currently, the City is responsible for performing routine inspection, monitoring and maintenance (preventing encroachment, trimming as necessary, checking water levels, performing maintenance, etc.) of the Zoo Wetland. The City is also responsible for reimbursing DZM \$125,000.00 per year for limited direct costs associated with the implementation of the Environmental Management System.

DZM is to assume, effective October 1, 2020, responsibility from the City for performing all routine maintenance and repairs incurred in connection with the Environmental Management System or the Wetlands up to a maximum amount of \$150,000.00 per fiscal year, and all capital expenditures and Extraordinary Maintenance and Repair for the Environmental Management System or the Wetlands with a cap of \$25,000.00 in any given fiscal year. Any amount more than the \$150,000.00 for routine maintenance and repair or the \$25,000.00 cap for capital expenditure for the remainder of the fiscal year will be paid by the City. Extraordinary Maintenance and Repair are maintenance and repair expenses which cost more than \$3,000.00.

All presently existing deferred maintenance and capital expenditures (as mutually identified by the City and DZM) will remain the sole responsibility of the City and shall be promptly remedied and paid for by the City. The City will not be required to continue to reimburse DZM \$125,000.00 for services provided for the Environmental Management System.

The City will continue to be responsible for quarterly cleanings of all separator systems within the Dallas Zoo, capital improvement costs necessary to ensure interceptor systems function properly, and all permit and reporting processes and costs necessary for the City of Dallas to maintain Wetland compliance per the Consent Decree. DZM shall report such routine, inspection, monitoring and maintenance results to the City and fully cooperate with any requirements under the Consent Decree. DZM will also abide by an Operations and Maintenance Manual identifying specific maintenance aspects for the wetland system.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 12, 2009, City Council authorized a twenty-five-year management agreement with Dallas Zoological Society and Dallas Zoo Management, Inc. for the operation and maintenance of the Dallas Zoo and the Dallas Aquarium at Fair Park by Resolution No. 09-1968.

On March 4, 2021, the Park and Recreation Board authorized a Supplemental Agreement with Dallas Zoological Society and Dallas Zoo Management, Inc. dba The Dallas Zoo & Aquarium Education Department to amend ARTICLE III, Sections 3.01 and 3.02 and ARTICLE XII, Section 12.05 of the twenty-five-year management agreement for the operation and maintenance of the of the Dallas Zoo and the Dallas Aquarium at Fair Park.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
General Fund	\$15,100,000.00	\$15,349,848.00	\$184,198,176.00

Effective October 1, 2020, the management fee will be reduced to \$15,100,000.00. Beginning October 1, 2021 for FY 2021-22, the management fee will increase to \$15,349,848.00, paid in equal quarterly installments, and will continue thereafter through the initial term of the Management Agreement expiring on September 30, 2034.

City is also responsible for (1) any amount more than the \$150,000.00 for routine maintenance; (2) capital expenditures and Extraordinary Maintenance and Repair more than \$25,000.00 within the fiscal year; (3) an overall reduction to City expenses based on the CPI; and (4) reduction in the average amount of \$106,347.00 for the cost of the Wetlands maintenance.

<u>FY</u>	<u>Amount</u>
2021	\$ 15,100,000.00
2022	\$ 15,349,848.00
2023	\$ 15,349,848.00
2024	\$ 15,349,848.00
2025	\$ 15,349,848.00
2026	\$ 15,349,848.00
2027	\$ 15,349,848.00
2028	\$ 15,349,848.00
2029	\$ 15,349,848.00
2030	\$ 15,349,848.00
2031	\$ 15,349,848.00
2032	\$ 15,349,848.00
2033	\$ 15,349,848.00
2034	<u>\$ 15,349,848.00</u>
Total remaining	\$214,648,024.00

OWNER

Dallas Zoo Management, Inc. dba The Dallas Zoo & Aquarium Education Department

Current Officers

Gregg Hudson, President/Chief Executive Officer
Joan Walne, Chairman
Diane Brierley, Vice Chairman
Gayle Von Ehr, Secretary
Steve Penrose, Treasurer

April 28, 2021

WHEREAS, on August 12, 2009, City Council authorized a twenty-five-year management agreement with Dallas Zoological Society (DZS) and Dallas Zoo Management, Inc. dba The Dallas Zoo & Aquarium Education Department (DZM) for the operation and maintenance of the Dallas Zoo and the Dallas Aquarium at Fair Park by Resolution No. 09-1968; and

WHEREAS, this action will authorize a Supplemental Agreement to the twenty-five-year management agreement with DZS/DZM for the operation and maintenance of the Dallas Zoo and the Dallas Aquarium at Fair Park to amend ARTICLE III, Sections 3.01 and 3.02 and ARTICLE XII, Section 12.05:

Now, Therefore,

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

SECTION 1. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a Supplemental Agreement to the twenty-five-year management agreement with Dallas Zoological Society and Dallas Zoo Management, Inc., dba The Dallas Zoo & Aquarium Education Department, approved as to form by the City Attorney, for the operation and maintenance of the Dallas Zoo and the Dallas Aquarium at Fair Park to amend ARTICLE III, Sections 3.01 and 3.02 and ARTICLE XII, Section 12.05.

SECTION 2. That the terms of the Supplemental Agreement are as follows:

ARTICLE III. MANAGEMENT FEE AND OTHER FISCAL MATTERS

The amendment will remove the annual Consumer Price Index (CPI) adjustments as well as adjust the annual management fee of \$15,349,848.00, paid in equal quarterly installments. The management fee includes the funding for the Aquarium as well as an additional payment based on CPI. Effective October 1, 2020, the management fee will be reduced to \$15,100,000.00. Beginning October 1, 2021 for FY 2021/2022, the management fee will increase to \$15,349,848.00, paid in equal quarterly installments, and will continue thereafter through the initial term of the Management Agreement expiring on September 30, 2034. In addition, payment will not be based on CPI and therefore will remain flat.

ARTICLE XII. ENVIRONMENTAL QUALITY

Currently, the City is responsible for performing routine inspection, monitoring and maintenance (preventing encroachment, trimming as necessary, checking water levels, performing maintenance, etc.) of the Zoo Wetland. The City is also responsible for reimbursing DZM \$125,000.00 per year for limited direct costs associated with the implementation of the Environmental Management System.

SECTION 2. (continued)

ARTICLE XII. ENVIRONMENTAL QUALITY (continued)

DZM is to assume, effective October 1, 2020, responsibility from the City for performing all routine maintenance and repairs incurred in connection with the Environmental Management System or the Wetlands up to a maximum amount of \$150,000.00 per fiscal year, and all capital expenditures and Extraordinary Maintenance and Repair for the Environmental Management System or the Wetlands with a cap of \$25,000.00 in any given fiscal year. Any amount more than the \$150,000.00 for routine maintenance and repair or the \$25,000.00 cap for capital expenditure for the remainder of the fiscal year will be paid by the City. Extraordinary Maintenance and Repair are maintenance and repair expenses which cost more than \$3,000.00.

All presently existing deferred maintenance and capital expenditures (as mutually identified by the City and DZM) will remain the sole responsibility of the City and shall be promptly remedied and paid for by the City. The City is also responsible for reimbursing DZM \$125,000.00 per year for limited direct costs associated with the implementation of the Environmental Management System.

The City will continue to be responsible for quarterly cleanings of all separator systems within the Dallas Zoo, capital improvement costs necessary to ensure interceptor systems function properly, and all permit and reporting processes and costs necessary for the City of Dallas to maintain Wetland compliance per the Consent Decree. DZM shall report such routine, inspection, monitoring and maintenance results to the City and fully cooperate with any requirements under the Consent Decree. DZM will also abide by an Operations and Maintenance Manual identifying specific maintenance aspects for the wetland system.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds to Dallas Zoo Management, Inc. dba The Dallas Zoo & Aquarium Education Department from General Fund, Fund 0001, Department PKR, Unit 5241, Object 3072, Encumbrance/Contract No. PKR-2020-00011923, Vendor VC0000008212.

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



Agenda Information Sheet

File #: 21-597

Item #: 43.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): All

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with E Source Companies, LLC to perform a feasibility study and provide recommendations for the Citywide implementation of advanced water metering infrastructure - Not to exceed \$1,459,400.00 - Financing: Water Construction Fund

BACKGROUND

The City of Dallas currently maintains and reads approximately 320,000 meters over approximately 400 square miles within the City of Dallas. The majority of Dallas water meters are read manually on a monthly basis. This current manual process is labor intensive, susceptible to human error and very limited in providing meaningful water usage data to the utility and its customers. Given the recent advances in advanced metering infrastructure, several technologies exist that could help the utility address these issues and provide additional benefits moving forward.

This action will authorize a feasibility study and provide recommendations for the Citywide implementation of advanced water metering infrastructure. The feasibility study will assess current Dallas Water Utilities infrastructure, analyze available and proven technologies, provide a recommended implementation strategy and develop a business case for moving forward. If implemented, advanced water metering infrastructure has the potential to lower the utility's labor cost, increase the accuracy of billed water charges and provide real-time water consumption data allowing customers to better manage their water usage.

ESTIMATED SCHEDULE OF PROJECT

Begin Design June 2021
Complete Design March 2022

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Transportation and Infrastructure Committee was briefed on Advanced Water Metering Technology on March 23, 2021.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Water Construction Fund	\$1,459,400.00	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

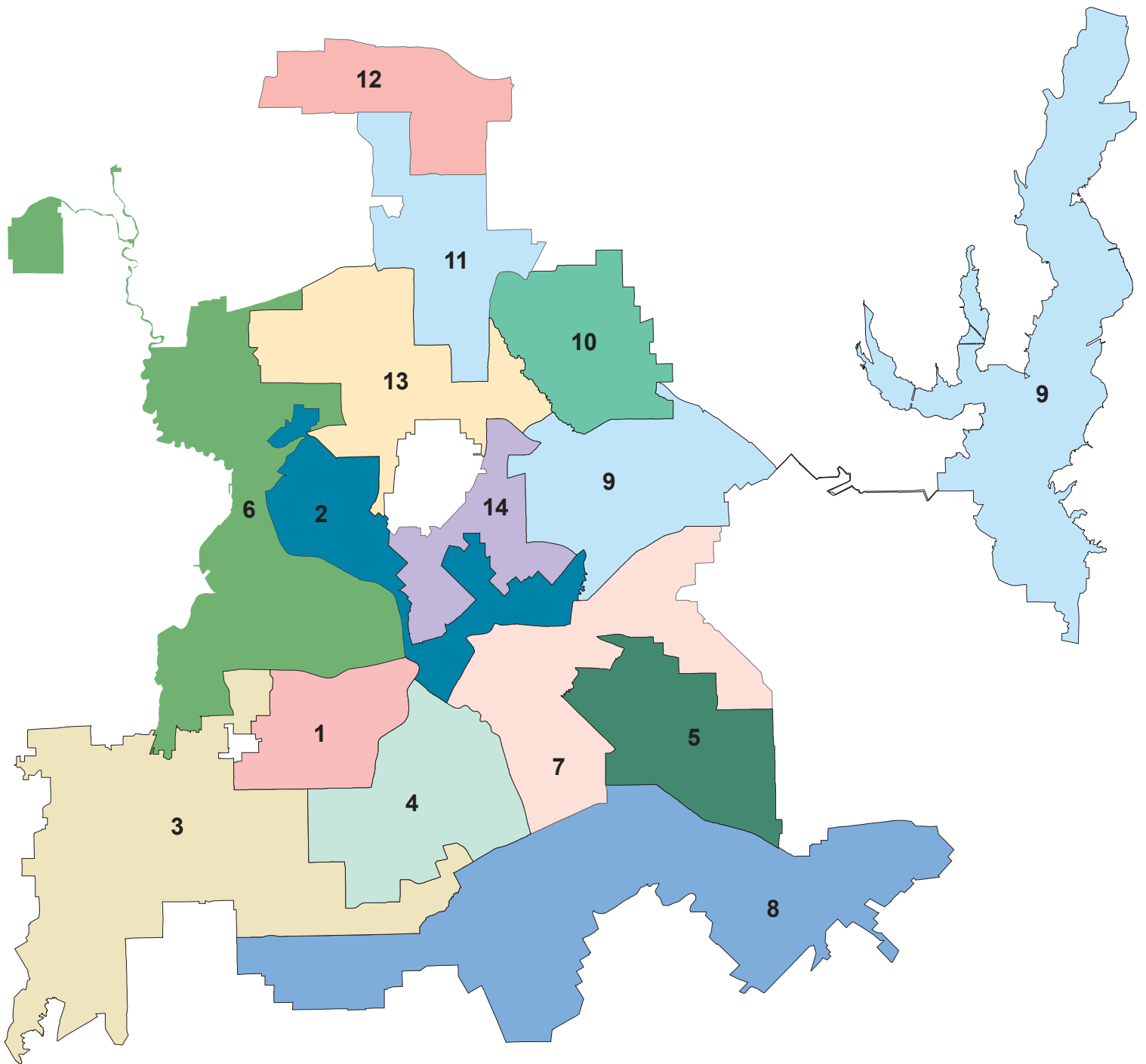
Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$1,459,400.00	Architecture & Engineering	25.66%*	26.00%	\$379,444.00
• *This item reflects previous Business Inclusion and Development Policy M/WBE goal.				
• This contract exceeds the M/WBE goal.				
• E Source Companies, LLC - Non-local; Workforce - 0.00% Local				

OWNER**E Source Companies, LLC**

Dale Pennington, President

MAP

Attached



**Dallas Water Utilities
Advanced Metering Infrastructure Project**

April 28, 2021

WHEREAS, the City of Dallas has approximately 320,000 water meters over approximately 400 square miles that are manually read on a monthly basis; and

WHEREAS, this current process is labor intensive, susceptible to human error and limited in providing meaningful water usage data; and

WHEREAS, , the City of Dallas has identified a need to conduct a feasibility study, including assessing current infrastructure, analyzing current technologies, providing a recommended implementation strategy and developing a business case; and

WHEREAS, engineering services are required to perform this feasibility study; and

WHEREAS, E Source Companies, LLC, 1745 38th Street, Boulder, Colorado 80301 has submitted an acceptable proposal to provide these professional services.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute a professional services contract with E Source Companies, LLC, approved as to form by the City Attorney, to perform a feasibility study and provide recommendations for the Citywide implementation of advanced water metering infrastructure, in an amount not to exceed \$1,459,400.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$1,459,400.00 to E Source Companies, LLC, from the Water Construction Fund, Fund 0102, Department DWU, Unit CW42, Object 4111, Program 719243, Encumbrance/Contract No. CX-DWU-2019-00055016, Vendor VC22923.

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



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-663

Item #: 44.

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Secretary's Office

SUBJECT

Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)



Agenda Information Sheet

File #: 21-623

Item #: 45.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): All
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

A resolution amending the City Plan Commission's Rules of Procedure by adding a new standing committee, the Comprehensive Land Use Plan Committee, and dissolving two standing committees, Urban Design Advisory and Trinity River committees - Financing: No cost consideration to the City

BACKGROUND

On September 17, 2020, the City Plan Commission approved amendments to their Rules of Procedure and are presenting the amendments to City Council for consideration and adoption. The amendments include the addition of the Comprehensive Land Use Plan Committee and the removal of the Urban Design Advisory Committee and the Trinity River Committee.

The proposed Comprehensive Land Use Plan Committee (CLUP) will provide oversight and guidance for developing or updating the citywide comprehensive land use plan and area-based land use plans, facilitate their passage and implementation, and monitor their progress. The CLUP is proposed to be comprised of between 12 and 17 members with knowledge or expertise in urban design, urban planning, or landscape architecture; neighborhood stabilization or revitalization; real estate development, finance, or economics; multimodal transportation; environmental sustainability; social equity; other area of knowledge or expertise relevant to the comprehensive land use plan.

The creation of the Comprehensive Land Use Plan Committee will cause two standing committees to be redundant, the Urban Design Advisory Committee and the Trinity River Committee, as the function of these committees will be conducted by the CLUP.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 17, 2020, the City Plan Commission approved the proposed amendments to their Rules of Procedure.

FISCAL INFORMATION

No cost consideration to the City.

COUNCIL CHAMBER

April 28, 2021

WHEREAS, Chapter XV, Section 4 of the Charter of the City of Dallas and Section 51A-3.101(d)(3) of the Dallas Development Code authorizes the City Plan Commission, subject to approval of the City Council, to adopt rules governing its proceedings not inconsistent with state law or city ordinance; and

WHEREAS, on September 17, 2020, the City Plan Commission adopted amendments to its rules of procedure; and

WHEREAS, the amended rules of procedure adopted by the City Plan Commission on September 17, 2020, are consistent with state law and city ordinance.

Now, Therefore,

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

SECTION 1. That the rules of procedure adopted by the City Plan Commission on September 17, 2020, relating to various non-substantive changes, deleting standing committees, the Trinity River Committee and Urban Design Advisory Committee, and creating a new standing committee, the Comprehensive Land Use Plan Committee, are approved.

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

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, City Attorney

By: _____
Assistant City Attorney

CITY PLAN COMMISSION RULES OF PROCEDURE

TABLE OF CONTENTS

SECTION 1. INTERPRETATION	2
SECTION 2. DEFINITIONS	2
SECTION 3. OFFICERS	3
SECTION 4. MOTIONS	4
SECTION 5. MEETING PROCEDURE	5
SECTION 6. CANCELLATION OF SCHEDULED MEETING	8
SECTION 7. CONDUCT OF MEMBERS	8
SECTION 8. EXECUTIVE SESSIONS	10
SECTION 9. ATTENDANCE	12
SECTION 10. VOTING AND VOTING QUALIFICATIONS	12
SECTION 11. MINUTES	13
SECTION 12. ENFORCEMENT	<u>14</u> [13]
SECTION 13. COMMITTEES	14
SECTION 14. LIAISON TO LANDMARK COMMISSION	<u>22</u> [19]
SECTION 15. AMENDMENTS AND SUSPENSIONS	<u>22</u> [19]
SECTION 16. OTHER RULES OF PROCEDURE	<u>22</u> [19]

SECTION 1. INTERPRETATION.

- (a) The powers and duties of the commission are outlined in Chapter XV, Sections 3 and 4 of the City of Dallas Charter and Section 51A-3.101 of the Dallas Development Code, as amended. [Dallas City Charter Chapter XV, Sections 3 and 4; Dallas Development Code §51A-3.101]
- (b) Words used in the present tense include the future tense.
- (c) Words in the singular include the plural, and words in the plural include the singular.
- (d) These rules apply to all committees of the commission, except where the context clearly indicates otherwise.

SECTION 2. DEFINITIONS.

- (a) "BRIEFING" means the scheduled portion of the commission's meeting at which information is given to the commission regarding items scheduled for consideration by the commission.
- (b) "COMMISSION" means the city plan and zoning commission as described in Chapter XV, Sections 3 and 4 of the City of Dallas Charter, and in Section 51A-3.101 of the Dallas Development Code, as amended. [Dallas City Charter Chapter XV, Sections 3 and 4; Dallas Development Code §51A-3.101]
- (c) "CHAIR" means the presiding officer of the commission unless the context clearly indicates otherwise. [Dallas City Code §8-1(2)]
- (d) "DIRECTOR" means the director of the department of development services, or the director's designee.
- (e) "INSPECTION TRIP" means the scheduled site inspection for items on the commission's agenda.
- (f) "MEETING" means a regular or special meeting of the commission and includes all briefings and the inspection trip.
- (g) "MEMBER" means a duly appointed member of the commission. [Dallas City Code §8-1(4)]
- (h) "SIGNIFICANT CHANGE" means a change to a zoning application that results in any of the following:
 - (1) an increase in the maximum number of dwelling units per acre or per lot.

- (2) an increase in maximum structure height.
- (3) an increase in the maximum floor area ratio.
- (4) an increase or decrease in building setbacks.
- (5) an increase in maximum lot coverage.
- (6) an increase or decrease in the landscaped area.
- (7) an increase or decrease in the number of required parking spaces.

SECTION 3. OFFICERS.

(a) Chair.

- (1) The chair, when present, shall preside at all meetings. In the absence of the chair, the vice-chair shall exercise the powers of the chair. If the chair ceases to preside during a meeting, and no vice-chair is available, the chair may, subject to the approval of the commission, appoint a temporary chair. The first adjournment puts an end to this appointment. [Dallas City Code §8-9(a)]
- (2) In the absence of the chair and vice-chair, the commission shall elect a temporary chair. The election does not survive the meeting in which it is made. [Dallas City Code §8-9(a) and (c)]
- (3) A temporary chair may be removed by a two-thirds vote of the commission. If the temporary chair is removed, the members must elect a new temporary chair. This election does not survive the meeting in which it is made.
- (4) The chair shall rule on points of order and procedures that are brought up in meetings. A member may appeal to the commission from a ruling of the chair. If the appeal is seconded, the member making the appeal may briefly state reasons for the appeal and the chair may briefly explain the ruling, but there may be no debate on the appeal, and no other member may participate in the discussion. The chair shall then put the question, "Shall the decision of the chair be sustained?" If a majority of the members present vote "Aye," the ruling of the chair is sustained; otherwise it is overruled. [Dallas City Code §8-9(b) and §8-15]
- (5) The chair must be referred to as Mr. or Madam chair. [Dallas City Code §8-1(2) and §8-9(d)]
- (6) The chair shall preserve order and decorum and shall appoint a sergeant-at-arms and a deputy to enforce compliance with the Dallas City Code and these rules. The chair shall take such disciplinary actions as may be necessary to insure that decorum is preserved at all times. [Dallas City Code §8-10]

- (7) The chair shall state all questions submitted for a vote, call for an affirmative and negative vote, and announce the result. A roll call vote must be taken when requested by a member. [Dallas City Code §8–11]
- (b) Vice-chair. In the absence of the chair, the vice-chair shall preside and fulfill all the duties of the chair. [Dallas City Code §8-9(a)]
- (c) Commission secretary.
 - (1) The commission secretary shall be generally responsible for the clerical work of the commission, under the direction and supervision of the director. The commission secretary shall:
 - (A) keep the minutes of all meetings and proceedings showing the vote of each member, insuring that the minutes are filed with the city secretary's office within the time required by the commission rules;
 - (B) maintain the original audio and video tape recording of all meetings;
 - (C) prepare the agendas to be distributed to the members and type letters and memoranda requested by the commission; and
 - (D) inform members of meetings.

SECTION 4. MOTIONS.

- (a) Equal right to make motions. All members have an equal right to make a motion on any item before the commission.
- (b) Holding motions. When recognized by the chair, a member may state a readiness to make a motion. It is the privilege of the chair, if the chair thinks debate is not ended, to ask the member to hold the motion. The member may defer to the chair's request or make the motion. If the member defers to the request, the chair must return to that member prior to accepting a motion from any other member.
- (c) Reconsideration.
 - (1) Unless the city council refers an item back to the commission, a motion to reconsider is the exclusive method by which an item can again be brought before the commission after a final vote has been taken.
 - (2) A motion to reconsider may not be made later than the next meeting.
 - (3) A motion to reconsider can only be made by a member who voted with the prevailing side.

- (4) A motion to reconsider can be seconded by any member.
- (5) An item may not be twice reconsidered, except by unanimous consent of the commission.
- (6) The motion to reconsider must be on an agenda that is publicly posted. In order to reconsider the action in the same meeting at which the motion to reconsider is made, the subject matter of the reconsideration must be on the agenda that is publicly posted.
- (7) A motion to reconsider may be placed on the agenda using the procedure outlined in Section 5(b).
- (8) Once an action reaches the floor of the city council, the commission may not change it. Once an action can no longer be changed by the commission, it may not be reconsidered.
- (9) Except as provided in Section 51A-4.701(d) of the Dallas Development Code, after a request for a change in a zoning district classification or boundary has been finally voted on and all possibilities of reconsideration have been exhausted, no further applications may be considered for that property for two years from the date of the final decision. [Dallas Development Code §51A-4.701(d)]
- (10) An item referred back to the commission by the city council is a new item.

SECTION 5. MEETING PROCEDURE.

- (a) Items taken in order. The items on the agenda must be acted upon in the order in which they appear, except upon majority vote of the commission.
- (b) Agenda.
 - (1) Members may have an item placed on the agenda if the request is in writing and provided to the assistant director or the commission secretary by 4:00 p.m. the Friday preceding the meeting at which the members want the item considered.
 - Consideration of the authorization of a public hearing may be placed on the agenda if the request is signed by three members.
 - A motion to reconsider may be placed on the agenda if the request is signed by one member.
 - Any other item may be placed on the agenda if the request is signed by five members.

An item must be placed on the agenda within 30 days after delivering the request to the assistant director or commission secretary.

- (2) Notice of all special and regular meetings of the commission must be published in accordance with the Texas Open Meetings Act. [Texas Government Code Chapter 551; Dallas City Code §8-6(c) and §8-7]

(c) Calendar.

- (1) The commission shall adopt a calendar of meeting times and events on a regular basis. This calendar should cover no less than a 90-day period from the date it is adopted.
- (2) The chair may call special meetings at any time. The chair shall call a special meeting upon the written request of one-third of the members. [Dallas City Code §8-3]

(d) Discussion of motion.

- (1) The chair shall require members to limit discussion to the question under consideration. [Dallas City Code §8-10 and §8-13]
- (2) All discussion must be addressed to the chair and not to individual members.
- (3) No member may speak more than once upon any one item until every other member choosing to speak on the item has spoken, and no member may speak more than twice upon any one item, nor for longer than five minutes each time, without a two-thirds vote of the members present. The ten minute limitation includes time expended by the member on discussion and debate. [Dallas City Code §8-16]
- (4) A member, once recognized by the chair, may not be interrupted while speaking unless called to order by the chair or a point of order is raised by another member. If a member is called to order while speaking, the member shall cease speaking immediately until the question of order is determined. If ruled to be in order, the member may proceed. If ruled to be not in order, the member shall remain silent or shall alter the remarks so as to comply with rules of the commission. [Dallas City Code §8-15]
- (5) No member may address the chair or demand the floor while a vote is being taken. [Dallas City Code §8-13]

- (e) Intermissions. Intermissions may be taken at regular intervals during meetings. The chair shall announce the length of the intermission. Members must promptly return to the meeting room after the intermission.

(f) Public nature of meetings.

- (1) All hearings of the commission are open to the public unless pertaining to matters authorized under the Texas Open Meetings Act to be discussed in executive session. [Texas Government Code Chapter 551; Dallas Development Code §51A-3.101(d)(1); Dallas City Code §8-6(a) and §8-25(a)]
 - (2) Meetings are held every Thursday in the city council chambers at 1:30 p.m., or as often, and at another time and place, as the chair or commission may determine.
- (g) Closed public hearings. A person may not address the commission after the public hearing has been closed unless the public hearing is renotified.
- (h) Citizen speakers.
- (1) After an item is called, no person may speak for more than five minutes. Those persons wanting the Commission to approve the application shall speak first. The applicant has the right to be the first speaker. After each person has finished speaking, any member may question the speaker. [the applicant will have a total of 15 minutes to address the commission, including rebuttal time, and the opposition will have a total of 15 minutes to address the commission. The applicant may reserve its entire time for rebuttal.] Time spent asking and responding to questions of members is not included in these time limits.
 - (2) In the case of a commission or city council authorized hearing, there is no rebuttal time. Proponents of the proposed zoning will have a total of five minutes per person to address the commission and opponents will have a total of five minutes per person to address the commission.
 - (3) In the case of a quasi-judicial appeal, such as an appeal from the landmark commission or an appeal of an apportionment determination, the appellant and the city will have a total of five minutes to address the commission. Each member of the public wishing to address the commission on the subject of the appeal may speak for five minutes following the presentations of the appellant and the city.
 - (4) The commission may extend the time for citizen speakers by a majority vote of the members present.
- (i) Uncontested cases. The commission secretary may place items that are recommended for approval by city staff on an uncontested agenda. When the planning department representative calls the uncontested agenda, the representative shall state the item number, the applicant, the location, the nature of the item, and the staff recommendation. An item on the uncontested agenda must be considered individually as a regular agenda item if there is anyone present to speak in opposition of staff's recommendation or a member so requests. Any items remaining on the uncontested agenda must be approved as a group without the need for testimony from the applicant.

- (j) Action of the commission. Each item must be decided upon its own merits and upon the circumstances of the item, and therefore no action of the commission sets a precedent for another item.
- (k) Public records. The decisions and official records of the commission are public records except as provided by the Texas Open Records Act. [Texas Government Code Chapter 552; Dallas Development Code §51A-3.101(d)(2); Dallas City Code §8-6(a)]
- (l) Quorum. At the beginning of each regular or special meeting, the chair shall determine whether a quorum exists. A quorum exists when there are physically present a simple majority of the members officially appointed to the commission, regardless of the total number of members actually provided for the commission, except that a quorum may not be fewer than six members. If a quorum does not exist 30 minutes after the time for which the meeting was called, the chair shall adjourn the meeting and either re-schedule the meeting at its next regular time or call a special meeting, depending on the circumstances. [Dallas City Code §8-4]
- (m) When zoning cases shall be held.
 - (1) Except as otherwise provided in this subsection, the commission shall hold a zoning case under advisement for at least two meetings if the applicant requests any of the following changes to a zoning application after staff has finalized the case report:
 - (A) a request for a zoning district classification that neither the applicant, staff, or a member had proposed beforehand.
 - (B) a request for a significant change.
 - (C) a request for any other changes that the commission finds individually or collectively, alter the fundamental character of the proposal, or that significantly affect the impact of the proposal on adjacent properties or on area transportation facilities.
 - (2) The requirement in Subsection (m)(1)(B) does not apply if the commission determines by a majority vote that the impact of the proposed change in the commission's judgement is *de minimus* in nature.
 - (3) The requirement in Subsection (m)(1)(B) does not apply if the commission determines by a majority vote to deny the application.

SECTION 6. CANCELLATION OF SCHEDULED MEETING.

- (a) The chair may, in inclement weather, cancel a meeting if the chair notifies the director by 10:00 a.m. the morning of the meeting.
- (b) Upon receipt of notification of cancellation, the director shall immediately:

- (1) notify all members, applicants or their representatives, and any other person the director deems necessary to be notified of the cancellation of the meeting; and
- (2) post a notice of the cancellation with the posted agenda in all entrances to the city council chambers.

SECTION 7. CONDUCT OF MEMBERS.

- (a) The commission is governed by the rules of procedure and decorum for city commissions in Chapter 8 of the Dallas City Code, as amended. [Dallas City Code Chapter 8]
- (b) While in the meeting room, members shall:
 - (1) not use telephones;
 - (2) refrain from reading materials not pertinent to business of the commission; and
 - (3) refrain from any other activity that could divert their attention or that of other members from the matters before the commission.
- (c) A member temporarily absent from a meeting shall return to the meeting as soon as possible.
- (d) A member prevented from voting on a matter for reasons of a conflict of interest shall:
 - (1) refrain from further participation in the item;
 - (2) refrain from discussing the matter at any time with any other member of the commission or any other body that will consider the item;
 - (3) leave the room during debate and hearing;
 - (4) refrain from voting on the item; and
 - (5) file the appropriate disclosure form with the city secretary through the commission secretary before a vote or decision on the item. [Texas Local Government Code §212.017(d); Texas Local Government Code §171.004; Dallas City Code §8-14; Dallas City Code §12A-3]
- (e) Members desiring to speak shall address the chair. When recognized by the chair, a member shall confine remarks to the question under debate, avoid personalities and indecorous language, and refrain from impugning the motives of other members' argument or vote. [Dallas City Code §§8-13 and 8-22(b)]

- (f) Members shall maintain the confidentiality of any file, record, or other data that pertains to a land purchase, security, personnel, or legal matter. [Dallas City Code §8-14.1(a); Dallas City Code §12A-6(b)]
- (g) The right of a member to address the commission on a question of personal privilege is limited to cases in which the member's integrity, character, or motives are assailed, questioned, or impugned. [Dallas City Code §8-19]
- (h) During meetings, members shall preserve order and decorum and shall neither, by conversation or otherwise, delay nor interrupt the proceedings nor refuse to obey the orders of the chair or the rules of the commission. [Dallas City Code §8-22(a)]
- (i) A member, once recognized by the chair, may not be interrupted while speaking unless called to order by the chair or a point of order is raised by another member. If a member is called to order while speaking, the member shall cease speaking immediately until the question of order is determined. If ruled to be in order, the member may proceed. If ruled to be not in order, the member shall remain silent or shall alter the remarks so as to comply with rules of the commission. [Dallas City Code §8-22(c)]
- (j) All members shall accord the utmost courtesy to each other, to city employees, and to members of the public appearing before the commission and shall refrain at all times from rude and derogatory remarks, reflection as to integrity, abusive comments, and statements as to motives and personalities. [Dallas City Code §8-22(d)]
- (k) Members shall confine their questions and remarks to the issues before the commission. [Dallas City Code §8-22(e)]
- (l) All recommendations, resolutions, reports, and findings of the commission must be submitted through established administrative procedures within the city to the appropriate city department or the city council. In no event may the members of the commission, either individually or as a commission, circumvent the administrative procedure through which such information is to pass. If no action is taken, or the resolution or suggestion is not properly passed to the city council or appropriate city officials, then, upon motion duly made, seconded, and passed by a majority of the members, the chair shall make known the wishes of the commission to the city council or appropriate city official. [Dallas City Code §8-26(a)]
- (m) Unless approved by the city council, members, either individually or as a commission, shall not present commission recommendations, resolutions, reports, or findings to persons or agencies outside the city organization except in the ordinary course of official commission meetings. [Dallas City Code §8-26(b)]
- (n) Under no circumstances shall members interfere in any manner with the employees who work with the commission. Members shall make their wishes known to the director, who shall handle the matter with the employees. [Dallas City Code §8-27]
- (o) If the city attorney has rendered a legal opinion regarding the commission's powers, duties, or responsibilities, the commission shall conform its actions with the legal

opinion unless the legal opinion conflicts with a decision by a court of competent jurisdiction. [Dallas City Code §8-28]

SECTION 8. EXECUTIVE SESSIONS. [Texas Government Code Chapter 551; Dallas City Code §8-6]

- (a) The commission may remove itself from an open meeting by moving to go into an executive session. Only matters authorized under the Texas Open Meetings Act may be discussed in executive session.
- (b) All communication in an executive session is privileged information. The privilege can only be waived by a member by formal waiver. Members are cautioned that discussing the privileged communication with the public, the media, or any other person not privy to the executive session may damage or waive the privilege.
- (c) The commission may only hold an executive session when:
 - (1) seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the commission's attorney to his client under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act;
 - (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;
 - (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;
 - (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;
 - (5) deliberating the deployment, or specific occasions for implementation, of security personnel or devices; or
 - (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. [Texas Government Code Chapter 551, Subchapter D]
- (d) A motion to go into an executive session must be seconded and requires a majority vote. If the motion passes, the commission shall follow the following procedure:

- (1) The chair shall announce that the commission is going into an executive session, identifying the section of the Texas Open Meetings Act under which the executive session is held.
- (2) The chair shall announce the date and time.
- (3) Members shall move quickly to the location of the executive session with no discussion among themselves or with members of the public or media.
- (4) The chair shall announce the date and time at the beginning of the executive session.
- (5) The executive session must be tape recorded.
- (6) The chair shall announce the date and time at the end of the executive session.
- (7) After the executive session, members shall return quickly to the meeting room with no discussion among themselves or with members of the public or media.
- (8) The chair shall announce the date and time when the commission resumes the open meeting. [Texas Government Code Chapter 551, Subchapter E; Dallas City Code §8-6(b)]

SECTION 9. ATTENDANCE.

- (a) All members shall comply with the attendance rules set forth in Chapter XXIV, Section 17, of the City of Dallas Charter and Chapter 8 of the Dallas City Code, as amended.
- (b) Members may not be excused from attendance at a meeting unless for medical reasons certified to by a physician or unless excused by the commission and the city council. [Dallas City Charter Chapter XXIV, §17; Dallas City Code §8-20(a)]
- (c) A member who certifies visiting one or more, but not all, of the scheduled sites visited by the inspection trip is absent for the purpose of the attendance rules. A member will be counted absent unless the member attends both the inspection trip and the meeting, or the member represents that a personal inspection has been made of each location visited by the inspection trip and attends the meeting. A member can certify inspection trip attendance by submitting a "Personal Inspection of Sites" form to the commission secretary. [Dallas City Code §8-20.1]
- (d) A member may not leave a meeting without acknowledgment by the chair. A member who leaves a meeting after the commission has been duly called to order and is absent for the remainder of the meeting, without first obtaining the consent of the chair, will be charged with an unexcused absence for that meeting. The consent of the chair may be given only in an emergency beyond the control of the member that requires the member to leave the meeting. [Dallas City Code §8-21]

- (e) A member absent from the meeting room because of a conflict of interest is not absent for purposes of the attendance rules.

SECTION 10. VOTING AND VOTING QUALIFICATIONS.

- (a) Every member present when a question is put shall vote either “yes” or “no,” unless the member is prevented from voting because of a conflict of interest. [Dallas City Code §8-17; Dallas Development Code §51A-3.101(b)]
- (b) A member who is absent from the meeting during a vote and returns to or arrives at the meeting before adjournment shall, upon returning or arriving, vote on every question for the record unless prevented from voting by a conflict of interest. A member recorded present during a meeting who does not vote and who is not prevented from voting by a conflict of interest, will be recorded as having voted in the affirmative, unless the member has obtained the consent of the chair to leave the meeting and is absent for the remainder of the meeting. [Dallas City Code §8-17]
- (c) Whenever a vote is taken on an item, the chair shall call out the votes of each member in favor and each member in opposition, and shall announce the result. Members may not explain their votes during the voting. [Dallas City Code §8-18]
- (d) A member not present on the inspection trip may vote only on the items the member has personally inspected or the items not visited by the inspection trip.
- (e) Once cast and called out, no vote may be changed except through a reconsideration. Votes called out in error must be corrected immediately on the public record. Votes registered improperly in the minutes may be corrected by the procedure set forth in Section 11.

SECTION 11. MINUTES.

- (a) Within five days after any meeting, the commission secretary shall submit a list of members absent and a draft of the minutes to the city secretary. [Dallas City Code §8-8]
- (b) The draft of the minutes must be distributed to the commission not later than its next regular meeting.
- (c) Corrections to the minutes may be submitted to the commission secretary at any time up until the second regular meeting after the meeting at which the draft was distributed.
 - (1) Unless the corrections address changes in the registration of votes or changes in the wording of a motion, the commission secretary shall incorporate the changes.
 - (2) If corrections address changes in the registration of votes or changes in the wording of a motion, the commission secretary shall prepare the portion of the

official record relied on in the preparation of the draft and present it to the commission. The commission shall vote, after hearing the record, whether to accept the correction as submitted, modify the correction, or let the minutes stand.

- (d) The approved minutes must be filed in the office of the city secretary within five days after the meeting at which the minutes were finally approved. [Dallas City Code §8-8]

SECTION 12. ENFORCEMENT.

- (a) The chair shall have members removed from the meeting for failure to comply with decisions of the chair or continued violations of the rules of the commission. If the chair fails to act, any member may move to require the chair to enforce the rules, and the affirmative vote of a majority of the commission will require the chair to act. [Dallas City Code §8-22(f)]
- (b) The chair shall have a member of the public making personal, impertinent, or slanderous remarks, or who becomes boisterous while attending a commission meeting, removed from the room. The chair shall not permit unauthorized remarks from the audience, stamping of feet, whistles, yells, and similar demonstrations, and shall have offenders removed from the room. The chair shall bar the person removed from attendance for the balance of the meeting. Aggravated cases will be prosecuted on appropriate complaint signed by the chair. If the chair fails to act, any member may move to require enforcement of the rules, and the affirmative vote of the majority of the commission will require the chair to act. [Dallas City Code §8-25(b) and (c)]

SECTION 13. COMMITTEES.

- (a) Standing committees. The standing committees of the commission are:
 - (1) Arts District Sign Review Committee.
 - (2) Comprehensive Land Use Plan Committee (CLUP).
 - (3) Rules Committee.
 - (4~~[3]~~) Special Sign District Advisory Committee.
 - (5~~[4]~~) Subdivision Review Committee.
 - (6~~[5]~~) Thoroughfare Committee.
 - ~~[(6) Trinity River Committee.~~
 - ~~(7) Urban Design Advisory Committee (UDAC).]~~

(7[8]) Zoning Ordinance Advisory Committee (ZOAC).

- (b) Ad hoc committees. The chair may create ad hoc committees from time to time to study and make recommendations on specific issues. An ad hoc committee must have at least three persons, one of whom must be a member. An ad hoc committee must be established for a designated time, which may be extended by the chair.
- (c) Placing an item on a committee agenda.
 - (1) Any member may have an item placed on the committee's agenda if the request is in writing, signed by five members or a majority of the committee, and the request is provided to the commission secretary by 4:00 p.m. the Friday preceding the meeting at which the five members or a majority of the committee wants the item considered.
 - (2) Items to be considered by a committee must be scheduled on the committee's agenda in the order received, unless otherwise directed by the commission or city council.
- (d) Committee rules.
 - (1) All committees shall determine their meeting times. The date, time, and place of each committee meeting must be published in the commission's agenda.
 - (2) The attendance rules in Chapter 8 of the Dallas City Code apply to all committees.
 - (3) A majority of the appointees constitutes a quorum of any committee.
 - (4) Any item may be taken from a committee and considered by the commission upon a majority vote of all members.
 - (5) Committees shall undertake the responsibilities as directed by the commission.
 - (6) Recommendations made by committees are not binding on the commission.
 - (7) Appointees shall promptly disclose any conflict of interest to the committee, shall refrain from further participation in the item, and may not be present during any discussion or voting on the matter.
 - (8) Committee agendas must be posted on a bulletin board at a place convenient to the public in the city hall in accordance with the Texas Open Meetings Act. [Texas Government Code Chapter 551]
- (e) Committee creation, membership, and appointment.
 - (1) Except as provided in this section and by applicable provisions of the Dallas City Code, all committees are created by the commission.

(2) Appointment.

(A) Ad hoc committees. The chair shall appoint appointees to ad hoc committees and the chair and vice chair of ad hoc committees.

(B) Standing committees.

(i) Except for the arts district sign review committee and the special sign district advisory committee, the chair shall appoint appointees to standing committees and shall appoint the chair and vice chair of standing committees.

(ii) Appointments to the arts district sign review committee are made by the commission in accordance with Section 51A-7.1204(d).

(iii) Appointments to the special sign district advisory committee are made by the commission in accordance with Section 51A-7.504(a).

(iv) If no objection is raised within 30 days after the appointments by any member, the appointments are approved for a two-year period that runs concurrently with the terms of the commission. To raise an objection to any appointments made by the chair, a member must submit a letter identifying the appointment objected to, and the grounds for which such objection is made, to the commission secretary. The commission secretary shall present any objection to the commission for consideration.

(C) Vacancies. Any vacant position on a committee must be filled using the applicable procedure described in Subparagraphs (A) and (B), regardless of when the vacancy arises.

(D) Temporary members. The chair or vice chair of any committee may appoint any member of the commission as a temporary member of such committee for the sole purpose of meeting quorum requirements. The first adjournment puts an end to this appointment.

(3) Each member, with the exception of the chair, must be appointed to at least one committee unless excused by the chair at the request of the member.

(f) Standing committees.

(1) Arts District Sign Review Committee. The committee is governed by Section 51A-7.1204 of the Dallas Development Code, as amended. If there is a conflict between this section and Section 51A-7.1204 of the Dallas Development Code, Section 51A-7.1204 controls. [Dallas Development Code §51A-7.1204]

- (2) Comprehensive Land Use Plan Committee (CLUP). The committee shall provide oversight and guidance for developing or updating the citywide comprehensive land use plan or area-based land use plans, to facilitate their passage and implementation, and to monitor their progress, in order to advance future land use goals that promote economic vitality, environmental sustainability, and equity throughout Dallas.

(A) Membership.

- (i) The chair shall appoint a minimum of 12 and a maximum of 17 City of Dallas residents including three members and at least one member or resident with knowledge or expertise in each of the following areas:
- (a) Urban design, urban planning, or landscape architecture.
 - (b) Neighborhood stabilization or revitalization.
 - (c) Real estate development, finance, or economics.
 - (d) Multimodal transportation.
 - (e) Environmental sustainability.
 - (f) Social equity.
 - (g) Other areas of knowledge or expertise relevant to the comprehensive land use plan.
- (ii) The committee chair must be a member.
- (iii) The overall committee composition will strive to reasonably reflect Dallas's current racial and ethnic diversity and will solicit views from a wide range of socio-economic backgrounds and geographic areas.

(B) Roles.

The CLUP will achieve its stated purpose by performing the following roles and recommending commission action as necessary:

- (i) Providing oversight and guidance during the comprehensive land use plan update process by:
- (a) Providing feedback to staff through regular review meetings and work with staff who will provide periodic progress updates to the commission and city council.

- (b) Serving as a forum for formal stakeholder input including, but not limited to, allowing public comment during regular meetings and, if necessary, holding special meetings for public input.
 - (c) Reviewing the draft comprehensive land use plan update and forwarding it to the commission with recommendations.
 - (ii) Monitoring, reporting on, and making recommendations regarding the implementation of the comprehensive plan after adoption by:
 - (a) Reviewing an annual staff evaluation of the comprehensive plan implementation program against established metrics.
 - (b) Reviewing updates to the comprehensive plan implementation program, including, but not limited to, updating areas to be considered for an authorized hearing for rezoning based on adopted land use plans.
 - (c) Reviewing area-based land use plans brought forward by staff for incorporation into the comprehensive land use plan.
 - (d) Reviewing other zoning or development issues relevant to the comprehensive plan implementation as directed by the commission.
 - (iii) Receiving briefings and recommending briefings to the commission as needed.
 - (iv) Fulfilling other roles deemed necessary by the commission in the achievement of the committee's stated purpose.
- (C) Meetings. The committee shall meet at least quarterly in their role to accomplish the stated purpose of the committee.
- (3) Rules Committee. The committee shall make recommendations to the commission on proposed amendments to the commission's rules of procedure.
- (4[3]) Special Sign District Advisory Committee.
 - (A) The committee is governed by Section 51A-7.504 of the Dallas Development Code, as amended. If there is a conflict between this section and Section 51A-7.504 of the Dallas Development Code, Section 51A-7.504 controls. [Dallas Development Code §51A-7.504]

- (B) The committee shall also make recommendations to the commission on amendments to Article VII, “Sign Regulations,” of the Dallas Development Code after carefully considering the impact of proposed amendments; ensuring that amendments meet the spirit and intent of the Dallas Development Code and do not contradict other existing regulations; and receiving input from citizens, interest groups, professional organizations, and any other groups or individuals deemed appropriate.

(5[4]) Subdivision Review Committee.

- (A) The committee shall review and make recommendations to the commission on an applicant’s appeal of the:
 - (i) city staff’s proposed preliminary plat conditions, and
 - (ii) subdivision administrator’s determination regarding satisfaction of preliminary plat conditions.
- (B) The committee shall review and make recommendations to the commission on requests for street name changes.
- (C) The committee shall make recommendations to the commission on amendments to Article VIII, “Plat Regulations,” of the Dallas Development Code after carefully considering the impact of proposed amendments; ensuring that amendments meet the spirit and intent of the Dallas Development Code and do not contradict other existing regulations; and receiving input from citizens, interest groups, professional organizations, and any other groups or individuals deemed appropriate.

(6[5]) Thoroughfare Committee.

- (A) The committee shall review and make recommendations to the commission on proposed amendments to the city's Thoroughfare Plan, or the Central Business District Streets and Vehicular Circulation Plan.
- (B) The committee shall review all traffic management operations, and DART-related transportation issues that would affect or amend the city's Thoroughfare Plan, or the Central Business District Streets and Vehicular Circulation Plan.
- (C) The committee shall make recommendations to the commission on amendments to Article IX, “Thoroughfares,” in the Dallas Development Code after carefully considering the impact of proposed amendments; ensuring that amendments meet the spirit and intent of the Dallas Development Code and do not contradict other existing regulations; and receiving input from citizens, interest groups, professional organizations, and any other groups or individuals deemed appropriate.

~~[(6) Trinity River Committee.~~

~~(A) Responsibilities. The committee shall provide recommendations on planning and design of the Trinity River Corridor, including the area in the Trinity River Corridor Comprehensive Land Use Plan.~~

~~(B) Membership.~~

~~(i) The committee must be composed of four members and five citizens. The five citizens must include a representative of the cultural or arts community, a representative of residential neighborhoods, a representative of the central business district, an architect or urban planner, and a landscape architect.~~

~~(ii) The chair and vice chair of the committee must be members.~~

~~(7) Urban Design Advisory Committee (UDAC).~~

~~(A) Responsibilities. The committee shall:~~

~~(i) provide recommendations for improving urban design;~~

~~(ii) provide recommendations on planning and design of the central business district; and~~

~~(iii) provide recommendations on land use studies except those addressed by the Trinity River Committee.~~

~~(B) Membership.~~

~~(i) The committee must be composed of two members and five citizens. The five citizens must include a representative of the cultural or arts community, a representative of residential neighborhoods, a representative of the central business district, an architect or urban planner, and a landscape architect.~~

~~(ii) The chair and vice chair of the committee must be members.~~

~~(C) Terms. An appointee who has served on the committee for four consecutive two-year terms is ineligible to serve on the committee until at least one two-year term has elapsed.~~

~~(D) Reporting. Any member serving on the committee may inform the commission about the committee's discussions and recommendations during the briefing of an item.~~

- (E) ~~The procedures in this paragraph supplement the procedures in Section 13, “Committees” and apply only to UDAC. If there is a conflict between this paragraph and Section 13, this paragraph controls.]~~

(7[8]) Zoning Ordinance Advisory Committee (ZOAC).

- (A) Responsibilities. The committee shall make recommendations to the commission on amendments to Article IV, “Zoning Regulations,” Article X, “Landscape and Tree Preservation Regulations,” Article XII, “Gas Drilling and Production Regulations,” and Article XIII, “Form Districts,” of the Dallas Development Code after carefully considering and understanding the impact of proposed amendments; ensuring that amendments meet the spirit and intent of the Dallas Development Code and do not contradict other existing regulations; and receiving input from citizens, interest groups, professional organizations, and any other groups or individuals deemed appropriate.
- (B) Membership.
- (i) The committee must be composed of two or three members and five citizens.
- (ii) The chair and vice-chair of the committee must be members.
- (C) Terms. An appointee who has served on the committee for four consecutive two-year terms is ineligible to serve on the committee until at least one two-year term has elapsed.
- (D) Reporting. Any member serving on the committee may inform the commission about the committee's discussions and recommendations during the briefing of an item.
- (E) Expedited processing of items.
- (i) City staff shall submit items to the committee within 90 days after submission of a complete application or authorization by the commission or city council.
- (ii) The committee shall forward its recommendation to the commission within 90 days after submission of the item to the committee. The 90 day deadline may be extended by majority vote of the commission.
- (F) The procedures in this paragraph supplement the procedures in Section 13, “Committees” and apply only to ZOAC. If there is a conflict between this paragraph and Section 13, this paragraph controls.

SECTION 14. LIAISON TO LANDMARK COMMISSION.

- (a) The chair shall appoint a liaison to the Landmark Commission.
- (b) Any objections to appointments under this section must be made in accordance with the procedures for making objections outlined in Section 13(e)(2)(B) above.

SECTION 15. AMENDMENTS AND SUSPENSIONS. Any provision of these rules not governed by the City of Dallas Charter, Dallas City Code, Dallas Development Code, or state law may be temporarily suspended by a two-thirds vote of the members present.

SECTION 16. OTHER RULES OF PROCEDURE. The commission shall follow “Roberts Rules of Order Newly Revised” unless otherwise provided in the Dallas City Code, as amended. [Dallas City Code §8–5]

(Revised 8-__-20)



Agenda Information Sheet

File #: 21-212

Item #: 46.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): All
DEPARTMENT: Department of Planning and Urban Design
EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

Authorize **(1)** a Project Specific Agreement with Dallas County for the Transit-Oriented Development Planning and Implementation Project Major Capital Improvement Program (MCIP) 10227 and MCIP 40221; **(2)** the receipt and deposit of funds in an amount not to exceed \$234,000.00 in the Capital Projects Reimbursement Fund; and **(3)** the establishment of appropriations in an amount not to exceed \$234,000.00 in the Capital Projects Reimbursement Fund - Not to exceed \$234,000.00 - Financing: Capital Projects Reimbursement Fund (This item was deferred on September 23, 2020 and January 27, 2021)

BACKGROUND

Through the fiscal year 19-20 budget adoption, the City of Dallas has committed to updating the forwardDallas! Comprehensive Land Use Plan and is anticipated to launch this project in September 2020. Consultant costs for the project will be \$649,960.00 to be funded through the Building Inspection Enterprise Fund and Dallas County MCIP. The project scope will include a focus on Transit-Oriented Development (TOD) Planning and Implementation. The Dallas County MCIP authorized by Court Order 2011-1287 dated August 2, 2011, approved specified projects including City of Dallas TOD Planning and Implementation Project MCIP 10227 and MCIP 40221 in the City of Dallas with a funding allocation of \$234,000.00.

This action will authorize execution of a Project Specific Agreement with Dallas County, receipt and deposit of \$234,000.00 from Dallas County and appropriation in the same amount in the Capital Projects Reimbursement Fund.

ESTIMATED SCHEDULE OF PROJECT

Began Project	September 2020
Draft Plan	September 2021
Council action on Plan	February 2022

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 23, 2020 and January 27, 2021, this item was deferred by Councilmember Tennell Atkins.

FISCAL INFORMATION

Fund	FY 2020-21	FY 2021-22	Future Years
Capital Projects Reimbursement Fund	\$234,000.00	\$0.00	\$0.00

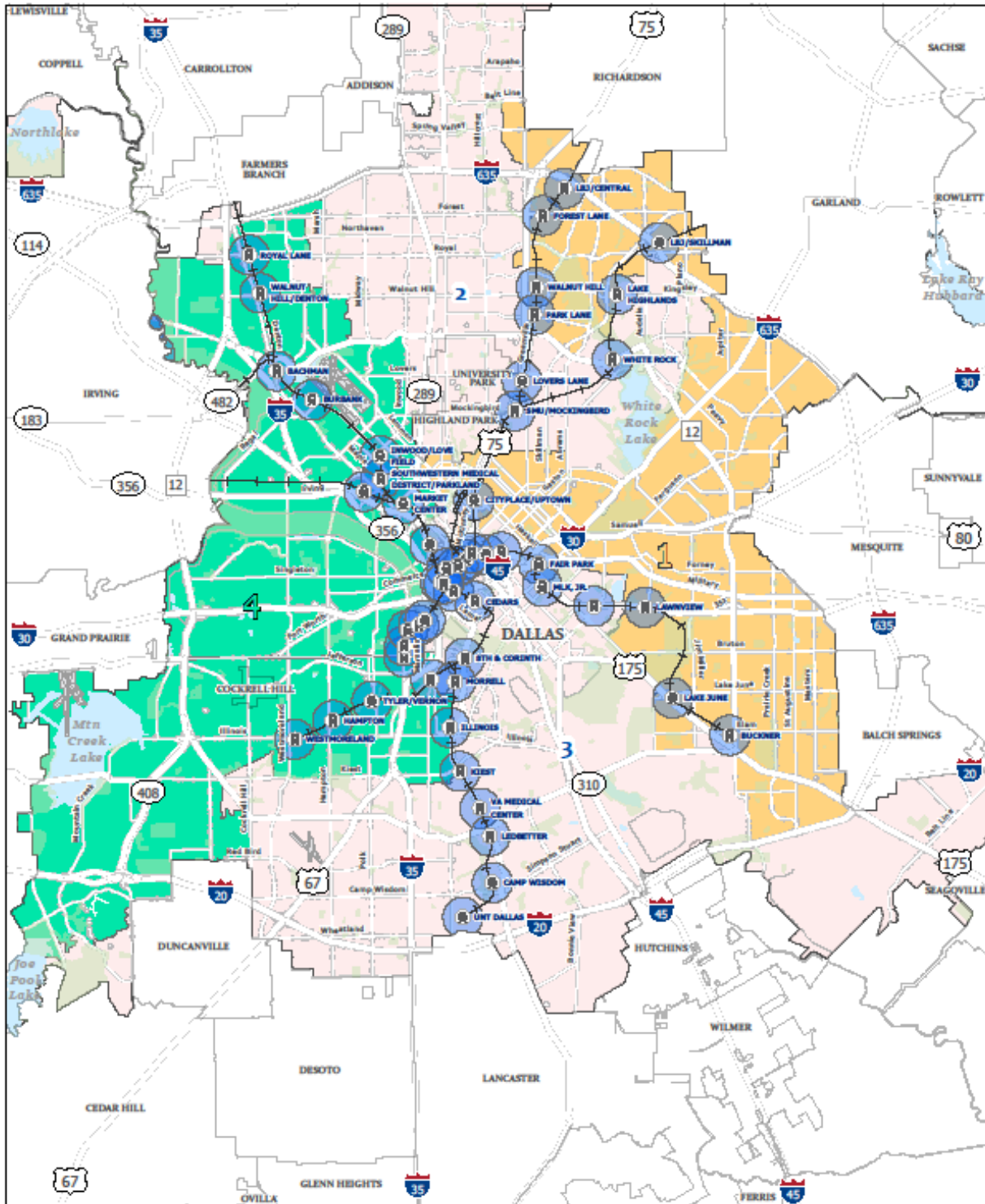
MAP

Attached

ATTACHMENT A

DALLAS COUNTY MCIP 10227 & MCIP 40221 TRANSIT-ORIENTED DEVELOPMENT PLANNING AND IMPLEMENTATION

Attachment A



April 28, 2021

WHEREAS, with the adoption of the FY 19-20 budget, the City of Dallas committed to updating the forwardDallas! Comprehensive Land Use Plan which will include a focus on Transit-Oriented Development (TOD) Planning and Implementation; and

WHEREAS, the Dallas County Major Capital Improvement Program (MCIP) authorized by Court Order 2011-1287 dated August 2, 2011, approved specified projects including City of Dallas TOD Planning and Implementation Project MCIP 10227 and MCIP 40221 in the City of Dallas; and

WHEREAS, the City of Dallas is the lead agency to administer the TOD Planning and Implementation Project as part of the forwardDallas! Comprehensive Land Use Plan update.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute a Project Specific Agreement with Dallas County, approved as to form by the City Attorney, for the TOD Planning and Implementation Project MCIP 10227 and MCIP 40221, in an amount not to exceed \$234,000.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit funds in an amount not to exceed \$234,000.00 in the Capital Projects Reimbursement Fund, Fund 0556, Department PNV, Unit W644, Revenue Code 6511.

SECTION 3. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed \$234,000.00 in the Capital Projects Reimbursement Fund, Fund 0556, Department PNV, Unit W644, Object Code 3070.

SECTION 4. That this contract is designated as Contract No. PNV-2020-00014178.

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



Agenda Information Sheet

File #: 21-213

Item #: 47.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize an eighteen-month service contract to develop an update to the *forwardDallas!* Comprehensive Land Use Plan for the Department of Planning and Urban Design - Houseal Lavigne Associates, LLC, most advantageous proposer of fourteen - Not to exceed \$649,960 - Financing: Building Inspection Fund (\$415,960) and Capital Projects Reimbursement Fund (\$234,000) (This item was deferred on September 23, 2020 and January 27, 2021)

BACKGROUND

This service contract will provide services to update the *forwardDallas!* Comprehensive Land Use Plan. This plan, originally adopted in June 2006, is the City's most important land use planning tool and policy document. It lays out the future vision and strategic direction for land development in Dallas. Thirteen years since its adoption, it is now critical to refresh the plan, realign it with current and future needs, and to integrate recent and ongoing citywide planning initiatives, such as the Comprehensive Housing Policy, Neighborhood Plus, Strategic Mobility Plan (Connect Dallas), Strategic Economic Development Plan, Comprehensive Environment and Climate Action Plan, Cultural Plan, Resilience Plan, and the Equity Indicators Report. In addition, the impacts of several recent major City facility master plans need to be incorporated, such as the Fair Park Master Plan, Dallas Zoo Master Plan, Love Field Master Plan, Dallas Executive Airport Master Plan, Kay Bailey Hutchinson Convention Center Master Plan, and the proposed Hensley Field Reuse and Redevelopment Master Plan.

The consultant scope of work provided through this action have been defined to focus on services that are critical to supplement the City's in-house skills and tools for successful completion of this plan update to include:

Scenario Modeling: The City is looking to add demonstrated expertise in land development modeling to evaluate and communicate the benefits/costs of alternate scenarios at the citywide and appropriate sub-area scales. External expertise would be needed to build and calibrate land development models, develop and evaluate scenarios using a variety of metrics, and effectively communicate land development, zoning, and other related policy recommendations based on these analyses.

Finally, this service would include staff training to build in-house capacity on land use scenario modeling.

Outreach Assistance: While the Department of Planning and Urban Design will be primarily responsible for leading outreach and engagement efforts, certain value-added specialized services will be needed in this process. A representative-sample survey instrument, similar in scale and methodology to the annual City of Dallas Community Survey, will be designed and administered to gauge resident opinions on an array of plan-related topics, to ensure input is representative of Dallas' diversity. In addition, expertise, techniques, or tools will be provided to add value to staff efforts to effectively engage the public online to help capture input from those who typically do not attend community meetings and can be hard to reach. This will be critical during these times of physical/social distancing related to the ongoing COVID-19 crisis.

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

- Department of Housing & Neighborhood Revitalization (1)
- Department of Planning and Urban Design (1)
- Department of Transportation (1)
- Office of Economic Development (1)
- Office of Environmental Quality & Sustainability (1)
- Office of Business Diversity (1)*

*The Office of Business Diversity only evaluated the Business Inclusion and Development Plan.

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

- Capability and Expertise 25 points
- Scenario Development Approach, Tools and Techniques 25 points
- Communication and Engagement Tools and Techniques 20 points
- Budget Utilization 15 points
- Office of Business Diversity 15 points

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

On November 10, 2015, the City Council authorized a living wage policy that requires contractors to pay their employees a "living wage" rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The current calculated living wage during the solicitation process of this contract is \$11.71; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

[City Council was briefed by memorandum regarding this matter on April 3, 2020.](#)

The City Plan Commission was briefed on the *forwardDallas!* Comprehensive Land Use Plan Update on June 18, 2020.

The Economic Development Committee was briefed on the *forwardDallas!* Comprehensive Land Use Plan Update on September 8, 2020.

On September 23, 2020 and January 27, 2021, this item was deferred by Councilmember Tennell Atkins.

FISCAL INFORMATION

Fund	FY 2020	FY 2021	Future Years
Building Inspection Fund	\$415,960.00	\$0.00	\$0.00
Capital Projects Reimbursement Fund	\$234,000.00	\$0.00	\$0.00
Total	\$649,960.00	\$0.00	\$0.00

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$649,960.00	Other Services	23.80%	19.12%	\$124,300.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				
• Houseal Lavigne Associates, LLC - Non-Local; Workforce - 0.00% Local				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Request for Proposal	<ul style="list-style-type: none"> • Utilized for professional, personal, revenue, and planning services • Recommended offeror is the responsible offeror whose proposal most closely meets established criteria for the services advertised, based on demonstrated competence and qualifications at a fair and reasonable price • Always involves the evaluation by committee • Allows for negotiation on contract terms, including price
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The Office of Procurement Services received the following proposals from solicitation number BYZ20-00013397. We opened them on May 29, 2020. We recommend the City Council award this service contract in its entirety to the most advantageous proposer.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Score</u>
*Houseal Lavigne Associates, LLC	188 West Randolph St. Suite 200 Chicago, IL 60601	82.1
WRT	1700 Market St. Suite 2800 Philadelphia, PA 19103	76.6
AECOM Technical Services, Inc.	13355 Noel Rd. Dallas, TX 75404	76.2
Opticos Design	2100 Milvia St. Suite 125 Berkeley, CA 94706	75.8
MIG, Inc.	800 Hearst Ave. Suite 200 Berkeley, CA 94710	74.9
HR&A Advisors	2038 Commerce St. 3rd Floor Dallas, TX 75201	70.5
NBBJ	1 Beacon St. 5th Floor Boston, MA 02108	70.1
Halff Associates, Inc.	1201 North Bowser Rd. Richardson, TX 75081	68.0
Freese and Nichols, Inc.	2711 North Haskell Ave. Suite 3300 Dallas, TX 75204	65.0
Gensler	5000 Greenville Ave. Dallas, TX 75206	61.0

buildingcommunityWORKSHOP	1414 Belleview St. Suite 150 Dallas, TX 75215	60.2
Dover, Kohl & Partners	1571 Sunset Dr. Suite 150 Coral Gables, FL 33143	58.1
Design Workshop	812 San Antonio St. Suite 401 Austin, TX 78701	55.3
Project Management Solutions	1618 Wolf Creek Dr. Arlington, TX 76018	15.6

OWNER**Houseal Lavigne Associates, LLC**

Devin Lavigne, Co-Owner
John Houseal, Co-Owner

April 28, 2021

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

SECTION 1. That the City Manager is hereby authorized to execute a service contract with Houseal Lavigne Associates, LLC (VC22150), approved as to form by the City Attorney, to develop an update to the *forwardDallas!* Comprehensive Land Use Plan for the Department of Planning and Urban Design for a term of eighteen months, in an amount not to exceed \$649,960. If the service was bid or proposed on an as needed basis, unit price basis for performance of specified tasks, payments made to Houseal Lavigne Associates, LLC shall be based only on the amount of the services directed to be performed by the City and properly performed by Houseal Lavigne Associates, LLC under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$649,960 to Houseal Lavigne Associates, LLC in accordance with the terms and conditions of the contract, as follows:

Building Inspection Fund
Fund 0150, Department DEV, Unit 3141
Object 3070
Encumbrance/Contract No. CX-PNV-2020-00013397
Vendor VC22150 \$415,960

Capital Projects Reimbursement Fund
Fund 0556, Department PNV, Unit W644
Object 3070
Encumbrance/Contract No. CX-PNV-2020-00013397
Vendor VC22150 \$234,000

Total amount not to exceed \$649,960

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



Agenda Information Sheet

File #: 21-765

Item #: 48.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): 11

DEPARTMENT: Office of Economic Development

EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

Authorize an amendment to the Targeted Neighborhood Enhancement Program ("Program") Statement to clarify that one of the purposes of the Program is to promote economic development by providing funding for the acquisition of improved and unimproved properties, demolition of existing structures, and assistance for private commercial, industrial, retail, residential, and mixed-use/mixed-income development in targeted neighborhoods - Financing: No cost consideration to the City

BACKGROUND

On May 22, 2019, City Council authorized the adoption of the Targeted Neighborhood Enhancement Program to facilitate enhancements in neighborhoods designated as target areas (i.e. Revitalization Areas, Stabilization Areas, or Emerging Market areas) under the City's Comprehensive Housing Policy by Resolution No. 19-0802. The Program is administered by the Office of Economic Development.

Now, in order to facilitate the City's proposed acquisition of the property at 5580 Peterson Lane in the next agenda item, staff recommends amendment of the Program to clarify that one of the purposes of the Program is to promote economic development by providing funding for the acquisition of improved and unimproved properties, demolition of existing structures, and assistance for private commercial, industrial, retail, residential, and mixed-use/mixed-income development in neighborhoods designated as target areas under the Comprehensive Housing Policy adopted by City Council approved on May 9, 2018, and as amended.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 5, 2021, the Economic Development Committee was briefed by memorandum regarding the proposed acquisition of the property at 5580 Peterson Lane.

On April 8, 2021, the Park and Recreation Board reviewed and authorized the proposed acquisition of the property at 5580 Peterson Lane.

On April 16, 2021, the Mall Area Redevelopment TIF District Board of Directors reviewed and recommended approval of the proposed acquisition of the property at 5580 Peterson Lane.

FISCAL INFORMATION

No cost consideration to the City. All project funding recommendations greater than \$50,000 made under this Program are individually forwarded to the City Council for approval.

April 28, 2021

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

WHEREAS, on August 9, 2017, City Council authorized a general obligation bond election to be held on November 7, 2017, by Ordinance 30554; and

WHEREAS, on November 7, 2017, Dallas voters approved a \$1.05 billion general obligation bond program, of which \$55.4 million was included in Proposition I for the purpose of providing funds for promoting economic development throughout the city, through planning, designing, constructing, improving, extending, expanding public street, utility, and other infrastructure facilities, including the acquisition of land therefor; and through the city's programs for economic development and housing including the acquisition of improved and unimproved properties, the demolition of existing structures, making grants of bond proceeds and otherwise providing assistance for private commercial, industrial, retail, residential and mixed-use development, neighborhood revitalization projects, and mixed income development; and

WHEREAS, pursuant to Resolution No. 20-1972, approved by the City Council on December 9, 2020, the City: (1) elected to continue its participation in economic development incentives and approved an extension of its Public/Private Partnership Program ("P/PPP") - Guidelines and Criteria, which established certain guidelines and criteria for the use of City incentive programs for private development projects, (2) established programs for making loans and grants of public money to promote local economic development and to stimulate business and commercial activity in the City pursuant to the Economic Development Programs provisions under Chapter 380 of the Texas Local Government Code ("Economic Development Act"), and (3) established appropriate guidelines and criteria governing tax abatement agreements to be entered into by City as required by the Property Redevelopment and Tax Abatement Act, as amended, (V.T.C.A. Tax Code, Chapter 312) ("Tax Abatement Act"); and

WHEREAS, on May 22, 2019, City Council authorized the adoption of the Targeted Neighborhood Enhancement Program ("Program") to facilitate enhancements in certain neighborhoods designated as target areas under the City's Comprehensive Housing Policy by Resolution No. 19-0802; and

WHEREAS, the City finds that the Program promotes local economic development to stimulate business and commercial activity in the City in conformance with Chapter 380 of the Texas Local Government Code; and

April 28, 2021

WHEREAS, City Council now seeks to authorize an amendment of the Program statement to clarify that one of the purposes of the Program is to promote economic development by providing funding for the acquisition of improved and unimproved properties, demolition of existing structures, and assistance for private commercial, industrial, retail, residential, and mixed-use/mixed-income development in neighborhoods designated as target areas under the Comprehensive Housing Policy adopted by City Council approved on May 9, 2018, and as amended; and

WHEREAS, the City finds that the Program is an economic development program as described in Proposition I of the 2017 bond program.

Now, Therefore,

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

SECTION 1. That the City Council hereby authorizes the amended Targeted Neighborhood Enhancement Program Statement attached as **Exhibit A**.

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



TARGETED NEIGHBORHOOD ENHANCEMENT PROGRAM STATEMENT

PURPOSE

The purpose of the Targeted Neighborhood Enhancement Program (the “Program”) is to promote economic development by providing funding for: (1) ~~provide grants fund for~~ neighborhood enhancements in neighborhoods design^{at}ed as Revitalization Areas, Stabilization Areas, or Emerging Market areas under the Comprehensive Housing Policy adopted by City Council approved on May 9, 2018 by Resolution No. 18-0704, and as amended, and/or (2) acquisition of improved and unimproved properties, demolition of existing structures, and assistance for private commercial, industrial, retail, residential, and mixed-use/mixed-income development in neighborhoods designated as Revitalization Areas, Stabilization Areas, or Emerging Market areas under the Comprehensive Housing Policy adopted by City Council approved on May 9, 2018 by Resolution No. 18-0704, and as amended. Acquisition of improved and unimproved properties pursued under this Program may not be by eminent domain.

ADMINISTRATION

The ~~Fund Program~~ is administered by the Office of Economic Development, subject to review of the Economic Development Committee and/or Housing Committee of the City Council.

FUNDING

~~The initial funding shall be \$500,000 in 2017 general obligation bond funds from Proposition I. Additional 2017 general obligation bond funding may be added at the sole discretion of the City Council.~~

FINANCIAL AWARDS

Grants funded with 2017 general obligation bond funds from Proposition I in an amount not to exceed \$500,000 may be made to entities proposing to make neighborhood enhancement improvements in neighborhoods designated as a Reinvestment Area, a Stabilization Area, or an Emerging Market Area under the Comprehensive Housing Policy.

Grant funds may be used for art installations, street sign toppers, neighborhood entry signage and other unifying signage, landscaping enhancements, lighting, and other improvements that enhance the safety, neighborhood identity, or aesthetics of the neighborhood.

The final scope of improvements will be determined after engaging the neighborhood residents and stakeholders, and after plans are reviewed by the Urban Design Peer Review Panel. Improvements must conform to the desires of neighborhood residents and stakeholders, the recommendations of the Urban Design Peer Review Panel, and existing planning efforts of the City. The final scope of improvements will be subject to the approval of the director of the Office of Economic Development.



Targeted Neighborhood Enhancement Program Statement

~~The Any grant funds~~ will be used to reimburse the entity for actual capital costs incurred in the construction and installation of the neighborhood improvements. None of the grant funds will be used for land acquisition, operating or working capital, or developer fees or profit. ~~The Any proposed grants~~ will help enhance the existing assets to increase community safety and enhance neighborhood pride.

~~Grants shall not be awarded to persons or entities who have outstanding city liens or tax liens, who are party to a lawsuit against the City, who have filed for bankruptcy in the previous 5 years, who are currently in default under any other agreement with the City, or who have in the previous 5 years been party to a contract with the City that was terminated due to default.~~

Financial awards will be documented in written agreements to ensure that the City retains control over the public funds to guarantee that the public purpose is actually accomplished as a return benefit to the City.

APPLICATION

Applications for grants will be accepted on a rolling basis and are subject to available funds. Staff will review each application for completeness and to ensure that the proposed project meets the criteria of this program statement.

Based on the review, staff will either decline the application or recommend funding. Contracts for projects with a recommended award of \$50,000 or less will be processed via administrative action. Contracts for projects with a recommended award greater than \$50,000 will be forwarded to the City Council for approval.

CITY PROJECTS

~~Additionally, the City of Dallas may use 2017 general obligation bond funds from Proposition I and/or Public/Private Partnership funds directly in public street, utility, and other infrastructure facilities projects in neighborhoods designated as a Reinvestment Area, a Stabilization Area, or an Emerging Market Area under the Comprehensive Housing Policy. These projects may include but are not limited to: (1) planning, designing, constructing, improving, extending, or expanding roadway paving, storm water drainage, water and wastewater utilities, intersection improvements, signalization improvements, crosswalk improvements, median and parkway improvements, streetscape improvements (e.g. lighting, sidewalks, bikeway improvements, street furnishings, relocation/burial of overhead utilities, landscaping and irrigation), pedestrian trail and path improvements, district or neighborhood wayfinding, public buildings, public parks and open space, and broadband access expansion, (2) land acquisition costs and/or public easement costs associated with such a public street, utility, and other infrastructure facilities project, or (3) any other capitalized project expense to assist private commercial, industrial, retail, residential, and mixed-use/mixed-income development that the City Council finds necessary to promote economic development in the city of Dallas. Any investment of 2017 general obligation bond funds from Proposition I and/or Public/Private Partnership funds for the aforementioned purposes will require approval by the City Council.~~



Agenda Information Sheet

File #: 21-651

Item #: 49.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): 11

DEPARTMENT: Office of Economic Development

EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

Authorize **(1)** acquisition from Peterson Lane Partners LLC of approximately 72,559 square feet of commercially improved land (approximately 1.66 acres) addressed as 5580 Peterson Lane located on the south side of Peterson Lane approximately 140 feet west of Montfort Drive for the future central park in the Valley View-Galleria area pursuant to the Targeted Neighborhood Enhancement Program; and **(2)** the establishment of appropriations in an amount not to exceed \$213,301.46 in Valley View-Galleria Open Space Fund - Not to exceed \$5,677,000.00 (\$5,650,000.00, plus closing costs and title expenses not to exceed \$27,000.00) - Financing: Park and Recreation Facilities Fund (2006 General Obligation Bond Funds) (\$1,510,785.21), Public/Private Partnership Fund to be reimbursed in late 2021 from ECO (I) Fund (2017 General Obligation Bond Funds) (\$3,000,000.00), Valley View-Galleria Open Space Fund (\$213,301.46), Mall Area Redevelopment TIF District Fund (\$652,913.33), and Equity Revitalization Capital Fund (\$300,000.00)

BACKGROUND

5580 Peterson Lane

Staff has been focusing attention on this property for the past few years, waiting for an opportunity to acquire. In Fall 2020, the representative of the ownership entity indicated to staff that the entity was ready to consider a voluntary sale. On October 13, 2020, staff issued a Letter of Interest to the ownership entity and then initiated several months of due diligence.

The subject property is 72,559 square feet of land (approximately 1.66 acres) and is improved with a two-story, multi-tenant office building comprising approximately 53,730 square feet of net rentable area. The building was constructed in 1983 with a reinforced concrete frame and a built-up composition roof. Portions of the building were renovated in 2016 after it was purchased by the current ownership entity. The subject property contains a single level underground parking garage (129 spaces) and a surface parking lot (41 spaces), with a total parking ratio of approximately 3.13 spaces per 1,000 square feet. The subject property has access to all public utilities and is currently zoned NO(A)-Neighborhood Office.

As of the date of the appraisals (November 2020), the subject property is approximately 77% occupied by multiple office tenants with remaining lease terms between two-to-four years. The current average lease rate for occupied space within the building is approximately \$15.50 per square foot, with tenant expense obligations varying between full service and plus electric. The estimated stabilized net operating income for the subject property is approximately \$415,000.00. The actual net operating income over the last six months of 2020 was approximately \$35,000.00 per month. With the conveyance of the subject property to the City in fee simple, the City will also assume all usual and customary documents that are necessary, appropriate, and convenient to ensuring a smooth transition of ownership, including but not limited to the existing tenant leases, existing property management contract, and various existing service contracts for usual and customary repairs/maintenance.

The subject property is one of the five parcels needed to be acquired by the City in order to assemble the approximately twenty-acre central park (informally known as “Midtown Park” or “Midtown Commons”) as envisioned in the City’s Valley View-Galleria Area Plan (adopted by City Council in May 2013), PD 887-Valley View-Galleria Special Purpose Zoning District (authorized by City Council in June 2013), and the Mall Area Redevelopment TIF District Project Plan and Reinvestment Zone Financing Plan (authorized by City Council in June 2015).

In the near-to-medium term (i.e. in the first two-to-four years), it is anticipated that the City will simply manage the property, allowing the existing office tenants to complete their remaining lease terms. During that time, the City may also evaluate the feasibility of establishing an International Cultural Center as an interim municipal use of the subject property. In the medium-to-long term, the existing structure may be demolished for the development of park improvements or may be repurposed for park uses as determined through public input and Council District needs.

The official dedication of the subject property as City parkland is not recommended to occur until such time as the entire subject property is developed for park purposes.

Valley View-Galleria Area

Originally in the late-1960s/early 1970s, the Valley View Center mall (and the Galleria mall in the early 1980s) was created with complex configurations of super-blocks, private land ownership, and reciprocal easement agreements that bound multiple owners together. Over the last decade as market conditions have shifted significantly, these same configurations have heavily burdened the mall area, making redevelopment and revitalization extremely difficult without public participation. With the assistance of the City’s Valley View-Galleria Area Plan, PD 887-Valley View-Galleria Special Purpose Zoning District, and the Mall Area Redevelopment TIF District Project Plan and Reinvestment Zone Financing Plan, the mall area is to be reconfigured into a traditional pattern of public streets, public open space, public infrastructure, and smaller blocks of private land ownership, thereby setting the stage for incremental and higher density redevelopment that is flexible to meet market demands and community needs.

The crossroads of Interstate Highway 635 (LBJ Freeway), the Dallas North Tollway, and Preston Road (SH 289) has historically been one of Dallas’ major regional business centers with significant Class A office space, strong destination retail, and several high quality hotels. Preston Road registers over 50,000 vehicles per day, the Dallas North Tollway registers over 120,000 vehicles per day, and

the recently redesigned/reconstructed LBJ Freeway provides access to more than 400,000 vehicles daily. However, despite its general locational advantages, much of the area has experienced significant economic and physical decline over the last twenty years, and substantial revitalization and orderly redevelopment of the area is not likely to occur without public assistance. As such, the mall area was identified as a key growth area in the City of Dallas Strategic Engagement Plan as well as the forwardDallas! Comprehensive Plan. Additionally, the mall area met the criteria to be designated by City Council as a citywide “mega-site” redevelopment opportunity in the City Council’s FY 2011-2012 Strategic Plan.

From 2011 to 2013, a public-private partnership was forged among the City of Dallas, the North Dallas Chamber of Commerce, and many other stakeholders in the area, including property and business owners. The partnership resulted in a process to develop an area planning study in 2012-13.

Adopted in May 2013, the Valley View-Galleria Area Plan (“Area Plan”) resulted in the creation of a unified vision and implementation plan for the redevelopment and economic growth of approximately 440 acres. The Area Plan establishes a comprehensive vision to guide future private investment, economic development, and public infrastructure investments in a coordinated fashion towards optimal tax base, quality of life, and accessibility.

The adopted illustrative vision for the area is of a mixed-use neighborhood (high density and pedestrian friendly) that is: (1) anchored by a large central park; (2) supported by vibrant retail uses, office uses, entertainment uses, and mixed housing choices; (3) connected by an integrated network of walkable streets and open spaces, and (4) eventually linked to the Dallas Area Rapid Transit (DART) light rail network.

Two key opportunities identified in the Area Plan are: (1) to break down the super blocks into pedestrian-scale developable parcels in order to provide a more walkable urban fabric, and (2) to provide a community-scale central park with the potential to serve as a regional destination that will also support local residents, workers, and visitors, making up for a severe lack of open space in the area.

The Area Plan also served as the basis for the City to proactively undertake an area-wide form-based rezoning in June 2013 to PD 887 (Valley View-Galleria Area Special Purpose District), thereby ensuring a sound regulatory framework to encourage economic development consistent with the vision.

In May 2014, City Council authorized the creation of Tax Increment Reinvestment Zone No. 20 (“Mall Area Redevelopment TIF District”). The Project Plan and Reinvestment Zone Financing Plan (“TIF Plan”) for the Montfort-IH 635 Sub-District (i.e. Valley View-Galleria area) consists of a program of public infrastructure improvements, economic development grants, and land assembly for a sizeable central public open space under the authority of the TIF Act, which is intended to stimulate private investment and development in the area to occur earlier, to a higher quality, to a greater density, and with more public benefits than would occur solely through private investment in the reasonably foreseeable future, thereby offering employment and quality living for the people of Dallas for years to come.

Specifically, in the TIF Plan, Goal #6 is to increase public open space in the District, and the following specific objective sets the framework for the planned public improvements within the District:

- Provide funding for the acquisition of land for a central community park to provide open space, recreational opportunities, and cultural amenities to the Montfort-IH 635 Sub-District while also increasing land values and attracting new residential and office development.

The long-term success of the Montfort-IH 635 Sub-District as a dense, walkable, livable, and sustainable place depends on a redevelopment pattern organized around a carefully considered urban form anchored by a large centrally located public park. In other words, the central park is the critical key to unlocking the real economic development potential of the area and generating higher density urban development while also supporting a high quality of life for sub-district residents, employees, shoppers, and other visitors. Envisioned to serve not only the Montfort-IH 635 Sub-District but also the broader north Dallas community, the central open space feature is to be 10-20 acres (ideal size is 15-18 acres). According to a 2016 study published by HR&A Advisors, Verdunity, and the Trust for Public Land entitled “Economic Value and Benchmarking Study of the Dallas Park System,” the central park in the Valley View-Galleria “has the potential to catalyze a 40:1 return on park investment” for the City of Dallas.

It is acknowledged in the TIF Plan that many desired expenditures associated with the central open space feature are likely beyond the capacity of TIF funding. Nevertheless, TIF funding assistance for land acquisition for the central open space is critical to making projects feasible in the Montfort-IH 635 Sub-District. Without a central public open space, redevelopment potential of the area is substantially limited.

The TIF Plan also notes that, although the central open space will ultimately be owned by the City, it is anticipated that TIF funding assistance will be needed to leverage other sources of needed funding (e.g. the additional open space requirement of PD 887; grants from other governmental entities; City general obligation bonds; a public improvement district; private philanthropic contributions) to help fund expenditures associated with the acquisition, design, construction, maintenance, operations, and programming of the central open space.

For the proposed acquisition of the subject property at 5580 Peterson Lane, TIF funding is one of five sources identified to fund the transaction (see chart below).

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

[The Economic Development Committee was briefed by memorandum regarding the proposed acquisition on April 5, 2021.](#)

On April 8, 2021, the Park and Recreation Board reviewed and authorized the proposed acquisition.

On April 16, 2021, the Mall Area Redevelopment TIF District Board of Directors reviewed and recommended approval of the proposed acquisition.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Park and Recreation Facilities Fund (2006 General Obligation Bond Fund)	\$1,510,785.21	\$0.00	\$0.00
Public/Private Partnership Fund to be reimbursed in late 2021 from ECO (I) Fund (2017 General Obligation Bond Fund)*	\$3,000,000.00	\$0.00	\$0.00
Valley View-Galleria Open Space Fund	\$ 213,301.46	\$0.00	\$0.00
Mall Area Redevelopment TIF District Fund	\$ 652,913.33	\$0.00	\$0.00
Equity Revitalization Capital Fund	\$ 300,000.00	\$0.00	\$0.00
Total	\$5,677,000.00	\$0.00	\$0.00

*Note: the subject property is currently occupied by private tenants, and the City's ownership of the subject property would, therefore, be a non-governmental use until such time as the leases expire and the City designates a governmental use for the subject property. Because the subject property is currently occupied by private tenants, the City's bond counsel has advised City staff to ensure that any Proposition I bonds (2017 general obligation bond program) are issued as taxable bonds. The City routinely uses commercial paper to bridge expenditures made with tax-exempt bond funds prior to the actual bond issuance, but the City's commercial paper program does not currently support taxable bond issuances. Therefore, City staff proposes to use Public/Private Partnership Funds as interim funding to bridge the taxable bond expenditure and anticipates the Public/Private Partnership Fund to be reimbursed when the taxable bonds are issued in late 2021.

OWNER REPRESENTATIVE**Peterson Lane Partners LLC**

Mahesh Gehani, Manager

MAP

Attached

Valley View-Galleria Area



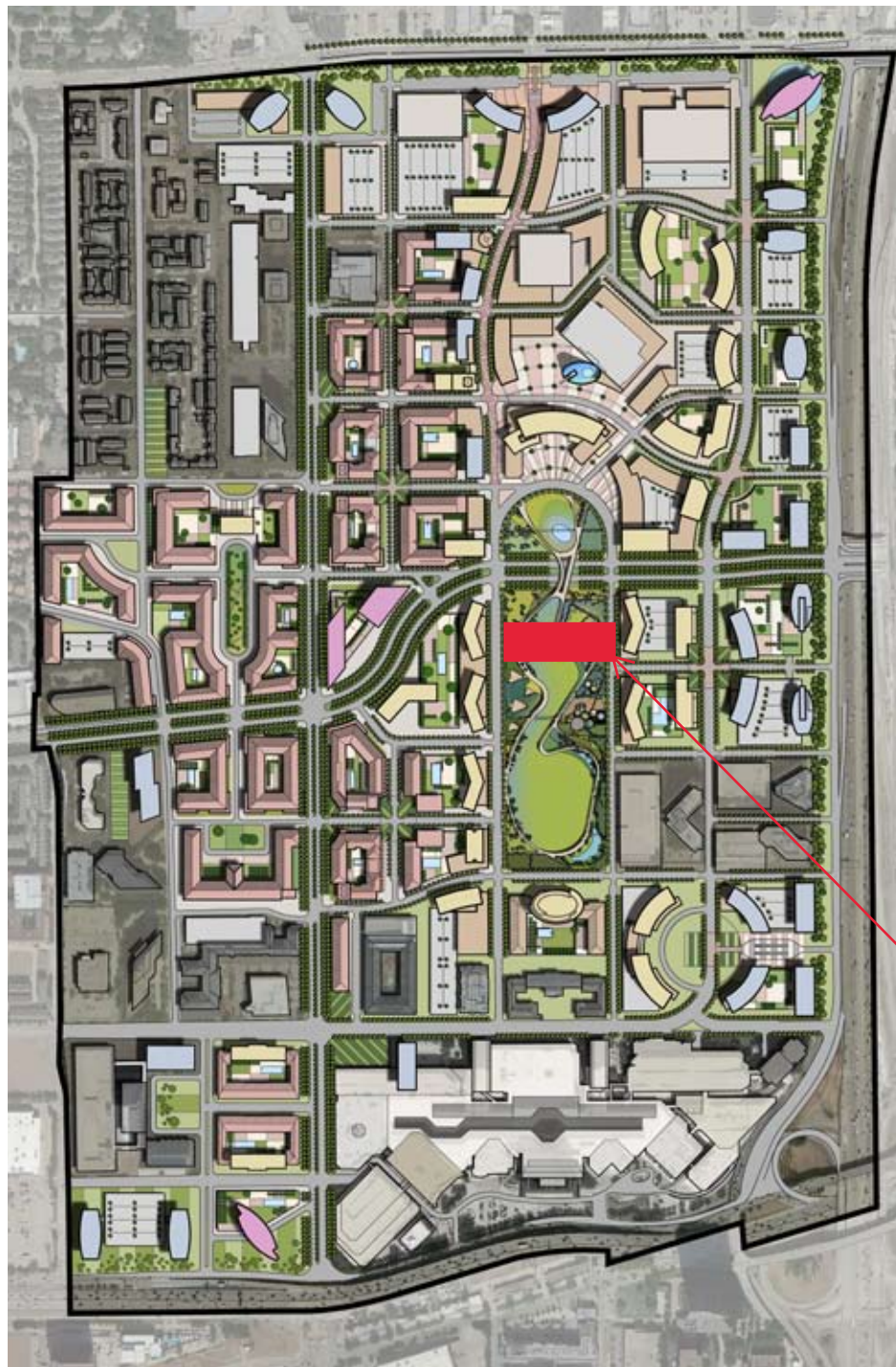
Future Central Park

5580 Peterson Lane
(subject property for
acquisition)

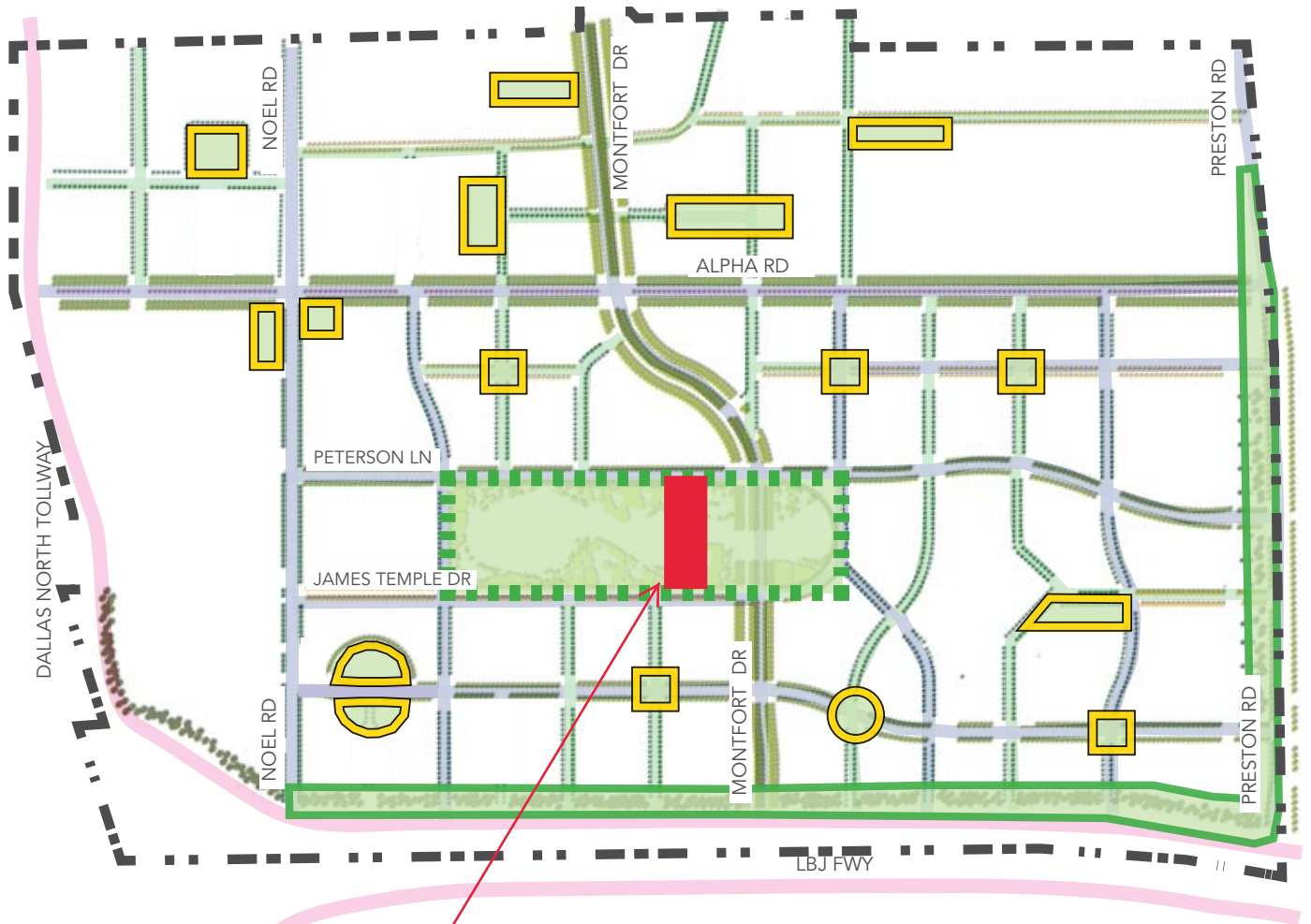
THE VISION OVERVIEW

ILLUSTRATIVE VISION PLAN

The vision is of a new regional mixed use center supported by vibrant retail, entertainment uses, and mixed housing choices with integrated open spaces developed in a pedestrian, bicycle and transit friendly environment.



subject property for
acquisition 5580
Peterson Lane

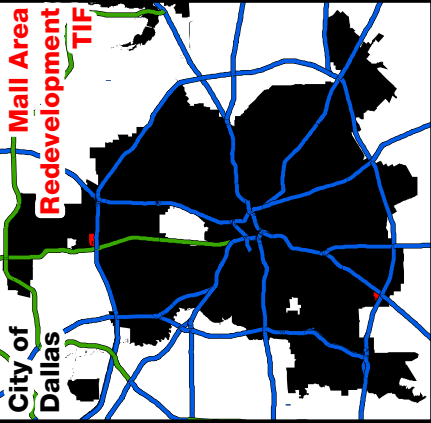


5580 Peterson Lane
(subject property for
acquisition)

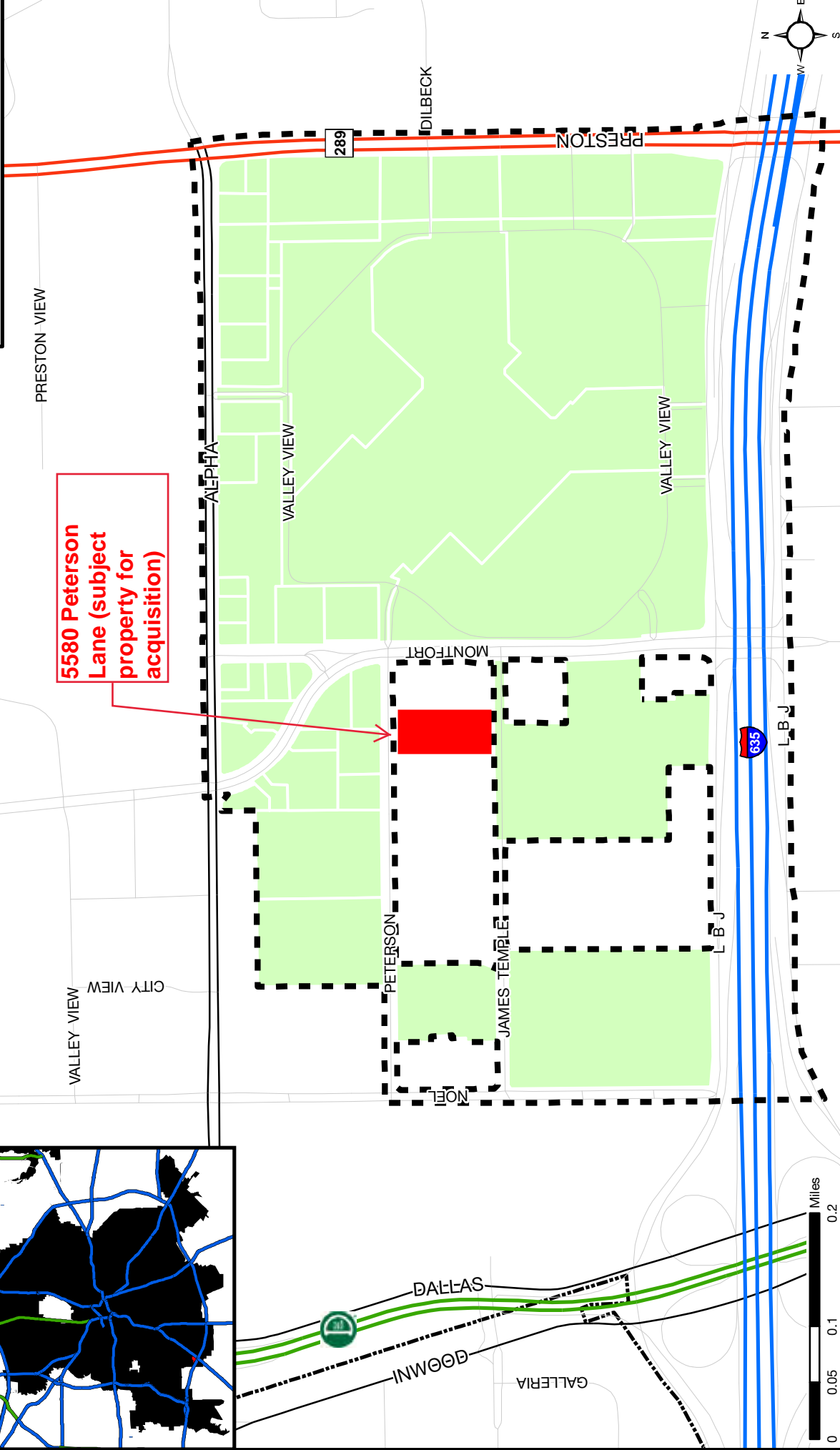
LEGEND:

- ■ — STUDY AREA BOUNDARY
- ■ ■ MIDTOWN COMMONS
- ■ ■ BLOCK PARK FRAMEWORK
- ■ ■ GREEN FRAME

Mall Area Redevelopment TIF District: Montfort-IH 635 Subdistrict



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



DALLAS ECONOMIC DEVELOPMENT

Research & Information Division

214.670.1685

dallas-ecodev.org

Legend

- TIF Boundary
- TIF Parcel
- Freeway
- Local Road
- City of Dallas

Source: Parcel Data - Dallas CAD, 2013; All Other Data - City of Dallas, 2014

Created: 10/23/2013, Updated: 5/19/2014 - TIF-Mall.VVG.TCG

April 28, 2021

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 72,559 square feet of commercially improved land located in Dallas County, Texas, and being the same property more particularly described in “Exhibit A,” attached hereto and made a part hereof for all purposes, and any and all improvements, rights, and appurtenances appertaining thereto.

“PROJECT”: 5580 Peterson Lane future park site in the Valley View-Galleria area

“USE”: To be developed for park purposes; 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. The PROPERTY is not officially dedicated as municipal parkland and, to the extent allowed by law, shall be dedicated at such time that the entire PROPERTY is developed for park purposes.

“PROPERTY INTEREST”: Fee Simple title with closing conditions to include all improvements and tenant leases, subject to the exceptions, reservations, covenants, conditions, and/or interests, if any, provided in the conveyance instrument approved as to form by the City Attorney and such other usual and customary documents necessary, appropriate, and convenient to consummating this transaction.

“OWNER”: Peterson Lane Partners LLC, provided, however, that the term “OWNER” as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

“PURCHASE AMOUNT”: \$5,650,000.00

“CLOSING COSTS AND TITLE EXPENSES”: Not to exceed \$27,000.00

“AUTHORIZED AMOUNT”: Not to exceed \$5,677,000.00

April 28, 2021

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

WHEREAS, on August 9, 2006, City Council authorized a general obligation bond election to be held on November 7, 2006, by Ordinance 26421; and

WHEREAS, on November 7, 2006, Dallas voters approved a \$1.35 billion general obligation bond program, of which \$343 million was included in Proposition No. 3 for the purpose of providing funds for permanent public improvements, to-wit: planning, designing, constructing, improving, renovating, repairing, replacing, expanding, equipping, and acquiring land for park and recreation facilities; and

WHEREAS, on May 22, 2013, City Council authorized amendment of the City of Dallas Comprehensive Plan by adopting the Valley View-Galleria Area Plan ("Area Plan") by Ordinance 29014; and

WHEREAS, on June 12, 2013, City Council authorized the establishment of the Valley View-Galleria Special Purpose District and changed the zoning classification of approximately 445 acres of property to the Valley View-Galleria Special Purpose District ("Planned Development District No. 887") by Ordinance 29032; and

WHEREAS, with the establishment of Planned Development District No. 887, an open space fund was created as an alternative method for developers to comply with the additional open space requirement; and

WHEREAS, pursuant to Section 113(d)(2)(B)(iv)(cc) of Planned Development District No. 887, the open space fund may only be used by the CITY to acquire, improve, or maintain public park land within the area covered by the Area Plan; and

WHEREAS, on May 14, 2014, City Council authorized the designation of Tax Increment Reinvestment Zone Number Twenty ("Mall Area Redevelopment TIF District") in accordance with the Tax Increment Financing Act ("TIF Act"), as amended, V.T.C.A. Texas Tax Code, Chapter 311, by Resolution No. 14-0783; Ordinance 29340; and

WHEREAS, on June 17, 2015, City Council authorized the Mall Area Redevelopment TIF District Project Plan and Reinvestment Zone Financing Plan ("TIF Plan") by Resolution No. 15-1145; Ordinance 29771; and

WHEREAS, as allowed by the TIF Act, the Mall Area Redevelopment TIF District comprises two non-contiguous sub-districts—the Montfort-IH 635 Sub-District in northern Dallas and the Westmoreland-IH 20 Sub-District in southern Dallas. The Montfort-IH 635 Sub-District is generally bounded by Alpha Road, Preston Road, Noel Road, and Interstate Highway 635 (LBJ Freeway); and

April 28, 2021

WHEREAS, the TIF Plan for the Montfort-IH 635 Sub-District is consistent with the Area Plan and serves as a long-term funding tool to help implement the shared vision for the Valley View-Galleria area; and

WHEREAS, on August 9, 2017, City Council authorized a general obligation bond election to be held on November 7, 2017, by Ordinance 30554; and

WHEREAS, on November 7, 2017, Dallas voters approved a \$1.05 billion general obligation bond program, of which \$55.4 million was included in Proposition I for the purpose of providing funds for promoting economic development throughout the city, through planning, designing, constructing, improving, extending, expanding public street, utility, and other infrastructure facilities, including the acquisition of land therefor; and through the city's programs for economic development and housing including the acquisition of improved and unimproved properties, the demolition of existing structures, making grants of bond proceeds and otherwise providing assistance for private commercial, industrial, retail, residential and mixed-use development, neighborhood revitalization projects, and mixed income development; and

WHEREAS, in 2019, the City Manager established the Equity Revitalization Capital Fund to support a combination of CITY priorities ranging from housing programs, elimination of racially/ethnically concentrated areas of poverty, and quality of life programs; and

WHEREAS, the allocation of the Equity Revitalization Capital Fund to City Council District 11 is intended to provide gap financing for quality of life projects such as acquisition of land for future parks; and

WHEREAS, pursuant to Resolution No. 20-1972, approved by the City Council on December 9, 2020, the CITY: (1) elected to continue its participation in economic development incentives and approved an extension of its Public/Private Partnership Program ("P/PPP") - Guidelines and Criteria, which established certain guidelines and criteria for the use of CITY incentive programs for private development projects, (2) established programs for making loans and grants of public money to promote local economic development and to stimulate business and commercial activity in the CITY pursuant to the Economic Development Programs provisions under Chapter 380 of the Texas Local Government Code ("Economic Development Act"), and (3) established appropriate guidelines and criteria governing tax abatement agreements to be entered into by CITY as required by the Property Redevelopment and Tax Abatement Act, as amended, (V.T.C.A. Tax Code, Chapter 312) ("Tax Abatement Act"); and

WHEREAS, on May 22, 2019, City Council authorized the adoption of the Targeted Neighborhood Enhancement Program ("Program") to facilitate enhancements in certain neighborhoods designated as target areas under the CITY's Comprehensive Housing Policy by Resolution No. 19-0802; and

April 28, 2021

WHEREAS, the CITY finds that the Program promotes local economic development to stimulate business and commercial activity in the CITY in conformance with Chapter 380 of the Texas Local Government Code; and

WHEREAS, on April 28, 2021, City Council authorized amendment of the Program statement to clarify that one of the purposes of the Program is to promote economic development by providing funding for the acquisition of improved and unimproved properties, demolition of existing structures, and assistance for private commercial, industrial, retail, residential, and mixed-use/mixed-income development in neighborhoods designated as target areas under the Comprehensive Housing Policy adopted by City Council on May 9, 2018, and as amended; and

WHEREAS, on April 28, 2021, the CITY found that the Program is an economic development program as described in Proposition I in the 2017 bond program; and

WHEREAS, for purposes of the Program, the PROPERTY is located in a Reinvestment Area, a designated target area under the Comprehensive Housing Policy adopted by City Council on May 9, 2018, and as amended; and

WHEREAS, the PROPERTY is one of the five parcels needed to be acquired by the CITY in order to assemble the approximately twenty-acre central park (informally known as Midtown Park or Midtown Commons) as envisioned in the Area Plan, Planned Development District No. 887, and the TIF Plan; and

WHEREAS, as articulated in the Area Plan and TIF Plan, the long-term economic development outlook of the Valley View-Galleria area as a dense, walkable, livable, and sustainable place that can successfully compete with the northern suburbs along the Dallas North Tollway corridor depends on a redevelopment pattern organized around a carefully considered urban form anchored by a large centrally located public park; and

WHEREAS, the central park is the critical key to unlocking the real economic development potential of the area and generating higher density urban development while also supporting a high quality of life for area residents, employees, shoppers, and other visitors; and

WHEREAS, the Valley View-Galleria area is currently characterized by a variety of commercial property types and multi-family properties, most of which are 45 to 60 years of age and economically/physically obsolete; and

WHEREAS, the Valley View-Galleria area also exhibits a severe lack of parks/open space, inadequate street, sidewalk, and utility layouts, large vacant tracts of land, faulty lot layouts, and deteriorated site improvements, and these conditions substantially arrest or impair the sound growth and redevelopment of the area; and

April 28, 2021

WHEREAS, a central park will stimulate private investment in the Valley View-Galleria area to occur at an accelerated velocity, with greater density, at a higher value, and with more public benefit than would occur without a central park; and

WHEREAS, with a central park, the new taxable value (i.e. real property tax base) attributed to private investment and development in the Valley View-Galleria over the next three decades is projected in the TIF Plan to be approximately \$4 billion, including an estimated 8,000 residential units, 4 million square feet of office (10,000 – 15,000 jobs), and 1,000 hotel rooms. Without a central park, the new taxable value attributed to new private investment and development over the next three decades would be substantially reduced (by 25% to 60%); and

WHEREAS, according to a 2011 report published by Gensler, the Urban Land Institute, and the Urban Investment Network entitled “Open Space: As Asset without a Champion?” 79% of surveyed real estate developers believe that parks and open space can act as a crucial catalyst for economic development; and

WHEREAS, according to a 2010 report published by the National Recreation and Park Association entitled “Why Parks and Recreation are Essential Public Services,” high quality parks are one of the top factors that businesses cite in relocation decisions; and

WHEREAS, the future central park in the Valley View-Galleria area is envisioned to be very analogous to Klyde Warren Park in Dallas, Bryant Park in New York City, and Millennium Park in Chicago; and

WHEREAS, according to a July 2016 report published by HR&A Advisors, Inc entitled “The Economic Rationale for Improvements to Klyde Warren Park,” Klyde Warren Park generates substantial economic returns for the City (estimated economic impact of \$1.3 billion between 2012 and 2016) by generating park-oriented development, creating real property premiums, inducing visitor spending, and attracting/retaining employers, workers, and residents; and

WHEREAS, according to a February 2016 study published by HR&A Advisors, Verdunity, and the Trust for Public Land entitled “Economic Value and Benchmarking Study of the Dallas Park System,” the central park in the Valley View-Galleria “has the potential to catalyze a 40:1 return on park investment” for the City of Dallas; and

April 28, 2021

WHEREAS, consistent with the authority establishing the Park and Recreation Facilities Fund (2006 General Obligation Bond Fund), ECO (I) Fund (2017 General Obligation Bond Fund), Public/Private Partnership Fund, Valley View-Galleria Open Space Fund, Mall Area Redevelopment TIF District Fund, and the Equity Revitalization Capital Fund, and pursuant to the Targeted Neighborhood Enhancement Program, it is in the best interest of the CITY to acquire the PROPERTY as an important first step to assembling a large centrally located public park that will significantly catalyze economic development as envisioned in the Area Plan and TIF Plan and based on the findings outlined herein; and

WHEREAS, the CITY will make, or has made not more than 60 days prior to the date hereof, payments with respect to the acquisition, construction, rehabilitation, reconstruction, or renovation of certain improved real property located at or adjacent to 5580 Peterson Lane (the "Financed Project"), and Section 1.150-2(d)(2) of the Treasury Regulations sets forth limitations regarding the timing of reimbursements made from the proceeds of certain obligations; and

WHEREAS, the PROPERTY is currently occupied by private tenants, and the CITY's ownership of the Property would therefore be a non-governmental use until such time as the leases terminate and the CITY designates a governmental use for the PROPERTY; and

WHEREAS, because the PROPERTY is currently occupied by private tenants, the CITY's bond counsel has advised CITY staff to ensure that any Proposition I bonds (2017 general obligation bond program) are issued as taxable bonds; and

WHEREAS, the CITY routinely uses commercial paper to bridge expenditures made with tax-exempt bond funds prior to the actual bond issuance, but the CITY's commercial paper program does not currently support taxable bond issuances; and

WHEREAS, the CITY has therefore agreed to use Public/Private Partnership Funds as interim funding to bridge the taxable bond expenditure and anticipates the Public/Private Partnership Fund will be reimbursed when the taxable bonds are issued in late 2021; and

WHEREAS, to the extent there are private tenant leases on the PROPERTY, the parties agree that said leases will be assigned to and assumed by CITY, and CITY shall contribute lease revenues toward the operations and maintenance costs for the PROPERTY, and any surplus operating revenues will be set aside for future development costs; and;

WHEREAS, upon acquisition, the PROPERTY will be managed by the CITY's Sustainable Development and Construction Department's real estate division.

April 28, 2021

Now, Therefore,

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

SECTION 1. That the City Council approves all of the findings recited above as true and correct.

SECTION 2. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 3. That public necessity requires that CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 4. That the City Manager of the CITY, 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 conveyance instrument approved as to form by the City Attorney of the CITY and to execute, deliver, and receive such other usual and customary documents that are necessary, appropriate, and convenient to consummating this transaction, including but not limited to the assignment to and assumption by CITY of existing tenant leases, existing property management contract, and existing service contracts for usual and customary repairs and maintenance.

SECTION 5. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds, CITY has obtained independent appraisals of the fair market value of the PROPERTY.

SECTION 6. That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

SECTION 7. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed \$213,301.46 in Valley View-Galleria Open Space Fund, Fund 0678, Department PKR, Unit 6475, Object 4210.

SECTION 8. That in the event this PROPERTY acquisition closes, the Chief Financial Officer of the CITY 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 as follows:

\$5,476.09 payable from Park and Recreation Facilities Fund, Fund 1T00, Department PKR, Unit W671, Activity LAAQ, Program PK06W671, Object 4210, Encumbrance/Contract No. CX ECO-2021-00016203-1.

April 28, 2021

SECTION 8. (continued)

\$315,543.39 payable from Park and Recreation Facilities Fund, Fund 2T00, Department PKR, Unit W671, Activity LAAQ, Program PK06W671, Object 4210, Encumbrance/Contract No. CX ECO-2021-00016203-2.

\$208,414.36 payable from Park and Recreation Facilities Fund, Fund 3T00, Department PKR, Unit W671, Activity LAAQ, Program PK06W671, Object 4210, Encumbrance/Contract No. CX ECO-2021-00016203-3.

\$963,411.16 payable from Park and Recreation Facilities Fund, Fund 4T00, Department PKR, Unit W671, Activity LAAQ, Program PK06W671, Object 4210, Encumbrance/Contract No. CX ECO-2021-00016203-4.

\$3,000,000.00 payable from the Public/Private Partnership Fund, Fund 0352, Department ECO, Unit W691, Activity PPPF, Program PPPF0018, Object 4210, Encumbrance/Contract No. CX ECO-2021-00016203-5.

\$213,301.46 payable from Valley View-Galleria Open Space Fund, Fund 0678, Department PKR, Unit 6475, Activity PKLA, Program PK06W671, Object 4210, Encumbrance/Contract No. CX ECO-2021-00016203-6.

\$300,000.00 payable from Equity Revitalization Capital Fund, Fund 0719, Department HOU, Unit W493, Activity LAAQ, Program HOEQ0056, Object 4210, Encumbrance/Contract No. CX ECO-2021-00016203-7.

\$652,912.33 payable from Mall Area Redevelopment TIF District Fund, Fund 0049, Department ECO, Unit W689, Activity LAAQ, Program MALLTIF001, Object 4210, Encumbrance/Contract No. CX ECO-2021-00016203-8.

\$17,940.21 payable from Park and Recreation Facilities Fund, Fund 2T00, Department PKR, Unit K212, Activity LAAQ, Program PK06W671, Object 4210, Encumbrance/Contract No. CX ECO-2021-00016203-9.

The PURCHASE AMOUNT, CLOSING COSTS AND TITLE EXPENSES, together; shall not exceed the AUTHORIZED AMOUNT of \$5,677,000.00.

SECTION 9. The CITY reasonably expects (i) to reimburse itself for certain costs that have been or will be paid subsequent to the date that is 60 days prior to the date hereof from Public/Private Partnership Fund, Fund 0352, Department ECO, Unit W691, Activity PPPF, Program PPPF0018, Object 4210 and that are to be paid in connection with the acquisition, construction, rehabilitation, reconstruction, or renovation of the Financed Project from the proceeds of obligations to be issued subsequent to the date hereof and (ii) that the maximum principal amount of obligations issued to reimburse the City for the certain costs associated with the Financed Project will be \$3,000,000.00.

April 28, 2021

SECTION 10. That Upon the receipt of bond proceeds from the issuance of the Prop (I) bonds in Fall 2021, the Chief Financial Officer is hereby authorized to reimburse/transfer \$3,000,000 from the ECO (I) Fund (2017 General Obligation Bond), Fund 1V52, Department ECO, Unit VI32, Activity LAAQ, Program EC17VI32, Object 3690 to the Public/Private Partnership Fund, Fund 0352, Department ECO, Unit W689, Revenue Source 9201.

SECTION 11. That in the event this PROPERTY acquisition closes, the Chief Financial Officer of the CITY is hereby authorized and directed to deposit funds in accordance with the terms and conditions of any assumed lease(s) as follows:

Capital Gifts, Donation and Development Fund, Fund 0530, Department PKR, Unit W690, Activity PKLA, Program PKW690, Revenue Code 8471.

SECTION 12. 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 13. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the CITY, and it is accordingly so resolved.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, City Attorney

BY:



Assistant City Attorney

Field Notes Describing a 72,559 Square Foot (1.6657 Acre)
Tract of Land in City Block 7015
To Be Acquired from
Peterson Lane Partners, LLC

Being a 72,559 Square Foot (1.6657 Acre) tract of unplatted land lying in the City of Dallas, Dallas County, Texas, being a part of Block 7015 (Official City of Dallas Block Numbers), and a part of the Hiram Wilburn Survey, Abstract No. 1567, and being all of that tract of land described in Special Warranty Deed with Vendor's Lien to Peterson Lane Partners, LLC. as recorded in Document No. 201600303966 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "RLG" (Controlling Monument) found at the northeast corner of the Sunscape Addition, an addition to the City of Dallas, recorded in Volume 77251, Page 10 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said corner being in the south right-of-way line of Peterson Lane, a 60 foot width right-of-way, said corner being the common southwest corner of that tract of land described in Right-of-Way Deed to the County of Dallas recorded in Volume 3222, Page 607, D.R.D.C.T. and the southeast corner of that tract of land described in Warranty Deed-Peterson Lane #601, to the County of Dallas recorded in Volume 3067, Page 224, D.R.D.C.T (N=7,025,616.63; E=2,486,222.92).;

THENCE North 89°29'47" East, along said south right-of-way line of Peterson Lane, a distance of 152.34 feet to the northwest corner of that tract of land described in Special Warranty Deed, Bill of Sale and Assignment, to Montfort Valley View Shopping Center, LLC, recorded in Document No. 201300241623, O.P.R.D.C.T. from which a 1/2-inch iron rod with cap stamped "RLG" bears North 80°25'45" East, a distance of 0.26 feet, said corner being the common southeast corner of that tract of land described in Right-of-Way Deed to the County of Dallas recorded in Volume 3222, Page 607, D.R.D.C.T. and the southwest corner of that tract of land described in Right-of-Way Deed, to the County of Dallas recorded in Volume 3222, Page 608, D.R.D.C.T.;

THENCE South 00°51'00" East, departing said south right-of-way line of Peterson Lane and along the west line of said Montfort Valley View Shopping Center, LLC tract, a distance of 473.98 feet to a 1/2-inch iron rod with cap stamped "RLG" (Controlling Monument) found at the southwest corner of said Montfort Valley View Shopping Center, LLC tract, said corner being in the north line of Lot 1-D of the Subdivision of Lot 1-A, Block A/7020, Target North Addition, an addition to the City of Dallas recorded in Volume 80124, Page 5, D.R.D.C.T., said corner being in the north right-of-way line of James Temple Drive, a variable width right-of-way described in Easement to the City of Dallas, recorded in Volume 93138, Page 739, D.R.D.C.T. ;

Field Notes Describing a 72,559 Square Foot (1.6657 Acre)
Tract of Land in City Block 7015
To Be Acquired from
Peterson Lane Partners, LLC

THENCE South 89°28'46" West, departing said Montfort Valley View Shopping Center, LLC tract, and along said north line of Lot 1-D of Target North Addition and along the said north line of James Temple Drive, a distance of 153.82 feet to the southeast corner of said Sunscape Addition, from which a 5/8-inch iron rod found bears South 00°40'15" East, a distance of 0.32 feet;


THENCE North 00°40'15" West, departing said north line of Lot 1-D of Target North Addition and said north line of James Temple Drive, along the east line of said Sunscape Addition, a distance of 474.02 feet to the **POINT OF BEGINNING**, and containing 72,559 square feet, or 1.6657 acres of land.

NOTES:

Record information hereon is based on a public records search by the surveyor.

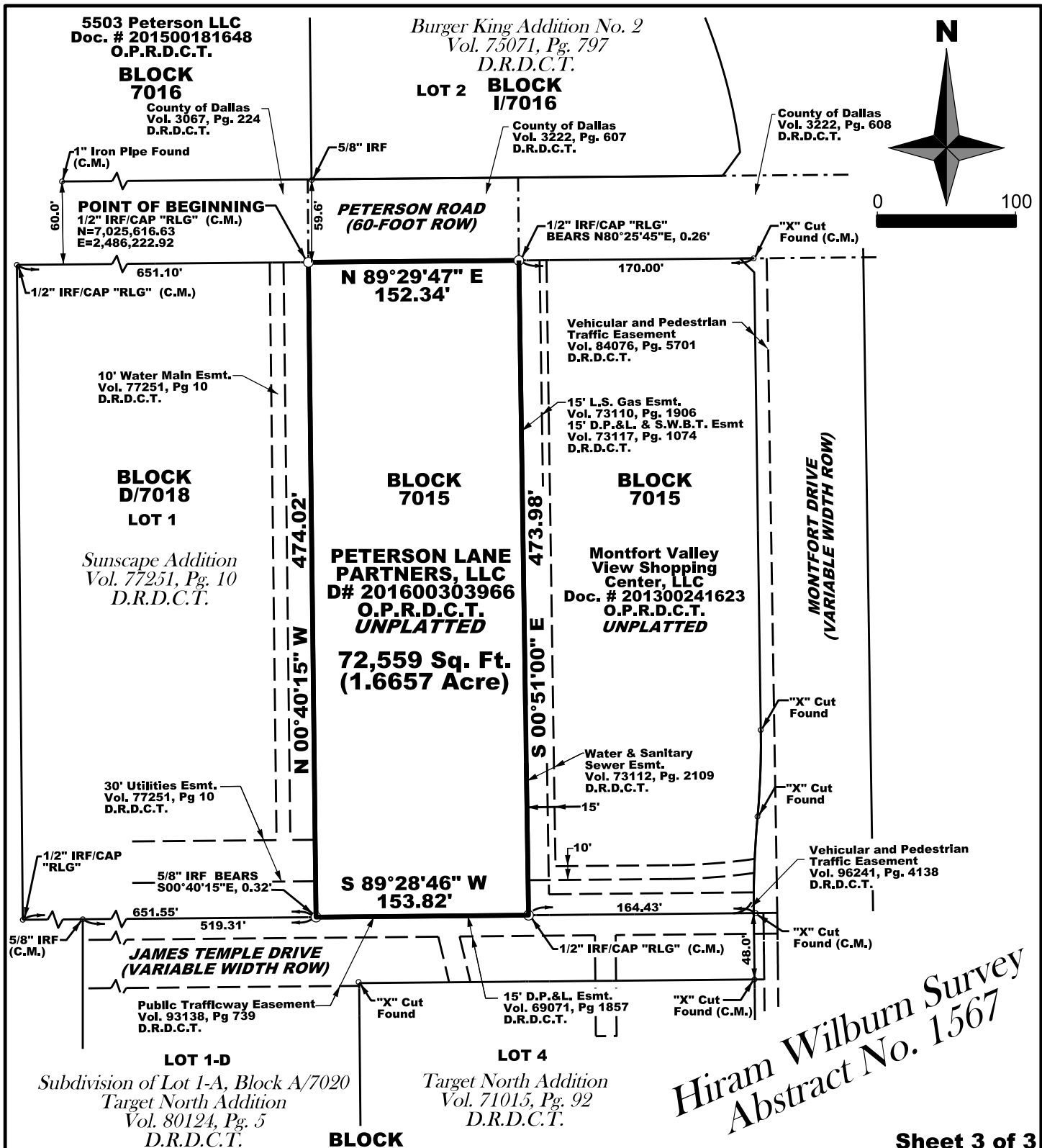
The Basis of bearings and coordinates shown hereon are derived from the Texas State Plane Coordinate System (1983), North Central Zone (4202), North American Datum 1983 (NAD83) 2011 adjustment, EPOCH 2010. Unless otherwise noted, all distances shown hereon are surface and may be converted to grid by dividing by the scale factor of 1.000136506.

A survey plat with even date herewith accompanies the legal description.

By:  Date: April 8, 2021

Surveyor's Name: Gregory Scott Kays
Registered Professional Land Surveyor
Texas No. 5040





Hiram Wilburn Survey
Abstract No. 1567

Sheet 3 of 3

LEGEND


C.M.	Controlling Monument
IRF	Iron Rod Found
Vol. XX, Pg. XXX	Volume XX, Page XXX
Doc.#	Document Number
D./M./O.P.R.D.C.T.	Deed/Map/Official Public Records of Dallas County, Texas

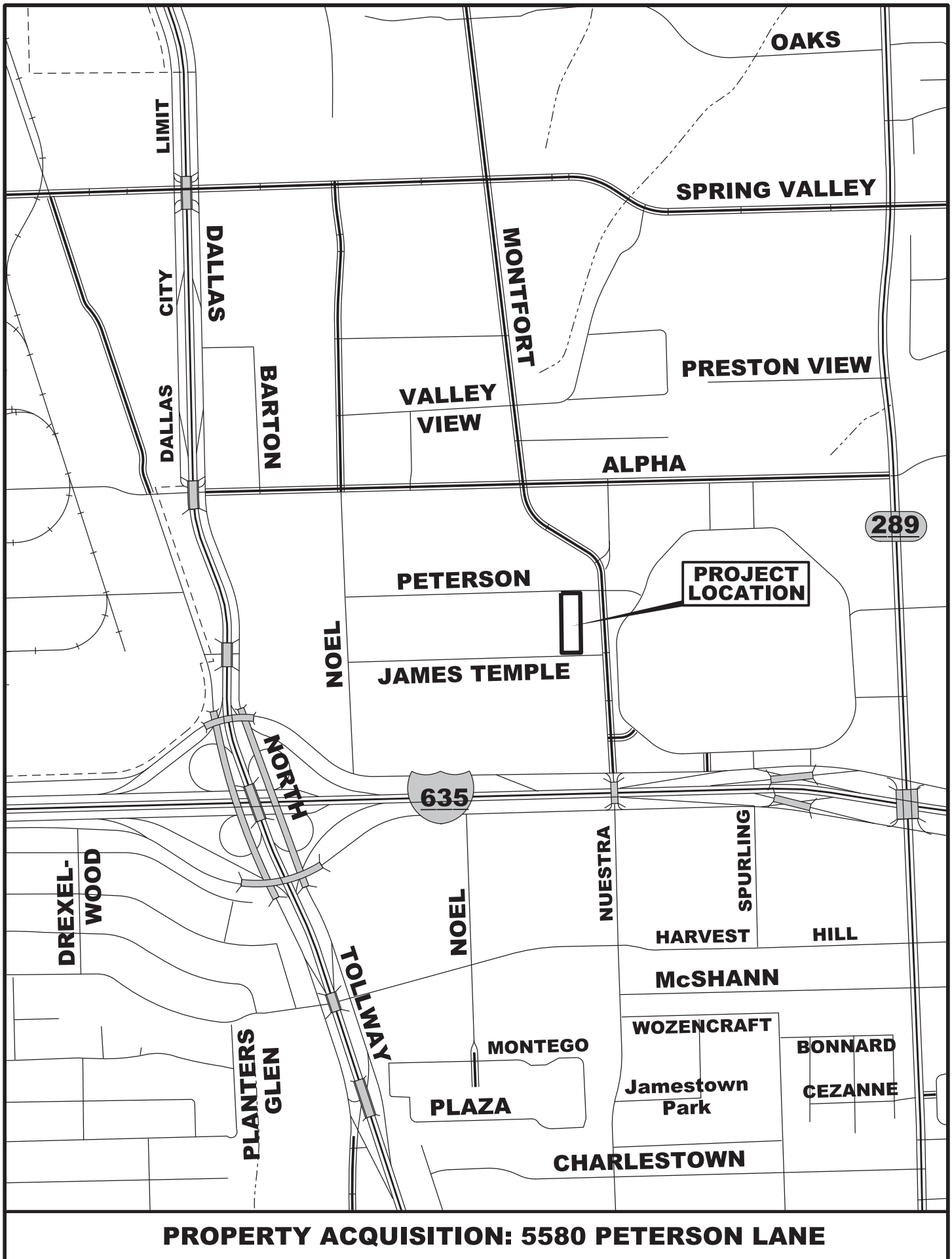
Notes:

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

The Basis of bearings and coordinates shown hereon are derived from the Texas State Plane Coordinate System (1983), North Central Zone (4202), North American Datum 1983 (NAD83) 2011 adjustment, EPOCH 2010.

All distances shown hereon are surface, unless otherwise noted, and may be converted to grid by dividing by the scale factor of 1.000136506.

			
5580 PETERSON LANE			
Property Acquisition			
For: Park & Recreation Department			
By: DEPARTMENT OF PUBLIC WORKS			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER.NAME	DESIGN FILE NAME	SCALE	DATE
G. Kays	5580 Peterson Ln-S.dgn	1" = 100'	04-08-21
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	G. Kays	Block 7015	043D-97



PROPERTY ACQUISITION: 5580 PETERSON LANE



Agenda Information Sheet

File #: 21-764

Item #: 50.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize Supplemental Agreement No. 1 to **(1)** convert the service contract with Sigma Surveillance, Inc. dba STS 360 from an indefinite delivery, indefinite quantity agreement to a fixed price, not to exceed contract of \$16,327,955.38; and **(2)** reallocate funding within the contract from camera purchases to pay for services required for the expansion of the video surveillance camera system to be known as the Real-Time Crime Center - Financing: No cost consideration to the City

BACKGROUND

This Supplemental Agreement will convert the contract previously awarded by Council in September 2019, by Resolution No. 19-1407, for the purchase and installation of hardware, software, and maintenance for a video surveillance camera system, from the originally awarded indefinite delivery, indefinite quantity method to a fixed price, not to exceed contract. Such change in structure ensures compliance with the Texas Local Government Code's change order provisions.

This Supplemental Agreement will also reallocate \$1,457,109.25 from the purchase of cameras to be used instead for services required for the expansion of a more comprehensive center to be known as the Real-Time Crime Center (RTCC). The expansion will incorporate the originally planned video monitoring center with the existing Fusion Center at Jack Evans Police Headquarters. By combining both centers, the Dallas Police Department (DPD) will create one integrated RTCC. This new RTCC will serve as the central hub for DPD Video One and Fusion Center Divisions for monitoring cameras and gathering information for criminal investigations.

The RTCC will allow for a more collaborative effort in gathering, analyzing, and sharing information critical to investigations. Officers will now be provided with a single and comprehensive report that will include both video and social media intelligence on criminal activity. This Supplemental Agreement will also allow for increased maintenance to provide full coverage of the expanded RTCC.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 11, 2019, City Council authorized an acquisition contract for the purchase and installation of hardware and software for a video surveillance camera system and a five-year service contract for maintenance and support of the video surveillance camera system with Sigma Surveillance, Inc. dba STS360, by Resolution No. 19-1407.

[City Council was briefed by memorandum regarding this matter on April 23, 2021.](#)

FISCAL INFORMATION

No cost consideration to the City.

OWNER

Sigma Surveillance, Inc. dba STS360

3900 South Wadsworth Blvd.

Suite 510

Lakewood, CO 80235

Bobby Khullar, President

John Paul Hoffman, Vice President of Sales

April 28, 2021

WHEREAS, on September 11, 2019, City Council authorized **(1)** an acquisition contract for the purchase and installation of hardware and software for a video surveillance camera system in an amount not to exceed \$14,077,144.30; and **(2)** a five-year service contract for maintenance and support of the video surveillance camera system in an estimated amount of \$2,250,8111.08 with Sigma Surveillance, Inc. dba STS360 in a total estimated amount of \$16,327,955.38, by Resolution No. 19-1407.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute Supplemental Agreement No. 1 to **(1)** convert the service contract from an indefinite delivery, indefinite quantity agreement to a fixed price, not to exceed contract of \$16,327,955.38; and **(2)** reallocate funding within the contract from camera purchases to pay for services required for the expansion of the video surveillance camera system to be known as the Real-Time Crime Center with Sigma Surveillance, Inc. dba STS360 (VS0000009377), approved as to form by the City Attorney, at no cost to the City.

SECTION 2. That the Chief Financial Officer is hereby authorized to reallocate disbursements of \$1,457,109.25 within the existing contract for the purchase and installation of hardware, software, and maintenance for a video surveillance camera system with Sigma Surveillance, Inc. dba STS360 in accordance with Service Contract No. DSV-2019-0009707.

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



Agenda Information Sheet

File #: 21-521

Item #: Z1.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): 14
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict uses on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Carlisle Street and North Hall Street

Recommendation of Staff: Approval, subject to a development plan and staff's recommended conditions

Recommendation of CPC: Approval, subject to a development plan and conditions

Z190-359(NN)

FILE NUMBER: Z190-359(NN)

DATE FILED: September 18, 2021

LOCATION: Southwest corner of Carlisle Street and North Hall Street

COUNCIL DISTRICT: 14

MAPSCO: 35 X, 45 B

SIZE OF REQUEST: ±3.8 acres

CENSUS TRACT: 18.00

APPLICANT: Lincoln Property Company Southwest, Inc.

OWNER: Turtle Creek Terrace Condominiums
(On Behalf on Individual Unit Owners)

REPRESENTATIVE: Suzan Kedron, Jackson Walker

REQUEST: An application for a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict uses on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant is proposing to redevelop the site with a multi-family development with deviations from the existing requirements primarily in relation to maximum height, maximum lot coverage, and minimum setback.

CPC RECOMMENDATION: Approval, subject to a development plan and conditions.

STAFF RECOMMENDATION: Approval, subject to a development plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- On February 8, 1985, the City Council approved Planned Development District No. 193, the Oak Lawn Special Purpose District. The PD is comprised of approximately 2,593 acres, and provides standards to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the objectives outlined in the PD.
- The property is developed with a two-story multifamily complex built in the 1960s and consisting of approximately 115 condominiums with surface parking lots.
- The applicant proposes to redevelop the site with two multifamily structures with a maximum 315 dwelling units, including five percent mixed-income units.
- The maximum allowed height in an MF-2 Subdistrict is 36 feet, the applicant is requesting a maximum height of 60 feet, and an additional 10 feet in bonus for mixed-income units.
- The maximum lot coverage in an MF-2 Subdistrict is 60%, the applicant is requesting an additional 10% in bonus for mixed-income units.
- The applicant is proposing a 15 to 25 foot setback along Carlisle Street, 15 foot setback along Hall Street, and 15 foot setback along Bowen Street.
- A zoning change request for an MF-2 Planned Development Subdistrict for the same site was previously made, which was denied by City Plan Commission and City Council approximately two years ago. The primary modifications with the new request are the slightly increased number of dwelling units, modified development standards, and urban design elements.

Zoning History: There have been five zoning cases in the area in the past five years.

1. **Z189-141:** On June 12, 2019, the City Council approved an application for an amendment and expansion of Planned Development District No. 372 and Planned Development Subdistrict No. 6 within Planned Development District No. 193, generally bounded by McKinney Avenue to the east, Lemmon Avenue East to the north, Oak Grove Avenue to the west, and Lemmon Avenue to the south.
2. **Z178-206:** On January 9, 2019, City Council denied an application for a Planned Development Subdistrict for MF-2 Multiple Family uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the west line of Carlisle Street, between North Hall Street and Bowen Street. [request site]
3. **Z178-186:** On April 25, 2018, the City Council approved the creation of a demolition delay overlay in an area generally bound by Live Oak Street, Bryan Parkway, Matilda Street, Martel Avenue, municipal boundary of Dallas and Highland Park, Lemmon Avenue, Dallas N. Tollway, Turtle Creek Boulevard, Carlisle Street, Blackburn Street, and Haskell Avenue to Main Street, both sides

of Main Street from N. Haskell to S. Carroll Avenue, Main Place, S. Prairie Avenue, Columbia Avenue, and N. Fitzhugh Avenue.

4. **Z167-306:** On October 11, 2017, the City Council approved the creation of Planned Development Subdistrict No. 135 for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the west corner of Cedar Springs Road and Turtle Creek Boulevard.
5. **Z167-131:** On October 25, 2017, the City Council approved the creation of Planned Development Subdistrict No. 136 for O-2 Office Subdistrict uses and a restaurant by right and to allow for the encroachment of the setbacks as well as existing retaining walls and covered stairwell to the parking garage on property zoned an O-2 Office Subdistrict within Planned Development No. 193, the Oak Lawn Special Purpose District located on the north corner of Turtle Creek Boulevard and Gillespie Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Carlisle Street	Minor Arterial	60 feet
N. Hall Street	Local	-
Bowen Street	Community Collector	-

Traffic:

The traffic study evaluates traffic impact to adjacent signalized intersection in terms of control delay measured in seconds per vehicle. Findings of the study indicate that the proposed development will have a significant impact to the intersection of Carlisle Street at Hall Street during the morning peak. The study's recommendation to optimize this signal's timing settings are not feasible without considering the entire network of signals in the system. However, the City of Dallas Department of Public Works (in coordination with the Transportation Department) is still planning a design and optimization of the all corridors affected by the two-way conversion of Cole/McKinney/Carlisle. Design of two-way conditions will take projected traffic from this development into account.

Surrounding Land Uses:

	Zoning within PD No. 193	Land Use
Site	MF-2 Multiple Family Subdistrict	Multiple family
North	MF-2 Multiple Family Subdistrict	Multiple family
East	MF-2 Multiple Family Subdistrict	Multiple family
West	O-2 Office Subdistrict	Katy Trail and Turtle Creek Corridor
South	O-2 Office Subdistrict	Museum

STAFF ANALYSIS:**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The applicant's request generally complies with the following goals and policies of the Comprehensive Plan.

LAND USE**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

URBAN DESIGN**GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Implementation Measure 5.1.1.3 Apply urban design tools in pedestrian or transit-oriented districts when approving zoning cases and when developing Area Plans.

NEIGHBORHOOD PLUS

GOAL 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

GOAL 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

GOAL 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

The applicant's request generally meets objectives 1, 2 (although not in a retail area), 3, and 7. Since the request has an underlying zoning that follows the existing MF-2 standards and allows additional height, lot coverage if both mixed-income housing and the additional urban standards are provided, staff considers the fifth objective met. Objectives 4 and 6 are not met since the requested scale and density does not match the underlying zoning district.

Land Use Compatibility:

The proposed request would raze the existing 115 multiple family units and allow the construction of 315 rental multifamily units including five percent of mixed-income units, with majority of the parking provided underground and wrapped.

Staff recognizes that the height requested (60 feet, with 10 feet additional with mixed-income housing) is tall, compared to the existing surrounding uses. However, the

Development Plan demonstrates some consideration of additional setback in relation to height. For example, the applicant proposes a 15 foot setback along Carlisle Street, with 10 foot additional setback for building height over 15 feet. This effort may mitigate the impact of the proposed height to a certain degree, however, Staff believes a minimum of 30 foot setback should be provided along Carlisle Street for the portion of the building that exceeds the maximum allowed height of 36 feet, as the surrounding properties along Carlisle Street provides a setback of 30 feet and above.

Since the City has experienced a lack of affordable housing in the vicinity of the area of request, staff recognizes an opportunity to leverage additional development rights to gain affordable housing. Overall, staff supports the request to redevelop the site with multiple family uses, subject to staff's recommendations on the development standards and conditions.

Development Standards:

The applicant requests development rights to allow increases in density, height, and lot coverage leveraging the following additional regulations 1) additional setbacks for the portions of the building that exceed 15 feet in height, 2) providing urban design standards, and 3) ensuring the development has an affordable housing component.

District	Setbacks		Height	Lot Coverage	Primary Uses
	Front	Side/ Rear			
Existing: MF-2 Subdistrict	15'	10'/15'	36'	60%	Multiple family
Proposed: MF-2 Subdistrict	15 - 25'	15'/15'	60' +10' with MIH	60% +10% with MIH	Multiple family

MF-2 Subdistrict Givens and Comparison Table at 315 Dwelling Unit Density:

Givens:	Efficiency	1 BR	2 BR	3 BR
Min lot area per unit	800 sf	1000 sf	1200 sf	1350 sf
Site lot area	165,528 square feet			

Varying Percentages for Mix of Unit Types						
% Efficiency	% 1 BR	% 2BR	% 3 BR	Total		Deviation
100%	0%	0%	0%	207		52%
50%	30%	20%	0%	181		74%
0%	100%	0%	0%	166		89%
20%	45%	30%	5%	163		93%
0%	80%	20%	0%	160		96%
0%	60%	30%	10%	153		105%
0%	0%	100%	0%	138		128%
0%	0%	50%	50%	130		142%
0%	0%	0%	100%	123		156%

Since the applicant does not provide a mix of units or average square footage for the units, staff considered the difference between the existing maximum three-bedroom units allowed (123) subtracted from the requested maximum number of units (315). This accounts for a maximum 156 percent increase in the current allowable density.

Mixed-Income Housing:

Staff uses the Market Value Analysis (MVA) category to guide staff recommendation, and consistently recommends that developments start at **51-60%** AMI in all A, B, or C MVA category or that are in rapidly gentrifying areas. Staff initially recommended 5% of the units at 51-60% AMFI for the proposed project as well.

The Development Code requires that all reserved affordable dwelling units must be dispersed substantially among the total unit types and allows the development to set aside a maximum of 10 percent of the total units as specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type. However, the overall percent requirement for affordable units is calculated based on the total number of all units. This regulation is meant to balance the combination of affordable and specialty units within the same development. The applicant is requesting to set aside a maximum of 20 percent of the total units as specialty units including club suites and penthouse suites, Staff initially recommended a maximum of 10 percent.

At the City Plan Commission hearing, the applicant offered **8% of the units at 81-100%** AMFI with 20 percent of the total units as specialty units. Staff evaluated the request at that time and agreed with this request considering the increased number of units. CPC recommended the same provision for mixed-income housing.

The proposed PDS deviates from the existing MF-2 Subdistrict standards in the following manners:

1. The applicant is proposing 60 feet height, with an additional 10 feet with mixed-income housing bonus, whereas the maximum height in an MF-2 Subdistrict allowed is 36 feet.
2. The applicant is proposing 60% lot coverage, which is compliant with the maximum lot coverage allowed, with an additional 10% with mixed-income housing bonus.
3. The applicant is proposing 15 to 25 foot setback along Carlisle Street, 15 foot setback along Hall Street, and 15 foot setback along Bowen Street. Although the request generally meets the applicable setback requirements, the proposed height calls for additional setback along Carlisle Street to mitigate the impact of the proposed height on the surrounding developments.
4. The applicant is proposing a maximum of 315 dwelling units, whereas maximum allowed density per PD. 193 ranges between 123 and 207 units, depending on the mix of units.

Open Space, Amenities, and Urban Design Elements:

The applicant is proposing 10% minimum open space, and a paseo between the two buildings with public access. The proposed paseo consists of a driveway from Carlisle street and pedestrian access with landscaping and seating areas on both sides of the driveway. Access to Katy Trail is also derived from the paseo. Other urban design elements provided with the conditions and the development plan include sidewalk connection for street-facing units, open courtyard design for an undisturbed view from Katy Trail and variation in building design, transparency, and articulation.

Parking:

For a multifamily use in PD No. 193, the parking requirement is one space per 500 square feet of floor area, with a maximum of 1.5 spaces for structures that exceed 36 feet in height. The applicant is proposing to meet this minimum requirement.

The applicant is proposing eight surface parking spaces within the paseo area. All other parking spaces are provided as underground or wrapped by habitable building space, with a minimum of 65% to be underground.

Landscaping:

Landscaping is required in accordance with PD No. 193 with additional provisions for the paseo area. Staff supports the requested modification, as it is seen to be consistent with the spirit and intent of the landscaping requirements of PD No. 193 and will contribute to an improved pedestrian environment in the paseo area. A tree preservation plan will be reviewed by Staff prior to construction.

Market Value Analysis

[Market Value Analysis \(MVA\)](#), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within "C" category.

List of Officers

LPC Southwest Acquisitions, Inc. Board Members

Timothy Byrne, President/Director

Nancy A. Davis, Vice President/Secretary/Treasurer

Dennis Streit, Vice President/Assistant Secretary

Kim McCormick, Vice President/Assistant Secretary

Jeffry T. Courtwright, Vice President

Turtle Creek Terrace Board Members *(On behalf of Individual Owners) **

Francosco Medrano, President

Gary Starks, VP

Jon Beasley, Treasurer

Jill Holsinger, Secretary

Humberto Arrieta

Mathew Soret

Lunda Smith

**Please note, Numbers 1-90 on the notification list of property owners include the names of current individual property owners on the site.*

**CPC ACTION
FEBRUARY 4, 2021**

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict uses, subject to a revised development plan and staff's recommended conditions with the following changes: 1) follow applicant's request for **SEC. S-____.108. YARD, LOT, AND SPACE REGULATIONS.** (e) Front yard setbacks as noted on the development plan; 2) follow applicant's new request for **SEC. S-____.108. YARD, LOT, AND SPACE REGULATIONS.** (f) Mixed Income development bonuses to increase the mixed-income housing from five percent to eight percent of the units available to households between 81 to 100 percent of the area median family income (AMFI); and 3) follow applicant's request for **SEC. S-____.114. MIXED-INCOME HOUSING.** (c) specialty units on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Carlisle Street and North Hall Street.

Maker: Garcia
Second: MacGregor
Result: Carried: 11 to 3

For: 11 - MacGregor, Stinson, Johnson, Shidid,
Jackson, Blair, Suhler, Schwope, Murphy,
Garcia, Rubin

Against: 3 - Hampton, Carpenter, Jung
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 871
Replies: For: 167 Against: 652

Speakers: For: Margette Hepfner, 2000 McKinney Ave., Dallas, TX, 75201
Jeff Courtwright, 2000 McKinney Ave., Dallas, TX, 75201
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Jon Beasley, 3215 Carlisle St., Dallas, TX, 75204
Francisco Medrano, 3203 Carlisle St., Dallas, TX, 75204
For: (Did not speak): Luke Franz, 2323 Ross Ave., Dallas, TX, 75201
Against: James Genova, 3401 Lee Pkwy., Dallas, TX, 75219
Brenda Kronenberg, 3321 Cole Ave., Dallas, TX, 75204
Adam Murphy, 3435 Dickason Ave., Dallas, TX, 75219
David Hairston, 3203 Carlisle St., Dallas, TX, 75204
Bob Griffo, 3834 Bowser Ave., Dallas, TX, 75219
Amanda Popken, 2519 Catherine St., Dallas, TX, 75211
Richard Brown, 8 Castillo Trl., Wylie, TX 75098

Kathleen Kilanowski, 3333 Lee Pkwy., Dallas, TX, 75219
Anthony Page, 3210 Carlisle St., Dallas, TX, 75204
Against (Did not speak): Anne Fishback, 3210 Carlisle St., Dallas, TX, 75204
John Luna, 3230 Cole Ave., Dallas, TX, 75204
Sue Krider, 3401 Lee Pkwy., Dallas, TX, 75219
Dee Genova, 3401 Lee Pkwy., Dallas, TX, 75219
Lance Horton, 3210 Carlisle St., Dallas, TX, 75204
John McKay, 5639 Willis Ave., Dallas, TX, 75206
Al Chapman, 3235 Cole Ave., Dallas, TX, 75204
Staff: Pam Thompson, Housing Policy Task Force Administrator, Housing and
Neighborhood Revitalization Department

CPC Recommended Conditions

Division S-____. PD Subdistrict ____

SEC. S-____.101. LEGISLATIVE HISTORY.

PD Subdistrict ____ was established by Ordinance No. ____, passed by the Dallas City Council on ____.

SEC. S-____.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ____ is established on property located along the northwest line of Carlisle Street, between Hall Street and Bowen Street. The size of PD Subdistrict ____ is approximately 3.8 acres.

SEC. S-____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a residential zoning district.

SEC. S-____.104. EXHIBIT.

The following exhibit is incorporated into this division:

Exhibit S-____A: development plan.

SEC. S-____.105. DEVELOPMENT PLAN.

(a) For multiple-family uses, development and use of the Property must comply with the development plan (Exhibit S-____A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

(b) For all other permitted uses, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. S-____.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the MF-2 Multiple-Family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple-Family

Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple-Family Subdistrict only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple-Family Subdistrict is subject to DIR in this district, etc.

SEC. S-____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2 Multiple-Family Subdistrict apply.

(b) Density. Maximum number of dwelling units is 315.

(c) Height. Maximum height is 60 feet.

(d) Lot Coverage. Maximum lot coverage is 60%.

CPC Recommendation

(e) Front yard. 15 feet along Carlisle Street. An additional 10-foot front yard setback along Carlisle Street is required for that portion of a structure over 15 feet in height. For purposes of this subdistrict, Carlisle Street is considered a Front Yard.

Staff Recommendation

(e) Front yard. 15 feet along Carlisle Street. An additional 10-foot front yard setback along Carlisle Street is required for that portion of a structure over 15 feet in height and another additional five-foot setback along Carlisle is required for the portion of the building exceeding 36 feet.

(f) Side Yard: 15 feet. For purposes of this subdistrict, Hall Street and Bowen Street are considered Side Yards.

(g) Rear Yard: 15 feet. For purposes of this subdistrict, the Katy Trail is considered as the Rear Yard.

(f) Mixed Income development bonuses.

In this district, the following yard, lot and space regulations may vary, depending on whether the provisions of S-____.113 and S-____.114 are met and if eight percent of the units are available to households earning between 81 and 100 percent of the area median family income (AMFI) for Dallas TX HUD Metro FMR Area and offered at affordable rent prices:

- (1) Height. Maximum height shall be 70 feet.
- (2) Lot coverage. Maximum lot coverage shall be 70%.
- (3) Minimum lot area for residential uses. No average square footage area of lots shall exist within this Subdistrict.

SEC. S-____.109. OFF-STREET PARKING AND LOADING.

Consult Part I of this article for the specific off-street parking and loading requirements for each use.

SEC. S-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.111. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping and screening must be provided in accordance with Part I of this article.

(b) Paseo. A paseo must be located on the property and between two building structures, as demonstrated on the Development Plan.

- (1) The paseo must be a minimum of 5,000 square feet.
- (2) The paseo must not exceed 150 feet in length along the street frontage.
- (3) The paseo must be publicly accessible.
- (4) The paseo must contain sidewalks on both sides of the driveway, driveways, the parking spaces identified on the Development Plan, hardscape, planters, bicycle parking, and seating areas and may include accessory structures, including, but not limited to, art, flag poles, and landscape walls no taller than 36 inches. Paseo improvements and accessory structures need not be shown on the development plan. The paseo area shall not be calculated toward the open space requirement.
 - (A) A minimum of six benches, tables, or chairs are required.
 - (B) A minimum of six raised planters are required, with a minimum of one tree per planter.

(C) Bicycle parking must be provided.

(5) A minimum of 1,400 square feet of the paseo must be natural or artificial greenspace.

(6) A majority of the paseo floor area must consist of decorative pavers.

(c) Plant materials. Plant materials must be maintained in a healthy, growing condition.

SEC. S-____.112. SIGNS.

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

SEC. S-____.113. URBAN DESIGN PROVISIONS.

(a) In general.

(1) To obtain a development bonus under this division, a qualifying development must meet the requirements of this section, where applicable.

(2) Except as provided in this section, the board of adjustment may not grant a variance or special exception to the standards in this section.

(b) Yard, lot, and space standards.

(1) Encroachments. The following additional items are permitted to be located within the required front, side, and rear yards and are not required to be shown on a development or landscape plan:

(A) Seat walls, retaining walls, stoops, porches, steps, ramps, handrails, safety railings, and benches may not exceed 42 inches in height and extend a maximum of fifteen feet into the required minimum yards. A maximum 42 inch safety railing may be permitted on top of a retaining wall.

(B) Landscape planters.

(C) Sculptures.

(2) Front yard fence. Fences are prohibited within the front yard.

(c) Off-street parking and loading.

(1) In general. Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(2) Parking locations.

(A) In general. Surface parking is prohibited between the street-facing facade and the property line.

(B) Thoroughfare frontage. For buildings fronting Carlisle Street, Bowen Street, and Hall Street, surface parking is prohibited within the front setback.

(C) Parking structures. That portion of the ground-level floor facing the street of any multi-floor parking facility must have an active use other than parking, with a minimum depth of 25 feet, or must have an exterior facade that is similar in materials, architecture, and appearance to the facade of the main structure. Exterior parking structure facade openings must provide solid screening a minimum 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(D) Assigned parking. For assigned parking spaces, those spaces allotted for reserved dwelling units must be dispersed and distributed amongst all other assigned parking for similar units.

(E) Below and above grade parking. A minimum of 65% of all garage parking spaces must be underground. Excluding points of ingress and egress, any above ground parking must include ramps and interior lighting, and must be wrapped by occupiable building area or have a facade that is of similar materials, composition, and rhythm to the facade of the main structure the parking serves. A maximum of eight unenclosed spaces are permitted at grade level in the paseo, excluding the passenger loading space. No additional grade level parking is permitted.

(5) Screening of off-street loading spaces and service areas. Must not be visible from the public right-of-way.

(6) Passenger loading. A passenger loading zone must be provided within the Paseo. No screening is required for passenger loading spaces within the paseo.

(d) Street and open space frontages.

(1) Frontages. All street-fronting facades and open-space fronting facades must have at least one window and at least one common primary entrance facing the street or open space at street-level. The entrance must access the street or open space with an improved path connecting to the sidewalk.

(2) Individual entries. Except as provided in this paragraph, a minimum of 60 percent of the street-level dwelling units adjacent to a street in each building must have individual entries that access the street with an improved path connecting to the sidewalk. For at-grade open space, a minimum of 60 percent of the open-space fronting dwelling units in each building must have individual entries that access the open space.

(e) Sidewalk, lighting, and driveway standards.

(1) Sidewalks.

(A) A sidewalk with a minimum average width of six feet must be provided along all street frontages.

(i) Except as provided in this subsection, all sidewalks must be clear and unobstructed for a minimum of five feet in width.

(ii) Tree grates do not count toward the minimum unobstructed sidewalk width.

(iii) If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location.

(B) Sidewalks must be located in an area parallel to and between five feet and 15 feet of the back of the projected street curb.

(C) Sidewalks must be designed to be at the same grade as the existing sidewalk where it crosses all driveways and curb cuts. Compliance with this paragraph is not required if the director finds the elevation of a sidewalk will create a pedestrian or traffic hazard.

(D) Sidewalk crossings must be constructed of a material that differs in texture and color from that of vehicular ingress and egress driveways, as approved by the building official.

(2) Pedestrian amenities.

(A) Generators, above-grade utility boxes, and similar mechanical equipment must be located so as not to be visible from the right-of-way or must be screened with landscaping that is a minimum three-feet-tall at the time of planting.

(B) A minimum of one bicycle parking space must be provided for each street-level accessible unit provided. In addition, a minimum of one bicycle parking space must be provided for every 25 automobile parking spaces required. Bicycle parking can be combined in a central facility and location. A minimum of ten bicycle parking spaces must be located exterior to the main building on Carlisle Street, north of the garage entry, and available to guests or visitors. A bicycle parking space may be located within a required setback, but not within a visibility triangle.

(3) Lighting.

(A) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(B) Pedestrian scale lighting. Pedestrian scale lighting must be provided at a minimum of one light standard for every 75 feet or at a minimum of 0.5-foot candles between light standards, whichever is less.

(C) Paseo lighting. Lighting shall illuminate seating areas and greenspace. Temporary or permanent string lighting is permitted.

(f) Building Design.

(1) Entrances.

(A) A minimum of 10 dwelling units are required to be facing the Katy Trail and must have individual entries that face the Katy Trail.

(B) A minimum of 12 street-level, street facing dwelling units on Carlisle Street must have individual entries that face the street and have direct access to Carlisle Street from an improved path connecting to the sidewalk.

(C) Along Hall Street, a minimum of 2 street-level, street facing dwelling units on Hall Street must provide an entrance with a stoop that connects to an improved path to the sidewalk.

(2) Architectural elements.

(A) The street-level, street-facing facade must have a minimum of 25 percent and a maximum of 90 percent transparency.

(B) Each building corner at a street intersection and street facing public entrance must be architecturally prominent by use of building elements, including but not limited to the following: canopies, awnings, change in building material or texture, variation in building massing, increase in transparency, and variation of fenestration.

(C) A minimum of two colors are required on building materials of each street-facing facade, exclusive of trim and accent colors.

(D) For every 50 feet along Carlisle Street, at least four stories of the street-facing facade must provide a change of at least 4 feet in the horizontal plane. Balconies may serve to satisfy the change of the horizontal plane.

(E) A minimum of two buildings are required. A minimum building separation of 75 feet is required between the facades of multiple family buildings.

(F) In the cross-hatched areas shown on the Development Plan, building levels must drop to a maximum of 61 feet from average grade plane.

(3) Service.

(A) The service side of the building must be located away from street-facing facades.

(B) In addition to the requirements of Section 51P-193.130, the maximum width of a garbage storage area is 30 feet unless enclosed within the building. Garbage storage

areas and loading spaces must be screened with a solid gate or door that obscures visibility from the sidewalk when not in use.

(C) Garbage storage areas and loading spaces must be located within a building.

(g) Open space requirements.

(1) At least 10 percent of the building site must be reserved as open space for activity such as active or passive recreation, playground activity, groundwater recharge, or landscaping.

(A) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

(B) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(C) The open pool courtyard and the open garden courtyard as identified on the Development Plan shall not be calculated toward the open space requirement.

(D) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(E) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(F) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

(2) Landscape areas that fulfill the requirements of Article X may also fulfill these requirements if all conditions of this section and Article X are met.

(h) Non-required fences. Unless a use specifically requires screening, all fences for uses along a street or trail must have a surface area that is a minimum of 60 percent open, allowing visibility between three feet and six feet above grade. The exceptions for multifamily districts in Sections 51A-4.602 (a)(2) and 51A-4.602 (a)(4) which provide that a fence exceeding four feet above grade may be erected in a front yard in multifamily districts are not applicable. (Ord. 31152)

SEC. S-____.114.

MIXED-INCOME HOUSING.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain development bonuses in Section S-____.108(b).

(b) Compliance with Section 51A-4.1107 is not required.

(c) A maximum 20 percent of the total units may be specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type; however, the overall 20 percent requirement is calculated based on the total number of all units.

SEC. S-____.115. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Development and use of the Property must comply with Part I of this article.

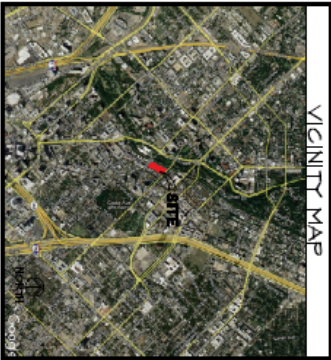
(d) Pursuant to Section 51A-10.136(b), a tree preservation plan shall be submitted prior to construction. This plan shall include, but not limited to, the large oak tree at the corner of Carlisle Street and Hall Street. An ISA certified arborist shall prepare a feasibility report on maintaining the existing trees along Hall Street.

SEC. S-____.116. COMPLIANCE WITH CONDITIONS.

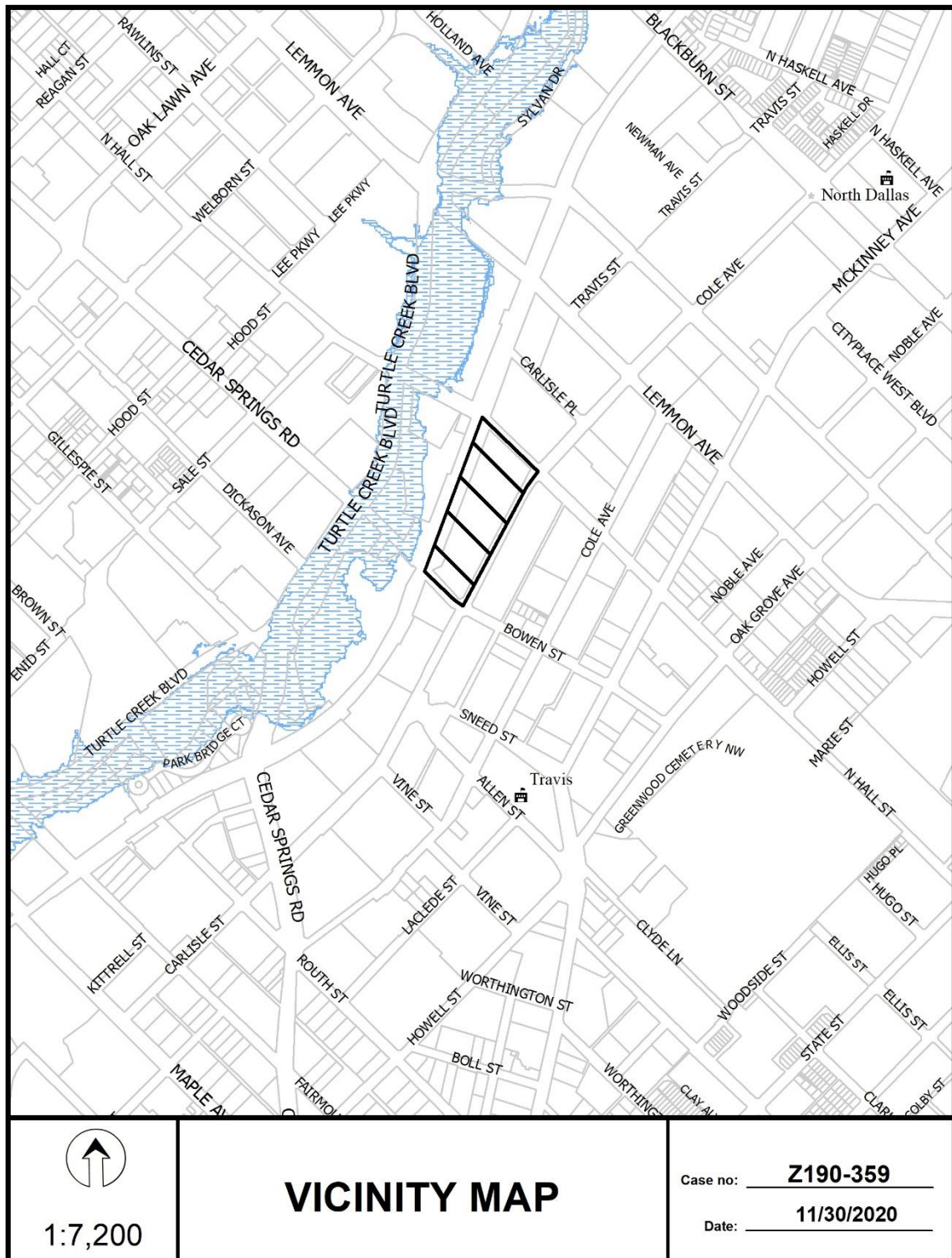
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

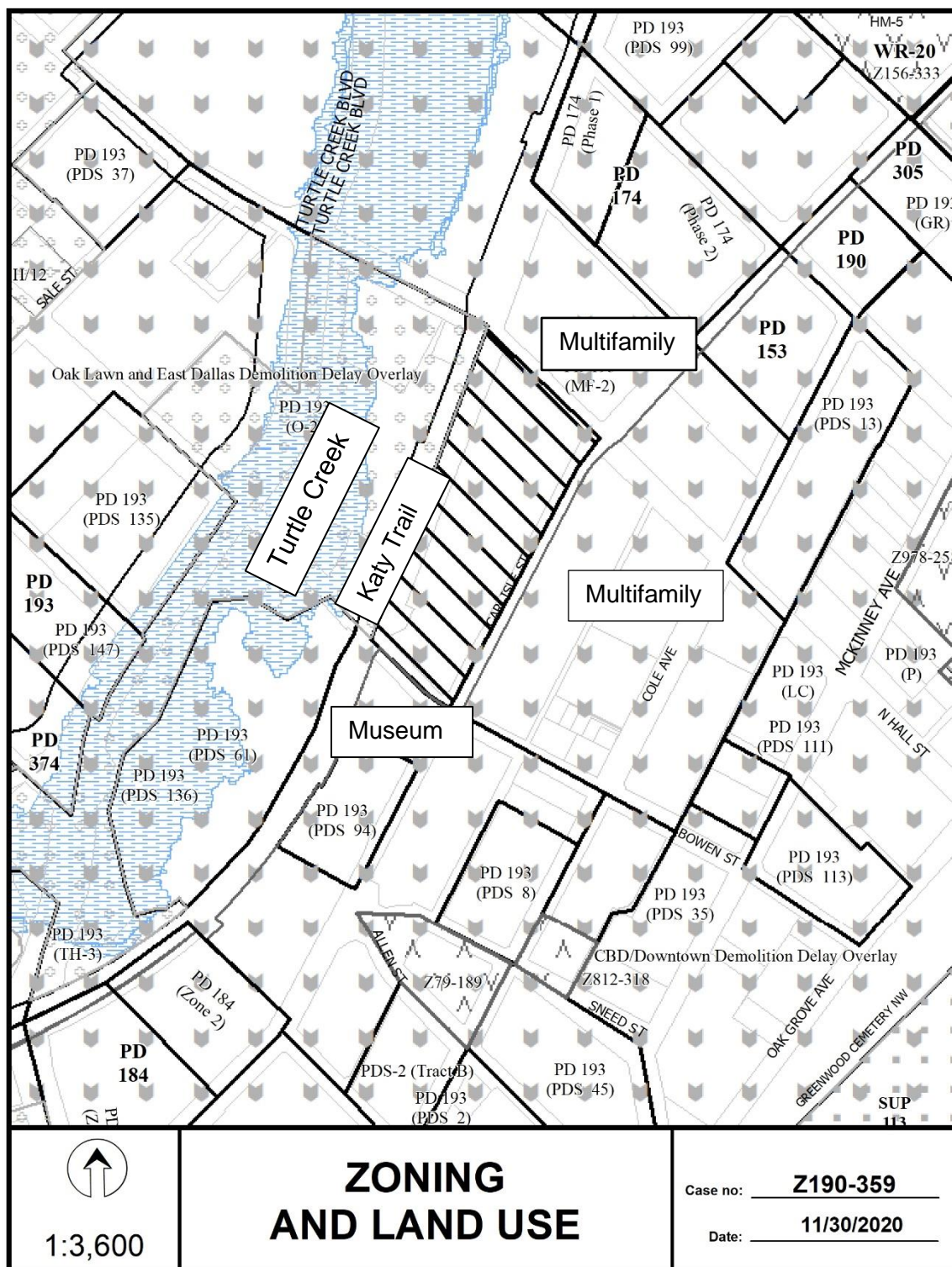
Development Plan

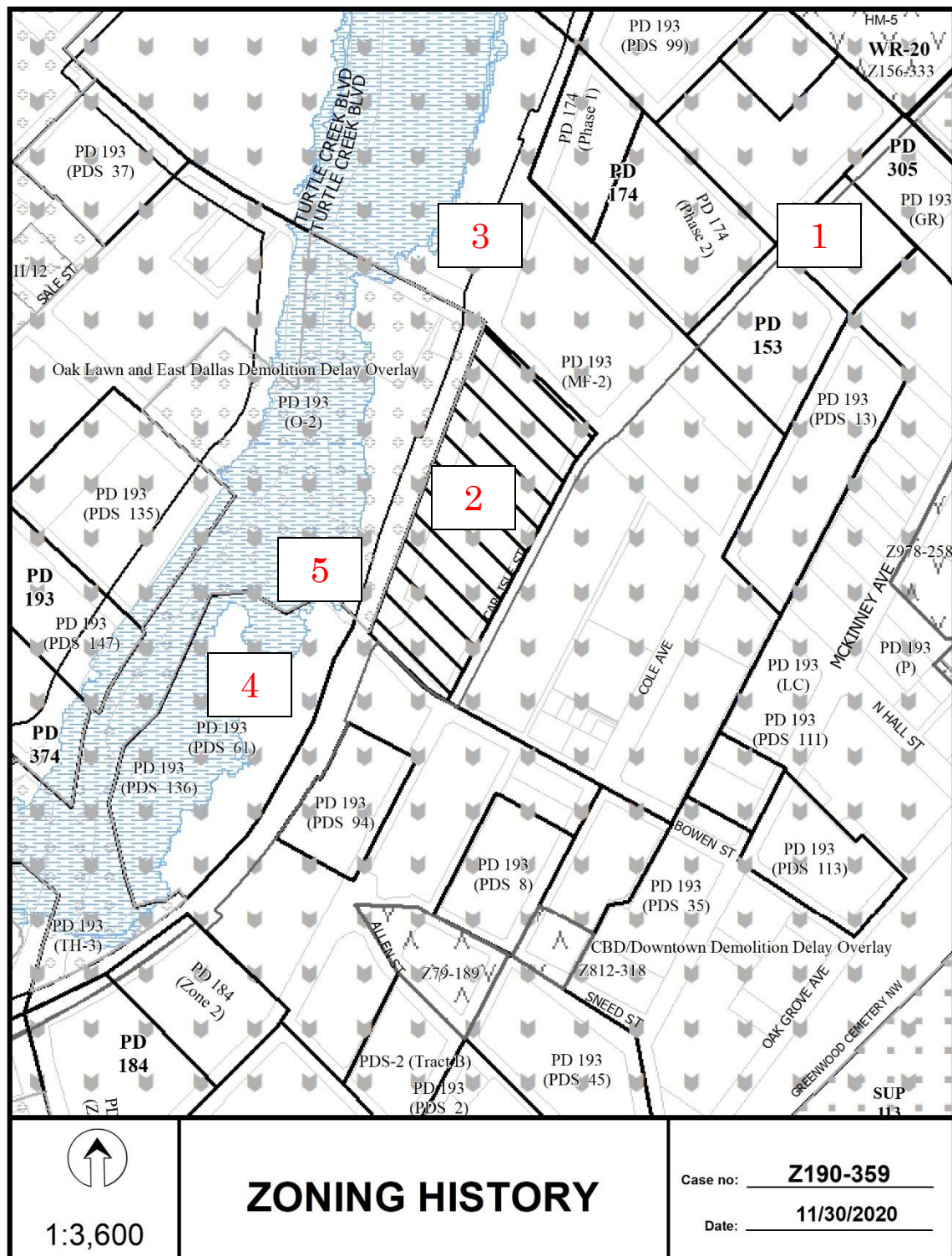


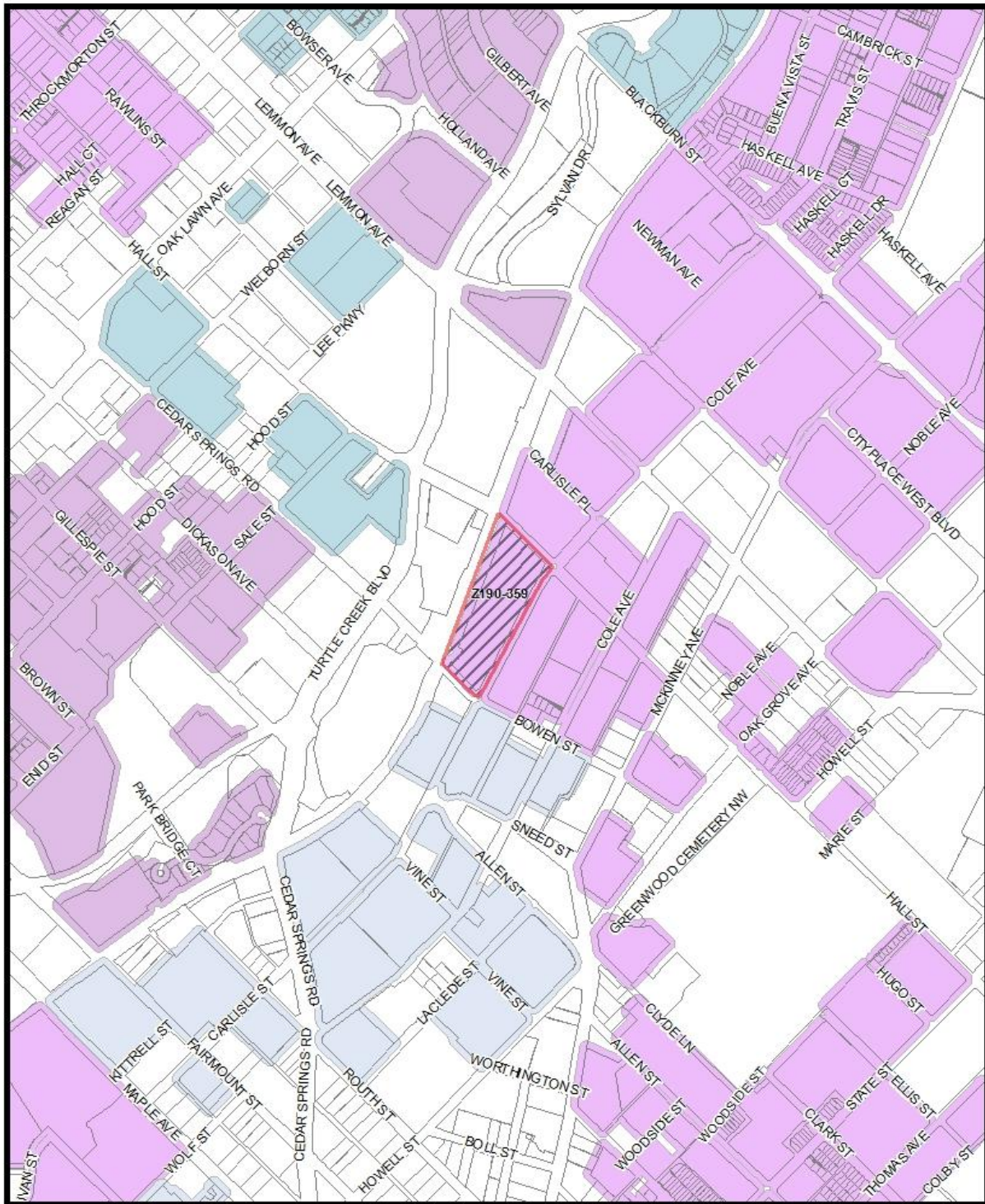
SITE DATA	
SITE LOCATION	7800 CARLISLE STREET DALLAS, TX 75249
SITE ZONING	PD-MB - PD MEDIUM DENSITY MULTIFAMILY USE
SITE AREA	8.0000 ACRES
BUILDING SQ FOOTAGE	594,000 SQ. FT.
GARAGE SQ FOOTAGE	117,000 SQ. FT.
LOT COVERAGE	100%
HEIGHT	40 FT
MIN LOT AREA	REMOVES REQUIREMENT











Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 11/30/2020

CPC Responses



02/03/2021

Reply List of Property Owners***Z190-359******871 Property Owners Notified******167 Property Owners in Favor******652 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	2	3203 CARLISLE ST	COCANOUGH DANIELLE
O	3	3205 CARLISLE ST	JOHNSON RANDALL LORNE
O	4	3207 CARLISLE ST	CLAYTON RODRICK
O	5	3211 CARLISLE ST	LOPEZ LINDA
O	6	3203 CARLISLE ST	SORET MATTHEW
O	7	3203 CARLISLE ST	NAKAZAWA GLEN REVOCABLE LIVING TR
O	8	3203 CARLISLE ST	PARLOW RICHARD &
O	9	3203 CARLISLE ST	WESSON DONALD JR
O	10	3203 CARLISLE ST	WILLMETH GREGG STUART
O	11	3203 CARLISLE ST	DALY LAURA A &
O	12	3203 CARLISLE ST	BOSCH JOHN WILLIAM
O	13	3203 CARLISLE ST	WEISFELD RONALD A
O	14	3203 CARLISLE ST	PARLOW RICHARD
O	15	3203 CARLISLE ST	MOORE HOWARD S
O	16	3203 CARLISLE ST	CARDONA MARIA &
O	17	3203 CARLISLE ST	MEDRANO FRANCISCO J
O	18	3203 CARLISLE ST	PENG NEWLIN
O	19	3214 BOWEN ST	DRIVER MARK WILLIAM
O	20	3203 CARLISLE ST	MESSINA MARIO L
O	21	3215 CARLISLE ST	STARKS GARY DEAN
O	22	3215 CARLISLE ST	JOSLIN JEFFERY E
O	23	3215 CARLISLE ST	FLACH NATHAN W
O	24	3215 CARLISLE ST	CROWDER BRENT E EST OF
O	25	3203 CARLISLE ST	HENDERSON CHRISTOPHER
O	26	3203 CARLISLE ST	JOLLY VINEET
O	27	3203 CARLISLE ST	HAITZ TIMOTHY L

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	28	3203 CARLISLE ST	BARRETT JACQUELYN L
O	29	3221 CARLISLE ST	GARTMAN DUANE
O	30	3223 CARLISLE ST	TENORIO GUILHERME A
O	31	3203 CARLISLE ST	DALBKE STEVE A
O	32	3203 CARLISLE ST	HILL R C
O	33	3203 CARLISLE ST	DARILEK QUENTIN
O	34	3235 CARLISLE ST	TUNISON KATIE
O	35	3235 CARLISLE ST	FLAUGH CHRISTOPHER C
O	36	3203 CARLISLE ST	EGINTON ALISON K TRUST UA THE
O	37	3215 CARLISLE ST	JONES GUY FRANKLIN
O	38	3203 CARLISLE ST	CAMPBELL NELSON C
O	39	3203 CARLISLE ST	GALVAN NAUN
O	40	3203 CARLISLE ST	PACKER CASSIDY
O	41	3203 CARLISLE ST	FERGUSON ELAINE N
O	42	3203 CARLISLE ST	LOUP BENJAMIN
O	43	3203 CARLISLE ST	BROWN THOMAS LEE
O	44	3203 CARLISLE ST	SMITH TRUST
O	45	3203 CARLISLE ST	BROWN THOMAS LEE &
O	46	3239 CARLISLE ST	PHILLIPS ANDALYN CLARY &
O	47	3239 CARLISLE ST	GING CHRISTINE LONG
O	48	3203 CARLISLE ST	CHUNG TERESA
O	49	3203 CARLISLE ST	ELATTRACHE DAVID &
O	50	3203 CARLISLE ST	VANIAN MARY TRUSTEE
O	51	3203 CARLISLE ST	SEIBERT CAMDEN P
O	52	3239 CARLISLE ST	YAWITZ MICHAEL RAY
O	53	3203 CARLISLE ST	RUTHERFORD WILLIAM S & JUDIE
O	54	3203 CARLISLE ST	HARRIS BRENT
O	55	3203 CARLISLE ST	MITELHAUS CHUCK
O	56	3203 CARLISLE ST	DRIVER MARY A
O	57	3203 CARLISLE ST	SHARP KRIS J & CAROL A
O	58	3203 CARLISLE ST	ROIDOPOULOS MARK E

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	59	3203 CARLISLE ST	LEE THOMAS J
O	60	3203 CARLISLE ST	STELLA ADDISON LLC
O	61	3203 CARLISLE ST	BROWN THOMAS & JULIE
O	62	3203 CARLISLE ST	FORRESTER JAMES PERRY
O	63	3263 CARLISLE ST	RUCKER KATHRYN L
O	64	3203 CARLISLE ST	TANNER & POST I LP
O	65	3203 CARLISLE ST	SMITH WILLIAM AUSTIN
O	66	3203 CARLISLE ST	HUMPHRIES DENNIS R TR
O	67	3263 CARLISLE ST	MACKEY PATRICK & ELISABETH
O	68	3203 CARLISLE ST	EQUITY TRUST CO CUSTODIAN
O	69	3203 CARLISLE ST	CARREIRO BRYCE JOSEPH
O	70	3203 CARLISLE ST	SANDERS JOHN DAVID
O	71	3203 CARLISLE ST	MCCOLLUM JOHN B
O	72	3203 CARLISLE ST	BRIDWELL CRAIG & SUSAN K
O	73	3203 CARLISLE ST	HALL ROBERT S
O	74	3203 CARLISLE ST	SRO HOLDING GROUP LLC
O	75	3203 CARLISLE ST	CIHAL MARY BETH
O	76	3203 CARLISLE ST	LEWIS THOMAS ALLEN
O	77	3269 CARLISLE ST	TSANKOVA NADEJDA M
O	78	3203 CARLISLE ST	PEOPLES PATRICE V
O	79	3203 CARLISLE ST	BINION DORIS
O	80	3203 CARLISLE ST	PENNYMAC LOAN SERVICES LLC
O	81	3273 CARLISLE ST	SMITH KRISTIN
O	82	3203 CARLISLE ST	BAILEY SCOTT E
O	83	3203 CARLISLE ST	CARLETON BRIAN J
O	84	3203 CARLISLE ST	FANKHAUSER MARK A NMF TRUST
O	85	3203 CARLISLE ST	CHENOWITH GARY
O	86	3203 CARLISLE ST	CLOK COMMERCIAL REAL
O	87	3203 CARLISLE ST	MILAZZO DAVID
O	88	3203 CARLISLE ST	ELKING LINDA ANN
O	89	3203 CARLISLE ST	MCKINNEY MICHAEL SCOTT

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	90	3203 CARLISLE ST	ARTHUR ROBERT TR &
	91	3111 COLE AVE	ANDERSON MICHAEL J
	92	3107 COLE AVE	Taxpayer at
	93	3109 CARLISLE ST	3109 CARLISLE LP
	94	3112 BOWEN ST	KERR BOWEN LLC
	95	3205 COLE AVE	Taxpayer at
	96	3104 N HALL ST	KENSINGTON CARLISLE LLC
	97	3131 TURTLE CREEK BLVD	STRS OHIO TX REAL ESTATE
	98	3015 CEDAR SPRINGS RD	3001 TURTLE CREEK LP
	99	3100 CARLISLE ST	HART TAYLOR LLC
	100	3015 COLE AVE	POST APARTMENT HOMES LP
	101	3003 CARLISLE ST	ALAMO MANHATTAN JOINT VENTURE LLC
	102	3207 COLE AVE	WARNICK HAROLD B
	103	3207 COLE AVE	STANIS GRANT &
	104	3207 COLE AVE	HANSEN SARAH M LIFE ESTATE
	105	3207 COLE AVE	PAYNE NORRIS SHELDON & MARGARET L
	106	3207 COLE AVE	STEVENS JOHN E &
	107	3223 LEMMON AVE	POST KATY TRAIL LLC
	108	9 LEMMON AVE	ONCOR ELECRTIC DELIVERY COMPANY
	109	3400 CARLISLE ST	HC CARLISLE BUILDING LLC
	110	3000 TURTLE CREEK PLAZA	TURTLE CREEK CAMPUS LP
	111	2929 CARLISLE ST	Taxpayer at
O	112	3208 COLE AVE	DILLING CAITLIN C
O	113	3208 COLE AVE	PLESNARSKI WILLIAM
O	114	3208 COLE AVE	MANZANO YOLANDA
O	115	3208 COLE AVE	DYNAN THOMAS & CAROLINE M
O	116	3208 COLE AVE	LIU TONG
O	117	3208 COLE AVE	CAHILL HEATHER
O	118	3208 COLE AVE	PURSE CAMERON JAMES
O	119	3208 COLE AVE	HANNA MARY C
O	120	3208 COLE AVE	WIDENER MICHAEL LEE & INNA

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	121	3208 COLE AVE	DUELKS BRADFORD B
O	122	3208 COLE AVE	GONZALEZ RAY L
O	123	3208 COLE AVE	SAKHAI MARYAM
O	124	3208 COLE AVE	VARGHESE THOMAS
O	125	3208 COLE AVE	LEON GASTON GONZALEZ
O	126	3208 COLE AVE	MARGOLIS MORGAN
O	127	3208 COLE AVE	KAINTH MALVINDER
O	128	3208 COLE AVE	PAPE AUTUMN R
O	129	3208 COLE AVE	APS CAPITAL LLC
O	130	3208 COLE AVE	KRACKE KIM B
O	131	3208 COLE AVE	KNOTT LAURA G
O	132	3208 COLE AVE	CURRA CHRISTOPHER J
O	134	3208 COLE AVE	HOUCK TROY
O	135	3208 COLE AVE	WOODS JOSEPH D
O	136	3208 COLE AVE	JACOVINO MATTHEW JOSEPH
O	137	3208 COLE AVE	PIERCE ROGER A
O	138	3208 COLE AVE	HERNANDEZCARDENAS ANA V
O	139	3208 COLE AVE	BRAY CLARA GRACE
O	140	3208 COLE AVE	LAREAUX SARAH M
O	141	3208 COLE AVE	MCNIEL LANCE ERIC
O	142	3208 COLE AVE	HARLOW CHARLES J
O	143	3208 COLE AVE	MARSHALL KELLY S
O	144	3208 COLE AVE	GREEN MARY POLK
O	145	3208 COLE AVE	WOODALL KATHERINE ANN
O	146	3208 COLE AVE	LOMERS ERIN
O	147	3208 COLE AVE	HURTADO ANDREA G
	148	3321 COLE AVE	REINMILLER AARON
	149	3321 COLE AVE	THEILEN VERNON L
	150	3321 COLE AVE	BERRY DENISE L
	151	3321 COLE AVE	MONTOYA REBECCA L
	152	3321 COLE AVE	JANIAN JENNIFER R

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	153	3321 COLE AVE	MAPES ROBERT
	154	3321 COLE AVE	CANADY RICKY
	155	3321 COLE AVE	OSTREWICH MARIS STELLA
	156	3321 COLE AVE	THEILEN VERNON LEE
	157	3321 COLE AVE	STINES MICHAEL & LYNN R
	158	3321 COLE AVE	NUSSBAUM STEVEN H
	159	3321 COLE AVE	KRONENBERG BRENDA
	160	3321 COLE AVE	THOMAS JUSTIN &
	161	3321 COLE AVE	HARMSWORTH CLAIRE V
	162	3321 COLE AVE	DEMETRIOU STEVEN III &
	163	3321 COLE AVE	BULL KRISTIN &
	164	3321 COLE AVE	SMILEY ROBERT P
	165	3321 COLE AVE	THEKKUMKARA THOMAS & MARY
X	166	3230 COLE AVE	BHAMIDIPATI PRABHAKAR
X	167	3230 COLE AVE	WOODWARD LOIS N
X	168	3230 COLE AVE	WEBER KARIN
X	169	3230 COLE AVE	WILLIAMS STEVE F &
X	171	3230 COLE AVE	NAGAR BEN
X	172	3230 COLE AVE	FITZPATRICK ROBERT A
X	173	3230 COLE AVE	ARMSTRONG ADAM
X	174	3230 COLE AVE	COSTA FRANCESCO
X	175	3230 COLE AVE	KLUGE DENNIS L &
X	176	3230 COLE AVE	GALVAN NAUN
X	177	3230 COLE AVE	PETERSON DAVID J &
X	178	3230 COLE AVE	HESS DOUGLAS ALLEN
X	179	3230 COLE AVE	RIVERA FRANK
	180	3215 COLE AVE	HARRISON SUZANNE & JAMES M
	181	3209 COLE AVE	LOPEZ ROLAND V
	182	3209 COLE AVE	GONZALEZ DEVIN
	183	3215 COLE AVE	OLIVERI CHARLES
	184	3215 COLE AVE	OLIVERI CHARLES W SR

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	185	3215 COLE AVE	MCBEE DAVID H
	186	3209 COLE AVE	GARAYAR JOEL
	187	3215 COLE AVE	CONERLY BRITNEY M
	188	3209 COLE AVE	MALDONADO MARTINA
	189	3209 COLE AVE	LOGSDON JAMES J JR & LAURA S
	190	3215 COLE AVE	VIOLI MICHAEL &
	191	3209 COLE AVE	MORROW SAMUEL S
	192	3215 COLE AVE	BRAY STEVEN A
X	193	3225 TURTLE CREEK BLVD	SCOTT EDWARD MANAGEMENT TRUST
X	194	3225 TURTLE CREEK BLVD	FOSTER HENSTON TRUST THE
X	195	3225 TURTLE CREEK BLVD	T F W MANAGEMENT INC
X	196	3225 TURTLE CREEK BLVD	COONER REBECCA
X	197	3225 TURTLE CREEK BLVD	LAKEY IRENE
X	198	3225 TURTLE CREEK BLVD	MINOR JEFFERY KEVIN &
X	199	3225 TURTLE CREEK BLVD	GARCIA ADRIAN
X	200	3225 TURTLE CREEK BLVD	GENTRY CHERYL A LIVING TRUST &
X	201	3225 TURTLE CREEK BLVD	DUVALL PHILIP JAMES
X	202	3225 TURTLE CREEK BLVD	DUNHAM LARRY D &
X	203	3225 TURTLE CREEK BLVD	DELGADO GLORIA TATIS &
X	204	3225 TURTLE CREEK BLVD	TAYLOR DONALD M
X	205	3225 TURTLE CREEK BLVD	LEWIS KIM DUKE
X	206	3225 TURTLE CREEK BLVD	MOORE RANDALL & DEBORAH
X	207	3225 TURTLE CREEK BLVD	MOORE ASHLEY W
X	208	3225 TURTLE CREEK BLVD	GRUBBS GARY A & DONNA L
X	209	3225 TURTLE CREEK BLVD	PAGANINI MARC
X	210	3225 TURTLE CREEK BLVD	KHONSARI AMIR EFTEKHARI
X	211	3225 TURTLE CREEK BLVD	GARCIA LEE
X	212	3225 TURTLE CREEK BLVD	LIESNER DARLENE
X	213	3225 TURTLE CREEK BLVD	BLAKESLEY DAVID WAYNE &
X	214	3225 TURTLE CREEK BLVD	GRAF CAROL
X	215	3225 TURTLE CREEK BLVD	CALDWELL ROGER & KIMBERLY S

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	216	3225 TURTLE CREEK BLVD	NGUYEN HAIYEN T &
X	217	3225 TURTLE CREEK BLVD	BARRON DANIEL JR & STACI
X	218	3225 TURTLE CREEK BLVD	MCCANCE MELISSA
X	219	3225 TURTLE CREEK BLVD	CHIEN NANCY K
X	220	3225 TURTLE CREEK BLVD	KSNM REALTY LLC
X	221	3225 TURTLE CREEK BLVD	BRISCOE SHEILA A
X	222	3225 TURTLE CREEK BLVD	ADAMS ARMELIA A
X	223	3225 TURTLE CREEK BLVD	DAWSON CHRISTOPHER B & LORI M
X	224	3225 TURTLE CREEK BLVD	GJONI DENIS &
X	225	3225 TURTLE CREEK BLVD	WEBB GARY L & RONDA R
X	226	3225 TURTLE CREEK BLVD	STJ ASSOCIATES LLC
X	227	3225 TURTLE CREEK BLVD	HATAM ANDREW A JR
X	228	3225 TURTLE CREEK BLVD	STEFKA IRIS
X	229	3225 TURTLE CREEK BLVD	DREYER WILLIAM E &
X	230	3225 TURTLE CREEK BLVD	FETZER MARC
X	231	3225 TURTLE CREEK BLVD	JAMES GEORGE C &
X	232	3225 TURTLE CREEK BLVD	HIGHTOWER MALLORY ANNE
X	233	3225 TURTLE CREEK BLVD	FELD MARK B
X	234	3225 TURTLE CREEK BLVD	LUTTRELL TRACY L
X	235	3225 TURTLE CREEK BLVD	DENG BAO &
X	236	3225 TURTLE CREEK BLVD	SHIRK FRANCESCA
X	237	3225 TURTLE CREEK BLVD	YANG JACK
X	238	3225 TURTLE CREEK BLVD	FERNANDEZ DE LEON IRMA MAY
X	239	3225 TURTLE CREEK BLVD	PRESTON CAPITAL INVESTMENT LLC
X	240	3225 TURTLE CREEK BLVD	ANDERSON ALLAN L & KAY K
X	241	3225 TURTLE CREEK BLVD	NAYLOR RACHEL MARIE
X	242	3225 TURTLE CREEK BLVD	KESTER RONALD C
X	243	3225 TURTLE CREEK BLVD	GANTI GIRIJA &
X	244	3225 TURTLE CREEK BLVD	HAMILTON JAMIE
X	245	3225 TURTLE CREEK BLVD	WINOKUR TATYANA
X	246	3225 TURTLE CREEK BLVD	BONE MEGAN E

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	247	3225 TURTLE CREEK BLVD	POLURU SRINIVAS & HEATHER
X	248	3225 TURTLE CREEK BLVD	A CORPORATIONS TEXAS LLC THE
X	249	3225 TURTLE CREEK BLVD	CLEVELAND TOM & KRISTINE
X	250	3225 TURTLE CREEK BLVD	LEIBASCHOFF GUSTAVO &
X	251	3225 TURTLE CREEK BLVD	ZHAO JIAYI
X	252	3225 TURTLE CREEK BLVD	FORBUS SHANNON
X	253	3225 TURTLE CREEK BLVD	SLKALAY AVISHAI & MICHELE
X	254	3225 TURTLE CREEK BLVD	CLOUGH WILLIAM J & JACQUELINE
X	255	3225 TURTLE CREEK BLVD	ONEAL SHELDON
X	256	3225 TURTLE CREEK BLVD	PATEL NARENDRA &
X	257	3225 TURTLE CREEK BLVD	TURNER RICK
X	258	3225 TURTLE CREEK BLVD	ARISTY ARISMENDY NICOLAS
X	259	3225 TURTLE CREEK BLVD	HE AMANDA ZIWEI
X	260	3225 TURTLE CREEK BLVD	TORRES DENNIS M &
X	261	3225 TURTLE CREEK BLVD	CAI ZHUO J & XIAOHONG J CHU
X	262	3225 TURTLE CREEK BLVD	YOUNG ALISHA Y
X	263	3225 TURTLE CREEK BLVD	GOODHEART MELANIE
X	264	3225 TURTLE CREEK BLVD	WAGERS LENI &
X	265	3225 TURTLE CREEK BLVD	CHUNG PAUL
X	266	3225 TURTLE CREEK BLVD	WOLF BRANDON & ANA
X	267	3225 TURTLE CREEK BLVD	CROUCH J MITCHELL &
X	268	3225 TURTLE CREEK BLVD	MARTIN ERIC C
X	269	3225 TURTLE CREEK BLVD	TURTLE CREEK 330 LLC
X	270	3225 TURTLE CREEK BLVD	YAVANZA LLC
X	271	3225 TURTLE CREEK BLVD	TOLAND JANICE
X	272	3225 TURTLE CREEK BLVD	TRAN BRENNAN P
X	273	3225 TURTLE CREEK BLVD	LEWIS LUCINDA J
X	274	3225 TURTLE CREEK BLVD	KIM JANICE
X	275	3225 TURTLE CREEK BLVD	BENOIST GLENN SR
X	276	3225 TURTLE CREEK BLVD	MUNCIE DIANNA
X	277	3225 TURTLE CREEK BLVD	GARDNER ELIZABETH P

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	278	3225 TURTLE CREEK BLVD	RUMINKSI RICHARD K REVOCABLE
X	279	3225 TURTLE CREEK BLVD	WRIGHT ALISON MARGARET
X	280	3225 TURTLE CREEK BLVD	ROLIM GEVERSON
X	281	3225 TURTLE CREEK BLVD	MCDERMOTT JOHN P
X	282	3225 TURTLE CREEK BLVD	LEAHY DEDIE
X	283	3225 TURTLE CREEK BLVD	BROOKS JOANNA
X	284	3225 TURTLE CREEK BLVD	NYANA CAPITAL F1 LLC
X	285	3225 TURTLE CREEK BLVD	FERREIRA HEYDIANE &
X	286	3225 TURTLE CREEK BLVD	PAVLOCK TARA
X	287	3225 TURTLE CREEK BLVD	ZAKI MENA
X	288	3225 TURTLE CREEK BLVD	MCLEAN KATHLEEN
X	289	3225 TURTLE CREEK BLVD	DEAN ASAD
X	290	3225 TURTLE CREEK BLVD	SWEENEY CHARLES M &
X	291	3225 TURTLE CREEK BLVD	EPSHTEYN ELEONORA
X	292	3225 TURTLE CREEK BLVD	MEADOWS DANIEL
X	293	3225 TURTLE CREEK BLVD	GUPTA CHIRAG
X	294	3225 TURTLE CREEK BLVD	ANDERSON JEFFREY ALLEN &
X	295	3225 TURTLE CREEK BLVD	SIMON MARK H
X	296	3225 TURTLE CREEK BLVD	CORDERO LUIS
X	297	3225 TURTLE CREEK BLVD	AIZENMAN 430 LLC
X	298	3225 TURTLE CREEK BLVD	MARKWARD RYAN SCOTT
X	299	3225 TURTLE CREEK BLVD	HERNANDEZ CARLOS
X	300	3225 TURTLE CREEK BLVD	ADAMS DARREN &
X	301	3225 TURTLE CREEK BLVD	XIE MENG & MICHAEL A BECK
X	302	3225 TURTLE CREEK BLVD	LEFEBVRE RONALD
X	303	3225 TURTLE CREEK BLVD	BURNETT AMBER &
X	304	3225 TURTLE CREEK BLVD	HAMID WAKIL L& FARZANA
X	305	3225 TURTLE CREEK BLVD	WU ISABEL
X	306	3225 TURTLE CREEK BLVD	MAEDA SONIA A
X	307	3225 TURTLE CREEK BLVD	CURTSINGER ERNEST EVERETT JR
X	308	3225 TURTLE CREEK BLVD	SUMMEROUR SHELLY

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	309	3225 TURTLE CREEK BLVD	HIDELL TIMOTHY B &
X	310	3225 TURTLE CREEK BLVD	EASTLAWN AVENUE LLC
X	311	3225 TURTLE CREEK BLVD	MECCA PAUL
X	312	3225 TURTLE CREEK BLVD	SONG JEONG SOON
X	313	3225 TURTLE CREEK BLVD	WALKER ROSLYN A
X	314	3225 TURTLE CREEK BLVD	WILBER LYN REID
X	315	3225 TURTLE CREEK BLVD	ODELL MICHAEL & TERESA KENNEDY
X	316	3225 TURTLE CREEK BLVD	SEATTLE RETURNS LLC
X	317	3225 TURTLE CREEK BLVD	YANUS MARGARET
X	318	3225 TURTLE CREEK BLVD	PATRICIA ELLEN LAU REV TR
X	319	3225 TURTLE CREEK BLVD	BCD SINGH PROPERTIES OF PLANO LLC
X	320	3225 TURTLE CREEK BLVD	IWEMA AARON M
X	321	3225 TURTLE CREEK BLVD	RICO ANGEL
X	322	3225 TURTLE CREEK BLVD	DAVIS TERRY
X	323	3225 TURTLE CREEK BLVD	PAUP PROPERTY MGMT LLC
X	324	3225 TURTLE CREEK BLVD	COOLEY SUSAN
X	325	3225 TURTLE CREEK BLVD	PANDEY RENU & SHUBHAM
X	326	3225 TURTLE CREEK BLVD	WALLACE LOUISE L
X	327	3225 TURTLE CREEK BLVD	KELLEY CLARENCE
X	328	3225 TURTLE CREEK BLVD	GONZALES KIMBERLY SHARON &
X	329	3225 TURTLE CREEK BLVD	HANKINS JACK C
X	330	3225 TURTLE CREEK BLVD	KARAMALLY ZAHOOOR A
X	331	3225 TURTLE CREEK BLVD	PINE TREE REAL ESTATE
X	332	3225 TURTLE CREEK BLVD	BRYAN ROBERT E
X	333	3225 TURTLE CREEK BLVD	KLS INVESTMENTS LLC
X	334	3225 TURTLE CREEK BLVD	ESTREMERASAMUEL SANTIAGO
X	335	3225 TURTLE CREEK BLVD	ELAYDI JIHAD H
X	336	3225 TURTLE CREEK BLVD	RIGNEY PAUL W
X	337	3225 TURTLE CREEK BLVD	MARTINEZ MATISSE M &
X	338	3225 TURTLE CREEK BLVD	BURFORD MORGAN V &
X	339	3225 TURTLE CREEK BLVD	BEACH DENNIS E

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	340	3225 TURTLE CREEK BLVD	CARY STACY E
X	341	3225 TURTLE CREEK BLVD	RAMEZAN FRED TR
X	342	3225 TURTLE CREEK BLVD	EDGAR TROY DEAN &
X	343	3225 TURTLE CREEK BLVD	3949 MULLINS LLC
X	344	3225 TURTLE CREEK BLVD	HU YUAN PAI
X	345	3225 TURTLE CREEK BLVD	MARCHE LIVE LLC
X	346	3225 TURTLE CREEK BLVD	AGUSALA MADHAVA & VASANTHA
X	347	3225 TURTLE CREEK BLVD	BEHGOOY BITA
X	348	3225 TURTLE CREEK BLVD	PANDYA ALMA R
X	349	3225 TURTLE CREEK BLVD	CASTAGNET GERARDO & ROSA PATRICIA
X	350	3225 TURTLE CREEK BLVD	TU BENJAMIN & HELEN REVOCABLE
X	351	3225 TURTLE CREEK BLVD	COOK BRAD M
X	352	3225 TURTLE CREEK BLVD	BOYLE TED
X	353	3225 TURTLE CREEK BLVD	HATFIELD BRYAN BENTON
X	354	3225 TURTLE CREEK BLVD	VELA ALAJANDRA
X	355	3225 TURTLE CREEK BLVD	AZARARYA HOLDINGS LLC
X	356	3225 TURTLE CREEK BLVD	CAIN MARTIN &
X	357	3225 TURTLE CREEK BLVD	ASFAQ RAHEELA
X	358	3225 TURTLE CREEK BLVD	NGUYEN LAN N
X	359	3225 TURTLE CREEK BLVD	HARRIS CHERYL L
X	360	3225 TURTLE CREEK BLVD	MILLER JOSEPH F
X	361	3225 TURTLE CREEK BLVD	EQUITY TRUST COMPANY CUSTODIAN &
X	362	3225 TURTLE CREEK BLVD	MARTIN ROBERT H &
X	363	3225 TURTLE CREEK BLVD	SNOELL MEAGAN
X	364	3225 TURTLE CREEK BLVD	SHERRY JAMES TODD & CHRISTINE LYNN
X	365	3225 TURTLE CREEK BLVD	NEELEY KIMBERLY
X	366	3225 TURTLE CREEK BLVD	KLS INVESTMENTS
X	367	3225 TURTLE CREEK BLVD	MCKENNETT MICHELLE D
X	368	3225 TURTLE CREEK BLVD	KHAN AYSHA
X	369	3225 TURTLE CREEK BLVD	GANESH CHAT P & LALITHA
X	370	3225 TURTLE CREEK BLVD	SCHMIDT FAMILY TRUST

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	371	3225 TURTLE CREEK BLVD	DOULCET FELICIE T
X	372	3225 TURTLE CREEK BLVD	STAGGS WILLIAM F JR
X	373	3225 TURTLE CREEK BLVD	KENNEDY LESLIE A
X	374	3225 TURTLE CREEK BLVD	JONES HARRY A & SUSAN A
X	375	3225 TURTLE CREEK BLVD	BABA RP1 LLC
X	376	3225 TURTLE CREEK BLVD	LEWIS JOAN
X	377	3225 TURTLE CREEK BLVD	GLICK HOWARD
X	378	3225 TURTLE CREEK BLVD	LIGHTWALA TASNEEM &
X	379	3225 TURTLE CREEK BLVD	XU JING & YING
X	380	3225 TURTLE CREEK BLVD	HADAVAND REZA
X	381	3225 TURTLE CREEK BLVD	PATEL MITESH
X	382	3225 TURTLE CREEK BLVD	LEPP JANICE MARIE LIVING TRUST
X	383	3225 TURTLE CREEK BLVD	FREDERICK LISA DIANE &
X	384	3225 TURTLE CREEK BLVD	PELOSOFF LORRAINE C
X	385	3225 TURTLE CREEK BLVD	CRUZ MIGUEL ANGEL HEMENEGILDO
X	386	3225 TURTLE CREEK BLVD	MONETTE MEGAN MICHELLE
X	387	3225 TURTLE CREEK BLVD	SREEWASTAV KIRAN
X	388	3225 TURTLE CREEK BLVD	MILAM ADAM
X	389	3225 TURTLE CREEK BLVD	HESTIA REAL ESTATE
X	390	3225 TURTLE CREEK BLVD	GERALD ASHLEY E
X	391	3225 TURTLE CREEK BLVD	CANTU CHRISTOPHER J
X	392	3225 TURTLE CREEK BLVD	STEVENS TYLER C
X	393	3225 TURTLE CREEK BLVD	MOORE GARRETT M
X	394	3225 TURTLE CREEK BLVD	BARNEY FRED O JR &
X	395	3225 TURTLE CREEK BLVD	LONNGREN KENT STEFAN
X	396	3225 TURTLE CREEK BLVD	WIRTNER ANDREW GREGORY
X	397	3225 TURTLE CREEK BLVD	HUKIC OMER & SONJA
X	398	3225 TURTLE CREEK BLVD	HENNEBERG WILLIAM H III
X	399	3225 TURTLE CREEK BLVD	JOHNSON JEREMIAH J & KIMBERLY R
X	400	3225 TURTLE CREEK BLVD	HABEEB ROBERT A
X	401	3225 TURTLE CREEK BLVD	AUSTIN KILEY & DREW

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	402	3225 TURTLE CREEK BLVD	SNN 15 HOLDINGS LLC
X	403	3225 TURTLE CREEK BLVD	MURPHY GARY
X	404	3225 TURTLE CREEK BLVD	MARASLIOGLU SAHIN & DIKRANUHI
X	405	3225 TURTLE CREEK BLVD	SAPITSKY JACOBA R
X	406	3225 TURTLE CREEK BLVD	AMSTEIN MICHAEL B & CYNTHIA B
X	407	3225 TURTLE CREEK BLVD	STRONG JENNIFER M
X	408	3225 TURTLE CREEK BLVD	ENGLAND JULIE S & ROBERT W
X	409	3225 TURTLE CREEK BLVD	BAHRAMNEJAD RAMIN &
X	410	3225 TURTLE CREEK BLVD	DIBBLE LARRY
X	411	3225 TURTLE CREEK BLVD	KOVAL JOHN & LAURA
X	412	3225 TURTLE CREEK BLVD	EED ALIA
X	413	3225 TURTLE CREEK BLVD	LEE VIVIAN S
X	414	3225 TURTLE CREEK BLVD	DURKAN MARTIN
X	415	3225 TURTLE CREEK BLVD	VASHISTH SURESH C & SUNITA S
X	416	3225 TURTLE CREEK BLVD	DUKKIPATI SAIRAM PRASAD &
X	417	3225 TURTLE CREEK BLVD	DUNCAN JOHN M &
X	418	3225 TURTLE CREEK BLVD	MOSTAFAIE ALIREZA
X	419	3225 TURTLE CREEK BLVD	KARLOCK KENDRA
X	420	3225 TURTLE CREEK BLVD	WALLS DAVID & JANA
X	421	3225 TURTLE CREEK BLVD	SELL JOHN G
X	422	3225 TURTLE CREEK BLVD	LUCIO JESSE & ERICK L
X	423	3225 TURTLE CREEK BLVD	KUSTOFF JULIE
X	424	3225 TURTLE CREEK BLVD	GRIFFITH CARROLL P JR 2011 TR &
X	425	3225 TURTLE CREEK BLVD	FAIR ROGERS P JR
X	426	3225 TURTLE CREEK BLVD	MAMLOUK RANIA
X	427	3225 TURTLE CREEK BLVD	YOUNG MARK D
X	428	3225 TURTLE CREEK BLVD	LESLEY PEGGY
X	429	3225 TURTLE CREEK BLVD	CHEEMA ROOHI
X	430	3225 TURTLE CREEK BLVD	MADANI RAMTIN
X	431	3225 TURTLE CREEK BLVD	ALKASSAB MOHAMAD AMMAR
X	432	3225 TURTLE CREEK BLVD	SCHMIDT JARRET

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	433	3225 TURTLE CREEK BLVD	GOPAL AKILAN
X	434	3225 TURTLE CREEK BLVD	MARTINEZ FRANCISCO JAVIER C
X	435	3225 TURTLE CREEK BLVD	CAMPBELL THOMAS MICHAEL &
X	436	3225 TURTLE CREEK BLVD	SAUER GARY L & CLAUDIA M
X	437	3225 TURTLE CREEK BLVD	GONZALEZ INGRID
X	438	3225 TURTLE CREEK BLVD	WARMINGTON MARIA C
X	439	3225 TURTLE CREEK BLVD	BROWNFIELD GARY
X	440	3225 TURTLE CREEK BLVD	RUSSELL KIMMIE LLC
X	441	3225 TURTLE CREEK BLVD	SHAFFER DIANA L
X	442	3225 TURTLE CREEK BLVD	KAMALI BEHNOOSH
X	443	3225 TURTLE CREEK BLVD	BASHIROVA ULVIYYA
X	444	3225 TURTLE CREEK BLVD	KORAB JEANETTE
X	445	3225 TURTLE CREEK BLVD	LAAKE JARED A &
X	446	3225 TURTLE CREEK BLVD	GONZALES CYNTHIA
X	447	3225 TURTLE CREEK BLVD	RUTHERFORD AL F
X	448	3225 TURTLE CREEK BLVD	REECE BOBBY N
X	449	3225 TURTLE CREEK BLVD	SNOVER BURT ALLEN
X	450	3225 TURTLE CREEK BLVD	KIM EUNSUP
X	451	3225 TURTLE CREEK BLVD	LI SANDRA
X	452	3225 TURTLE CREEK BLVD	DOWD SEAN
X	453	3225 TURTLE CREEK BLVD	EDWARDS WILLIAM B & RHONDA M
X	454	3225 TURTLE CREEK BLVD	LOPEZ CARLOS JR & LAURIE A
X	455	3225 TURTLE CREEK BLVD	WITMER SCOTT TUAN
X	456	3225 TURTLE CREEK BLVD	MITTLEMAN KIMI
X	457	3225 TURTLE CREEK BLVD	RICHARDS-CARTY CHERRI J
X	458	3225 TURTLE CREEK BLVD	HOUARI SAMMY & MARWAN I
X	459	3225 TURTLE CREEK BLVD	AGUILAR ESTEBAN
X	460	3225 TURTLE CREEK BLVD	EVSEEV PETER E
X	461	3225 TURTLE CREEK BLVD	CHAO LIN
X	462	3225 TURTLE CREEK BLVD	CANTON MICHAEL
X	463	3225 TURTLE CREEK BLVD	HUANG LEO Z & LISA LAU

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	464	3225 TURTLE CREEK BLVD	SMITH MEREDITH C
X	465	3225 TURTLE CREEK BLVD	NVK PPTIES LLC
X	466	3225 TURTLE CREEK BLVD	WALSER CHRIS
X	467	3225 TURTLE CREEK BLVD	SPERO KIMBERLY
X	468	3225 TURTLE CREEK BLVD	LANKA MURALI KRISHNA
X	469	3225 TURTLE CREEK BLVD	JARAMILLOOSBURN MATTHEW &
X	470	3225 TURTLE CREEK BLVD	RAUPP MAGDALA
X	471	3225 TURTLE CREEK BLVD	DONOVAN GEORGE J III
X	472	3225 TURTLE CREEK BLVD	SURESH TUNGA
X	473	3225 TURTLE CREEK BLVD	FOX RUN SENIOR LLC
X	474	3225 TURTLE CREEK BLVD	RUBLE EILEEN M
X	475	3225 TURTLE CREEK BLVD	KOBYLINSKA MONIKA MARLENA
X	476	3225 TURTLE CREEK BLVD	MULLINS MEGAN DANIELA
X	477	3225 TURTLE CREEK BLVD	MASSARE JORGE &
X	478	3225 TURTLE CREEK BLVD	COONS ROBERT A &
X	479	3225 TURTLE CREEK BLVD	DAGHIGHI KIAN M
X	480	3225 TURTLE CREEK BLVD	MAZZARELLA RICHARD &
X	481	3225 TURTLE CREEK BLVD	JONES ANN LUTZ
X	482	3225 TURTLE CREEK BLVD	RVRK CONSULTING LLC
X	483	3225 TURTLE CREEK BLVD	FANG SUE
X	484	3225 TURTLE CREEK BLVD	BARBER JAMES & NANCY
X	485	3225 TURTLE CREEK BLVD	MARCHE LIVING LLC
X	486	3225 TURTLE CREEK BLVD	FEIKEMA JOHN & DAWN
X	487	3225 TURTLE CREEK BLVD	BAGHERI BEHROUZ
X	488	3225 TURTLE CREEK BLVD	CLIFTON RICHARD BRENT
X	489	3225 TURTLE CREEK BLVD	MAYFIELD TAMMY L
X	490	3225 TURTLE CREEK BLVD	MESSINGER CLYDE J IV & YAIMA Q
X	491	3225 TURTLE CREEK BLVD	NEERUKONDA PRASAD P & LATHA S
X	492	3225 TURTLE CREEK BLVD	DAI CHENGHUA
X	493	3225 TURTLE CREEK BLVD	PINE TREE REAL E INV INC
X	494	3225 TURTLE CREEK BLVD	MASROUR SHAMIN

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	495	3225 TURTLE CREEK BLVD	SHASTRI SHANI
X	496	3225 TURTLE CREEK BLVD	GENTRY NEWMAN FRANKLIN
X	497	3225 TURTLE CREEK BLVD	THAMM MARY C & RICK W
X	498	3225 TURTLE CREEK BLVD	KASMI AZEDDINE
X	499	3225 TURTLE CREEK BLVD	GERMANWALA SAMIR V &
X	500	3225 TURTLE CREEK BLVD	LEWIS CAILYN CARROLLJANE
X	501	3225 TURTLE CREEK BLVD	DAY WILLIAM D & KAREN M
X	502	3225 TURTLE CREEK BLVD	FRIEDMAN JACQUELINE
X	503	3225 TURTLE CREEK BLVD	SRIHARI SWASTIC KAVEESHWAR
X	504	3225 TURTLE CREEK BLVD	MARTINEZ JAIME A & LESLIE N
X	505	3225 TURTLE CREEK BLVD	MONIRI ALLEN A
X	506	3225 TURTLE CREEK BLVD	BOLDING GARY D
X	507	3225 TURTLE CREEK BLVD	REZNIK YAIR
X	508	3225 TURTLE CREEK BLVD	BOYKIN MICHAEL
X	509	3225 TURTLE CREEK BLVD	SHI BING
X	510	3225 TURTLE CREEK BLVD	PERRY SHIRLEY LOUISE JOHNSON
X	511	3225 TURTLE CREEK BLVD	CORNELL DOUGLAS T &
X	512	3225 TURTLE CREEK BLVD	CHURCH MICHAEL F
X	513	3225 TURTLE CREEK BLVD	MIDTLING STEPHANIE &
X	515	3225 TURTLE CREEK BLVD	BURHANS STANLEY D
X	516	3225 TURTLE CREEK BLVD	REDDY JAYAPRAKASH N & JYOTHI J
X	517	3225 TURTLE CREEK BLVD	PRSAD ROY H & SATOE SOGA
X	518	3225 TURTLE CREEK BLVD	DASH RANGADHAR
X	519	3225 TURTLE CREEK BLVD	PUWETO LLC
X	520	3225 TURTLE CREEK BLVD	MANNING ADAM
X	521	3225 TURTLE CREEK BLVD	KOSHER PROPERTIES
X	522	3225 TURTLE CREEK BLVD	CARAM MEREDITH
X	523	3225 TURTLE CREEK BLVD	MOOSCHEKIAN TERRY TR &
X	524	3225 TURTLE CREEK BLVD	GRASSO RANDALL & LISA
X	525	3225 TURTLE CREEK BLVD	HEYMAN LINDA S
X	526	3225 TURTLE CREEK BLVD	PAUP PROPERTY MANAGEMENT LLC

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	527	3225 TURTLE CREEK BLVD	VIDAKOVIC ROBERT L
X	528	3225 TURTLE CREEK BLVD	JU MICHELLE RAYU
X	529	3225 TURTLE CREEK BLVD	TAN FANGYUN
X	530	3225 TURTLE CREEK BLVD	PEYROVI LILLY
X	531	3225 TURTLE CREEK BLVD	PHILLIPS KERRI L
X	532	3225 TURTLE CREEK BLVD	GRESHAM ANN
X	533	3225 TURTLE CREEK BLVD	DELEON JOSE M &
X	534	3225 TURTLE CREEK BLVD	GRAY ROBERT & LESLI
X	535	3225 TURTLE CREEK BLVD	CORTEZ GLORIA J
X	536	3225 TURTLE CREEK BLVD	ORTIZ LUIS A
X	537	3225 TURTLE CREEK BLVD	KLS INVESTMENTS LLC
X	538	3225 TURTLE CREEK BLVD	ROSE JAMES E
X	539	3225 TURTLE CREEK BLVD	SCHWER CRAIG M
X	540	3225 TURTLE CREEK BLVD	SHAHRESTANI FRANK & SEAN
X	541	3225 TURTLE CREEK BLVD	TARTIBI MOHSEN & HANA
X	542	3225 TURTLE CREEK BLVD	JHANGIANI NARAIN & LALITA
X	543	3225 TURTLE CREEK BLVD	HEIMANN MARK ALLEN &
X	544	3225 TURTLE CREEK BLVD	MYERS MICHELLE
X	545	3225 TURTLE CREEK BLVD	ALLEN JOHN
X	546	3225 TURTLE CREEK BLVD	MENDOZA GONZALO A BAEZ
X	547	3225 TURTLE CREEK BLVD	BAHIRWANI RANJEETA
X	548	3225 TURTLE CREEK BLVD	JL PPTY INV LLC JL TURTLE CREEK SERIES
X	549	3225 TURTLE CREEK BLVD	HOPPER KELLY
X	550	3225 TURTLE CREEK BLVD	KARLOCK KENDRA
X	551	3225 TURTLE CREEK BLVD	PEREZ ROBERTO
X	552	3225 TURTLE CREEK BLVD	KOWALSKI ELIZABETH
X	553	3225 TURTLE CREEK BLVD	MONCADA ALEJANDRO &
X	554	3225 TURTLE CREEK BLVD	MAGUIRE BARBARA A & LAMBERT
X	555	3225 TURTLE CREEK BLVD	MCQUATTERS ARIEL E
X	556	3225 TURTLE CREEK BLVD	ABOLMAALI SEYED
X	557	3225 TURTLE CREEK BLVD	KEENAN MATTHEW JOHN

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	558	3225 TURTLE CREEK BLVD	BUISIER SALEH
X	559	3225 TURTLE CREEK BLVD	BALL LESLIE &
X	560	3225 TURTLE CREEK BLVD	HOPKINS TIMOTHY
X	561	3225 TURTLE CREEK BLVD	KARIMI MANDY
X	562	3225 TURTLE CREEK BLVD	HEIDE JACQUELINE
X	563	3225 TURTLE CREEK BLVD	TAN FANGYUN
X	564	3225 TURTLE CREEK BLVD	SALIM NASIM
X	565	3225 TURTLE CREEK BLVD	PSARIANOS SHARON A FMLY TRUST &
X	566	3225 TURTLE CREEK BLVD	CHARAN RAM
X	567	3225 TURTLE CREEK BLVD	NASH MARIANNE E
X	568	3225 TURTLE CREEK BLVD	KING DANIEL &
X	569	3225 TURTLE CREEK BLVD	VARIAN LAWRENCE
X	570	3225 TURTLE CREEK BLVD	BROWN KIM CHA & VERNON
X	571	3225 TURTLE CREEK BLVD	WHITWORTH LINA & BRIAN
X	572	3225 TURTLE CREEK BLVD	AMADOR MARISOL
X	573	3225 TURTLE CREEK BLVD	CASTLES JAMES B &
X	574	3225 TURTLE CREEK BLVD	HUNG JLANHSIUNG &
X	575	3225 TURTLE CREEK BLVD	MCCRARY KRISTIE K
X	576	3225 TURTLE CREEK BLVD	ZHANG GUANG
X	577	3225 TURTLE CREEK BLVD	SEATTLE RETURNS LLC
X	578	3225 TURTLE CREEK BLVD	KLS INVESTMENTS LLC
X	579	3225 TURTLE CREEK BLVD	RICHARDSCARTY CHERRI J
X	580	3225 TURTLE CREEK BLVD	KOBLER CHRISTOPHER
X	581	3225 TURTLE CREEK BLVD	SMITH AUBREY M & KAREN J
X	582	3225 TURTLE CREEK BLVD	ADAMS JENNY DIAN &
X	583	3225 TURTLE CREEK BLVD	BISMAR HISHAM & DIMA
X	584	3225 TURTLE CREEK BLVD	KEARNS THOMAS V
X	585	3225 TURTLE CREEK BLVD	MACHON ED &
X	586	3225 TURTLE CREEK BLVD	MORGAN MARK G
X	587	3225 TURTLE CREEK BLVD	KUCERA DOUGLAS &
X	588	3225 TURTLE CREEK BLVD	SIEBER JOHN

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	589	3225 TURTLE CREEK BLVD	IVEY EDWARD J JR
X	590	3225 TURTLE CREEK BLVD	MANDAVA PREM K
X	591	3225 TURTLE CREEK BLVD	MCDANIEL LISA K
X	592	3225 TURTLE CREEK BLVD	NASTRI ANDREW &
X	593	3225 TURTLE CREEK BLVD	SHAKAMURI RAVI & MADHUMATHI
X	594	3225 TURTLE CREEK BLVD	GAGNET UNKEFER CORRINE
X	595	3225 TURTLE CREEK BLVD	BROWN VICTORIA REBECCA
X	596	3225 TURTLE CREEK BLVD	CANNATA JAMES
X	597	3225 TURTLE CREEK BLVD	AHMED MOHAMMED SAIFUDDIN
X	598	3225 TURTLE CREEK BLVD	MOSS ANDRELYN C &
X	599	3225 TURTLE CREEK BLVD	RODSKY MARCY
X	600	3225 TURTLE CREEK BLVD	RBR INTERESTS LLC
X	601	3225 TURTLE CREEK BLVD	MURRAY NATALIE TRUSTEE
X	602	3225 TURTLE CREEK BLVD	INGMAN ROBERT MITCHELL
X	603	3225 TURTLE CREEK BLVD	FOGLER JASON C
X	604	3225 TURTLE CREEK BLVD	MANCHANDA KSHITIJ &
X	605	3225 TURTLE CREEK BLVD	CONNOR JAMES THOMAS JR
X	606	3225 TURTLE CREEK BLVD	WHEAT TRAVIS & ERICA
X	607	3225 TURTLE CREEK BLVD	HARBER SHAWN T
X	608	3225 TURTLE CREEK BLVD	MASROUR FARBOD
X	609	3225 TURTLE CREEK BLVD	REZAI JOHN &
X	610	3225 TURTLE CREEK BLVD	ZHAO ROBIN M &
X	611	3225 TURTLE CREEK BLVD	DEFURIA LINDA M
X	612	3225 TURTLE CREEK BLVD	ZHANG GUANG
X	613	3225 TURTLE CREEK BLVD	POWELL BRETT W
X	614	3225 TURTLE CREEK BLVD	LIU ENCHI & PIN YUAN WANG
X	615	3225 TURTLE CREEK BLVD	KING IVORY L
X	616	3225 TURTLE CREEK BLVD	RUSSELL STEPHEN & MELANY
X	617	3225 TURTLE CREEK BLVD	MULLENS DAVID B JR & JUDITH L
X	618	3225 TURTLE CREEK BLVD	DERINGER MATTHEW ROBERT
X	619	3225 TURTLE CREEK BLVD	SOHAEE SIAVASH &

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	620	3225 TURTLE CREEK BLVD	LARSON MARK & FAYE LARSON
X	621	3225 TURTLE CREEK BLVD	CAMPBELL JIM L
X	622	3225 TURTLE CREEK BLVD	MELTON BENJAMIN CORD
X	623	3225 TURTLE CREEK BLVD	REICHARD CARLA A &
X	624	3225 TURTLE CREEK BLVD	HERBST PAUL & LORI
X	625	3225 TURTLE CREEK BLVD	AFM INVESTMENTS LLC
X	626	3225 TURTLE CREEK BLVD	FEDEARL HOME LOAN
X	627	3225 TURTLE CREEK BLVD	SULLIVAN PATRICK
X	628	3225 TURTLE CREEK BLVD	KRALIS LESLEY E
X	629	3225 TURTLE CREEK BLVD	CRONK M ESTELLE TRUST OF 2010
X	630	3225 TURTLE CREEK BLVD	JANKIRAMAN PAVAN
X	631	3225 TURTLE CREEK BLVD	CHANG TERESA ALLISON
X	632	3225 TURTLE CREEK BLVD	LANKA INDIRA &
X	633	3225 TURTLE CREEK BLVD	LANKA SURYA PRAKASH &
X	634	3225 TURTLE CREEK BLVD	COFFEY ELIZABETH M
X	635	3225 TURTLE CREEK BLVD	SUGIURA YOSHIE
X	636	3225 TURTLE CREEK BLVD	DODDAPANENI YESASWI
X	637	3225 TURTLE CREEK BLVD	NAIR CKP & SYAMALA C
X	638	3225 TURTLE CREEK BLVD	PATEL PIYUSH K & MINA P
X	639	3225 TURTLE CREEK BLVD	SAKS KATHRINE TORY &
X	640	3225 TURTLE CREEK BLVD	BINFORD OSWALD &
X	641	3225 TURTLE CREEK BLVD	VELASQUEZ JOSE
X	642	3225 TURTLE CREEK BLVD	DESAI PRAVIN & ARATI
X	643	3225 TURTLE CREEK BLVD	PATEL SHITAL J & SUKETU KAUSHIK
X	644	3225 TURTLE CREEK BLVD	WILLS DELINDA DEMITA
X	645	3225 TURTLE CREEK BLVD	LACARRA ADRIANNA
X	646	3225 TURTLE CREEK BLVD	RAMIREZ CINDY
X	647	3225 TURTLE CREEK BLVD	ZHANG GUANG
X	648	3225 TURTLE CREEK BLVD	SOM SOLINA
X	649	3225 TURTLE CREEK BLVD	HUSBAND NIKKI SHERRELL
X	650	3225 TURTLE CREEK BLVD	MOROZOV ZAKHAR &

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	651	3225 TURTLE CREEK BLVD	VELASQUEZ RUBEN II
X	652	3225 TURTLE CREEK BLVD	WENNO HILDA
X	653	3225 TURTLE CREEK BLVD	BRITO LUCAS & NORMA
X	654	3225 TURTLE CREEK BLVD	KOGAN ALLAN J
X	655	3225 TURTLE CREEK BLVD	CHATTERJEE REVOCABLE TRUST
X	656	3225 TURTLE CREEK BLVD	DONOFRIO SAMANTHA
X	657	3225 TURTLE CREEK BLVD	LIDJI MYRIAM B
X	658	3225 TURTLE CREEK BLVD	ZAKHOUR BASSAM
X	659	3225 TURTLE CREEK BLVD	DAO VU A & KIM LANG
X	660	3225 TURTLE CREEK BLVD	WATSON STEPHEN TRAGER
X	661	3225 TURTLE CREEK BLVD	THE RESIDENTIAL CREDIT
X	662	3225 TURTLE CREEK BLVD	MATTHEWS STEVEN KEITH & JUDY G
X	663	3225 TURTLE CREEK BLVD	MZLS ENTERPRISES LP
X	664	3225 TURTLE CREEK BLVD	SALMI TOMMI
X	665	3225 TURTLE CREEK BLVD	SOUCHAK JASON P
X	666	3225 TURTLE CREEK BLVD	AHMED MAHRIN
X	667	3225 TURTLE CREEK BLVD	LANKA INDIRA
X	668	3225 TURTLE CREEK BLVD	WU GEORGE & XUNZHI JENNIFER
X	669	3225 TURTLE CREEK BLVD	CIOCAN FLORENTINA
X	670	3225 TURTLE CREEK BLVD	WENDLER JESSICA T
X	671	3225 TURTLE CREEK BLVD	POWERS DANIEL D
X	672	3225 TURTLE CREEK BLVD	MOORE TIMOTHY J & PAMELA M
X	673	3225 TURTLE CREEK BLVD	NALL CHARLES J
X	674	3225 TURTLE CREEK BLVD	GALLEGOS SYLIA E
X	675	3225 TURTLE CREEK BLVD	DIJOSEPH JOHN
X	676	3225 TURTLE CREEK BLVD	PUERESCHITZ MARKUS &
X	677	3225 TURTLE CREEK BLVD	DUNCAN JOHN MICHAEL &
X	678	3225 TURTLE CREEK BLVD	WETTREICH ZARA ELIZABETH
X	679	3225 TURTLE CREEK BLVD	LANKA INDIRA &
X	680	3225 TURTLE CREEK BLVD	LEPP JANICE MARIE LIVING TRUST
X	681	3225 TURTLE CREEK BLVD	NAZIFPOUR SHAYDA

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	682	3225 TURTLE CREEK BLVD	MASOUMALIZADEH MAHIN &
X	683	3225 TURTLE CREEK BLVD	BAEK STEVEN A
X	684	3225 TURTLE CREEK BLVD	ROZENZVIG YEHIEL
X	685	3225 TURTLE CREEK BLVD	FREEMAN RACHEL OLIVIA
X	686	3225 TURTLE CREEK BLVD	KELLETT RICHARD D
X	687	3225 TURTLE CREEK BLVD	MAH JEFFERY
X	688	3225 TURTLE CREEK BLVD	DUFFY MARY B
X	689	3225 TURTLE CREEK BLVD	PHAM LAN D
X	690	3225 TURTLE CREEK BLVD	CORRY ALAN REVOCABLE TRUST
X	691	3225 TURTLE CREEK BLVD	JALALI SID POORYA &
X	692	3225 TURTLE CREEK BLVD	ADAMSON KAREN ANN HERRERA
X	693	3225 TURTLE CREEK BLVD	YUAN JENNIFER JING
X	694	3225 TURTLE CREEK BLVD	HUNTER REBECCA BATES
X	695	3225 TURTLE CREEK BLVD	KAMPINE JOHN M &
X	696	3225 TURTLE CREEK BLVD	BONILLA EVA
X	697	3225 TURTLE CREEK BLVD	JACKMAN CHRISTOPHER
X	698	3225 TURTLE CREEK BLVD	CELLI ROBERT MICHAEL
X	699	3225 TURTLE CREEK BLVD	ARMAND AHMAD & MAHVASH
X	700	3225 TURTLE CREEK BLVD	CAUTHEN DON & JULIA
X	701	3225 TURTLE CREEK BLVD	BLAKE NINA CERVANTES
X	702	3225 TURTLE CREEK BLVD	GODFREY CRAIG WILLIAM &
X	703	3225 TURTLE CREEK BLVD	DOYLE TIMOTHY B &
X	704	3225 TURTLE CREEK BLVD	GREEN JIMMY
X	705	3225 TURTLE CREEK BLVD	SENNETTEBROWN GRADYNE
X	706	3225 TURTLE CREEK BLVD	BLACKLEDGE LAWRENCE A
X	707	3225 TURTLE CREEK BLVD	LEE BILL G
X	708	3225 TURTLE CREEK BLVD	MARTINEZ FAUSTINA
X	709	3225 TURTLE CREEK BLVD	AKIN MARK & DEBI AKIN
X	710	3225 TURTLE CREEK BLVD	SEEBERGER JOAN P
X	711	3225 TURTLE CREEK BLVD	GLASSMOYER SUSAN & MICHAEL
X	712	3225 TURTLE CREEK BLVD	MINTZ MARTIN L

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	713	3225 TURTLE CREEK BLVD	STINSON JANET LYNN
X	714	3225 TURTLE CREEK BLVD	DEBLANK ANNE B
X	715	3225 TURTLE CREEK BLVD	GUREVITZ JENNIFER REV TR
X	716	3225 TURTLE CREEK BLVD	BLOOM ROBERT A
X	717	3225 TURTLE CREEK BLVD	MAYBERRY DAVID W
X	718	3225 TURTLE CREEK BLVD	WEERASINGHE AMIEL ERAJ
X	719	3225 TURTLE CREEK BLVD	HERNANDEZ ELISA C
X	720	3225 TURTLE CREEK BLVD	BINFORD OSWALD S &
X	721	3225 TURTLE CREEK BLVD	PANCHASARP VANEE &
X	722	3225 TURTLE CREEK BLVD	STEIN GIFFORD P & SHARON
X	723	3225 TURTLE CREEK BLVD	KUBILIUN NISA
X	724	3225 TURTLE CREEK BLVD	MCQUAID JESSICA &
X	725	3225 TURTLE CREEK BLVD	TOMLINS JEFF E
X	726	3225 TURTLE CREEK BLVD	JENNINGS WENDY
X	727	3225 TURTLE CREEK BLVD	DELBAGNO JOHN B TR &
X	728	3225 TURTLE CREEK BLVD	ROOZROKH MICHAEL
X	729	3225 TURTLE CREEK BLVD	ZAKHOUR KAMIL
X	730	3225 TURTLE CREEK BLVD	LAU ANDRES G
X	731	3225 TURTLE CREEK BLVD	STRONG JAMES II & LESLIE KAY
X	732	3225 TURTLE CREEK BLVD	BENAHARON SOL
X	733	3225 TURTLE CREEK BLVD	BURGIO DONALD A
X	734	3225 TURTLE CREEK BLVD	ALKAYED RIYAD
X	735	3225 TURTLE CREEK BLVD	MATHER MATTHEW JAMES
X	736	3225 TURTLE CREEK BLVD	DOYLE TIMOTHY BRIAN &
X	737	3225 TURTLE CREEK BLVD	MROZ MELANIE
X	738	3225 TURTLE CREEK BLVD	RENAISSANCE ON TURTLE CREEK
X	739	3225 TURTLE CREEK BLVD	THE RENAISSANCE ON TURTLE CREEK
O	740	3100 COLE AVE	AFTABROUSHADR KAMBIZ
O	741	3100 COLE AVE	ALLSION CHRIS
O	742	3100 COLE AVE	DIETZ HUNTER D
O	743	3100 COLE AVE	ZHANG HELEN X Y

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	744	3100 COLE AVE	BOWEN DOUGLAS
O	745	3100 COLE AVE	BABB JACQUELINE L
O	746	3100 COLE AVE	PALETTI SONIA
O	748	3100 COLE AVE	LITTLE CYNTHIA
O	749	3100 COLE AVE	SMITH HOLLY F
O	750	3100 COLE AVE	HARLAN TANYA POWELL
O	751	3100 COLE AVE	RAFEA VEEDA
O	752	3100 COLE AVE	TRUMPOWER ELIZABETH ANNE
O	753	3100 COLE AVE	REDDEN BRITTANY
O	754	3100 COLE AVE	SCHULTZ JERRY EVERETT
O	755	3100 COLE AVE	DRAPER DUANE D &
O	756	3100 COLE AVE	SPADE PHILIP FREDERICK
O	757	3100 COLE AVE	NAMEJ GROUP LLC
O	758	3100 COLE AVE	ALIZADA LAMAN
O	759	3100 COLE AVE	CASIMIRA SUHARTI
O	760	3100 COLE AVE	TALLEY KEVIN ANDREW &
O	761	3100 COLE AVE	RIOS SARA B
O	762	3100 COLE AVE	GAMINI MORTEZA & BORTAY
O	763	3100 COLE AVE	BORDEN JOHN HARRISON
O	764	3100 COLE AVE	LOZANO JAVIER ALBERTO NEYRA &
O	765	3100 COLE AVE	NISELSON DAVID
O	766	3100 COLE AVE	HEDRICK FARRELL
O	767	3100 COLE AVE	SALANON EMANUEL JOEL
O	768	3100 COLE AVE	GARCIA EDWARD I
O	769	3100 COLE AVE	AHN SAM
O	770	3100 COLE AVE	HYRY WILLIAM W
O	771	3100 COLE AVE	HAGAN JOSEPH &
O	772	3100 COLE AVE	CARLTON LUKE J
O	773	3100 COLE AVE	SOROKIN ANDREI & EVGENIIA
O	774	3100 COLE AVE	ROSENBAUM RICO
O	775	3100 COLE AVE	BAYS VANCE J

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	776	3100 COLE AVE	CLIFT SUSANNE A
O	777	3100 COLE AVE	BENNETT KURT
O	778	3100 COLE AVE	LIN CONSTANCE LEECHEN
O	779	3100 COLE AVE	BATA INVESTMENTS LLC
O	780	3100 COLE AVE	DEMEIS DANIEL G
X	781	3210 CARLISLE ST	PAGE ANTHONY R
X	782	3210 CARLISLE ST	HOLSTEAD LIVING TRUST
X	783	3210 CARLISLE ST	GIORDANO JONN V
X	784	3210 CARLISLE ST	CHOI YUN H
X	785	3210 CARLISLE ST	LO BENJAMIN WILLIAM &
X	786	3210 CARLISLE ST	METCALF ELIJAH T &
X	787	3210 CARLISLE ST	HARVEY DEAN & CATHY
X	788	3210 CARLISLE ST	ROBERTSON JOHN M
X	789	3210 CARLISLE ST	IMER INVESTMENTS LLC
X	790	3210 CARLISLE ST	PATEL NEIL N & BINITA
X	791	3210 CARLISLE ST	SWANK JENNIFER MICHELLE & RYAN PAUL
X	792	3210 CARLISLE ST	WENTWORTH BARBARA
X	793	3210 CARLISLE ST	NICKS CHRISTOPHER S & LYNN H NICKS
X	794	3210 CARLISLE ST	DEFARRO GIANPAOLO & VAIR PAULA M
X	795	3210 CARLISLE ST	ZIMMERMAN KATHERYN
X	796	3210 CARLISLE ST	SCHIERMEYER J TROY II
X	797	3210 CARLISLE ST	NORTH TIMOTHY G &
X	798	3210 CARLISLE ST	DAVIS JON C
X	799	3210 CARLISLE ST	FOX MICHAEL & JULIANNE
X	800	3210 CARLISLE ST	HORTON LANCE
X	801	3210 CARLISLE ST	MCKAY JOHN K & ANN
X	802	3210 CARLISLE ST	STOJANOVIC VESNA
X	803	3210 CARLISLE ST	WATERMAN PETER ALAN &
X	804	3210 CARLISLE ST	GOODWIN BOBBY A &
X	805	3210 CARLISLE ST	BENSON KEITH JR
X	806	3210 CARLISLE ST	RUSCHHAUPT REED

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	807	3210 CARLISLE ST	DUNTON STACY
X	808	3210 CARLISLE ST	STANFORD CHRISTIN C & ERIK
X	809	3210 CARLISLE ST	ROGERS MICHAEL A
X	810	3210 CARLISLE ST	WOODARD BRYAN T
X	811	3210 CARLISLE ST	HSIEH ERIC TZONGLIN
X	812	3210 CARLISLE ST	FLOWERS ROBERT R
X	813	3210 CARLISLE ST	J G T REAL ESTATE LLC &
X	814	3210 CARLISLE ST	BURNS MICHAEL R &
X	815	3210 CARLISLE ST	LOCKE KELLY
X	816	3210 CARLISLE ST	BENTOW JASON
X	817	3210 CARLISLE ST	LYONS KEVIN & MEGAN
X	818	3210 CARLISLE ST	STEELMAN CHARLES E JR &
X	819	3210 CARLISLE ST	MINK JUSTIN
X	820	3210 CARLISLE ST	ALVAREZ PEDRO JR &
X	821	3210 CARLISLE ST	PERELLA LAUREN M
X	822	3210 CARLISLE ST	GEIKEN CHAD D
X	823	3210 CARLISLE ST	NYSTROM PETER
X	824	3210 CARLISLE ST	WARGIN GABRIEL
X	825	3210 CARLISLE ST	LARE ROBERT JR & GAYLENE M
X	826	3210 CARLISLE ST	SLAVIN DIERDRE
X	827	3210 CARLISLE ST	WELLS CORY
X	828	3210 CARLISLE ST	POTTER JEFFREY &
X	829	3210 CARLISLE ST	HAWKINS DWAYNE W
X	830	3210 CARLISLE ST	LAVENDER RACHEL LAUREN
X	831	3210 CARLISLE ST	HUANG THERESA T
X	832	3210 CARLISLE ST	FISHBACK ANNE
X	833	3210 CARLISLE ST	3210 CARLISLE LLC
X	834	3210 CARLISLE ST	WALKER PHILIP & JULIE
X	835	3210 CARLISLE ST	STEINMAN JOHN & STEPHANIE
X	836	3210 CARLISLE ST	CONVERSE SUSAN MANNING
X	837	3210 CARLISLE ST	MIRE DENNIS

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	838	3210 CARLISLE ST	SMITH JAMES GLASGOW II
X	839	3210 CARLISLE ST	DIONALEX TRUST THE
X	840	3210 CARLISLE ST	MEYER JOEL E
X	841	3210 CARLISLE ST	REECE CRYSTAL
X	842	3235 COLE AVE	YEXIAOBING &
X	843	3235 COLE AVE	NGUYEN THONG
X	844	3235 COLE AVE	MOSCA CELESTE ALISA
X	845	3235 COLE AVE	
X	846	3235 COLE AVE	LOWRY PATRICK
X	847	3235 COLE AVE	SHEINBERG DARREN
X	848	3235 COLE AVE	778 LLC
X	850	3235 COLE AVE	TRAINOR RYAN &
X	851	3235 COLE AVE	HALLOCK KEITH R JR
X	852	3235 COLE AVE	QUISENBERRY PATRICIA & TIM
X	853	3235 COLE AVE	MAJOR DAVID P
X	854	3235 COLE AVE	MALLOY BETHANY E
X	855	3235 COLE AVE	THOMPSON SCOTT JAY
X	856	3235 COLE AVE	DEERING CHRISTOPHER
X	857	3235 COLE AVE	HALL DAVID JR
X	858	3235 COLE AVE	HARRINGTON TIMOTHY R &
X	859	3235 COLE AVE	ELCHAMMAS MANAR
X	860	3235 COLE AVE	ALIMCHANDANI NEERAJ
X	861	3235 COLE AVE	LITOFF AUSTIN
X	862	3235 COLE AVE	LECOVER MATTHEW L
X	863	3235 COLE AVE	COBIAN ANA P &
X	864	3235 COLE AVE	HARSHBARGER DARYL
X	865	3235 COLE AVE	HUPF ELIZABETH
X	866	3235 COLE AVE	BERARD MICHAEL
X	867	3235 COLE AVE	SANTAULARIA JOSEPH W
X	868	3235 COLE AVE	CHATTERSON SARA MARIE &
X	869	3235 COLE AVE	OROSA ANTONIO &

Z190-359(NN)

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	870	3235 COLE AVE	REDETZKE ELISE CLAIRE
X	871	3235 COLE AVE	BUTLER WILLIAM W III
O	A1	3203 CARLISLE ST	MEDRANO FRANCISCO J
O	A2	3100 COLE AVE	NICOLLE BRYCE DAUVERGNE
O	A3	3208 COLE AVE	DURBIN LUCY
X	A4	3230 COLE AVE	LUNA JOHN B
X	A5	3225 TURTLE CREEK BLVD	HEAD KEITH L &
X	A6	3235 COLE AVE	CHAPMAN ALBERT J III



Agenda Information Sheet

File #: 21-625

Item #: Z2.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): 7
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

A public hearing to receive comments regarding an application for a Planned Development District for an open-enrollment charter school use and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District, on the north side of R.L. Thornton Freeway (Interstate Highway 30), east of North Buckner Boulevard

Recommendation of Staff and CPC: Denial
Z201-130(LG)

FILE NUMBER:	Z201-130(LG)	DATE FILED:	November 13, 2020
LOCATION:	North side of R.L. Thornton Freeway (Interstate Highway 30), east of North Buckner Boulevard		
COUNCIL DISTRICT:	7	MAPSCO:	48 D
SIZE OF REQUEST:	±16.8 acres	CENSUS TRACT:	123.02

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: Uplift Education

OWNER: Chapel Downs Dallas, LLC

REQUEST: An application for a Planned Development District for an open-enrollment charter school use and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow for an open-enrollment charter school by right and develop the site with an open-enrollment charter school serving elementary, middle, and high school grades [Uplift Education].

CPC RECOMMENDATION: Denial.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The subject site is currently undeveloped.
- According to the Dallas Development Code, a specific use permit is required to operate an open-enrollment charter school in an R-7.5(A) Single Family District.
- Prior to this request, an application (Z189-233) was submitted to requesting an LI Light Industrial District to allow warehouse use. Staff recommended approval of the LI District. The City Plan Commission recommended denial of the request on September 5, 2019. The applicant did not appeal the denial to City Council.
- An application to 1) delete Chenault Street from N. Buckner Boulevard to East City Limit line and 2) delete Unnamed NE-1 from Chenault Street to IH-30 was approved by CPC and is scheduled for the April 14, 2021 City Council hearing. The request is impacted by the thoroughfare plan amendment.

Zoning History: There has been one zoning case in the area within the last five years.

1. **Z189-233** On September 5, 2019, the City Plan Commission denied a request for a Planned Development District for LI Light Industrial District uses on property zoned an R-7.5(A) Single Family District, located on the north line of Interstate Highway 30, east of North Buckner Boulevard. [subject site]

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW	Proposed ROW
East RL Thornton Freeway	Freeway	Varies	Varies
Chenault Street (not built or dedicated)	Community Collector	None	Standard-4 lanes-undivided; 60 feet (proposed)

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and has voiced concerns regarding the traffic circulation situation with this request. The site does pose transportation concerns since it is only accessible from RL Thornton Freeway (Interstate Highway 30). Due to the limitations of the site, public transit cannot be used to access the site, and the site is not accessible to pedestrians since it is located along highway frontage.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The proposed zoning request meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

The proposed zoning request does not meet the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.4.2 Develop a multi-modal transportation network.

Area Plan:

On March 27, 2013, the City Council adopted the *2-Points to White Rock Lake Area Plan*. The Plan identifies the subject site on the eastern edge of an area identified as Strategic Opportunity Area 6. Area 6 promotes regional employment activities such as medical facilities or education centers that can take advantage of the location's proximity to the interchange at Big Town Boulevard on Interstate Highway 30. The area plan proposes the subject site has business center or corridor land uses, so the proposed project is incompatible with the proposed area plan.

STAFF ANALYSIS:**Surrounding Land Uses:**

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
Northwest	PD No. 214 Tracts 1 and Tract 2	Single Family, Undeveloped
North	R-7.5(A)	Single Family
Northeast	TH-2(A)	Single Family
East	TH-3(A), RR with DR No. Z101-129 and Z845-374	Undeveloped Church
South	R-7.5(A), City of Mesquite	Highway, Warehouse
West	CS, LI and RR	Light Fabrication and Assembly, Retail, and Vehicle Sales

Land Use Compatibility:

Surrounding land uses consist of a single family neighborhood to the northwest, north, and northeast. Undeveloped land and a church are to the east of the site. Extensive freeway right-of-way is located to the south. The City of Mesquite is located further south and consists of warehouse uses. Lastly, light fabrication and assembly, retail uses, and vehicle sale uses are to the west.

The site is currently undeveloped and the proposed open-enrollment charter school use on the property is considered to be compatible with uses to the east and north. The proposed development is not fully compatible with uses located south and west of the property since these properties have been developed with commercial and industrial uses. The lack of transition due to the existing development patterns could pose future issues if Chenault Avenue is not developed in a manner to provide additional accessibility to the proposed school since Interstate Highway 30 is a one way and only accessible by car or bus.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing: R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	60%	None	Single family
Proposed: PD	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	60%	Proximity Slope Visual Intrusion	Open enrollment charter school, single family

Parking:

The Dallas Development Code states 1.5 spaces are required for elementary school classrooms; 3.5 spaces for middle school classrooms; and 9.5 spaces per high school classrooms. The applicant will have 28 elementary classrooms, which means they are required to provide 42 spaces and they will provide at least 42 spaces. The applicant will have 21 middle school classrooms, which means they are required to provide 74 spaces and they will provide at least 74 spaces. Lastly, the applicant will have 24 high school classrooms, which means they are required to provide 228 spaces and they will provide at least 228 spaces. In total, the applicant will be required to provide 344 parking spaces but have 363 spaces for the proposed development (353 regular, 10 accessible spaces). Therefore, the applicant will exceed their parking requirements by 19 spaces.

Landscaping:

Landscaping must be provided in accordance with Article X, as amended.

Market Value Analysis:

Market Value Analysis (MVA) is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through

Z201-130(LG)

I). Although the area of request is not within an identifiable MVA cluster, it abuts an “E” MVA cluster located to the north.

List of Officers

Chapel Downs Dallas, LLC

Northfield Development LLC
Neil Blanchard, President
KW CADD Holdings LLC
Kelly S. Walker, Director
Chapel Downs Dallas Management LLC
Northfield Development LLC
Neil Blanchard, President

Uplift Education

Yasmin Bhatia, CEO
Alexander Berk, Chief Legal Officer
Deborah Bigham, Chief of External Affairs
Johnny Deas, Chief Operations Officer
Anne Erickson, Chief People and Innovation Officer
Dr. John Gecko, Chief Well-Being and SEL Officer
James Jahnke, Chief Financial Officer
Aurora Lora, Chief of Schools
Dr. Remy Washington, Chief Academic Officer

Board of Directors

Ryan Moss, Chairman	Richard Frapart
Cristina Barbosa	Arda Fuentes
John Becker	Ricky Garcia
Michielle Benson	Cameron Johnson
W. Carey Carter	Dawn Mann
Cullum Clark	Andre McEwing
George Conant	John McPherson
Adam Cox	Rev. Dr. Lael C. Melville
Cathleen Crews	Andy Scripps
Pilar Davies	Michael Stack
Tony Dona	James Stanton
Cathy Estrada	Ed Tauriac
Ossa Fisher	

CPC ACTION
March 25, 2021

Motion: It was moved to recommend **denial** of a Planned Development District for an open-enrollment charter school use and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District, on the north side of R.L. Thornton Freeway (Interstate Highway 30), east of North Buckner Boulevard.

Maker: Jackson
Second: Blair
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung, Suhler,
Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 100
Replies: For: 2 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Brain Nelson, 350 N. St. Paul St., Dallas, TX, 75201
Anna Meza, 6911 Lacywood Ln., Dallas, TX, 75227
Vikki Martin, 8230 Claremont Dr., Dallas, TX, 75228
Edison Senat, 2700 Crystal Falls Dr., Mesquite, TX, 75181
Deborah Bigham, 6822 Mimosa Ln., Dallas, TX, 75230
Eddie King, 9611 E. R.L. Thornton Fwy., Dallas, TX, 75228
Wes Hoblit, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Elizabeth Crowe, Athens, TX, 75751
Crystal Ward, 5555 Amesbury Dr., Dallas, TX, 75206
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Against: Ruth Torres, Dallas, TX, 75222
Lori Kirkpatrick, 6705 Braeburn Dr., Dallas, TX, 75214
Lynn Davenport, 9627 Windy Hill Rd., Dallas, TX, 75238
Against (Did not speak): Diane Tasian, 3831 Turtle Creek Blvd., Dallas, TX, 75219
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

APPLICANT'S PROPOSED PD CONDITIONS

ARTICLE ____.

PD ____.

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

SEC. 51P- ____ .102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located at the north side of E. RL Thornton Freeway, east of N. Buckner Boulevard. The size of PD ____ is approximately 16.2 acres.

SEC. 51P- ____ .103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

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

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

SEC. 51P- ____ .104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ____A: development plan.

(2) Exhibit ____B: traffic management plan.

SEC. 51P- ____ .105. DEVELOPMENT PLAN.

(a) For an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit ____). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P- _____.106. MAIN USES PERMITTED.

(a) Except as provided, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) The following use is permitted by right:

-- Open-enrollment charter school.

SEC. 51P- _____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P- _____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) For an open-enrollment charter school, parking may be located within a required front yard setback.

SEC. 51P- _____.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P- _____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

- (b) No residential adjacency buffer is required within a stormwater easement or drainage channel in the area shown on the development plan.
- (c) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P--____.112. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of an open-enrollment charter school must comply with the traffic management plan (Exhibit ____B).

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **March 31, 2022**. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each even-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to

submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(c) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

SEC. 51P- ____ .113. SIGNS.

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

SEC. 51P- ____ .114. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

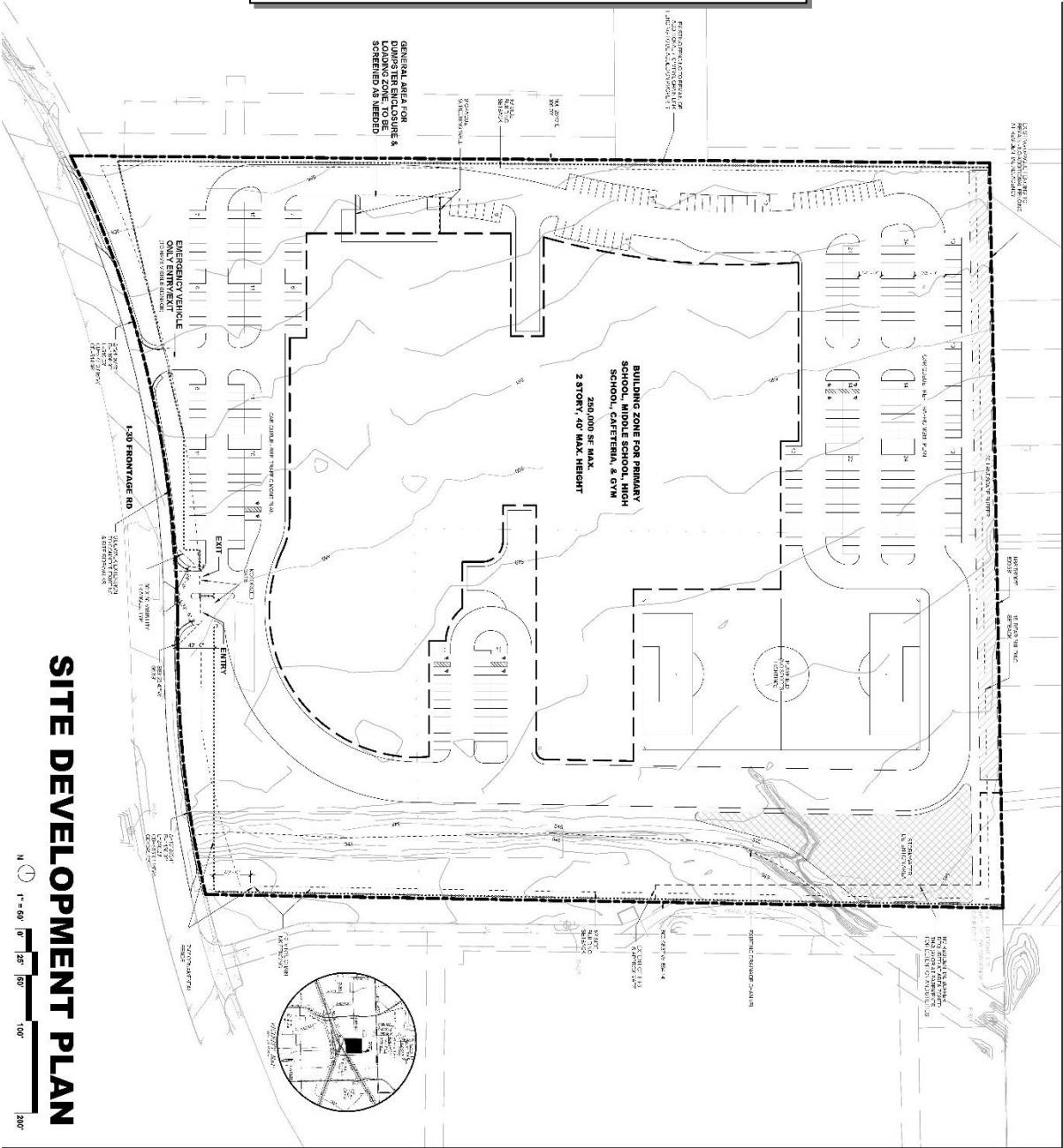
(c) Maximum height of fences in the front yard setback is seven feet.

SEC. 51P- ____ .115. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

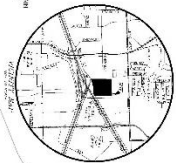
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

Proposed Development Plan



SITE DEVELOPMENT PLAN

N 1" = 60' 0" 25' 50' 100' 200'



LUNA PREPARATORY
CHARTER SCHOOL
UPLIFT EDUCATION

9743 E RL THORNTON Pkwy, DALLAS TX, 75228

SCALE AS INDICATED SITE DEVELOPMENT PLAN 02/24/21

PARKING SPACES 18' LONG X 8' WIDE, TYPICAL SPACES MAY INCLUDE PARKING, ALLOWABLE NUMBER OF COMPACT SPACES MAY BE USED TO MEET REQUIRED NUMBER			
REQUIRED	PROVIDED	REQUIRED	PROVIDED
ELEMENTARY CLASSROOMS	4	1.5 PER	6
PRE-K	24	28 x 13 =	42
MIDDLE SCHOOL	21	21 x 35 =	74
HIGH SCHOOL	24	24 x 55 =	228
TOTAL	344		350
HANDICAP	10		
TOTAL 354			
SITE			
16.79 ACRES			
731,296 SQ. FT.			
250,000 SQ. FT. MAX BUILDING			
SITE WILL COMPLY WITH ARTICLE X EXCEPT WHERE			
SIDEWALK TO BE ADDED AT ALL PUBLIC STREET			
PERMITS TO BE ADDED AT EAST, SOUTH, AND WEST PROPERTY EXTENTS SHOWN ON PLAN FOR GENERAL COMPACT SPACING AS ALLOWED INCLUDED IN THIS NUMBER			

Proposed Traffic Management Plan Page 1

Traffic Management Plan

The Traffic Management Plan (TMP) for the Uplift Education Luna IH 30 campus is provided in **Figure 1**. Specific circulation operations for the Primary and the Secondary school scholars have been developed and are provided graphically.

The IH 30 WBFR is currently constructed as three lanes in the segment adjacent to the project site, and the posted speed limit is 45 mph. Vehicle speeds adjacent to the site appeared to be at or above the speed limit as observed during site visits during the AM peak periods.

A right turn deceleration lane is provided for entry to the campus. All motorists entering the campus are to utilize this right turn deceleration lane to enter the campus from IH 30 westbound frontage road.

Once inside the campus, two distinct paths of circulation are indicated: the blue (open arrow) path for the Primary School and the red (solid arrow) path for the Middle and High School operations. For the entering direction, the Primary School line is the inside (left) lane, and the Secondary School (Middle and High School) line is the outside (right) lane. Circulation through the campus to the drop-off/pick-up locations will follow protocol of first in, first served. Uplift Education staff will assist in directing on-site traffic flow and traffic management.

An area where the two distinct car lines cross each other is indicated at the top of the TMP figure. The Primary School motorists must STOP and follow staff directions prior to crossing the Secondary School motorists' vehicle path.

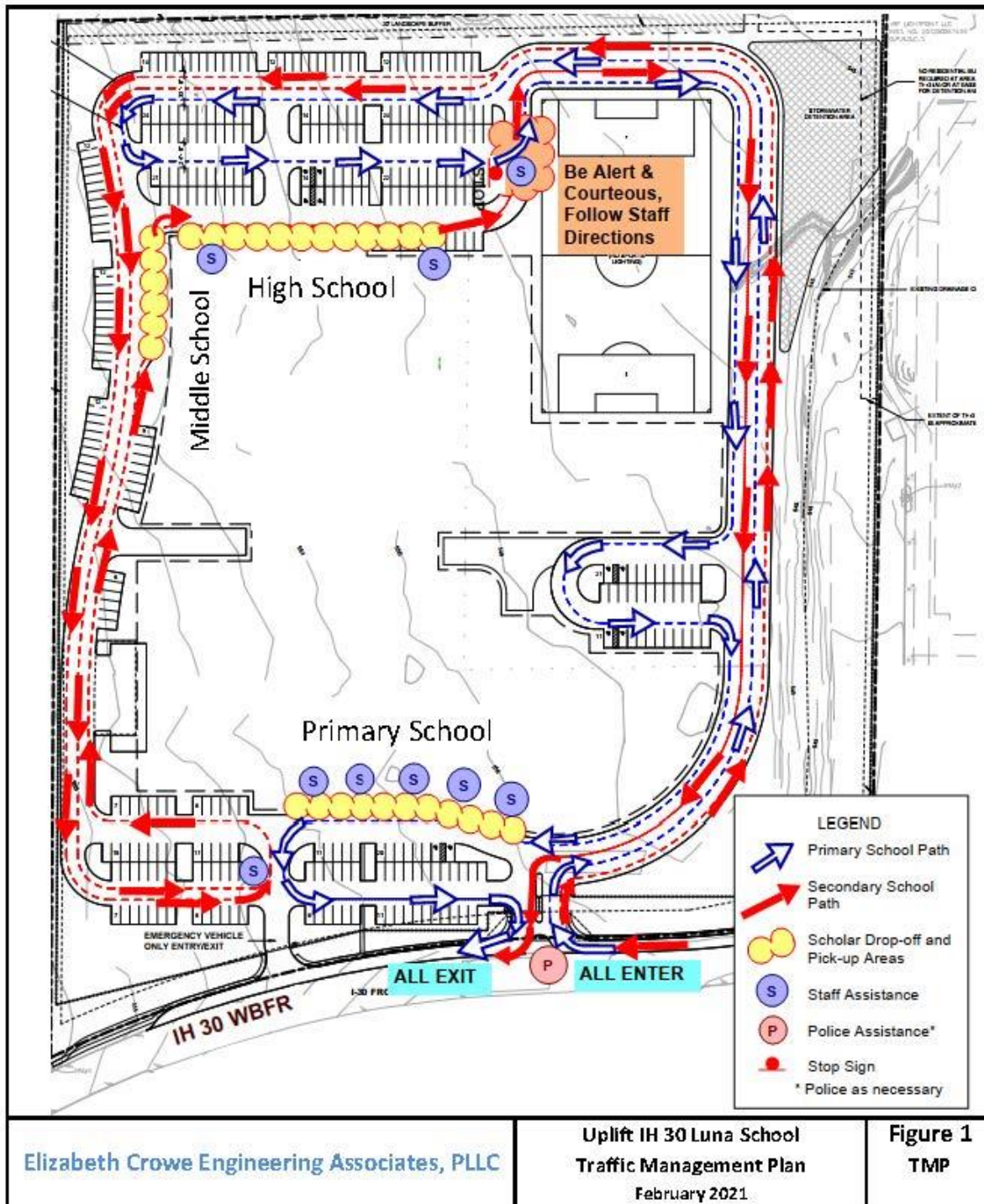
After either dropping off or picking up the scholar(s), motorists will depart the campus via a right turn onto IH 30 WBFR from the school driveway. There are two exit lanes provided from the campus to the frontage road. The outside lane (right side) is provided with an auxiliary lane to assist motorists departing the campus.

The site plan has been designed to accommodate 8,600 linear feet of vehicle queuing space for motorists picking up the scholars. **Table 1** provides the detailed calculations of the queuing storage for Buildout conditions.

Table 1. Full Buildout Queuing

Grade Level	# of Scholars	Queue Rate Length per Scholar (ft)	Linear Feet of Queuing Storage, LF		
			Calculated	TMP Provided on Site Plan	Above Calculated
PreK	80	5	400		
K - 5	672	4	2,688		
Total Primary	752		3,088	3,600	512
Middle School	588	3.2	1,882		
High School	672	3.2	2,150		
Total Secondary	1,260		4,032	5,000	968
Total	2,012		7,120	8,600	1,480

Proposed Traffic Management Plan Page 2



Proposed Traffic Management Plan Page 3

For the buildout enrollment of 2,012 scholars, this equates to 4.27 linear feet per scholar. More specifically, the Primary School queuing space of 3,600 linear feet provides 4.79 linear feet per scholar and the 5,000 feet provided for the Secondary School provides 3.97 linear feet per scholar.

City of Dallas staff expressed concern about potential queuing onto the IH 30 frontage road and cited negative examples of queuing conditions at two other charter schools, Family Faith Academy and Life School. **Table 2** summarizes a comparison of charter school on-campus queuing space provisions and the enrollment and resulting ratio of linear space to enrolled student.

Table 2. Charter School Queue Space Comparison

SCHOOL	ENROLLMENT # STUDENTS	QUEUE LF	LF/STUDENT
FAMILY FAITH ACADEMY (OLD TMP)	2,323	620	0.27
FAMILY FAITH ACADEMY (NEW TMP)	2,323	3,100	1.33
LIFE SCHOOL	1,539	3,100	2.01
UPLIFT WISDOM PREPARATORY	1,600	6,170	3.86
UPLIFT LUNA IH 30 (PER SITE PLAN)	2,012	8,400	4.27

The Uplift Luna IH 30 campus site plan provides over double the ratio of linear space to maximum number of scholars than the charter school campuses that the City of Dallas cited as having issues.

The operators of Uplift Education have demonstrated that the administrations and teachers/staff at the Uplift Education schools are adept at processing carline operations smoothly and efficiently. The Uplift Education schools utilize passenger identification system for scholar pick-up operations. Each campus maintains an Operations Director to work with the traffic engineer, the parents, staff, and administration to facilitate safe scholar drop-off and pick-up operations.

With the proper traffic management plans in place, the site plan has been designed to accommodate the predicted peak queuing conditions which typically occur during the afternoon pick-up operations.

As the school is not scheduled to open until 2022, the specific hours of school operations are not finalized. Other Uplift Education campuses operate with staggered dismissal times for the Primary and Secondary schools. **Table 2** provides the Uplift Wisdom Preparatory Campus School Hours provided on the school website.

Proposed Traffic Management Plan Page 4

Table 3. Uplift Wisdom Preparatory School Hours

Grade Level	Start Time	Dismissal Time	
		M, T, Th, F	Wednesday
Pre-Kindergarten	8:00 AM	3:15 PM	1:45 PM
Primary School	8:00 AM	3:35 PM	2:00 PM
Middle School	8:00 AM	4:00 PM	2:30 PM
High School	8:00 AM	4:00 PM	2:30 PM

It is assumed that the Luna Preparatory IH 30 campus will also follow some form of staggered dismissal time between the Primary and the Secondary School levels.

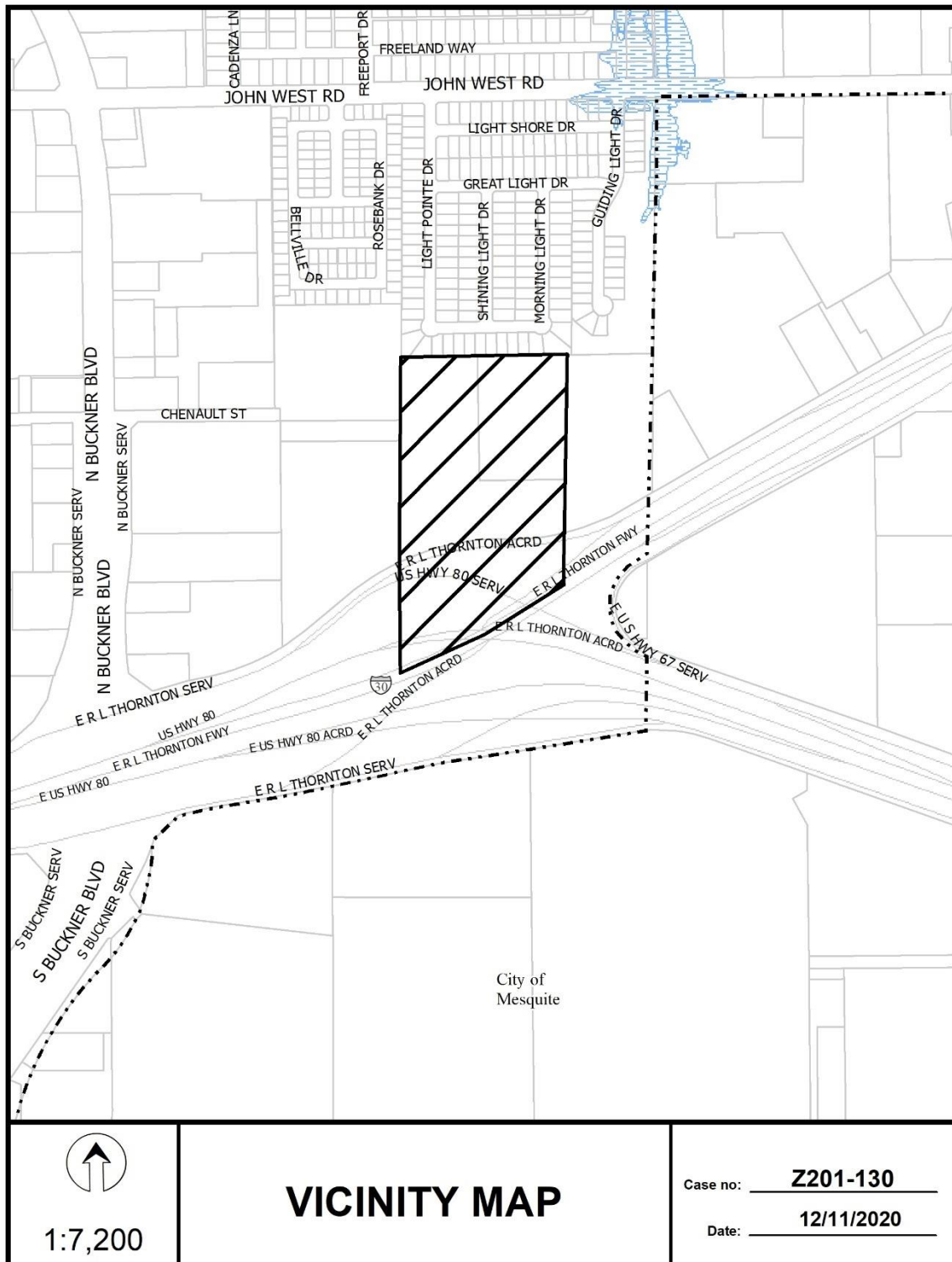
The Uplift Education Operations Director should monitor observance of vehicle circulation and queuing conditions and if necessary, be prepared to remedy any extraordinary queuing conditions outside the campus. Staggering of arrival times for both morning and afternoon operations may provide lessening of peak queuing conditions. The Operations Director and/or school staff should also monitor scholar pedestrian activity outside the campus and adjacent to the IH 30 WBFR.

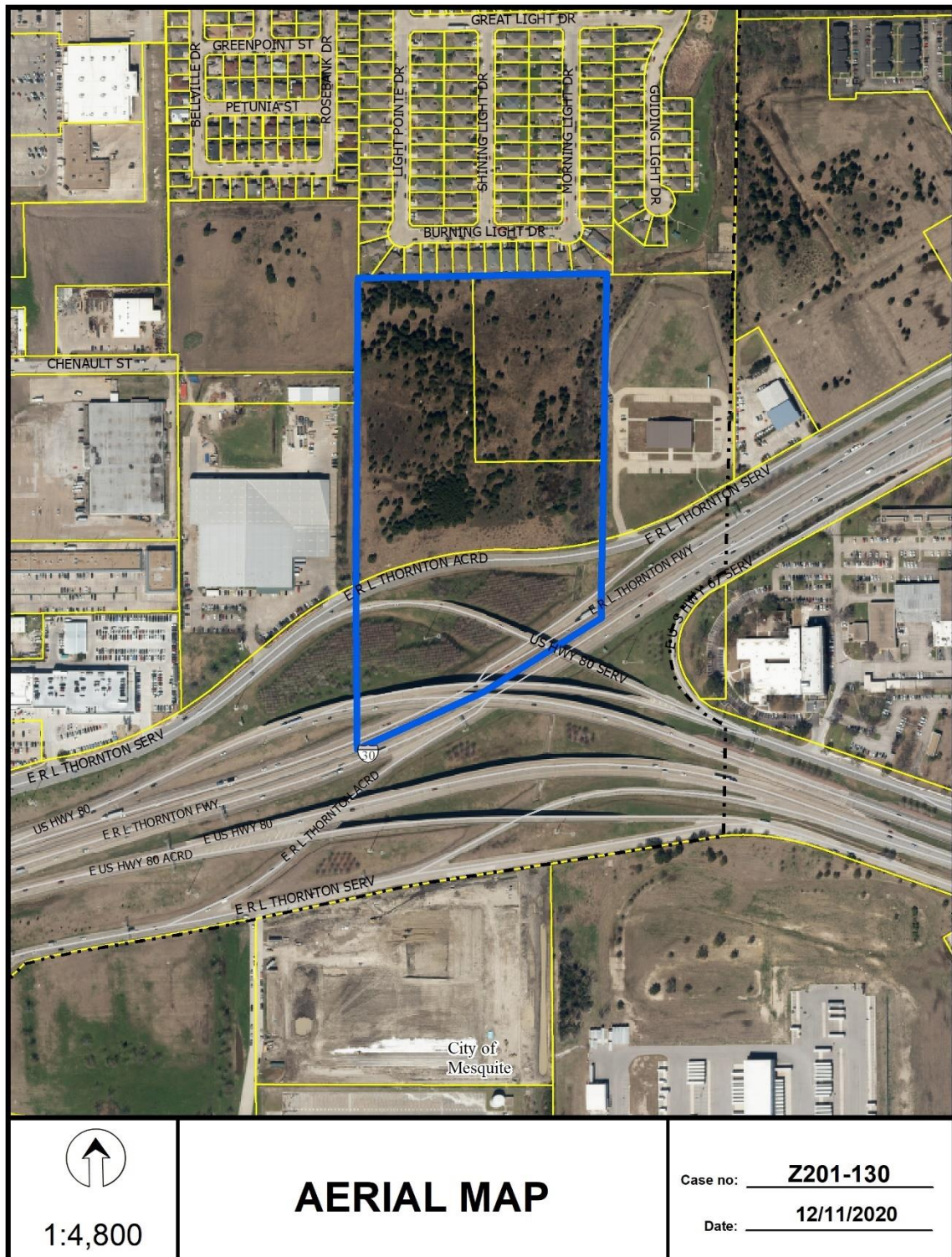
At the onset of the Uplift Luna IH 30 campus opening in Fall 2022, it is recommended that Uplift Education provide police assistance for traffic control at the school driveway intersection with the westbound IH 30 frontage road during the school peak hours of drop-off and pick-up of scholars. As the school staff and parents grow accustomed to the operations, the police assistance may no longer be necessary. A minimum of two weeks of the initial operations is recommended.

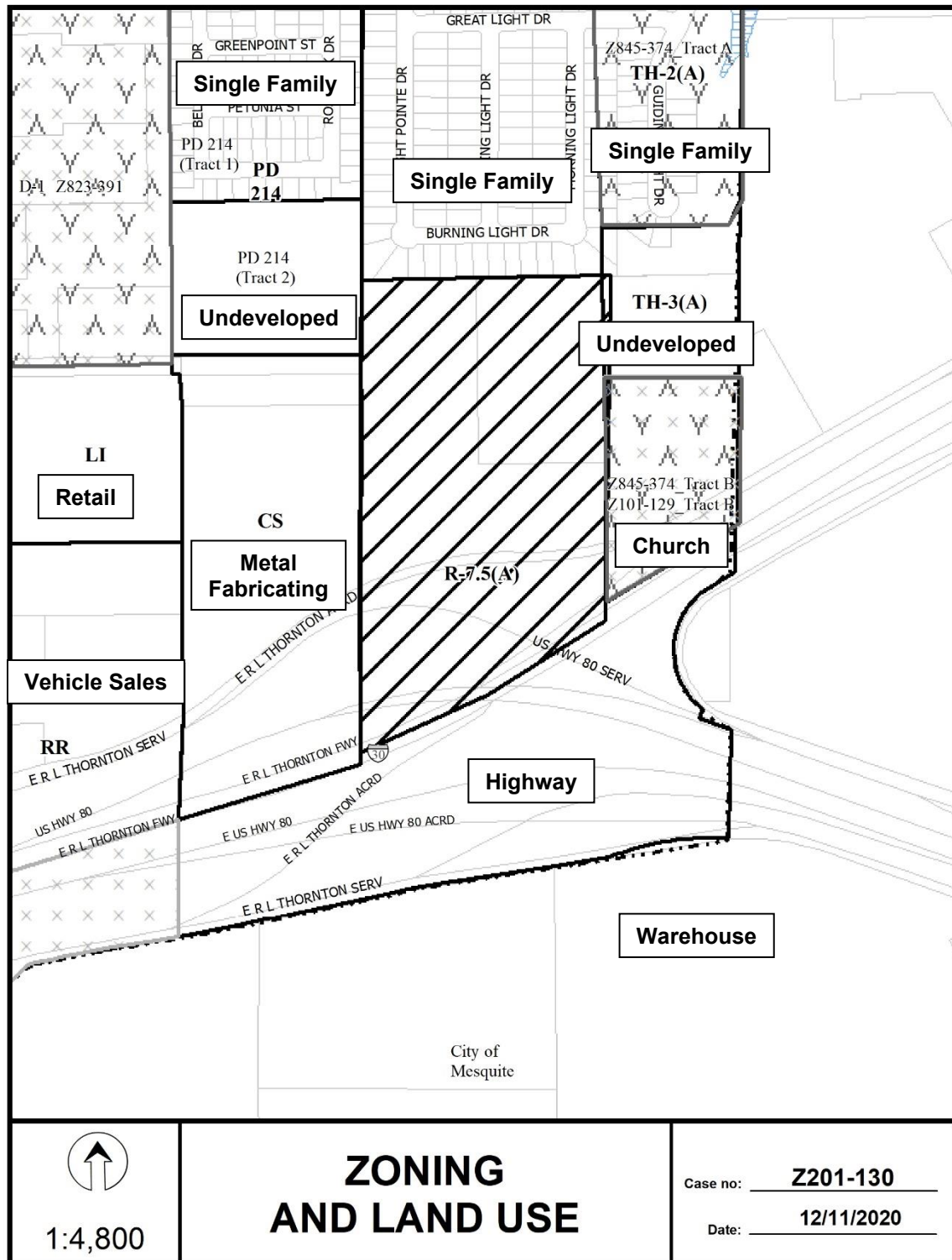
Parents and/or guardians of the Uplift scholars should follow the protocols presented in the Traffic Management Plan for the safety of the scholars, the staff, and the traveling public. Reminder tips for a more efficient and safer car line experience follow. If everyone fully cooperates, car line will go much more swiftly.

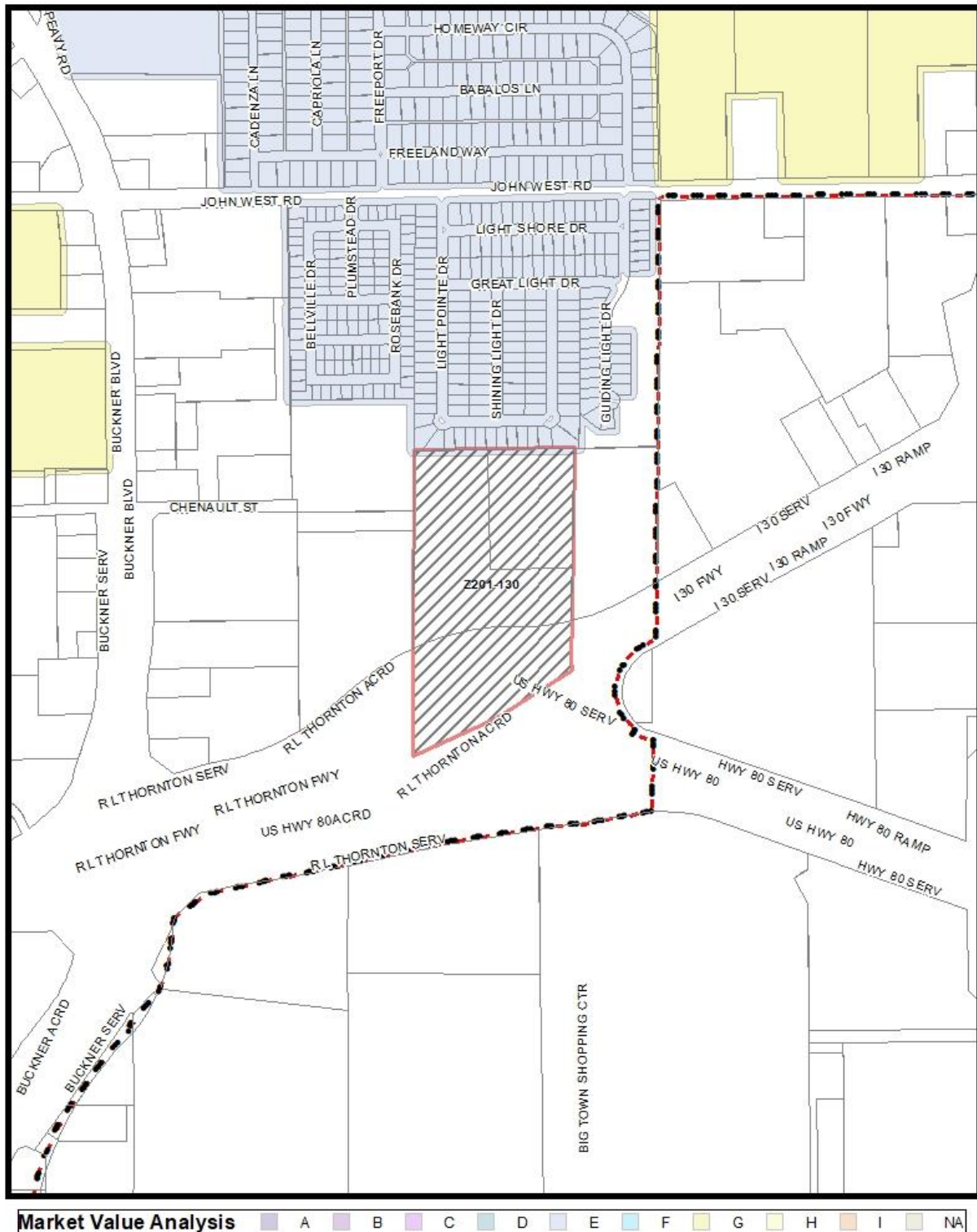
- Follow the directions of Administration, Staff and Police.
- If you are dropping off a scholar, pull forward as directed by staff until they signal scholars to exit your vehicle.
- Scholars should be prepared to immediately exit their vehicles when directed to do so. We understand this will be more difficult for younger scholars the first few weeks of school, so please arrive during times of less traffic to help alleviate traffic during car line.
- Keep your car line number in the window until all occupants have been loaded.
- Handheld cell phone usage is prohibited.
- Do not exit your vehicle unless you are in a parking space.

ABOVE ALL, BE PATIENT. Set a good example for others by following the instructions; the beginning of the school year is typically a learning experience.





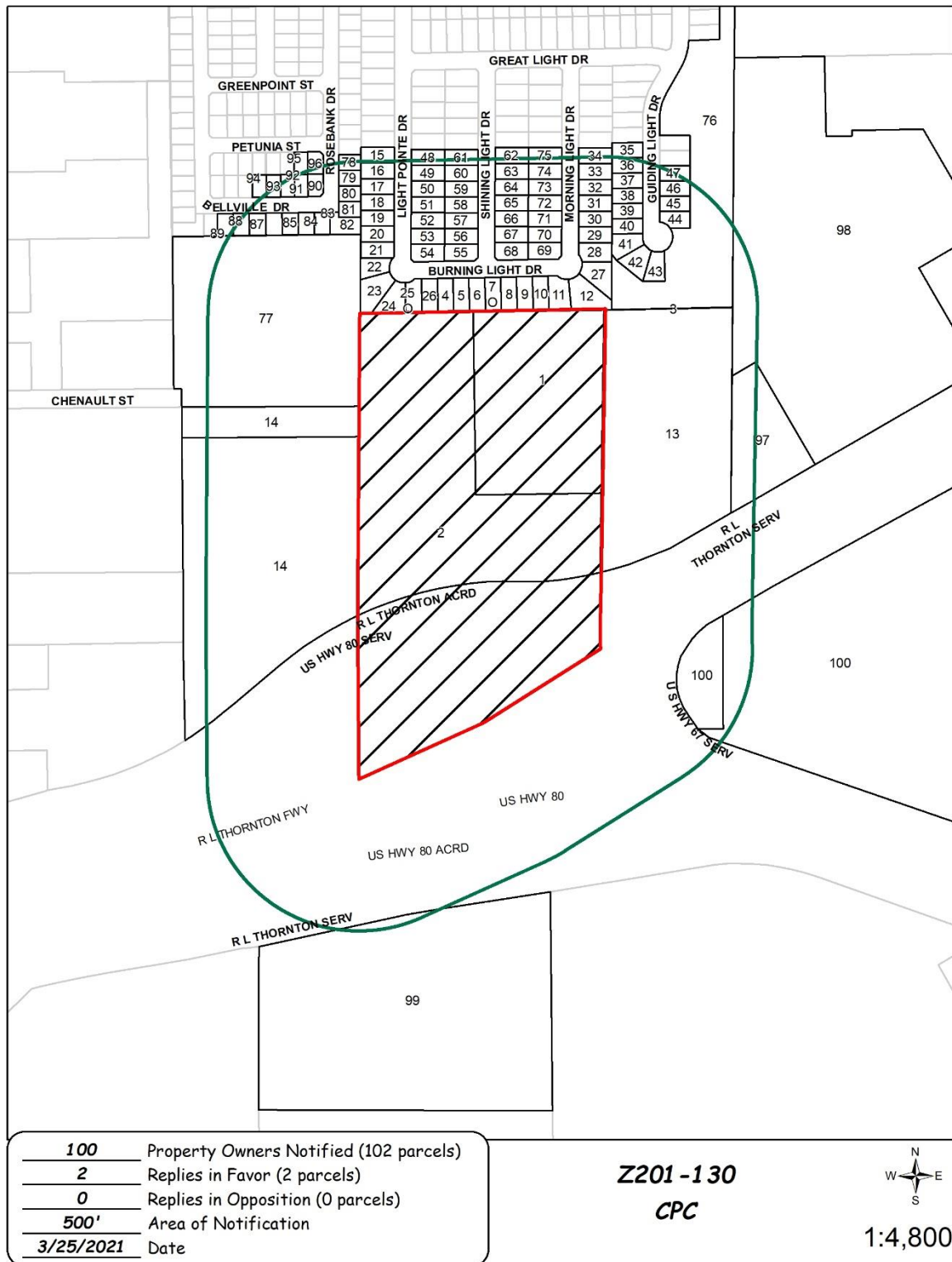




Market Value Analysis

Printed Date: 12/11/2020

CPC RESPONSES



03/24/2021

Reply List of Property Owners***Z201-130******100 Property Owners Notified******2 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2200 JOHN WEST RD	Taxpayer at
	2	9743 E R L THORNTON FWY	Taxpayer at
	3	3232 GUIDING LIGHT DR	SHEPHERD PLACE HOMES INC
	4	2314 BURNING LIGHT DR	GUERRERO CHRISTIAN &
	5	2318 BURNING LIGHT DR	JOHNSON LARRY D
	6	2322 BURNING LIGHT DR	BARBOSA ANGEL & LAURA L
O	7	2326 BURNING LIGHT DR	Taxpayer at
	8	2330 BURNING LIGHT DR	VILLARREAL ADAN ALVARADO & MARIA IBARRA
	9	2334 BURNING LIGHT DR	ALSAKINI MARTHA REYNA
	10	2338 BURNING LIGHT DR	HERNANDEZ J JESUS
	11	2342 BURNING LIGHT DR	VARGAS EDGAR DAVID FLORES &
	12	2346 BURNING LIGHT DR	CASTANEDA AROON
	13	9755 E R L THORNTON FWY	HEARTLINE MINISTRIES
	14	9611 E R L THORNTON FWY	SEK HOLDINGS INC
	15	3323 LIGHT POINTE DR	HERNANDEZ LEOVENY &
	16	3327 LIGHT POINTE DR	WILLIAMS TRACIE LEE EST OF
	17	3331 LIGHT POINTE DR	Taxpayer at
	18	3335 LIGHT POINTE DR	HAWKINS MARY
	19	3339 LIGHT POINTE DR	ANDRADE YANIRA YAMIL PORTILIO &
	20	3343 LIGHT POINTE DR	MARQUEZ CARLOS & MARIA
	21	3347 LIGHT POINTE DR	Taxpayer at
	22	3351 LIGHT POINTE DR	G & M RENTAL PPTIES LLC
	23	3355 LIGHT POINTE DR	Taxpayer at
	24	2302 BURNING LIGHT DR	TRAN LONG
O	25	2306 BURNING LIGHT DR	BASEBANG FRANCIS P
	26	2310 BURNING LIGHT DR	Taxpayer at

03/24/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3352	MORNING LIGHT DR	MORALES VICENTE
28	3348	MORNING LIGHT DR	DIXON JOSEPH LYNN & EVA M
29	3344	MORNING LIGHT DR	MILLER MELISSA LANE
30	3340	MORNING LIGHT DR	LUNA AARON ALONSO
31	3336	MORNING LIGHT DR	CORDOVA II HENRY FRANK & VANESSA BAHENA
32	3332	MORNING LIGHT DR	FERRER SAUL & ESTELA
33	3328	MORNING LIGHT DR	RODRIGUEZ JUAN C GOMEZ &
34	3324	MORNING LIGHT DR	GONZALEZ GABRIELA &
35	3321	GUIDING LIGHT DR	MCCALL CHANDA L
36	3325	GUIDING LIGHT DR	MCBRIDE LARITHA A
37	3329	GUIDING LIGHT DR	TRAN CHUNG THANH
38	3333	GUIDING LIGHT DR	Taxpayer at
39	3337	GUIDING LIGHT DR	Taxpayer at
40	3341	GUIDING LIGHT DR	MCCRARY BRYAN
41	3345	GUIDING LIGHT DR	TEU KIM LOON
42	3349	GUIDING LIGHT DR	EOM KELLY
43	3353	GUIDING LIGHT DR	VEGA MARINA
44	3338	GUIDING LIGHT DR	JACINTO ANGEL
45	3334	GUIDING LIGHT DR	NWEKE IFEANYI VALENTINE
46	3330	GUIDING LIGHT DR	CALCANAS ZOILA & MIGUEL BEDOY
47	3326	GUIDING LIGHT DR	MARES ROBERTO
48	3324	LIGHT POINTE DR	RODRIGUEZ SERGIO T
49	3328	LIGHT POINTE DR	DELEON TOMAS
50	3332	LIGHT POINTE DR	PEREZ JUAN CARLOS & SANDRA MARIBEL
51	3336	LIGHT POINTE DR	GONZALEZ MARGARITA
52	3340	LIGHT POINTE DR	ABDULKHALEO AHMED
53	3344	LIGHT POINTE DR	RODRIGUEZ JOSE LUIS AGUERO &
54	3348	LIGHT POINTE DR	MEDRANO MARISOL
55	3347	SHINING LIGHT DR	BISWA BAL & DEVI
56	3343	SHINING LIGHT DR	EMILIANO HECTOR MIGUEL JR & ROSILINA
57	3339	SHINING LIGHT DR	GARCIA EDWIN GIOVANNY &

03/24/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3335	SHINING LIGHT DR	SOLIS MIGUEL
59	3331	SHINING LIGHT DR	GADISON MICHELLE B
60	3327	SHINING LIGHT DR	ZAVALA MARISOL D & BERNIA ZAVALA
61	3323	SHINING LIGHT DR	VELEK DOUGLAS D
62	3322	SHINING LIGHT DR	RODRIGUEZ MARIA DEYSI
63	3326	SHINING LIGHT DR	EAST DALLAS MANAGEMENT LLC
64	3330	SHINING LIGHT DR	HINTON JACKIE TERRELL SR
65	3334	SHINING LIGHT DR	VILLANUEVA GREGORIO &
66	3338	SHINING LIGHT DR	CONSTANZA RICARDO A MARTINEZ
67	3342	SHINING LIGHT DR	Taxpayer at
68	3346	SHINING LIGHT DR	BARRIGA ANTONIO MATEOS &
69	3347	MORNING LIGHT DR	Taxpayer at
70	3343	MORNING LIGHT DR	MORALES WILFREDO SOLIS &
71	3339	MORNING LIGHT DR	NEBA ERIC SUH
72	3335	MORNING LIGHT DR	CARMONA JOSE ANTONIO & LOURDES TORRES
73	3331	MORNING LIGHT DR	VALDEZ DANIEL & ANGELA M
74	3327	MORNING LIGHT DR	CHAVEZ MIGUEL
75	3323	MORNING LIGHT DR	ROQUE VICENTE A &
76	3232	GUIDING LIGHT DR	BURNETT VICTOR L
77	1911	CHENAULT ST	Taxpayer at
78	3323	ROSEBANK DR	ALEMAN CECILIA L
79	3327	ROSEBANK DR	WILSON PAUL & BENITA H
80	3331	ROSEBANK DR	FORD VALERIE SMITH
81	3335	ROSEBANK DR	ABRAHAM THOMAS &
82	3440	BELLVILLE DR	HENDERSON ROBYN
83	3436	BELLVILLE DR	SCKC 3436 BELLVILLE
84	3432	BELLVILLE DR	FOLEY DWYLON VON
85	3428	BELLVILLE DR	LARA LUCIANO &
86	3424	BELLVILLE DR	RODRIQUEZ CARLOS
87	3420	BELLVILLE DR	MOORE LASHAWNDA D ET AL
88	3416	BELLVILLE DR	BARRIENTOS JAKE

03/24/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3412	BELLVILLE DR	AHMED MOHAMED D &
90	3439	BELLVILLE DR	ONYIA EMMANUEL O
91	3435	BELLVILLE DR	LUBBERT TAMARA S
92	3431	BELLVILLE DR	TORRES RAFAEL
93	3427	BELLVILLE DR	TEBONG DAVID
94	3423	BELLVILLE DR	OBOTENU MOSES
95	2128	PETUNIA ST	VAUGHN VERONICA &
96	2132	PETUNIA ST	MORA JUAN ANTONIO
97	4789	IH 30	EMA CMA PROPERTIES LTD
98	2600	EASTFIELD BLVD	HEADWAY ESTATES LTD
99	5181	SAMUELL BLVD	PROLOGIS
100	9700	E R L THORNTON FWY	TEXAS STATE OF



Agenda Information Sheet

File #: 21-589

Item #: Z3.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): 2
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 539 for CR Community Retail District uses to allow MU-1 Mixed Use District uses on the southeast corner of Graham Avenue and Philip Avenue with consideration given to a Specific Use Permit for group residential use in addition to the Planned Development District amendment

Recommendation of Staff and CPC: Approval, subject to a revised development plan, a landscape plan, and conditions

Z178-250(AM)

Note: This item was deferred by the City Council before opening the public hearing on March 24, 2021, and is scheduled for consideration on April 28, 2021

FILE NUMBER: Z178-250(AM)

DATE FILED: April 30, 2018

LOCATION: Southeast corner of Graham Avenue and Philip Avenue

COUNCIL DISTRICT: 2

MAPSCO: 46 H

SIZE OF REQUEST: ± .31 acres

CENSUS TRACT: 24.00

REPRESENTATIVE: Robert Baldwin, Baldwin Associates

APPLICANT: Krishikesh Shinde

OWNER: The Texas Vedic Society, LLC

REQUEST: An application to amend Planned Development District No. 539 for CR Community Retail District uses to allow MU-1 Mixed Use District uses with consideration given for a Specific Use Permit for group residential use in addition to the Planned Development District amendment.

SUMMARY: The applicant requests to 1) amend the current PD regulations to allow for MU-1 Mixed Use District uses and amend off-street parking requirements for street-level office and retail and personal service uses and 2) develop a multifamily use in lieu of the originally requested group residential use.

CPC RECOMMENDATION: Approval, subject to a revised development plan, a landscape plan, and conditions

STAFF RECOMMENDATION: Approval, subject to a revised development plan, a landscape plan, and conditions.

BACKGROUND INFORMATION:

- Planned Development District No. 539 was established by the Dallas City Council on March 24, 1999 by Ordinance No. 23825.
- The site is presently developed with a four-story, approximately 21,000-square-foot building that is currently vacant. According to Building Inspections' records, the building was previously occupied with a community service center and a group residential facility use under Specific Use Permit No. 1381 which was approved by City Council on March 24, 1999. SUP No. 1381 expired on May 24, 2011 when the SUP was not renewed.
- The applicant is proposing to use the site as a bakery, a specialty retail store, and a multifamily use. The bakery will be primarily used to bake goods which will be sold off-site. The specialty retail store will sell clothing and associated religious goods. The multifamily use is intended to serve members of the a nearby religious organization.
- The multifamily use will be limited to 10 one-bedroom units, parked at the required code ratio of one parking space per one-bedroom. No parking reduction is being requested for the multifamily spaces.
- The City Council remanded the case to the City Plan Commission on May 27, 2020. The applicant has requested consideration for a multifamily use be given in lieu of the group residential use. The process of remanding a case does not permit an applicant to revise the initial request, which asks for an SUP for group residential. The applicant has indicated they no longer want the group residential use but would prefer to develop multifamily as allowed in the MU-1 District, which is the proposed base for the PD.

Zoning History

There have not been any zoning change requests in the vicinity in the past five years.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing ROW	Required ROW
Graham Avenue	Community Collector	56 ft.	56 ft.
Philip Avenue	Community Collector	56 ft.	56 ft.

Traffic

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request for a parking reduction and determined that it will not significantly impact the surrounding roadway system or parking availability. The applicant provided a parking study indicating the proposed square footage for specific uses that would be housed in the legacy building and the proposed parking required. The Engineering Division determined that the parking study was sufficient in allowing for the reduction in parking, so long as the uses proposed did not exceed the square footage offered in the Mixed-Use Development Parking Chart.

Parking

The applicant has requested a reduction in the parking ratios for the following proposed uses found in the chart below. These uses are limited in size and scope, and since any other uses will be required to meet Chapter 51A general parking standards, staff is supportive of the proposed parking reductions. Staff supports establishing floor area maximums, as the parking provided is based on the parking demand as determined by the provided mixed-use development parking chart.

Applying the proposed reduced parking ratios, a total of 13 off-street parking spaces will be required for the below uses [an overall reduction of 14 spaces from the current code requirements]. The applicant is proposing to provide 15 off-street parking spaces, as depicted on the proposed development plan.

A condition for an access easement agreement prior to obtaining a Certificate of Occupancy is proposed in order to allow for the internal circulation of the parking area to be accessible through the adjacent property. As the proposed development plan indicates access to the eastern property, staff recommends this condition, so the requirement of the access agreement be reflected in the conditions as it is shown on the proposed plans. The inclusion of this condition aligns with City policy requiring this form of agreement between property owners that intend to allow shared vehicle circulation through their developments.

The applicant would like to limit the maximum square footage permitted for commercial uses to 4,000-square-feet and permit this maximum floor area to be used interchangeably between the allowable uses so long as the maximum total floor area is not exceeded. The applicant points to the parking analysis ratio as provided being 1:625 for the proposed uses, allowing for tenant flexibility without adversely impacting the required parking. Staff disagrees with this approach as the applicant has requested a parking reduction based on the parking-to-floor-area-ratio as provided in the proposed square footage below. The applicant disagrees with staff's proposal for outlining the maximum number of square footage to each use in the conditions of the PD as requirements would be too restrictive should there be minor deviations in business requirements. The applicant argues that even exceeding the cap in the smallest of ways would trigger the requirement for a full zoning amendment. Staff proposes the floor-area cap be instituted as deviation from the proposed floor areas parking requirements, if studied, may change the ratios, which may result in uses being under-parked. (e.g. a

catering service covering 4,000-square-feet may result in a stricter parking ratio, than a catering service covering only 2,000-square-feet). With this consideration, staff believes the applicant should adhere to the proposed square footage as outlined in the conditions.

Use	Proposed Size in Sq. Ft	51A Requirement	Spaces Required per Code	Parking Requested	Spaces Proposed
Catering Service	2,000	1:200	10	1:625	4
Restaurant (Bakery)	400	1:100	4	1:625	1
General Merchandise (Specialty Retail Store)	1,600	1:200	8	1:625	3
Office	200	1:200	1	1:400	1
Group Residential - Beds	16 units	.25 units:1	4	.25 units:1	4
Total Required			27		13

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

Economic Element

Goal 2.1 PROMOTE BALANCED GROWTH

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

Urban Design Element

Goal 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance to each other

Surrounding Land Uses

	Zoning	Land Use
Site	PD No.539	Vacant 4-story building
North	PD No. 134 – Subarea A	Single Family
East	CR, CR-D	General Merchandise; Bar, Lounge, or Tavern
South	RR	General Merchandise, restaurant without drive-in service
West	PD No.134 – Subarea A	Monastery/Temple

Land Use Compatibility

The purpose of the request is to allow for the adaptive re-use of the existing building to accommodate residential units, and for approximately 4,000 square feet of commercial/retail uses on the ground-level floor of the building. The applicant is proposing the following uses: an approximately 400-square-foot bakery, a 2,000-square-foot catering service use, an approximately 1,600-square-foot specialty retail store, and a 200-square-foot office use. The residential component will be limited to the upper stories of the building.

The introduction of MU-1 Mixed Use District uses is not foreseen to adversely impact the surrounding neighborhood as the property presently allows CR Community Retail District uses. Incorporating MU-1 uses would allow the building to be redeveloped in a way that will allow for more walk-to convenience and increased residential stock in the community. The block in which the building is found is commercial in nature. Additional MU-1 uses would be complimentary in this area.

The proposed MU-1 District uses set forth in this request are appropriate in the context of the block and neighborhood the subject site is in. Introducing these uses would allow for the activation of a building that has been vacant since 2016, provide additional neighborhood services to the surrounding community, and create new residential stock.

The table below shows a comparison between the uses currently allowed and the uses allowed with the proposed zoning change by adding MU-1 uses:

	CR (Existing)	MU-1 (Proposed)
<u>Agricultural</u>	--Crop production.	-- Crop production.
<u>Commercial and business service</u>	-- Building repair and maintenance shop. [RAR] -- Catering service. -- Custom business services. -- Electronics service center. -- Medical or scientific laboratory. [SUP] -- Tool equipment rental	-- Catering service. -- Custom business services. -- Electronics service center. -- Labor hall. [SUP] -- Medical or scientific laboratory. [SUP]
<u>Industrial</u>	--Gas drilling and production. [SUP] --Temporary concrete or asphalt batching plant. [By special authorization of the building official.]	-- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]
<u>Institutional and community service</u>	--Adult day care facility. --Cemetery or mausoleum. [SUP] --Child-care facility. --Church. --College, university, or seminary. --Community service center. [SUP] --Convent or monastery. -- Hospital. [SUP] --Library, art gallery, or museum. --Open-enrollment charter school or private school. [SUP] --Public school other than an open-enrollment charter school. [RAR]	-- Adult day care facility. -- Cemetery or mausoleum. [SUP] -- Child-care facility. -- Church. -- College, university or seminary. -- Community service center. [SUP] -- Convalescent and nursing homes, hospice care, and related institutions. [RAR] -- Convent or monastery. -- Foster home. -- Hospital. [SUP] -- Library, art gallery, or museum. -- Open-enrollment charter school or private school. [SUP] -- Public school other than an open-enrollment charter school. [RAR]
<u>Lodging</u>	-- Hotel and motel. [SUP] -- Lodging or boarding house. [SUP] -- Overnight general purpose shelter. [See Section 51A-4.205 (2.1)]	-- Extended stay hotel or motel. [SUP] -- Hotel or motel. [RAR] or [SUP] [See Section 51A-4.205 (1).]
<u>Miscellaneous</u>	--Attached non-premise sign. [SUP] --Carnival or circus (temporary). [By special authorization of the building official.] --Temporary construction or sales office.	-- Attached non-premise sign. [SUP] -- Carnival or circus (temporary). [By special authorization of the building official.] -- Temporary construction or sales office.
<u>Office</u>	-- Alternative financial establishment. [SUP] -- Financial institution without drive-in window.	-- Financial institution without drive-in window. -- Financial institution with drive-in window. [DIR]

	<u>CR (Existing)</u>	<u>MU-1 (Proposed)</u>
	<ul style="list-style-type: none"> -- Financial institution with drive-in window. [DIR] --Medical clinic or ambulatory surgical center. --Office 	<ul style="list-style-type: none"> -- Medical clinic or ambulatory surgical center. -- Office.
<u>Recreation</u>	<ul style="list-style-type: none"> --Country club with private membership. --Private recreation center, club, or area. --Public park, playground, or golf course. 	<ul style="list-style-type: none"> -- Country club with private membership. -- Private recreation center, club, or area. -- Public park, playground, or golf course.
<u>Residential</u>	<ul style="list-style-type: none"> --College dormitory, fraternity, or sorority house. 	<ul style="list-style-type: none"> -- College dormitory, fraternity, or sorority house. -- Duplex. -- Group residential facility. [See Section 51A-4.209(3).] -- Handicapped group dwelling unit. [See Section 51A-4.209 (3.1).] -- Multifamily. -- Residential hotel. -- Retirement housing. -- Single family.
<u>Retail and personal service</u>	<ul style="list-style-type: none"> -- Alcoholic beverage establishments. [See Section 51A-4.210 (b)(4).] -- Ambulance service. [RAR] -- Animal shelter or clinic without outside runs. [RAR] -- Auto service center. [RAR] -- Business school. -- Carwash. [DIR] -- Commercial amusement (inside). [SUP may be required. See Section 51A-4.210 (b)(7)(B).] 	<ul style="list-style-type: none"> -- Alcoholic beverage establishments. [See Section 51A-4.210(b)(4).] -- Animal shelter or clinic without outside runs. [RAR] -- Auto service center. [RAR] -- Business school. -- Car wash. [RAR] -- Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B)]
<u>Utility and public service</u>	<ul style="list-style-type: none"> -- Commercial radio and television transmitting station. -- Electrical substation. --Local utilities. [SUP or RAR may be required.] --Police or fire station. --Post office. [SUP] --Radio, television, or microwave tower. [SUP] --Tower/antenna for cellular communication. [See Section 51A- 	<ul style="list-style-type: none"> -- Commercial radio or television transmitting station. -- Electrical substation. -- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).] -- Police or fire station. -- Post office. -- Radio, television, or microwave tower. [SUP] -- Tower/antenna for cellular communication. [See Section 51A-

	<u>CR (Existing)</u>	<u>MU-1 (Proposed)</u>
	<p>4.212(10.1).]</p> <p>-- Utility or government installation other than listed. [SUP]</p>	<p>4.212(10.1).]</p> <p>-- Utility or government installation other than listed. [SUP]</p>
<u>Wholesale, distribution, and storage</u>	<p>-- Mini-warehouse. [SUP]</p> <p>-- Recycling buy-back center [See Section 51A-4.213 (11).]</p> <p>-- Recycling collection center. [See Section 51A-4.213 (11.1).]</p> <p>-- Recycling drop-off container. [See Section 51A-4.213 (11.2).]</p> <p>-- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]</p>	<p>-- Mini-warehouse. [SUP]</p> <p>-- Recycling buy-back center [See Section 51A-4.213 (11).]</p> <p>-- Recycling collection center. [See Section 51A-4.213 (11.1).]</p> <p>-- Recycling drop-off container. [See Section 51A-4.213 (11.2).]</p> <p>-- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]</p>
<u>Accessory</u>	<p>-- Accessory community center (private).</p> <p>-- Home occupation.</p> <p>-- Private Stable.</p> <p>-- Accessory helistop. [SUP]</p> <p>-- Accessory medical/infectious waste incinerator. [See Section 51A-4.217(3.1).]</p> <p>-- Commercial amusement (outside). [SUP]</p> <p>-- Commercial parking lot or garage. [RAR]</p> <p>-- Convenience store with drive-through. [SUP]</p> <p>-- Dry cleaning or laundry store.</p> <p>-- Furniture store.</p> <p>-- General merchandise or food store 3,500 square feet or less.</p> <p>-- General merchandise or food store greater than 3,500 square feet.</p> <p>-- General merchandise or food store 100,000 square feet or more. [SUP]</p> <p>-- Home improvement center, lumber, brick or building materials sales yard. [DIR]</p> <p>-- Household equipment and appliance repair.</p> <p>-- Liquor store.</p> <p>-- Mortuary, funeral home, or commercial wedding chapel.</p> <p>-- Motor vehicle fueling station.</p> <p>-- Nursery, garden shop, or plant sales.</p>	<p>-- Accessory helistop. [SUP]</p> <p>-- Accessory medical/ infectious waste incinerator. [See Section 51A-4.217(3.1).]</p> <p>-- Commercial amusement (outside). [SUP]</p> <p>-- Commercial parking lot or garage. [RAR]</p> <p>-- Dry cleaning or laundry store.</p> <p>-- Furniture store.</p> <p>-- General merchandise or food store 3,500 square feet or less.</p> <p>-- General merchandise or food store greater than 3,500 square feet.</p> <p>-- General merchandise or food store 100,000 square feet or more. [SUP]</p> <p>-- Mortuary, funeral home, or commercial wedding chapel.</p> <p>-- Motor vehicle fueling station.</p> <p>-- Nursery, garden shop, or plant sales.</p> <p>-- Paraphernalia shop. [SUP]</p> <p>-- Personal service uses.</p> <p>-- Restaurant without drive-in or drive-through service. [RAR]</p> <p>-- Restaurant with drive-in or drive-through service. [DIR]</p> <p>-- Swap or buy shop. [SUP]</p> <p>-- Temporary retail use.</p> <p>-- Theater.</p>

	<u>CR (Existing)</u>	<u>MU-1 (Proposed)</u>
	-- Paraphernalia shop. [SUP] -- Pawn shop. -- Personal service uses. -- Restaurant without drive-in or drive-through service. [RAR] -- Restaurant with drive-in or drive-through service. [DIR] -- Swap or buy shop. [SUP] -- Temporary retail use. -- Theater	
<u>Transportation</u>	-- Transit passenger shelter. -- Transit passenger station or transfer center. [By SUP or council resolution.]	-- Transit passenger shelter. -- Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211.]

The applicant had initially included in their request, a Specific Use Permit for a group residential facility use in conjunction with the Planned Development District amendment. After the City Council remanded the case to City Plan Commission, the applicant requested the City Plan Commission consider a multifamily use in lieu of the group residential facility. The multifamily use is allowed by right in the MU-1 District. The City Plan Commission supported the applicants request for consideration of a multifamily use.

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

Development Standards

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing PDD No. 539 CR Community Retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR Overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
Proposed PDD No. 539 MU-1 Mixed Use-1	As shown on the development plan		Maximum floor area for all uses combined = 21,000 sf	54' 4 stories	As shown on the development plan	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail and personal service, lodging & residential
Reference MU-1 Mixed Use-1	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	90' 7 stories 120' 9 stories w/ retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail and personal service, lodging & residential

The existing PD conditions include certain yard, lot, and space regulations to be provided per the development plan. Standards include a maximum number of four stories, height of 54-feet, and maximum floor area of 21,000-square-feet; therefore, the additional height, density, and lot coverage usually allowed in an MU-1 District will not apply in this case. MU-1 uses are different from CR uses in that the MU-1 district allows the inclusion of a residential component to commercial uses. The conditions proposed as part of the zoning change would limit any additional uses to the ones specified per the conditions, being group residential use, and excludes any residential uses such as multifamily.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is directly south of a 'G' MVA Cluster to the north across Philip Avenue.

Landscaping: Landscaping will be provided as shown on the landscape plan. The landscaping will remove two existing trees that are directly adjacent to the building along Philip Avenue. The Arborist has determined that the existing species of trees may pose a problem to the structural integrity of the building and utility lines as they mature. The replacement with site-appropriate vegetation in the form of shrubs will provide appropriate landscaping.

Z178-250(AM)

List of Members

The Texas Vedic Society

Mike Meyer – Sole Member

CPC Action:
January 7, 2021

Motion: In considering an application to amend Planned Development District No. 539 to allow for CR Community Retail District uses and MU-1 Mixed Use District uses with consideration given to a Specific Use Permit for group residential use in addition to the Planned Development District amendment on the southeast corner of Graham Avenue and Philip Avenue, it was moved to **hold** this case under advisement until January 21, 2021.

Maker: Hampton
Second: Murphy
Result: Carried: 12 to 0

For: 12 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 3 - Stinson, Jackson, Myers
Vacancy: 0

Notices: Area: 500 Mailed: 93
Replies: For: 3 Against: 0

Speakers: For: None
For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

CPC Action:
January 21, 2021

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 539 to allow for CR Community Retail District uses and MU-1 Mixed Use District uses, subject to a revised development plan, a landscape plan, and staff's revised recommended conditions with the following changes: 1) In Section 51P-539.105, add multi-family uses, limited to 10 one-bedroom units as a main use permitted and prohibit group residential facility; 2) In Section 51P-539.107, numeral 2, for a bakery or confectionery shop use, minimum permitted floor area is 400 square feet and maximum permitted floor area is 625 square feet; 3) In Section 51P-539.107, numeral 4, maximum floor area for ground level multi-family uses is 1,034 square feet; 4) In Section 51P-539.107, add numeral 5, maximum permitted floor area for a bakery or confectionery shop, catering service, and specialty retail store uses combined is 4,000 square feet; and 5) Maintain Exhibit C Mixed Use Development Parking chart on the southeast corner of Graham Avenue and Philip Avenue

Maker: Hampton
Second: Carpenter
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Suhler, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 93
Replies: For: 4 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

CPC Recommended Conditions

ARTICLE 539.

PD 539.

SEC. 51P-539.101. LEGISLATIVE HISTORY.

PD 539 was established by Ordinance No. 23825, passed by the Dallas City Council on March 24, 1999. Ordinance No. 23825 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23825; 25163)

SEC. 51P-539.102. PROPERTY LOCATION AND SIZE.

PD 539 is established on property generally located on the east corner of Graham Avenue and Philip Avenue. The size of PD 539 is approximately 0.31 acres. (Ord. Nos. 23825; 25163)

SEC. 51P-539.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(1) BAKERY OR CONFECTIONERY SHOP means a facility for preparing, cooking, baking, and the retail sale of candy, baked goods, or other sweets.

(2) LEGACY BUILDING means the existing four story building built prior to 1951 as identified on the development plan (Exhibit ___ A).

(3) SPECIALTY RETAIL STORE means a facility for the retail sales of clothing and devotional goods.

(b) Unless otherwise stated, all code references are to Chapter 51A.

(c) This district is considered to be a nonresidential zoning district. (Ord. Nos. 23825; 25163)

SEC. 51P-539.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ___A: Development plan.
- (2) Exhibit ___B: Landscape Plan
- (3) Exhibit C: Mixed Use Development Parking Chart.

SEC. 51P-539.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 539A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control. (Ord. Nos. 23825; 25163)

SEC. 51P-539.105. MAIN USES PERMITTED.

- (a) Bakery or confectionery shop.
- (b) Specialty retail store.
- (c) Multi-family limited to 10 one-bedroom units

(d) Except as provided above, the uses permitted in this district are all uses permitted in the ~~CR Community Retail District~~ MU-1 Mixed Use District, as amended, subject to the same conditions applicable in the ~~CR Community Retail District~~ MU-1 Mixed Use District as set out in the Dallas Development Code, as amended. For example, a use permitted in the ~~CR Community Retail District~~ MU-1 Mixed Use District by Specific Use Permit (SUP) only is permitted in this planned development district by SUP. A use subject to development impact review (DIR) in the ~~CR Community Retail District~~ MU-1 Mixed Use District is subject to DIR in this planned development district, etc. (Ord. Nos. 23825; 25163)

- (e) Uses prohibited:
 - a. Group Residential Facility

SEC. 51P-539.106. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

- (b) The following accessory uses are not permitted in this district:
 - Accessory community center (private).
 - Home occupation.
 - Private stable.

- (c) The following accessory use is permitted by SUP only:
 - Accessory helistop.

- (d) In this district, an SUP may be required for the following accessory use:

-- Accessory medical/infectious waste incinerator. [See Section 51A-4.217(3.1).]
(Ord. Nos. 23825; 25163)

SEC. 51P-539.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front, side, and rear yard. Minimum front, side, and rear yards are as shown on the development plan.

(b) Floor area. Maximum permitted floor area is 21,000 square feet.

*****CPC Recommendation*****

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none">a. Maximum permitted floor area for a catering service use is 2,000 square feet.b. Minimum permitted floor area for a bakery or confectionery shop use is 400 square feet with a maximum permitted floor area of 625 square feet.c. Maximum permitted floor area for a specialty retail store use is 1,600 square feet.d. Maximum permitted floor area for ground level multi-family uses is 1,034 square feet.e. Maximum permitted floor area for a bakery or confectionery shop, catering service, and specialty retail store uses combined is 4,000 square feet. |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

*****Applicant Recommendation*****

- | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none">a. Maximum permitted floor area for a catering service use is 2,000 square feet.b. Minimum permitted floor area for a bakery or confectionery shop use is 400 square feet with a maximum permitted floor area of 625 square feet.c. Maximum permitted floor area for a specialty retail store use is 1,600 square feet.d. Maximum permitted floor area for ground level multi-family uses is 1,034 square feet.e. Maximum permitted floor area for a bakery or confectionery shop, catering service, and specialty retail store uses combined is 4,000 square feet. |
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(c) Height. Maximum structure height is 54 feet.

(d) Lot coverage. Maximum lot coverage is as shown on the development plan.

(e) Lot size. No minimum lot size.

(f) Stories. Maximum number of stories above grade is four. (Ord. Nos. 23825; 25163)

SEC. 51P-539.108. OFF-STREET PARKING AND LOADING.

(a) Except as provided ~~in Subsection (b) below~~, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off street parking and loading generally.

(b) Off-street parking and loading for a development in a legacy building containing any combination of residential, catering service, bakery, specialty retail store, and a community service center must be provided and located as shown on the development plan. The off-street parking must be provided at the following ratios. Parking must be shared using the Mixed Use Development Parking Chart (Exhibit 539B).

(1) Catering service. One space per 625 square feet of floor area.

(2) Bakery or confectionery shop. One space per 625 square feet of floor area.

(3) Specialty retail store. One space per 625 square feet of floor area.

(4) One small loading space is required.

SEC. 51P-539.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23825; 25163)

SEC. 51P-539.110. LANDSCAPING.

(a) Landscaping must be provided as shown on the development and landscape plan (Exhibit B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 23825; 25163)

SEC. 51P-539.111. SIGNS.

Signs must comply with the provisions for business zoning districts contained in Article VII.(Ord. Nos. 23825; 25163)

SEC. 51P-539.112. ADDITIONAL PROVISIONS.

(a) The entire Property must be properly maintained in a state of good repair and neat appearance.

Z178-250(AM)

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 23825; 25163; 26102)

(c) The Property must obtain an access easement agreement for ingress and egress from the adjacent property owner prior to receiving a Certificate of Occupancy.

SEC. 51P-539.113. COMPLIANCE WITH CONDITIONS.

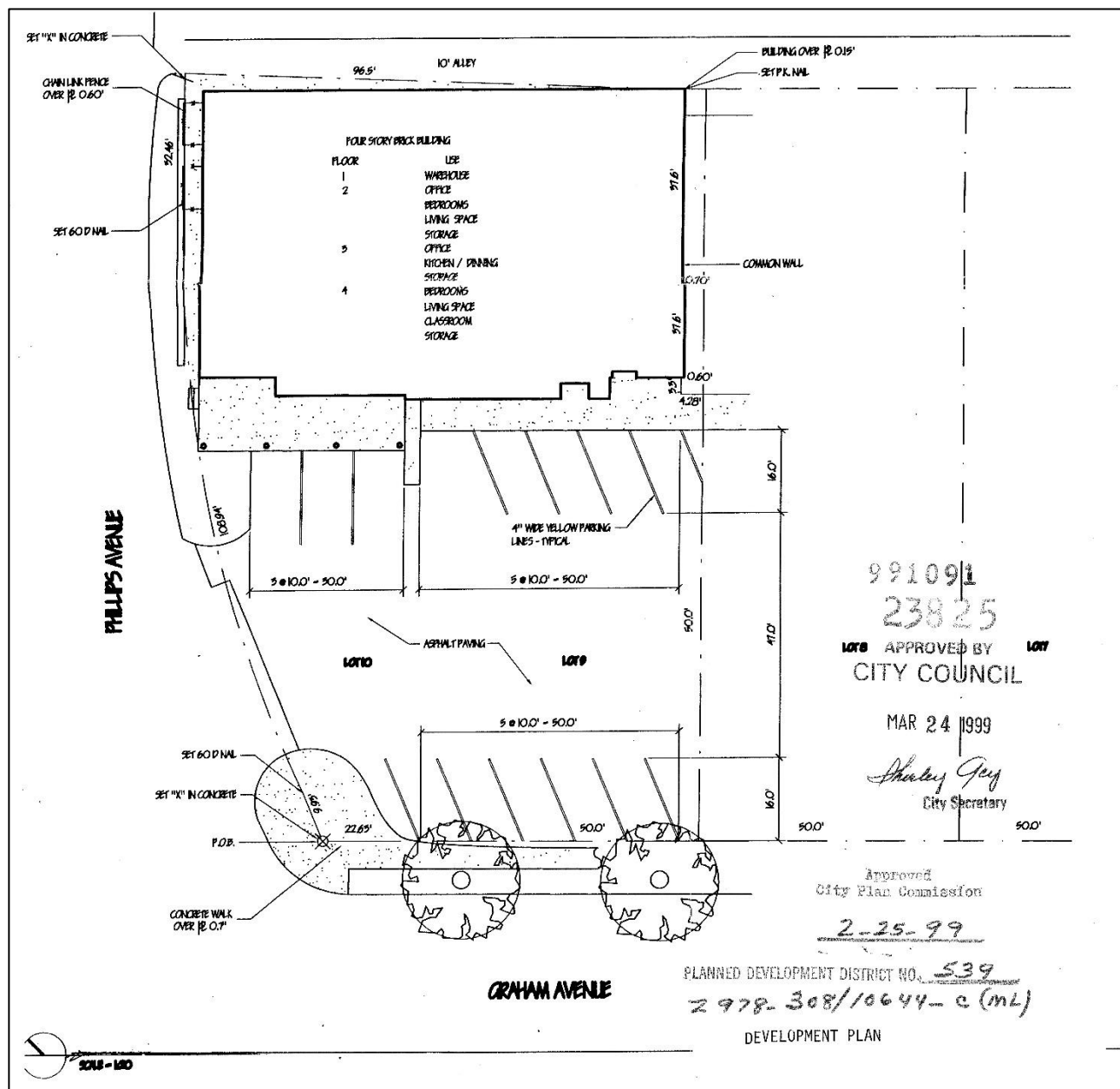
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 23825; 25163; 26102)

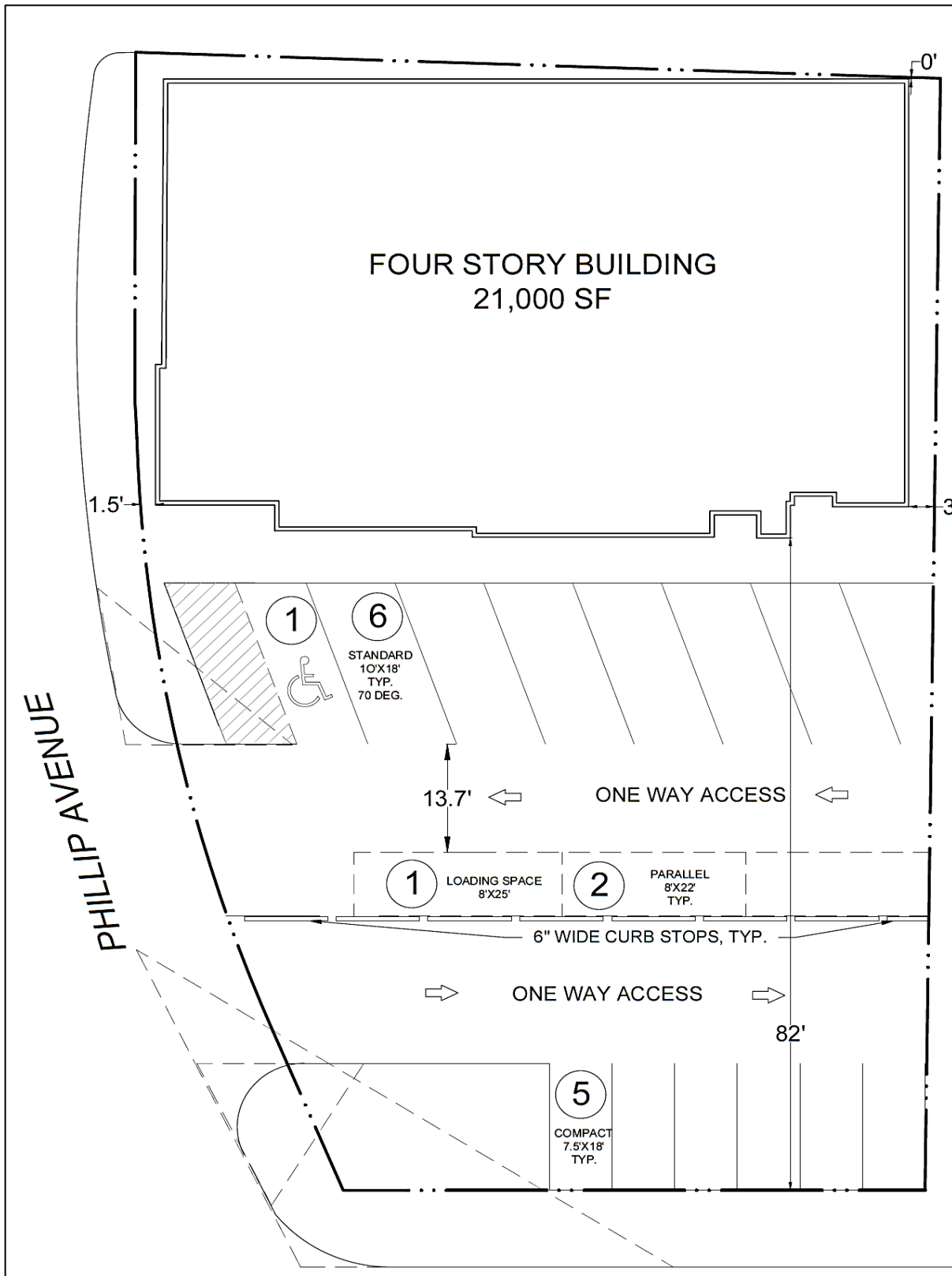
~~SEC. 51P-539.115. ZONING MAP.~~

~~PD 539 is located on Zoning Map No. J-8. (Ord. Nos. 23825; 25163)~~

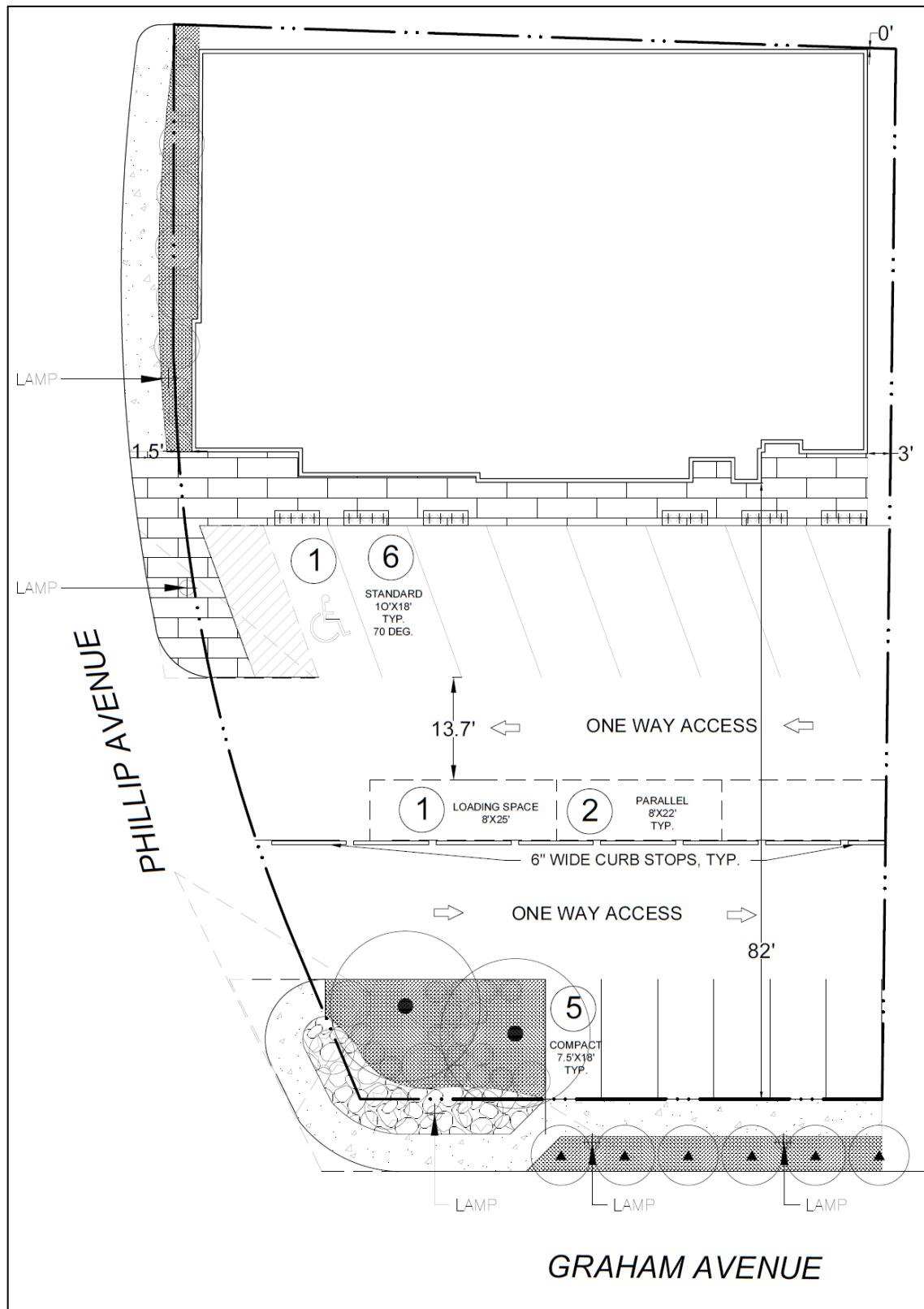
Existing Development Plan



CPC Recommended Development Plan



CPC Recommended Landscape Plan



CPC Recommended Mixed Use Development Parking Chart

City of Dallas Mixed Use Development Parking Chart

for properties regulated by Dallas Development Code, Chapter 51A

(for calculating adjusted standard parking requirement)

Address: 1106 Graham Avenue

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment by Time of Day (Weekday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # Units or Bedrooms (whichever is greater)	10	1	10.00	80%	8.00	80%	6.00	80%	6.00	70%	7.00	100%	10.00
	Group Home	0	0.25	0.00	80%	-	80%	-	80%	-	70%	-	100%	-
	Group Home Office	0	400	0.00	100%	-	80%	-	100%	-	85%	-	35%	-
	Office Uses*		333	0.00	100%	-	80%	-	100%	-	85%	-	35%	-
	Retail Uses*	0	200	0.00	80%	-	75%	-	70%	-	65%	-	70%	-
	Specialty Retail	1,600	625	2.56	80%	1.54	75%	1.92	70%	1.79	65%	1.66	70%	1.79
	Retail 10,000+ SF		200	0.00	80%	-	75%	-	70%	-	65%	-	70%	-
	Retail 40,000+ SF	0	250	0.00	80%	-	75%	-	70%	-	65%	-	70%	-
	Retail 100,000+ SF	0	300	0.00	80%	-	75%	-	70%	-	65%	-	70%	-
	Bar, Restaurant, & Commercial Amusement (inside)		100	0.00	20%	-	100%	-	30%	-	30%	-	100%	-
	Bakery	400	625	0.64	75%	0.48	100%	0.64	75%	0.48	50%	0.32	25%	0.16
	Catering	2,000	625	3.20	75%	2.40	100%	3.20	75%	2.40	50%	1.60	25%	0.80
	Health Studio	0	200	0.00	45%	-	70%	-	55%	-	80%	-	100%	-
	Game Court Center	0	n/a		45%	-	70%	-	55%	-	80%	-	100%	-
	Theater (1/28 seating)	0	28	0.00	0%	-	40%	-	60%	-	80%	-	100%	-
	Any other use	0	300	0	100%	-	100%	-	100%	-	100%	-	100%	-
Total SF (- residential & theater):		4,000		16		12		12		11		11		13

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment by Time of Day (Saturday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # Units or Bedrooms (whichever is greater)	10	1	10.00	100%	10.00	70%	7.00	75%	7.50	85%	8.50	95%	9.50
	Group Home	0	0.25	0.00	100%	-	70%	-	75%	-	85%	-	95%	-
	Group Home Office	0	400	0.00	15%	-	20%	-	15%	-	5%	-	0%	-
	Office Uses*	0	333	0.00	15%	-	20%	-	15%	-	5%	-	0%	-
	Retail Uses*	0	200	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
	Specialty Retail	1,600	625	2.56	75%	1.92	85%	2.18	100%	2.56	90%	2.30	65%	1.66
	Retail 10,000+ SF	0	200	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
	Retail 40,000+ SF	0	250	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
	Retail 100,000+ SF	0	300	0.00	65%	-	75%	-	90%	-	75%	-	60%	-
	Bar, Restaurant, & Commercial Amusement (inside)	0	100	0.00	20%	-	60%	-	90%	-	100%	-	100%	-
	Bakery	400	625	0.64	75%	0.48	100%	0.64	90%	0.58	75%	0.48	25%	0.16
	Catering	2,000	625	3.20	75%	2.40	100%	3.20	90%	2.88	75%	2.40	25%	0.80
	Health Studio	0	200	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
	Game Court Center	0	n/a	0	100%	-	100%	-	100%	-	100%	-	100%	-
	Theater (1/28 seating)	0	28	0.00	0%	-	40%	-	80%	-	100%	-	100%	-
	Any other use	0	300	0	100%	-	100%	-	100%	-	100%	-	100%	-
Total SF (- residential & theater):		4,000		16		15		13		14		14		12

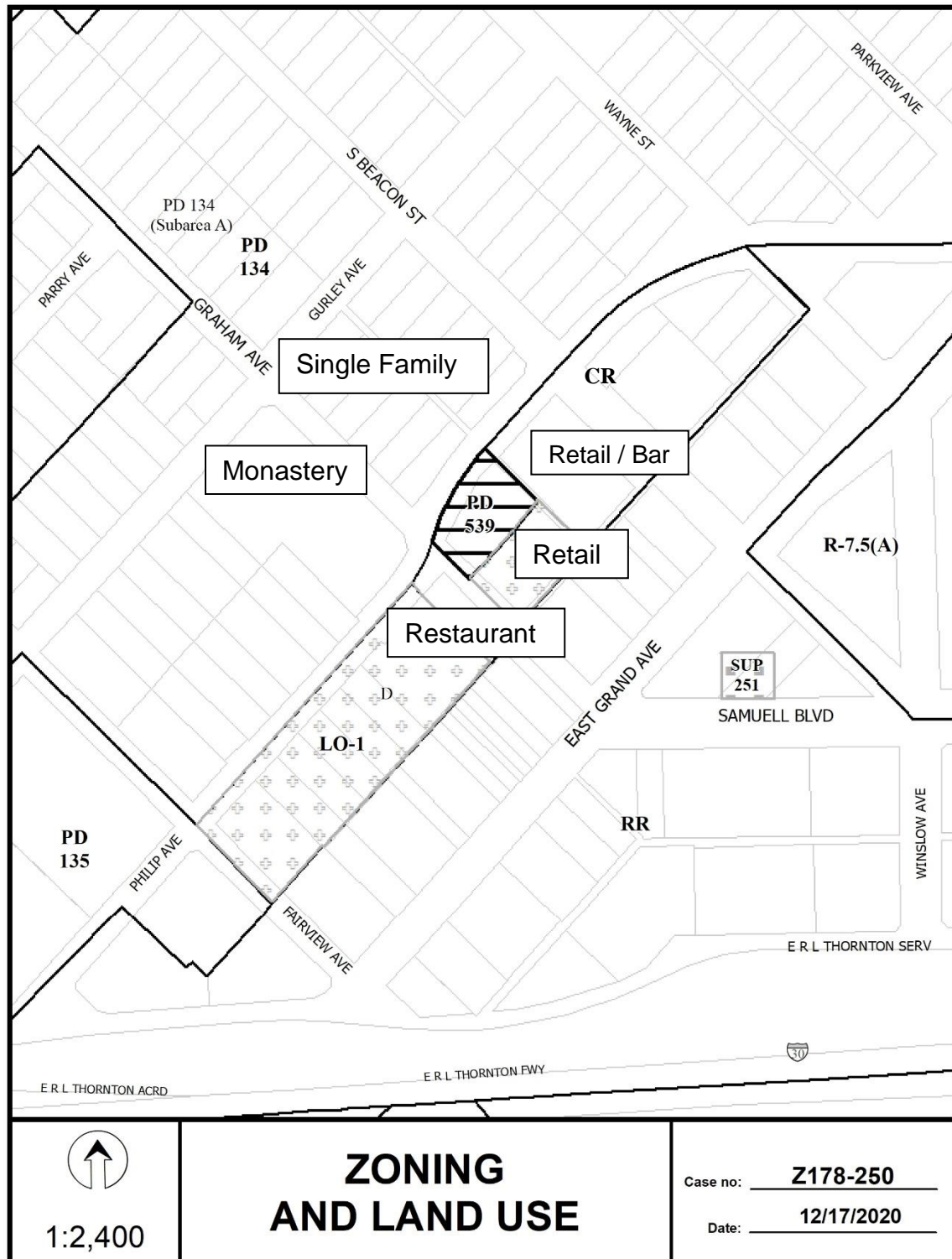
* See Chapter 51A Definitions

**Based upon a report for ULI - The Urban Land Institute, Shared Parking, Washington, D.C.: ULI, 1983

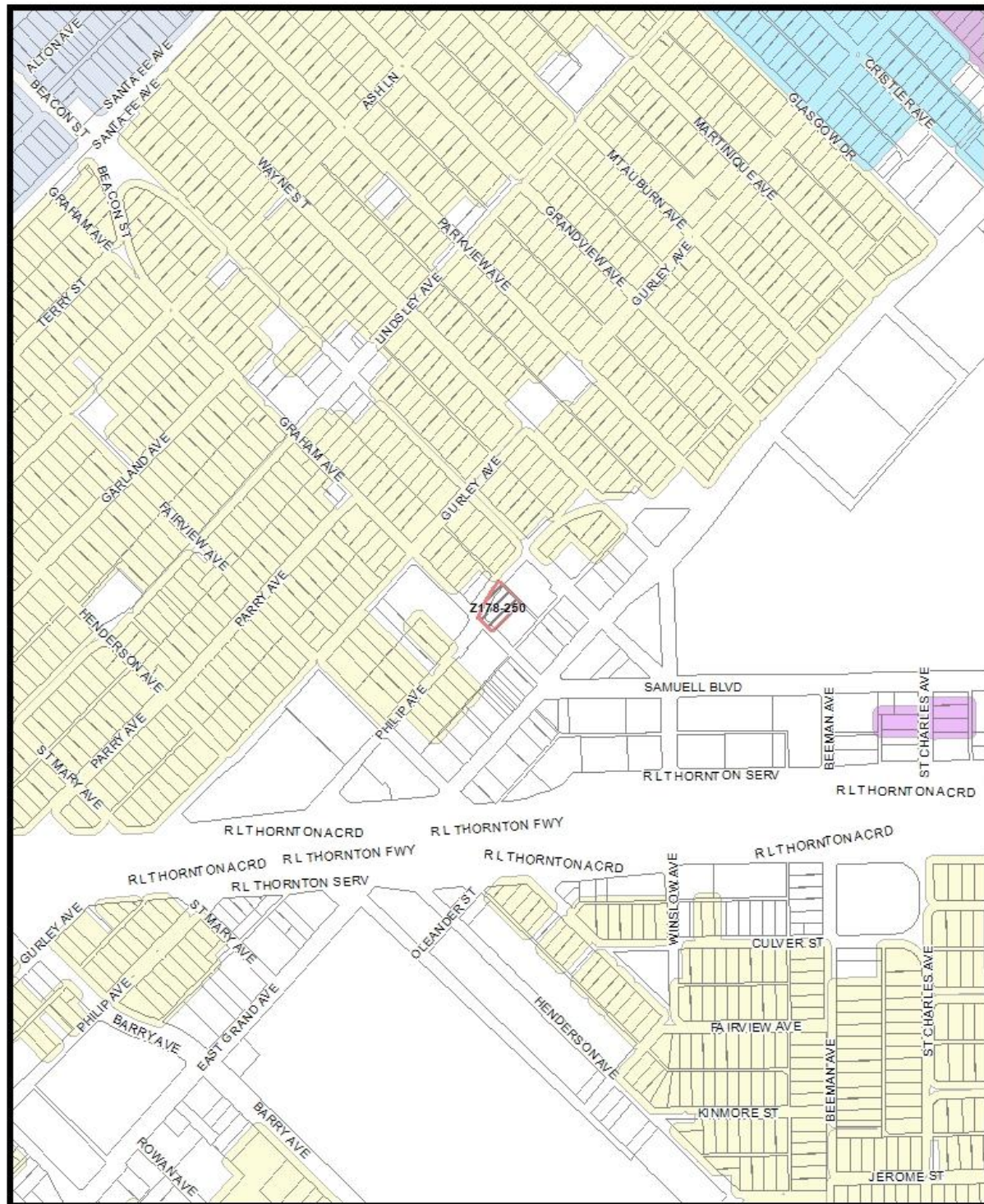
Z178-250(AM)







Z178-250(AM)



MVA Cluster  A  B  C  D  E  F  G  H  I  NA



1:6,000

Market Value Analysis

Printed Date: 12/17/2020

CPC Responses



01/20/2021

Reply List of Property Owners***Z178-250******93 Property Owners Notified******4 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1106 GRAHAM AVE	Taxpayer at
	2	5443 EAST GRAND AVE	BALLAS VICTOR
	3	5439 EAST GRAND AVE	Taxpayer at
	4	5437 EAST GRAND AVE	SUSAN ROSHAN DDS PLLC
	5	5433 EAST GRAND AVE	BUENA NOCHE I LLC
	6	5433 EAST GRAND AVE	ALCANTARA MA FLORA
	7	5431 EAST GRAND AVE	EASTGRANDE LLC
	8	5429 EAST GRAND AVE	MORGAN PARK LTD &
	9	5423 EAST GRAND AVE	JEANETTE INV III LTD
	10	5415 EAST GRAND AVE	Taxpayer at
	11	5409 EAST GRAND AVE	Taxpayer at
O	12	5426 PHILIP AVE	SANCHEZ ANDRES & JAIME
O	13	5420 PHILIP AVE	SANCHEZ JAIME &
	14	5416 PHILIP AVE	BUENA NOCHE I LLC &
	15	5412 PHILIP AVE	PATEL KAPIL & KALINDI
	16	5410 PHILIP AVE	Taxpayer at
	17	5404 PHILIP AVE	KARBUN PARTNERS LLC
	18	5431 PHILIP AVE	Taxpayer at
	19	5427 PHILIP AVE	TKG ACADEMY INC
	20	5426 GURLEY AVE	TEXAS KRISHNAS INC
	21	5422 GURLEY AVE	THE TEXAS KRISHNAS, INC
	22	5416 GURLEY AVE	Taxpayer at
	23	5412 GURLEY AVE	Taxpayer at
	24	5408 GURLEY AVE	BROWN THEODORE JR &
O	25	5417 PHILIP AVE	Taxpayer at
	26	5413 PHILIP AVE	Taxpayer at

01/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	27	5409 PHILIP AVE	MEYER JAMES M &
	28	915 GRAHAM AVE	IYENGAR DWARAKA &
	29	5435 GURLEY AVE	Taxpayer at
	30	919 GRAHAM AVE	Taxpayer at
	31	5429 GURLEY AVE	KLOSS MICHAEL J &
	32	5427 GURLEY AVE	WILLISMOUJAN SILVIA
	33	5423 GURLEY AVE	TREVINO ROLANDO
	34	5513 EAST GRAND AVE	Taxpayer at
	35	5519 EAST GRAND AVE	Taxpayer at
	36	1022 GRAHAM AVE	DAMARIA INVESTMENTS LLC
	37	1018 GRAHAM AVE	Taxpayer at
	38	1014 GRAHAM AVE	PENATE ANNA
	39	1010 GRAHAM AVE	NAIDU DEO
	40	1004 GRAHAM AVE	RIOS JOHN
	41	1000 GRAHAM AVE	Taxpayer at
	42	1023 S BEACON ST	BINFIELD KENT
	43	1017 S BEACON ST	CAMPUZANO MARIA
	44	1015 S BEACON ST	MARTINEZ CAMILO & MARIA
	45	1011 S BEACON ST	MARTINEZ MARIA GUADALUPE
	46	1007 S BEACON ST	SANCHEZ ANDERS C &
	47	1001 S BEACON ST	CERVANTES JOSE & GRACIELA
	48	5611 EAST GRAND AVE	FORE DOWN INC
	49	5617 EAST GRAND AVE	FORE DOWN INC
	50	1100 S BEACON ST	FURMAGA LLC
	51	1022 S BEACON ST	HURTADO ISIDORO
	52	1018 S BEACON ST	HERRERA SAN JUANITA
	53	1014 S BEACON ST	GONZALES SOPHIA
	54	1010 S BEACON ST	MENDEZ FRANCISCO &
	55	1006 S BEACON ST	RUIZ ALEJO & SILVIA
	56	1004 S BEACON ST	GALVAN RAMIRO & MARIA R
	57	1115 WAYNE ST	SIMMS HOLDINGS LLC

01/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1111	WAYNE ST	IBARRA JUAN & SANJUANA
59	1107	WAYNE ST	CAUDILLO TONY
60	1023	WAYNE ST	Taxpayer at
61	1019	WAYNE ST	ZHU BEN
62	1015	WAYNE ST	RAMIREZ AURELIO BASIO &
63	1011	WAYNE ST	RAMIREZ IGNACIO &
64	1007	WAYNE ST	TORRES RAYMUNDO &
65	1003	WAYNE ST	Taxpayer at
66	924	GRAHAM AVE	VAZQUEZ JOSE L
67	916	GRAHAM AVE	SANCHEZ GUILLERMO
68	914	GRAHAM AVE	Taxpayer at
69	921	S BEACON ST	YOUNG CHARLES S &
70	919	S BEACON ST	Taxpayer at
71	913	S BEACON ST	SANTANA JOSE LUIS & CASTA
72	922	S BEACON ST	FRANCIS MARIA L
73	918	S BEACON ST	COLSON TIMOTHY P
74	5440	EAST GRAND AVE	SANCHEZ GUILLERMO JR &
75	2710	SAMUELL BLVD	NAYEB FAMILY LP
76	1111	S BEACON ST	THONG HONG
77	5550	EAST GRAND AVE	SEJ ASSET MGMT & INVESTMENT CO.
78	5560	EAST GRAND AVE	HWANG SEUNG YUB
79	5434	PHILIP AVE	SANCHEZ JAIME &
80	1006	FAIRVIEW AVE	KRISHNAS TEXAS INC
81	1108	GRAHAM AVE	NVN LLC
82	1106	S BEACON ST	GARNER BRIAN S
83	5421	E R L THORNTON FWY	FINANCIAL OPERATING INC
84	5416	EAST GRAND AVE	RSR HOLDINGS LLC &
85	5425	PHILIP AVE	Taxpayer at
86	5509	EAST GRAND AVE	Taxpayer at
87	5523	EAST GRAND AVE	Taxpayer at
88	5605	EAST GRAND AVE	Taxpayer at

Z178-250(AM)

01/20/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5438	EAST GRAND AVE	Taxpayer at
90	5435	EAST GRAND AVE	Taxpayer at
91	5405	EAST GRAND AVE	Taxpayer at
92	5432	EAST GRAND AVE	Taxpayer at
93	1105	S BEACON ST	Taxpayer at



Agenda Information Sheet

File #: 21-590

Item #: Z4.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): 7
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 369, generally southwest of South 2nd Avenue and southeast of the Southern Pacific Railroad right-of-way

Recommendation of Staff: Approval, subject to a development plan and conditions

Recommendation of CPC: Approval, subject to conditions

Z190-262(LG)

Note: This item was deferred by the City Council before opening the public hearing on March 24, 2021, and is scheduled for consideration on April 28, 2021

FILE NUMBER: Z190-262(LG)

DATE FILED: May 13, 2020

LOCATION: Generally southwest of South 2nd Avenue and southeast of the Southern Pacific Railroad right-of-way

COUNCIL DISTRICT: 7

MAPSCO: 47 W, 56 D, 57 A

SIZE OF REQUEST: ±89.2 acres

CENSUS TRACT: 115.00

REPRESENTATIVE: Jonathan Vinson, Jackson Walker LLP

OWNER/APPLICANT: Atomic Auto Crushers & Parts, Inc.

REQUEST: An application to amend Planned Development District No. 369.

SUMMARY: The applicant proposes to amend Planned Development District No. 369 to add commercial motor vehicle parking as a permitted use on Tract 1B.

CPC RECOMMENDATION: Approval, subject to conditions.

STAFF RECOMMENDATION: Approval, subject to a development plan and conditions.

BACKGROUND INFORMATION

- The request site currently operates as a commercial motor vehicle parking use on Tract 1B; outdoor salvage and reclamation on tract 1A and office showroom warehouse uses on Tract 2. It is estimated that the applicant, Atomic Auto Crushers & Parts, Inc., has operated on the site since 1991 on Tract 1B, but the only certificate of occupancy for the area of request dates to 2001.
- The requested commercial motor vehicle parking use is not a permitted use in Planned Development District No. 369. In March 2020, the applicant submitted a certificate of occupancy application for an outside storage use to the Building Inspections (BI) Division. BI determined the use was a commercial motor vehicle parking use.
- Commercial motor vehicle parking is a facility for the temporary, daily, or overnight parking of commercial motor vehicles as defined in the use regulations for a truck stop, and/or motor vehicles with two or more rear axles such as trucks, truck tractors, and similar vehicles, for no charge or for a fee, regardless of whether that fee is charged independently of any other use on the lot, if the parking is not accessory to a main use on the lot.

Zoning History

There have been no zoning requests in the area within the last five years.

Thoroughfares/Streets

Thoroughfares/Street	Type	Existing ROW
2 nd Avenue	Principal Arterial	80 ft.

Traffic

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's request and determined that it will not negatively impact the surrounding street system.

Comprehensive Plan

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The proposed zoning request meets the following goals and objectives of the Comprehensive Plan.

ECONOMIC ELEMENT**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

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

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

Area Plans

According to the Trinity River Corridor Comprehensive Plan, which was passed in 2005 and updated in 2009, the subject site is in the North Trinity Forest District. The subject site already exists in an area along the river corridor that has heavy industrial uses. The plan states this area is designated as floodplain for its land use,

STAFF ANALYSIS**Land Use**

	Zoning	Land Use
Site	PD No. 369	Commercial Motor Vehicle Parking, Outdoor Salvage and Reclamation, and Office Showroom Warehouse
Northwest	PD No. 595 R-5(A), IR	Undeveloped Land, Railroad Right of Way
North	CR, PD No. 595 RS-I with SUP No. 95	Vehicle Fueling Services, Meat Packing
Northeast	CR, MF-1(A) w/ SUP No. 501	Multifamily
South	IR	Undeveloped Land
East	IR, CR	Undeveloped Land
West	IR	Undeveloped Land, Single Family

Land Use Compatibility

The site is developed as a commercial motor vehicle parking use that will facilitate the temporary, daily, or overnight parking of commercial motor vehicles as defined in the use regulations. The request site is located within an industrial area and is adjacent to office showroom warehouse and outdoor reclamation uses. Meat packing and vehicle fueling service uses are to the north. Undeveloped land and railroad right of way uses are to the northwest of the area of request. Multiple Family Uses are to the northeast, and

undeveloped land are to the east, west and south of the site. Single family uses are also located to the west of the area of request.

Per Section 51A-4.210(8.1)(B), a commercial motor vehicle parking use within 500 feet of a residential district requires a specific use permit. While the request site is within 500 feet (386 feet away) of a residential district, staff has determined that the residential district is protected from the current use of the site through natural landscaping buffers. As such, staff is recommending the use be allowed by right in the PD. This use also does not require a residential proximity slope calculation since it is at least 500 feet away from residential uses.

Staff asked the applicant to submit a development plan during the application process to show the improvements on the property so staff could fully evaluate the request. The applicant did not submit a development plan as the business has been in operation at the subject site for more than 30 years. The PD has a conceptual plan that was approved in 1997. The request did not change anything on the conceptual plan.

Landscaping

Landscaping must be provided as shown on the attached conceptual plan. Screening is present on the site based on the current conceptual plan. Staff is in support of the applicant's request, since screening follows the existing conceptual plan that was approved by the City Council on December 10, 1997 (Case No. Z967-353).

Market Value Analysis

Market Value Analysis (MVA) is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the subject site is "uncategorized", it is within proximity to "E" MVA Cluster categories northeast and southwest of the subject site. "I" MVA cluster categories are also to the north, northeast and northwest of the site.

Parking

The proposed commercial motor vehicle parking use does not require off street parking or loading.

List of Principals/Partners/Officers

Atomic Auto Crushers & Parts, Inc.

- Wayne Yarbrough, Owner
- Jackie Turner, Manager

CPC ACTION
January 21, 2021

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 369, subject to applicant's conditions in an area generally south of South 2nd Avenue and east of the Southern Pacific Railroad right-of-way.

Maker: Jackson
Second: Rubin
Result: Carried: 12 to 2

For: 12 - MacGregor, Hampton, Stinson, Johnson, Shidid,
Jackson, Blair, Jung, Suhler, Schwope, Garcia,
Rubin

Against: 2 - Carpenter, Murphy
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 24
Replies: For: 1 Against: 0

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201

For (Did not speak): Jackie Tucker, Address not given

Against: None

Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

CPC ACTION
January 7, 2021

Motion: In considering an application to amend Planned Development District No. 369, in an area generally south of South 2nd Avenue and east of the Southern Pacific Railroad right-of-way, it was moved to **hold** this case under advisement until January 21, 2021.

Maker: Murphy
Second: Schwope
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Johnson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope, Murphy,
Garcia, Rubin

Against: 0
Absent: 2 - Jackson, Myers
Vacancy: 0

Notices: Area: 500 Mailed: 24
Replies: For: 1 Against: 0

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
For (Did not speak): Jackie Tucker, Address not given
Against: None

CPC Recommended PD Conditions

**ARTICLE 369.
PD 369.**

SEC. 51P-369.101. LEGISLATIVE HISTORY.

PD 369 was established by Ordinance No. 21386, passed by the Dallas City Council on August 26, 1992. Ordinance No. 21386 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 21386 was amended by Ordinance No. 23366, passed by the Dallas City Council on December 10, 1997. Ordinance No. 23366 was amended by Ordinance No. _____, passed by the Dallas City Council on _____ XX, 2020. (Ord. Nos. 19455; 21386; 23366; 25850; _____).

SEC. 51P-369.102. PROPERTY LOCATION AND SIZE.

PD 369 is established on property generally located along the southeast line of Second Avenue, southeast of the southeast line of the Southern Pacific Railroad right-of-way. The size of PD 369 is approximately 89.2108 acres. (Ord. Nos. 21386; 25850)

SEC. 51P-369.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions contained in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to code articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51A.
- (c) Section 51A-2.101, "Interpretations," applies to this article.
- (d) The following rules apply in interpreting the use regulations in this article:
 - (1) The absence of a symbol appearing after a listed use means that the use is permitted by right.
 - (2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.
 - (3) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800.)
 - (4) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. ("RAR" means "residential adjacency review." For more information regarding residential adjacency review generally, see Division 51A-4.800.)
- (e) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district is considered to be a nonresidential zoning district. (Ord. Nos. 23366; 25850)

SEC. 51P-369.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 369A).
(Ord. Nos. 23366; 25850)

SEC. 51P-369.105. DEVELOPMENT PLAN.

(a) Except as provided in this section, prior to application for a building permit for development on the Property, a development plan must be submitted to and approved by the city plan commission. (Ord. Nos. 23366; 25850)

(b) For a commercial motor vehicle parking use located in Tract 1B or Tract 2, no Development Plan is required.

SEC. 51P-369.106. MAIN USES PERMITTED.

(a) Agricultural uses.

-- Crop production.

(b) Commercial and business service uses.

- Building repair and maintenance shop. [RAR]
- Bus or rail transit vehicle maintenance or storage facility. [RAR]
- Catering service.
- Commercial cleaning or laundry plant. [RAR]
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. [RAR]
- Labor hall. [SUP required if spacing component of Section 51A-4.202(8.1) is not met.]
- Machine or welding shop. [RAR]
- Machinery, heavy equipment, or truck sales and services. [RAR]
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance.

(c) Industrial uses.

- Inside Industrial. [RAR]
- Medical/infectious waste incinerator. [SUP]
- Municipal waste incinerator. [SUP]
- Outside industrial. [SUP]
- Outside salvage or reclamation. [See Section 51P-369.108 of this article.]
- Pathological waste incinerator. [SUP]
- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

(d) Institutional and community service uses.

- Adult day care facility.
 - Cemetery or mausoleum. [SUP]
 - Child-care facility.
 - Church.
 - College, university, or seminary.
 - Hospital. [RAR]
 - Public or private school. [SUP]
- (e) Lodging uses.
- Hotel or motel. [RAR]
 - Lodging or boarding house.
 - Overnight general-purpose shelter. [SUP]
- (f) Miscellaneous uses.
- Carnival or circus (temporary). *[By special authorization of the building official.]*
 - Hazardous waste management facility. *[Except when operated as a hazardous waste incinerator.]*
 - Temporary construction or sales office.
- (g) Office uses.
- Financial institution without drive-in window.
 - Financial institution with drive-in window. [RAR]
 - Medical clinic or ambulatory surgical center.
 - Office.
- (h) Recreation uses.
- Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (i) Residential uses.
- None permitted.
- (j) Retail and personal service uses.
- Auto service center. [RAR]
 - Bar, lounge, or tavern. [RAR]
 - Car wash. [RAR]
 - Commercial amusement (inside). *[SUP required when operated as an amusement center, as defined in Chapter 6A of the Dallas City Code, as amended, with a floor area of 2,500 square feet or more, and located within 300 feet of a residential district; or a Class E dance hall, as defined in Chapter 14 of the Dallas City Code, as amended, and located within 300 feet of a residential district.]*
 - **Commercial motor vehicle parking.**
 - Commercial parking lot or garage. [RAR]
 - Dry cleaning or laundry store.

- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- Home improvement center, lumber, brick, or building materials sales yard. [RAR]
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. [RAR]

(k) Transportation uses.

- Airport or landing field. [SUP]
- Commercial bus station and terminal. [RAR]
- Heliport. [RAR]
- Helistop. [RAR]
- Railroad passenger station. [SUP]
- STOL (short takeoff or landing) port. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211(10).]

(l) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [RAR]
- Tower/antenna for cellular communication. [See Section 51P-369.109 of this article.]
- Utility or government installation other than listed. [SUP]
- Water treatment plant. [SUP]

(m) Wholesale, distribution, and storage uses.

- Auto auction. [See Section 51P-369.107 of this article.]
- Freight terminal. [RAR]
- Manufactured building sales lot. [RAR]
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening). [RAR]
- Recycling buy-back center. [By right with RAR for the collection of aluminum cans, steel cans, glass, paper, clothing, and plastics; otherwise by SUP.]
- Recycling collection center. [By right with RAR for the collection of aluminum cans, steel cans, glass, paper, clothing, and plastics; otherwise by SUP.]
- Recycling drop-off container. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]

- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.]*
- Trade center.
- Vehicle storage lot.
- Warehouse. *[RAR]* (Ord. Nos. 23366; 25850)

SEC. 51P-369.107. AUTO AUCTION.

(a) Except as otherwise provided, the auto auction use must be operated in compliance with Section 51A-4.213(1).

(b) Only those vehicles stored in conjunction with the vehicle storage lot use located on the Property may be auctioned.

(c) No external speakers may be used in conjunction with the auto auction use.

(d) The hours of operation are limited to the hours between 9 a.m. and 5 p.m.

(e) All off-street parking for the auto auction use must be located within the boundaries of the PD and in a location separate from parking for any other permitted use on the Property, as shown on the conceptual plan. (Ord. Nos. 23366; 25850)

SEC. 51P-369.108. OUTSIDE SALVAGE OR RECLAMATION.

(a) Except as otherwise provided, the outside salvage or reclamation use must be operated in compliance with Section 51A-4.203(5).

(b) The visual screen required by Subparagraph (E)(i) of Section 51A-4.203(5) is required only where shown on the conceptual plan.

(c) Objects may be stacked up to 16 feet high within 40 feet of the visual screen.

(d) Stacking must not exceed 16 feet in height at any location on the Property.

(e) The distance requirement contained in Subparagraph (E)(iv) of Section 51A-4.203(5) does not apply to an outside salvage or reclamation use located in this district. (Ord. Nos. 23366; 25850)

SEC. 51P-369.109. TOWER/ANTENNA FOR CELLULAR COMMUNICATION.

(a) Mounted cellular antennas, as defined in Section 51A-4.212(10.1), are permitted by right in this district.

(b) Monopole cellular towers, as defined in Section 51A-4.212(10.1), are permitted by right with RAR required.

(c) Other cellular communication towers/antennas, as defined in Section 51A-4.212(10.1), are permitted by right. (Ord. Nos. 23366; 25850)

SEC. 51P-369.110. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted in this district:

- Accessory community center (private).
- Accessory pathological waste incinerator.
- Home occupation.
- Private stable.

(c) In this district, an SUP is required for the following accessory use when it is used to incinerate more than 225 pounds of waste per hour:

- Accessory medical/infectious waste incinerator. (Ord. Nos. 23366; 25850)

SEC. 51P-369.111. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard. Minimum front yard is 15 feet.

(b) Side and rear yard. Minimum side and rear yard is:

(1) 10 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(2) no side and rear yard required in all other cases.

(c) Dwelling unit density. No maximum dwelling unit density.

(d) Floor area ratio. Maximum floor area ratio is:

(1) 0.5 for retail and personal service uses;

(2) 0.75 for any combination of lodging, office, and retail and personal service uses;

and

(3) 2.0 for all uses combined.

(e) Height.

(1) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. (See Section 51A-4.412.) Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(2) Maximum height. Unless further restricted under Paragraph (1), maximum structure height is 200 feet.

(f) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. Maximum number of stories above grade is 15. Parking garages are exempt from this requirement but must comply with the height regulations contained in Subsection (e) of this section. (Ord. Nos. 23366; 25850)

SEC. 51P-369.112. OFF-STREET PARKING AND LOADING.

(a) Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Except as provided in this section, consult the off-street parking and loading regulations (Division 51A-4.300) for information regarding off-street parking and loading generally.

(b) The surface of a parking space, maneuvering area for parking or a driveway for a vehicle storage lot, an outside salvage or reclamation use, or an auto auction use is permitted to consist of compacted crushed rock if this surface allows the delivery and release of vehicles in all weather conditions. (Ord. Nos. 23366; 25850)

SEC. 51P-369.113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23366; 25850)

SEC. 51P-369.114. LANDSCAPING.

Landscaping must be provided as shown on the conceptual plan. (Ord. Nos. 23366; 25850)

SEC. 51P-369.115. SIGNS.

Except as provided in this section, signs must comply with the provisions for business zoning districts contained in Article VII. For premise signs, only one detached sign, which complies with the setback and size requirements for business zoning district rules, is permitted and must be located as shown on the conceptual plan. The detached premise sign must be a pole sign. Attached signs on the Property combined are limited to a maximum of twelve words which contain any character of a height equal to or exceeding four inches. In this district, premise means the Property. (Ord. Nos. 23366; 25850)

SEC. 51P-369.116. VISUAL INTRUSION.

No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-2, or MF-2(A) district may penetrate or be located above a residential proximity slope originating in that district. (See Section 51A-4.412.) For purposes of this section, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual

surveillance into the yard of a residential use. (Ord. Nos. 23366; 25850)

SEC. 51P-369.117. GENERAL REQUIREMENTS.

Development and use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 23366; 25850)

SEC. 51P-369.118. PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 21386; 25850)

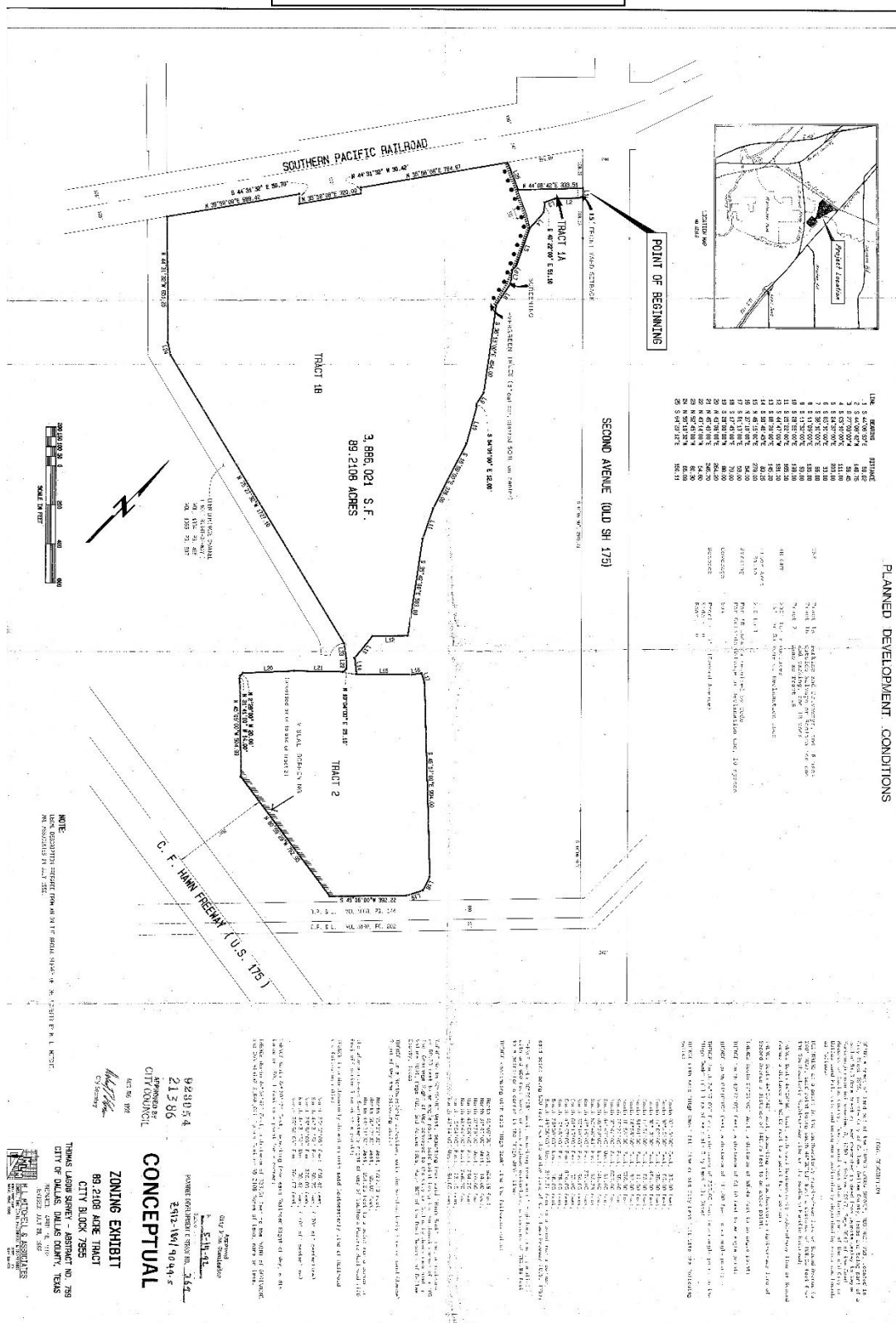
SEC. 51P-369.119. COMPLIANCE WITH CONDITIONS.

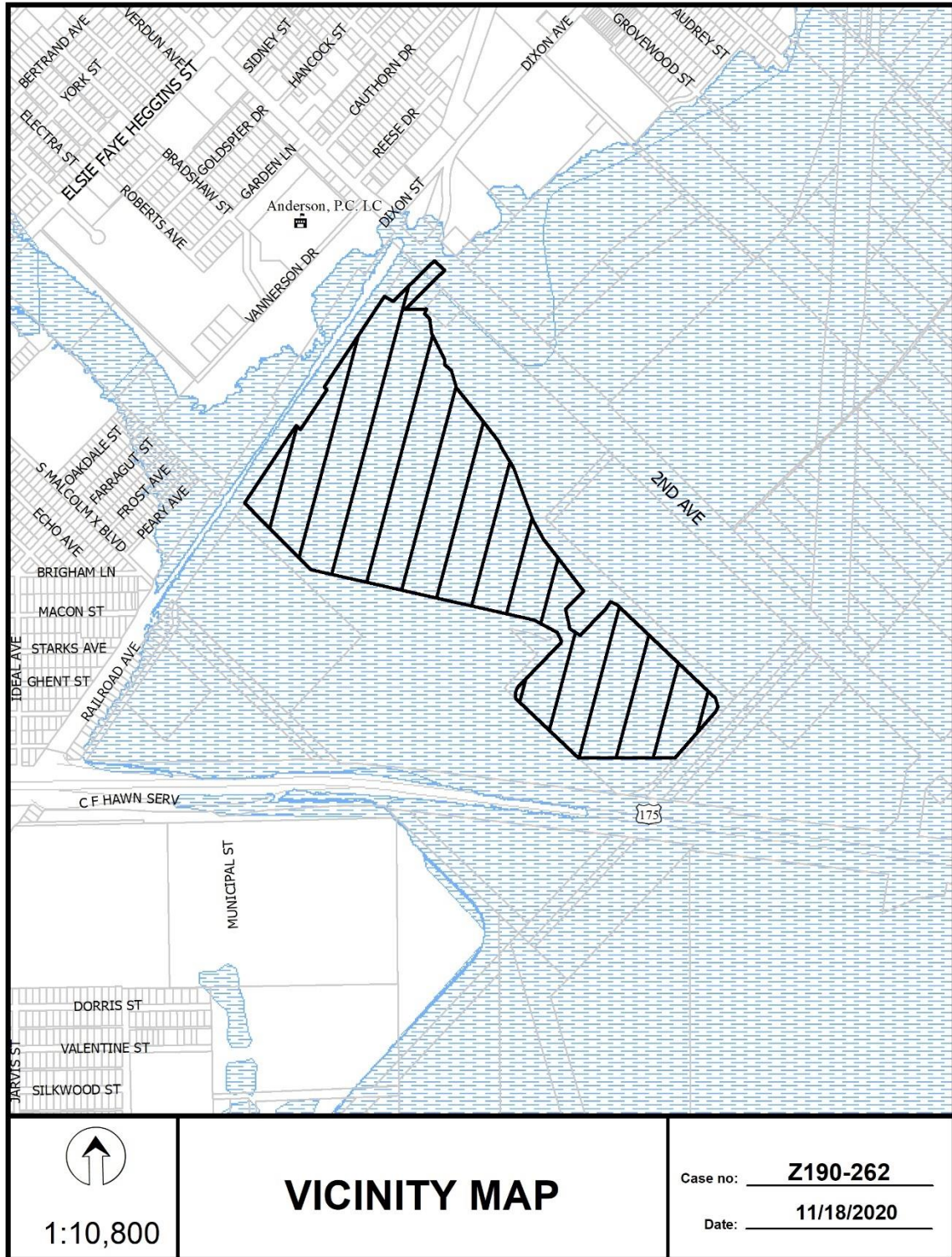
The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21386; 25850)

SEC. 51P-369.120. ZONING MAP.

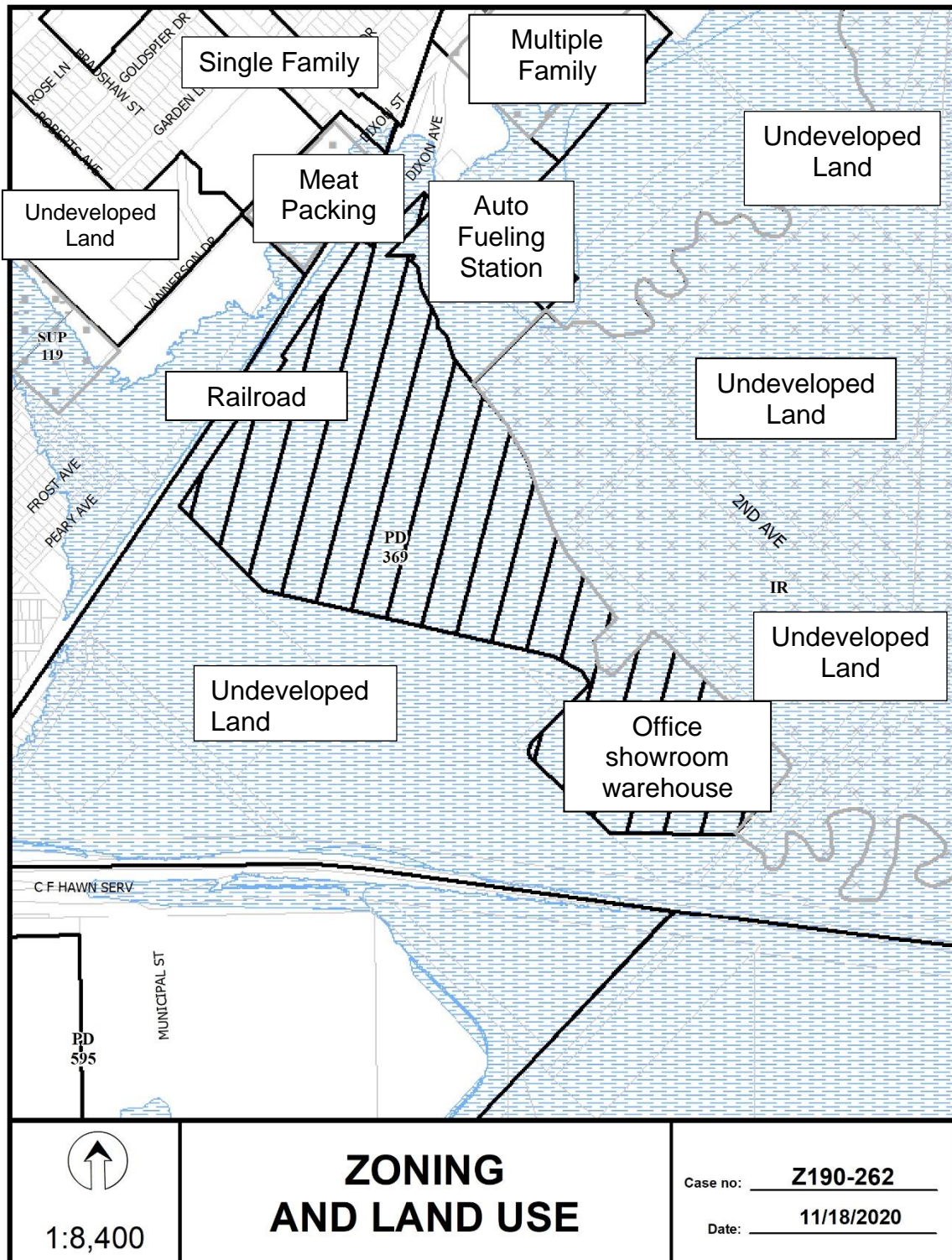
PD 369 is located on Zoning Map Nos. K-9 and L-9. (Ord. Nos. 21386; 25850)

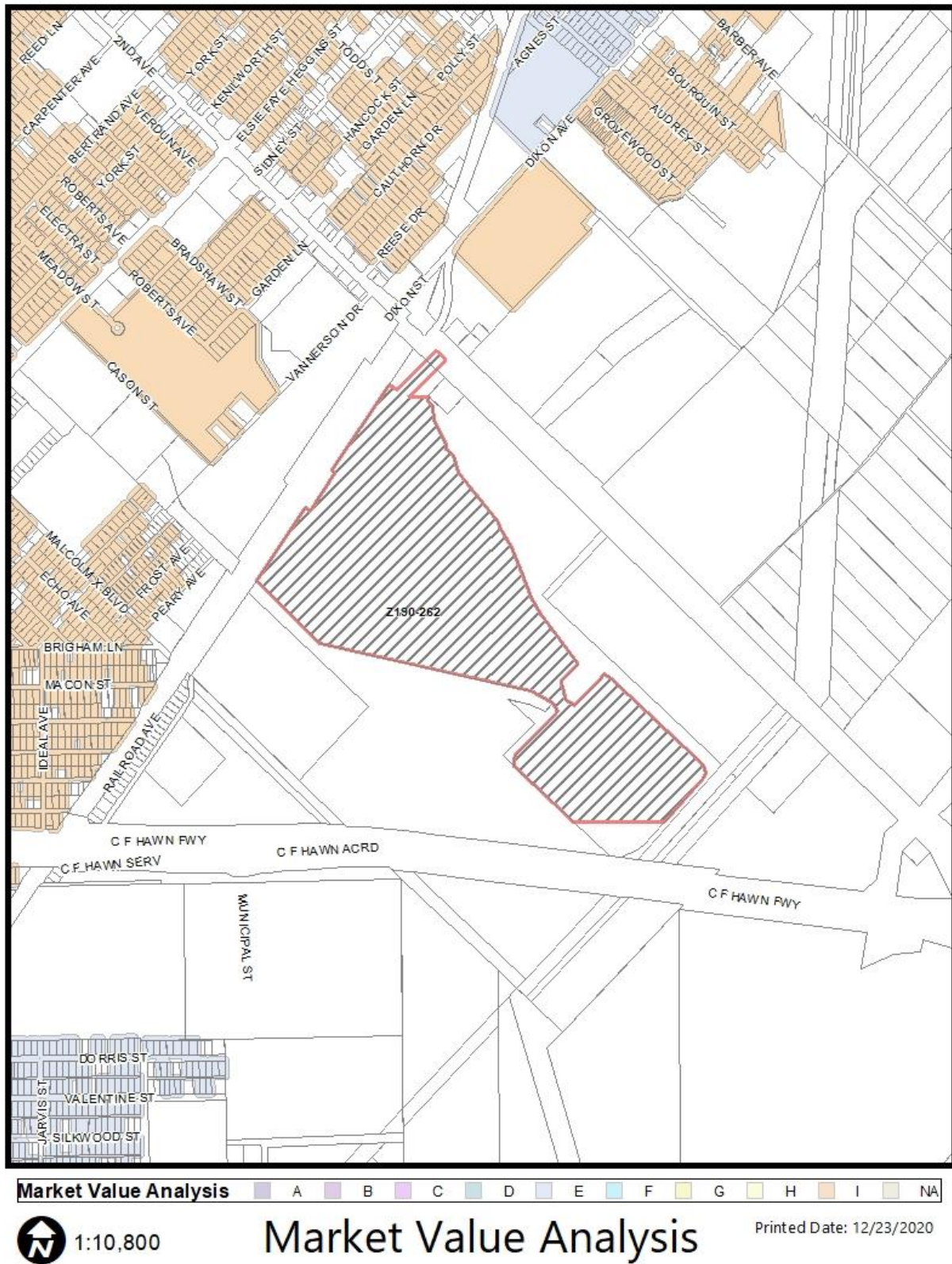
Existing Conceptual Plan



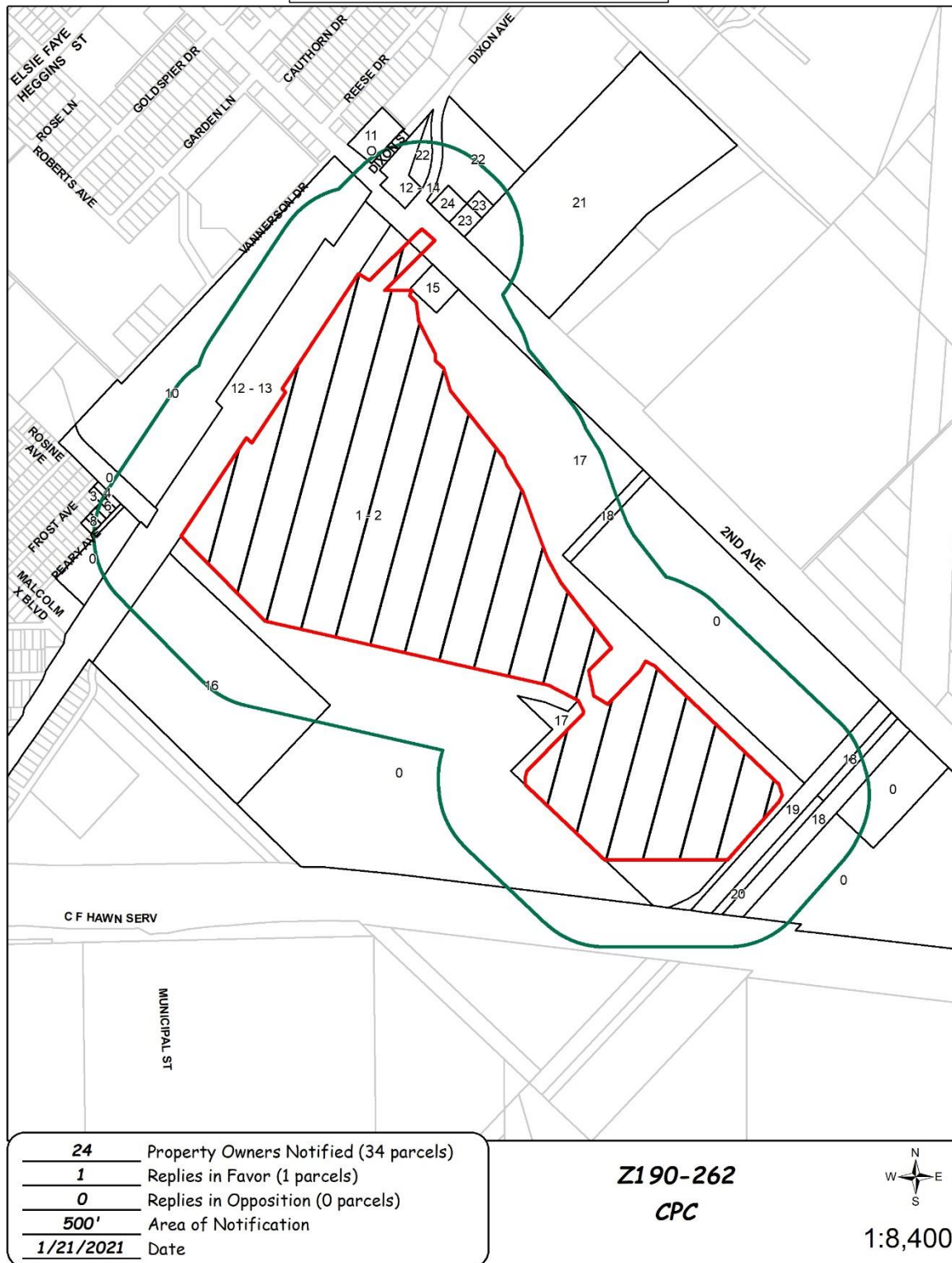








CPC RESPONSES



01/20/2021

Reply List of Property Owners***Z190-262******24 Property Owners Notified******1 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	5301 2ND AVE	ROSENFELD MARSHALL D
	2	5301 2ND AVE	ATOMIC AUTO CRUSHERS &
	3	2870 FROST AVE	SANDERS HOWARD
	4	2874 FROST AVE	MESQUITE JUSTIN DAVIS
	5	2875 PEARY AVE	SMITH MARIE
	6	2871 PEARY AVE	PHILLIPS MAGGIE LEE
	7	2863 PEARY AVE	ZENO WILLIAM
	8	2859 PEARY AVE	SIMS GEORGE
	9	2855 PEARY AVE	BASALDUA JOSE SOCORRO
	10	5219 2ND AVE	Taxpayer at
O	11	5122 2ND AVE	PATEL SUNIL C
	12	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	13	9999 NO NAME ST	UNION PACIFIC RR CO
	14	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	15	5315 S 2ND AVE	ALKATHERI AHMED GAAFAR
	16	5306 S MALCOLM X BLVD	KEETON TOMMY SIMS & PATRICIA ANN
	17	5400 2ND AVE	ATOMIC AUTO CRUSHERS &
	18	5400 2ND AVE	ONCOR ELECRTC DELIVERY COMPANY
	19	5400 2ND AVE	ONCOR ELECRTC DELIVERY COMPANY
	20	3000 ROCHESTER ST	ONCOR ELECRTC DELIVERY COMPANY
	21	5366 2ND AVE	IRVING BASAVE
	22	5310 2ND AVE	NIRA INVESTMENTS LLC
	23	5318 2ND AVE	Taxpayer at
	24	5314 S 2ND AVE	HFLP LTD



Agenda Information Sheet

File #: 21-588

Item #: Z5.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: April 28, 2021
COUNCIL DISTRICT(S): 7
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an MF-1(A) Multifamily Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west line of Elsie Faye Heggins Street, south of Lyons Street

Recommendation of Staff and CPC: Approval

Z201-103(CT)

Note: This item was deferred by the City Council before opening the public hearing on March 24, 2021, and is scheduled for consideration on April 28, 2021

FILE NUMBER: Z201-103(CT) **DATE FILED:** October 6, 2020
LOCATION: West line of Elsie Faye Heggins Street, south of Lyons Street
COUNCIL DISTRICT: 7 **MAPSCO:** 47 S
SIZE OF REQUEST: ±18,595 sq. ft. **CENSUS TRACT:** 27.01

APPLICANT: Kashif Riaz

OWNER: Fast Cashback Realty, LLC

REQUEST: An application for an MF-1(A) Multifamily Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District

SUMMARY: The purpose of the request is to allow for the development of the property with nine multifamily dwelling units.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595 and is currently undeveloped.
- The purpose of the request is to allow for the development of the property with nine multifamily dwelling units.

Zoning History:

There have been no zoning changes in the surrounding area, in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Elsie Faye Heggins Street	Minor Arterial	80 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the request will not significantly impact the surrounding roadway system.

STAFF ANALYSIS

Comprehensive Plan

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The applicant's request is consistent with the following goals and policies of the comprehensive plan.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

NEIGHBORHOOD PLUS PLAN

The *Neighborhood Plus Plan* was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas.

The final chapter, Strategic Goals, delineates six strategic goals to shift our approach, policies and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

GOAL 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

Hatcher Station Area Plan (February 2013):

The Hatcher area is envisioned as a safe, walkable mixed-use neighborhood that provides a range of neighborhood-serving retail, housing options and vocational enrichment opportunities. A critical priority is to progressively grow economic vibrancy in the area. Initial steps should include expanded continuing education and jobs training, support to small business entrepreneurs, and new employment-generating commercial uses.

Zoning Strategies

Use the area plan to facilitate mixed-use, transit-oriented zoning and appropriate redevelopment over time.

The request proposes to develop the NC Neighborhood Commercial Subdistrict as a MF-1(A) Multifamily Subdistrict fits within the Hatcher Station Area Plan calling for a mixture of land uses in the area and to promote walkability and usage of the DART Rail Station. (The station is .80 miles from the site.)

Land Use:

	Zoning	Land Use
Site	NC within Planned Development District No. 595	Undeveloped
North	NC within Planned Development District No. 595	Retail
West	R-5(A) within Planned Development District No. 595	Undeveloped
East	R-5(A) within Planned Development District No. 595 RS-I within Planned Development District No. 595	Undeveloped
South	R-5(A) within Planned Development District No. 595	Undeveloped

Land Use Compatibility:

The request is for an MF-1(A) Multifamily Subdistrict on the subject site. The applicant proposes nine dwelling units on the property. The applicant proposes garages below each unit to provide parking for the residences and three additional parking spaces for guest parking for the development. The straight zoning request will address the required parking but not require the proposed garages.

Uses surrounding the request site consist of an undeveloped tract to the east, a retail use to the north, south of the site are undeveloped tracts of land, and east, across Elsie Faye Heggins Street, are undeveloped as well.

MF-1(A) Subdistricts are composed mainly of single family, duplex, and multifamily dwellings and certain uniformly developed multifamily dwelling sections. These districts are medium density districts and are located in certain areas close into the center of the city and at various outlying locations. The area regulations are designed to protect the residential character and to prevent the overcrowding of the land by providing minimum standards for building spacing, yards, off-street parking, and coverage. The MF-1(A) District coincides with the surrounding uses and future development for the area.

Staff supports the zoning change as the MF-1(A) Subdistrict can serve as a buffer from the NC Neighborhood Commercial Subdistrict to the R-5(A) Residential Subdistrict, add housing stock to the area, and fits within the area plan proposed for the site.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: NC Retail	0'	15' adjacent to residential OTHER: No Min	0.5 FAR	30'	40%	Neighborhood serving retail
Proposed: MF-1(A)	15'	5' for duplex 10' other/ 10' duplex 15' & 10' other	No Max.	36' RPS does apply to the site from R-5(A) District	60% res 25% nonres	Multifamily

Use comparison table for existing and proposed districts:

MF-1(A) Proposed	NC Existing
(A) <u>Agricultural uses.</u> Crop production.	(A) <u>Agricultural uses.</u> Community garden. Market garden. [SUP]
(B) <u>Commercial and business service uses.</u> None permitted.	(B) <u>Commercial and business service uses.</u> Catering service. [SUP]
(C) <u>Industrial uses.</u> Gas drilling and production. [SUP] Temporary concrete or asphalt batching plant. [By special authorization of the building official.]	(C) <u>Industrial uses.</u> None permitted.
(D) <u>Institutional and community service uses.</u> Adult day care facility. [SUP] Cemetery or mausoleum. [SUP] Child-care facility. [SUP] Church. College, university or seminary. [SUP] Community service center. [SUP] Convalescent and nursing homes, hospice care, and related institutions. [RAR] Convent or monastery. Foster home. Hospital. [SUP] Library, art gallery, or museum. [SUP] Public or private school. [SUP]	(D) <u>Institutional and community service uses.</u> Adult day care facility. Child-care facility. Church. Community service center. [SUP] Library, art gallery, or museum. Public or private school. [SUP]
(E) <u>Lodging uses.</u> None permitted.	(E) <u>Lodging uses.</u> None permitted.
(F) <u>Miscellaneous uses.</u> Carnival or circus (temporary). [By special authorization of the building official.] Temporary construction or sales office.	(F) <u>Miscellaneous uses.</u> Temporary construction or sales office.
(G) <u>Office uses.</u> None permitted.	(G) <u>Office uses.</u> Financial institution without drive-in window.

	Medical clinic or ambulatory surgical center. [Plasma or blood donation center prohibited.] Office.
(H) <u>Recreation uses.</u> Country club with private membership. [RAR] Private recreation center, club, or area. [SUP] Public park, playground, or golf course.	(H) <u>Recreation uses.</u> Private recreation center, club, or area. [SUP] Public park, playground, or golf course.
(I) <u>Residential uses.</u> College dormitory, fraternity, or sorority house. Duplex. Group residential facility. [See Section 51A-4.209(3) .] Handicapped group dwelling unit. [See Section 51A-4.209 (3.1).] Multifamily. Retirement housing. Single family.	(I) <u>Residential uses.</u> Live-work unit. [Only one dwelling unit per lot.]
(J) <u>Retail and personal service uses.</u> None permitted.	(J) <u>Retail and personal service uses.</u> Auto service center. [By SUP in NC(E) Enhanced only.] Commercial parking lot or garage. [SUP] Dry cleaning or laundry store. Furniture store. [5,000 square feet or less.] General merchandise store. [Must be 3,500 square feet or less.] Mortuary, funeral home, or commercial wedding chapel. [SUP] Motor vehicle fueling station. [By SUP in NC(E) Enhanced only.] Personal service uses. [Massage establishment and tattoo or body piercing studio prohibited.] Restaurant without drive-in or drive-through service. [RAR]
(K) <u>Transportation uses.</u> Transit passenger shelter. Transit passenger station or transfer center. [SUP]	(K) <u>Transportation uses.</u> Transit passenger shelter.
(L) <u>Utility and public service uses.</u> Electrical substation. [SUP] Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4) .] Police or fire station. [SUP]	(L) <u>Utility and public service uses.</u> Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4) , "Local utilities."] Police or fire station. [SUP]

Radio, television, or microwave tower. [SUP] Tower/antenna for cellular communication. [See Section 51A-4.212 (10.1).] Utility or government installation other than listed. [SUP]	Post office. [SUP] Tower/antenna for cellular communication. [SUP]
(M) <u>Wholesale, distribution, and storage uses.</u> Recycling drop-off container. [See Section 51A-4.213 (11.2).] Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]	(M) <u>Wholesale, distribution, and storage uses.</u> None permitted.

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading spaces must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Parking requirements for multifamily uses require one space per bedroom with an additional .25 spaces for guest parking unless required parking is restricted to resident parking only. The applicant will need to meet this requirement at the permitting stage of the development.

Landscaping:

Landscaping of the property must be provided in accordance with Article X, as amended.

Market Value Analysis

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

Z201-103(CT)

List of Officers

Fast Cashback Realty, LLC

Kashif Riaz, Sole Officer

CPC ACTION

January 21⁹, 2021⁰

Motion: It was moved to recommend **approval** of an MF-1(A) Multifamily Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west line of Elsie Faye Heggins Street, south of Lyons Street.

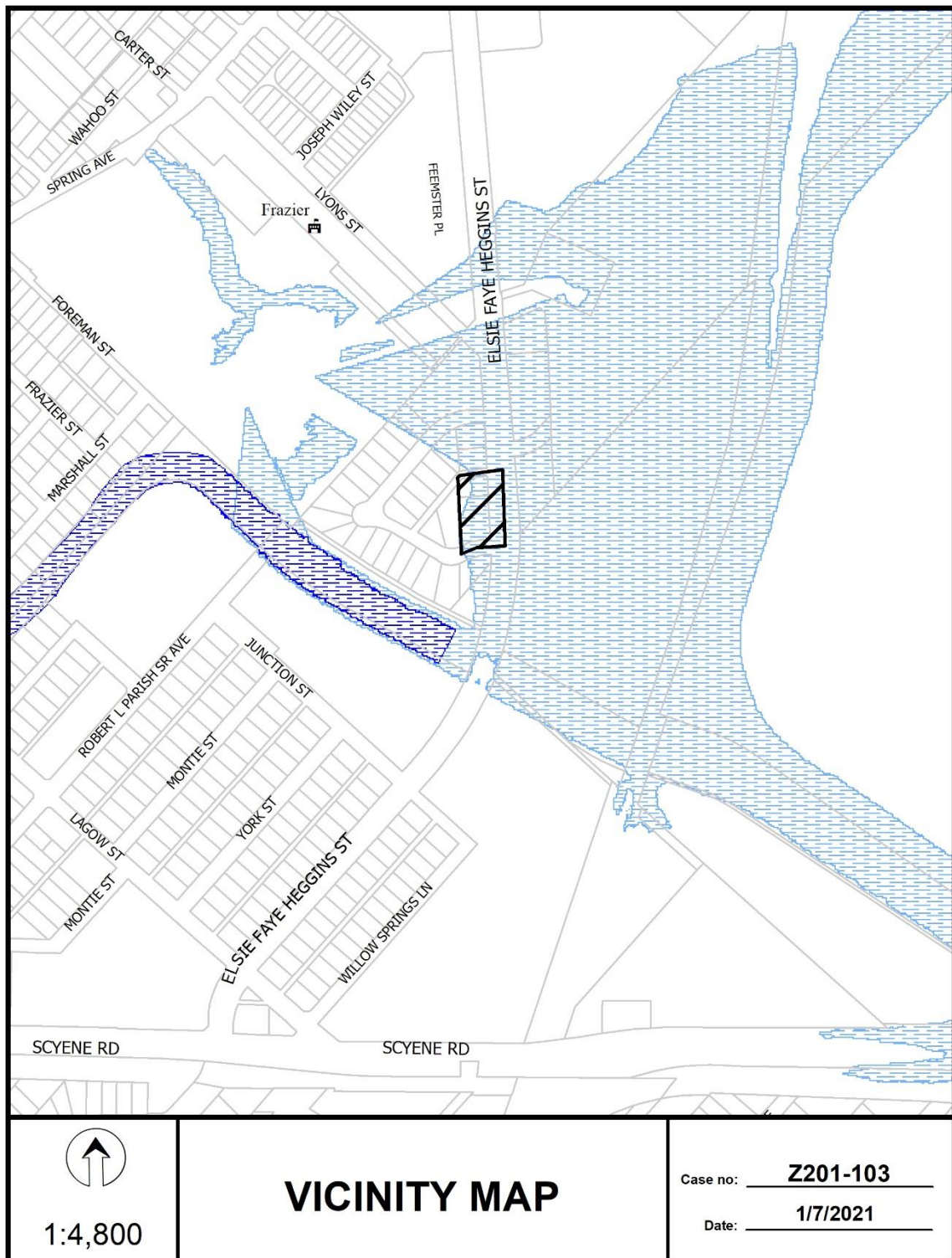
Maker: MacGregor
Second: Hampton
Result: Carried: 14 to 0

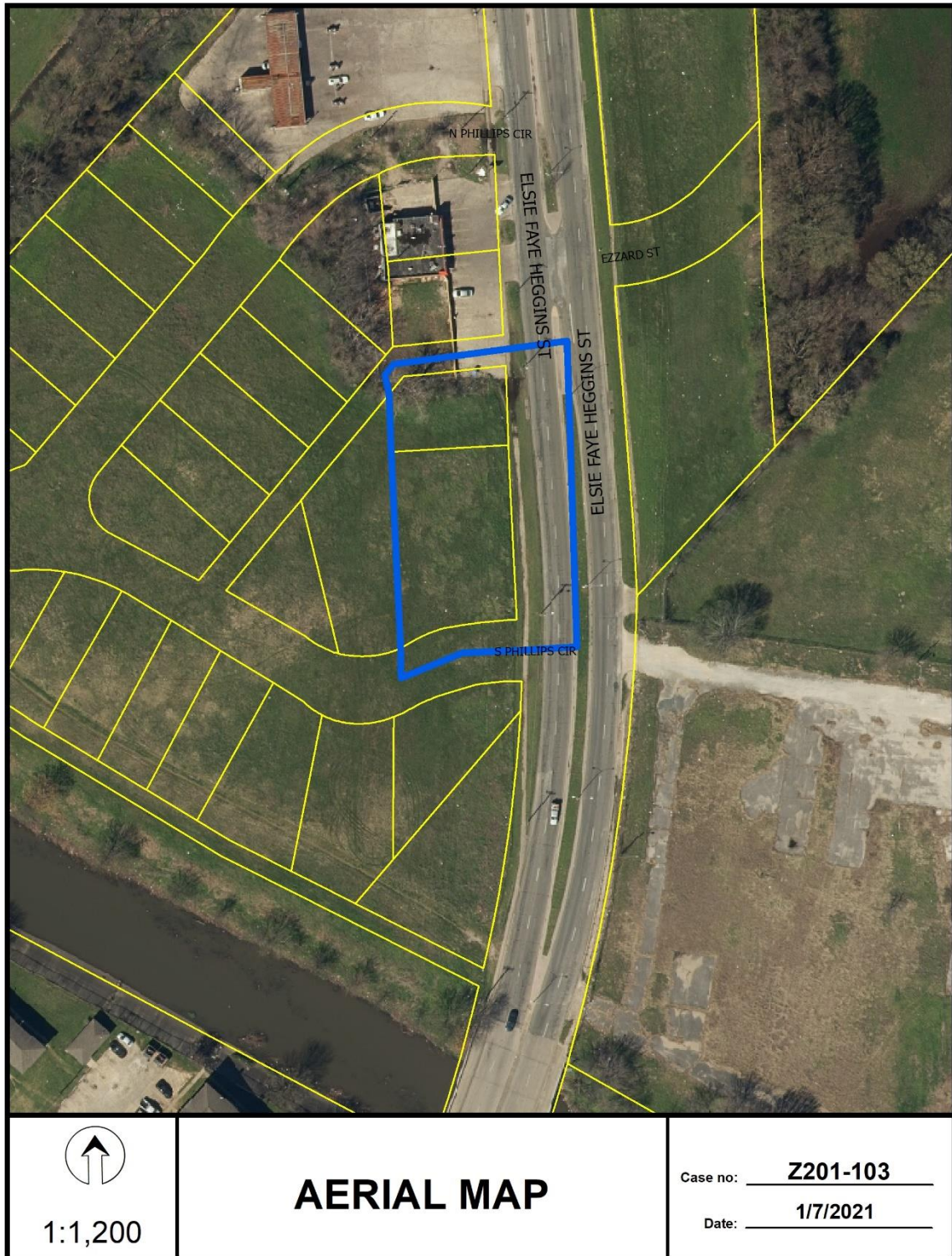
For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung, Suhler,
Schwope, Murphy, Garcia, Rubin

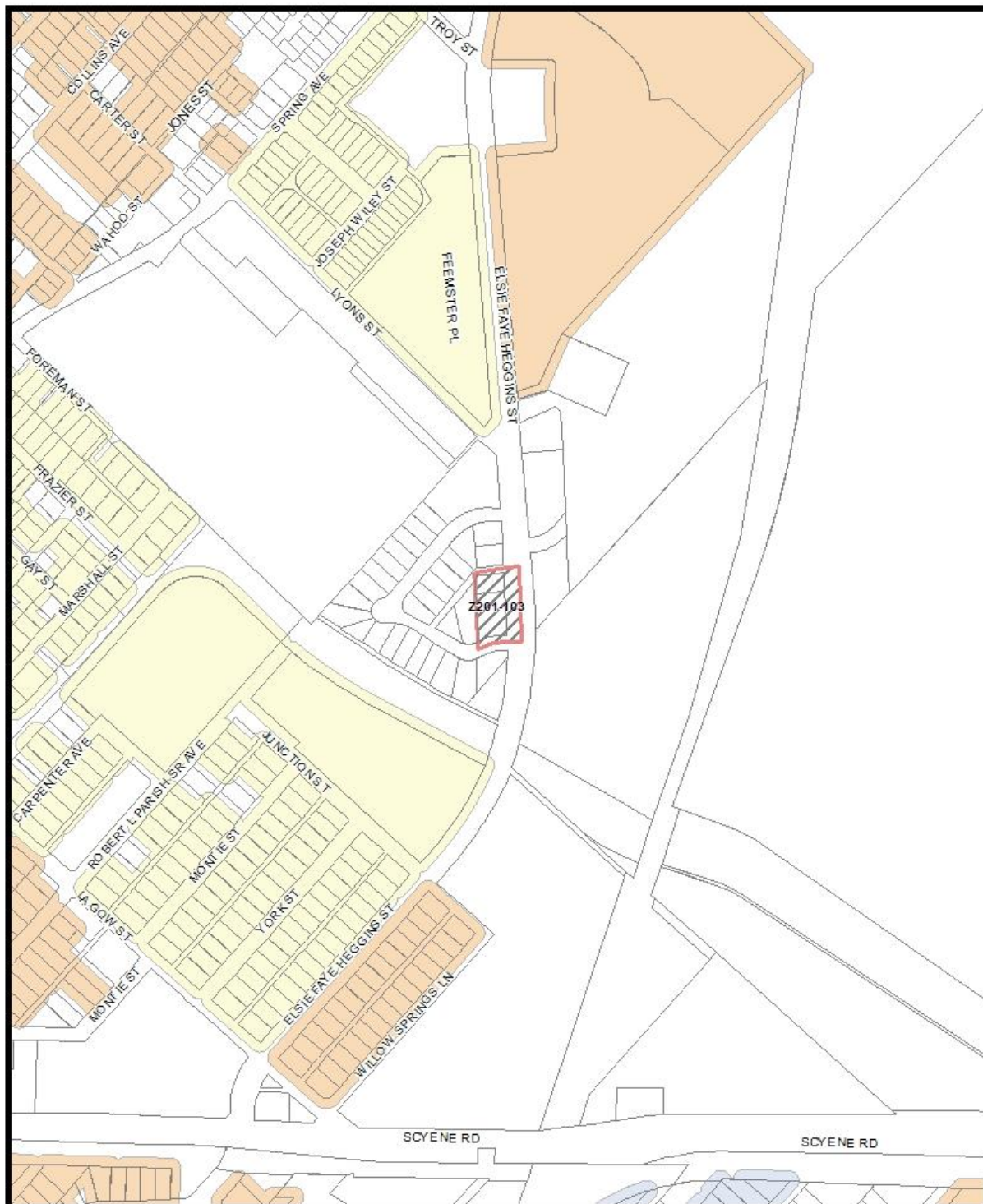
Against: 0
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 8
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Kashif Riaz, 4905 Mulholland Dr., Plano, TX, 75074
Against: None







CPC RESPONSES



01/20/2021

Reply List of Property Owners

Z201-103

8 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4525	ELSIE FAYE HEGGINS ST	FAST CASHBACK REALTY LLC
2	4600	ELSIE FAYE HEGGINS ST	BLAINES MOTOR SUPPLY INC
3	4838	ELSIE FAYE HEGGINS ST	DALLAS HOUSING AUTHORITY
4	4625	ELSIE FAYE HEGGINS ST	JONES CALVIN
5	3334	PHILLIPS CIR	SMITHSON JAMES L
6	3331	PHILLIPS CIR	JACKSON FLOYD
7	4531	ELSIE FAYE HEGGINS ST	TRAN VU QUANG &
8	3311	PHILLIPS CIR	SMITHSON JAMES L



Agenda Information Sheet

File #: 21-577
PH1.

Item #:

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): 6

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 9.40 acres of the current 39.05 acres of land located at 2118 California Crossing Road, within the floodplain of Elm Fork, Fill Permit 19-04 - Financing: No cost consideration to the City

BACKGROUND

The property owner at 2118 California Crossing Road along the Elm fork of the Trinity River has applied for a fill permit to remove the 100-year floodplain from approximately 9.40 acres of the current 26.38 acres of floodplain on this property.

A neighborhood meeting was held online on December 18, 2020. Attendees included the property owner, three project developers, one project engineer, and three city staff members. No citizens from the area attended. There has been no objection to the fill permit.

The fill permit application meets all engineering requirements for filling in the floodplain as specified in Part II of the Dallas Development Code, Section 51A-5.105(h). The applicant has not requested a waiver of any criteria. Accordingly, the City Council should approve this application; or, it may pass a resolution to authorize acquisition of the property under the laws of eminent domain and may then deny the application to preserve the status quo until acquisition.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

[City Council was briefed by memorandum regarding this matter on April 23, 2021.](#)

FISCAL INFORMATION

No cost consideration to the city.

OWNER

Helmberger Associates, Inc.
1525 Bozman Road
Wylie, TX 75098

ENGINEER

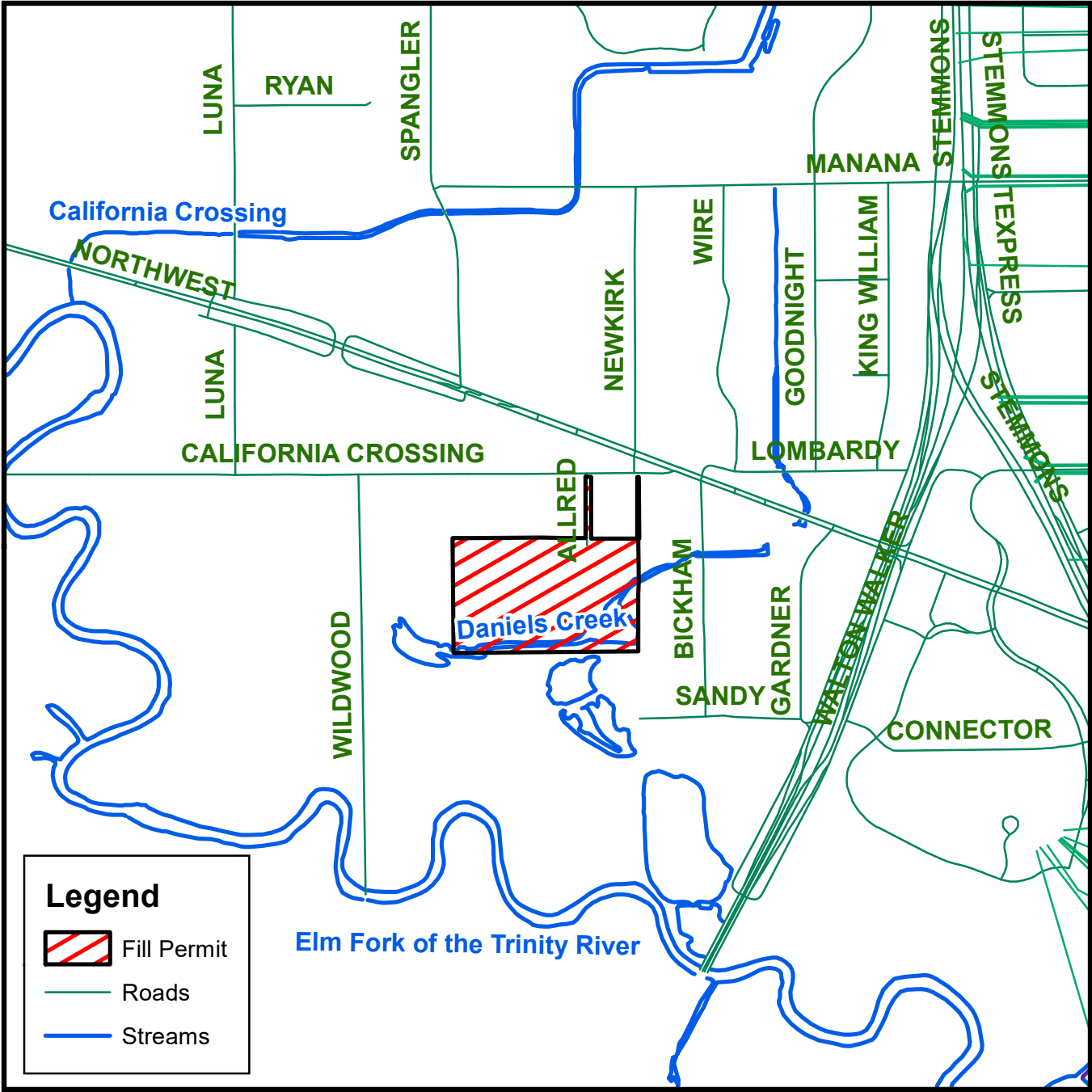
Michael Boyd
Boyd Hydrology PLLC
601 Oak Street
Palo Pinto, TX 76484

MAP

Attached

Agenda Map

Fill Permit 19-04 - 2118 California Crossing



Council District 6



Agenda Information Sheet

File #: 21-578
PH2.

Item #:

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: April 28, 2021

COUNCIL DISTRICT(S): 13

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 0.12 acres of the current 0.6 acres of floodplain located at 8902 Guernsey Lane - Financing: No cost consideration to the City

BACKGROUND

The property owner at 8902 Guernsey Lane along Bachman Branch has applied for a fill permit to remove the 100-year floodplain from approximately 0.12 acres of the current 0.6 acres of floodplain on this property.

A neighborhood meeting was held virtually through Webex on March 25, 2021. Attendees included the property owner, one Cardinal Strategies engineer, and seven city staff members. Five citizens from the area attended. There has been no objection to the fill permit.

The fill permit application meets all engineering requirements for filling in the floodplain as specified in Part II of the Dallas Development Code, Section 51A-5.105(h). The applicant has not requested a waiver of any criteria. Accordingly, the City Council should approve this application; or, it may pass a resolution to authorize acquisition of the property under the laws of eminent domain and may then deny the application to preserve the status quo until acquisition.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

[City Council was briefed by memorandum regarding this matter on April 23, 2021.](#)

File #: 21-578
PH2.

Item #:

OWNER

John Miller
8902 Guernsey Lane
Dallas, TX 75220

ENGINEER

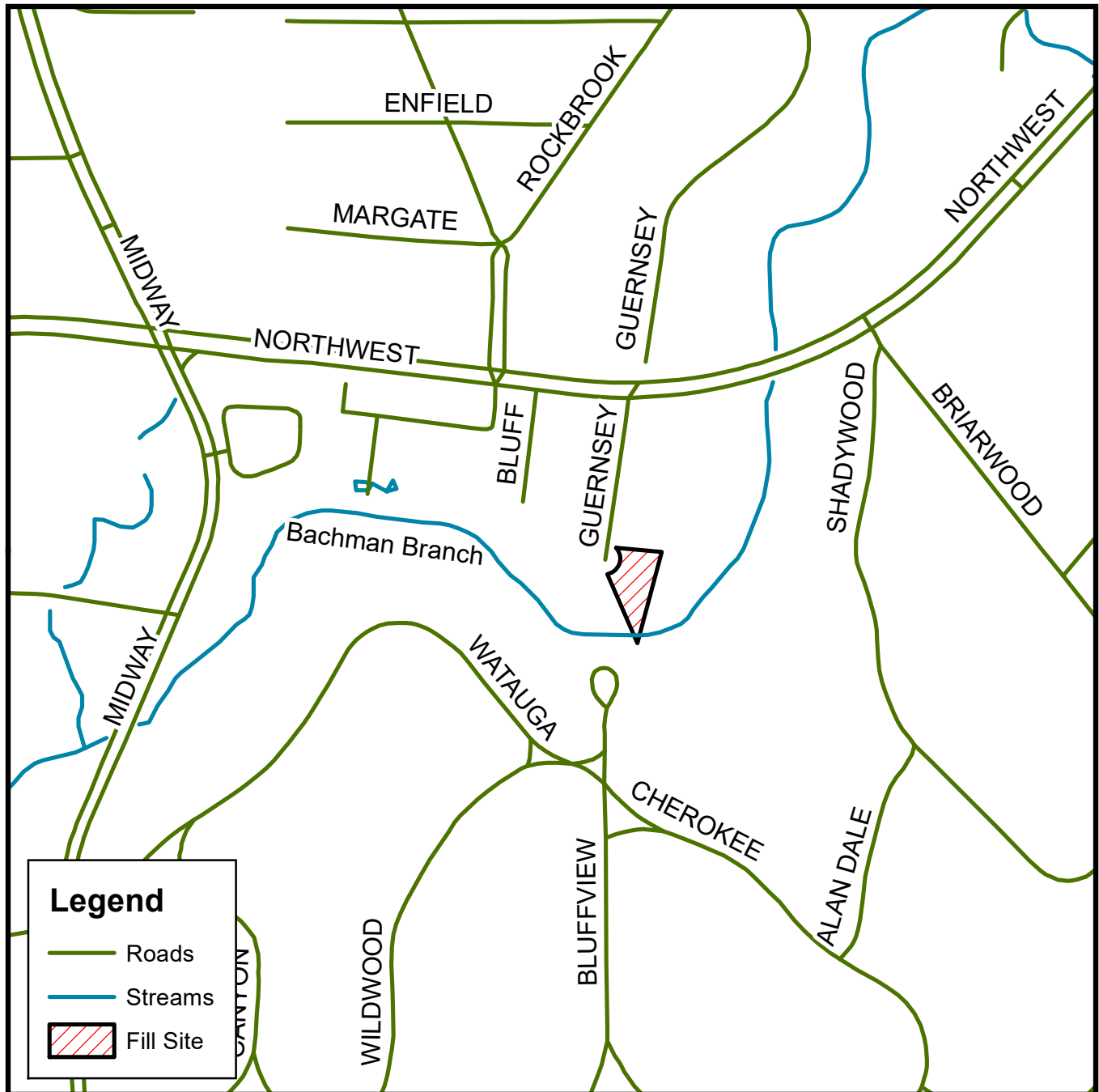
Thomas Caffarel, P.E., CFM
Cardinal Strategies Engineer Services, LLC
2770 Capital Street
Wylie, TX 75098

MAP

Attached

Agenda Map

Fill Permit 19-06 - 8902 Guernsey



Council District 13