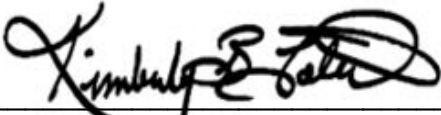


**FEBRUARY 26, 2025 CITY COUNCIL AGENDA  
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Agenda dated February 26, 2025. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.



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Kimberly Bizer Tolbert  
City Manager

February 26, 2025

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Date



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Jack Ireland  
Chief Financial Officer

February 26, 2025

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Date





# Memorandum



CITY OF DALLAS

DATE February 21, 2025

TO Honorable Mayor and Members of the City Council

SUBJECT **February 26, 2025 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

On February 14, 2025, a DRAFT City Council Agenda February 26, 2025, was provided for your review. This memorandum outlines any additions, revisions or deletions made to the FINAL agenda after the distribution of the DRAFT agenda. In addition, we have highlighted agenda items which have been briefed to the City Council and/or Committee by briefing memorandums.

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 the revisions along with staff's contact information is provided.

## Additions:

56. 25-755A A resolution authorizing **(1)** a joint election agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas County, for the conduct of a joint election to be held on Saturday, May 3, 2025, in an amount not to exceed \$1,033,010.75; **(2)** legal advertising in connection with the Saturday, May 3, 2025 General Election, in an amount not to exceed \$150,000.00; and **(3)** \$300.00 for translation services for publication and posting notices related to the election - Not to exceed \$1,183,310.75 - Financing: General Fund
57. 25-756A A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Collin County, and various other jurisdictions within Collin County, for the conduct of a general election to be held Saturday, May 3, 2025 - Not to exceed \$25,000.00 - Financing: General Fund
58. 25-757A A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Denton County, and various other jurisdictions within Denton County, for the conduct of a special election to be held Saturday, May 3, 2025 - Not to exceed \$18,000.00 - Financing: General Fund
59. 25-758A A resolution authorizing the Mayor to appoint an Ad Hoc City Council Canvassing Committee to review the returns of the Saturday, May 3, 2025 general election, and submit a canvass report to the full City

Council on Wednesday, May 14, 2025 - Financing: No cost consideration to the City

60. 25-801A A resolution directing the city manager to revise the staffing goals to increase the number of new police officers from 250 to 325 for fiscal year 2024-2025, with the number increasing to 350 new police officers in fiscal year 2025-2026 and 400 new police officers in fiscal year 2026-2027, and to present City Council with appropriate budget amendments - Financing: Cost consideration to be determined (see Fiscal Information)
61. 25-302A Authorize **(1)** the rejection of the proposals received for the Construction Manager-at-Risk (CMAR Services) for a new Dallas Police Regional Training Academy, solicitation CIZ24-BCM-3111(a); and **(2)** the cancellation of the procurement solicitation CIZ24-BCM-3111(a) - Financing: No cost consideration to the City

**Revisions:**

16. 25-568A Authorize a construction material testing services contract with Terracon Consultants, Inc., to provide the construction material testing services for the projects scheduled for the 2025 Annual Street Resurfacing Project (West) - Not to exceed \$410,842.50 - Financing: Street and Alley Improvement Fund  
**This item is being revised to update the M/WBE Information section. Please contact Juanita Ortiz, Director (I), Office of Procurement Services, at 214-670-3478 or Ghassan Khankarli, Director, Department of Transportation and Public Works, at 214-671-8451, for more information.**
23. 25-628A A resolution authorizing and establishing the Cultural Organizations Program (COP) and approving the COP guidelines established by the Office of Arts and Culture to support cultural services in the City of Dallas for the fiscal year 2025-26 - Financing: No cost consideration to the City (see Fiscal Information)  
**This item is being revised to update the Prior Action section. Please contact Glenn Ayars, Assistant Director, Office of Arts and Culture, at 469-577-9122, for more information.**
44. 25-232A Authorize amendment and restatement of the Chapter 380 economic development loan agreement and the Chapter 380 economic development grant agreement (collectively, the “Agreement”) with MLK Kingdom Complex, LLC (“Borrower/Grantee”) previously approved on June 22, 2022, by Resolution No. 22-0993 related to the MLK Wellness Project (“Project”) proposed for the properties

addressed as 3101 Martin Luther King, Jr. Boulevard and 2904 Meadow Street, including the following: (1) amend the Project completion deadlines [to September 1, 2025](#); (2) replace the tenant Jasz LLC with Kadosh Coffee, LLC or similar business as approved by the City Manager or designee; (3) extend the tenant investment deadline [to September 1, 2025](#); (4) amend the lease and occupancy dates [to September 1, 2025](#); (5) amend the date by which the facility is opened to the public [to September 1, 2025](#); (6) delete the minimum square footage requirement for the tenant leases; (7) delete the job creation requirement; (8) replace Exhibit B1 (budget) to the Agreement with Amended Exhibit B1 to reflect changes to the Project budget; (9) amend the Agreement to replace all references to “Small Business Center” with “Office of Economic Development”; (10) amend the loan payment schedule to reflect a six month forbearance as attached in Exhibit A, and in consideration; (11) [amend the offset provision in the grant agreement to clarify that Grantee and its affiliates must be in good standing with the City for grant payment to occur](#); and (12) increase the Borrower/Grantee’s required minimum investment of non-City funding by \$120,305.00, from \$671,608.00 to \$791,913.00, in accordance with the Economic Development Incentive Policy - Financing: No cost consideration to the City  
**This item is being revised to update the Agenda Information Sheet and Resolution. Please contact Kevin Spath, Director, Office of Economic Development, at 214-670-1691, for more information.**

45. 25-506A ~~Authorize the City of Dallas to approve revisions to Chapter 3 of the Code of Rules and Regulations of the Dallas-Fort Worth International Airport Board~~ [An ordinance approving Dallas-Fort Worth International Airport Board Resolution No. 2024-11-294. Adopted on November 14, 2024, for the purpose of amending Chapter 3 of the Code of Rules and Regulations of the Dallas-Fort Worth International Airport Board as follows: Section 3-25\(o\) is deleted in its entirety, Section 3-25\(p\) becomes the new Section 3-25\(o\); and the phrase “in any way” is deleted from the new Section 3-25\(o\)](#) - Financing: No cost consideration to the City  
**This item is being revised to update the Agenda Information Sheet and Resolution. Please contact Jake Anderson, Director (I), Office of Government Affairs, at 214-670-3816, for more information.**

47. 25-567A Authorize a one-year service contract in the amount of \$200,000.00, with a one-year renewal option in the amount of \$200,000.00 as detailed in the Fiscal Information section, for the administration of a city-wide [pre-tax preparation](#) assistance program for the Office of

Community Care and Empowerment - Foundation Communities, Inc., only proposer - Total amount not to exceed \$400,000.00 - Financing: ~~General Fund (subject to annual appropriations)~~ [ARPA Redevelopment Fund](#)

**This item is being revised to update the Agenda Information Sheet and Resolution. Please contact Juanita Ortiz, Director (I), Office of Procurement Services, at 214-670-3478, for more information.**

50. 25-545A Authorize a three-year service price agreement for laboratory instruments preventative maintenance services for the Dallas Water Utilities Department - HACH Company, lowest responsible bidder of two - Estimated amount of \$111,198.00 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)  
**This item is being revised to update the M/WBE Information section. Please contact Juanita Ortiz, Director (I), Office of Procurement Services, at 214-670-3874, for more information.**

53. 25-649A Authorize **(1)** an Advance Funding Agreement with the United States Department of Transportation Federal Highway Administration through the Texas Department of Transportation (TxDOT) (Agreement Nos. CSJ 0918-22-287 and 0918-24-288, Assistance Listing No. 20.205) for the Congestion Mitigation & Air Quality (CMAQ) Program for the construction and reconstruction of the Timberglen Trail from Moss Glen Park to the Preston Ridge Trail including associated transportation improvements in the amount of \$3,229,340.00 as federal share in the total project cost of \$3,739,844.00 (includes \$3,173,513.00 in Federal reimbursement, \$55,827.00 in Direct State Cost), \$180,885.00 in Indirect State participation cost from TxDOT, local match for City participation in the amount of \$329,619.00 for CSJ 0918-22-287 and Transportation Development Credits used in lieu of a local match for CSJ 0918-24-288, valued at \$438,000.00, and Direct State Costs participation from the City in the amount of \$83,741.00; [\(2\) the establishment of appropriations in the amount of \\$3,173,513.00 in the TxDOT CMAQ Timberglen Trail Project Fund](#); **(3)** the receipt and deposit of funds in the amount of \$3,173,513.00 in the TxDOT CMAQ Timberglen Trail Project Grant Fund; **(4)** the disbursement of a warrant check payable to TxDOT for the amount of \$139,568.00; and **(5)** the execution of the agreement with TxDOT and all terms, conditions, and documents required by the agreement - Total amount of \$3,503,132.00 - Financing: Street and Transportation Improvements (A) Fund (2017 General Obligation Bond Fund) (\$329,619.00), and TxDOT CMAQ Timberglen Trail Project Grant Fund (\$3,173,513.00)

**This item is being revised to update the Subject. Please contact John Jenkins, Director, Park & Recreation Department, at 214-670-4073, for more information.**

PH1. 25-626A [\(1\)](#) A public hearing to receive comments on the adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan to use unspent Community Development Block Grant (CDBG) in the amount of \$1,335,555.00 on repairs and renovations at public facilities; and [\(2\)](#) at the close of the public hearing, authorize final adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan - Financing: This action has no cost consideration to the City (see Fiscal Information)

**This item is being revised to update the Agenda Information Sheet and Resolution. Please contact Chan Williams, Assistant Director, Budget and Management Services, at 214-670-214-535-2442, for more information.**

Additionally, Agenda Item No. 54, File ID#25-606A was under Items for Individual Consideration and moved under Consent Agenda as Agenda Item No. 45, that have caused a renumbering to several items.

### **Deletions:**

10. 25-507A Authorize approval of the Supplemental Agreement 2 with WEX Health Inc. (formerly Unify HR) to cover additional fees incurred when filing IRS Form 1095 due to increased employees and provision of reports for employees and retirees outside the State of Texas - Not to exceed \$24,643.20, from \$60,000.00 to \$84,643.20 - Financing: Employee Benefits Fund

**This item is being deleted as directed by the City Attorney's Office. Item will be done via Administrative Action due to threshold being under \$50K. Please contact Nina Arias, Director, Department of Human Resources, at 214-671-9050, for more information.**

PH2. 25-562A A public hearing to receive comments regarding an application by 13731 Goldmark Drive Owner LP, (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low-Income Housing Tax Credits (4% Housing Tax Credits) for Tuscany at Goldmark, a 184-unit multifamily residential rental development for persons of low and moderate income to be located at 13731 Goldmark Drive, Dallas, Texas 75240, and at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the acquisition

and rehabilitation of Tuscany at Goldmark - Financing: No cost consideration to the City

**This item is being deleted to allow the developer additional time. Please contact Cynthia Rogers-Ellickson, Director, Department of Housing and Community Development, at 214-670-3601, for more information.**

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

**Memorandums:**

5. 25-565A Authorize the **(1)** application for and acceptance of a grant from the Texas Office of the Governor, Criminal Justice Division (CJD) for the Bullet Resistance Shield Grant (Grant No. 5109501, State Award ID No. 2025-SH-ST-0000) in the amount of \$412,938.13 to provide and equip peace officers with bullet resistant shields for the period October 1, 2024 through September 30, 2025; **(2)** establishment of appropriations in an amount not to exceed \$412,938.13 in the CJD FY25 Bullet-Resistant Shield Grant Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$412,938.13 in the CJD FY25 Bullet-Resistant Shield Grant Fund; and **(4)** execution of the grant agreement with CJD and all terms, conditions, and documents required by the agreement - Not to exceed \$412,938.13 - Financing: CJD FY25 Bullet-Resistant Shield Grant Fund  
[The Public Safety Committee was briefed by memorandum regarding this matter on February 10, 2025.](#)
23. 25-628A A resolution authorizing and establishing the Cultural Organizations Program (COP) and approving the COP guidelines established by the Office of Arts and Culture to support cultural services in the City of Dallas for the fiscal year 2025-26 - Financing: No cost consideration to the City (see Fiscal Information)  
[The Quality of Life, Arts and Culture Committee was briefed by memorandum on these guidelines on January 21, 2025.](#)
25. 25-590A A resolution authorizing and establishing the Cultural Organizations Program (COP) and approving the COP guidelines established by the Office of Arts and Culture to support cultural services in the City of Dallas for the fiscal year 2025-26 - Financing: No cost consideration to the City (see Fiscal Information)  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)

26. 25-591A A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)
27. 25-592A A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)
28. 25-595A A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)
29. 25-596A A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)



30. 25-597A      A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)
31. 25-598A      A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City.  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)
32. 25-599A      A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)
33. 25-600A      A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)



34. 25-601A      A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)
35. 25-602A      A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)
36. 25-603A      A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)
37. 25-604A      A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)

38. 25-605A      A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)
39. 25-606A      A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)
40. 25-607A      A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)
41. 25-608A      A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)

42. 25-609A A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty-One (University TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)
43. 25-588A Authorize a New Markets Tax Credit (NMTC) transaction between the Dallas Development Fund, a Dallas-based Texas nonprofit corporation and certified CDE or a subsidiary thereof (DDF), St. Philip's School and Community Center (St. Philip's) and Capital One, National Association and its subsidiaries thereof (Capital One), of up to \$7 million of DDF's \$55 million NMTC allocation in NMTC allocation for a project located at 1600 Pennsylvania Ave, Dallas, Texas (Project), a qualified project under Section 45D of the Internal Revenue Code of 1986, as amended, as further described in Attachment A, and for DDF to collect related closing costs and annual fees - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)
47. 25-567A Authorize a one-year service contract in the amount of \$200,000.00, with a one-year renewal option in the amount of \$200,000.00 as detailed in the Fiscal Information section, for the administration of a city-wide [pre-tax preparation](#) assistance program for the Office of Community Care and Empowerment - Foundation Communities, Inc., only proposer - Total amount not to exceed \$400,000.00 - Financing: ~~General Fund (subject to annual appropriations)~~ [ARPA Redevelopment Fund](#)  
[The Workforce, Education, and Equity Committee was briefed by memorandum regarding this matter on January 18, 2025.](#)
- PH1. 25-626A [\(1\)](#) A public hearing to receive comments on the adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan to use unspent Community Development Block Grant (CDBG) in the amount of \$1,335,555.00 on repairs and

renovations at public facilities; and [\(2\)](#) at the close of the public hearing, authorize final adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan - Financing: This action has no cost consideration to the City (see Fiscal Information)

[The City Council was briefed by memorandum on the need to maintain ongoing compliance with HUD's timely expenditure policy and the FY 2024-25 CDBG extensions and reprogramming recommendations on January 17, 2025.](#)

PH3. 25-561A A public hearing to receive comments regarding an application by AMTEX CF Hawn Fund, LP, an affiliate of AMTEX Multi-Housing LLC (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits (4% Housing Tax Credits) for CF Hawn Apartments, a 280-unit multifamily residential rental development for persons of low and moderate income to be located at 10600 CF Hawn Freeway Dallas, Texas 75217 (Project); and at the close of the public hearing, authorize a Resolution of No Objection (RONO) for Applicant, related to its application to TDHCA for the development of CF Hawn Apartments - Financing: No cost consideration to the City  
[The Housing and Homelessness Solutions Committee was briefed by a memorandum regarding this item on January 28, 2025.](#)

PH4. 25-558A A public hearing to receive comments regarding an application by LDG The Gateway at Trinity Forest, LP, an affiliate of (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits (4% Housing Tax Credits) for The Gateway at Trinity Forest, a 300-unit multifamily residential rental development for persons of low and moderate income to be located at 2200 Dowdy Ferry Rd, Dallas, Texas 75217 (Project); and at the close of the public hearing, authorize a Resolution of No Objection (RONO) for Applicant, related to its application to TDHCA for the development of the Project - Financing: No cost consideration to the City  
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this item on January 28, 2025.](#)

- PH5. 25-571A A public hearing to receive comments regarding an application by LDG The Heights at UNT Station, LP, an affiliate of LDG Development (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low-Income Housing Tax Credits (4% Housing Tax Credits) for The Heights at UNT Station, located at 1021 East Wheatland Road, Dallas, Texas 75241 (Project); and at the close of the public hearing, authorize a Resolution of No Objection (RONO) for Applicant, related to its application to TDHCA for the development of The Legacy on Belt Line - Financing: No cost consideration to the City  
[The City Council was briefed by memorandum regarding this item on February 7, 2025.](#)
- PH6. 25-569A A public hearing to receive comments regarding an application by LDG The Legacy on Belt Line, an affiliate of LDG Development (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low-Income Housing Tax Credits (4% Housing Tax Credits) for The Legacy on Belt Line, a 180-unit multifamily residential rental development for persons of low and moderate income to be located at 1275 South Belt Line Road, Dallas, Texas 75253 (Project); and at the close of the public hearing, authorize a Resolution of No Objection (RONO) for Applicant, related to its application to TDHCA for the development of The Legacy on Belt Line - Financing: No cost consideration to the City  
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this item on January 28, 2025.](#)
- PH7. 25-560A A public hearing to receive comments regarding an application by Palladium Buckner Station, Ltd., an affiliate of Palladium USA, Inc. (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits (4% Housing Tax Credits) for Palladium Buckner Station, a 147-unit multifamily residential rental development for persons of low and moderate income to be located at 8008 Elam Road, Dallas, Texas 75217 (Project); and at the close of the public hearing, authorize a Resolution of No Objection (RONO) for Applicant, related to its application to TDHCA for the development of Palladium Buckner Station - Financing: No cost consideration to the City

DATE February 21, 2025  
SUBJECT **February 26, 2025 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**  
PAGE 14 of 14

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this item on January 28, 2025.](#)

Service First, Now!



Kimberly Bizar Tolbert  
City Manager

c: Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Billieae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Dominique Artis, Chief of Public Safety  
Dev Rastogi, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager

Alina Ciocan, Assistant City Manager  
Donzell Gipson, Assistant City Manager  
Robin Bentley, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)  
Directors and Assistant Directors

**RECEIVED**

**2025 FEB 21 PM 9:38**

**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

*1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201*



**Public Notice**

**250219**

**POSTED** CITY SECRETARY  
DALLAS, TX

**COUNCIL AGENDA**

**February 26, 2025  
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 [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) 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 [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) 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."*

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

*"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."*

**AGENDA**  
**CITY COUNCIL MEETING**  
**WEDNESDAY, FEBRUARY 26, 2025**  
**ORDER OF BUSINESS**

The City Council meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Council Rules of Procedure must sign up with the [City Secretary's Office](#).

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The following videoconference link is available to the public to listen to the meeting and Office of Communications & Customer Experience/311 will also stream the City Council meeting on Spectrum Cable Channel 16 and [bit.ly/cityofdallastv](https://cityofdal.com):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m38500ae017a42171e172c4c25b43ac4e>

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

**INVOCATION AND PLEDGE OF ALLEGIANCE**

**OPEN MICROPHONE**

MINUTES	Item 1
CONSENT AGENDA	Items 2-53
DELETIONS	Items 10, PH2
ITEMS FOR INDIVIDUAL CONSIDERATION	Item 54
ADDITIONS	Items 55-61
ZONING	Items Z1-Z14
PUBLIC HEARINGS AND RELATED ACTIONS	Items PH1-PH7

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. [25-491A](#) Approval of Minutes of the February 12, 2025 City Council Meeting

## **CONSENT AGENDA**

### **Budget and Management Services**

2. [25-584A](#) Authorize public hearings to be held on March 26, 2025, May 28, 2025, and August 27, 2025, to receive comments on the FY 2025-26 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

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

### **City Attorney's Office**

3. [25-468A](#) Authorize settlement of the bodily injury claims brought by Adam Hewitt in the lawsuit styled, Adam Hewitt v. City of Dallas, Cause No. DC-23-21005 - Not to exceed \$30,000.00 - Financing: Liability Reserve Fund

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

4. [25-629A](#) Authorize settlement of the bodily injury claims brought by Kimberly Ludd in the lawsuit styled, Kimberly Ludd v. City of Dallas, Cause No. CC-22-06028-E - Not to exceed \$65,000.00 - Financing: Liability Reserve Fund

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

**Dallas Police Department**

5.     [25-565A](#)     Authorize the **(1)** application for and acceptance of a grant from the Texas Office of the Governor, Criminal Justice Division (CJD) for the Bullet Resistance Shield Grant (Grant No. 5109501, State Award ID No. 2025-SH-ST-0000) in the amount of \$412,938.13 to provide and equip peace officers with bullet resistant shields for the period October 1, 2024 through September 30, 2025; **(2)** establishment of appropriations in an amount not to exceed \$412,938.13 in the CJD FY25 Bullet-Resistant Shield Grant Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$412,938.13 in the CJD FY25 Bullet-Resistant Shield Grant Fund; and **(4)** execution of the grant agreement with CJD and all terms, conditions, and documents required by the agreement - Not to exceed \$412,938.13 - Financing: CJD FY25 Bullet-Resistant Shield Grant Fund

**Attachments:**     [Resolution](#)

**Dallas Water Utilities Department**

6.     [25-583A](#)     Authorize a three-year service price agreement for E. coli testing in rivers and lakes for the Dallas Water Utilities Department with Texas A & M AgriLife Research through an interlocal agreement with Texas A & M System - Estimated amount of \$369,600.00 - Financing: Stormwater Drainage Management Fund (subject to annual appropriations)

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

7.     [25-172A](#)     Authorize an increase to the construction services contract with Oscar Renda Contracting, Inc. for additional work associated with the rehabilitation of wastewater interceptors at three locations - Not to exceed \$1,321,577.94, from \$26,210,144.72 to \$27,531,722.66 - Financing: Wastewater Capital Improvement G Fund

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

**Department of Facilities and Real Estate Management**

8. [25-582A](#) An ordinance abandoning a utility easement, a water easement, and two sanitary sewer easements; portions of a sewer easement, two utility easements, and three water easements to Dallas Public Facility Corporation, the abutting owner, containing a total of approximately 12,492 square feet of land, located near the intersection of Northwest Highway and Lemmon Avenue - Revenue: General Fund \$16,150.00, plus the \$20.00 ordinance publication fee

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

9. [25-559A](#) Authorize settlement in lieu of proceeding further with condemnation in the condemnation suit styled City of Dallas vs. Totsie Irene Farley, et al., Cause No. CC-21-02174-c in Dallas County Court at Law No. 3 filed in from A+ Charter Schools, Inc., of approximately 466,639 square feet of land located near the intersection of Masters Drive and Old Seagoville Road for District 5 New Park at Masters Drive Project - Not to exceed \$407,759.49 increased from \$574,000.00 (\$568,196.00, plus closing costs and title expenses not to exceed \$5,804.00) to \$981,759.49 (\$975,000.00 plus closing costs and title expenses not to exceed \$6,759.49) - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

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

**Department of Human Resources**

- ~~10. [25-507A](#) Authorize approval of the Supplemental Agreement 2 with WEX Health Inc. (formerly Unify HR) to cover additional fees incurred when filing IRS Form 1095 due to increased employees and provision of reports for employees and retirees outside the State of Texas Not to exceed \$24,643.20, from \$60,000.00 to \$84,643.20 Financing: Employee Benefits Fund~~

~~**Attachments:**    [Resolution](#)~~

**Department of Information and Technology Services**

11. [25-585A](#) Authorize a five-year cooperative purchasing agreement for the continuous use of third-party AppExchange integration software licenses, maintenance and support of Salesforce Enterprise Business Information and Process Automation Management System for the Department of Information and Technology Services with Carahsoft Technology Corporation through the OMNIA Partners Cooperative agreement - Not to exceed \$646,264.50 - Financing: Data Services Fund (subject to annual appropriations)

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

12. [25-586A](#) Authorize (1) Supplemental Agreement No. 15 to increase the service contract, with two one-year renewal options with Workday, Inc. for continued licensing, configuration, hosting, maintenance, and technical support for the City's existing human resource and payroll system for the Department of Information and Technology Services; and (2) to extend the contract from March 3, 2025 to March 2, 2026 - Not to exceed \$4,353,943.00, from \$24,922,512.26 to \$29,276,455.26 - Financing: Data Services Fund (subject to annual appropriations)

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

13. [25-587A](#) Authorize Supplemental Agreement No. 61 to the existing agreement for the purchase of voice and data network services, network management, monitoring, maintenance, information technology security, and related services for the Department of Information and Technology Services with AT&T Enterprises, LLC through the Texas Department of Information Resources cooperative agreement - Not to exceed \$37,801,379.15 - Financing: Data Services Fund (\$29,462,452.98) and General Fund (\$1,224,509.13) and 2024 Master Lease Equipment Fund (\$7,114,417.04) (subject to annual appropriations)

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

**Department of Transportation and Public Works**

14. [25-547A](#) Authorize (1) the adoption of a revised Public Transportation Agency Safety Plan for the Dallas Streetcar System; and (2) the ratification of the City Manager's approval of the updated and revised Public Transportation Agency Safety Plan on January 24, 2025 - Financing: This action has no cost consideration to the City (see Fiscal Information)

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



15. [25-404A](#) Authorize a construction material testing services contract with Raba Kistner, Inc. to provide the construction materials testing services for the projects scheduled for the 2025 Annual Street Resurfacing Project (East) - Not to exceed \$499,873.00 - Financing: Street and Alley Improvement Fund

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

16. [25-568A](#) Authorize a construction material testing services contract with Terracon Consultants, Inc. to provide the construction material testing services for the projects scheduled for the 2025 Annual Street Resurfacing Project (West) - Not to exceed \$410,842.50 - Financing: Street and Alley Improvement Fund

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

17. [25-502A](#) Authorize payment to the Texas Department of Transportation for the Advance Funding Agreement (Agreement No. CSJ 0581-01-164, etc., Assistance Listing No. 20.205) for cost overruns related to the construction of five traffic signals and associated off-system intersection improvements at the following locations: West Davis Street at North Westmoreland Road, West Illinois Avenue at Knoxville Street, West Illinois Avenue at South Westmoreland Road, South Beckley Avenue at East Saner Avenue, and South Westmoreland Road at West Wheatland Road - Total amount of \$821,572.41 - Financing: General Fund

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

18. [25-501A](#) Authorize the Second Amendment to the Project Specific Agreement with Dallas County, Transportation - Major Capital Improvement Projects (Project No. 30221-4) to include **(a)** an increase of \$861,457.00 for the implementation of bicycle facilities, upgrades to traffic signals and streetlights, and construction of street improvements on Riverfront Boulevard from Cadiz Street to Justice Center Way; and **(b)** an increase of \$16,718,956.00 for water and wastewater main improvements, specifically for work related to Segment B - Total not to exceed \$17,580,413.00 - Financing: Street and Transportation Improvements Funds (2006 General Obligation Bond Fund) (\$861,457.00) and Water Capital Improvement F Fund (\$16,718,956.00) (subject to appropriations)

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

19. [25-237A](#) Authorize a construction services contract for the construction of Street Reconstruction Group 17-1008 (list attached to the Agenda Information Sheet) - Jeske Construction Company, lowest responsible bidder of six - Not to exceed \$2,532,819.00 - Financing: 2024B Certificates of Obligation Fund (\$2,056,799.00), Wastewater Construction Fund (\$3,150.00), Water Capital Improvement G Fund (\$279,220.00), Wastewater Capital Improvement G Fund (\$185,740.00), and Water Construction Fund (\$7,910.00)

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

20. [25-471A](#) Authorize an increase to the construction services contract with HD Way Concrete Service, LLC for the additional water and wastewater main improvements needed for Street Reconstruction Group 17-4009 - Not to exceed \$187,750.00, from \$2,370,432.75 to \$2,558,182.75 - Financing: Water Capital Improvement G Fund (\$136,500.00), Wastewater Capital Improvement G Fund (\$51,250.00)

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

21. [25-440A](#) Authorize an increase in the construction services contract with Rebcon, LLC for the additional wastewater improvements needed on Commerce Street from Good Latimer Expressway to Exposition Avenue - Not to exceed \$286,347.68, from \$30,061,949.00 to \$30,348,296.68 - Financing: Wastewater Capital Improvement G Fund

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

22. [25-510A](#) Authorize Supplemental Agreement No. 1 to the professional engineering services contract with RS&H, Inc. to provide additional design services for traffic signal and intersection improvements at Cesar Chavez Boulevard and Canton Street - Not to exceed \$249,725.00, from \$294,265.50 to \$543,990.50 - Financing: General Fund (subject to annual appropriations)

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

#### Office of Arts and Culture

23. [25-628A](#) A resolution authorizing and establishing the Cultural Organizations Program (COP) and approving the COP guidelines established by the Office of Arts and Culture to support cultural services in the City of Dallas for the fiscal year 2025-26 - Financing: No cost consideration to the City (see Fiscal Information)

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

**Office of Bond and Construction Management**

24. [25-661A](#) Authorize a design-build construction contract with G.P. Cooper Industries, Inc. dba Cooper General Contractors for design and preconstruction services, an early construction package, and architectural and engineering services for the design and construction of multiple public restroom accessibility renovations to achieve compliance with Texas Accessibility Standards at various locations - Not to exceed \$567,224.00 - Financing: City Hall, City Service and Maintenance Facilities Fund (2006 General Obligation Bond Fund) (\$127,444.00), Facilities (H) Fund (2017 General Obligation Bond Fund) (\$127,445.00), Library Facilities (D) Fund, and Cultural and Performing Arts Facilities (E) Fund (2024 General Obligation Bond Funds) (\$312,335.00) (see Fiscal Information)

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

**Office of Economic Development**

25. [25-590A](#) A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

26. [25-591A](#) A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

27. [25-592A](#) A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

28. [25-595A](#) A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

29. [25-596A](#) A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

30. [25-597A](#) A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

31. [25-598A](#) A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

32. [25-599A](#) A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

33. [25-600A](#) A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

34. [25-601A](#) A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

35. [25-602A](#) A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

36. [25-603A](#) A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

37. [25-604A](#) A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

38. [25-605A](#) A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

39. [25-606A](#) A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

40. [25-607A](#) A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

41. [25-608A](#) A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

42. [25-609A](#) A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty-One (University TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

43. [25-588A](#) Authorize a New Markets Tax Credit (NMTC) transaction between the Dallas Development Fund, a Dallas-based Texas nonprofit corporation and certified CDE or a subsidiary thereof (DDF), St. Philip's School and Community Center and Capital One, National Association and its subsidiaries thereof, of up to \$7 million of DDF's \$55 million NMTC allocation for a project located at 1600 Pennsylvania Ave, Dallas, Texas (Project), a qualified project under Section 45D of the Internal Revenue Code of 1986, as amended, as further described in Attachment A, and for DDF to collect related closing costs and annual fees - Financing: No cost consideration to the City

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

44. [25-232A](#) Authorize amendment and restatement of the Chapter 380 economic development loan agreement and the Chapter 380 economic development grant agreement (collectively, the "Agreement") with MLK Kingdom Complex, LLC ("Borrower/Grantee") previously approved on June 22, 2022, by Resolution No. 22-0993 related to the MLK Wellness Project ("Project") proposed for the properties addressed as 3101 Martin Luther King, Jr. Boulevard and 2904 Meadow Street, including the following: (1) amend the Project completion deadlines [to September 1, 2025](#); (2) replace the tenant Jasz LLC with Kadosh Coffee, LLC or similar business as approved by the City Manager or designee; (3) extend the tenant investment deadline [to September 1, 2025](#); (4) amend the lease and occupancy dates [to September 1, 2025](#); (5) amend the date by which the facility is opened to the public [to September 1, 2025](#); (6) delete the minimum square footage requirement for the tenant leases; (7) delete the job creation requirement; (8) replace Exhibit B1 (budget) to the Agreement with Amended Exhibit B1 to reflect changes to the Project budget; (9) amend the Agreement to replace all references to "Small Business Center" with "Office of Economic Development"; (10) amend the loan payment schedule to reflect a six month forbearance as attached in Exhibit A, and in consideration; (11) [amend the offset provision in the grant agreement to clarify that Grantee and its affiliates must be in good standing with the City for grant payment to occur](#); and (12) increase the Borrower/Grantee's required minimum investment of non-City funding by \$120,305.00, from \$671,608.00 to \$791,913.00, in accordance with the Economic Development Incentive Policy - Financing: No cost consideration to the City

**Attachments:** [Map](#)  
[Resolution](#)  
[Exhibit A](#)  
[Exhibit B1](#)



**Office of Government Affairs**

45. [25-506A](#) ~~Authorize the City of Dallas to approve revisions to Chapter 3 of the Code of Rules and Regulations of the Dallas-Fort Worth International Airport Board~~ [An ordinance approving Dallas-Fort Worth International Airport Board Resolution No. 2024-11-294. Adopted on November 14, 2024, for the purpose of amending Chapter 3 of the Code of Rules and Regulations of the Dallas-Fort Worth International Airport Board as follows: Section 3-25\(o\) is deleted in its entirety, Section 3-25\(p\) becomes the new Section 3-25\(o\); and the phrase "in any way" is deleted from the new Section 3-25\(o\) - Financing: No cost consideration to the City](#)

**Attachments:** [Memorandum](#)  
[Exhibit A](#)  
[Attachment 1](#)  
[Attachment 2](#)

**Office of Procurement Services**

46. [25-593A](#) Authorize (1) the rejection of the six proposals received for an inventory management system for the Department of Information and Technology Services; and (2) the re-advertisement for a new solicitation - Financing: No cost consideration to the City

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

47. [25-567A](#) Authorize a one-year service contract in the amount of \$200,000.00, with a one-year renewal option in the amount of \$200,000.00 as detailed in the Fiscal Information section, for the administration of a city-wide [pre-tax preparation](#) assistance program for the Office of Community Care and Empowerment - Foundation Communities, Inc., only proposer - Total amount not to exceed \$400,000.00 - Financing: ~~General Fund (subject to annual appropriations)~~ [ARPA Redevelopment Fund](#)

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

48. [25-579A](#) Authorize a one-year service contract, with two one-year renewal options, for maintenance and repair of solar power equipment for the Department of Facilities and Real Estate Management - Axium Solar, Inc., most advantageous proposer of four - Not to exceed \$536,965.00 - Financing: Capital Construction Fund (subject to annual appropriations)

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

49. [25-573A](#) Authorize a three-year master agreement for the purchase of kitchen and cafeteria supplies for the Dallas Fire-Rescue Department - Always Available Wholesales & Supply Services Corp., lowest responsible bidder of four - Estimated amount of \$136,500.00 - Financing: General Fund

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

50. [25-545A](#) Authorize a three-year service price agreement for laboratory instruments preventative maintenance services for the Dallas Water Utilities Department - HACH Company, lowest responsible bidder of two - Estimated amount of \$111,198.00 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

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

51. [25-300A](#) Authorize a three-year service price agreement for bi-annual preventative maintenance services and repairs for variable frequency drives and soft starters for the Dallas Water Utilities Department - Shermco Industries, Inc., most advantageous proposer of two - Estimated amount of \$2,088,850.00 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

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

#### **Park & Recreation Department**

52. [25-473A](#) Authorize **(1)** a six-month service contract to complete a sand bunker renovation project at Stevens Park Golf Course for the Park & Recreation Department with Landscapes Unlimited, LLC in the amount of \$499,538.06 through The Interlocal Purchasing System cooperative agreement; and **(2)** an increase in appropriations not to exceed \$499,538.06 in the Golf Improvement Fund - Not to exceed \$499,538.06 - Financing: Golf Improvement Fund

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

53. [25-649A](#) Authorize (1) an Advance Funding Agreement with the United States Department of Transportation Federal Highway Administration through the Texas Department of Transportation (TxDOT) (Agreement Nos. CSJ 0918-22-287 and 0918-24-288, Assistance Listing No. 20.205) for the Congestion Mitigation & Air Quality (CMAQ) Program for the construction and reconstruction of the Timberglen Trail from Moss Glen Park to the Preston Ridge Trail including associated transportation improvements in the amount of \$3,229,340.00 as federal share in the total project cost of \$3,739,844.00 (includes \$3,173,513.00 in Federal reimbursement, \$55,827.00 in Direct State Cost), \$180,885.00 in Indirect State participation cost from TxDOT, local match for City participation in the amount of \$329,619.00 for CSJ 0918-22-287 and Transportation Development Credits used in lieu of a local match for CSJ 0918-24-288, valued at \$438,000.00, and Direct State Costs participation from the City in the amount of \$83,741.00; (2) [the establishment of appropriations in the amount of \\$3,173,513.00 in the TxDOT CMAQ Timberglen Trail Project Fund](#); (3) the receipt and deposit of funds in the amount of \$3,173,513.00 in the TxDOT CMAQ Timberglen Trail Project Grant Fund; (4) the disbursement of a warrant check payable to TxDOT for the amount of \$139,568.00; and (5) the execution of the agreement with TxDOT and all terms, conditions, and documents required by the agreement - Total amount of \$3,503,132.00 - Financing: Street and Transportation Improvements (A) Fund (2017 General Obligation Bond Fund) (\$329,619.00), and TxDOT CMAQ Timberglen Trail Project Grant Fund (\$3,173,513.00)

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

## **ITEMS FOR INDIVIDUAL CONSIDERATION**

### **City Secretary's Office**

54. [25-493A](#) 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)

**ADDITIONS:****CLOSED SESSION**

55. [25-760A](#) Real Estate (Sec. 551.072 T.O.M.A.) and Attorney Briefing (Sec. 551.071 T.O.M.A.)

- (1) Deliberate the purchase, exchange, lease, or value of real property located at 508 Young Street because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person; and (2) seek the advice of the City Attorney on this matter (Sec. 551.071 T.O.M.A.).

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

56. [25-755A](#) A resolution authorizing (1) a joint election agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas County, for the conduct of a joint election to be held on Saturday, May 3, 2025, in an amount not to exceed \$1,033,010.75; (2) legal advertising in connection with the Saturday, May 3, 2025 General Election, in an amount not to exceed \$150,000.00; and (3) \$300.00 for translation services for publication and posting notices related to the election - Not to exceed \$1,183,310.75 - Financing: General Fund

**Attachments:** [Resolution](#)  
[2025 Joint Election Services Contract](#)  
[Attachment A](#)  
[Attachment B](#)  
[Attachment C](#)  
[Attachment D](#)  
[Attachment E](#)  
[Attachment F](#)

57. [25-756A](#) A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Collin County, and various other jurisdictions within Collin County, for the conduct of a general election to be held Saturday, May 3, 2025 - Not to exceed \$25,000.00 - Financing: General Fund

**Attachments:** [Resolution](#)  
[2025 Collin County Joint Election Services Contract](#)

58. [25-757A](#) A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Denton County, and various other jurisdictions within Denton County, for the conduct of a special election to be held Saturday, May 3, 2025 - Not to exceed \$18,000.00 - Financing: General Fund

**Attachments:** [Resolution](#)  
[2025 Denton County Joint Election Services Contract](#)

59. [25-758A](#) A resolution authorizing the Mayor to appoint an Ad Hoc City Council Canvassing Committee to review the returns of the Saturday, May 3, 2025 general election, and submit a canvass report to the full City Council on Wednesday, May 14, 2025 - Financing: No cost consideration to the City

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

#### Mayor and City Council Office

60. [25-801A](#) A resolution directing the city manager to revise the staffing goals to increase the number of new police officers from 250 to 325 for fiscal year 2024-2025, with the number increasing to 350 new police officers in fiscal year 2025-2026 and 400 new police officers in fiscal year 2026-2027, and to present City Council with appropriate budget amendments - Financing: Cost consideration to be determined (see Fiscal Information)

**Attachments:** [Memorandum](#)  
[Resolution](#)

#### Office of Bond and Construction Management

61. [25-302A](#) Authorize **(1)** the rejection of the proposals received for the Construction Manager-at-Risk (CMAR Services) for a new Dallas Police Regional Training Academy, solicitation CIZ24-BCM-3111(a); and **(2)** the cancellation of the procurement solicitation CIZ24-BCM-3111(a) - Financing: No cost consideration to the City

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

**PUBLIC HEARINGS AND RELATED ACTIONS****Department of Planning and Development****ZONING CASES - CONSENT**

- Z1. [25-623A](#) A public hearing to receive comments regarding an application for and an ordinance granting a Historic Overlay for the Bianchi House (4503 Reiger Avenue) on property zoned Planned Development District No. 98 (uses in this Planned Development District are limited to residential uses) at the intersection of Reiger Avenue (north side) and North Carroll Avenue  
Recommendation of Staff: Approval, subject to preservation criteria  
Recommendation of CPC: Approval, subject to staff and Landmark Commission preservation criteria with a proposed edit  
Z189-161(RD)

**Attachments:** [Case Report](#)

- Z2. [25-611A](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and a renewal of Specific Use Permit No. 2430 for a bail bonds office on property zoned within the Mixmaster Riverfront Subdistrict of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the east line of South Riverfront Boulevard, south of Reunion Boulevard  
Recommendation of Staff: Approval for a two-year period subject to amended conditions  
Recommendation of CPC: Approval for a two-year period subject to amended conditions  
Z223-287(CR)

**Attachments:** [Case Report](#)

- Z3. [25-648A](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2431 for a restaurant with drive-in or drive-through service on property zoned a CA-1(A) Central Area District, on the west line of South Griffin Street, between Commerce Street and Jackson Street  
Recommendation of Staff: Approval for a two-year period, subject to amended conditions  
Recommendation of CPC: Approval for a two-year period, subject to amended conditions  
Z234-139(MB)

**Attachments:** [Case Report](#)

- Z4. [25-612A](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and a renewal of Specific Use Permit No. 2469 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an NS(A)-D-1 Neighborhood Services District with a D-1 Liquor Control Overlay, on the southeast corner of Elam Road and Pleasant Drive  
Recommendation of Staff: Approval for a three-year period, subject to an amended site plan and amended conditions  
Recommendation of CPC: Approval for a three-year period, subject to an amended site plan and amended conditions  
Z234-218(WK)

**Attachments:** [Case Report](#)

- Z5. [25-613A](#) A public hearing to receive comments regarding an application for and an ordinance granting a renewal of Specific Use Permit No. 1883 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, on the east corner of South Belt Line Road and C.F. Hawn Freeway  
Recommendation of Staff: Approval for a five-year period, subject to conditions  
Recommendation of CPC: Approval for a five-year period, subject to conditions  
Z234-270(CR)

**Attachments:** [Case Report](#)

- Z6. [25-614A](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, an area bound by West Commerce Street, Haslett Street, Yorktown Street, and Pittman Street  
Recommendation of Staff: Approval, subject to conditions  
Recommendation of CPC: Approval, subject to conditions  
Z234-291(MB)

**Attachments:** [Case Report](#)

- Z7. [25-615A](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for TH-3(A) Townhouse District uses on property zoned an R-7.5(A) Single Family District, on the southeast line of Ferguson Road, between Hibiscus Drive and Pasteur Avenue  
Recommendation of Staff: Approval, subject to a conceptual plan and conditions  
Recommendation of CPC: Approval, subject to a conceptual plan and conditions  
Z234-311(MB)

**Attachments:** [Case Report](#)

- Z8. [25-616A](#) A public hearing to receive comments regarding an application for and an ordinance granting an R-5(A) Single Family 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 southwest line of Lagow Street, between Canal Street and Spring Avenue  
Recommendation of Staff: Approval  
Recommendation of CPC: Approval  
Z234-314(LC)

**Attachments:** [Case Report](#)

- Z9. [25-617A](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a commercial amusement (inside) on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, on the northeast line of C.F. Hawn Freeway, west of Pleasant Drive  
Recommendation of Staff: Approval for a five-year period, subject to a site plan and conditions  
Recommendation of CPC: Approval for a three-year period, subject to a site plan and conditions  
Z234-315(AU/WK)

**Attachments:** [Case Report](#)

- Z10. [25-618A](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subarea A within Planned Development No. 975, on the northeast corner of Simpson Stuart Road and Highland Hills Drive  
Recommendation of Staff: Approval, subject to a revised development plan, traffic management plan and conditions  
Recommendation of CPC: Approval, subject to a revised development plan, traffic management plan and conditions  
Z234-318(LL)

**Attachments:** [Case Report](#)



- Z11. [25-619A](#) A public hearing to receive comments regarding an application for and an ordinance granting an R-5(A) Single Family District on property zoned an LI Light Industrial District, on the south line of Compton Street, west of the intersection of Compton Street and Glidden Street  
Recommendation of Staff: Approval  
Recommendation of CPC: Approval  
Z234-321(LC)

**Attachments:** [Case Report](#)

- Z12. [25-620A](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 619 with H/87 Republic National Bank (Davis) Building Historic District Overlay, on the north line of Main Street, east of South Field Street  
Recommendation of Staff: Approval for a five-year period, subject to a site plan and conditions  
Recommendation of CPC: Approval for a five-year period, subject to a site plan and conditions  
Z234-347(CR)

**Attachments:** [Case Report](#)

- Z13. [25-621A](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development No. 1112, in an area generally northeast of Harry Hines Boulevard, southeast of West Mockingbird Lane, and on the northeast and southwest line of Forest Park Road  
Recommendation of Staff: Approval, subject to amended conditions  
Recommendation of CPC: Approval, subject to amended conditions  
Z245-113(MP)

**Attachments:** [Case Report](#)

ZONING CASES - INDIVIDUAL

- Z14. [25-610A](#) A public hearing to receive comments regarding a City Plan Commission authorized hearing to consider a change to the zoning classification from R-7.5(A) single-family zoning district and R-10(A) single-family zoning district to Tract IV of the Lakewood Conservation District No. 2 being a tract of land consisting of portions of City Blocks C/2818, E/2829, L/2840, A/4416, 4418, 4417, H/2823, F/2805, D/2805, K/2025, L/2840 and all of City Blocks D/2819, F/2834, B/4416, B/4415, K/2839, J/2838, G/2835, I/2837, H/2836, E/2820, G/2823, J/2825, V/2804, K/2825, in an area generally bounded by alleys between Westlake Avenue and Meadow Lake Avenue and between Lakewood Boulevard and Westlake Avenue on the north, Lawther Drive on the east, Tokalon Drive and the alleys between Tokalon Drive and both Pasadena Avenue and Avalon Avenue and the alley between Lorna Lane and Avalon Avenue on the south, and Brendenwood Drive, Copperfield Lane and the alley south of Westlake, and Wendover Road on the west and an ordinance granting the amendments  
Recommendation of Staff: Approval, subject to conditions  
Recommendation of CPC: Approval, subject to conditions  
Z212-315(TAB)

**Attachments:** [Case Report](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Exhibit C](#)

MISCELLANEOUS HEARINGS**Budget and Management Services**

- PH1. [25-626A](#) [\(1\)](#) A public hearing to receive comments on the adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan to use unspent Community Development Block Grant (CDBG) in the amount of \$1,335,555.00 on repairs and renovations at public facilities; and [\(2\)](#) at the close of the public hearing, authorize final adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan - Financing: This action has no cost consideration to the City (see Fiscal Information)

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

**Department of Housing and Community Development**

PH2. [25-562A](#) ~~A public hearing to receive comments regarding an application by 13731 Goldmark Drive Owner LP, (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits (4% Housing Tax Credits) for Tuscany at Goldmark, a 184 unit multifamily residential rental development for persons of low and moderate income to be located at 13731 Goldmark Drive, Dallas, Texas 75240, and at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the acquisition and rehabilitation of Tuscany at Goldmark Financing: No cost consideration to the City~~

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

PH3. [25-561A](#) A public hearing to receive comments regarding an application by AMTEX C.F. Hawn Fund, LP, an affiliate of AMTEX Multi-Housing LLC (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits (4% Housing Tax Credits) for C.F. Hawn Apartments, a 280-unit multifamily residential rental development for persons of low and moderate income to be located at 10600 C.F. Hawn Freeway Dallas, Texas 75217 (Property); and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of C.F. Hawn Apartments - Financing: No cost consideration to the City

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

PH4. [25-558A](#) A public hearing to receive comments regarding an application by LDG The Gateway at Trinity Forest, LP, an affiliate of (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits (4% Housing Tax Credits) for The Gateway at Trinity Forest, a 300-unit multifamily residential rental development (Project) for persons of low and moderate income to be located at 2200 Dowdy Ferry Road, Dallas, Texas 75217 (Property); and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of the Project - Financing: No cost consideration to the City

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

- PH5. [25-571A](#) A public hearing to receive comments regarding an application by LDG The Heights at UNT Station, LP, an affiliate of LDG Development (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low-Income Housing Tax Credits (4% Housing Tax Credits) for The Heights at UNT Station, located at 1021 East Wheatland Road, Dallas, Texas 75241 (Property); and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Legacy on Belt Line - Financing: No cost consideration to the City

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

- PH6. [25-569A](#) A public hearing to receive comments regarding an application by LDG The Legacy on Belt Line, an affiliate of LDG Development (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low-Income Housing Tax Credits (4% Housing Tax Credits) for The Legacy on Belt Line, a 180-unit multifamily residential rental development for persons of low and moderate income to be located at 1275 South Belt Line Road, Dallas, Texas 75253 (Property); and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Legacy on Belt Line - Financing: No cost consideration to the City

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

- PH7. [25-560A](#) A public hearing to receive comments regarding an application by Palladium Buckner Station, Ltd., an affiliate of Palladium USA, Inc. (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits (4% Housing Tax Credits) for Palladium Buckner Station, a 304-unit multifamily residential rental development for persons of low and moderate income to be located at 8008 Elam Road, Dallas, Texas 75217 (Property); and at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of Palladium Buckner Station - Financing: No cost consideration to the City

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

**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: February 26, 2025

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
1.	N/A	V	SEC	N/A	Approval of Minutes of the February 12, 2025 City Council Meeting
2.	N/A	C	BMS	NC	Authorize public hearings to be held on March 26, 2025, May 28, 2025, and August 27, 2025, to receive comments on the FY 2025-26 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City
3.	N/A	C	ATT	\$30,000.00	Authorize settlement of the bodily injury claims brought by Adam Hewitt in the lawsuit styled, Adam Hewitt v. City of Dallas, Cause No. DC-23-21005 - Not to exceed \$30,000.00 - Financing: Liability Reserve Fund
4.	N/A	C	ATT	\$65,000.00	Authorize settlement of the bodily injury claims brought by Kimberly Ludd in the lawsuit styled, Kimberly Ludd v. City of Dallas, Cause No. CC-22-06028-E - Not to exceed \$65,000.00 - Financing: Liability Reserve Fund
5.	All	C	DPD	GT	Authorize the (1) application for and acceptance of a grant from the Texas Office of the Governor, Criminal Justice Division (CJD) for the Bullet Resistance Shield Grant (Grant No. 5109501, State Award ID No. 2025-SH-ST-0000) in the amount of \$412,938.13 to provide and equip peace officers with bullet resistant shields for the period October 1, 2024 through September 30, 2025; (2) establishment of appropriations in an amount not to exceed \$412,938.13 in the CJD FY25 Bullet-Resistant Shield Grant Fund; (3) receipt and deposit of funds in an amount not to exceed \$412,938.13 in the CJD FY25 Bullet-Resistant Shield Grant Fund; and (4) execution of the grant agreement with CJD and all terms, conditions, and documents required by the agreement - Not to exceed \$412,938.13 - Financing: CJD FY25 Bullet-Resistant Shield Grant Fund
6.	All	C	DWU	\$369,600.00	Authorize a three-year service price agreement for E. coli testing in rivers and lakes for the Dallas Water Utilities Department with Texas A & M AgriLife Research through an interlocal agreement with Texas A & M System - Estimated amount of \$369,600.00 - Financing: Stormwater Drainage Management Fund (subject to annual appropriations)
7.	8	C	DWU	\$1,321,577.94	Authorize an increase to the construction services contract with Oscar Renda Contracting, Inc. for additional work associated with the rehabilitation of wastewater interceptors at three locations - Not to exceed \$1,321,577.94, from \$26,210,144.72 to \$27,531,722.66 - Financing: Wastewater Capital Improvement G Fund

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
8.	13	C	FRM	REV \$16,150.00	An ordinance abandoning a utility easement, a water easement, and two sanitary sewer easements; portions of a sewer easement, two utility easements, and three water easements to Dallas Public Facility Corporation, the abutting owner, containing a total of approximately 12,492 square feet of land, located near the intersection of Northwest Highway and Lemmon Avenue - Revenue: General Fund \$16,150.00, plus the \$20.00 ordinance publication fee
9.	5	C	FRM	\$407,759.49	Authorize settlement in lieu of proceeding further with condemnation in the condemnation suit styled City of Dallas vs. Totsie Irene Farley, et al., Cause No. CC-21-02174-c in Dallas County Court at Law No. 3 filed in from A+ Charter Schools, Inc., of approximately 466,639 square feet of land located near the intersection of Masters Drive and Old Seagoville Road for District 5 New Park at Masters Drive Project - Not to exceed \$407,759.49 increased from \$574,000.00 (\$568,196.00, plus closing costs and title expenses not to exceed \$5,804.00) to \$981,759.49 (\$975,000.00 plus closing costs and title expenses not to exceed \$6,759.49) - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)
<del>10.</del>	<del>All</del>	<del>C</del>	<del>PER</del>	<del>\$24,643.20</del>	<del>Authorize approval of the Supplemental Agreement 2 with WEX Health Inc. (formerly Unify HR) to cover additional fees incurred when filing IRS Form 1095 due to increased employees and provision of reports for employees and retirees outside the State of Texas Not to exceed \$24,643.20, from \$60,000.00 to \$84,643.20 Financing: Employee Benefits Fund</del>
11.	All	C	DSV	\$646,264.50	Authorize a five-year cooperative purchasing agreement for the continuous use of third-party AppExchange integration software licenses, maintenance and support of Salesforce Enterprise Business Information and Process Automation Management System for the Department of Information and Technology Services with Carahsoft Technology Corporation through the OMNIA Partners Cooperative agreement - Not to exceed \$646,264.50 - Financing: Data Services Fund (subject to annual appropriations)
12.	All	C	DSV	\$4,353,943.00	Authorize (1) Supplemental Agreement No. 15 to increase the service contract, with two one-year renewal options with Workday, Inc. for continued licensing, configuration, hosting, maintenance, and technical support for the City's existing human resource and payroll system for the Department of Information and Technology Services; and (2) to extend the contract from March 3, 2025 to March 2, 2026 - Not to exceed \$4,353,943.00, from \$24,922,512.26 to \$29,276,455.26 - Financing: Data Services Fund (subject to annual appropriations)



ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
13.	All	C	DSV	\$37,801,379.15	Authorize Supplemental Agreement No. 61 to the existing agreement for the purchase of voice and data network services, network management, monitoring, maintenance, information technology security, and related services for the Department of Information and Technology Services with AT&T Enterprises, LLC through the Texas Department of Information Resources cooperative agreement - Not to exceed \$37,801,379.15 - Financing: Data Services Fund (\$29,462,452.98) and General Fund (\$1,224,509.13) and 2024 Master Lease Equipment Fund (\$7,114,417.04) (subject to annual appropriations)
14.	1, 2	C	TPW	NC	Authorize (1) the adoption of a revised Public Transportation Agency Safety Plan for the Dallas Streetcar System; and (2) the ratification of the City Manager's approval of the updated and revised Public Transportation Agency Safety Plan on January 24, 2025 - Financing: This action has no cost consideration to the City (see Fiscal Information)
15.	All	C	TPW	\$499,873.00	Authorize a construction material testing services contract with Raba Kistner, Inc. to provide the construction materials testing services for the projects scheduled for the 2025 Annual Street Resurfacing Project (East) - Not to exceed \$499,873.00 - Financing: Street and Alley Improvement Fund
16.	All	C	TPW	\$410,842.50	Authorize a construction material testing services contract with Terracon Consultants, Inc. to provide the construction material testing services for the projects scheduled for the 2025 Annual Street Resurfacing Project (West) - Not to exceed \$410,842.50 - Financing: Street and Alley Improvement Fund
17.	1, 3, 4, 8	C	TPW	\$821,572.41	Authorize payment to the Texas Department of Transportation for the Advance Funding Agreement (Agreement No. CSJ 0581-01-164, etc., Assistance Listing No. 20.205) for cost overruns related to the construction of five traffic signals and associated off-system intersection improvements at the following locations: West Davis Street at North Westmoreland Road, West Illinois Avenue at Knoxville Street, West Illinois Avenue at South Westmoreland Road, South Beckley Avenue at East Saner Avenue, and South Westmoreland Road at West Wheatland Road - Total amount of \$821,572.41 - Financing: General Fund
18.	1, 2, 6	C	TPW	\$17,580,413.00	Authorize the Second Amendment to the Project Specific Agreement with Dallas County, Transportation - Major Capital Improvement Projects (Project No. 30221-4) to include (a) an increase of \$861,457.00 for the implementation of bicycle facilities, upgrades to traffic signals and streetlights, and construction of street improvements on Riverfront Boulevard from Cadiz Street to Justice Center Way; and (b) an increase of

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					\$16,718,956.00 for water and wastewater main improvements, specifically for work related to Segment B - Total not to exceed \$17,580,413.00 - Financing: Street and Transportation Improvements Funds (2006 General Obligation Bond Fund) (\$861,457.00) and Water Capital Improvement F Fund (\$16,718,956.00) (subject to appropriations)
19.	1, 2	C	TPW	\$2,532,819.00	Authorize a construction services contract for the construction of Street Reconstruction Group 17-1008 (list attached to the Agenda Information Sheet) - Jeske Construction Company, lowest responsible bidder of six - Not to exceed \$2,532,819.00 - Financing: 2024B Certificates of Obligation Fund (\$2,056,799.00), Wastewater Construction Fund (\$3,150.00), Water Capital Improvement G Fund (\$279,220.00), Wastewater Capital Improvement G Fund (\$185,740.00), and Water Construction Fund (\$7,910.00)
20.	4	C	TPW	\$187,750.00	Authorize an increase to the construction services contract with HD Way Concrete Service, LLC for the additional water and wastewater main improvements needed for Street Reconstruction Group 17-4009 - Not to exceed \$187,750.00, from \$2,370,432.75 to \$2,558,182.75 - Financing: Water Capital Improvement G Fund (\$136,500.00), Wastewater Capital Improvement G Fund (\$51,250.00)
21.	2	C	TPW	\$286,347.68	Authorize an increase in the construction services contract with Rebcon, LLC for the additional wastewater improvements needed on Commerce Street from Good Latimer Expressway to Exposition Avenue - Not to exceed \$286,347.68, from \$30,061,949.00 to \$30,348,296.68 - Financing: Wastewater Capital Improvement G Fund
22.	2	C	TPW	\$249,725.00	Authorize Supplemental Agreement No. 1 to the professional engineering services contract with RS&H, Inc. to provide additional design services for traffic signal and intersection improvements at Cesar Chavez Boulevard and Canton Street - Not to exceed \$249,725.00, from \$294,265.50 to \$543,990.50 - Financing: General Fund (subject to annual appropriations)
23.	All	C	OAC	NC	A resolution authorizing and establishing the Cultural Organizations Program (COP) and approving the COP guidelines established by the Office of Arts and Culture to support cultural services in the City of Dallas for the fiscal year 2025-26 - Financing: No cost consideration to the City (see Fiscal Information)
24.	1, 3, 7, 8, 9, 12, 14	C	BCM	\$567,224.00	Authorize a design-build construction contract with G.P. Cooper Industries, Inc. dba Cooper General Contractors for design and preconstruction services, an early construction package, and architectural and engineering services for the design and construction of multiple public restroom

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					accessibility renovations to achieve compliance with Texas Accessibility Standards at various locations - Not to exceed \$567,224.00 - Financing: City Hall, City Service and Maintenance Facilities Fund (2006 General Obligation Bond Fund) (\$127,444.00), Facilities (H) Fund (2017 General Obligation Bond Fund) (\$127,445.00), Library Facilities (D) Fund, and Cultural and Performing Arts Facilities (E) Fund (2024 General Obligation Bond Funds) (\$312,335.00) (see Fiscal Information)
25.	1, 4	C	ECO	NC	A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
26.	2, 14	C	ECO	NC	A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
27.	2	C	ECO	NC	A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
28.	2, 6, 14	C	ECO	NC	A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
29.	2, 6	C	ECO	NC	A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
30.	13	C	ECO	NC	A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
31.	2	C	ECO	NC	A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
32.	2, 14	C	ECO	NC	A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
33.	2, 7, 14	C	ECO	NC	A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
34.	7	C	ECO	NC	A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
35.	9, 10, 13, 14	C	ECO	NC	A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
36.	1, 6	C	ECO	NC	A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
37.	1	C	ECO	NC	A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
38.	2, 3, 4, 8, 9, 14	C	ECO	NC	A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
39.	2	C	ECO	NC	A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
40.	6	C	ECO	NC	A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
41.	8, 11	C	ECO	NC	A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
42.	8, 12	C	ECO	NC	A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty-One (University TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
43.	7	C	ECO	NC	Authorize a New Markets Tax Credit (NMTC) transaction between the Dallas Development Fund, a Dallas-based Texas nonprofit corporation and certified CDE or a subsidiary thereof (DDF), St. Philip's School and Community Center and Capital One, National Association and its subsidiaries thereof, of up to \$7 million of DDF's \$55 million NMTC allocation for a project located at 1600 Pennsylvania Ave, Dallas, Texas (Project), a qualified project under Section 45D of the Internal Revenue Code of 1986, as amended, as further described in Attachment A, and for DDF to collect related closing costs and annual fees - Financing: No cost consideration to the City
44.	7	C	ECO	NC	Authorize amendment and restatement of the Chapter 380 economic development loan agreement and the Chapter 380 economic development grant agreement (collectively, the "Agreement") with MLK Kingdom Complex, LLC ("Borrower/Grantee") previously approved on June 22, 2022, by Resolution No. 22-0993 related to the MLK Wellness Project ("Project") proposed for the properties addressed as 3101 Martin Luther King, Jr. Boulevard and 2904 Meadow Street, including the following: (1) amend the Project completion deadlines <a href="#">to September 1, 2025</a> ; (2) replace the tenant Jasz LLC with Kadosh Coffee, LLC or similar business as approved by the City Manager or designee; (3) extend the tenant investment deadline <a href="#">to September 1, 2025</a> ; (4) amend the lease and occupancy dates <a href="#">to September 1, 2025</a> ; (5) amend the date by which the facility is opened to the public <a href="#">to September 1, 2025</a> ; (6) delete the minimum square footage requirement for the tenant leases; (7) delete the job creation requirement; (8) replace Exhibit B1 (budget) to the Agreement with Amended Exhibit B1 to reflect changes to the Project budget; (9)

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					amend the Agreement to replace all references to “Small Business Center” with “Office of Economic Development”; (10) amend the loan payment schedule to reflect a six month forbearance as attached in Exhibit A, and in consideration; (11) <a href="#">amend the offset provision in the grant agreement to clarify that Grantee and its affiliates must be in good standing with the City for grant payment to occur</a> ; and (12) increase the Borrower/Grantee’s required minimum investment of non-City funding by \$120,305.00, from \$671,608.00 to \$791,913.00, in accordance with the Economic Development Incentive Policy - Financing: No cost consideration to the City
45.	N/A	C	OGA	NC	<del>Authorize the City of Dallas to approve revisions to Chapter 3 of the Code of Rules and Regulations of the Dallas Fort Worth International Airport Board</del> <a href="#">An ordinance approving Dallas-Fort Worth International Airport Board Resolution No. 2024-11-294. Adopted on November 14, 2024, for the purpose of amending Chapter 3 of the Code of Rules and Regulations of the Dallas-Fort Worth International Airport Board as follows: Section 3-25(o) is deleted in its entirety, Section 3-25(p) becomes the new Section 3-25(o); and the phrase “in any way” is deleted from the new Section 3-25(o) - Financing: No cost consideration to the City</a>
46.	N/A	C	POM	NC	Authorize (1) the rejection of the six proposals received for an inventory management system for the Department of Information and Technology Services; and (2) the re-advertisement for a new solicitation - Financing: No cost consideration to the City
47.	All	C	POM	\$400,000.00	Authorize a one-year service contract in the amount of \$200,000.00, with a one-year renewal option in the amount of \$200,000.00 as detailed in the Fiscal Information section, for the administration of a city-wide <a href="#">pre-tax preparation</a> assistance program for the Office of Community Care and Empowerment - Foundation Communities, Inc., only proposer - Total amount not to exceed \$400,000.00 - Financing: <b>General Fund (subject to annual appropriations)</b> <a href="#">ARPA Redevelopment Fund</a>
48.	All	C	POM	\$536,965.00	Authorize a one-year service contract, with two one-year renewal options, for maintenance and repair of solar power equipment for the Department of Facilities and Real Estate Management - Axiom Solar, Inc., most advantageous proposer of four - Not to exceed \$536,965.00 - Financing: Capital Construction Fund (subject to annual appropriations)
49.	All	C	POM	\$136,500.00	Authorize a three-year master agreement for the purchase of kitchen and cafeteria supplies for the Dallas Fire-Rescue Department - Always Available Wholesales & Supply Services Corp., lowest responsible bidder of four - Estimated amount of \$136,500.00 - Financing: General Fund

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50.	All	C	POM	\$111,198.00	Authorize a three-year service price agreement for laboratory instruments preventative maintenance services for the Dallas Water Utilities Department - HACH Company, lowest responsible bidder of two - Estimated amount of \$111,198.00 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)
51.	All	C	POM	\$2,088,850.00	Authorize a three-year service price agreement for bi-annual preventative maintenance services and repairs for variable frequency drives and soft starters for the Dallas Water Utilities Department - Shermco Industries, Inc., most advantageous proposer of two - Estimated amount of \$2,088,850.00 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)
52.	1	C	PKR	\$499,538.06	Authorize (1) a six-month service contract to complete a sand bunker renovation project at Stevens Park Golf Course for the Park & Recreation Department with Landscapes Unlimited, LLC in the amount of \$499,538.06 through The Interlocal Purchasing System cooperative agreement; and (2) an increase in appropriations not to exceed \$499,538.06 in the Golf Improvement Fund - Not to exceed \$499,538.06 - Financing: Golf Improvement Fund
53.	12	C	PKR	\$329,619.00	Authorize (1) an Advance Funding Agreement with the United States Department of Transportation Federal Highway Administration through the Texas Department of Transportation (TxDOT) (Agreement Nos. CSJ 0918-22-287 and 0918-24-288, Assistance Listing No. 20.205) for the Congestion Mitigation & Air Quality (CMAQ) Program for the construction and reconstruction of the Timberglen Trail from Moss Glen Park to the Preston Ridge Trail including associated transportation improvements in the amount of \$3,229,340.00 as federal share in the total project cost of \$3,739,844.00 (includes \$3,173,513.00 in Federal reimbursement, \$55,827.00 in Direct State Cost), \$180,885.00 in Indirect State participation cost from TxDOT, local match for City participation in the amount of \$329,619.00 for CSJ 0918-22-287 and Transportation Development Credits used in lieu of a local match for CSJ 0918-24-288, valued at \$438,000.00, and Direct State Costs participation from the City in the amount of \$83,741.00; <a href="#">(2) the establishment of appropriations in the amount of \$3,173,513.00 in the TxDOT CMAQ Timberglen Trail Project Fund</a> ; (3) the receipt and deposit of funds in the amount of \$3,173,513.00 in the TxDOT CMAQ Timberglen Trail Project Grant Fund; (4) the disbursement of a warrant check payable to TxDOT for the amount of \$139,568.00; and (5) the execution of the agreement with TxDOT and all terms, conditions, and documents required by the agreement - Total amount of \$3,503,132.00 - Financing: Street and Transportation



ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Improvements (A) Fund (2017 General Obligation Bond Fund) (\$329,619.00), and TxDOT CMAQ Timberglen Trail Project Grant Fund (\$3,173,513.00)
54.	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)
55.	N/A	I	ATT	N/A	Real Estate (Sec. 551.072 T.O.M.A.) and Attorney Briefing (Sec. 551.071 T.O.M.A.)  - (1) Deliberate the purchase, exchange, lease, or value of real property located at 508 Young Street because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person; and (2) seek the advice of the City Attorney on this matter (Sec. 551.071 T.O.M.A.).
56.	N/A	I	SEC	\$1,183,310.75	A resolution authorizing (1) a joint election agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas County, for the conduct of a joint election to be held on Saturday, May 3, 2025, in an amount not to exceed \$1,033,010.75; (2) legal advertising in connection with the Saturday, May 3, 2025 General Election, in an amount not to exceed \$150,000.00; and (3) \$300.00 for translation services for publication and posting notices related to the election - Not to exceed \$1,183,310.75 - Financing: General Fund
57.	N/A	I	SEC	\$25,000.00	A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Collin County, and various other jurisdictions within Collin County, for the conduct of a general election to be held Saturday, May 3, 2025 - Not to exceed \$25,000.00 - Financing: General Fund
58.	N/A	I	SEC	\$18,000.00	A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Denton County, and various other jurisdictions within Denton County, for the conduct of a special election to be held Saturday, May 3, 2025 - Not to exceed \$18,000.00 - Financing: General Fund
59.	N/A	I	SEC	NC	A resolution authorizing the Mayor to appoint an Ad Hoc City Council Canvassing Committee to review the returns of the Saturday, May 3, 2025 general election, and submit a canvass report to the full City Council on Wednesday, May 14, 2025 - Financing: No cost consideration to the City

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
60.	All	I	MCC	NC	A resolution directing the city manager to revise the staffing goals to increase the number of new police officers from 250 to 325 for fiscal year 2024-2025, with the number increasing to 350 new police officers in fiscal year 2025-2026 and 400 new police officers in fiscal year 2026-2027, and to present City Council with appropriate budget amendments - Financing: Cost consideration to be determined (see Fiscal Information)
61.	8	I	BCM	NC	Authorize (1) the rejection of the proposals received for the Construction Manager-at-Risk (CMAR Services) for a new Dallas Police Regional Training Academy, solicitation CIZ24-BCM-3111(a); and (2) the cancellation of the procurement solicitation CIZ24-BCM-3111(a) - Financing: No cost consideration to the City
Z1.	2	PH	PDV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a Historic Overlay for the Bianchi House (4503 Reiger Avenue) on property zoned Planned Development District No. 98 (uses in this Planned Development District are limited to residential uses) at the intersection of Reiger Avenue (north side) and North Carroll Avenue Recommendation of Staff: Approval, subject to preservation criteria Recommendation of CPC: Approval, subject to staff and Landmark Commission preservation criteria with a proposed edit Z189-161(RD)
Z2.	6	PH	PDV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and a renewal of Specific Use Permit No. 2430 for a bail bonds office on property zoned within the Mixmaster Riverfront Subdistrict of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the east line of South Riverfront Boulevard, south of Reunion Boulevard Recommendation of Staff: Approval for a two-year period subject to amended conditions Recommendation of CPC: Approval for a two-year period subject to amended conditions Z223-287(CR)
Z3.	14	PH	PDV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2431 for a restaurant with drive-in or drive-through service on property zoned a CA-1(A) Central Area District, on the west line of South Griffin Street, between Commerce Street and Jackson Street Recommendation of Staff: Approval for a two-year period, subject to amended conditions Recommendation of CPC: Approval for a two-year period, subject to amended conditions Z234-139(MB)

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
Z4.	5	PH	PDV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and a renewal of Specific Use Permit No. 2469 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an NS(A)-D-1 Neighborhood Services District with a D-1 Liquor Control Overlay, on the southeast corner of Elam Road and Pleasant Drive</p> <p>Recommendation of Staff: Approval for a three-year period, subject to an amended site plan and amended conditions</p> <p>Recommendation of CPC: Approval for a three-year period, subject to an amended site plan and amended conditions</p> <p>Z234-218(WK)</p>
Z5.	8	PH	PDV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting a renewal of Specific Use Permit No. 1883 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, on the east corner of South Belt Line Road and C.F. Hawn Freeway</p> <p>Recommendation of Staff: Approval for a five-year period, subject to conditions</p> <p>Recommendation of CPC: Approval for a five-year period, subject to conditions</p> <p>Z234-270(CR)</p>
Z6.	6	PH	PDV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, an area bound by West Commerce Street, Haslett Street, Yorktown Street, and Pittman Street</p> <p>Recommendation of Staff: Approval, subject to conditions</p> <p>Recommendation of CPC: Approval, subject to conditions</p> <p>Z234-291(MB)</p>
Z7.	7	PH	PDV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for TH-3(A) Townhouse District uses on property zoned an R-7.5(A) Single Family District, on the southeast line of Ferguson Road, between Hibiscus Drive and Pasteur Avenue</p> <p>Recommendation of Staff: Approval, subject to a conceptual plan and conditions</p>

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Recommendation of CPC: Approval, subject to a conceptual plan and conditions Z234-311(MB)
Z8.	7	PH	PDV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an R-5(A) Single Family 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 southwest line of Lagow Street, between Canal Street and Spring Avenue Recommendation of Staff: Approval Recommendation of CPC: Approval Z234-314(LC)
Z9.	5	PH	PDV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a commercial amusement (inside) on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, on the northeast line of C.F. Hawn Freeway, west of Pleasant Drive Recommendation of Staff: Approval for a five-year period, subject to a site plan and conditions Recommendation of CPC: Approval for a three-year period, subject to a site plan and conditions Z234-315(AU/WK)
Z10.	8	PH	PDV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subarea A within Planned Development No. 975, on the northeast corner of Simpson Stuart Road and Highland Hills Drive Recommendation of Staff: Approval, subject to a revised development plan, traffic management plan and conditions Recommendation of CPC: Approval, subject to a revised development plan, traffic management plan and conditions Z234-318(LL)
Z11.	4	PH	PDV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an R-5(A) Single Family District on property zoned an LI Light Industrial District, on the south line of Compton Street, west of the intersection of Compton Street and Glidden Street Recommendation of Staff: Approval Recommendation of CPC: Approval Z234-321(LC)

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
Z12.	14	PH	PDV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 619 with H/87 Republic National Bank (Davis) Building Historic District Overlay, on the north line of Main Street, east of South Field Street</p> <p>Recommendation of Staff: Approval for a five-year period, subject to a site plan and conditions</p> <p>Recommendation of CPC: Approval for a five-year period, subject to a site plan and conditions</p> <p>Z234-347(CR)</p>
Z13.	2	PH	PDV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development No. 1112, in an area generally northeast of Harry Hines Boulevard, southeast of West Mockingbird Lane, and on the northeast and southwest line of Forest Park Road</p> <p>Recommendation of Staff: Approval, subject to amended conditions</p> <p>Recommendation of CPC: Approval, subject to amended conditions</p> <p>Z245-113(MP)</p>
Z14.	9	PH	PDV	NC	<p>A public hearing to receive comments regarding a City Plan Commission authorized hearing to consider a change to the zoning classification from R-7.5(A) single-family zoning district and R-10(A) single-family zoning district to Tract IV of the Lakewood Conservation District No. 2 being a tract of land consisting of portions of City Blocks C/2818, E/2829, L/2840, A/4416, 4418, 4417, H/2823, F/2805, D/2805, K/2025, L/2840 and all of City Blocks D/2819, F/2834, B/4416, B/4415, K/2839, J/2838, G/2835, I/2837, H/2836, E/2820, G/2823, J/2825, V/2804, K/2825, in an area generally bounded by alleys between Westlake Avenue and Meadow Lake Avenue and between Lakewood Boulevard and Westlake Avenue on the north, Lawther Drive on the east, Tokalon Drive and the alleys between Tokalon Drive and both Pasadena Avenue and Avalon Avenue and the alley between Lorna Lane and Avalon Avenue on the south, and Brendenwood Drive, Copperfield Lane and the alley south of Westlake, and Wendover Road on the west and an ordinance granting the amendments</p> <p>Recommendation of Staff: Approval, subject to conditions</p> <p>Recommendation of CPC: Approval, subject to conditions</p> <p>Z212-315(TAB)</p>
PH1.	N/A	C	BMS	NC	<p><a href="#">(1)</a> A public hearing to receive comments on the adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan to use unspent Community Development Block Grant</p>

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					(CDBG) in the amount of \$1,335,555.00 on repairs and renovations at public facilities; and (2) at the close of the public hearing, authorize final adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan - Financing: This action has no cost consideration to the City (see Fiscal Information)
<del>PH2.</del>	<del>11</del>	<del>PH</del>	<del>HOU</del>	<del>NC</del>	<del>A public hearing to receive comments regarding an application by 13731 Goldmark Drive Owner LP, (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits (4% Housing Tax Credits) for Tuscany at Goldmark, a 184-unit multifamily residential rental development for persons of low and moderate income to be located at 13731 Goldmark Drive, Dallas, Texas 75240, and at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the acquisition and rehabilitation of Tuscany at Goldmark - Financing: No cost consideration to the City</del>
PH3.	8	PH	HOU	NC	A public hearing to receive comments regarding an application by AMTEX C.F. Hawn Fund, LP, an affiliate of AMTEX Multi-Housing LLC (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits (4% Housing Tax Credits) for C.F. Hawn Apartments, a 280-unit multifamily residential rental development for persons of low and moderate income to be located at 10600 C.F. Hawn Freeway Dallas, Texas 75217 (Property); and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of C.F. Hawn Apartments - Financing: No cost consideration to the City
PH4.	8	PH	HOU	NC	A public hearing to receive comments regarding an application by LDG The Gateway at Trinity Forest, LP, an affiliate of (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits (4% Housing Tax Credits) for The Gateway at Trinity Forest, a 300-unit multifamily residential rental development (Project) for persons of low and moderate income to be located at 2200 Dowdy Ferry Road, Dallas, Texas 75217 (Property); and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of the Project - Financing: No cost consideration to the City
PH5.	8	PH	HOU	NC	A public hearing to receive comments regarding an application by LDG The Heights at UNT Station, LP, an affiliate of LDG Development (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low-Income Housing Tax Credits (4%

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Housing Tax Credits) for The Heights at UNT Station, located at 1021 East Wheatland Road, Dallas, Texas 75241 (Property); and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Legacy on Belt Line - Financing: No cost consideration to the City
PH6.	8	PH	HOU	NC	A public hearing to receive comments regarding an application by LDG The Legacy on Belt Line, an affiliate of LDG Development (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low-Income Housing Tax Credits (4% Housing Tax Credits) for The Legacy on Belt Line, a 180-unit multifamily residential rental development for persons of low and moderate income to be located at 1275 South Belt Line Road, Dallas, Texas 75253 (Property); and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Legacy on Belt Line - Financing: No cost consideration to the City
PH7.	5	PH	HOU	NC	A public hearing to receive comments regarding an application by Palladium Buckner Station, Ltd., an affiliate of Palladium USA, Inc. (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits (4% Housing Tax Credits) for Palladium Buckner Station, a 304-unit multifamily residential rental development for persons of low and moderate income to be located at 8008 Elam Road, Dallas, Texas 75217 (Property); and at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of Palladium Buckner Station - Financing: No cost consideration to the City

**TOTAL \$73,485,714.68**







# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 25-491A

**Item #:** 1.

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**SUBJECT**

Approval of Minutes of the February 12, 2025 City Council Meeting





# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 25-584A

**Item #:** 2.

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

**AGENDA DATE:** February 26, 2025

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

**DEPARTMENT:** Budget and Management Services

**EXECUTIVE:** Jack Ireland

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### **SUBJECT**

Authorize public hearings to be held on March 26, 2025, May 28, 2025, and August 27, 2025, to receive comments on the FY 2025-26 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

### **BACKGROUND**

Each year the City of Dallas holds public hearings to provide the residents of Dallas the opportunity to speak on the upcoming year's budget. Resident input is an important part of the budget development process. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on the Time Warner City Cable Channel 16. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office.

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

This item has no prior action.

### **FISCAL INFORMATION**

No cost consideration to the City.

February 26, 2025

**WHEREAS**, the City Council is committed to providing the residents of Dallas with the opportunity to speak on the City's FY 2025-26 budget.

**Now, Therefore,**

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

**SECTION 1.** That a public hearing on the City's FY 2025-26 Operating, Capital, and Grant & Trust Budgets will be held on March 26, 2025 in the City Council Chambers.

**SECTION 2.** That a public hearing on the City's FY 2025-26 Operating, Capital, and Grant & Trust Budgets will be held on May 28, 2025 in the City Council Chambers.

**SECTION 3.** That a public hearing on the City's FY 2025-26 Operating, Capital, and Grant & Trust Budgets will be held on August 27, 2025 in the City Council Chambers.

**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.



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

**File #:** 25-468A

**Item #:** 3.

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

**AGENDA DATE:** February 26, 2025

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

**DEPARTMENT:** City Attorney's Office

**EXECUTIVE:** Tammy L. Palomino

### **SUBJECT**

Authorize settlement of the bodily injury claims brought by Adam Hewitt in the lawsuit styled, Adam Hewitt v. City of Dallas, Cause No. DC-23-21005 - Not to exceed \$30,000.00 - Financing: Liability Reserve Fund

### **BACKGROUND**

Plaintiff Adam Hewitt filed a lawsuit against the City of Dallas, seeking compensation for alleged bodily injuries and other damages sustained in an automobile collision on February 16, 2022, involving a Dallas Water Utilities Department employee operating a city-owned vehicle. The City and Mr. Hewitt have reached a proposed settlement of his claims, subject to City Council approval. Mr. Hewitt is represented by Daniella Alvarado and Link & Associates.

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

A confidential memorandum regarding this matter will be provided to the City Council on February 21, 2025.

### **FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
Liability Reserve Fund	\$30,000.00	\$0.00	\$0.00

February 26, 2025

**WHEREAS**, a lawsuit, styled Adam Hewitt v. City of Dallas, Cause No. DC-23-21005, was filed by the plaintiff Adam Hewitt, seeking compensation from the City of Dallas for alleged bodily injuries and other damages sustained in an automobile collision on February 16, 2022 involving a Dallas Water Utilities Department employee operating a city-owned vehicle; and

**WHEREAS**, the plaintiff, Adam Hewitt, has agreed to a proposed settlement of his claims whereby the City will pay Adam Hewitt, Link & Associates, and all other persons and entities having an interest in the settlement proceeds, the total amount of \$30,000.00; and

**WHEREAS**, it is in the City's best interest 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 claims filed by Adam Hewitt in the lawsuit styled, Adam Hewitt v. City of Dallas, Cause No. DC-23-21005, in an amount not to exceed \$30,000.00 is hereby approved.

**SECTION 2.** That the Chief Financial Officer is hereby authorized to pay Adam Hewitt, Link & Associates, and all other persons and entities having an interest in the settlement proceeds, the amount of \$30,000.00 from the Liability Reserve Fund, 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.



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

**File #:** 25-629A

**Item #:** 4.

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

**AGENDA DATE:** February 26, 2025

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

**DEPARTMENT:** City Attorney's Office

**EXECUTIVE:** Tammy L. Palomino

### **SUBJECT**

Authorize settlement of the bodily injury claims brought by Kimberly Ludd in the lawsuit styled, Kimberly Ludd v. City of Dallas, Cause No. CC-22-06028-E - Not to exceed \$65,000.00 - Financing: Liability Reserve Fund

### **BACKGROUND**

Plaintiff Kimberly Ludd filed a lawsuit against the City of Dallas, seeking compensation for alleged bodily injuries and other damages sustained on February 2, 2022, after her vehicle drove into a large, unmarked construction hole in a public roadway in Dallas. The City and Ms. Ludd have reached a proposed settlement of her claims, subject to City Council approval. Ms. Ludd is represented by Joshua S. Klinck and Klinck Law, PLLC.

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

A confidential memorandum regarding this matter will be provided to the City Council on February 21, 2025.

### **FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
Liability Reserve Fund	\$65,000.00	\$0.00	\$0.00

February 26, 2025

**WHEREAS,** a lawsuit, styled Kimberly Ludd v. City of Dallas, Cause No. CC-22-06028-E, was filed by the plaintiff Kimberly Ludd, seeking compensation from the City of Dallas for alleged bodily injuries and other damages sustained on February 2, 2022, after her vehicle drove into a large, unmarked construction hole in a public roadway in Dallas; and

**WHEREAS,** the plaintiff, Kimberly Ludd, has agreed to a proposed settlement of her claims whereby the City will pay Kimberly Ludd, Klinck Law, PLLC, and all other persons and entities having an interest in the settlement proceeds, the total amount of \$65,000.00; and

**WHEREAS,** it is in the City's best interest 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 claims filed by Kimberly Ludd in the lawsuit styled, Kimberly Ludd v. City of Dallas, Cause No. CC-22-06028-E, in an amount not to exceed \$65,000.00 is hereby approved.

**SECTION 2.** That the Chief Financial Officer is hereby authorized to pay Kimberly Ludd, Klinck Law, PLLC, and all other persons and entities having an interest in the settlement proceeds, the amount of \$65,000.00 from the Liability Reserve Fund, 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.





# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

**File #:** 25-565A

**Item #:** 5.

**STRATEGIC PRIORITY:** Public Safety  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Dallas Police Department  
**EXECUTIVE:** Dominique Artis

### SUBJECT

Authorize the **(1)** application for and acceptance of a grant from the Texas Office of the Governor, Criminal Justice Division (CJD) for the Bullet Resistance Shield Grant (Grant No. 5109501, State Award ID No. 2025-SH-ST-0000) in the amount of \$412,938.13 to provide and equip peace officers with bullet resistant shields for the period October 1, 2024 through September 30, 2025; **(2)** establishment of appropriations in an amount not to exceed \$412,938.13 in the CJD FY25 Bullet-Resistant Shield Grant Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$412,938.13 in the CJD FY25 Bullet-Resistant Shield Grant Fund; and **(4)** execution of the grant agreement with CJD and all terms, conditions, and documents required by the agreement - Not to exceed \$412,938.13 - Financing: CJD FY25 Bullet-Resistant Shield Grant Fund

### BACKGROUND

The Dallas Police Department will enhance the safety of our officers by equipping patrol vehicles with rifle-rated ballistic shields, they ensure that officers will have immediate access to protection during active situations, rather than having to retrieve shields from the station after a situation has already escalated.

The department's current limitation, with only 2-3 functional shields per station, creates a gap in accessibility, potentially putting officers at greater risk during critical moments. With this grant for additional bullet resistance shields, each patrol vehicle can be equipped with a shield stored securely in the trunk, which can be quickly deployed during active threats such as shootings or other violent incidents. This not only improves the safety of officers but also indirectly increases the protection of civilians in these high-stress situations.

This grant will provide the Dallas Police Department with faster response times and, ultimately, better outcomes during time sensitive situations, such as shootings and other violent incidents.

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

[The Public Safety Committee was briefed by memorandum regarding this matter on February 10, 2025.](#)

**FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
CJD FY25 Bullet-Resistant Shield Grant Fund	\$412,938.13	\$0.00	\$0.00

February 26, 2025

**WHEREAS**, the State of Texas, Office of the Governor, Criminal Justice Division (CJD) has made funds available during Fiscal Year 2024-2025; and

**WHEREAS**, the increased program and funding source will benefit the City of Dallas in its endeavor to reduce crime and improve public safety; and

**WHEREAS**, the City of Dallas agrees that in the event of loss or misuse of the CJD funds, the City of Dallas assures that the funds will be returned to the CJD in full; and

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

**Now, Therefore,**

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

**SECTION 1.** That the City Manager is hereby authorized to apply for and accept a grant from the Texas Office of the Governor, Criminal Justice Division (CJD) for the Bullet Resistance Shield Grant (Grant No. 5109501, State Award ID No. 2025-SH-ST-0000) in the amount of \$412,938.13 to provide and equip peace officers with bullet resistant shields for the period October 1, 2024 through September 30, 2025; and execute the grant agreement with CJD and all terms, conditions and documents required by the agreement, approved as to form by the City Attorney.

**SECTION 2.** That the City of Dallas designates the City Manager or designee as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

**SECTION 3.** That the City Manager is hereby authorized to establish appropriations in an amount not to exceed \$412,938.13 in the CJD FY25 Bullet-Resistant Shield Grant Fund, Fund S435, Department DPD, Unit 682M, Object 2790.

**SECTION 4.** That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in an amount not to exceed \$412,938.13 into the CJD FY25 Bullet-Resistant Shield Grant Fund, Fund S435, Department DPD, Unit 682M, Revenue Code 6516.

**SECTION 5.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$412,938.13 from the CJD FY25 Bullet-Resistant Shield Grant Fund, Fund S435, Department DPD, Unit 682M, Object 2790.

February 26, 2025

**SECTION 6.** That in the event of loss or misuse of funds, the City of Dallas will return all grant funds to the CJD, in full.

**SECTION 7.** That the City Manager is hereby authorized to reimburse the CJD in the event of loss, or misuse of funds, in full. The City Manager shall notify the appropriate City Council Committee of any return of grants funds not later than 30 days after the reimbursement.

**SECTION 8.** That the City Manager shall keep the appropriate City Council Committee informed of all CJD final monitoring reports not later than 30 days after the receipt of the report.

**SECTION 9.** That this contract is designated as Contract No. DPD-2025-00026869.

**SECTION 10.** This resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



## Agenda Information Sheet

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**File #:** 25-583A

**Item #:** 6.

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**STRATEGIC PRIORITY:** Transportation & Infrastructure  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Dallas Water Utilities Department  
**EXECUTIVE:** Dev Rastogi

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### **SUBJECT**

Authorize a three-year service price agreement for E. coli testing in rivers and lakes for the Dallas Water Utilities Department with Texas A & M AgriLife Research through an interlocal agreement with Texas A & M System - Estimated amount of \$369,600.00 - Financing: Stormwater Drainage Management Fund (subject to annual appropriations)

### **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 the City of Dallas with a bacterial source tracking approach that uses two DNA fingerprinting techniques (ERIC-PCR and Ribotyping) to characterize E. coli from unknown sources and compare them against E. coli from known sources in the Texas E. coli BST Library.

The bacterial source tracking approach is based on known-source samples collected from various sources in Texas waterways, including humans, domesticated animals, and numerous wildlife species. Other primary source tracking providers include Source Molecular and Microbial Insights. These source-tracking approaches are generally based on quantitative detection (qPCR) of markers specific to certain source classes (e.g., humans). Good markers are available for some sources (e.g., humans, cattle), but markers for some sources, especially wildlife, are limited.

Dr. Gentry's lab is the only lab currently offering BST services based on the Texas E. coli BST Library. In addition, their unique analysis technique provides more specific source identification for E. coli, thus promoting targeted BMP implementation for E. coli reduction in our impaired water bodies throughout the city of Dallas.

With the establishment of the monitoring program, we will initiate the BST process for the impaired sites. The first step involves using the E. coli DNA Testing Method (Vendor - Terry Gentry - Texas A&M) to determine the origin of E. coli: human or animal (domesticated or wild). This data will then guide the development of appropriate BMPs. For instance, if the bacteria are of human origin, it suggests nearby/upstream SSO or illegal sanitary connections. Therefore, we will collaborate with the Wastewater Team to inspect the surrounding sanitary lines for leaks or connections and rectify them. Conversely, if the bacteria are of animal origin, particularly domesticated animals, we will work with the Outreach Team to establish an outreach program to educate residents about proper pet waste disposal.

The Texas Commission on Environmental Quality mandates the City of Dallas to implement a Total Maximum Daily Load (TMDL) program to enhance water quality in rivers, lakes, and estuaries. The BST sampling plays a crucial role in this program, enabling the City of Dallas to put the TMDL into action by identifying the sources of pollutant loads and outlining measures to reduce them through regulatory and voluntary activities. The TMDL-BST Program is designed to meet the requirements of Section 303(d) of the federal Clean Water Act and its implementing regulations.

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 \$22.05; the selected vendor meets this requirement.

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

On December 8, 2021, the City Council authorized a service price agreement contract with Texas A & M AgriLife Research for E. coli testing in rivers by Resolution No. 21-1988.

#### **FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
Stormwater Drainage Management Fund	\$100,000.00	\$123,200.00	\$146,400.00

#### **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
\$369,600.00	Other Services	N/A
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
N/A	N/A	N/A
<ul style="list-style-type: none"> <li>• The Business Inclusion and Development Policy does not apply to Interlocal Purchasing Agreements.</li> </ul>		
<ul style="list-style-type: none"> <li>• Texas A&amp;M AgriLife Research - Non-local; Workforce - 0.00% Local</li> </ul>		

## **PROCUREMENT INFORMATION**

Method of Evaluation for Award Type:

Interlocal Agreement/Intergovernmental Agreement	<ul style="list-style-type: none"> <li>• Interlocal agreements/intergovernmental agreements allow the City to take advantage of competitively bid contracts by a State agency or local government and enable the City to purchase goods or services at lower prices</li> <li>• Interlocal agreements/intergovernmental agreements are an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement</li> </ul>
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## **OWNER/EXECUTIVE**

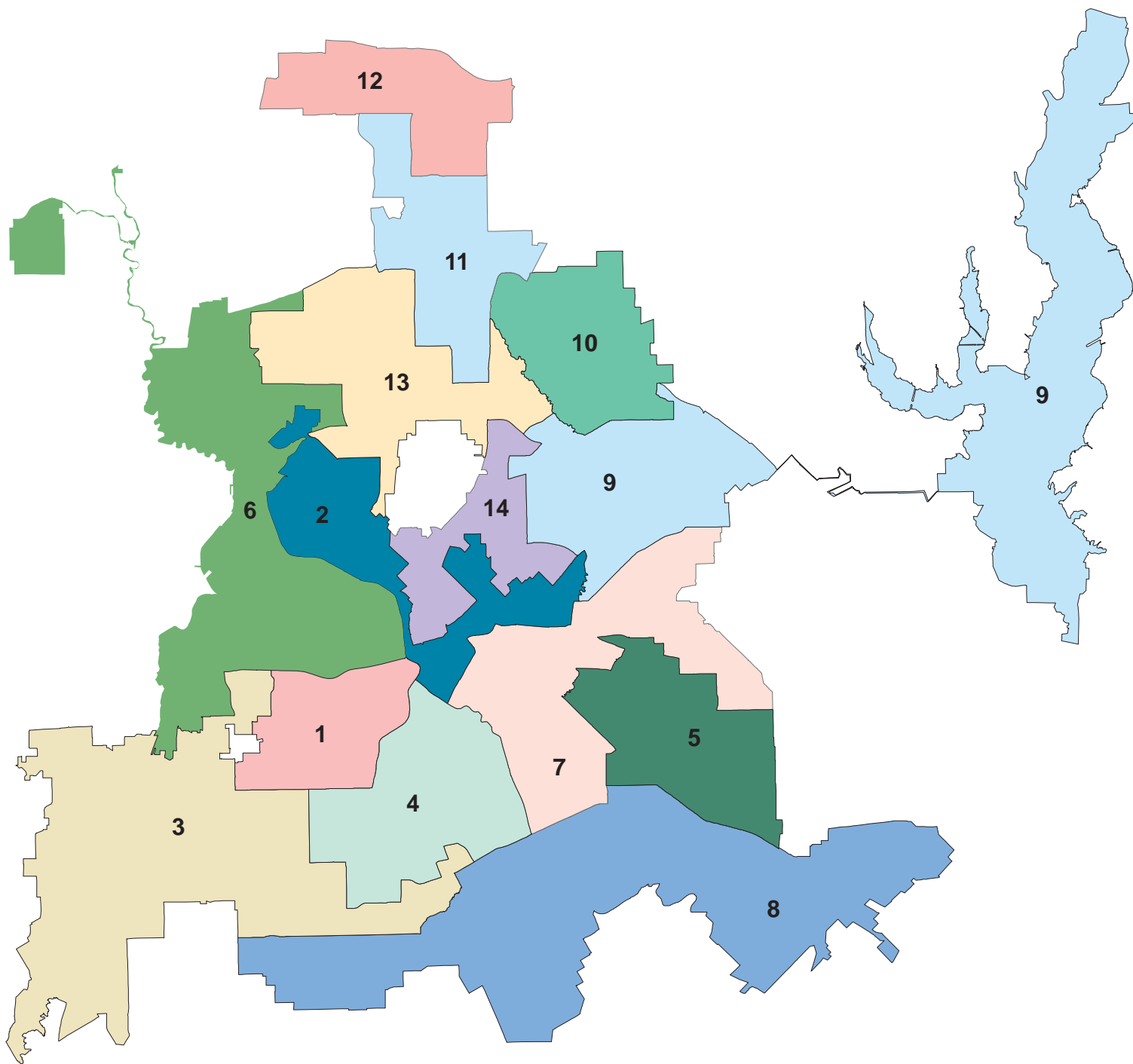
### **Texas A&M AgriLife Research**

600 John Kimbrough Blvd.  
College Station, TX 77843

Loree Lewis, Executive Director

## **MAP**

Attached



**Dallas Water Utilities  
Floodplain Program Management Assistance Program**



February 26, 2025

**WHEREAS**, on December 8, 2021, the City Council authorized a service price agreement contract with Texas A & M AgriLife Research for E. coli testing in rivers, in an amount not to exceed \$307,000.00, by Resolution No. 21-1988.

**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 Texas A & M AgriLife Research, approved as to form by the City Attorney, for E. coli testing in rivers and lakes for the Dallas Water Utilities Department through an interlocal agreement with Texas A & M AgriLife for a term of three years, in an estimated amount of \$369,600.00. 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 Texas A & M AgriLife Research shall be based only on the amount of the services directed to be performed by the City and properly performed by Texas A & M AgriLife Research 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 \$369,600.00 to Texas A & M AgriLife Research, from the Stormwater Drainage Management Fund, Fund 0061, Department SDM, Unit 1874, Object 3040, Encumbrance/Contract No. DWU-2024-00025851, Vendor VS0000068027.

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





## Agenda Information Sheet

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**File #:** 25-172A

**Item #:** 7.

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**STRATEGIC PRIORITY:** Transportation & Infrastructure  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 8  
**DEPARTMENT:** Dallas Water Utilities Department  
**EXECUTIVE:** Dev Rastogi

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### **SUBJECT**

Authorize an increase to the construction services contract with Oscar Renda Contracting, Inc. for additional work associated with the rehabilitation of wastewater interceptors at three locations - Not to exceed \$1,321,577.94, from \$26,210,144.72 to \$27,531,722.66 - Financing: Wastewater Capital Improvement G Fund

### **BACKGROUND**

On September 26, 2018, the City Council authorized a construction services contract with Oscar Renda Contracting, Inc. for the rehabilitation of approximately 12,515 feet of critical wastewater interceptors with identified condition deficiencies. The project includes the rehabilitation of 42-inch, 54-inch, and 120-inch wastewater interceptors, point repairs to an existing 72-inch wastewater interceptor, and the construction of reinforced concrete retaining walls to protect these critical interceptors from continued erosion of the adjacent riverbank.

On December 8, 2021, the City Council authorized a construction change order for encountered conditions that could not have been anticipated at the time of bid. The additional work was associated with unexpected bends and flow control, manhole rehabilitation, removal of concrete, removal of a failed liner section in the 42-inch diameter pipeline, and installation of erosion protection at a retaining wall. During the completion of construction, the contractor has encountered additional conditions that could not have been anticipated at the time of bid. These items have required additional work and resources not included in the original contract or first change order, including (1) the manufacture, purchase, and installation of additional fittings to address field conditions that did not match utility records, (2) additional modifications and cuts in the field due to beveled joints required to accommodate curves in the existing pipe, and (3) additional flow control restrictions to meet the needs of Dallas Water Utilities plant maintenance and operation activities.

Dallas Water Utilities Department has reviewed these conditions and determined that the changes being implemented by the contractor were necessary to complete the contract work. Oscar Renda Contracting, Inc., has provided an acceptable proposal for these changes and this action will authorize Change Order No. 2 to the construction services contract. Approval of this item will allow for the successful completion of the project and will alleviate the risk of the failure for the targeted wastewater interceptors. The change to the contract represents the final accounting needed to close out the contract. All work has been substantially completed and the constructed facilities are fully operational.

### **ESTIMATED SCHEDULE OF PROJECT**

Began Construction                      November 2018  
Complete Construction                  March 2025

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

On September 26, 2018, the City Council authorized a construction services contract with Oscar Renda Contracting, Inc. for the rehabilitation of wastewater mains at three locations by Resolution No. 18-1406.

On December 8, 2021, the City Council authorized an increase in the construction services contract with Oscar Renda Contracting, Inc. for additional work associated with the rehabilitation of wastewater interceptors at three locations by Resolution No. 21-2011.

### **FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
Wastewater Capital Improvement G Funds	\$1,321,577.94	\$0.00	\$0.00

Construction	\$22,436,985.50
Change Order No. 1	\$ 3,773,159.22
Change Order No. 2 (this action)	<u>\$ 1,321,577.94</u>
Total	\$27,531,722.66

### **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
\$1,321,577.94	Construction	25.00%*
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
8.74%	8.74%	\$115,500.00
• *This item reflects the previous Business Inclusion and Development policy M/WBE goal.		
• This contract does not meet the M/WBE goal, but complies with good faith efforts.		
• Oscar Renda Contracting, Inc. - Non-local; Workforce - 36.62% Local		

**OWNER/EXECUTIVE**

**Oscar Renda Contracting, Inc.**

Frank Renda, President

**MAPS**

Attached

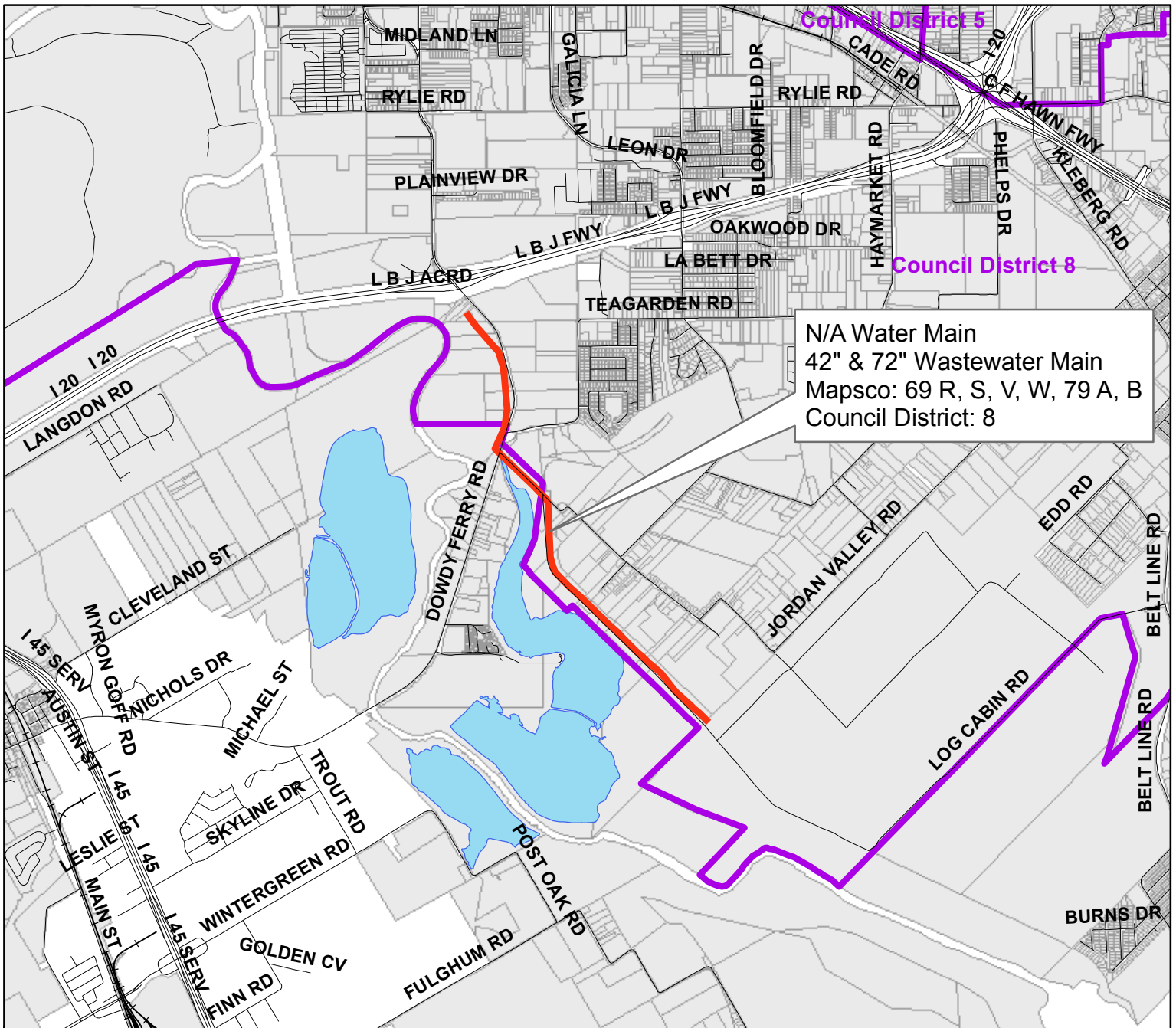
Segment List  
**Southside Interceptors Rehabilitation @ 3 Locations**

**District 8**

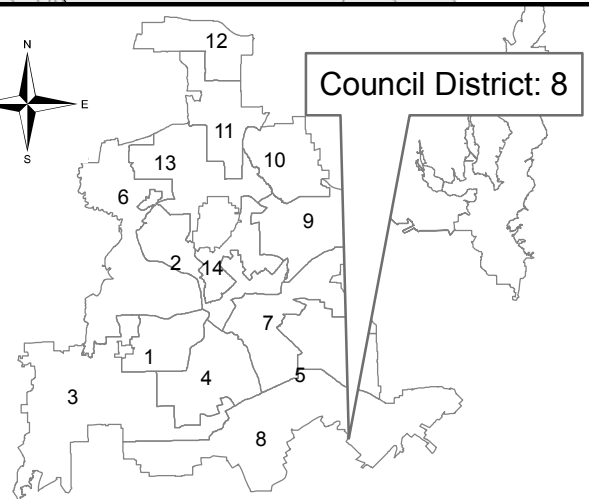
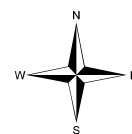
Easement between Dowdy Ferry Road and Middlefield Road from south of Interstate Highway 635 (L.B.J. Freeway) southeast

Easement between Dowdy Ferry Road and Teagarden Road from south of Interstate Highway 635 (L.B.J. Freeway) southeast

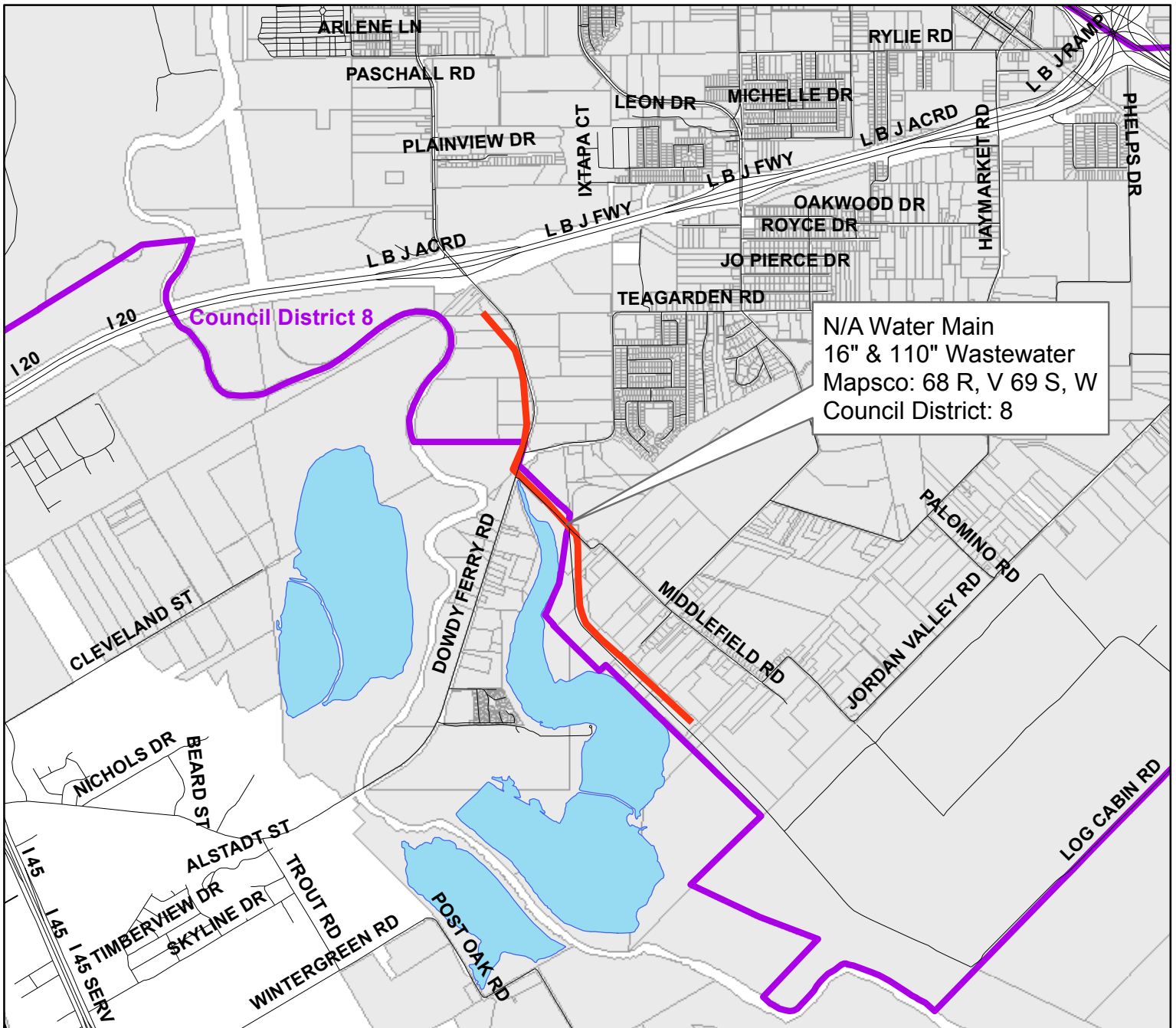
Easement south of Interstate Highway 635 (L.B.J. Freeway) west to Dowdy Ferry Road



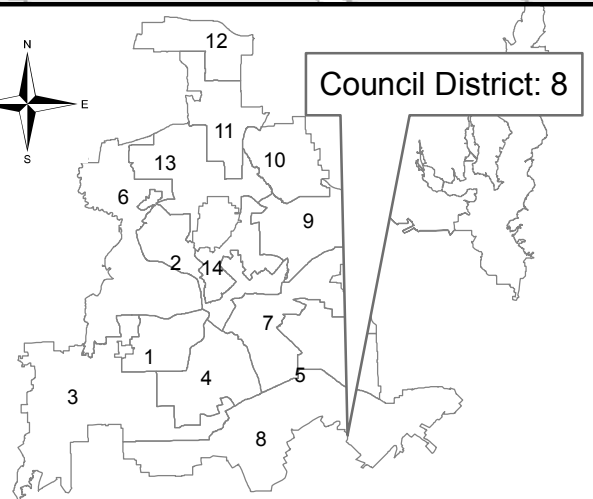
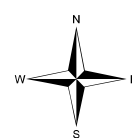
Easement between Dowdy Ferry Road and  
Middlefield Road  
from south of Interstate Highway 635  
( L.B.J. Freeway) southeast



**Dallas Water Utilities**  
**Contract No. 18-0 C an Ord r**  
**Southside Interceptors Rehabilitation**  
**at 3 Locations**

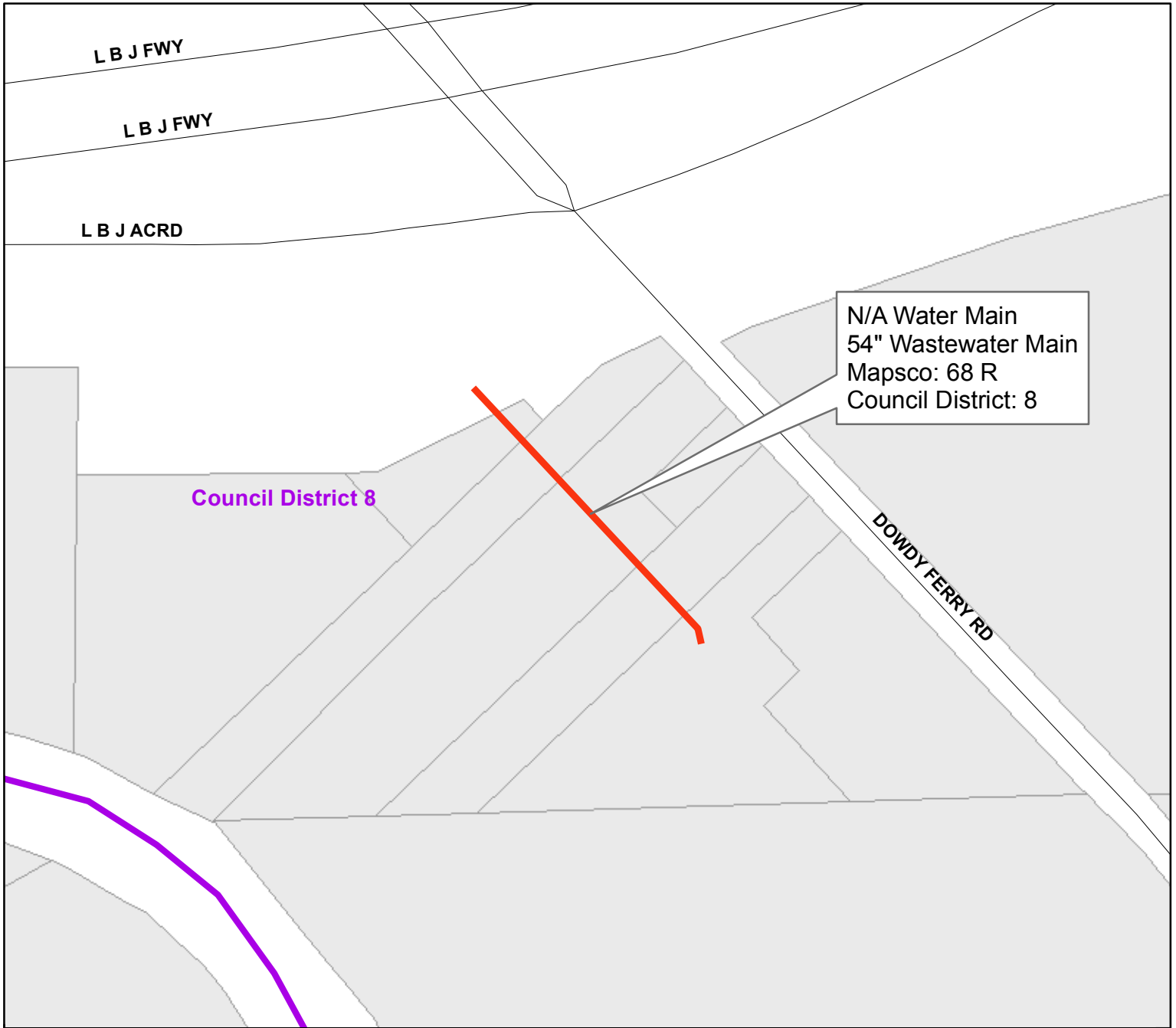


Easement between Dowdy Ferry Road and Teagarden Road  
from south of Interstate Highway 635  
( L.B.J. Freeway) southeast

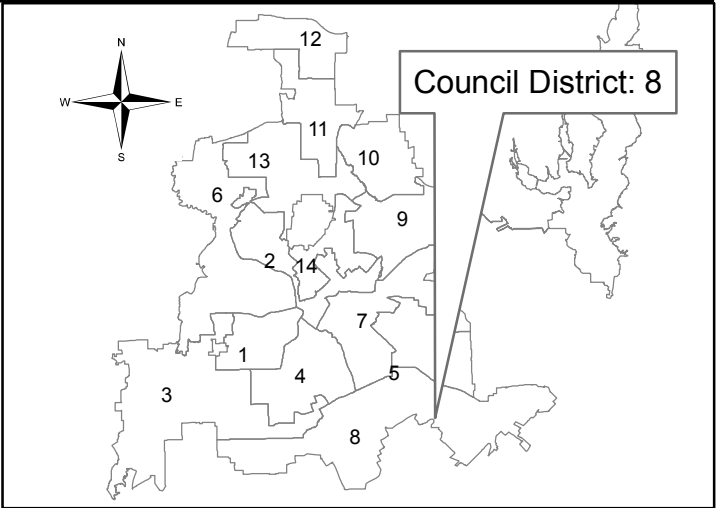


alla at r tiliti  
Contract o. C an Ord r  
Southside Interceptors Rehabilitation  
at 3 Locations





Easement south of Interstate Highway  
635 ( L.B.J. Freeway)  
west to Dowdy Ferry Road



alla at r tiliti  
Contract o. C an Ord r  
Southside Interceptors Rehabilitation  
at 3 Locations



February 26, 2025

**WHEREAS**, on September 26, 2018, the City Council authorized a construction services contract with Oscar Renda Contracting, Inc. for the rehabilitation of wastewater mains at three locations, in an amount not to exceed \$22,436,985.50, by Resolution No. 18-1406; and

**WHEREAS**, on December 8, 2021, the City Council authorized an increase in the construction services contract for additional work associated with the rehabilitation of wastewater interceptors at three locations, in an amount not to exceed \$3,773,159.22, from \$22,436,985.50 to \$26,210,144.72, by Resolution No. 21-2011; and

**WHEREAS**, additional unforeseen conditions were encountered during construction that require the procurement and installation of additional fittings, modifications and field cuts to accommodate curves in the existing pipe, and additional flow control restrictions to meet the needs of Dallas Water Utilities Department; and

**WHEREAS**, Dallas Water Utilities Department has reviewed these conditions and determined that the changes being implemented by the contractor are necessary to complete the contract work; and

**WHEREAS**, Oscar Renda Contracting, Inc., Kubota Drive, Grapevine, Texas, 76051, has submitted an acceptable proposal for this additional work; and

**WHEREAS**, Dallas Water Utilities Department recommends that Contract No. 18-034 be increased by \$1,321,577.94, from \$26,210,144.72 to \$27,531,722.66.

**Now, Therefore,**

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

**SECTION 1.** That an increase in the construction services contract with Oscar Renda Contracting, Inc. (Change Order No. 2) is authorized for additional work associated with the rehabilitation of wastewater interceptors at three locations, in an amount not to exceed \$1,321,577.94, increasing the contract amount from \$26,210,144.72 to \$27,531,722.66.

**SECTION 2.** That the proposed Change Order No. 2 with Oscar Renda Contracting, Inc., be accepted, and that Contract No. 18-034 be revised accordingly.

**SECTION 3.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$1,321,577.94 to Oscar Renda Contracting, Inc. from the Wastewater Capital Improvement G Fund, Fund 5116, Department DWU, Unit PS40, Object 4560, Program 718034, Encumbrance/Contract No. DWU-2018-00007158, Vendor 244607.

February 26, 2025

**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.



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

**File #:** 25-582A

**Item #:** 8.

**STRATEGIC PRIORITY:** Workforce, Education & Equity  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 13  
**DEPARTMENT:** Department of Facilities and Real Estate Management  
**EXECUTIVE:** Donzell Gipson

### **SUBJECT**

An ordinance abandoning a utility easement, a water easement, and two sanitary sewer easements; portions of a sewer easement, two utility easements, and three water easements to Dallas Public Facility Corporation, the abutting owner, containing a total of approximately 12,492 square feet of land, located near the intersection of Northwest Highway and Lemmon Avenue - Revenue: General Fund \$16,150.00, plus the \$20.00 ordinance publication fee

### **BACKGROUND**

This item authorizes the abandonment of a utility easement, a water easement, and two sanitary sewer easements; portions of a sewer easement, two utility easements, and three water easements to Dallas Public Facility Corporation, the abutting owner, containing a total of approximately 12,492 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 based on fee requirements 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 \$16,150.00, plus the \$20.00 ordinance publication fee

### **OWNER/EXECUTIVE**

**Dallas Public Facility Corporation**

Sam McDaniel, Assistant General Manager

### **MAP**

Attached



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

An ordinance providing for the abandonment and relinquishment of the following: a utility easement; a water easement; and two (2) sanitary sewer easements; and for the abandonment and relinquishment of portions of the following: a sewer easement; two (2) utility easements; and three (3) water easements, located in City Block A/5089 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Dallas Public Facility Corporation; 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 Dallas Public Facility Corporation, a Texas public facility corporation, 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 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 **SIXTEEN THOUSAND ONE HUNDRED FIFTY AND NO/100 (\$16,150.00) DOLLARS** paid by **GRANTEE**, and the 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 FRM, Balance Sheet 0519 and Department of Facilities and Real Estate Management 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 FRM, Unit 1181, 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, to the extent allowed by law, 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 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

**SECTION 8.** (continued)

(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 this abandonment, relinquishment and quitclaim of the City's right, title and interest in and to said utility easement; water easement; two (2) sanitary sewer easements; and portions of the following: a sewer easement; two (2) utility easements; and three (3) water easements shall not become effective until and unless: (i) the existing installations and facilities are relocated, at **GRANTEE's** expense, to the new easements to be provided by **GRANTEE** and acceptable to the Director of Planning and Development Department, as is hereinafter provided; and (ii) plans for the construction and relocation of installations within the new easement are approved by the Director of Planning and Development Department; and (iii) said construction and relocation of installations are completed, approved and accepted in writing by the Director of Planning and Development Department. **GRANTEE** will grant the new easement at no cost consideration to the City and all work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Planning and Development Department. Failure to relocate to the new easement in accordance with the terms of this section shall render this ordinance null and void and of no further effect.

**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 Facilities and Real Estate Management, 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 Facilities and Real Estate Management, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Facilities and Real Estate Management, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

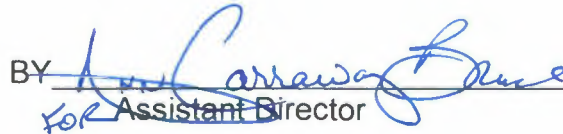
**SECTION 11.** That this ordinance is also designated for City purposes as Contract No. FRM-2023-00022443.

**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:  
TAMMY L. PALOMINO,  
City Attorney

BY   
Assistant City Attorney

JOHN JOHNSON, Director  
Department of Facilities and Real Estate  
Management

BY   
for Assistant Director

Passed \_\_\_\_\_.



# EXHIBIT A – TRACT 1

UTILITY EASEMENT ABANDONMENT  
BLUFFVIEW SQUARE ON BACHMAN CREEK  
LOT 3B, BLOCK A/5089  
W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 1,603 SQ. FT. (0.037 ACRES) TRACT OF LAND SITUATED IN THE W.C. TRIMBLE SURVEY, ABSTRACT NUMBER (NO.) 1484, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 3B, BLOCK A/5089, BLUFFVIEW SQUARE ON BACHMAN CREEK ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT (INST.) NO. 201600201055, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), SAME BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO UG BLUFFVIEW, LP, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INST. NO. 202100206276, O.P.R.D.C.T., BEING A PORTION OF THAT UTILITY EASEMENT AS CREATED ON CROW-FARRELL PLAZA ON BACHMAN CREEK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 85231, PAGE (PG.) 2664, D.R.D.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011):

**COMMENCING** AT A 5/8-INCH ALUMINUM MONUMENT STAMPED "BLUFFVIEW 3689" FOUND FOR THE WESTERNMOST SOUTHWEST CORNER OF SAID LOT 3B;

**THENCE**, NORTH 18 DEGREES 47 MINUTES 39 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID LOT 3B, A DISTANCE OF 172.88 FEET TO THE WESTERNMOST NORTHWEST CORNER OF SAID LOT 3B AND THE SOUTHWEST CORNER OF LOT 1, BLOCK A/5089, OF THE SHERWOOD WEST NO. 3, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 79162, PG. 1284, D.R.D.C.T.;

**THENCE**, NORTH 71 DEGREES 19 MINUTES 44 SECONDS EAST, WITH A NORTHWEST LINE OF SAID LOT 3B, AND THE SOUTHEAST LINE OF SAID LOT 1, A DISTANCE OF 10.00 FEET TO A POINT FOR THE WESTERNMOST NORTHWEST CORNER OF SAID UTILITY EASEMENT, SAID POINT BEING THE **POINT OF BEGINNING**;

**THENCE**, NORTH 71 DEGREES 19 MINUTES 44 SECONDS EAST, CONTINUING WITH THE NORTHWEST LINE OF SAID LOT 3B AND THE SOUTHEAST LINE OF SAID LOT 1 AND LOT 2, BLOCK A/5089 OF SAID SHERWOOD WEST, AND WITH A NORTHWEST LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 99.95 FEET TO A POINT FOR CORNER, FROM SAID POINT AN "X" CUT FOUND FOR AN INTERIOR "ELL" CORNER OF SAID LOT 3B BEARS NORTH 71 DEGREES 19 MINUTES 44 SECONDS EAST, A DISTANCE OF 10.00 FEET AND SOUTH 19 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 103.36 FEET;

**THENCE**, OVER, ACROSS, AND UPON SAID LOT 3B THE FOLLOWING COURSES AND DISTANCES:

SOUTH 18 DEGREES 40 MINUTES 02 SECONDS EAST, A DISTANCE OF 9.99 FEET TO POINT FOR CORNER ON A SOUTHEAST LINE OF SAID UTILITY EASEMENT;

SOUTH 71 DEGREES 19 MINUTES 44 SECONDS WEST, WITH A SOUTHEAST LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 89.93 FEET TO A POINT FOR CORNER;

SOUTH 18 DEGREES 47 MINUTES 39 SECONDS EAST, WITH A NORTHEAST LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 60.52 FEET TO A POINT FOR CORNER;

SOUTH 71 DEGREES 12 MINUTES 21 SECONDS WEST, WITH A SOUTHEAST LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

NORTH 18 DEGREES 47 MINUTES 39 SECONDS WEST, WITH A NORTHWEST LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 70.52 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.037 ACRES OF LAND OR 1,603 SQUARE FEET OF LAND, MORE OR LESS.

(For SPRG use only)

Reviewed by:

Date:

SPRG No.

JD

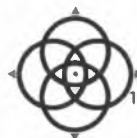
8/14/2023

6030



RPLS No. 6443

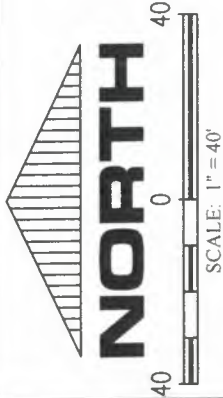
FIELD BY:	-	DATE:	10/06/2022
DRAWN BY:	BJ	REV:	05/06/2022
CHECKED BY:	MNP	REV:	07/29/2022
JOB NO.	D56588	REV:	10/06/2022
SHEET 1 OF 2		REV:	07/21/2023



**WINDROSE**  
LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM





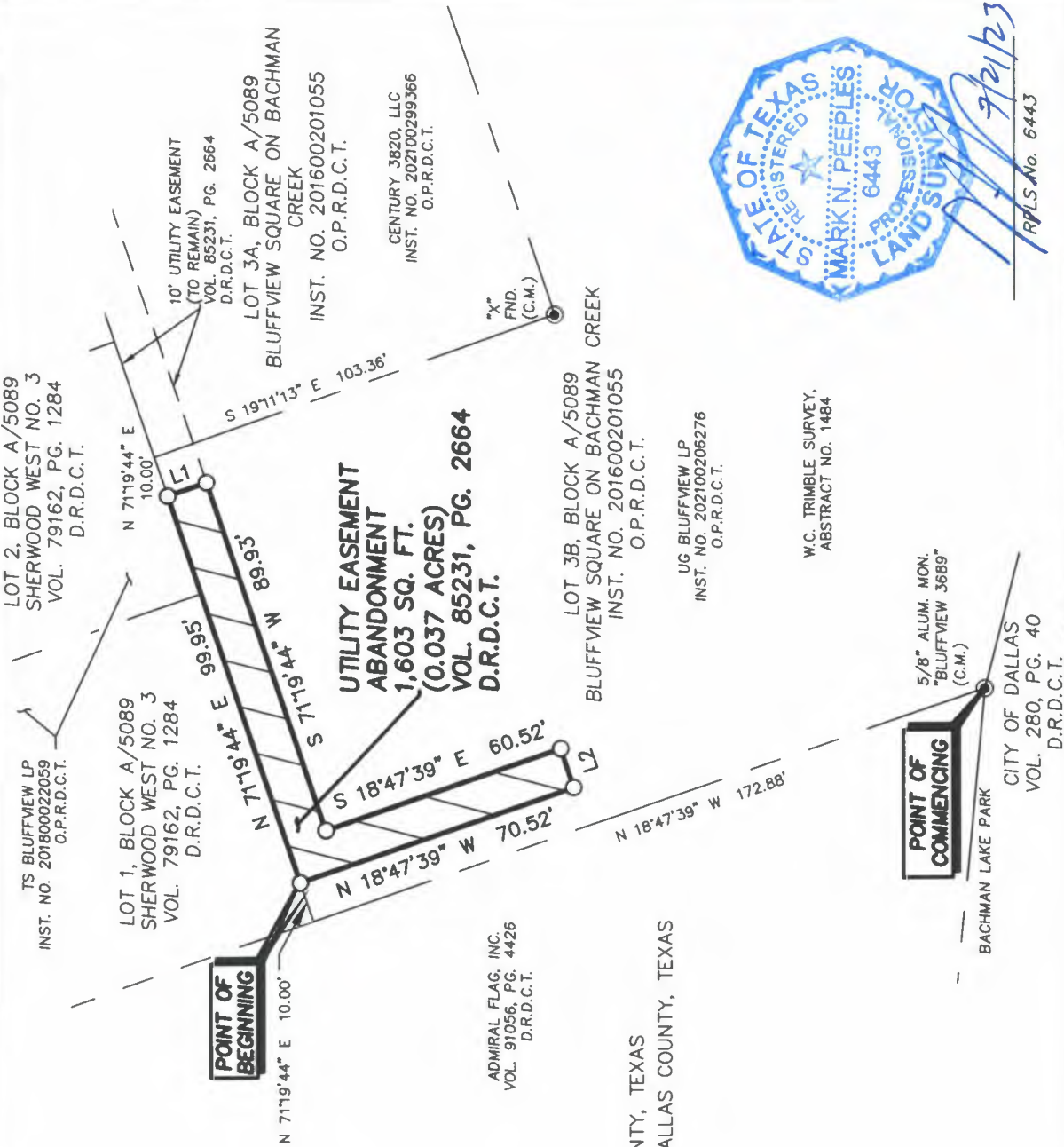
- NOTES:
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
  - MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 18°40'02" E	9.99'	
L2	S 71°12'21" W	10.00'	

LEGEND OF ABBREVIATIONS:

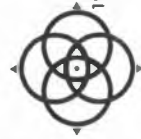
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- ALUM. MON. ALUMINUM MONUMENT

(For SPRG use only)  
Reviewed by: TD  
Date: 8/14/2023  
SPRG No. 6030



UTILITY EASEMENT  
ABANDONMENT  
BLUFFVIEW SQUARE ON BACHMAN  
CREEK  
LOT 3B, BLOCK A/5089  
W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

FIELD BY:	-	DATE:	10/06/2022
DRAWN BY:	BJ	REV:	05/06/2022
CHECKED BY:	MNP	REV:	07/29/2022
JOB NO.	D56588	REV:	10/06/2022
SHEET 2 OF 2		REV:	07/21/2023



**WINDROSE**  
LAND SURVEYING | PLATTING  
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

# EXHIBIT A – TRACT 2

UTILITY EASEMENT ABANDONMENT  
BLUFFVIEW SQUARE ON BACHMAN CREEK  
LOT 3B, BLOCK A/5089  
W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 100 SQ. FT. (0.002 ACRES) TRACT OF LAND SITUATED IN THE W.C. TRIMBLE SURVEY, ABSTRACT NUMBER (NO.) 1484, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 3B, BLOCK A/5089, BLUFFVIEW SQUARE ON BACHMAN CREEK ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT (INST.) NO. 201600201055, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), SAME BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO UG BLUFFVIEW, LP, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INST. NO. 202100206276, O.P.R.D.C.T., BEING A PORTION OF THAT UTILITY EASEMENT AS CREATED ON CROW-FARREL PLAZA ON BACHMAN CREEK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 85231, PAGE (PG.) 2664, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011):

**COMMENCING** AT A 5/8-INCH ALUMINUM MONUMENT STAMPED "BLUFFVIEW 3689" FOUND FOR THE WESTERNMOST SOUTHWEST CORNER OF SAID LOT 3B;

**THENCE**, OVER, ACROSS, AND UPON SAID LOT 3B THE FOLLOWING COURSES AND DISTANCES:

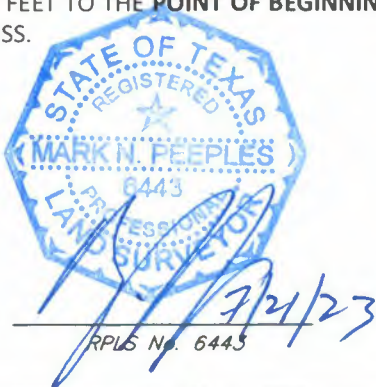
NORTH 74 DEGREES 05 MINUTES 59 SECONDS EAST, A DISTANCE OF 84.51 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A SOUTHWEST CORNER OF SAID UTILITY EASEMENT;

NORTH 18 DEGREES 39 MINUTES 24 SECONDS WEST, WITH A SOUTHWEST LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

NORTH 71 DEGREES 20 MINUTES 36 SECONDS EAST, WITH A NORTHWEST LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER, FROM SAID POINT AN "X" CUT FOUND FOR AN INTERIOR "ELL" CORNER OF SAID LOT 3B BEARS NORTH 18 DEGREES 39 MINUTES 24 SECONDS WEST, A DISTANCE OF 63.62 FEET, AND NORTH 71 DEGREES 20 MINUTES 36 SECONDS EAST, A DISTANCE OF 26.08;

SOUTH 18 DEGREES 39 MINUTES 24 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

SOUTH 71 DEGREES 20 MINUTES 36 SECONDS WEST, WITH A SOUTHEAST LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.002 ACRES OF LAND OR 100 SQUARE FEET OF LAND, MORE OR LESS.



(For SPRG use only)

Reviewed by: JD  
Date: 8/14/2023  
SPRG No. 6031

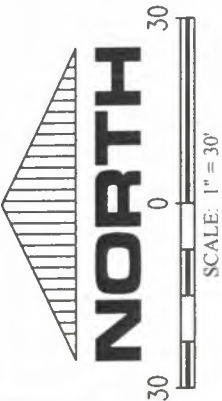
FIELD BY:	-	DATE:	10/06/2022
DRAWN BY:	BJ	REV:	05/06/2022
CHECKED BY:	MNP	REV:	07/29/2022
JOB NO.	D56588	REV:	10/06/2022
SHEET 1 OF 2		REV:	07/21/2023



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FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM





## LEGEND OF ABBREVIATIONS:

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- ALUM. MON. ALUMINUM MONUMENT

## NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.

(For SPRG use only)

Reviewed by: JD  
 Date: 8/14/2023  
 SPRG No. 6031

LOT 3A, BLOCK A/5089  
 BLUFFVIEW SQUARE ON BACHMAN CREEK  
 INST. NO. 201600201055  
 O.P.R.D.C.T.

BRE PIPER MF BLUFFVIEW RETAIL  
 TX LLC  
 INST. NO. 201500068599  
 O.P.R.D.C.T.

"X" FND.  
 (C.M.)

LINE	BEARING	DISTANCE
L1	N 18°39'24" W	10.00'
L2	N 71°20'36" E	10.00'
L3	S 18°39'24" E	10.00'
L4	S 71°20'36" W	10.00'

LOT 3B, BLOCK A/5089  
 BLUFFVIEW SQUARE ON BACHMAN CREEK  
 INST. NO. 201600201055  
 O.P.R.D.C.T.

UG BLUFFVIEW LP  
 INST. NO. 202100206276  
 O.P.R.D.C.T.

ADMIRAL FLAG, INC.  
 VOL. 91056, PG. 4426  
 D.R.D.C.T.

UTILITY EASEMENT  
 ABANDONMENT  
 100 SQ. FT. (0.002 ACRES)  
 VOL. 85231, PG. 2664  
 D.R.D.C.T.

25' UTILITY EASEMENT  
 (TO REMAIN)  
 VOL. 85231, PG. 2664  
 D.R.D.C.T.

W.C. TRIMBLE SURVEY,  
 ABSTRACT NO. 1484

POINT OF  
 COMMENCING

5/8" ALUM. MON.  
 "BLUFFVIEW 3689"  
 (C.M.)

BACHMAN LAKE PARK

CITY OF DALLAS  
 VOL. 280, PG. 40  
 D.R.D.C.T.

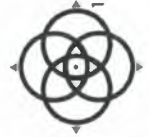
POINT OF  
 BEGINNING



RPLS No. 6443

UTILITY EASEMENT  
 ABANDONMENT  
 BLUFFVIEW SQUARE ON BACHMAN CREEK  
 LOT 3B, BLOCK A/5089  
 W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

FIELD BY:		DATE:	10/06/2022
DRAWN BY:	BJ	REV:	05/06/2022
CHECKED BY:	MNP	REV:	07/29/2022
JOB NO.	D56588	REV:	10/06/2022
SHEET 2 OF 2		REV:	



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# EXHIBIT A – TRACT 3

WATER EASEMENT ABANDONMENT  
BLUFFVIEW SQUARE ON BACHMAN CREEK  
LOT 3B, BLOCK A/5089  
W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 29 SQ. FT. (0.001 ACRES) TRACT OF LAND SITUATED IN THE W.C. TRIMBLE SURVEY, ABSTRACT NUMBER (NO.) 1484, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 3B, BLOCK A/5089, BLUFFVIEW SQUARE ON BACHMAN CREEK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT (INST.) NO. 201600201055, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), SAME BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO UG BLUFFVIEW LP, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INST. NO. 202100206276, O.P.R.D.C.T., BEING A PORTION OF THAT WATER EASEMENT CREATED IN SAID BLUFFVIEW SQUARE ON BACHMAN CREEK, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011):

COMMENCING AT A 5/8-INCH ALUMINUM MONUMENT STAMPED "BLUFFVIEW 3689" FOUND FOR THE WESTERNMOST SOUTHWEST CORNER OF SAID LOT 3B,;

THENCE, SOUTH 75 DEGREES 52 MINUTES 53 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID LOT 3B, A DISTANCE OF 122.98 FEET TO A POINT FOR CORNER, FROM SAID POINT A 5/8-INCH REBAR CAPPED "BLUFFVIEW 3689" FOUND FOR THE SOUTHEAST CORNER OF LOT 3C, BLOCK A/5089, OF SAID BLUFFVIEW SQUARE BEARS SOUTH 75 DDEGREES 52 MINUTES 53 SECONDS EAST, A DISTANCE OF 426.47 FEET, NORTH 70 DEGREES 36 MINUTES 37 SECONDS EAST, A DISTANCE OF 56.71 FEET, AND NORTH 70 DEGREES 33 MINUTES 07 SECONDS EAST, A DISTANCE OF 118.98 FEET;

THENCE, OVER, ACROSS, AND UPON SAID LOT 3B THE FOLLOWING COURSES AND DISTANCES:

NORTH 14 DEGREES 07 MINUTES 07 SECONDS EAST, OVER, ACROSS, AND UPON SAID LOT 3B, A DISTANCE OF 29.57 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID WATER EASEMENT, AND LYING AT AN ANGLE POINT IN THE NORTHEAST LINE OF A 25 FOOT UTILITY EASEMENT AS DEPICTED IN CROW-FARRELL PLAZA ON BACHMAN CREEK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 85231, PAGE (PG.) 2664, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.); SAID POINT BEING THE POINT OF BEGINNING;

NORTH 18 DEGREES 39 MINUTES 24 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID WATER EASEMENT AND THE NORTHEAST LINE OF SAID 25 FOOT UTILITY EASEMENT, A DISTANCE 5.00 FEET TO A POINT FOR THE WESTERNMOST NORTHWEST CORNER OF SAID WATER EASEMENT;

NORTH 71 DEGREES 20 MINUTES 36 SECONDS EAST, WITH THE NORTH LINE OF SAID WATER EASEMENT, A DISTANCE OF 2.05 FEET TO A POINT FOR CORNER;

SOUTH 75 DEGREES 25 MINUTES 53 SECONDS EAST, OVER, ACROSS, AND UPON SAID WATER EASEMENT, A DISTANCE OF 9.13 FEET TO A POINT FOR CORNER ON THE SOUTH LINE OF SAID WATER EASEMENT;

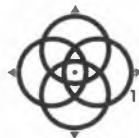
SOUTH 71 DEGREES 20 MINUTES 36 SECONDS WEST, WITH THE SOUTH LINE OF SAID WATER EASEMENT, A DISTANCE OF 9.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.001 ACRES OF LAND OR 29 SQUARE FEET OF LAND, MORE OR LESS.

(For SPRG use only)

Reviewed by: JD  
Date: 8/14/2023  
SPRG No. 6032



FIELD BY:	-	DATE:	10/06/2022
DRAWN BY:	BJ	REV:	05/06/2022
CHECKED BY:	MNP	REV:	07/29/2022
JOB NO.	D56588	REV:	10/06/2022
SHEET 1 OF 2		REV:	07/21/2023



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FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM





# EXHIBIT A – TRACT 4

SEWER EASEMENT ABANDONMENT  
BLUFFVIEW SQUARE ON BACHMAN CREEK  
LOT 3B, BLOCK A/5089  
W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 0.123 ACRE (5,357 SQUARE FEET) TRACT OF LAND SITUATED IN THE W.C. TRIMBLE SURVEY, ABSTRACT NUMBER (NO.) 1484, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PART OF LOT 3B, BLOCK A/5089, BLUFFVIEW SQUARE ON BACHMAN CREEK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT (INST.) NO. 201600201055, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), SAME BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO UG BLUFFVIEW, LP, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INST. NO. 202100206276, O.P.R.D.C.T., BEING A PORTION OF THAT SEWER EASEMENT CREATED IN CROW-FARRELL PLAZA ON BACHMAN CREEK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 85231, PAGE (PG.) 2664, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983. ADJUSTMENT REALIZATION 2011:

COMMENCING AT A 5/8-INCH ALUMINUM MONUMENT STAMPED "BLUFFVIEW 3689" FOUND FOR THE WESTERNMOST SOUTHWEST CORNER OF SAID LOT 3B;

THENCE, SOUTH 75 DEGREES 52 MINUTES 53 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID LOT 3B, A DISTANCE OF 112.29 FEET TO THE POINT OF BEGINNING;

THENCE, OVER, ACROSS, AND UPON SAID LOT 3B THE FOLLOWING COURSES AND DISTANCES:

NORTH 68 DEGREES 01 MINUTES 51 SECONDS EAST, A DISTANCE OF 26.05 FEET TO A POINT FOR CORNER;

SOUTH 75 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 336.47 FEET TO A POINT FOR CORNER;

SOUTH 18 DEGREES 39 MINUTES 24 SECONDS EAST, A DISTANCE OF 17.96 FEET TO A POINT FOR CORNER IN THE SOUTHWEST LINE OF SAID LOT 3B, FROM SAID POINT A 5/8-INCH ALUMINUM MONUMENT STAMPED "BLUFFVIEW 3689" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 3C BEARS SOUTH 75 DEGREES 52 MINUTES 53 SECONDS EAST, A DISTANCE OF 69.92 FEET, NORTH 70 DEGREES 36 MINUTES 37 SECONDS EAST, A DISTANCE OF 56.71 FEET, AND NORTH 70 DEGREES 33 MINUTES 07 SECONDS EAST, A DISTANCE OF 118.98 FEET;

THENCE, NORTH 75 DEGREES 52 MINUTES 53 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID LOT 3B, A DISTANCE OF 367.24 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5,357 SQUARE FEET, OR 0.1230 ACRES OF LAND, MORE OR LESS.



RPLS No. 6443

DATE:	07/17/2023
REV:	04/14/2022
REV:	05/06/2022
REV:	07/12/2022
REV:	08/04/2022
REV:	10/06/2022
REV:	12/27/2022
REV:	07/17/2023

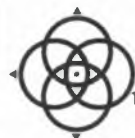
(For SPRG use only)

Reviewed by: JD

Date: 8/14/2023

SPRG No. 6037

FIELD BY:	-
DRAWN BY:	BJ
CHECKED BY:	MNP
JOB NO.	D56588
SHEET 1 OF 2	



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FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS, COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- ALUM. MON. ALUMINUM MONUMENT

LOT 3B, BLOCK A/5089  
BLUFFVIEW SQUARE ON BACHMAN CREEK  
INST. NO. 201600201055  
O.P.R.D.C.T.

LOT 3C, BLOCK A/5089  
BLUFFVIEW SQUARE ON BACHMAN CREEK  
INST. NO. 201600201055  
O.P.R.D.C.T.  
SPI BLUFFVIEW 181, LLC  
INST. NO. 201800157837  
O.P.R.D.C.T.

25' UTILITY EASEMENT  
(TO REMAIN)  
VOL. 85231, PG. 2664  
D.R.D.C.T.

15' WATER EASEMENT  
VOL. 85231, PG. 2664  
D.R.D.C.T.

PRIVATE DRAINAGE EASEMENT  
INST. NO. 201600101743  
O.P.R.D.C.T.

15' SEWER EASEMENT  
VOL. 85231, PG. 2664, D.R.D.C.T.  
SANITARY SEWER EASEMENT  
INST. NO. 201600201055  
O.P.R.D.C.T.

SEWER EASEMENT ABANDONMENT  
5,357 SQ. FT. (0.123 ACRES)

15' SANITARY SEWER EASEMENT  
VOL. 67116, PG. 1003, D.R.D.C.T.  
AND 15' UTILITY EASEMENT  
VOL. 69007, PG. 1876, &  
VOL. 67203, PG. 745, D.R.D.C.T.

LINE	BEARING	DISTANCE
L1	N 68°01'51" E	26.05'
L2	S 18°39'24" E	17.96'

POINT OF BEGINNING

POINT OF COMMENCING

S 75°52'53" E 112.29'

N 75°32'53" W 367.24'  
S 75°30'24" E 338.47'

BACHMAN LAKE PARK  
W.C. TRIMBLE SURVEY, ABSTRACT NUMBER 1484  
D.R.D.C.T.

CITY OF DALLAS  
VOL. 280, PG. 40  
D.R.D.C.T.

FND. 5/8" ALUM. MON. "BLUFFVIEW 3689" (C.M.)

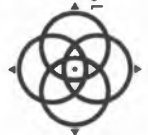
(For SPRG use only)  
Reviewed by: SPD  
Date: 8/14/2023  
SPRG No. 6037

- NOTES:
- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTED REALIZATION 2011.
  - MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.

SEWER EASEMENT ABANDONMENT  
BLUFFVIEW SQUARE ON BACHMAN CREEK  
LOT 3B, BLOCK A/5089  
W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

FIELD BY: -  
DRAWN BY: BJ  
CHECKED BY: MNP  
JOB NO. D56588  
SHEET 2 OF 2

DATE:	07/17/2023
REV:	04/14/2022
REV:	05/06/2022
REV:	07/12/2022
REV:	08/04/2022
REV:	10/06/2022
REV:	12/27/2022
REV:	07/17/2023



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FIRM REGISTRATION NO. 10194331 | WINDROSESURV.COM



# EXHIBIT A – TRACT 5

SANITARY SEWER EASEMENT  
ABANDONMENT  
BLUFFVIEW SQUARE ON BACHMAN  
CREEK  
LOT 3B, BLOCK A/5089  
W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 2,212 SQ. FT. (0.051 ACRES) TRACT OF LAND SITUATED IN THE W.C. TRIMBLE SURVEY, ABSTRACT NUMBER (NO.) 1484, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 3B, BLOCK A/5089, BLUFFVIEW SQUARE ON BACHMAN CREEK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT (INST.) NO. 201600201055, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO UG BLUFFVIEW, LP, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INST. NO. 202100206276, O.P.R.D.C.T., BEING ALL OF THAT SANITARY SEWER EASEMENT AS CREATED IN SAID BLUFFVIEW SQUARE ON BACHMAN CREEK, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011):

**COMMENCING** AT A 5/8-INCH ALUMINUM MONUMENT STAMPED "BLUFFVIEW 3689" FOUND FOR THE EASTERNMOST SOUTHEAST CORNER OF LOT 3C, BLOCK A/5089 OF THE SAID BLUFFVIEW SQUARE ON BACHMAN CREEK;

**THENCE**, SOUTH 70 DEGREES 33 MINUTES 07 SECONDS WEST, WITH THE SOUTHERNMOST SOUTHEAST LINE OF SAID LOT 3C, AND THE SOUTHEAST LINE OF SAID LOT 3B, A DISTANCE OF 118.98 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT 3C, SAME BEING THE EASTERNMOST SOUTHEAST CORNER OF SAID LOT 3B;

**THENCE**, SOUTH 70 DEGREES 43 MINUTES 59 SECONDS WEST, CONTINUING WITH THE SOUTHEAST LINE OF SAID LOT 3B, A DISTANCE OF 20.48 FEET TO THE **POINT OF BEGINNING**;

**THENCE**, SOUTH 70 DEGREES 36 MINUTES 37 SECONDS WEST, CONTINUING WITH THE SOUTHEAST LINE OF SAID LOT 3B, A DISTANCE OF 9.05 FEET TO A POINT FOR CORNER, FROM SAID POINT A 5/8-INCH REBAR CAPPED "BLUFFVIEW 3689" FOUND FOR THE WESTERNMOST SOUTHWEST CORNER OF SAID LOT 3B BEARS SOUTH 70 DEGREES 36 MINUTES 37 SECONDS WEST, A DISTANCE OF 27.22 FEET, AND NORTH 75 DEGREES 52 MINUTES 53 SECONDS WEST, A DISTANCE OF 549.45 FEET;

**THENCE**, OVER, ACROSS, AND UPON SAID LOT 3B THE FOLLOWING COURSES AND DISTANCES:

NORTH 75 DEGREES 50 MINUTES 24 SECONDS WEST, A DISTANCE OF 438.81 FEET TO A POINT FOR CORNER;

NORTH 18 DEGREES 39 MINUTES 24 SECONDS WEST, A DISTANCE OF 2.57 FEET TO A POINT FOR CORNER;

NORTH 71 DEGREES 00 MINUTES 15 SECONDS EAST, A DISTANCE OF 5.20 FEET TO A POINT FOR CORNER;

SOUTH 75 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 443.39 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.051 ACRES OF LAND OR 2,212 SQUARE FEET OF LAND, MORE OR LESS.



(For SPRG use only)

Reviewed by: JP  
Date: 8/14/2023  
SPRG No. 6033

FIELD BY:	-	DATE:	10/06/2022
DRAWN BY:	BJ	REV:	05/06/2022
CHECKED BY:	MNP	REV:	07/29/2022
JOB NO.	D56588	REV:	10/06/2022
SHEET 1 OF 2		REV:	



**WINDROSE**  
LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- ALUM. MON. ALUMINUM MONUMENT

LOT 3C, BLOCK A/5089  
BLUFFVIEW SQUARE  
ON BACHMAN CREEK  
INST. NO. 201600201055  
O.P.R.D.C.T.

UG BLUFFVIEW LP  
INST. NO. 202100206276  
O.P.R.D.C.T.

- INST. NO. INSTRUMENT NUMBER
- ALUM. MON. ALUMINUM MONUMENT

LOT 3B, BLOCK A/5089  
BLUFFVIEW SQUARE ON BACHMAN  
INST. NO. 201600201055  
O.P.R.D.C.T.

PRIVATE DRAINAGE EASEMENT  
INST. NO. 201600101743-  
O.P.R.D.C.T.

5/8" ALUM.  
MON.  
"BLUFFVIEW"  
3689"  
(C.M.)

SANITARY SEWER EASEMENT  
INST NO. 201600201055  
O.P.R.D.C.T.

**SANITARY SEWER  
EASEMENT ABANDONED  
2,212 SQ. FT. (0.**

CITY OF DALLAS  
VOL. 280, PG. 40  
D.R.D.C.T

BACHMAN LAKE PARK

W.C. TRIMBLE SURVEY,  
ABSTRACT NO. 1484

15' SANITARY SEWER EASEMENT  
VOL. 67116, PG. 1003, D.R.D.C.T.  
AND 15' UTILITY EASEMENT  
VOL. 69007, PG. 1876, D.R.D.C.T.

POINT OF COMMENCING

POINT OF BEGINNING

5/8" ALUM.  
MON.  
"BLUFFVIEW"  
3689"  
(C.M.)

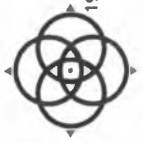
(For SPRG use only)

Reviewed by:

8/14/2023

SPRG No.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 70°36'37" W	9.05'
L2	N 18°39'24" W	2.57'
L3	N 71°00'15" E	5.00'



**WINDROSE**  
LAND SURVEYING | PLATTING

5 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

SANITARY SEWER EASEMENT	FIELD BY: -	DATE: 10/06/2022
ABANDONMENT	DRAWN BY: BJ	REV: 05/06/2022
BLUFFVIEW SQUARE ON BACHMAN CREEK	CHECKED BY: MNP	REV: 07/29/2022
LOT 3B, BLOCK A/5089	JOB NO. D56588	REV: 10/06/2022
W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484	SHEET 2 OF 2	REV:
CITY OF DALLAS, DALLAS COUNTY, TEXAS		

# SANITARY SEWER EASEMENT ABANDONMENT

BLUFFVIEW SQUARE ON BACHMAN  
CREEK

LOT 3B, BLOCK A/5089  
W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



WATER EASEMENT ABANDONMENT  
BLUFFVIEW SQUARE ON BACHMAN CREEK  
LOT 3B, BLOCK A/5089  
W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 150 SQ. FT. (0.003 ACRES) TRACT OF LAND SITUATED IN THE W.C. TRIMBLE SURVEY, ABSTRACT NUMBER (NO.) 1484, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 3B, BLOCK A/5089, BLUFFVIEW SQUARE ON BACHMAN CREEK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT (INST.) NO. 201600201055, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), SAME BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO UG BLUFFVIEW, LP, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INST. NO. 202100206276, O.P.R.D.C.T., BEING A PORTION OF THAT WATER EASEMENT AS CREATED ON CROW-FARRELL PLAZA ON BACHMAN CREEK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 85231, PAGE (PG.) 2664, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011):

**COMMENCING** AT A 5/8-INCH ALUMINUM MONUMENT STAMPED "BLUFFVIEW 3689" FOUND FOR THE WESTERNMOST SOUTHWEST CORNER OF SAID LOT 3B;

**THENCE** SOUTH 75 DEGREES 52 MINUTES 53 SECONDS EAST, WITH A SOUTHWEST LINE OF SAID LOT 3B, A DISTANCE OF 262.92 FEET TO A POINT FOR CORNER;

**THENCE**, OVER, ACROSS, AND UPON SAID LOT 3B THE FOLLOWING COURSES AND DISTANCES:

NORTH 14 DEGREES 07 MINUTES 07 SECONDS EAST, A DISTANCE OF 83.99 FEET TO THE **POINT OF BEGINNING**

NORTH 18 DEGREES 39 MINUTES 24 SECONDS WEST, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;

NORTH 71 DEGREES 20 MINUTES 36 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER, FROM WHICH A "X"-CUT FOUND FOR A NORTHWEST CORNER OF LOT 3C, BLOCK A/5089 OF SAID BLUFFVIEW SQUARE ON BACHMAN CREEK, BEARS NORTH 66 DEGREES 01 MINUTES 16 SECONDS EAST, A DISTANCE OF 81.41 FEET AND NORTH 11 DEGREES 06 MINUTES 18 SECONDS EAST, A DISTANCE OF 120.15 FEET;

SOUTH 18 DEGREES 39 MINUTES 24 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 71 DEGREES 20 MINUTES 36 SECONDS WEST, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**

AND CONTAINING 0.003 ACRES OR 150 SQUARE FEET OF LAND, MORE OR LESS.



RPLS No. 6443

DATE:	08/23/2023
FIELD BY:	REV: 07/29/2022
DRAWN BY: BJ	REV: 10/06/2022
CHECKED BY: MNP	REV: 07/21/2023
JOB NO. D58588	REV: 08/23/2023
SHEET 1 OF 2	REV: 08/29/2023

(For SPRG use only)

Reviewed by: JD  
Date: 9/22/2023  
SPRG No. 6034



**WINDROSE**  
LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2644  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- ALUM. MON. ALUMINUM MONUMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 18°39'24" E	15.00'
L2	S 71°20'36" W	10.00'
L3	N 18°39'24" W	15.00'
L4	N 71°20'36" E	10.00'

- NOTES:
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
  - MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 18°39'24" W	15.00'
L2	N 71°20'36" E	10.00'
L3	S 18°39'24" E	15.00'
L4	S 71°20'36" W	10.00'
L5	S 78°26'32" E	7.91'

LOT 3B, BLOCK A/5089  
BLUFFVIEW SQUARE ON BACHMAN CREEK  
INST. NO. 201600201055  
O.P.R.D.C.T.

UG BLUFFVIEW LP  
INST. NO. 202100206276  
O.P.R.D.C.T.

W.C. TRIMBLE SURVEY,  
ABSTRACT NO. 1484

15' WATER EASEMENT  
(TO REMAIN)  
VOL. 85231, PG. 2664  
D.R.D.C.T.

WATER EASEMENT  
ABANDONMENT  
150 SQ. FT. (0.003 ACRES)  
VOL. 85231, PG. 2664  
D.R.D.C.T.

POINT OF  
COMMENCING

5/8" ALUM. MON.  
"BLUFFVIEW 3689"  
(C.M.)

S 75°32'53" E 262.92'  
BACHMAN LAKE PARK  
CITY OF DALLAS  
VOL. 280, PG. 40  
D.R.D.C.T.

REFERENCE LINE ONLY  
N 14°07'07" E 83.99'

POINT OF  
BEGINNING

N 6°11'16" E 81.14'

N 11°06'18" E 120.15'

(For SPRG use only)  
Reviewed by: JD  
Date: 9/22/2023  
SPRG No. 6034



WATER EASEMENT  
ABANDONMENT  
BLUFFVIEW SQUARE ON BACHMAN  
CREEK  
LOT 3B, BLOCK A/5089  
W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE	08/23/2023
REV.	07/29/2022
REV.	10/06/2022
REV.	07/21/2023
REV.	08/23/2023
REV.	08/29/2023

FIELD BY	-
DRAWN BY	BJ
CHECKED BY	MNP
JOB NO	D56588
SHEET 2 OF 2	

**WINDROSE**  
LAND SURVEYING | PLATING  
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSE.SURVISERVICES.COM





WATER EASEMENT ABANDONMENT  
BLUFFVIEW SQUARE ON BACHMAN CREEK  
LOT 3B, BLOCK A/5089  
W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 195 SQ. FT. (0.004 ACRES) TRACT OF LAND SITUATED IN THE W.C. TRIMBLE SURVEY, ABSTRACT NUMBER (NO.) 1484, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 3B, BLOCK A/5089, BLUFFVIEW SQUARE ON BACHMAN CREEK ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT (INST.) NO. 201600201055, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), SAME BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO UG BLUFFVIEW, LP, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INST. NO. 202100206276, O.P.R.D.C.T., BEING A PORTION OF THAT WATER EASEMENT CREATED IN SAID BLUFFVIEW SQUARE ON BACHMAN CREEK, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011:

**COMMENCING** AT A 5/8-INCH ALUMINUM MONUMENT STAMPED "BLUFFVIEW 3689" FOUND FOR SOUTHERNMOST SOUTHEAST CORNER OF LOT 3C, BLOCK A/5089 OF THE SAID BLUFFVIEW SQUARE ON BACHMAN CREEK;

**THENCE**, SOUTH 70 DEGREES 33 MINUTES 07 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID LOT 3C, A DISTANCE OF 118.98 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT 3C, AND THE EASTERNMOST SOUTHEAST CORNER OF SAID LOT 3B;

**THENCE**, NORTH 19 DEGREES 23 MINUTES 23 SECONDS WEST, WITH A NORTHEAST LINE OF SAID LOT 3B AND A SOUTHWEST LINE OF SAID LOT 3C, A DISTANCE OF 153.61 FEET TO A POINT FOR CORNER,

**THENCE**, NORTH 78 DEGREES 05 MINUTES 46 SECONDS WEST, CONTINUING WITH A NORTHEAST LINE OF SAID LOT 3B AND THE SOUTHWEST LINE OF SAID LOT 3C, A DISTANCE OF 184.79 FEET TO A POINT FOR CORNER, FROM SAID POINT AN "X" CUT FOUND FOR AN INTERIOR "ELL" CORNER OF SAID LOT 3C BEARS NORTH 11 DEGREES 06 MINUTES 18 SECONDS EAST, A DISTANCE OF 120.15 FEET;

**THENCE**, OVER, ACROSS, AND UPON OF SAID LOT 3B THE FOLLOWING COURSES AND DISTANCES:

SOUTH 12 DEGREES 03 MINUTES 26 SECONDS EAST, A DISTANCE OF 14.54 FEET TO A POINT FOR CORNER, SAID POINT BEING THE **POINT OF BEGINNING**;

SOUTH 75 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

SOUTH 14 DEGREES 09 MINUTES 36 SECONDS WEST, A DISTANCE OF 19.50 FEET TO A POINT FOR CORNER;

NORTH 75 DEGREES 50 MINUTES 24 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

NORTH 14 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 19.50 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.004 ACRES OF LAND OR 195 SQUARE FEET OF LAND, MORE OR LESS.



RP/LS No. 6443

(For SPRG use only)

Reviewed by: JP

Date: 8/14/2023

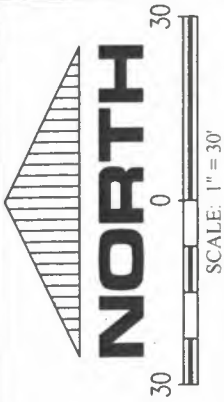
SPRG No. 6035

DATE:	07/17/2023
FIELD BY:	-
REV:	5/06/2022
DRAWN BY:	BJ
REV:	08/04/2022
CHECKED BY:	MNP
REV:	10/06/2022
JOB NO.	D56588
REV:	12/27/2022
SHEET 1 OF 2	REV: 07/17/2023



**WINDROSE**  
LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 12°03'26" E	14.54'
L2	S 75°50'24" E	10.00'
L3	S 14°09'36" W	19.50'
L4	N 75°50'24" W	10.00'
L5	N 14°09'36" E	19.50'

LOT 3C, BLOCK A/5089  
BLUFFVIEW SQUARE ON  
BACHMAN CREEK  
INST. NO. 201600201055  
O.P.R.D.C.T.

SPI BLUFFVIEW 181, LLC  
INST. NO. 201800157837  
O.P.R.D.C.T.

15' WATER EASEMENT  
VOL. 85231, PG. 2664  
D.R.D.C.T.

WATER EASEMENT  
(TO REMAIN)  
INST. NO. 201600201055  
O.P.R.D.C.T.

WATER EASEMENT  
ABANDONMENT  
195 SQ. FT. (0.004 ACRES)  
INST. NO. 201600201055  
O.P.R.D.C.T.

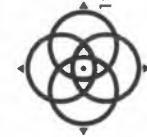
PRIVATE DRAINAGE EASEMENT  
INST. NO. 201600101743  
O.P.R.D.C.T.

W.C. TRIMBLE SURVEY, ABSTRACT NUMBER 1484

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS, COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- ALUM. MON. ALUMINUM MONUMENT

(For SPRG use only)  
Reviewed by: JD  
Date: 8/14/2023  
SPRG No. 6035



**WINDROSE**  
LAND SURVEYING | PLATING

1955 LAKEMAN DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DATE:	07/17/2023
REV:	5/06/2022
REV:	08/04/2022
REV:	10/06/2022
REV:	12/27/2022
REV:	07/17/2023

FIELD BY:	
DRAWN BY:	BJ
CHECKED BY:	MNP
JOB NO.	D56588
SHEET 2 OF 2	

WATER EASEMENT  
ABANDONMENT  
BLUFFVIEW SQUARE ON BACHMAN  
CREEK  
LOT 3B, BLOCK A/5089  
W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



- NOTES:
- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTED REALIZATION 2011.
  - MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.



**EXHIBIT A - TRACT 8**

**WATER EASEMENT ABANDONMENT  
BLUFFVIEW SQUARE ON BACHMAN CREEK  
LOT 3B, BLOCK A/5089  
W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 250 SQ. FT. (0.006 ACRES) TRACT OF LAND SITUATED IN THE W.C. TRIMBLE SURVEY, ABSTRACT NUMBER (NO.) 1484, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 3B, BLOCK A/5089, BLUFFVIEW SQUARE ON BACHMAN CREEK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. 201600201055, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), SAME BEING A PORTION OF A TRACT OF LAND DESCRIBED TO DALLAS PUBLIC FACILITY CORPORATION BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT (INST.) NO. 202300139236, O.P.R.D.C.T., BEING A PORTION OF THAT WATER EASEMENT AS CREATED ON CROW FARRELL PLAZA ON BACHMAN CREEK, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 85231, PAGE 2664, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011: COMMENCING AT A 5/8-INCH ALUMINUM MONUMENT STAMPED "BLUFFVIEW 3689" FOUND FOR THE SOUTHERNMOST SOUTHEAST CORNER OF LOT 3C, BLOCK A/5089 OF SAID BLUFFVIEW SQUARE ON BACHMAN CREEK;

THENCE, SOUTH 70 DEGREES 33 MINUTES 07 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID LOT 3C, A DISTANCE OF 118.98 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT 3C, AND THE EASTERNMOST SOUTHEAST CORNER OF SAID LOT 3B;

THENCE, NORTH 19 DEGREES 23 MINUTES 23 SECONDS WEST, WITH A NORTHEAST LINE OF SAID LOT 3B AND A SOUTHWEST LINE OF SAID LOT 3C, A DISTANCE OF 153.61 FEET TO A POINT FOR CORNER, FROM SAID POINT AN "X" CUT FOUND FOR AN INTERIOR "ELL" CORNER OF SAID LOT 3C BEARS NORTH 78 DEGREES 05 MINUTES 46 SECONDS WEST, A DISTANCE OF 184.79 FEET, AND NORTH 11 DEGREES 06 MINUTES 18 SECONDS EAST, A DISTANCE OF 120.15 FEET;

**THENCE, OVER, ACROSS AND UPON SAID LOT 3B THE FOLLOWING COURSES AND DISTANCES;**

SOUTH 67 DEGREES 35 MINUTES 05 SECONDS WEST, A DISTANCE OF 9.04 FEET TO THE **POINT OF BEGINNING**, SAID POINT LYING ON THE EASTERNMOST NORTHEAST LINE OF SAID WATER EASEMENT;

SOUTH 18 DEGREES 39 MINUTES 24 SECONDS EAST, WITH A NORTHEAST LINE OF SAID WATER EASEMENT, A DISTANCE OF 25.00 FEET TO A POINT FOR CORNER;

SOUTH 71 DEGREES 20 MINUTES 36 SECONDS WEST, WITH A SOUTHEAST LINE OF SAID WATER EASEMENT, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

NORTH 18 DEGREES 39 MINUTES 24 SECONDS WEST, WITH A SOUTHWEST LINE OF SAID WATER EASEMENT, A DISTANCE OF 25.00 FEET TO A POINT FOR CORNER;

NORTH 71 DEGREES 20 MINUTES 36 SECONDS EAST, OVER, ACROSS, AND UPON SAID WATER EASEMENT, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.006 ACRES OR 250 SQUARE FEET OF LAND, MORE OR LESS.



*[Signature]*  
RPLS No. 5577

(For SPRG use only)  
Reviewed by: JD  
Date: 1/8/2024  
SPRG No. 6036

DATE:	01/08/2025
FIELD BY:	-
REV:	08/04/2022
DRAWN BY:	BJ
REV:	10/06/2022
CHECKED BY:	SS
REV:	12/27/2022
JOB NO.	D56588
REV:	07/17/2023
SHEET 1 OF 2	REV: 12/17/2024



**WINDROSE**  
**LAND SURVEYING | PLATTING**

1760 S. STEMMONS FREEWAY, SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

(For SPRG use only)  
Reviewed by: SD  
Date: 1/8/2024  
SPRG No. 6036

"X" FND.  
(C.M.)  
N 11°06'18" E  
120.15'

15' WATER EASEMENT  
(TO REMAIN)  
VOL. 85231, PG. 2664  
D.R.D.C.T.

N 78°05'46" W 184.79'

LOT 3B, BLOCK A/5089  
BLUFFVIEW SQUARE ON BACHMAN  
CREEK

INST. NO. 201600201055  
O.P.R.D.C.T.

DALLAS PUBLIC FACILITY  
CORPORATION  
INST. NO. 202300139236,  
O.P.R.D.C.T.

WATER EASEMENT  
ABANDONMENT  
250 SQ. FT. (0.006 ACRES)  
VOL. 85231, PG. 2664,  
P.R.D.C.T.

W.C. TRIMBLE SURVEY, ABSTRACT NUMBER 1484



*[Signature]*  
RPLS No. 5577

WATER EASEMENT  
ABANDONMENT  
BLUFFVIEW SQUARE ON BACHMAN  
CREEK  
LOT 3B, BLOCK A/5089  
W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

FIELD BY: -  
DRAWN BY: BJ  
CHECKED BY: SS  
JOB NO. D56588  
SHEET 2 OF 2

LOT 3C, BLOCK A/5089  
BLUFFVIEW SQUARE ON  
BACHMAN CREEK  
INST. NO. 201600201055  
O.P.R.D.C.T.

RSP ELAN AT BLUFFVIEW  
APARTMENTS, LLC  
INST. NO. 202200056314,  
O.P.R.D.C.T.

POINT OF  
BEGINNING

L1  
L2  
L3  
L4  
L5

N 19°23'23" W  
153.61'

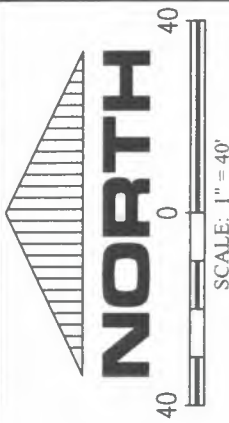
POINT OF  
COMMENCING

5/8" ALUM. MON.  
3689'  
"BLUFFVIEW (C.M.)

S 70°33'07" W  
118.98'

BACHMAN LAKE  
PARK  
CITY OF DALLAS  
PG. 40  
VOL. 280, C.T.  
D.R.D.C.T.

LINE	BEARING	DISTANCE
L1	S 67°35'05" W	9.04'
L2	S 18°39'24" E	25.00'
L3	S 71°20'36" W	10.00'
L4	N 18°39'24" W	25.00'
L5	N 71°20'36" E	10.00'

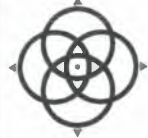


LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- ALUM. MON. ALUMINUM MONUMENT

NOTES:

- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTED REALIZATION 2011.
- MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.



WINDROSE  
LAND SURVEYING | PLATTING

1760 S. STEMMONS FREEWAY, SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESURVICES.COM

DATE: 01/08/2025  
REV: 08/04/2022  
REV: 10/06/2022  
REV: 12/27/2022  
REV: 07/17/2023  
REV: 12/17/2024



# EXHIBIT A – TRACT 9

SANITARY SEWER EASEMENT ABANDONMENT  
BLUFFVIEW SQUARE ON BACHMAN CREEK  
LOT 3B, BLOCK A/5089  
W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 0.0298 ACRE (1,298 SQUARE FEET) TRACT OF LAND SITUATED IN THE W.C. TRIMBLE SURVEY, ABSTRACT NUMBER (NO.) 1484, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 3B, BLOCK A/5089, BLUFFVIEW SQUARE ON BACHMAN CREEK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT (INST.) NO. 201600201055, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), SAME BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO UG BLUFFVIEW, LP, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INST. NO. 202100206276, O.P.R.D.C.T., BEING ALL OF THAT SANITARY SEWER EASEMENT DESCRIBED AND CREATED IN DEED RECORDED IN VOLUME (VOL.) 67116, PAGE (PG.) 1003, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 1983. REALIZATION ADJUSTMENT 2011:

COMMENCING AT A 5/8-INCH ALUMINUM MONUMENT STAMPED "BLUFFVIEW 3689" FOUND FOR THE WESTERNMOST SOUTHWEST CORNER OF SAID LOT 3B;

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Reviewed by: JD  
Date: 8/29/2023  
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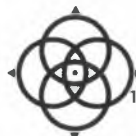
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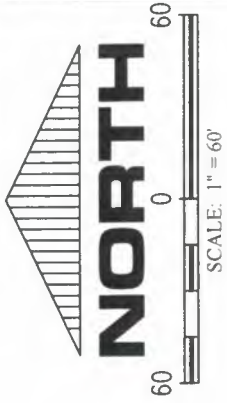


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## LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS, COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
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- SQ. FT. SQUARE FEET
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LINE	BEARING	DISTANCE
L1	N 18°39'24" W	17.96'
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LOT 3C, BLOCK A/5089  
BLUFFVIEW SQUARE ON BACHMAN CREEK  
INST. NO. 201600201055  
O.P.R.D.C.T.  
SPI BLUFFVIEW 181, LLC  
INST. NO. 201800157837  
O.P.R.D.C.T.

LOT 3B, BLOCK A/5089  
BLUFFVIEW SQUARE ON BACHMAN CREEK  
INST. NO. 201600201055  
O.P.R.D.C.T.

UG BLUFFVIEW LP  
INST. NO. 202100206276  
O.P.R.D.C.T.

FND. 5/8"  
ALUM. MON.  
"BLUFFVIEW  
3689"  
(C.M.)

15' WATER EASEMENT  
VOL. 85231, PG. 2664  
D.R.D.C.T.

PRIVATE DRAINAGE EASEMENT  
INST. NO. 201600101743  
O.P.R.D.C.T.

15' SEWER EASEMENT  
VOL. 85231, PG. 2664, D.R.D.C.T.

SANITARY SEWER EASEMENT  
INST. NO. 201600201055  
O.P.R.D.C.T.

15' SANITARY SEWER EASEMENT  
VOL. 67116, PG. 1003, D.R.D.C.T.  
AND 15' UTILITY EASEMENT  
VOL. 69007, PG. 1876, &  
VOL. 67203, PG. 745, D.R.D.C.T.

**SANITARY SEWER EASEMENT  
ABANDONMENT  
1,298 SQ. FT. (0.0298 ACRES)**

POINT OF  
COMMENCING

BACHMAN LAKE PARK  
CITY OF DALLAS  
VOL. 280, PG. 40  
D.R.D.C.T.

W.C. TRIMBLE SURVEY, ABSTRACT NUMBER 1484



RPLS No. 6443

(For SPRG use only)

Reviewed by: JD

Date: 8/29/2023

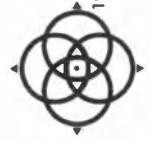
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CITY OF DALLAS, DALLAS COUNTY, TEXAS

FIELD BY: -  
DRAWN BY: BJ  
CHECKED BY: MNP  
JOB NO: D56588  
SHEET 2 OF 2



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# EXHIBIT A – TRACT 10

UTILITY EASEMENT ABANDONMENT  
BLUFFVIEW SQUARE ON BACHMAN CREEK  
LOT 3B, BLOCK A/5089  
W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484  
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SHEET 1 OF 2	



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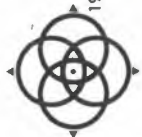
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CITY OF DALLAS, DALLAS COUNTY, TEXAS



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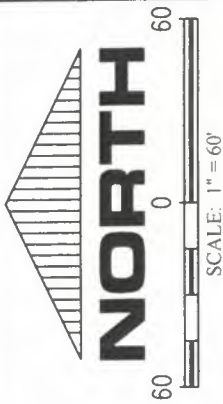
CITY OF DALLAS  
VOL. 280, PG. 40  
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W.C. TRIMBLE SURVEY, ABSTRACT NUMBER 1484

BACHMAN LAKE PARK

POINT OF BEGINNING  
N 75°52'53" W 69.92'  
N 70°33'07" E 118.98'  
N 70°36'37" E 29.49'  
S 75°30'24" E 102.34'

FND. 5/8"  
ALUM. MON.  
"BLUFFVIEW  
3689"  
(C.M.)



LINE	BEARING	DISTANCE
L1	N 18°39'24" W	17.96'
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## Agenda Information Sheet

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**File #:** 25-559A

**Item #:** 9.

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**STRATEGIC PRIORITY:** Workforce, Education & Equity  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 5  
**DEPARTMENT:** Department of Facilities and Real Estate Management  
**EXECUTIVE:** Donzell Gipson

---

### **SUBJECT**

Authorize settlement in lieu of proceeding further with condemnation in the condemnation suit styled City of Dallas vs. Totsie Irene Farley, et al., Cause No. CC-21-02174-c in Dallas County Court at Law No. 3 filed in from A+ Charter Schools, Inc., of approximately 466,639 square feet of land located near the intersection of Masters Drive and Old Seagoville Road for District 5 New Park at Masters Drive Project - Not to exceed \$407,759.49 increased from \$574,000.00 (\$568,196.00, plus closing costs and title expenses not to exceed \$5,804.00) to \$981,759.49 (\$975,000.00 plus closing costs and title expenses not to exceed \$6,759.49) - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

### **BACKGROUND**

This item on behalf of the Parks and Recreation Department authorizes a settlement for the acquisition of approximately 466,639 square feet of land located near the intersection of Masters Drive and Old Seagoville Road for the District 5 New Park at Masters Drive Project. This settlement will allow acquisition of the property without further condemnation proceedings.

The first resolution approved on August 12, 2020, authorized the necessity of acquiring real property and authorizing its purchase for public use in the amount of \$568,196.00.

The settlement will avoid increased costs associated with construction delays, commissioners' costs, updated appraisal reports, court filing fees and uncertainty associated with the possibility of commissioners' award being higher than the negotiated amount of \$975,000.00. The settlement amount is based on independent appraisals and further negotiations between the City and the property owner.

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

On January 27, 2021, City Council authorized condemnation for the acquisition of real property from the Heirs At Law of the Estate of Totsie Irene Farley, deceased; the Heirs At Law of the Estate of Marion Adoree Farley Smith, deceased; Caressa Jean Smith Holder, as her interest may appear and the Heirs At Law of the Estate of Frederick Alexander Smith, deceased, as their interest may appear of approximately 473,497 square feet of land in Dallas County for the District 5 New Park at Masters Drive Project by Resolution No. 21-0259.

On August 12, 2020, City Council authorized necessity of acquiring real property and authorizing its purchase for public use from the Heirs At Law of the Estate of Totsie Irene Farley, deceased; the Heirs At Law of the Estate of Marion Adoree Farley Smith, deceased; Caressa Jean Smith Holder, as her interest may appear and the Heirs At Law of the Estate of Frederick Alexander Smith, deceased, as their interest may appear of approximately 473,497 square feet of land located near the intersection of Masters Drive and Old Seagoville Road for the District 5 New Park at Masters Drive Project by Resolution No. 20-1128.

**FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)	\$407,759.49	\$0.00	\$0.00

Resolution No. 20-1128                      \$574,000.00  
Additional Amount (this action)        \$407,759.49

Total Authorized Amount                \$981,759.49

**OWNER/EXECUTIVE**

**A+ Charter Schools, Inc.**

Dr. Brenton White, Superintendent

**MAP**

Attached



**SUBJECT:**





February 26, 2025

**A RESOLUTION AUTHORIZING SETTLEMENT IN LIEU OF PROCEEDING WITH CONDEMNATION.**

*All capitalized terms are defined in Section 1 below.*

**WHEREAS**, the Dallas City Council by the FIRST RESOLUTION found that the USE of the PROPERTY INTEREST in and to the PROPERTY for the PROJECT is a public use; and

**WHEREAS**, the Dallas City Council by the FIRST RESOLUTION found that a public necessity requires that CITY acquire the PROPERTY INTEREST in and to the PROPERTY from OWNER for the PROJECT; and

**WHEREAS**, the Dallas City Council by the FIRST RESOLUTION authorized acquisition, by purchase, of the PROPERTY INTEREST in and to the PROPERTY held by OWNER for the PROJECT; and

**WHEREAS**, OWNER refused to sell the PROPERTY INTEREST in and to the PROPERTY to CITY for the OFFICIAL OFFER AMOUNT contained in the FIRST RESOLUTION; and

**WHEREAS**, the Dallas City Council by the SECOND RESOLUTION authorized eminent domain of the PROPERTY INTEREST in and to the PROPERTY held by OWNER for the PROJECT; and

**WHEREAS**, the Dallas City Council by the SECOND RESOLUTION authorized and directed the City Attorney to file the necessary proceeding and to take the necessary action for the acquisition of the PROPERTY INTEREST in and to the PROPERTY by condemnation, or in any other manner provided by law; and

**WHEREAS**, the City Attorney, pursuant to the SECOND RESOLUTION, filed a CONDEMNATION PROCEEDING for the acquisition of the PROPERTY INTEREST in and to the PROPERTY for the PROJECT; and

**WHEREAS**, OWNERS have agreed to sell the PROPERTY to the CITY for the SETTLEMENT AMOUNT; and

**WHEREAS**, the Dallas City Council desires to authorize the City Attorney and the City Manager to purchase the PROPERTY for the SETTLEMENT AMOUNT:

February 26, 2025

**NOW, THEREFORE,**

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

**SECTION 1.** For the purposes of this resolution, the following definitions shall apply:

"CITY": The City of Dallas

"FIRST RESOLUTION": Resolution No. 20-1128 approved by the Dallas City Council on August 12, 2020, authorizing negotiations, which is incorporated herein by reference.

"SECOND RESOLUTION": Resolution No. 21-0259 approved by the Dallas City Council on January 27, 2021, authorizing filing of a condemnation proceeding, which is incorporated herein by reference.

"CONDEMNATION PROCEEDING/LAWSUIT": Cause No. CC-21-02174-C, in Dallas County Court at Law No. 3, and styled City of Dallas vs. Totsie Irene Farley, et al., filed pursuant to the SECOND RESOLUTION.

"PROPERTY": Approximately 466,639 square feet of land in Dallas County, Texas, as described in the CONDEMNATION PROCEEDING/LAWSUIT.

"PROPERTY INTEREST": Fee Simple

"PROJECT": District 5 New Park at Masters Drive Project

"USE": The construction, maintenance and use as park property. The property is not officially dedicated as municipal park land until such time the property is developed for its intended use.

"OWNER": A+ Charter Schools, Inc., a Texas non-profit and open enrollment public charter school, provided, however, that the term "OWNER" as used in this resolution means all persons or entities having an ownership interest, regardless of whether those persons or entities are actually named herein.

"OFFICIAL OFFER AMOUNT": \$574,000.00, as approved in the FIRST RESOLUTION.

"SETTLEMENT AMOUNT": \$975,000.00, negotiated between City and Property Owner.

"ADDITIONAL AMOUNT": \$407,759.49, the difference between the SETTLEMENT AMOUNT and the original OFFICIAL OFFER AMOUNT.

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$6,759.49.

"AUTHORIZED AMOUNT": Not to exceed \$981,759.49 (\$975,000.00 SETTLEMENT AMOUNT plus CLOSING COSTS AND TITLE EXPENSES not to exceed \$6,759.49)

"DESIGNATED FUNDS": \$981,759.49

\$912,500.00 from 2017 Bond Fund Park and Recreation Facilities (B), Fund 1V00, Unit VB30, Object 4210, Activity PKLA, Program PK17VB30, Encumbrance /Contract No. PKR-2024-00024898;

\$20,000.00 from 2017 Bond Fund Park and Recreation Facilities (B), Fund 1V00, Unit VB30, Object 4230, Activity PKLA, Program PK17VB30, Encumbrance /Contract No. PKR-2024-00024898;

\$42,000.00 from 2017 Bond Fund Park and Recreation Facilities (B), Fund 1V00, Unit VB30, Object 4210, Activity PKLA, Program PK17VB30, Encumbrance /Contract No. PKR-2024-00024898

\$7,259.49 from 2017 Bond Fund Park and Recreation Facilities (B), Fund 1V00, Unit VB30, Object 4230, Activity PKLA, Program PK17VB30, Encumbrance /Contract No. PKR-2024-00024898.

**SECTION 2.** That the City Attorney and the City Manager are authorized to purchase the PROPERTY from the OWNER for the SETTLEMENT AMOUNT.

**SECTION 3.** That the City Attorney and the City Manager are authorized to prepare and execute such documents as may be necessary to effect the settlement described herein.

**SECTION 4.** That in the event this acquisition closes by instrument, the Chief Financial Officer is hereby authorized and directed to issue a check, paid out of and charged to the DESIGNATED FUNDS, in the amount of the SETTLEMENT AMOUNT, made payable to OWNER, or the then current owner(s) of record, or to the title company insuring the transaction described herein. The Chief Financial Officer is further authorized and directed to issue another check, to be paid out of and charged to the DESIGNATED FUNDS, in the amount of the CLOSING COSTS AND TITLE EXPENSES, made payable to the title company insuring the transaction described herein. The ADDITIONAL AMOUNT and the CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

February 26, 2025

**SECTION 5.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**APPROVED AS TO FORM:**  
**TAMMY L. PALOMINO, City Attorney**

BY



Assistant City Attorney

PM/49055



# EXHIBIT A

Field Notes Describing  
A 466,639 Sq. Ft. (10.713 Acre)  
Tract to be Acquired  
in City Block 7772

Being a 466,639 Square Foot (10.713 Acre) tract of unplatted land lying in the City of Dallas, Dallas County, Texas, in the James B. Masters Survey, Abstract No. 936, and being all of that property conveyed to A+ Charter Schools, Inc. by deed recorded in Instrument Number 202200196943 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

**NOTE:** All coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011, No Scale, No Projection.

All monuments found on this boundary are Controlling and are of Record.

**BEGINNING** at a ¾-inch diameter iron pipe found on the North Right-of-Way line of Seagoville Road (a 60-foot-wide Right-of-Way) at the Southwest corner of the Barnes Addition, and unrecorded addition plat, being also the Southeast corner of the herein described tract of land (N=6944502.29; E=2538458.20):

**THENCE** South 88°55'30 West with the said North line of Seagoville Road a distance of 363.08 feet to a ½-inch diameter iron rod found at the non-Tangent beginning of a Curve to the Right (N=6944495.46; E=2538095.16):

**THENCE** Northwesterly along said Curve and continuing with the North line of Seagoville Road and the East Right-of-Way line of Masters Drive (a 60-foot-wide Right-of-Way), having a Radius of 174.60 feet, a Central Angle of 43°07'17", and Arc Length of 131.41 feet and a Chord which bears North 49°51'43" West a distance of 128.33 feet to a ½-inch diameter iron rod found at the non-Tangent end of said Curve (N=6944578.19; E=2537997.14):

**THENCE** North 00°46'47" West, continuing with the said East line of Masters Drive a distance of 934.55 feet to a ½-inch diameter iron rod with cap marked "TXHS" found at the Southwest corner of a tract of land conveyed to Felipe and Febe Gonzalez by deed recorded in Volume 98082, Page 2759 of the Deed Records of Dallas County, Texas and being also the Northwest corner of the herein described tract of land (N=6945512.52; E=2537984.43):

# EXHIBIT A

Field Notes Describing  
A 466,639 Sq. Ft. (10.713 Acre)  
Tract to be Acquired  
in City Block 7772

**THENCE** North 89°24'41" East with the common line between said Gonzalez tract and the herein described tract of land a distance of 463.50 feet to a ½-inch diameter iron rod with cap marked "TXHS" found on the above referenced West line of the Barnes Addition (unrecorded), at the Southeast corner of said Gonzalez tract, being also the Northeast corner of the herein described tract of land (N=6945517.28; E=2538447.83):

**THENCE** South 00°35'07" East with the said West line of the Barnes Addition (unrecorded), being also the East line of the herein described tract of land a distance of 1,015.19 feet to the **POINT OF BEGINNING**, containing 466,639 Square Feet, or 10.713 Acres of land.

**BASIS OF BEARINGS:** Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.

*Scott Holt*  
4/2/24



# EXHIBIT A

Felipe & Febe Gonzalez  
Vol. 98082, Pg. 2759

UNPLATTED

463.50', N 89°24'41" E

1/2-Inch Iron Rod  
w/Cap "TXHS"  
6945512.52  
2537984.43

1/2-Inch Iron Rod  
w/Cap "TXHS"  
6945517.28  
2538447.83

**JAMES B. MASTERS SURVEY  
ABSTRACT NO. 936**

UNPLATTED

**BLOCK  
7772**

**A+ Charter Schools, Inc.  
Int. #202200196943**

**466,639 Sq. Ft.  
(10.713 Acres)  
To Be Acquired**

S. MASTERS DRIVE  
60' Right-of-Way

934.55', N 00°46'47" W

1,015.19', S 00°35'07" E

R= 174.60'  
Δ = 43°07'17"  
L= 131.41'  
Ch: 128.33'  
N 49°51'43" W

3/4- Inch Iron Pipe  
**POINT OF  
BEGINNING**  
6944502.29  
2538458.20

1/2-Inch  
Iron Rod  
6944578.19  
2537997.14

363.08', S 88°55'30" W

1/2-Inch Iron Rod  
6944495.46  
2538095.16

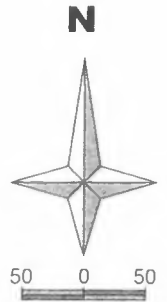
UNPLATTED

SEAGOVILLE ROAD  
60' Right-of-Way

LEVANT AVENUE  
50' Right-of-Way

**BLOCK  
7773**

BARNES ADDITION  
(UNRECORDED)



UNPLATTED

Page 3 of 3

PLEASE NOTE: All Boundary Monuments Shown are Controlling and are of Record.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.

All Coordinates are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011:

NO SCALE, NO PROJECTION.

				<b>404 S. MASTERS Property Acquisition</b>			
DEPARTMENT OF PUBLIC WORKS							
SURVEY DIVISION CITY OF DALLAS, TEXAS							
OPER. NAME		DESIGN FILE NAME			SCALE		DATE
Holt		N:\ENGR\SURVEY\HOLT\404 S Masters\404 S Masters.dgn			As Noted		3-29-24
PARTY CHIEF		CALCULATIONS		FOLDER		FILE NO.	
Prunty		Holt		Block A/6030		041D-111	





# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

File #: 25-507A

Item #: 10.

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

**AGENDA DATE:** February 26, 2025

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Department of Human Resources

**EXECUTIVE:** Jack Ireland

### SUBJECT

Authorize approval of the Supplemental Agreement 2 with WEX Health Inc. (formerly Unify HR) to cover additional fees incurred when filing IRS Form 1095 due to increased employees and provision of reports for employees and retirees outside the State of Texas - Not to exceed \$24,643.20, from \$60,000.00 to \$84,643.20 - Financing: Employee Benefits Fund

### BACKGROUND

The Patient Protection and Affordable Care Act 2010 HR3590, or Affordable Care Act (ACA) for short, requires employers with 50 or more full-time employees, including full-time equivalent employees, to issue annual coverage statements to members covered by the employer's health plan (IRS Form 1095). The ACA also requires employers to file annual information to the Internal Revenue Service including what health plans were offered to employees and how much of the cost was shared by the employer.

The City of Dallas utilizes a third-party vendor to manage data collection, Internal Revenue Service (IRS) filing, and distribution of individual ACA reports to all active and terminated employees and retirees.

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

This item has no prior action.

### FISCAL INFORMATION

Fund	FY 2025	FY 2026	Future Years
Employee Benefits Fund	\$24,643.20	\$0.00	\$0.00

**OWNER/EXECUTIVE**

**~~Wex Health Inc.~~**

~~Melissa D. Smith, Chair/President/Chief Executive Officer~~

February 26, 2025

~~**WHEREAS**, on October 1, 2023, Administrative Action No. 24-5328 authorized the City Manager to execute a contract with Unify HR to provide all the City's required filing and ACA fine assessments for all the City's 20,000 active employees, retirees and terminated employees for the years of 2023 and 2024, in an amount of 48,000.00; and~~

~~**WHEREAS**, on August 7, 2024, Administrative Action No. 24-6480 authorized the City Manager to execute a Supplemental Agreement to add 25% in funding to the original contract in the amount of \$12,000.00; and~~

~~**WHEREAS**, it is the City's desire to execute Supplemental Agreement No. 2 to the contract with Wex Health LLC formerly Unify HR for additional fees incurred when filing IRS Form 1095 due to increased employees in an amount not to exceed \$24,643.20, increasing the contract from \$ 60,000.00 to \$84,643.20.~~

~~**Now, Therefore,**~~

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

~~**SECTION 1.** That the City Manager is hereby authorized to execute Supplemental Agreement No. 2 to the contract with Wex Health Inc., approved as to form by the City Attorney, for incurred fees, in an amount not to exceed \$24,643.20, increasing the contract amount from \$60,000.00 to \$84,643.20.~~

~~**SECTION 2.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$24,643.20 from Employee Benefits Fund, Fund 0260, Department PER, Unit 7906, Object 3070, Encumbrance/Contract No. PER-2023-00023172, Vendor VC0000033710.~~

~~**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 #:** 25-585A

**Item #:** 11.

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

**AGENDA DATE:** February 26, 2025

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Department of Information and Technology Services

**EXECUTIVE:** Donzell Gipson

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### **SUBJECT**

Authorize a five-year cooperative purchasing agreement for the continuous use of third-party AppExchange integration software licenses, maintenance and support of Salesforce Enterprise Business Information and Process Automation Management System for the Department of Information and Technology Services with Carahsoft Technology Corporation through the OMNIA Partners Cooperative agreement - Not to exceed \$646,264.50 - Financing: Data Services Fund (subject to annual appropriations)

### **BACKGROUND**

This contract will allow for the continuous access and use of a business information and process automation management system including licensing, maintenance, and support of Salesforce AppExchange application integrations.

The City of Dallas currently uses multiple integration applications built onto the Salesforce platform to provide various services to the residents of Dallas. Given that calls are received in 311 on 24/7 basis, this particular system is crucial for entering service requests and dispatching city resources to meet the public's needs. Additionally, several internal City Departments use applications built on the Salesforce platform that allow for the issuance of permits, management of contracts, inventory management, and audit & internal controls. These 3rd party App Exchange applications provide necessary integrations that allow for the enterprise solutions to function as required to support City of Dallas business needs.

### **Key Benefits**

- Ensure the uninterrupted delivery of essential City services to the residents of Dallas.
- Key applications and services built onto the Salesforce platform include:
  - 311 Customer Relationship Management
  - Financial and Contract Management



- Audit & Internal Controls
- Marketing Cloud for Communications
- Code Case Management
- Right of Way Permitting
- Community Care (Grants)
- Real Estate

The OMNIA Partners 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)**

On November 9, 2016, the City Council authorized a three-year contract, for a business information and process automation management system with Carahsoft Technology Corporation by Resolution No. 16-1799.

On October 24, 2018, the City Council authorized a five-year master agreement for the purchase of various software including perpetual, fixed term, subscription and software as a service, software maintenance, support, and implementation services for the Department of Communication and Information Services with SHI Government Solutions, Mobile Wireless, LLC and Carahsoft Technology Corporation through the State of Texas Department of Information Resources cooperative agreement by Resolution No. 18-1518.

### **FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
Data Services Fund	\$120,310.00	\$124,612.00	\$401,342.50

### **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
\$646,264.50	Other Services	N/A
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
N/A	N/A	N/A
• The Business Inclusion and Development Policy does not apply to Cooperative Purchasing Agreements.		
• Carahsoft Technology Corporation - Non-local; Workforce - 0.00% Local		

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**PROCUREMENT INFORMATION**

Method of Evaluation for Award Type:

Cooperative Purchasing Agreement	<ul style="list-style-type: none"><li>• 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</li><li>• 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</li></ul>
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**OWNER****Carahsoft Technology Corporation**

11493 Sunset Hills Road

Reston, VA 20190

Craig Abod, Owner

February 26, 2025

**WHEREAS**, on November 9, 2016, the City Council authorized a three-year contract, for a business information and process automation management system with Carahsoft Technology Corporation., in an amount not to exceed \$5,024,645.23, by Resolution No. 16-1799; and

**WHEREAS**, on October 24, 2018, the City Council authorized a five-year master agreement for the purchase of various software including perpetual, fixed term, subscription and software as a service, software maintenance, support, and implementation services for the Department of Communication and Information Services with SHI Government Solutions, Inc. in an estimated amount of \$5,533,013.50, Mobile Wireless, LLC in an estimated amount of \$409,750.00, and Carahsoft Technology Corporation in an estimated amount of \$210,000.00 through the State of Texas Department of Information Resources cooperative agreement in a total estimated amount of \$6,152,763.50, by Resolution No. 18-1518.

**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 cooperative purchasing agreement with Carahsoft Technology Corporation (VS0000009713) through the OMNIA Partner cooperative agreement, approved as to form by the City Attorney, for the continuous of third- party AppExchange integration software licenses, maintenance and support of Salesforce Enterprise Business Information and Process Automation Management System for a term of five years, in an amount not to exceed \$646,264.50. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Carahsoft Technology Corporation shall be based only on the amount of the services directed to be performed by the City and properly performed by Carahsoft Technology Corporation under the cooperative purchasing agreement.

**SECTION 2.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$646,264.50 (subject to annual appropriations) to Carahsoft Technology Corporation from Cooperative Purchasing Agreement Contract No. DSV-2025-00026805.

**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 #:** 25-586A

**Item #:** 12.

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

**AGENDA DATE:** February 26, 2025

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Department of Information and Technology Services

**EXECUTIVE:** Donzell Gipson

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### **SUBJECT**

Authorize **(1)** Supplemental Agreement No. 15 to increase the service contract, with two one-year renewal options with Workday, Inc. for continued licensing, configuration, hosting, maintenance, and technical support for the City's existing human resource and payroll system for the Department of Information and Technology Services; and **(2)** to extend the contract from March 3, 2025 to March 2, 2026 - Not to exceed \$4,353,943.00, from \$24,922,512.26 to \$29,276,455.26 - Financing: Data Services Fund (subject to annual appropriations)

### **BACKGROUND**

This Supplemental Agreement will provide for continued licensing, configuration, hosting, maintenance, and technical support for the City's existing human resource and payroll system. An estimated 14,000 salaried and hourly employees use Workday to manage their city relationship, including but not limited to demographic information, time, benefits, performance, career, and pay management. Workday, Inc., is administered by the Department of Human Resources and the Department of Information and Technology Services subject matter experts who use the Human Capital Management program to provide services to meet the needs of current employees and retirees.

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

On February 28, 2018, the City Council authorized a six-year subscription contract for the licensing, configuration, hosting, maintenance, and technical support for the replacement of a citywide Human Capital Management application with Workday, Inc. by Resolution No. 18-0372.

On January 22, 2020, the City Council authorized Supplemental Agreement No. 6 to the subscription contract with Workday, Inc., to amend the scope of services and decrease the contract amount by Resolution No. 20-0216.

On December 13, 2023, the City Council authorized Supplemental Agreement No. 13 to the subscription contract with Workday, Inc., to authorize a one-year extension from March 3, 2024 to March 2, 2025, by Resolution No. 23-1682.

### **FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
Data Services Fund	\$4,353,943.00	NA	NA

Original Contract Amount	\$20,296,345.00
SA No. 1	\$0.00
SA No. 2	\$0.00
SA No. 3	\$0.00
SA No. 4	\$0.00
SA No. 5	\$0.00
SA No. 6	(\$366,454.79)
SA No. 7	\$0.00
SA No. 8	\$0.00
SA No. 9	\$0.00
SA No. 10	\$0.00
SA No. 11	\$40,598.00
SA No. 12	\$0.00
SA No. 13	\$4,952,024.05
SA No. 14	\$0.00
SA No. 15 (this action)	\$4,353,943.00
Total	\$29,276,455.26

### **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
\$4,353,943.00	Other Services	N/A
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
N/A	N/A	N/A
• The Business Inclusion and Development Plan does not apply to Sole Source Agreements.		
• Workday, Inc. - Non-local; Workforce - 0.00% Local		

**PROCUREMENT INFORMATION**

Method of Evaluation for Award Type:

Sole Source	<ul style="list-style-type: none"><li>• Utilized for procurements where functional requirements can only be satisfied by one vendor, such as those where patents, copyrights or monopolies exists</li><li>• Exempted from competitive bidding process</li><li>• Reviewed by Procurement Services to ensure the procurement meets at least one general exception as stated in the Texas Local Government Code</li></ul>
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**OWNER/EXECUTIVE****Workday, Inc.**

6110 Stoneridge Mall Road  
Pleasanton, CA 94588

Carl Eschenbach, Chief Executive Officer

February 26, 2025

**WHEREAS**, on February 28, 2018, the City Council authorized a six-year subscription contract for the licensing, configuration, hosting, maintenance, and technical support for the replacement of a citywide Human Capital Management application with Workday, Inc., in an amount not to exceed \$20,296,345, by Resolution No. 18-0372; and

**WHEREAS**, on August 3, 2018, Administrative Action No. 18-6259 authorized Supplemental Agreement No. 1 to modify the payment milestone dates to reflect the actual start date for the project, and as a result, the Phase 1 go-live date to July 1, 2019; and

**WHEREAS**, on April 24, 2019, Administrative Action No. 19-5860 authorized Supplemental Agreement No. 2 to conduct a re-calibration assessment to review, refine and update the implementation project activities and remove Phase 3 from the scope; and

**WHEREAS**, on July 12, 2019, Administrative Action No. 19-6254 authorized Supplemental Agreement No. 3 to change Phase 1 go-live date to January 17, 2020; and

**WHEREAS**, on August 14, 2019, Administrative Action No. 19-6335 authorized Supplemental Agreement No. 4 to continue consulting services for implementation activities related to project management and program oversight, change management, data and configuration preparation for an additional tenant build and end to end testing; and

**WHEREAS**, on October 29, 2019, Administrative Action No. 19-6812 authorized Supplemental Agreement No. 5 to add support for payroll parallel testing, remove tasks associated with the implementation of the Benefits module and change the Phase 1 go-live date to April 1, 2020; and

**WHEREAS**, on January 22, 2020, the City Council authorized Supplemental Agreement No. 6 to the subscription contract with Workday, Inc., to amend the scope of services and decrease the contract amount, in an amount of (\$366,454.79), from \$20,296,345.00 to \$19,929,890.21, by Resolution No. 20-0216; and

**WHEREAS**, on August 6, 2020, Administrative Action No. 20-5814 authorized Supplemental Agreement No. 7 to modify the fee payment schedule and remove all tasks in scope, staffing resources, and deliverables associated with Phase 2 from the scope; and

**WHEREAS**, on April 5, 2021, Administrative Action No. 21-5529 authorized Supplemental Agreement No. 8 to change project deliverables and add two associated milestone payments for the Prism Project - Delivery Assurance Review and 76 prepaid training credits; and

February 26, 2025

**WHEREAS**, on June 24, 2021, Administrative Action No. 21-5800 authorized Supplemental Agreement No. 9 to implement a new test tenant, inclusive of services and support to perform implementation and sustainment; and

**WHEREAS**, on December 22, 2021, Administrative Action No. 21-6700 authorized Supplemental Agreement No. 10 to implement an additional test tenant, inclusive of services and support to perform implementation and sustainment; and

**WHEREAS**, on September 22, 2022, Administrative Action No. 22-6270 authorized Supplemental Agreement No. 11 to approve the use of \$12,202.00 in unallocated dollars and to increase the contract amount by \$40,598.00 from \$19,929,890.21 to \$19,970,488.21 to continue the use of the additional test tenant, inclusive of services and support to perform implementation and sustainment; and

**WHEREAS**, on April 26, 2023, Administrative Action No. 23-5604 authorized Supplemental Agreement No. 12 to approve the use of \$105,600.00 in unused subscription fee funds to continue the use of the additional test tenant, inclusive of services and support to perform implementation and sustainment; and

**WHEREAS**, on December 13, 2023, the City Council authorized Supplemental Agreement No. 13 to the subscription contract with Workday, Inc., to authorize a one-year extension and increase the contact amount, in an amount of \$4,952,024.05, from \$19,970,488.21 to \$24,922,512.26, by Resolution No. 23-1682; and

**WHEREAS**, on July 31, 2024, Administrative Action No. 24-5994 authorized Supplemental Agreement No. 14 to provide an implementation tenant for testing, proofs of concepts and incident validation, inclusive of services and support to perform implementation and sustainment.

**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. 15 (1) to increase the service contract, with one-year renewal options with Workday, Inc, - (VC15306), approved as to form by the City Attorney, for continued licensing, configuration, hosting, maintenance, and technical support for the City's existing human resource and payroll system for the Department of Information and Technology Services; and (2) to extend the contract from March 3, 2025 to March 2, 2026, in an amount not to exceed \$4,353,943.00, increasing the contract from \$24,922,512.26 to \$29,276,455.26. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Workday, Inc., shall be based only on the amount of the services directed to be performed by the City and properly performed by Workday, Inc., under the service contract.



February 26, 2025

**SECTION 2.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$4,353,943.00 (subject to annual appropriations) to Workday, Inc., as follows:

Data Services Fund  
Fund 0198, Department DSV, Unit 1665, Object 3440  
Encumbrance / Contract No. MASC-POM-2018-00004864  
Vendor VC15306 \$4,167,943.00

Data Services Fund  
Fund 0198, Department DSV, Unit 1664, Object 3361  
Encumbrance / Contract No. MASC-POM-2018-00004864  
Vendor VC15306 \$ 186,000.00

Total amount not to exceed \$4,353,943.00

**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 #:** 25-587A

**Item #:** 13.

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

**AGENDA DATE:** February 26, 2025

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Department of Information and Technology Services

**EXECUTIVE:** Donzell Gipson

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### **SUBJECT**

Authorize Supplemental Agreement No. 61 to the existing agreement for the purchase of voice and data network services, network management, monitoring, maintenance, information technology security, and related services for the Department of Information and Technology Services with AT&T Enterprises, LLC through the Texas Department of Information Resources cooperative agreement - Not to exceed \$37,801,379.15 - Financing: Data Services Fund (\$29,462,452.98) and General Fund (\$1,224,509.13) and 2024 Master Lease Equipment Fund (\$7,114,417.04) (subject to annual appropriations)

### **BACKGROUND**

This cooperative purchasing agreement will allow for the continued purchase of voice and data network services, network management, monitoring, maintenance, information technology security, and related services. The Department of Information and Technology Services will utilize these services to ensure City wide network health and availability for all departments to utilize information technology services to accomplish goals and deliver services to Dallas residents.

### **Key Benefits:**

Some key benefits to continuing to receive maintenance, support, and managed services from AT&T Enterprises, LLC include but not limited to:

- Continuing to upgrade network switches and hosting circuits.
- Receive help desk services and engineering support.
- Access key support services, such as penetration testing, report development, and performance monitoring.
- Provide time to draft and execute a Request For Competitive Seals Proposals for future network managed service's needs.

The Texas Department of Information Resources 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)**

On December 14, 2011, the City Council authorized a seven-year service contract, with two two-year renewal options, for voice and data network services, network management, monitoring, maintenance, Information Technology security and related services with AT&T Corp. by Resolution No. 11-3343.

On June 25, 2014, the City Council authorized supplemental agreement no. 13 to increase the service contract with AT&T Corp. for voice and data network services, network management, monitoring, maintenance, Information Technology security and related services by Resolution No. 14-0988.

On January 11, 2017, the City Council authorized Supplemental Agreement No. 24 to increase the service contract with AT&T Corp. for voice and data network services, network management, monitoring, maintenance, Information Technology security and related services by Resolution No. 17-0071.

On November 28, 2018, the City Council authorized Supplemental Agreement No. 31 to exercise the first of two, two-year renewal options, with AT&T Corp. for voice and data network services, network management, monitoring, maintenance, information technology security, and related services for the Department of Communication and Information Services by Resolution No. 18-1709.

On November 11, 2020, the City Council authorized Supplemental Agreement No. 42 to exercise the second of two, two-year renewal options, with AT&T Corp. for voice and data network services, network management, monitoring, maintenance, information technology security, and related services for the Department of Information and Technology Services by Resolution No. 20-1808.

On November 9, 2022, the City Council authorized Supplemental Agreement No. 54 to extend the agreement for two years and add funds, with AT&T Corp. for voice and data network services, network management, monitoring, maintenance, information technology security, and related services for the Department of Information and Technology Services by Resolution No. 22-1691.

### **FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
Data Services Fund	\$13,293,379.22	\$14,177,340.78	\$1,991,732.98
General fund	\$ 510,212.14	\$ 612,254.56	\$ 102,042.43
2024 Master Lease Equipment Fund	\$ 5,014,417.04	\$ 2,100,000.00	\$ 0.00
Total	\$18,818,008.40	\$16,889,595.34	\$2,093,775.41

**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
\$37,801,379.15	Other Services	N/A
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
N/A	N/A	N/A
• The Business Inclusion and Development Policy does not apply to Cooperative Purchasing Agreements.		
• AT&T Enterprises, LLC - Local; Workforce - 100.00% Local		

**PROCUREMENT INFORMATION**

Cooperative Purchasing Agreement	<ul style="list-style-type: none"><li>• 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</li><li>• 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</li></ul>
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**OWNER/EXECUTIVE**

**AT&T Enterprises, LLC**  
208 South Akard Street  
Dallas, TX 75202

John Stankey, Chief Executive Officer



February 26, 2025

**WHEREAS**, on December 14, 2011, the City Council authorized a seven-year service contract, with two two-year renewal options, for voice and data network services, network management, monitoring, maintenance, Information Technology security and related services with AT&T Corp., in an amount not to exceed \$63,444,708.00, by Resolution No. 11-3343; and

**WHEREAS**, on May 6, 2013, Administrative Action No. 13-5552 authorized Supplemental Agreement No. 1 to the service contract with AT&T Corp. to attach the milestone charts for payment for one-time charges to Exhibit 4, pricing of the master services agreement, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on May 20, 2013, Administrative Action No. 13-5611 authorized Supplemental Agreement No. 2 to the service contract with AT&T Corp. to execute services as documented under NI pricing schedule with tracking ID GBS161971, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on January 17, 2014, Administrative Action No. 14-5185 authorized Supplemental Agreement No. 3 to the service contract with AT&T Corp. to execute services as documented under NI pricing schedule with tracking ID GBS161971, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on April 26, 2013, Administrative Action No. 13-5516 authorized Supplemental Agreement No. 4 to the service contract with AT&T Corp. to amend contract for review of statement of work (SOW) for professional services to development of a contract center strategy, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on December 20, 2013, Administrative Action No. 13-6996 authorized Supplemental Agreement No. 5 to the service contract with AT&T Corp. to amend contract for review of statement of work (SOW) for performing regression testing of the Dallas Water Utilities Supervisory Control And Data Acquisition Network (SCADA) System, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on October 15, 2013, Administrative Action No. 14-5297 authorized Supplemental Agreement No. 6 to the service contract with AT&T Corp. to install, configure and optimize the City's Internet, extranet and intranet with TEST and production SharePoint 2013 environments and migrate Dallas City News Room, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on November 27, 2013, Administrative Action No. 14-5419 authorized Supplemental Agreement No. 7 to the service contract with AT&T Corp. to execute change orders 2, 4 and 5 for enhancement requests to the Pinnacle telecommunications billing system for customizations to system reports, additional professional services to develop a standard operating procedures manual and to modify contract language regarding the electronic processing of telecommunications carrier files, with zero costs, having no effect on the contract amount; and



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**WHEREAS**, on February 7, 2014, Administrative Action No. 14-5693 authorized Supplemental Agreement No. 8 to the service contract with AT&T Corp. to accept Texas House Bill 2128 and SPORT terms and conditions and to amend Exhibit 4, Attachment 1: vendor catalog pricing for telecommunication charges for eligible city facilities, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on February 14, 2014, Administrative Action No. 14-5594 authorized Supplemental Agreement No. 9 to the service contract with AT&T Corp. to purchase 50 additional Cisco VoIP recording NICE Inform Lite IP licenses with application support for the 3-1-1 call center, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on March 13, 2014, Administrative Action No. 14-5654 authorized Supplemental Agreement No. 10 to the service contract with AT&T Corp. to design, configure and install a Wi-Fi network for internet access in the Dallas Arts District, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on June 2, 2014, Administrative Action No. 14-5968 authorized Supplemental Agreement No. 11 to the service contract with AT&T Corp. to install a Wi-Fi network for internet access in the Dallas Arts District, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on July 3, 2014, Administrative Action No. 14-6181 authorized Supplemental Agreement No. 12 to the service contract with AT&T Corp. to implement a framework that will publish and modify data that will be posted on information kiosks, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on June 25, 2014, City Council authorized Supplemental Agreement No.13 to increase the service contract with AT&T Corp. for voice and data network services, network management, monitoring, maintenance, Information Technology security and related services in an amount not to exceed \$7,071,190.00, increasing the contract amount from \$63,444,708.00 to \$70,515,898.00, by Resolution No. 14-0988; and

**WHEREAS**, on November 20, 2014, Administrative Action No. 14-7145 authorized Supplemental Agreement No. 15 to the service contract with AT&T Corp. due to extra material used and labor performed during the Arts District Wi-Fi installation, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on November 20, 2014, Administrative Action No. 14-7144 authorized Supplemental Agreement No. 16 to the service contract to the service contract with AT&T Corp. to include Northpark library in the acceptance of the Texas House Bill 2128 and SPORT terms and conditions that was executed through Supplemental Agreement No. 8, with zero costs, having no effect on the contract amount; and

February 26, 2025

**WHEREAS**, on February 12, 2015, Administrative Action No. 15-5475 authorized Supplemental Agreement No. 17 to the service contract with AT&T Corp. to execute change orders 7 and 19 for the expansion of the CIS Pinnacle billing system for additional technology services and the creation of a 3rd hosted environment for software development, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on March 30, 2015, Administrative Action No. 15-5616 authorized Supplemental Agreement No. 18 to the service contract with AT&T Corp. to make correction to supplemental agreement no. 16, to correct Exhibit A, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on May 22, 2015, Administrative Action No. 15-6031 authorized Supplemental Agreement No. 19 to the service contract with AT&T Corp. for a hardware and software technical refresh to the VoIP IPT system which includes a contract center software version upgrade to 10.5, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on September 18, 2015, Administrative Action No. 15-6888 authorized Supplemental Agreement No. 20 to the service contract with AT&T Corp. to provide improved internet support, increased circuit capacity for the Parks and Recreation facilities, a Pinnacle version upgrade and to replace end of life equipment that supports 311, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on November 5, 2015, Administrative Action No. 15-7196 authorized Supplemental Agreement No. 21 to the service contract with AT&T Corp. to improve Wi-Fi connectivity at City facilities, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on March 29, 2016, Administrative Action No. 16-5602 authorized Supplemental Agreement No. 22 to the service contract with AT&T Corp. to execute 311 contact cent network integration of natural language software, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on June 22, 2016, Administrative Action No. 16-6184 authorized Supplemental Agreement No. 23 to the service contract with AT&T Corp. to provide continued maintenance and support of the informational kiosk, deployment of new network equipment at Love Field, enhance the Pinnacle system for revenue collection reporting and to program the 311 voice system to allow citizens to complete a post call survey to provide customer feedback to the City, with zero costs, having no effect on the contract amount; and

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**WHEREAS**, on January 11, 2017, City Council authorized Supplemental Agreement No. 24 to increase the service contract with AT&T Corp. for voice and data network services, network management, monitoring, maintenance, Information Technology security and related services in an amount not to exceed \$8,789,987.00, increasing the contract amount from \$70,515,898.00 to \$79,789,987.00, by Resolution No. 17-0071; and

**WHEREAS**, on November 9, 2016, Administrative Action No. 16-6942 authorized Supplemental Agreement No. 25 to the service contract with AT&T Corp. to pay a true-up management fee for network growth, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on January 3, 2017, Administrative Action No. 17-5052 authorized Supplemental Agreement No. 26 to the service contract with AT&T Corp. to upgrade the City's firewall architecture through the existing Voice and Data Managed Services Agreement, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on August 10, 2017, Administrative Action No. 17-6432 authorized Supplemental Agreement No. 27 to the service contract with AT&T Corp. to add network management services to the City's F5 load balancer environment, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on September 25, 2017, Administrative Action No. 17-6860 authorized Supplemental Agreement No. 28 to the service contract with AT&T Corp. to perform security-based review of the City of Dallas south waste water treatment facility proposed network architecture, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on January 16, 2018, Administrative Action No. 18-5122 authorized Supplemental Agreement No. 29 to the service contract to allow AT&T Corp to provide Express Route via Equinix all Informart/MS Azure City, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on December 21, 2017, Administrative Action No. 17-7338 authorized Supplemental Agreement No. 30 to the service contract with AT&T Corp. to upgrade the City's firewall architecture through the existing Voice and Data Managed Services Agreement, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on November 28, 2018, City Council authorized Supplemental Agreement No. 31 to the service contract to exercise the first of two, two-year renewal options, with AT&T Corp. for voice and data network services, network management, monitoring, maintenance, information technology security, and related services for the Department of Communication and Information Services, in an amount not to exceed \$33,081,983.75. increasing the contract amount from \$79,789,987.00 to \$112,871,970.75, by Resolution No. 18-1709; and

February 26, 2025

**WHEREAS**, on February 13, 2019, Administrative Action No. 19-5293 authorized Supplemental Agreement No. 32 to the service contract with AT&T Corp. to accept a Statement of Work (SOW) for the Proof of Concept (PoC) of the Cisco DNAC/ISE Segmentation solution through the existing Voice and Data Managed Services Agreement, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on April 8, 2019, Administrative Action No. 19-5758 authorized Supplemental Agreement No. 33 to the service contract with AT&T Corp. for the purchasing of hardware, software and professional services necessary to upgrade the WIC Call Center and implement NICE Recording, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on April 2, 2019, Administrative Action No. 19-5729 authorized Supplemental Agreement No. 34 to the service contract with AT&T Corp. for professional services support related to 3-1-1, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on July 29, 2019, Administrative Action No. 19-6285 authorized Supplemental Agreement No. 35 to the service contract with AT&T Corp. to remove SOW's incorporated by SA No. 33, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on September 16, 2019, Administrative Action No. 19-6555 authorized Supplemental Agreement No. 36 to the service contract with AT&T Corp. to implement a new radio recording solution for 3-1-1, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on November 22, 2019, Administrative Action No. 19-7031 authorized Supplemental Agreement No. 37 to the service contract with AT&T Corp. to implement a managed threat detection and response cyber solution, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on April 7, 2020, Administrative Action No. 20-5516 authorized Supplemental Agreement No. 38 to the service contract with AT&T Corp. to onboard new replacement network devices and pay one-time onboarding fee, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on June 10, 2020, Administrative Action No. 20-5718 authorized Supplemental Agreement No. 39 to the service contract with AT&T Corp. to pay Equinix network co-location true-up costs related to the City's Express Route circuit to Microsoft Azure, with zero costs, having no effect on the contract amount; and

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**WHEREAS**, on July 31, 2020, Administrative Action No. 20-5835 authorized Supplemental Agreement No. 40 to the service contract with AT&T Corp. to amend the Master Service Agreement for Managed Voice and Data Network Services to add SOW for enhanced 3-1-3 NICE Voice Recording System services, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on October 28, 2020, Administrative Action No. 20-6125 authorized Supplemental Agreement No. 41 to the service contract with AT&T Corp. to pay one-time onboarding fees and accept change order for new devices installed from January 1, 2020 to March 31, 2020, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on November 11, 2020, City Council authorized Supplemental Agreement No. 42 to the service contract with AT&T Corp to exercise the second of two, two-year renewal options, approved as to form by the City Attorney, for voice and data network services, network management, monitoring, maintenance, information technology security, and related services for the Department of Communication and Information Services, in an amount not to exceed \$34,777,553.99. Increasing the contract amount from \$112,871,970.75 to \$147,649,524.74, by Resolution No. 20-1808; and

**WHEREAS**, on December 21, 2020, Administrative Action No. 20-6383 authorized supplemental Agreement No. 43 to the service contract with AT&T Corp. to amend the Master Service Agreement for Managed Voice and Data Network Services to add SOW for an upgrade of the 3-1-1 Contact Center solution to Cisco Finesse 11.5, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on January 1, 2021, Administrative Action No. 21-5238 authorized supplemental Agreement No. 44 to the service contract with AT&T Corp. to accept the SOW for the configuration and installation of replaced end-of-life core network equipment., with zero costs, having no effect on the contract amount; and

**WHEREAS**, on March 1, 2021, Administrative Action No. 21-5410 authorized supplemental Agreement No. 45 to the service contract with AT&T Corp. to pay one-time onboarding fees and accept change order for recently deployed network switches installed between April 1, 2020, through September 30, 2020., with zero costs, having no effect on the contract amount; and

**WHEREAS**, on May 6, 2021, Administrative Action No. 21-5639 authorized supplemental Agreement No. 46 to the service contract with AT&T Corp. to replace the ASEOD data circuit pricing catalog, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on August 13, 2021, Administrative Action No. 21-5985 authorized supplemental Agreement No. 47 to the service contract with AT&T Corp. to accept a month-to-month day 2 support fixed services fee, with zero costs, having no effect on the contract amount; and

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**WHEREAS**, on September 13, 2021, Administrative Action No. 21-6074 authorized supplemental Agreement No. 48 to the service contract with AT&T Corp. to accept SOW for DWU SCADA network equipment installation and configuration, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on November 10, 2021, Administrative Action No. 21-6447 authorized supplemental Agreement No. 49 to the service contract with AT&T Corp. to pay one-time onboarding fees and accept change order for recently deployed network switches installed between October 1, 2020, through March 31, 2022, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on December 6, 2021, Administrative Action No. 21-6595 authorized supplemental Agreement No. 50 to the service contract with AT&T Corp. to accept SOW to Implement Single Sign On (SSO-SAML) Authentication for DPD Quartermaster Pinnacle Inventory Management System, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on February 2, 2022, Administrative Action No. 22-5231 authorized supplemental Agreement No. 51 to the service contract with AT&T Corp. for Cisco FMC 4600 Firewall Equipment, EOL Replacement, and Professional Services for solution deployment., with zero costs, having no effect on the contract amount; and

**WHEREAS**, on May 9, 2022, Administrative Action No. 22-5718 authorized supplemental Agreement No. 52 to the service contract with AT&T Corp. for one-time payment of onboarding fees, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on July 6, 2022, Administrative Action No. 22-5939 authorized supplemental Agreement No. 53 to the service contract with AT&T Corp. to purchase replacement firewalls, peripheral equipment, maintenance, and professional services for implementation of new firewall for Hampton Road branch of the Dallas Public Library, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on November 9, 2022, City Council authorized Supplemental Agreement No. 54 to the service contract with AT&T Corp to extend the contract term by two years and add funds, approved as to form by the City Attorney, for voice and data network services, network management, monitoring, maintenance, information technology security, and related services for the Department of Information and Technology Services, in an amount not to exceed \$30,194,297.00, increasing the contract amount from \$147,649,524.74 to \$177,843,821.74, by Resolution No. 20-1808; and

**WHEREAS**, on January 17, 2023, Administrative Action No. 23-5237 authorized Supplemental Agreement No. 55 to the service contract with AT&T Corp. to accept the change request to spend existing catalog option project dollars for one-time charges for the installation and deployment of Palo Alto firewalls, with zero costs, having no effect on the contract amount; and

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**WHEREAS**, on May 25, 2023, Administrative Action No. 23-5711 authorized supplemental Agreement No. 56 to the service contract with AT&T Corp. to accept SOW for professional services to create and configure subnetworks for Cisco Call Manager upgrade, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on June 22, 2023, Administrative Action No. 23-5819 authorized supplemental Agreement No. 57 to the service contract with AT&T Corp. to amend network managed services agreement to accept the SOW and to spend existing option catalog services for the installation of network equipment at 7800 Stemmons, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on August 7, 2023, Administrative Action No. 23-5955 authorized supplemental Agreement No. 58 to the service contract with AT&T Corp. to pay one-time onboarding fees and recognize new equipment serial numbers for recently deployed network switches, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on March 11, 2024, Administrative Action No. 24-5424 authorized supplemental Agreement No. 59 to the service contract with AT&T Corp. to network managed services agreement to accept SOW for Advanced Traffic Management System (ATMS) readiness assessment., with zero costs, having no effect on the contract amount; and

**WHEREAS**, on January 17, 2025, Administrative Action No. 25-0059, extended the term for an additional six months, with, zero costs, having no effect on the contract amount; and

**WHEREAS**, on February 29, 2025, Administrative Action No. 25-5283 authorized supplemental Agreement No. 60 to the service contract with AT&T Corp. to network managed services agreement to accept SOW for Internet Protocol scheme redesign and implementation, with zero costs, 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 cooperative purchasing agreement with AT&T Enterprises, LLC (268653) through the Texas Department of Information Resources cooperative agreement, approved as to form by the City Attorney, for voice and data network managed services and security support services for a term of two-years, in an amount not to exceed \$37,801,379.15. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to AT&T Enterprises, LLC shall be based only on the amount of the services.



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**SECTION 2.** That in order to reimburse and finance the lease/purchase acquisition of the equipment described herein over a period not to exceed the estimated useful life (2 years) thereof, any Authorized Officer of the City designated in the Master Equipment Lease/Purchase Agreement (the "Master Lease") between JPMorgan Chase Bank, N.A and the City is hereby authorized and directed to execute, acknowledge and deliver a Schedule A (as defined in the Master Lease) pertaining to such equipment including all attachments, financing statements and schedules thereto, in substantially the form attached to the Master Lease, with such changes as the signing officer shall determine to be advisable. Each Authorized Officer of the City is also authorized to execute, acknowledge, and deliver any other agreement, instrument, certificate, representation and document, and to take any other action as may be advisable, convenient or necessary to enter into such Schedule A. The financing terms for such equipment, to be determined pursuant to the provisions of the Master Lease and reflected in such Schedule A, and the granting of a security interest in the financed equipment pursuant to the Master Lease, are hereby approved.

**SECTION 3.** That the City reasonably expects (i) to reimburse the Data Services Fund, Fund 0198, Department DSV, Unit 1510, Object 3050/3053/3110/3438/3441/3070 and Data Services Fund, Fund 0198, Department DSV, Unit 1675, Object 3441 for certain costs associated with the acquisition, and installation of software/equipment that have been or will be paid subsequent to the date that is not more than 60 days prior to the date of this resolution and (ii) that the maximum amount of Master Lease Program funding to reimburse the City for software/equipment not to exceed \$7,114,417.04.

**SECTION 4.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$37,801,379.15 (subject to annual appropriations) to AT&T Enterprises, LLC. from Cooperative Purchasing Agreement Contract No. DSV-2016-00000009, as follows:

Data Services Fund	
Fund 0198, Department DSV, Unit 1510, Object 3050	
Encumbrance/Contract No. MASC-DSV-2016-00000009	
Vendor 268653	\$ 6,378,383.98

Data Services Fund	
Fund 0198, Department DSV, Unit 1510, Object 3053	
Encumbrance/Contract No. MASC-DSV-2016-00000009	
Vendor 268653	\$ 6,239,184.01

Data Services Fund	
Fund 0198, Department DSV, Unit 1510, Object 3110	
Encumbrance/Contract No. MASC-DSV-2016-00000009	
Vendor 268653	\$ 1,219,327.01

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**SECTION 4.** (continued)

Data Services Fund Fund 0198, Department DSV, Unit 1510, Object 3438 Encumbrance/Contract No. MASC-DSV-2016-00000009 Vendor 268653	\$ 295,774.08
Data Services Fund Fund 0198, Department DSV, Unit 1510, Object 3441 Encumbrance/Contract No. MASC-DSV-2016-00000009 Vendor 268653	\$12,387,300.25
Data Services Fund Fund 0198, Department DSV, Unit 1510, Object 3070 Encumbrance/Contract No. MASC-DSV-2016-00000009 Vendor 268653	\$ 2,734,000.00
Data Services Fund Fund 0198, Department DSV, Unit 1675, Object 3441 Encumbrance/Contract No. MASC-DSV-2016-00000009 Vendor 268653	\$ 208,483.65
General Fund Fund 0001, Department PBW, Unit 3049, Object 3070 Encumbrance/Contract No. MASC-DSV-2016-00000009 Vendor 268653	\$ 1,224,509.13
Master Lease Equipment Fund Fund ML24, Department DSV, Unit X107, Object 2731 Encumbrance/Contract No. MASC-DSV-2016-00000009 Vendor 268653	\$ 2,914,417.04
Master Lease Equipment Fund Fund ML24, Department DSV, Unit E418, Object 2731 Encumbrance/Contract No. MASC-DSV-2016-00000009 Vendor 268653	\$ 2,100,000.00
Master Lease Equipment Fund Fund ML25, Department DSV, Unit E607, Object 2731 Encumbrance/Contract No. MASC-DSV-2016-00000009 Vendor 268653	<u>\$ 2,100,000.00</u>
Total amount not to exceed	\$37,801,379.15

February 26, 2025

**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

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**File #:** 25-547A

**Item #:** 14.

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**STRATEGIC PRIORITY:** Transportation & Infrastructure  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 1, 2  
**DEPARTMENT:** Department of Transportation and Public Works  
**EXECUTIVE:** Dev Rastogi

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### **SUBJECT**

Authorize **(1)** the adoption of a revised Public Transportation Agency Safety Plan for the Dallas Streetcar System; and **(2)** the ratification of the City Manager's approval of the updated and revised Public Transportation Agency Safety Plan on January 24, 2025 - Financing: This action has no cost consideration to the City (see Fiscal Information)

### **BACKGROUND**

Federal and state law requires that all public transit agencies prepare and adopt a Public Transportation Agency Safety Plan (PTASP) for their transit systems. The City of Dallas, as owner of the Dallas Streetcar System, is subject to this PTASP requirement, and the PTASP must be adopted by the City Council.

The Dallas Streetcar is operated by Dallas Area Rapid Transit (DART) under an interlocal agreement (ILA) with the City. This ILA tasks DART with the preparation of the PTASP on behalf of the City.

The original PTASP was adopted by the City Council on September 23, 2020, by Resolution No. 20-1423. DART and the City of Dallas review the PTASP annually to determine if modifications or updates are necessary and to ensure the PTASP is current and compliant with federal and state regulations. Minor revisions to the PTASP were authorized by the City Council in 2021, 2022, and 2024. Additional revisions are now needed to the PTASP and therefore adoption of a revised PTASP is required.

The revised draft was required to be provided to the State Safety Oversight Office of the Texas Department of Transportation ("SSO TXDOT") by January 31, 2025. DART, who is responsible by agreement to draft the original PTASP and any subsequent revisions, did draft the revisions but did not approve the same until January 13, 2025. The City Manager, unable to get the matter on the City Council's agenda, approved the revisions on January 24, 2025, so DART and the City were able to comply with the SSO TXDOT's submission date of January 31, 2025. The City Council is being requested to ratify the City Manager's approval of the 2025 revisions to the PTASP.

Approval of this item will allow the City to adopt the revised PTASP and remain in compliance with federal and state regulations.

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

On August 28, 2019, the City Council authorized the City Manager to execute a Master Streetcar ILA with DART for the purpose of restating and consolidating the provisions in the Streetcar Foundation Agreements that describe the respective duties, responsibilities and ownership interest of the City of Dallas and DART in relation to the Dallas Streetcar System by Resolution No. 19-1235.

On September 23, 2020, the City Council adopted the PTASP for the Dallas Streetcar by Resolution No. 20-1423.

On January 27, 2021, the City Council adopted a revised PTASP for the Dallas Streetcar by Resolution No. 21-0234.

On December 8, 2021, the City Council adopted a revised PTASP for the Dallas Streetcar by Resolution No. 21-1970.

On December 14, 2022, the City Council adopted a revised PTASP for the Dallas Streetcar by Resolution No. 22-1767.

On February 28, 2024, the City Council adopted a revised PTASP for the Dallas Streetcar by Resolution No. 24-0331.

**FISCAL INFORMATION**

This action has no cost consideration to the City. The cost for preparing the PTASP is budgeted as part of the operation and maintenance of the Dallas Streetcar. There is no additional cost associated to the adoption of the PTASP.

February 26, 2025

**WHEREAS**, on August 28, 2019, the City Council authorized the City Manager to execute a Master Streetcar Interlocal Agreement (ILA) with Dallas Area Rapid Transit (DART) for the purpose of restating and consolidating the provisions contained in the eight previously approved ILAs between the City and DART that describe the respective duties, responsibilities, and ownership in interest of the City of Dallas and DART in relation to the Dallas Streetcar System, by Resolution No. 19-1235; and

**WHEREAS**, Federal regulation 49 U.S.C. 5329(d) requires a rail transit agency to develop and adopt a Public Transportation Agency Safety Plan (PTASP) as a comprehensive agency safety plan; and

**WHEREAS**, the Texas Department of Transportation (TxDOT) has developed the State Safety Oversight Program Standard to clarify roles and responsibilities of TxDOT and each rail transit agency for implementing program requirements; and

**WHEREAS**, on September 23, 2020, the City Council adopted the PTASP for the Dallas Streetcar by Resolution No. 20-1423; and

**WHEREAS**, DART and the City of Dallas review the PTASP annually to determine if modifications or updates are necessary and to ensure the PTASP is current and compliant with federal and state regulations; and

**WHEREAS**, on January 27, 2021, the City Council adopted a revised PTASP for the Dallas Streetcar by Resolution No. 21-0234; and

**WHEREAS**, on December 8, 2021, the City Council adopted a revised PTASP for the Dallas Streetcar by Resolution No. 21-1970; and

**WHEREAS**, on December 14, 2022, the City Council adopted a revised PTASP for the Dallas Streetcar by Resolution No. 22-1767; and

**WHEREAS**, on February 28, 2024, the City Council adopted a revised PTASP for the Dallas Streetcar by Resolution No. 24-0331; and

**WHEREAS**, it is now necessary to adopt the revised and updated PTASP to proactively manage safety and risk associated with operating the Dallas Streetcar and to ensure compliance with federal and state regulations; and

**WHEREAS**, the City Manager approved the revised and updated PTASP on behalf of the City on January 24, 2025, so the parties could timely submit the same to the State Safety Oversight Office of the TxDOT by the January 31, 2025 filing date.

February 26, 2025

**Now, Therefore,**

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

**SECTION 1.** That the City Council, in compliance with federal and state law, hereby approves and adopts the Public Transportation Agency Safety Plan for the Dallas Streetcar System that is attached to and made a part of this resolution as **Exhibit A**.

**SECTION 2.** That the City Council ratifies the City Manager's approval of the updated and revised Public Transportation Agency Safety Plan on January 24, 2025, on behalf of the City of Dallas.

**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.



# **Public Transportation Agency Safety Plan (PTASP)**

## **City of Dallas Streetcar**



**City of Dallas  
1500 Marilla Street  
Dallas, Tx 75201**

**Dallas Area Rapid Transit (DART)  
1401 N. Pacific Avenue, Dallas, Tx 75202**

**January 2025**





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## Public Transportation Agency Safety Plan (PTASP) Approvals

The City of Dallas and Dallas Area Rapid Transit (DART) provides certification of compliance with the Public Transportation Agency Safety Plan (PTASP) set forth by the Federal Transit Administration. This compliance includes the signatures of the Dallas City Manager and DART President & Chief Executive Officer, who have verified that the document held within has met all the applicable compliance standards contained within the Code of Federal Regulations 49 Part 673 and the Texas State Safety Oversight Agency Program Standard.

### APPROVED BY:

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Kimberly Bizer Tolbert  
City Manager, City of Dallas

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Date

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DART President & Chief Executive Officer

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Donna Johnson  
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Date

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Ghassan Khankarli, PhD, PE, PMP, CLTD  
Director, Department of Transportation

\_\_\_\_\_  
Date



## Revision History

Revision Number	Revision Date	Description
0	December 2019	Initial Draft and Release
1	December 2020	Annual Update
2	September 2021	Annual Update
3	October 2022	Annual Update
4	October 2023	Annual Update
5	January 2025	Annual Update



## Acronyms

Acronym	Definition
AE	Accountable Executive
AHJ	Authorities Having Jurisdiction
ASP	Agency Safety Plan (interchangeable with PTASP)
CAP	Corrective Action Plan
CBD	Central Business District
CCP	Change Control Procedures
CFR	Code of Federal Regulation
CITY	City of Dallas
CM	City Manager
CRC	Certification Review Committee
CSO	Chief Safety Officer
CSSM	Construction Safety and Security Manual
DART	Dallas Area Rapid Transit
DCB	Design Change Board
DSSC	Director of Systems Safety and Certification
EAP	Employee Assistance Program
ELT	Executive Leadership Team
EOP	Emergency Operations Plan
EPA	Environmental Protection Agency
ERRTC	Executive Round Table Review Team Committee
ESS	Energy Storage System
FLSC	Fire Life Safety Committee
FRA	Federal Railroad Administration
FTA	Federal Transit Administration
HAZCOM	Hazardous Communications



Acronym	Definition
HMP	Hazard Management Program
HRI	Hazard Risk Index
ILA	Inter Local Agreement
KPI	Key Performance Indicators
LRT	Light Rail Transit
LRV	Light Rail Vehicle
MAXIMO	Maintenance Management System
MPO	Metropolitan Planning Organization
NCTCOG	North Central Texas Council of Government
NFPA	National Fire Protection Association
NTD	National Transit Database
NTSB	National Transportation Safety Board
ODC	Operations Document Control
OE	Operations Engineering
OSHA	Occupational Safety Health Administration
OSONOC	Other Safety Occurrence Not Otherwise Classified
PMI	Preventive Maintenance Inspections
PPE	Personal Protective Equipment
PTASP	Public Transportation Agency Safety Plan
PTSCTP	Public Transportation Safety Certification Training Program
RMIS	Risk Management Information System
RFGPTS	Rail Fixed Guideway Public Transportation System
RBI	Risk Based Inspection
RMIS	Risk Management Information System
RSC-JLM	DART Rail Safety Committee - Joint Labor Management
RTA	Rail Transit Agency
RTRWP	Rail Transit Roadway Worker Protection





Acronym	Definition
SA	Safety Assurance
SC	Dallas Streetcar
SCB	Standard Campaign Bulletin
SDS	Safety Data Sheet
SME	Subject Matter Expert
SMP	Safety Management Policy
SMS	Safety Management System
SOP	Standard Operating Procedures
SP	Safety Promotion
SPB	Standard Practice Bulletins
SPCC	Spill Prevention Controls and Countermeasures
SRM	Safety Risk Management
SSCP	Safety and Security Certification Plan
SSOA	State Safety Oversight Agency
SSOPS	State Safety Oversight Program Standard
SWP3	Storm Water Pollution Prevention Plans
TAC	Texas Administrative Code
TCC	Train Control Center
TCEQ	Texas Commission on Environmental Quality
TDSHS	Texas Department of State Health Services
TES	Track Electrification Services
TIGER	Transportation Investment Generating Economic Recovery
TVA	Threat and Vulnerability Analysis
TxDOT	Texas Department of Transportation
USC	United States Code
WI	Work Instructions



## Definitions

***Accident*** is an Agency event that involves any of the following: A loss of life; a report of a serious injury to a person; a collision involving a rail transit vehicle; a runaway train; an evacuation for life safety reasons; or any derailment of a rail transit vehicle, at any location, at any time, whatever the cause.

***Accountable Executive*** is DART's President & Chief Executive Officer who has ultimate responsibility for carrying out the Public Transportation Agency Safety Plan of DART; responsibility for carrying out the DART's Transit Asset Management Plan; and control or direction over the human and capital resources needed to develop and maintain both DART's Public Transportation Agency Safety Plan, in accordance with 49 U.S.C. 5329(d), and DART's Transit Asset Management Plan in accordance with 49 U.S.C. 5326. For the Dallas Streetcar, the Accountable Executive is the City Manager.

***Accountability*** is a statement of which an individual is required to achieve, directly or through those to whom the individual has delegated responsibility, with regard to the operation of Safety Management System.

***Administrator*** is the Federal Transit Administrator or the Administrator's designee.

***Assault on a transit worker*** is a circumstance in which an individual knowingly, without lawful authority or permission, and with intent to endanger the safety of any individual, or with a reckless disregard for the safety of human life, interferes with, disables, or incapacitates a transit worker while the transit worker is performing the duties of the transit worker. (as defined under 49 U.S.C. 5302)

***CDC*** is the Centers for Disease Control and Prevention of the United States Department of Health and Human Services.

***Chief Safety Officer*** is an adequately trained individual who has responsibility for safety and reports directly to a transit agency's Chief Executive Officer, General Manager, President, or equivalent officer. A Chief Safety Officer may not serve in other operational or maintenance capacities, unless the Chief Safety Officer is employed by a transit agency that is a small public transportation provider as defined in this part, or a public transportation provider that does not operate a rail fixed guideway public transportation system.

***City Manager*** is appointed by the elected City Council and is responsible for the daily operations of the municipal organization. The City Manager manages a staff of approximately 14,000 employees and a budget of nearly 4.75 billion.

***City of Dallas, Streetcar Representative*** is the City staff person assigned to represent the City in the day-to-day operations as established in the Interlocal Agreement between the City and DART. The Streetcar Representative participates in the preparation of the PTASP, the Safety Audit, and annual system certifications and when completed makes recommendations for approval to the City Manager.



**Commission** is the Texas Transportation Commission.

**Contractor** is an entity that performs tasks on behalf of FTA, a State Safety Oversight Agency, or a Rail Transit Agency, through contract or other agreement.

**Corrective Action Plan** is a plan developed by DART that describes the actions that DART will take to minimize, control, correct, or eliminate risks and hazards, and the schedule for taking those actions. Either a State Safety Oversight Agency or FTA may require DART to develop and carry out a corrective action plan.

**DART Senior Management** is Director and above (e.g. AVP, Directors, VP, ELT)

**DART Executive Leadership** is the Leadership Roundtable Team who are direct reports to the CEO (e.g. VP and above)

**Emergency** is a natural disaster affecting a wide area (such as a flood, hurricane, tidal wave, earthquake, severe storm, or landslide) or a catastrophic failure from any external cause, as a result of which the Governor of a State has declared an emergency, and the Secretary has concurred; or the President has declared a major disaster under section 401 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5170). (as defined under 49 U.S.C. 5324)

**Equivalent entity** is an entity that carries out duties similar to that of a Board of Directors, for a recipient or subrecipient of FTA funds under 49 U.S.C. Chapter 53, including sufficient authority to review and approve a recipient or subrecipient's Public Transportation Agency Safety Plan.

**Fatality** is a death that results from an event and that occurs within 30 days after the date of the event.

**FRA** is the Federal Railroad Administration, an agency within the United States Department of Transportation.

**FTA** is the Federal Transit Administration, an agency within the United States Department of Transportation.

**Goal** is desired result that DART foresee, plan and commit to achieve.

**Hazard** is any real or potential condition that can cause injury, illness, or death; damage to or loss of the facilities, equipment, rolling stock, or infrastructure of a public transportation system; or damage to the environment.

**Injury** is any harm to persons as a result of an event that requires immediate medical attention away from the scene.

**Investigation** is the process of determining the causal and contributing factors of a safety event or hazard, for the purpose of preventing recurrence and mitigating safety risk.

**Joint labor-management process** is a formal approach to discuss topics affecting transit workers and the public transportation system.



**National Public Transportation Safety Plan** is the plan to improve the safety of all public transportation systems that receive Federal financial assistance under 49 U.S.C. Chapter 53.

**Near-miss** is a narrowly avoided safety event.

**NTSB** is the National Transportation Safety Board, an independent Federal agency.

**Objective** is a thing aimed at or sought; a goal or specific measurable statement that supports achievement of the goal. Operator of a public transportation system is a provider of public transportation.

**Performance measure** is an expression based on a quantifiable indicator of performance or condition that is used to establish targets and to assess progress toward meeting the established targets.

**Person** is a passenger, employee, contractor, pedestrian, trespasser, or any individual on the property of a rail fixed guideway public transportation system.

**Pre-revenue Operations** is operation of the rail fixed guideway public transportation system prior to revenue service that includes identification and performance of tests, drills, exercises, and audits designed to verify the functional capability and readiness of the system.

**Potential Consequence** is the effect of a hazard.

**Public transportation** is regular, continuing shared-ride surface transportation services that are open to the general public or open to a segment of the general public defined by age, disability, or low income; and does not include (as defined under 49 U.S.C. 5302):

- a) intercity passenger rail transportation provided by the entity described in
- b) 49 U.S.C. chapter 243 (or a successor to such entity);
- c) intercity bus service;
- d) charter bus service;
- e) school bus service;
- f) sightseeing service;
- g) courtesy shuttle service for patrons of one or more specific establishments; OR
- h) intra-terminal or intra-facility shuttle services.

**Public Transportation Agency Safety Plan (PTASP)** is the documented comprehensive DART's safety plan that is required by 49 U.S.C. 5329(d).

**Public Transportation Safety Certification Training Program** is either the certification training program for Federal and State employees, or other designated personnel, who conduct safety audits and examinations of public transportation systems, and employees of public transportation agencies directly responsible for safety oversight, established through interim provisions in accordance with 49 U.S.C. 5329(c)(2), or the program authorized by 49 U.S.C. 5329(c)(1).



***Rail Fixed Guideway Public Transportation System (RFGPTS)*** is any fixed guideway system, or any such system in engineering or construction, that uses rail, is operated for public transportation, is within the jurisdiction of a State, and is not subject to the jurisdiction of the Federal Railroad Administration. These include but are not limited to rapid rail, heavy rail, light rail, monorail, trolley, inclined plane, funicular, and automated guideway. Rail fixed guideway public transportation system is also a Rail Transit Agency (RTA).

***Rail Transit Agency (RTA)*** is any entity that provides services on a rail fixed guideway public transportation system. For the purposes of this PTASP, any reference to RTA would be the same as DART.

***Responsibility*** is functions and duties that describe the purpose of what an individual is required to do with regard to the operation of the Safety Management System.

***Revenue Service*** is operation of the rail fixed guideway public transportation system to carry passengers that pay fares, provide payment through a contractual arrangement, or have the fares subsidized by public policy. Vehicles operated in fare free service are considered in revenue service.

***Risk-Based Inspection*** is An inspection conducted as part of a risk-based inspection program

***Roadway*** is land on which DART tracks and support infrastructure have been constructed to support the movement of DART's Light Rail vehicles, excluding station platforms.

***Safety*** is freedom from harm resulting from unintentional acts or circumstances.

***Safety Assurance (SA)*** is processes within a transit agency's Safety Management System that functions to ensure the implementation and effectiveness of safety risk mitigation, and to ensure that the transit agency meets or exceeds its safety objectives through the collection, analysis, and assessment of information.

***Safety Committee*** is the formal joint labor-management committee on issues related to safety that is required by 49 U.S.C. 5329.

***Safety Event*** is an unexpected outcome resulting in injury or death; damage to or loss of the facilities, equipment, rolling stock, or infrastructure of a public transportation system; or damage to the environment.

***Safety Management Policy*** is a transit agency's documented commitment to safety, which defines the transit agency's safety objectives and the accountabilities and responsibilities for the management of safety.

***Safety Management System (SMS)*** is the formal, organization-wide approach to managing safety risk and assuring the effectiveness of a transit agency's safety risk mitigation. SMS includes systematic procedures, practices, and policies for managing hazards and safety risks.

***Safety Management System (SMS) Executive*** is a Chief Safety Officer or an equivalent.



**Safety performance target** is a qualifiable level of performance or conditions expressed as value for the measure, related to safety management activities, to be achieved within a specified time period.

**Safety Promotion (SP)** is a combination of training and communication of safety information to support SMS as applied to the transit agency's public transportation system.

**Safety risk** is the composite of predicted severity and likelihood of a potential consequence of a hazard.

**Safety risk assessment** is the formal activity whereby a transit agency determines Safety Risk Management priorities by establishing the significance or value of its safety risks.

**Safety Risk Management (SRM)** is a process within a Rail Transit Agency's Safety Plan for identifying hazards and analyzing, assessing, and mitigating the safety risk of their potential consequences.

**Safety risk mitigation** is a method or methods to eliminate or reduce the severity and/or likelihood of a potential consequence of a hazard.

**Safety set-aside** is the allocation of not less than 0.75 percent of assistance received by a large, urbanized area provider under 49 U.S.C. 5307 to safety-related projects eligible under 49 U.S.C. 5307.

**State** is a state of the United States, the District of Columbia, Puerto Rico, the Northern Mariana Islands, Guam, American Samoa, and the Virgin Islands.

**State of Good Repair** is the condition in which a capital asset is able to operate at a full level of performance.

**State Safety Oversight Agency (SSOA)** is an agency established by a State that meets the requirements and performs the functions specified by 49 U.S.C. 5329(e), (k) and the regulations set forth in this part.

**Substantial damage** is damage to transit or non-transit property including vehicles, facilities, equipment, rolling stock, or infrastructure that disrupts the operations of the rail transit agency and adversely affects the structural strength, performance, or operating characteristics of the property, requiring towing, rescue, on-site maintenance, or immediate removal prior to safe operation.

**System Reliability** The system reliability measure expresses the relationship between safety and asset condition. The rate of vehicle failures in service, defined as mean distance between major mechanical failures, is measured as revenue miles operated divided by the number of major mechanical failures.

**Transit agency** is an operator of a public transportation system that is a recipient or subrecipient of Federal financial assistance under 49 U.S.C. 5307 or a rail transit agency.



***Transit Asset Management Plan*** is the strategic and systematic practice of procuring, operating, inspecting, maintaining, rehabilitating, and replacing transit capital assets to manage their performance, risks, and costs over their life cycles, for the purpose of providing safe, cost-effective, and reliable public transportation, as required by 49 U.S.C. 5326 and 49 CFR part 625.

***Transit worker*** is any employee, contractor, or volunteer working on behalf of the transit agency.

***Vehicle*** is any rolling stock used on DART’s Rail Transit vehicle tracks, including but not limited to passenger and maintenance vehicles.

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## I. FORWARD

The Dallas Streetcar is a City of Dallas owned transit facility which is operated and maintained by Dallas Area Rapid Transit (DART) through interlocal agreements.

The Dallas Area Rapid Transit (DART) system was organized with the mission to benefit the region by providing a sustainable system of innovative, affordable, reliable and safe mobility options for our riders that enhances the quality of life and stimulates economic development. Accordingly, safety is a primary concern that affects all levels of DART activities including the operations, maintenance, and administrative functions of the organization. All employees and contractors of DART are expected to conduct their duties safely, aimed at preventing, controlling and minimizing undesired events, such as customer or employee injury, equipment or property damage, or degradation to system safety in any DART function. Employees and customers are DART's most important assets, and their safety is DART's greatest responsibility. While minimizing unsafe conditions in DART's transportation system and facilities is the responsibility of each employee, they are first and foremost the responsibility of DART's management. The Agency's safety documents which set forth its PTASP, including those documents related to the implementation of its SMS, and results from SMS processes and activities. The PTASP and SMS documents include in whole, or by reference, the programs, policies, and procedures that DART uses to carry out its PTASP. All PTASP and SMS documents are maintained for a minimum of three years after they are created.

DART is fully committed to providing a safe work environment and safe vehicles, systems, and facilities. The Federal Transit Administration's (FTA) final rule, 49 CFR Part 673, Public Transportation Agency Safety Plan, became effective on July 19, 2019. This rule requires operators of Public transportation systems that receive federal funds from FTA, to establish a Public Transportation Agency Safety Plan (PTASP) that meets the requirements of 49 CFR Part 673. The PTASP must at a minimum:

1. Be signed by the Accountable Executive and approved by the Rail Safety Committee Joint Labor Management established pursuant to § 673.19, followed by agency's Board of Directors, or an Equivalent entity.
2. Document the processes and activities related to Safety Management System (SMS) implementation.
3. Include Safety performance targets for the safety risk reduction program and annual safety performance targets based on the safety performance measures established under the National Public Transportation Safety Plan.
4. Address all applicable requirements and standards set forth in FTA's Public Transportation Safety Program and the National Public Transportation Safety Plan.
5. Establish a process and timeline for conducting annual reviews and updates of the PTASP.





6. Include or incorporate by reference: -

- i. An emergency preparedness and response plan or procedures that address, at a minimum, the assignment of transit worker responsibilities during an emergency, and coordination with Federal, State, regional, and local officials with roles and responsibilities for emergency preparedness and response in the transit agency's service area.
- ii. Any policies and procedures regarding rail transit workers on the roadway that DART has issued; and
- iii. The DART's policies and procedures developed in consultation with State Safety Oversight Agency to provide access and required data for the State Safety Oversight Agency's risk-based inspection program.

7. Must include a safety risk reduction program for DART operations to improve safety performance by reducing the number and rates of safety events, injuries and assaults on transit workers. Consistent with 49 CFR part 673.25, the safety risk reduction program must, at a minimum:

- i. Address the reduction and mitigation of vehicular and pedestrian safety events involving transit vehicles that includes safety risk mitigations.
- ii. Address the reduction and mitigation of assaults on transit workers that includes safety risk mitigations.
- iii. Include the safety performance targets set by the Safety Committee pursuant to 49 CFR part 673.19 (d)(2) for the safety risk reduction program performance measures established in the NPTSP. These targets must be set: -
  - a. Based on a three-year rolling average of the data submitted by DART to NTD.
  - b. For all modes of public transportation and
- iv. Include or incorporate by reference the safety risk mitigations identified and recommended by the Safety Committee.

As DART operates a light rail system subject to FTA's State Safety Oversight (SSO) Program, as stated in 49 CFR Part 674, DART has developed this PTASP in compliance with 49 CFR Part 673 and the Texas Department of Transportation (TxDOT) SSO Agency's Program Standard. DART's PTASP requires annual review and revision (as necessary) and subsequent approval by the Rail Safety Committee Joint Labor-Management followed by the City Manager and Director of Transportation Department. Each of DART's divisions and department management teams are charged with the responsibility of implementing and assuring the success of the PTASP.



## II. SCOPE AND SYSTEM DESCRIPTION

The Public Transportation Agency Safety Plan (PTASP) applies to the City of Dallas Streetcar operations affected by the planning, design, construction, procurement, testing, operation, and maintenance of its Streetcar transit systems. Safety issues affecting all units within the rail division of DART are managed in accordance with the procedures outlined in the PTASP. DART's Safety Management Policy Statement, which articulates the commitment of DART's President & Chief Executive Officer and DART Executive Leadership Team to DART's Safety Management System (SMS) and the implementation of this PTASP, is included in **Appendix I**. Organization charts depicting DART's structure and hierarchy are included in **Appendix II**.

### DART Mission Statement

DART's mission statement defines the purpose for which the Agency was created and is stated as follows:

“To benefit the region by providing a sustainable system of innovative, affordable, reliable safe mobility options for our riders that enhances the quality of life and stimulates economic development.”

### Service Area

The Dallas Streetcar operates within a large, urbanized area. The agency receives Section 5307 funding and serves its 13 service area cities with modern public transit services and customer facilities. The Comprehensive Transportation Plan for the Dallas Central Business District, adopted by City Council on June 8, 2005 (Resolution No. 05- 1759) recommended a balanced transportation network which included the development of a Streetcar system to enhance circulation. In 2011, the City of Dallas (CITY), Dallas Area Rapid Transit (DART), and the North Central Texas Council of Government (NCTCOG) executed an Interlocal Agreement (ILA) (**Appendix IV**) which detailed the roles and responsibilities related to the development of the modern Dallas Streetcar System. This ILA established:

- NCTCOG as the grantee for Federal Transit Administration (FTA) funds including Transportation Investment Generating Economic Recovery (TIGER) funds.
- CITY as the owner of the Dallas Streetcar.
- DART as the Technical Advisor and Owner's Representative for the Dallas Streetcar.

The use of TIGER funds brings the Dallas Streetcar under FTA regulations, Rail Fixed Guideway Systems. FTA has delegated oversight and the task of ensuring compliance with these federal regulations to the State Safety Oversight office within the Texas Department of Transportation (TxDOT).



## Dallas Streetcar Facilities

### Description of the Dallas Streetcar System

The Dallas Streetcar system is operated with a fleet of four modern Streetcars vehicles that are 66 feet long and weigh 81,900 pounds. Each Streetcar is operated by onboard energy storage system (ESS), consisting of a rechargeable battery pack, which is recharged by raising the pantograph whenever operating in overhead catenary territory. The catenary is energized by a traction power substation that supplies high voltage. Each Streetcar are housed at DART's Central Rail Operating Facility and must travel over existing DART alignment to reach the Streetcar system. **Appendix IX** list the Dallas Streetcar Fleet Stock.

The Union Station Stop is located at the corner of Young Street and Houston Street in downtown Dallas. Overhead catenary is available at this stop for recharging the ESS on board the Streetcars. The Streetcar travels across the Trinity River via the Houston Street Viaduct utilizing the ESS along a single track (approximately one mile). Once across the viaduct, the pantograph is raised up to the overhead catenary and is operated in that manner to the end of the line in the Bishop Arts District. The Dallas Streetcar system map is found in **Appendix XIX**.

After the Houston Street Viaduct, the system transitions to double track along Zang Boulevard, and then turns west on Colorado Boulevard then south on Beckley then southwesterly back on Zang Boulevard to its southerly terminus at 7th Street. There is a switch installed at Bishop Arts stop that allows movement from the southbound track to the northbound track. There is a tail track at the end of the line to allow for additional Streetcar storage Six stops are located along the route:

- Union Station (South Houston Street at Young Street)
- Zang Boulevard at East Greenbriar Lane
- Zang Boulevard at East Oakenwald Street
- West Colorado Boulevard at North Beckley Avenue
- Zang Boulevard at West 6th Street
- Zang Boulevard at West 7th Street

Traction power substations are located near the stop at Greenbriar and near the southerly terminus. Traction power is also available from DART's LRT system at the Union Station stop.

## III. MODE(S) OF SERVICE COVERED BY THE AGENCY SAFETY PLAN

The current Dallas Streetcar PTASP applies to all Dallas Streetcar operations.



## IV. PTASP/SMS EXECUTIEVES

### Accountable Executive

The City Manager is designated as the Agency’s Accountable Executive. As such, the City Manager is accountable for ensuring that the Agency’s Safety Management System (SMS) is in place and is effectively implemented throughout the Dallas Streetcar System.

### DART’s President & Chief Executive Officer

The President & Chief Executive Officer is designated as the DART’s Chief Executive. As such, the President & Chief Executive Officer is responsible for ensuring that DART’s Safety Management System (SMS) is in place and is effectively implemented throughout the Dallas Streetcar system. Additionally, the President & Chief Executive Officer is responsible for ensuring action is taken to address substandard performance in the Agency’s SMS.

### Sr. Chief Safety Officer

The Sr. Vice President & Chief Safety Officer (CSO) is designated by DART’s President & Chief Executive Officer (Accountable Executive) as the SMS Executive. The Vice President, CSO holds a direct line of communication and reporting to the Accountable Executive. As an adequately trained senior leader at DART, the Vice President & CSO has the authority and responsibility for the establishment, implementation and operation of a compliant PTASP. The Sr. Vice President & CSO is also responsible for the implementation of SMS throughout the DART organization. This responsibility includes:

- Planning and fostering a positive SMS culture.
- Ensuring the PTASP is reviewed annually (and updated as needed).
- Coordinating Safety Risk Management (SRM) across the DART organization.
- Overseeing and coordinating Safety Assurance practices throughout the DART organization.
- Monitoring safety performance and targets through data collection and analysis.
- Tracking of safety critical issues.

The Vice President, CSO does not serve in other operational or maintenance capacities.

### Director of Reliability Engineering and Streetcar

The Director of Reliability Engineering and Streetcar is a primary contact between the City of Dallas and DART. This individual is a key member of the Rail Safety Committee and advises DART’s position while working in conjunction with City of Dallas personnel on all streetcar concerns.



## City of Dallas Streetcar Management

As owner of the Dallas Streetcar, the city through the Department of Transportation has responsibility for oversight of DART’s performance and management of the Dallas Streetcar system. (See **Appendix III** for City of Dallas Organization Chart)

## City of Dallas, City Manager

The City Manager is the Accountable Executive for the Dallas Streetcar. The City Manager is appointed by the elected City Council and is responsible for the daily operations of the municipal organization. The CM manages a staff of approximately 14,000 employees and a budget of nearly 4.75 billion.

## V. PURPOSE, GOALS, AND OBJECTIVES

### Purpose

The purpose of the PTASP is to establish formal mechanisms each DART department must use to identify hazards associated with DART’s transportation systems; eliminate, minimize or control hazards; and to prevent injuries, accidents and other losses. The PTASP demonstrates DART’s commitment to safety and compliance with Federal, State and local regulations.

### Goals

The goals of the PTASP are to establish processes and procedures that will:

- Enable the identification, elimination, minimization and control safety hazards and their risks.
- Allow DART to maintain a superior level of safety in its transportation operations and in work environments.
- Comply with the applicable requirements for regulatory agencies.
- Maximize the safety of future operations through design, procurement, construction, and testing processes.

### Objectives

Senior management for the City of Dallas and DART are responsible for providing leadership in promoting safety and ensuring employees are committed to the safety of DART’s customers, employees, property, and the public coming in contact with DART’s system. Each DART department is directed and empowered to administer the PTASP and its specific activities for the prevention, control, and resolution of unsafe conditions and actions. A successful safety record for the Streetcar results from the use of this Plan, as well as from the regular review and revision process in place to keep the PTASP current.

The following objectives have been established to assist DART in achieving its safety initiatives. Each Department is responsible for establishing activities and goals to assist DART in



meeting its principal objectives. **Appendix VII** has detailed information regarding tasks and responsibilities that facilitate achievement of these objectives.

- Establish safety policies, procedures and requirements that integrate safety into DART's decision-making and operations.
- Hire and train qualified personnel.
- Assign responsibility related to safety policies, procedures, and requirements.
- Establish standards and procedures for safety training and performance.
- Verify employee adherence to safety policies, procedures, and requirements.
- Meet or exceed safety requirements in specifications, facility construction, equipment installation, vehicle operations and maintenance, and system testing, operations and maintenance.
- Evaluate routes and scheduling for safety issues.
- Evaluate and verify the operational readiness of new transportation systems.
- Evaluate the safety implications of proposed modifications prior to implementation.
- Investigate accidents, fires, injuries, and incidents.
- Identify, analyze, and resolve hazards in a timely manner.

## **VI. STATE SAFETY OVERSIGHT AUTHORITY**

In 1997, the Texas Legislature, with enactment of Senate Bill (S.B.) 735 designating the Texas Department of Transportation (TxDOT) as the SSOA. TxDOT derives its authority through Texas Transportation Code, Chapter 455, General Powers and Duties of Department of Transportation Regarding Mass Transportation.

During the 85th Regular Legislative Session, S.B. 1523 was enacted on June 1, 2017. This statute provides TxDOT the authority to establish and enforce minimum standards for the safety of all Rail Transit Agencies (RTA) within its oversight. These standards are consistent with the National Public Transportation Safety Plan, Public Transportation Safety Certification Training Program, rules for Public Transportation Agency Safety Plans, and all other applicable federal and state laws.

Chapter 7, Subchapter E. - Rail Fixed Guideway System State Safety Oversight Program, of the Texas Administrative Code (TAC) describes how TxDOT will carry out its SSO Program responsibilities consistent with both State and Federal requirements. DART's LRT system is subject to these standards and requirements.

On March 16, 2016, FTA published 49 CFR Part 674 to carry out the mandate of 49 U.S.C. 5329(e) for States to perform oversight of rail fixed guideway public transportation systems within their jurisdictions. TxDOT's SSO Program, as documented in its SSO Program Standard, has been established to meet these updated requirements.



DART will follow the requirements found within TxDOT SSO Program Standard dated August 2024 for the following requirements: -

- a. Allegations of Non-Compliance
- b. SSOA Annual Report to FTA
- c. Triennial Audits of DART
- d. Escalation of Enforcement Action
- e. Emergency order to Address Imminent Public Safety Concerns

### **a. Allegations of Non-Compliance**

When any DART employee believes there has been noncompliance with DART's PTASP, they must initially submit the allegation of noncompliance to the AVP of Agency Safety & Compliance for investigation and mitigation of the allegation. If the allegation is not resolved, the employee may submit the allegation of noncompliance to TxDOT.

#### **Notification Requirements**

- Allegation of noncompliance may be reported through TxDOT's TRACKS compliant system, email, or telephone.
  - Electronic submission: Via TxDOT's TRACKS complaint system at <https://www.txdot.gov/about/contact-us/complaints.html>
  - Email: [sso\\_reporting@txdot.gov](mailto:sso_reporting@txdot.gov).
  - Phone: Call (512) 486-5977.
- Allegations may be submitted anonymously; however, DART employees are encouraged to provide their contact information in case TxDOT needs additional information to investigate the allegation.
- The notification must include sufficient detail for TxDOT to determine if the allegation falls under TxDOT's jurisdiction as well as identify the relevant facts related to the allegation.

#### **Responsibility**

AVP of Agency Safety and Compliance will conduct a full investigation and report the findings and resolutions to the employee who submitting the complaint within 30 calendar days. If there is no resolution the AVP of Agency Safety and Compliance will report the status to TxDOT. If there is no resolution, TxDOT may proceed with an investigation.

The TxDOT SSO Program Manager is responsible for acknowledging the receipt of the allegation, managing the investigation process, and submitting the findings and report to TxDOT's Public Transportation Division leadership within 30 calendar days. In cases where the allegation





is referred to DART, the Chief Safety Officer (CSO) of DART is responsible for conducting the investigation and ensuring the appropriate safety risk management processes are followed.

Coordination between the TxDOT SSO Program Manager and the affected RTA's CSO is crucial for ensuring a thorough, unbiased investigation.

### **Timelines and deadlines**

- Agency Safety & compliance 30 days, investigation, and mitigation
- TxDOT must acknowledge receipt of initial allegation report promptly
- TxDOT will ensure the completion of a thorough, impartial investigation and complete investigation report within 30 calendar days
- Extensions may be granted by the Public Transportation Division leadership if valid reasons for delay arise.

### **b. SSOA Annual Report to FTA**

To assist TxDOT in fulfilling its obligations to submit the annual report to the FTA by the March 15<sup>th</sup> deadline, DART will ensure to provide all required data, information and documentation, including any additional materials requested by TxDOT. DART will promptly respond to any requested documents from TxDOT and ensure they are up to date and complete.

TxDOT will review the required items and notify DART Safety Staff of any missing or outdated documents or data that need to be corrected. To ensure timely submission of the annual report, DART will make all requested corrections and submit any missing documentation to TxDOT by February 1<sup>st</sup>. Throughout this process, TxDOT's SSO Program Managers will coordinate with DART staff to ensure that all data and documents are provided and corrected as needed, ensuring that TxDOT can meet the FTA's March 15<sup>th</sup> deadline for the annual report submission.

### **c. Triennial Audits of DART**

At least once every three years, TxDOT shall conduct a Triennial Audit of DART's implementation of its PTASP. The triennial is considered conducted as of the date TxDOT holds an audit exit debrief with DART. It will be at TxDOT's discretion whether the Triennial Audit will be conducted as a single on-site assessment or in an on-going manner over the three-year cycle.

TxDOT will notify DART's Accountable Executive and Chief Safety Officer of the Triennial Audit at least 60 days before it's scheduled.





## **Key Staff Accountability/Responsibilities: -**

**TxDOT:** Prepares the audit plan, coordinates with DART safety staff to develop the schedule and coordinate document reviews and interviews, conducts the audit, and issues a draft report within 60 days. TxDOT will finalize the audit report within 15 days of receiving DART’s comments and reviews DART’s Corrective Action Plans (CAPs) within 30 days. TxDOT also monitors CAP implementation and notifies DART when the audit is closed.

**DART:** Provides requested documents, participates in interviews, and submits comments on the draft report within 30 days. DART will also develop CAPs to address findings within 30 days of receiving the final report.

## **Timelines and Deadlines**

- TxDOT will notify DART at least 60 days in advance and finalize the interview schedule in coordination with DART safety staff no less than 30 days before the audit.
- TxDOT will issue a draft audit report within 60 calendar days of the completion of the on-site audit and submit to DART for review and comment.
- DART will submit comments within 30 calendar days of receipt of draft triennial audit report.
- TxDOT will issue final triennial audit report within 15 calendar days of DART comments.
- DART develop CAPs to address findings within 30 calendar days of receiving the final audit report.
- TxDOT will review DART’s proposed CAPs within 30 calendar days of receipt.
- TxDOT monitors CAPs and closes the audit once findings are addressed.

## **d. Escalation of Enforcement Action**

In cases of violation of federal or state regulations, TxDOT may initiate an administrative action by issuing a written notification of the violation to DART. This notification will specify the violations, the actions TxDOT intends to take, and the compliance measures DART must follow to address the violation. The notification will also provide information about DART’s right to request an administrative review if it disagrees with TxDOT’s determination. DART is required to submit documentation to demonstrate compliance or to formally appeal TxDOT’s decision.

TxDOT will review the appeal and issue a final determination within 60 calendar days of receiving the appeal. If DART fails to take the required actions, TxDOT may escalate enforcement, which could involve rescinding the approval of DART’s safety plan, issuing an emergency order to address public safety concerns, or seeking a temporary injunction to enforce emergency measures. Detailed information regarding administrative actions and the review process is available in the Texas Administrative Code, Chapter 7, Subchapter E.



## VII. RISK-BASED INSPECTIONS

As stated in TxDOT’s SSO Program Standard, dated August 2024 Section 1.12 Risk based Inspections:

Section 1.12 Risk-based Inspection, further states: -

“On November 15, 2021, President Biden signed the Bipartisan Infrastructure Law (BIL), enacted as the Infrastructure Investment and Jobs Act (IIJA), which continues the public transportation safety program. The BIL amended 49 U.S.C § 5329 to require state safety oversight agencies (SSOAs) to conduct risk-based inspections (RBI) of the rail transit agencies (RTA) that the states oversee. The BIL also added a provision directing Federal Transit Administration (FTA) to issue a Special Directive to each SSOA on the development and implementation of risk-based inspection programs.

On October 21, 2022, FTA issued Special Directive 22-47, under authority of 49 U.S.C. § 5329 (k) and 49 CFR Part 670, requiring the Texas Department of Transportation (TxDOT), as the SSOA, to develop and implement a risk-based inspection program using qualitative and quantitative data analysis to prioritize inspections to address safety concerns and hazards associated with rail transit agency (RTA) safety risk.

Special Directive 22-47 requires TxDOT to have an FTA approved Risk-based Inspection program by October 2024. FTA, through the RBI Toolkit, requires SSOAs to submit their Risk based Inspection programs for FTA review and approval by May 2024.

To meet the submission deadline, TxDOT, in consultation with each rail agency within the SSO Program, began developing a risk-based inspection program in April 2023. TxDOT SSO and rail agencies continued to coordinate on RBI program development throughout 2023 and 2024 during onsite visits, conference calls, emails, and document reviews.

The Risk-based Inspection Program, located in **Appendix VIII**, documents TxDOT SSO’s policies and procedures addressing TxDOT’s authority and capability to enter and conduct inspections of the rail agencies, including access for inspections that occur with and without advance notice. Additionally, the policies and procedures will address inspection access and data collection from each RTA to support its risk-based inspection monitoring and prioritization activities, including data that the RTA collects when identifying and evaluating safety risk.

TxDOT will submit the risk-based inspection program to FTA by May 2024. The RBI Program will be reviewed annually as part of the agency safety plan and Program Standard update process. If required, the RBI Program will be updated.”

TxDOT’s Risk-Based Inspection Program document is included in **Appendix VIII**.



## **VIII. PTASP DEVELOPMENT, ANNUAL REVIEW, UPDATES AND APPROVAL**

### **FTA Requirements**

Published in July 2018, 49 CFR, Part 673, establishes requirements for PTASPs in order to carry out the explicit statutory mandates of the Moving Ahead for Progress in the 21st Century Act (Pub. L. 112-141; July 6, 2012) (MAP-21), which was reauthorized by the Fixing America's Surface Transportation Act (Pub. L. 114-94; December 4, 2015) (FAST Act), and codified as 49 U.S.C. 5329(d) to strengthen the safety of public transportation systems receiving Federal financial assistance under 49 U.S.C. Chapter 53. The rule requires Rail Fixed Guideway Public Transportation Systems to adopt SMS principles and methods; to develop, certify, implement, and update PTASPs; and to coordinate PTASP elements with other FTA programs and rules, as specified in 49 U.S.C. 5303, 5304, and 5329. 49 CFR Part 673 became effective on July 19, 2019, and DART was required to have its PTASP approved by TxDOT's SSO Program by July 20, 2020.

### **SSO Program Standard Requirements**

As stated in TxDOT's SSO Program Standard, dated August 2023

Section 4.2, Public Transportation Agency Safety Plans (PTASP): Section 4.2, PTASP General Requirements, further states:

"The PTASP must comply with 49 CFR 673.11 General Requirements; which include the following elements:

- (1) The Public Transportation Agency Safety Plan, and subsequent updates, must be signed by the Accountable Executive and approved by the agency's Board of Directors, or an Equivalent Authority.
  - a) For a large-urbanized area provider, the Safety Committee established pursuant to § 673.19, followed by the transit agency's Board of Directors or an equivalent entity; or
  - b) For all other transit agencies, the transit agency's Board of Directors or an equivalent entity.
- (2) The Public Transportation Agency Safety Plan must document the processes and activities related to Safety Management System (SMS) implementation, as required under Subpart C of 49 CFR 673.
- (3) The Public Transportation Agency Safety Plan must include annual safety performance targets based on the safety performance measures established under the National Public Transportation Safety Plan. Safety Performance targets for the safety risk reduction program are only required for large-urbanized area providers. NOTE: the RTA must coordinate with their MPO and State to communicate their safety performance measures.



- (4) The Public Transportation Agency Safety Plan must address all applicable requirements and standards as set forth in FTA's Public Transportation Safety Program and the National Public Transportation Safety Plan. Compliance with the minimum safety performance standards authorized under 49 U.S.C. 5329(b)(2)(C) is not required until standards have been established through the public notice and comment process.
- (5) Each transit agency must establish a process and timeline for conducting an annual review and update of the Public Transportation Agency Safety Plan.
- (6) A rail transit agency must include or incorporate by reference in its Public Transportation Agency Safety Plan: -
  - a) An emergency preparedness and response plan or procedures that addresses, at a minimum, the assignment of employee responsibilities during an emergency; and coordination with Federal, State, regional, and local officials with roles and responsibilities for emergency preparedness and response in the transit agency's service area.
  - b) Any policies and procedures regarding rail transit workers on the roadway the rail transit agency has issued; and
  - c) The transit agency's policies and procedures developed in consultation with the SSOA to provide access and required data for the SSOA's RBI program.
- (7) The PTASP of each large-urbanized area provider must include a safety risk reduction program for transit operations to improve safety performance by reducing the number and rates of safety events, injuries, and assaults on transit workers. The safety risk reduction program must, at a minimum:
  - a) Address the reduction and mitigation of vehicular and pedestrian safety events involving transit vehicles that includes safety risk mitigations consistent with § 673.25(d)(3);
  - b) Address the reduction and mitigation of assaults on transit workers that includes safety risk mitigations consistent with § 673.25(d)(4);
  - c) Include the safety performance targets set by the Safety Committee pursuant to § 673.19(d)(2) for the safety risk reduction program performance measures established in the NPTSP. These targets must be set—
    - i. Based on a three-year rolling average of the data submitted by the large, urbanized area provider to the National Transit Database (NTD);
    - ii. For all modes of public transportation; and
    - iii. Based on the level of detail the large, urbanized area provider is required to report to the NTD. The Safety Committee is not required to set a target for a performance measure until the large, urbanized area provider has been required to report three years of data to the NTD corresponding to such performance measure.



- d) Include or incorporate by reference the safety risk mitigations identified and recommended by the Safety Committee as described in § 673.25(d)(5).
- e) A transit agency may develop one PTASP for all modes of service or may develop a PTASP for each mode of service not subject to safety regulation by another Federal entity.
- f) A transit agency must maintain its PTASP in accordance with the recordkeeping requirements in subpart E of this part.”

## ANNUAL REVIEW AND UPDATE OF THE PTASP

The PTASP is reviewed on an annual basis or as required. Per TxDOT Program Standard section 4.4, DART can modify and implement processes described within the PTASP prior to the annual PTASP update with prior email approval by TxDOT.

The annual rail safety review triggers the document review and update process. Per 49 CFR Part 673.11(a)(4), DART is required to annually assess its PTASP to determine if modifications or updates are necessary. The PTASP review process will include all safety related items, including items within the PTASP and items associated by reference to be reviewed and updated during their designated review cycle. DART conducts this annual review to ensure the PTASP is current and in compliance with Federal rules and those of the TxDOT SSO Program Standard. DART is required to submit referenced material and supporting procedures to document how each required element is addressed. The PTASP and supporting procedures are submitted electronically to TxDOT.

No later than October 1<sup>st</sup> each year, DART shall conduct a review of its PTASP and notify TxDOT via email if the PTASP is current or requires an update. If DART determines the PTASP must be updated, the notification shall summarize the areas requiring an update and the anticipated date the revised PTASP will be submitted to TxDOT.

As per TxDOT Program Standard DART submits the revised draft PTASP for TxDOT review before seeking approval from the Accountable Executive and DART Board. Draft revised PTASPs must be submitted to TxDOT by November 15<sup>th</sup>. The revised PTASP must be approved and submitted to TxDOT no later than January 31<sup>st</sup>.

Per TxDOT’s SSO Program Standard, DART’s annual submittal to TxDOT SSO must include documentation of the Board’s approval with resolution, proclamation, meeting minutes, or other official action which evidences the Board’s formal approval.

## Annual PTASP Update Procedures

The following departments and personnel are responsible for initiating, developing, approving, and issuing changes to the PTASP:

- Sr. Vice President & Chief Safety Officer (CSO) (Approval and signature)
- AVP of Agency Safety & Compliance



- Director of Agency Safety & Compliance
- DART Executive Leadership
- Rail Safety Committee – Joint Labor Management (RSC-JLM) (Approval)
- Dallas Streetcar Representative
- Dallas Director, Department of Transportation (Approval and signature)
- City Manager (Accountable Executive approval)

The City Streetcar Representative participates in the annual review of the PTASP and may propose revisions to the Sr. Vice President & Chief Safety Officer when appropriate.

Revisions of the PTASP are submitted to TxDOT, for review and approval, under the signature of the Dallas City Manager. The submission includes a summary that identifies and explains the changes, and the time frame for completion of the associated activities. In the event the PTASP is modified, the City Manager, City of Dallas submits the revised PTASP, along with any changes to procedures, to TxDOT. TxDOT will review for approval within 21 calendar days of the effective date of the change.

After submission of an updated Dallas Streetcar PTASP, a TxDOT request or any number of other variables could warrant an assessment and update of the PTASP more frequently than the annual minimum. New regulations, significant organizational structure changes, and/or internal or external audit review activities could prompt additional assessments. DART's Agency Safety & Compliance, including the City of Dallas Streetcar Representative works closely with TxDOT SSO for guidance and technical assistance during the PTASP approval process.

If the PTASP submission is not sufficient for approval, TxDOT notifies DART and requests additional documentation or clarification. Upon receipt of requested information, the process restarts. If the PTASP fails to comply with the TxDOT SSO Program Standard, the City Manager and DART's President & Chief Executive Officer is formally notified via letter. A completed checklist identifying the required changes and any required documentation accompanies the TxDOT letter.

If the City Manager determines that the PTASP is not current, the letter must detail an action plan to achieve compliance. Once the PTASP is approved, the City is required to submit a formal letter of certification signed by the City Manager notifying TxDOT that the PTASP is current and in compliance with TxDOT SSO Program Standard.

### TxDOT SSO Reporting Requirements

TxDOT will review and evaluate each PTASP for compliance with 49 CFR Part 673, the TxDOT Program Standard, and the National Public Transportation Safety Plan. At the time the PTASP is submitted for initial approval and for subsequent updates, if requested DART will submit referenced materials and supporting procedures to document each required element. Examples of referenced materials and supporting procedures include but are not limited to: standard operating procedures; training plans; rule books and bulletins; hazard management plans;





maintenance rules and procedures; emergency response plans and agreements; and compliance programs. On-site meetings and teleconferences may be conducted to address issues identified during the review of the PTASP. The PTASP and supporting procedures shall be submitted by email or via a method specified by TxDOT.

### PTASP Annual Certification

On an annual basis, the Sr. Vice President & CSO completes a comprehensive review of all safety related items within the PTASP in conjunction with the City of Dallas Streetcar Representative, addresses needed updates, and ensures that the PTASP is compliant with 49 CFR Part 673 and the TxDOT SSSO Program Standard. Upon final certification, the Sr. Vice President & CSO reviews the final PTASP with the President & Chief Executive Officer, City Manager, ensuring that all signatures (including City Council approval) are included on the approval page of the PTASP.

In the event that no revision is required, the City Manager, notifies TxDOT, in writing with a formal letter of compliance that the annual review was performed, and no revision was needed.

If the City Manager cannot attest to substantial compliance, the annual certification letter must include a plan describing the process that will be used to update the PTASP and provide a timeframe for completion.

PTASP Timeline: -

Timeline	Description
May 1 – July 31	Agency Safety & Compliance will ensure that comment form and previous year's PTASP are available for Executive Leadership, ERRTC and RSCJLM to review and provide feedback on any changes necessary to address procedural changes, organizational structure change or regulatory requirements.
August 1 – September 30	Agency Safety & Compliance will determine if the PTASP is current or requires update based on internal review comments and any Regulatory changes
No later than October 1 <sup>st</sup>	Agency Safety & Compliance will notify TxDOT SSOA via email if PTASP is current or requires update.
October 1 – November 14	If an update to the PTASP is necessary, Agency Safety & Compliance will include all the comments received and address any regulatory changes to be included in the draft of the PTASP document.
November 15	The PTASP draft will be submitted for TxDOT review, comment and conditional approval
December 1 - 31	Continued review cycles with TxDOT to obtain conditional approval of the PTASP



Timeline	Description
December 1 <sup>st</sup> – January 30 <sup>th</sup>	PTASP will be circulated for Joint Labor & Management Safety Committee approval and final signature of City Manager, Director of Department of Transportation, DART Sr. VP & CSO, DART President & Chief Executive Officer and City Council approval.
By January 31 <sup>st</sup>	Finalized PTASP will be submitted to TxDOT.

## IX. EMERGENCY PREPAREDNESS AND RESPONSE PLAN

The DART Emergency Preparedness Section is directed by the DART Chief of Police and Emergency Management with the reporting responsibility to the Sr. VP & Chief Safety Officer. It is responsible for all agency level emergency response and contingency plans. The Emergency Preparedness Manager works with Emergency Management Coordinators in member cities and counties to ensure there is a unified emergency response among DART's member cities. Coordination takes place through meetings, email, phone conferences or other means as determined by the Emergency Management Coordinators.

The section also participates in emergency response groups in the region and member cities. Regularly scheduled meetings include:

- Regional Sheltering Working Group
- Dallas County Family Assistance Working Group
- Regional Training and Exercise Working Group
- Regional Emergency Managers

These meetings keep emergency managers and DART responders apprised of current issues and address Federal and State requirements to ensure inter-agency contact information is current and that appropriate measures known and can be taken during serious, unexpected, and or dangerous situations requiring immediate action for incidents involving DART assets.

The DART Emergency Preparedness Manager works with City of Dallas Office of Emergency Management to ensure there is a unified emergency response to the Dallas Streetcar. As a City of Dallas asset, all hazard response to emergencies involving the streetcar, such as street flooding or icing, are covered by the City of Dallas Emergency Operations Plan. Transit specific emergencies will initially be handled by DART but may escalate to City coordination. Continual coordination with the City of Dallas OEM takes place through meetings, email, phone conferences or other means as necessary.

DART Emergency Preparedness uses FEMA and APTA guidelines, lessons learned and industry best practices, to refine and improve our emergency preparedness plans and procedures. Changes in DART's Emergency Preparedness policies and procedures can be made in response to the findings presented in the exercise or actual incident debriefings. For any public health





emergency, DART works closely with city and county public health departments. DART will follow Center for Disease Control and Prevention (CDC) and State health authority guidelines to minimize exposure of the public and personnel to infectious diseases. (See Administrative Policy No. 5.03).

The DART Emergency Preparedness section maintains a Multi-Year Training and Exercise Plan that projects agency and regional exercises quarterly. This plan is updated annually. The Emergency Operations Plan (EOP) is also reviewed annually and revised as necessary to ensure it incorporates lessons learned and is in-line with current Federal and industry guidelines and requirements. Coordination between local, State, and Federal authorities, as well as supporting non-profit organizations and the private sector, may be necessary to effectively manage the response to and recovery of the North Central Texas Region and DART. DART must coordinate with multiple EOCs, offices, and authorities at the local, state, and federal levels due to providing transit services to thirteen-member cities and six counties. The EOP is available to all employees through the InfoStation library and to local responders. The EOP may be reviewed by Federal and State stakeholders upon request and on-site at DART's headquarters.

Weather specific information, such as tornado shelter locations and winter weather preparation, is updated annually and posted on InfoStation. Active threat training is available through the Police Department or on-line through the Federal Emergency Management Agency (FEMA) independent study training. Other information on topics of interest is provided by InfoStation or through the digital dashboard.

### Emergency Exercises

DART plans regional exercises developed to provide responders with familiarity with DART vehicles and properties to ensure responders are knowledgeable of DART response activities that will occur in the field as well as our emergency response structure. DART also participates in local and regional exercises to ensure agencies and local responders take the unique capabilities and knowledge of our personnel and how that can be used to assist with emergency events or disasters. The DART Emergency Preparedness Section coordinates with DART departments and first responders for effective joint training exercises. Objectives of the training exercises are to:

- Practice group problem solving.
- Familiarize DART senior officials with DART's emergency plans, procedures, and policies.
- Evaluate the effectiveness of standard operating procedures.
- Familiarize local jurisdictions with DART's emergency plans, procedures, and policies.
- Examine personnel contingencies.
- Test consistency of group message interpretations.
- Participate in information sharing.
- Assess interagency communication and coordination.



DART participates in state and regional exercises and conducts after action reviews to ensure lessons learned are incorporated into the emergency preparedness programs of all participants. Participants include counties, cities, towns, police departments, fire departments, hospitals, airports, emergency management, and specialized response teams such as SWAT, HAZMAT, and USAR. The number and type of participants vary in accordance with the exercise. This is a regional effort.

Agency Safety & Compliance collaborates with the Emergency Preparedness group as participants on exercises and coordinates agency policy that affect the entire organization. Agency Safety & Compliance Program Managers attend exercises, simulations and tabletop exercises to ensure that measures are in place to safeguard property, participants, stakeholders and the public at large.

After Action Reviews are conducted by the Emergency Preparedness group for exercises and major real-world incidents. Observations and findings are compiled into Improvement Plan matrix by the Manager of Emergency Preparedness and the DART Sr. VP & Chief Safety Officer, who assigns responsibility and timelines. With this collaborative effort, the observations and findings are tracked to completion and documented following TxDOT's Program Standard.

## Emergency Response

Emergency response actions are detailed in the Emergency Operations Plan. DART's Emergency Operations Center is activated when the President & Chief Executive Officer or their designee determines that service interruptions beyond the norm or the potential of public or employee harm is imminent. In the EOC structure the executive management team, the Sr. VP & Chief Safety Officer, and department heads form an advisory group to assess mitigations and strategize how best to communicate, partner, resolve and reduce the risk of each event to an acceptable level. The Manager of Emergency Preparedness is the designated EOC Director. With direction from the President & Chief Executive Officer, the EOC Director will coordinate response efforts across the agency and with partner agencies to utilize their individual resources and expertise to reduce or eliminate the event causations. The Sr. VP & Chief Safety Officer is responsible for ensuring all response plans are executed in accordance with all Safety regulations.

Upon a return to normalcy, usually within 10 business days, an after-action review is scheduled by the Manager of Emergency Preparedness to analyze the event, determine if lessons learned occurred and to determine if future events of a similar nature, can best be processed differently to stream-line the effectiveness of the agency response.

## Emergency Response Training

System familiarization training is scheduled bi-annually for local fire departments by Agency Safety & Compliance or designee as familiarization primarily focusing on approaching a vehicle safely and knowing possible safety hazards during a response. Records for training are maintained by the local responders' organization. Summary after action reviews of agency



exercises and Improvement Plans due to real-world emergencies are written and maintained by the Emergency Preparedness Section. Any training videos created during exercises are provided to all appropriate responders as a training tool.

DART recognizes the importance of providing emergency information to our customers. DART's Communication Department provides on-board security brochures to educate passengers on what to consider suspicious and how to report an incident. Incidents can be reported through the DART Say Something app or through GoPass.

Employees are notified of new emergency conditions or special events that may require modification to or activation of DART's emergency response program via email, intranet postings, bulletins, notification to the Executive Leadership.

## **X. SAFETY PERFORMANCE TARGETS**

Pursuant to 49 U.S.C. § 5329(d), DART's PTASP includes safety performance targets based on the safety performance measures in the National Safety Plan. These measures help to inform DART staff of the actions required to be taken to improve DART's safety outcomes and SMS. DART's performance targets are specific, measurable, attainable, relevant, and time-bound (SMART). Safety Performance Targets are produced by the data compliance section of Agency Safety & Compliance. Historical data is for each category of the seven FTA guidance measures provided by part 673.15(b) for RTAs continuous improvement processes. Each measure is vetted by the DART Sr. VP & Chief Safety Officer who communicates with TxDOT SSOA Program Manager and the local Metropolitan Planning Organization (MPO) for guidance and concurrence in establishing relevant targets.

Agency Safety & Compliance captures all reported safety events that occur during transit operations and the performance of regular supervisory or maintenance activities. A reduction in safety events will support efforts to reduce fatalities and injuries, as well as damage to transit assets. Measuring the number of safety events by mode over vehicle revenue miles provides a safety event rate from which future performance can be compared.

As part of the annual review of the DART PTASP, Sr. Manager of Safety and Data Compliance reevaluates safety performance measures and determines how the measures should be refined, sub-measures developed, and performance targets selected. Safety performance data is gathered monthly by Agency Safety & Compliance to coordinate reporting agency Key Performance Indicators (KPI). These indicators are distributed quarterly to executive management and correlated with historical targets set by the VP of Rail Operations.



## Fatalities, Injuries, Safety Events, and System Reliability

Dallas Streetcar’s safety performance targets for Calendar Year 2025 are included below. Each target category is included as a rate per 10,000 miles and a total number of incidents, not to exceed annually. If the Agency found to have not met the Safety performance targets, the Agency Safety & Compliance staff will bring the deficiency to the Safety Committee to evaluate each data point to come up with mitigation strategy. After the evaluation from Safety Committee, the Agency Chief Safety Officer will develop a plan to be approved by the Accountable Executive to address the deficiency.

### City of Dallas Streetcar CY25 Performance Targets

	<b>Per 100K Performance Target</b>	<b>Not to Exceed Annually</b>
Major Event	0.3	3
Collision (All)	0.34	3
Pedestrian Collision	0.04	1
Vehicular Collision	0.19	2
Fatalities (All)	0.04	1
Transit Worker Fatality	0	0
Injuries (All)	0.23	2
Transit Worker Injury	0.11	1
Assaults on Transit Workers	0.11	1
System Reliability (Major Mechanical System failures)	1.03	9

## Coordination with SSO

The Sr. Manager of Safety Data and Compliance creates annual safety performance targets using historical baselines as projections and utilizes input from the Sr. VP & Chief Safety Officer who determines the aggressiveness of each forecasting indicator. Annually this matrix is presented to the agency stakeholders and the TxDOT SSOA Program Manager for guidance. The process of setting targets and measuring progress reflects the increased expectations for improving transit safety.

Each year during September, the Sr. VP & Chief Safety Officer will provide a matrix of FTA mandated Safety Performance Targets proposals for review to the TxDOT SSOA Program



Manager. Once communicated, these targets will also be forwarded to the regional Metropolitan Planning Organization (MPO) via e-mail.

### Coordination with Metropolitan Planning Organization (MPO)

The North Texas Council of Governments (NTCOG) is the local Metropolitan Planning Organization (MPO) that is the policy board of an organization created and designated to carry out the metropolitan transportation planning process. This organization continues to set priorities for implementing projects listed in the transportation improvement program and is responsible for additional planning products.

The safety performance targets that are shared with the MPO provide data that is critical to ensuring consistency with state / regional planning processes.

Key Performance Indicators (KPI's) are used to gauge the effectiveness of DART safety objectives. Streetcar collisions per 10,000 miles operated are reported monthly and contribute to an annual not to exceed goal. Additional performance measures include derailments, rail violations, incidents and pedestrian collisions which are tracked and compared to previous month's events.

## **XI. RISK REDUCTION PROGRAM**

The Safety Risk Reduction Program is to comply with FTA Regulation 49CFR Part 673.11 (a)(3) Public Transportation Agency Safety Plans. The safety risk reduction program aims to assist the agency in achieving our performance targets and to improve safety by reducing the frequency of collision events, injuries, and assaults on transit workers. As part of the DART's safety risk reduction program, the Safety Committee recommends a safety risk mitigation based on safety risk assessment. When the Safety Committee recommends a safety risk mitigation unrelated to the safety risk reduction program, and the Accountable Executive decides not to implement the safety risk mitigation, the Accountable Executive submits a written explanation of the decision to the Safety Committee.

This safety risk reduction program focuses on:

- The reduction of vehicular and pedestrian events involving transit vehicles
- Measures to reduce visibility impairments for transit vehicle operators that contribute to accidents.
- Mitigation of assaults on transit workers, including mitigation infrastructure and technology on transit vehicles and in transit facilities.

### **Reduction of Vehicular and Pedestrian Events**

As part of DART's Safety Promotion of the PTASP a Safety Program Manager is assigned and provides oversight for each division of the agency (i.e. Operations, Maintenance etc.).



Safety Program Managers perform a variety of functions to aid in the reduction of events involving transit vehicles, employees, passengers, and the public. These functions include but are not limited to:

- In person office accessibility where all employees have a direct line of communication with Agency Safety and Compliance.
- A review and assessment of hazards reported formally through the Hazard ID workflow or if communicated through informal discussions.
- Investigation of a variety of events including but not limited to transit vehicle collisions, employee injuries, unsafe work conditions etc.
- Generating periodic Safety Minute Clinics centered on educating employees on recent event trends and prevention methods.
- A monthly review of KPIs and coordinating with Division level personnel to develop strategies such as safety campaigns and efficiency audits to address unfavorable trends or deficiencies.
- Hosting quarterly safety meetings to educate employees on safety performance and methods to prevent collision events. Providing a platform for open dialogue on safety concerns.

#### Safety Committee

As part of DART's Safety Promotion of the PTASP the Joint Labor and Management Safety Committees meet monthly to review the previous month and year-to-date KPIs to discuss trends and mitigation efforts. Additionally, committee members provide vital updates that may impact employee work conditions and are openly discussed during the monthly meeting and if necessary, a vote can be requested to proceed with any changes. Reference **Appendix XXI** for the Joint Labor & Management Safety Committee Charter procedures regarding the composition, responsibilities, and operations of the safety committee.

#### **Measures To Reduce Visibility Impairments**

DART is currently in the procurement process of new buses which have been specified to include sunshades on both street side and front windshield to reduce visibility impairment.

DART will be piloting new technology on bus and light rail vehicles that includes sideview camera mirrors to minimize transit vehicle blind spots that contribute to collision events with other vehicles and pedestrians.

#### **Mitigation of Assaults on Transit Workers**

In April of 2024, DART launched, Navigating Conflict - De-escalation Training. This agency wide initiative is centered on raising awareness of assaults on Frontline Transit Workers





and teaching them techniques to identify and defuse situations they may encounter with transit passengers or the public.

- The Safety Training Division offers classes on a weekly basis and maintains a database of attendees to ensure all public facing employees have received this required training.
- This training is NOT limited to front-line employees and has been highly recommended to all DART employees considering the variety of departmental projects and events where employees may interact with passengers or the public in any capacity.
- This training has been designated as required bi-annual training.
- DART currently provides all employees up to 8 free counseling session via the Employee Assistance Program provided through New Directions. The information on how to access this service is posted on DART's Intranet and provided in the employee benefits brochure.

### Transit Vehicle

DART currently has three modes of transit, Bus, Light Rail Vehicle (LRV) and Streetcar. Below is a breakdown of protection measure for each mode of transit.

1. Bus: There are a total of 570 buses that are each equipped with a secured barrier creating separation between the operator and passengers. Barrier shields have been retrofitted due to the various series of buses. Operators are prohibited from enforcing fare collection and trained to capture no fare collecting using the Mobile Data Terminal (MDT) Unit equipped on the bus. Additionally, Operators are trained to notify Bus Dispatch to report repeat fare evaders which is reported to the DART Police Department.
2. LRV: There are a total of 163 light rail vehicles. The current design of the rail operator cab provides full separation between passengers and the public. Rail Operators do not collect or enforce fare. DART currently employs Fare Enforcement Officers.
3. Streetcar: There is a total of 4 Streetcars. The current design of the Streetcar provides full separation between passengers and the public. Rail Operators do not collect or enforce fare. DART currently employs Fare Enforcement Officers.

***Note:** To ensure barrier doors are functional operators are encouraged to conduct pre-trip inspections and report any defects prior to pull-out so the deficiency can be repaired, or another transit vehicle is issued.*

4. All revenue transit vehicles are equipped with Close Circuit Television (CCTV) video that is retrievable after an event occurs.
5. DART is currently in the procurement process of new buses and light rail vehicles that have been specified to include operating compartments that include a barrier between the operator and the passengers.



## City of Dallas Streetcar CY 2025 Safety Performance Measures for Safety Risk Reduction Program

Safety Risk Reduction Program Measure	Not to Exceed Annually	Per 100K Performance Target
Major Events	3	0.3
Collisions	3	0.34
Injuries	2	0.23
Assaults on Transit Workers	1	0.11

If DART doesn't meet the above safety performance measures for safety risk reduction program, safety risk will be assessed and mitigated following the process stated in Section 3.0. Safety Risk Management of this document. To address the requirements stated in 49 CFR 673.27(d)3), DART will allocate its safety set-aside in the following fiscal year to safety-related projects eligible under 49 U.S.C. 5307 that are reasonably likely to assist DART in meeting the safety performance target in the future.

## XII. DEVELOPMENT AND IMPLEMENTATION OF SMS

The President & Chief Executive Officer has delegated responsibility for implementing and maintaining the PTASP to DART's Vice President & CSO. The Vice President & CSO oversees the Safety Section, which monitors PTASP development, implementation, and continuous improvement of the SMS. Safety is promoted through adherence to our Safety Management System (SMS) with its components of Safety Management Policy, Safety Risk Management, Safety Assurance, and Safety Promotion. Management across the agency is expected to adhere to the DART's SMS Framework and understand the components of our SMS, which is appropriately scaled to the size, scope, and complexity of the DART.

The City Streetcar Representative provides oversight of the PTASP implementation through attendance at Rail Safety Committee meetings, reviewing the annual safety audit, reviewing system alerts, reviewing accident reports and through ad hoc communication with DART.

### Safety Task Responsibility Matrix

The Safety Task Responsibility Matrix, which identifies the specific DART Departments and tasks to be completed to implement DART's SMS is provided in **Appendix VII**.





## 1. SAFETY MANAGEMENT POLICY

The City of Dallas, as the system owner, relies upon the technical expertise of DART to establish safe, reliable, and efficient policies and practices for operating and maintaining the Dallas Streetcar.

### 1.1. DART, President & Chief Executive Officer's Safety Management Policy Statement

DART was organized with the mission to provide a sustainable system of innovative, affordable, reliable and safe mobility options for our riders that enhances the quality of life and stimulates economic development. Accordingly, safety is a primary concern that affects all levels of DART activities including operations, maintenance, and administrative functions of the organization. All employees and contractors of DART are expected to conduct their duties safely, aimed at preventing, controlling and minimizing undesired events, such as customer or employee injury, equipment or property damage, or degradation to system safety in any DART function. Employees and customers are DART's most important assets, and their safety is DART's greatest responsibility.

This full policy statement has been reviewed and signed by the DART President & Chief Executive Officer and DART Executive Leadership Team is included in **Appendix I**.

### 1.2. DART's Safety Principles

In line with DART's Safety Management Policy, DART has established the following Safety principles as a basis for implementing its Safety Management System (SMS):

- Injuries and occupational illness can be prevented.
- Preventing injuries and incidents is good business.
- Operating exposures can be safeguarded.
- Management will train all employees to work safely.
- Appropriate safety equipment will be available to all employees.



- Safety is the responsibility of every employee.

While it is in the best interest of the public for the City to delegate the responsibility for safety and operation to DART, accountability for system safety cannot be delegated and must remain with the City of Dallas.

### City of Dallas, Streetcar Representative

The ILA between the City and DART establishes the role of Streetcar Representative in the following provision:

*The City shall, by written notification to DART, designate an individual to act as its “City Streetcar Project Representative”. The City Streetcar Project Representative shall be available to represent and act on behalf of the City within the limits describe in the written notification, and shall, to the limits agreed to by the Parties, be involved in the Project on a day-to-day basis. The City Streetcar Project Representative shall be kept informed by DART of major developments or issues associated with the Project that arise from time-to-time as the Project progresses.*

The Streetcar representative performs the following routine tasks:

- Participates in the monthly Rail Safety Committee meetings on issues that may affect the Streetcar.
- Participates in the DART Executive Roundtable Review Team Committee meetings on issues that may affect the streetcar.
- Coordinates with DART’s Director of Reliability Engineering and Streetcar Systems on the overall performance of the Streetcar and on issues affecting the Streetcar budget and contracts.
- Coordinates with DART’s Agency Safety & Compliance on the preparation of the PTASP, the Safety Audit, and annual system certifications.
- Makes recommendations to the City Manager regarding the approval of the PTASP, the Safety Audit, and annual system certifications.
- Reviews alerts and notices from DART on the operation of the Streetcar.
- Reports on serious or unusual incidents to the City’s Director of Transportation as they occur.
- Provides ad hoc communication to the Director of Transpiration or the Assistant City Manager on Streetcar issues as appropriate.

### DART Management

As the operator of the Dallas Streetcar, DART performs and manages the routine functions to operate and maintain the Streetcar system. The Organizational Structure is designed to meet DART’s current needs including the commitment to provide reliable and efficient service to the public and meet the Streetcar PTASP Goals and Objectives.

See DART Management Organization Chart in **Appendix II**.



## DART, Board of Directors

DART is governed by a 15-member board appointed by service area city councils based on population. Eight members are appointed by the City of Dallas and seven are appointed by the remaining cities. Board members serve two-year terms with no limits. Board officers are elected from the board membership and serve one-year terms.

## DART, President & Chief Executive Officer

The President & Chief Executive Officer administers the goals and policies of the DART Board of Directors and directs the daily operating and business affairs of DART.

## DART, Sr. Vice President & Chief Safety Officer

The Vice President, Chief Safety Officer reports directly to the President & Chief Executive Officer and manages the operational safety program.

## Assistant Vice President – Streetcar-Systems Engineering

The Assistant Vice President for Streetcar System Engineering reports directly to the VP Engineering & Technical Services.

### 1.3. Employee Safety Reporting Program

DART utilizes a reporting program for employees via email, phone contact or direct contact for issues that may affect their safety. Employees can direct their safety concerns, including assaults on transit workers, near-misses, and unsafe acts, to their supervisor or safety staff. Employees may remain anonymous by reporting safety concerns via the Anonymous reporting program.

DART also utilizes the Hazard ID Workflow system to allow employees to submit a safety concern. This system wide approach to hazard awareness can be utilized at DART facilities and is managed by the Safety Program Managers. When a hazard has been submitted for review and resolution, the following procedure is used to reduce or eliminate it. The employee inputs the Hazard into the Hazard ID Workflow System, which forwards it to the employee's manager. If the manager is unable to resolve the issue within 30 days, the Hazard ID is forwarded to Safety or to the appropriate safety committee. The safety committee responds to the Hazard ID and, if required, recommends a course of action.

If the Hazard is not resolved within 90 days, the Hazard ID will be forwarded to ERRTC for consideration and review. The ERRTC may review the hazard and initiate its own resolution. The ERRTC's decision is final.

#### 1.3.1. Protections for Employees Who Report Safety Conditions

DART explicitly forbids any action(s) to be taken against any employee or contractor who discloses a safety concern through the safety reporting program, unless such disclosure indicates



beyond any reasonable doubt, an illegal act, gross negligence, or a deliberate or willful disregard of regulations or procedures. This policy can be found in the Administrative Employment Manual, Section 3.2.A and in the Hourly Employment Manual, Section 2.3.f.

It is the responsibility of each employee to report unsafe work conditions. Employees, who are uncomfortable reporting to their immediate supervisor/manager, may contact any member of DART's Executive Roundtable Review Team Committee or speak directly to the staff within the office of the Vice President, CSO who will contact Human Resources to open an Employee Labor Relations Inquiry. DART maintains a zero tolerance for retaliatory behavior towards any employee and for any reason: especially reporting safety concerns. The Vice President, CSO or his/her staff members will enter the safety concern into the Hazard ID Workflow system, interview the reporting employee and determine the best course of action to address the employee's concerns/reason(s) for electing to bypass his/her immediate supervisor; to include referring the employee to the Human Resources Department for follow-up.

#### 1.3.2. Employee Behaviors Subject to Disciplinary Action(s)

Employees are subject to the provisions of DART Employment Manuals, Substance Abuse Policy and all DART regulations. Additional employee expectations are further detailed in the DART Light Rail Book of Operating Rules included in **Appendix V**. Some of the descriptions of employee behaviors that may result in disciplinary action are listed under Hourly Employment Manual Chapter 8, Administrative Employment Manual Chapter 9 and Administration of Corrective and Disciplinary Action (TOG-1002).

#### 1.4. Safety Management Policy Communication

DART's Executive Leadership Team (ELT) is responsible for communicating to their subordinate staff the agency culture that fosters safe operational policies and practices. To effectively promote a positive safety culture, DART's safety management policy is regularly communicated by several methods. The communication of the Safety Management Policy will be conveyed with a strategy beginning with DART's Executive Leadership Team and Agency Safety & Compliance.

The Safety policy is delivered to employees during the new hire orientation process, through agency wide safety campaigns as well as utilizing DART's intranet (InfoStation) to continually promote our safety policies and ensure that any modifications to safety policies are immediately available for employees to review.

Additionally, our safety management policy is promoted through quarterly safety meetings, informal minute clinics that are held with our front-line employees, electronic bulletin boards, and Agency wide e-mail with the ability to target a specific employee group.



## 1.5. Authorities, Accountabilities, and Responsibilities for Safety Management and SMS Implementation

The City of Dallas Organizational Chart is included in **Appendix III**.

### 1.5.1. Accountable Executive

The City Manager is the Accountable Executive and relies upon the DART's President & Chief Executive Officer to administer the goals and policies approved by the DART Board of Directors and providing leadership for the management of safety performance targets within the organization. As such, the President & Chief Executive Officer is ultimately accountable for DART's SMS and considers safety committee recommendations and implement safety risk mitigations for the safety risk reduction program. . This includes the effective use of resources for the mitigation of safety risk through collaboration with stakeholders and making safety influenced decisions.

The Accountable Executive may delegate specific responsibilities, but the ultimate accountability for DART's safety performance cannot be delegated and always rests with the Accountable Executive.

### 1.5.2. Chief Safety Officer (CSO)

The Sr. Vice President of Agency Safety & Compliance serves as DART's CSO and reports to DART's President & Chief Executive Officer. The location of this position within the Agency's reporting structure emphasizes the critical importance of Safety to the organization. The CSO is authorized by the Accountable Executive to create, implement and administer an integrated and coordinated PTASP, to include the establishment of SMS for the purposes of identifying, preventing controlling and resolving unsafe conditions.

### 1.5.3. City of Dallas, City Manager

The City Manager is the Accountable Executive and is appointed by the elected City Council. The City Manager is also responsible for the daily operations of the municipal organization and manages a staff of approximately 14,000 employees with a budget of nearly 4.75 billion.

### 1.5.4. Agency Leadership and Executive Management (Key Staff)

Responsibilities of Agency Leadership and Executive Management are summarized in Table 3 below.

**Table 3: General Safety Responsibilities**

DEPARTMENT	DESCRIPTION
Agency Safety & Compliance	<ul style="list-style-type: none"> <li>• Develops and administers programs for safety audits and compliance; accident prevention; industrial safety, investigation, and documentation; medical compliance; safety training; operations monitoring; and coordination of state safety oversight activities for light rail applicable operations.</li> <li>• Day to day implementation of DART's SMS</li> <li>• Is empowered to: <ul style="list-style-type: none"> <li>○ Enter DART property on own authority at any time while performing duties.</li> <li>○ Perform audits, field exercises, and inspections, both announced and unannounced.</li> <li>○ Obtain data and evidential material upon request in the course of an investigation or other safety activity.</li> <li>○ Stop work if any change or modification to the system or procedural change haven't gone through Management of Change.</li> <li>○ Assessing changes that may introduce new hazards that impact agencies safety performance through the management of change.</li> </ul> </li> </ul>
Executive Leadership	<ul style="list-style-type: none"> <li>• Approves organizational safety policies.</li> <li>• Establishes safety goals and objectives.</li> <li>• Assigns safety responsibility and authority.</li> <li>• Designs systems to measure safety performance.</li> <li>• Participates on the DART ERRTC</li> <li>• Day to day implementation of DART's SMS</li> <li>• Holds managers accountable for achieving safety goals and objectives.</li> <li>• Approves budgets and ensures adequate resources are available</li> </ul>
Senior Management	<ul style="list-style-type: none"> <li>• Establish appropriate budgets and allocate resources necessary to implement safety policies; monitor and enforce section compliance with safety standards and procedures.</li> <li>• Participate in Safety Committees.</li> </ul>
Managers & Supervisors	<ul style="list-style-type: none"> <li>• Conduct accident investigations.</li> <li>• Participate in the hazard identification and resolution process.</li> <li>• Participate in bus and rail joint safety committees.</li> <li>• Day to day implementation of DART's SMS</li> </ul>
DART Employees	<ul style="list-style-type: none"> <li>• Follow established safety rules, procedures, policies, and work practices.</li> <li>• Report unsafe conditions and behavior to immediate supervisor, Senior Management, or Safety Management.</li> <li>• Contribute to the background information for the DART Hazard ID and to the workflow reporting system.</li> </ul>



**Table 4: Responsibilities of Operations Personnel**

DEPARTMENT	SERVICE	DESCRIPTION
Transportation	Bus and LRT Services	<ul style="list-style-type: none"> <li>• Bus and LRT service to DART’s service area</li> <li>• Training for bus and rail operators and supervisory employees</li> <li>• Evaluation of routes, schedules, bus stops, shelters and facilities to determine the effectiveness and condition of service and amenities</li> <li>• Assistance to customers at each transit center or transfer station and monitoring of the centers’ maintenance and security</li> </ul>
	System Monitoring	<ul style="list-style-type: none"> <li>• Bus &amp; LRT Operators’ service and performance</li> <li>• Two-way radio communication</li> <li>• Coordination of charter and New Flyer bus services (few or no stops)</li> <li>• Integrated testing and preparation for the opening of future light rail line segments</li> </ul>
Maintenance	System Support	<ul style="list-style-type: none"> <li>• Technical training for maintenance employees</li> <li>• Technical information related to vehicles, equipment and facilities</li> <li>• Preventive maintenance inspections (PMI) and repairs</li> <li>• Specifications, procedures and requirements for the purchase, maintenance and improvement of vehicles, equipment and facilities</li> <li>• Management of contracts for grounds keeping and janitorial services</li> </ul>
	System Maintenance	<ul style="list-style-type: none"> <li>• Repair and maintenance of operating facilities and equipment, LRT track, right-of-way, tunnels and bridges</li> <li>• DART electronics, radio, fare collection and communications equipment for bus and rail operations, HOV operations, and DART police (non-revenue vehicles, electronic equipment, and facility)</li> <li>• Tests, inspections and maintenance of LRT system and equipment</li> <li>• Maintenance of system-wide passenger amenities, including rail stations, transit centers, bus stops, shelters and benches.</li> </ul>
	System Monitoring	<ul style="list-style-type: none"> <li>• Analysis of wear, metal and fluid contamination</li> <li>• Corrosion-control test stations and emergency repairs</li> <li>• Consumable goods and services for contractual compliance to technical specifications and quality</li> <li>• Equipment maintenance for contracted paratransit services</li> </ul>



#### 1.5.5. DART Executive Roundtable Review Team Committee

The PTASP implementation and operation, including support of SMS functions, is carried out through the DART Rail Safety Committee Joint Labor Management (RSC-JLM) and DART ERRT Committee (ERRTC). The RSC-JLM is composed primarily of DART Vice President level personnel that have direct responsibilities for the daily operations of the light rail system. These leaders possess a high level of rail knowledge and expertise which strengthens their abilities to effectively mitigate hazards. The Director of Agency Safety & Compliance monitors the internal hazard database and assigns directly conveyed hazards to Agency Safety & Compliance staff. The Director additionally tracks the remaining hazards to determine if resolution can be achieved on the departmental level or if the RSC-JLM involvement is warranted.

The DART RSC-JLM meets monthly to review newly identified hazards, analyze safety related reports, recommend mitigations to previously identified hazards and to make safety related decisions in accordance with their authority. The Director of Agency Safety & Compliance chairs the Committee. The charter of the RSC-JLM identifies the following representatives by function:

<b>Management Voting Committee Members:</b>	<b>Frontline Voting Committee Members:</b>
Director of Agency Safety & Compliance – Chair	ATU Vice President
AVP Agency Safety & Compliance	ATU President
VP Rail Operations	Frontline Rail Operations Union Representative
AVP Rail Maintenance	Frontline Fleet Maintenance Union Representative
VP Maintenance of Way & Facility Maintenance	Frontline MOW Union Representative
Police Major	Frontline Police Union Representative (UTP of Dallas Lodge 80)
AVP Development Program Support	Rail Operator
VP Engineering	Engineering Specialist Union Representative
Director of Reliability Engineering and Streetcar	Frontline Streetcar Union Representative
City of Dallas Streetcar Representative	Streetcar Operator
AVP Materials Management	Frontline Materials Management Union Representative





The role of the Director of Agency Safety & Compliance includes:

- Chair the BSC and RSC-JLM meetings.
- Initiate the review and update process;
- Review the findings and responses from internal and external audits and forwards to ERRTC.
- Ensure that revisions to the PTASP are completed and retains a copy of the revised document.
- Ensure most recent version of PTASP is present on DART Intranet.
- Ensure that RSC-JLM meeting minutes are developed for each meeting.

If the Director of Agency Safety & Compliance deems a hazard to have immediate and detrimental negative consequences via the assessment performed in conjunction with the MIL-STD-882E matrix, an emergency session of the RSC-JLM will be instituted. All hazards that have risen to the level of Acceptable with ERRTC review trigger immediate committee level attention. Once an RSC-JLM session convenes the members are briefed on the hazard and the hazard is reassessed for validity. RSC-JLM general agreements include actions to mitigate hazards and are documented in the workflow system. Hazards that require policy modifications or expenditures that rise to capital expenditure level are forwarded to the DART Executive Roundtable Review Team Committee level for mitigation.

The DART Executive Roundtable Review Team Committee is briefed by the Director of Agency Safety & Compliance providing insight on all hazards aged beyond ninety days or that may require executive level mitigation efforts.

If hazard resolution requires immediate mitigation due to an undesirable risk assessment, then an emergency session of the ERRTC is also convened. The purpose of this elevation is to allow for succinct, informed decisions at the agency's senior executive level where immediate decisions of policy and resource allocations are ratified.

The ERRTC meets monthly or more frequently if deemed necessary by the DART Vice President, CSO. The ERRTC holds the final decision-making approval within the Hazard Management process. Hazards presented at this level potentially could lead to system modifications, large expenditures or operating rules changes. In some instances, the ERRTC could decide the likeliness of occurrence is minimal or given the circumstance the risk is acceptable to the agency. The ERRTC encompasses the following Executive Personnel:

- Ar. VP & Chief Safety Officer, Chair
- AVP Agency Safety & Compliance
- Director Agency Safety & Compliance
- EVP Chief Operations Officer (COO)



- EVP Chief Administrative Officer (COA)
- EVP Chief Financial Officer (CFO)
- EVP Chief Development Officer
- Chief of Staff
- Chief of Police
- Ad-hoc Member: City of Dallas Representative (as needed)

The role of the Vice President, CSO includes:

- Chairs the ERRTC meetings.
- Schedules committee meetings, prepares agendas, requests assistance from non- members, and distributes ERRTC reports.
- Maintains documentation of ERRTC proceedings, including system modifications reviewed by the ERRTC.
- Provides administrative, coordination, and analysis support for ERRTC activities.
- Reviews monthly reports from ERRTC members to ensure required system safety activities are carried out, and issues reports.
- Sends the proceedings of the ERRTC, which includes the minutes from the RSC-JLM and BSC meetings, to TxDOT officials.
- Documents system changes and required actions when ERRTC reaches consensus.
- Tracks changes needing unbudgeted funding and ensures funding is obtained.
- Requests referral to the ELT for changes that cannot be resolved by consensus of the ERRTC.



## 2.0. SAFETY RISK MANAGEMENT (SRM)

DART's Hazard Management Program is currently overseen by two (2) distinct divisions within the organization. All safety aspects related to revenue service operations, maintenance, and public safety are managed by DART Agency Safety & Compliance. All safety aspects related to capital projects, new starts, and service expansions are managed by the Development Program Support division of the Development Department (until the infrastructure is turned over to operations).

The Safety & Security Certification Plan (SSCP) includes a Hazard and Vulnerability Management Program that details the steps to mitigation of hazards identified via individuals or systems. The program categories, assesses, ranks, administers, resolves, closes and tracks identified hazards generally discovered during the design process, however this procedure remains valid throughout construction. The Typical Hazard Analysis Worksheet and Typical Hazard Tracking Matrix are tools that document these identified hazards.

The Systems Safety and Security Program (SSSP) addresses Hazard Identification in design review and establishes the team that tracks and maintains via the Hazard Resolution Matrix flowchart. This flowchart was developed from the examples in the FTA Guidelines for Hazard Management and highlights the flow and control of information.

Following annual review and approval of the PTASP by the DART President & Chief Executive Officer, Sr. Vice President & Chief Safety Officer, Rail Safety Committee Joint Labor Management, DART's Board of Directors, and TxDOT SSOA, DART senior leadership will continue PTASP implementation.

The City of Dallas Streetcar PTASP is intended to support the hazard management process (HMP) by outlining the process for hazard identification, review and mitigation. The HMP is structured to adhere to the requirements of the TxDOT SSO Program Standard. In addition, the appropriate safety committee will investigate, led by Agency Safety & Compliance. At conclusion, the final investigation report will be provided to TxDOT SSO for review and comment. Any corrective action plans developed because of the investigation will be reviewed by TxDOT SSO, which retains the authority to request a status briefing on any unacceptable hazardous condition investigation. TxDOT, at its discretion, may choose to conduct an independent investigation of



any event meeting the thresholds specified in Program Standard. TxDOT will notify DART as to the personnel who will be conducting the independent investigation and provide a preliminary schedule as to the investigation process. The TxDOT investigation report will be submitted to DART within 45 days of the completion of the investigation. If DART disagrees with TxDOT's investigation, then DART may submit a written dissent from the report, which TxDOT will include in the final investigation report. The DART must submit their dissent via email to their SSO Program Manager within 15 days of TxDOT's completion of the investigation report.

Hazard management is a process to discover, mitigate, and control conditions that, if not altered, have the potential to cause accidents, injuries or other losses. Sources for identifying hazards include:

- **FTA**
- **TxDOT**
- **Reports from passengers** – DART Customer Service receives reports from passengers and documents their concerns.
- **Reports from operators and other field personnel** – Operator accident reports are submitted through the accident reporting portal on DART InfoStation. These reports can be tracked via the workflow process, OCC Log, related supervisor report and the Risk Management Information System (RMIS) database system
- **Reports from maintenance personnel** – Maintenance reports are submitted through the accident reporting portal on DART InfoStation. These reports can be tracked via the workflow process, OCC Log, related supervisor report and the RMIS system. In addition, supplement maintenance report also uses Maximo database to report damage, labor and to track any form of repair costs
- **Investigations and review of accidents/incidents** – Reports from accidents and incidents are tracked through the OCC Log, SSO Tracker and RMIS.
- **Accident statistics and risk-management information** – Accident information is captured in the event database and provided by DART IT. This data is then analyzed and reviewed.
- **Hazard Identification System data regarding safety-related items** –The DART hazard ID process allows employees to submit any potential safety issues or hazards into the workflow. In addition to beginning the workflow for hazard analysis, the system also maintains a history of employee reports and details of those reports.
- **Internal Audits** – Results of Internal Audits are reviewed by Agency Safety & Compliance.
- **Safety data obtained from external sources** – When DART receives a communication from an external source, the format is retrieved via email in pdf or word document format and is stored in the Agency Safety & Compliance Department. Items submitted are managed and stored via the DART organization Record Management filing system.
- **CDC or a State health authority** – Data and information regarding exposure to infectious disease.



Hazards identified by internal sources will be input by the reporting employee or their direct Supervisor/Manager. Hazards identified by external sources or employees that wish to remain anonymous will be input by Chief Safety Officer or Safety Program Manager. DART submits monthly hazard logs to TxDOT, that summarize safety risk mitigation information of hazards that are more than 30 days not resolved.

## 2.1. SRM Activities

The process of identifying and resolving hazards in the system is based on the U.S. Military Standard MIL-STD-882E and involves:

1. Hazard Identification
2. Hazard Risk Assessment
3. Hazard Risk Mitigation
4. Follow-up on Risk Mitigation effectiveness to include necessary Corrective Action Plans (CAPs) (see **Appendix X**)

### 2.1.1. Hazard Identification

DART uses a hazard identification workflow system that reflects the consolidation of information in the Hazard Management Process (HMP). This workflow system, which also serves as a hazard tracking system, is maintained by the Director of Agency Safety & Compliance. The hazard identification workflow system contains all hazards identified through the various methods applied and is available for all employees review through DART's intranet (InfoStation). Monthly Safety Committee Minutes are submitted to TxDOT SSO upon request. The City will provide oversight of Hazard Management Review by participating in the RSC-JLM and ERRTC and by routinely reviewing the Hazard ID Workflow close out data.

In addition, DART conducts meetings with TxDOT SSO upon request and maintains electronic contact on a regular basis. During application of the HMP, for any hazard identified as an “unacceptable hazardous condition”, the safety section notifies the TxDOT SSO designated point-of-contact within 24 hours using the SSO Tracker System. The appropriate safety committee, led by the Agency Safety & Compliance, investigates each hazard and forwards each finding to TxDOT SSO for review and comment at the end of the investigation via the SSO Tracker System. Any CAPs developed because of the investigation are forwarded for SSO approval via the SSO Tracker System. Once TxDOT SSO approves the RTA's CAP request, mitigation begins. TxDOT SSO retains the authority to request a status briefing on any unacceptable hazardous condition investigation.

The following procedure is used to reduce or eliminate a hazard when it has been submitted for review and resolution. All employees have the ability to input a hazard ID into the Hazard Workflow system, which forwards it to the employee's manager. If the manager is unable to resolve the issue, he can request mitigation discussion of the hazard at the next scheduled Safety



Committee meeting which is held monthly. The RSC-JLM responds to the Hazard ID and, if required, recommends a course of action. The RSC-JLM must address each open Hazard ID every month until a resolution is reached.

If the Hazard is not resolved within 90 days, the Hazard ID will be escalated to ERRTC for consideration. The ERRTC may review the hazard and initiate its own resolution. The ERRTC's decision is final.

The SRM process requires understanding the differences between hazards, events and potential consequences. The SRM definitions checklist presented in Figure 1 helps support the DART Executive Roundtable Review Team Committee's understanding of these terms when considering safety concerns.

Figure 1: SRM Definitions Checklist

What is it? If you can select all 3 in one box, it's .....	<b>A Potential Consequence</b> <input type="checkbox"/> Not a real or potential condition <input type="checkbox"/> Can be caused by a hazard <input type="checkbox"/> Hasn't occurred yet but could be similar to a past event
<b>A Hazard</b> <input type="checkbox"/> Real or potential condition <input type="checkbox"/> Can cause a consequence <input type="checkbox"/> Not an event	<b>An Event</b> <input type="checkbox"/> Accident, incident or occurrence <input type="checkbox"/> Not a real or potential condition <input type="checkbox"/> Has already occurred

### 2.1.2. Hazard Risk Assessment

Hazard risk assessment determines if the risk of a hazard is acceptable and whether corrective action is warranted. A safety risk assessment includes an assessment of the likelihood and severity of the potential consequences of identified hazards, taking into account existing safety risk mitigations, to determine if safety risk mitigation is necessary and to inform prioritization of safety risk mitigations.

Hazard Severity is a measurement of outcomes that can result from human error, environmental conditions, design inadequacies, subsystem or component failure, or malfunction and procedural deficiencies. Within 24 hours of Hazard submittal, the Safety Program Manager completes an initial Hazard Analysis. For hazards that are identified during non- business days, an initial hazard rating will be done within 24 hours beginning the next business day. The Safety





Program Manager will assign one of four severity categories. The severity categories are included in Table 5 below.

**Table 5: Hazard Severity Table**

Severity	CHARACTERISTICS			
	People	Equip/Services	Financial	Reputational
Catastrophic 1	<ul style="list-style-type: none"> <li>• Several deaths</li> <li>• Numerous severe injuries</li> </ul>	Total loss of equipment or System interruption requiring months to repair	Estimated loss in excess of \$5 million	<ul style="list-style-type: none"> <li>• Ongoing media coverage</li> <li>• Irreparable reputational damage</li> <li>• Government intervention</li> <li>• Duration weeks to months</li> </ul>
Critical 2	<ul style="list-style-type: none"> <li>• One death</li> <li>• Several severely injured</li> </ul>	Significant loss of equipment or system interruption requiring weeks to repair.	Estimated loss in range of \$500 to \$4.99 million.	<ul style="list-style-type: none"> <li>• Prolonged media campaign</li> <li>• Serious reputational damage</li> <li>• Sustained government involvement</li> <li>• Duration days to weeks</li> </ul>
Marginal 3	<ul style="list-style-type: none"> <li>• Severe injuries</li> <li>• Multiple minor injuries</li> </ul>	<p>Some loss of equipment or system interruption requiring seven or fewer days to repair.</p> <p>Some loss of equipment no system interruption, less than 24 hours to repair</p>	Estimated loss in range of \$1000 to \$499,999	<ul style="list-style-type: none"> <li>• Adverse media coverage</li> <li>• Reputational damage</li> <li>• Government involvement</li> <li>• Duration days</li> <li>• Local media coverage</li> <li>• Some reputational damage</li> </ul>
Negligible 4	<ul style="list-style-type: none"> <li>• Minor injuries</li> <li>• No injuries</li> </ul>	Minor damage to equipment, no system interruption, no immediate repair necessary,.	Estimated loss less than \$1,000	<ul style="list-style-type: none"> <li>• No adverse media coverage</li> <li>• No reputational damage</li> </ul>

Hazard Probability is derived from research, analysis, and evaluation of safety data. The probability categories are included in Table 6 below:

**Table 6: Hazard Probability Table**

Probability Level	Specific Individual Item	Fleet or Inventory	Frequency
Frequent A	Likely to occur frequently in the life of an item	Continuously experienced	≥36/year
Probable B	Likely to occur several times in the life of an item	Will occur frequently	>12 to <36/year (1 to 3 per Month)
Occasional C	Likely to occur sometime in the life of an item	Will occur a few times	>.1 to <1/year
Remote D	Unlikely but possible to occur in the life of an item	Possible to occur in the life of the system	>.0001 to < .1/year



Improbable E	So Unlikely, it can be assumed occurrence may not be experienced	It can be assumed it will not occur	<.0001/year
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After assessing the severity and probability of a hazard and the corresponding potential consequences, the Safety Program Manager assigns a Hazard Risk Index (HRI) rating, included in Table 7 below, and prioritizes hazards based on safety risk:

Table 7: Hazard Risk Index Matrix

Frequency	Severity			
	Catastrophic 1	Critical 2	Marginal 3	Negligible 4
Frequent A	1/A	2/A	3/A	4/A
Probable B	1/B	2/B	3/B	4/B
Occasional C	1/C	2/C	3/C	4/C
Remote D	1/D	2/D	3/D	4/D
Improbable E	1/E	2/E	3/E	4/E

Based on the completion of the analysis and classification of the Hazard Risk Index, DART utilizes the Hazard Resolution, in Table 8 to assist with identification of acceptance criteria:

Table 8: Hazard Resolution Table

Severity/Frequency	Resolution
1/A, 1/B, 1/C, 2/A, 2/B, 3/A	Unacceptable
1/D, 2/C, 2/D, 3/B, 3/C	Acceptable with ERRTC review
1/E, 2/E, 3/D, 3/E, 4/A, 4/B	Acceptable with BSCJLM/RSCJLM review
4/C, 4/D, 4/E	Acceptable without review

Safety critical hazards that have been identified must be controlled or eliminated to an acceptable level so that the hazard does not continue to pose a danger. The controls may be done in a temporary manner in consultation with Agency Safety & Compliance until a long-term mitigation has been implemented. Dependent on the risk ranking of the hazards' likelihood and severity, a multi-departmental team may be established to analyze and control these risks/hazards. The teams will be comprised of the following personnel:





- Subject matter experts (SMEs) for the system
- Front-line personnel and supervisors
- All levels of labor
- SSO Agency participation is encouraged
- Safety staff, as support.

### 2.1.3. Hazard Risk Mitigation

Hazard Risk Mitigation starts with the employee's immediate Supervisor/Manager who then collaborates with the appropriate department(s) to determine what steps are needed to eliminate or mitigate the hazard to an acceptable level. Once the hazard is resolved, Agency Safety & Compliance will reevaluate the risk utilizing MILSTD 882E to determine if the risk has been reduced to an acceptable level. Prior to closure of the Hazard ID, a summary documenting and tracking the steps that led to the risk reduction is added to the workflow.

If the elimination/mitigation cannot be handled by the employee's immediate supervisor/Manager, the supervisor/Manager will collaborate with the appropriate personnel required to mitigate the hazard i.e., Agency Safety & Compliance, Subject Matter Experts (SME), Departmental Leaders etc. to determine a required course of action. A source for safety risk mitigation can be guidance provided by SSOA, FTA and in the case of infectious diseases guidelines provided by CDC or a State health authority will be used to prevent or control exposure. In the event the elimination/mitigation of the hazard cannot be resolved, Agency Safety & Compliance (Safety Program Manager) will escalate the Hazard to RSC-JLM who then assesses the hazard and determines the appropriate course of action.

It is important to note, however, that a combination of several or all of the following may be used, depending on the nature and extent of the hazard:

- Design for minimum risk
- Incorporate the use of safety devices
- Provide warning devices
- Implement special safety procedures and conduct training

Designing for Minimum Risk attempts to eliminate hazards during the design process. If an identified hazard cannot be eliminated, its associated risk will be reduced to an acceptable level through design selection. This may be constrained by time, money, manpower, or other limitations. If the hazard cannot be eliminated or its risk controlled to an acceptable level through design, Safety Devices will be used to reduce risk to an acceptable level.

If neither design nor safety features or devices can reduce the risk to an acceptable level, Warning Devices are used to detect the condition and to produce a warning signal to alert individuals to the



hazard. Warning signals and their operation shall be designed to minimize the probability of individuals reacting incorrectly to the signals and shall be standardized and similar.

Lastly, if the hazard cannot be eliminated or its associated risk adequately controlled through design, safety features/devices such as personal protective equipment (PPE) or warning devices, approved procedures and training must be implemented and used to reduce the risk.

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### 3.0. SAFETY ASSURANCE

Safety Component 3 of the PTASP outlines the Safety Assurance (SA) processes used by DART to implement, review and quantify the organization's adherence to applicable rules, regulations and standards. These SA processes provide DART and its executive leadership with a means of assessing if DART is meeting its safety objectives and performance goals. As part of the annual review of the PTASP, DART assesses the effectiveness of its safety risk controls, Management of Change, and the continual improvement of DART's SMS. Results of this annual review are used to update the DART PTASP Section V. Safety Goals and Objectives as needed.

#### 3.1. Safety Performance Monitoring/Safety Data Acquisition and Analysis

DART's Safety staff is responsible for obtaining the data required to identify, assess, mitigate and follow-up on safety related issues from the following sources:

- Hazard Identification System – Everyone
- Daily Operation Logs – Transportation
- Maintenance Department Documentation – Maintenance
- Field Supervisor Reports – Transportation and Maintenance
- Safety KPI Reports – Agency Safety & Compliance
- Workers Compensation Data – Risk Management Division
- Police Reports – DART Police
- Customer Service complaints and safety-related suggestions – Customer Service
- Internal Audits – Audit Department/Annual Internal Safety Review
- Information and data received from FTA, TxDOT SSOA, and other oversight authorities
- DART Board of Directors – President & Chief Executive Officer, Deputy Director, Office of Board Support
- Dallas Streetcar Representative – (May also receive suggestions or complaints from citizens, City Management, or City Council members)

Safety accepts data in multiple formats comprising information from audits, word of mouth, email, Hazard IDs, accident and incident reports, letters and customer concerns.



For every reported event, DART collects data and enters it into the event database managed by the Risk Management Department. Agency Safety & Compliance Data Compliance Division pulls the data from event data to tableau software. Depending on the output requested, this division analyzes data daily, weekly or monthly highlighting trends and extracting meaningful data for internal and external clients.

The Data Analysts assigned to Safety & Data Compliance Division validates data for relevance and check each record if it has been classified for preventability and severity. If the record is missing information the analyst must contact appropriate personnel to ensure each data set is complete. Once the data is complete and accurate, the Sr. Business Analyst prepares multiple reports for internal and external agency use. The summary of reports are as follows:

- The details of collision events are compiled monthly by accident type and tabulated and categorized on the preventability of an event. Each report is distributed for the monthly DART Executive Roundtable Review Team Committee Meeting and quarterly reports. The reports include information on accidents per 100,000 miles in comparison to the previous year's data and with the not-to-exceed goal.
- Summary of Accidents and Incidents by Type and Preventability for Key Performance Indicators (KPI). This report is prepared weekly, monthly or/and upon request.
- Reporting of relevant data to the National Transit Database (NTD) based on the requirements outlined by the NTD Safety and Security Reporting Guide. This report is generated by the Safety & Data Compliance Division monthly for NTD reporting and one report (S&S20) is completed each January and that must be certified by the CEO (NTD CEO Delegate).
- Monthly reporting of shared corridor Accident and Incident data to the Federal Railroad Administration (FRA) based on FRA reporting guidelines.
- Monthly Executive Summary Report of Accidents and Incidents for Senior Management Review.
- Reports are forwarded to each Safety Program Manager who will coordinate with Division level personnel to develop strategies to address unfavorable trends or deficiencies. If the trend or deficiency cannot be addressed at the site level a hazard ID could be initiated for further tracking and trending purposes.

Internal Reports are distributed both electronically and as hard copies to the Leadership Roundtable, ERRTC and the Finance Department. External Reports, such as those made to the NTD website, are submitted through the website or electronically based on the external organizations' reporting guidelines.

### 3.1.1. Corrective Action Plans (CAP)

DART Agency Safety & Compliance is responsible for maintaining and tracking the corrective actions and subsequent statuses that are identified from hazard identification, accidents, incidents or internal and external review findings. A Corrective Action Plan (CAP) Log is used by DART to compile and track this information. DART is currently utilizing a commercial database



software package as the means for documentation of the CAP log. Details regarding DART’s CAP program can be found in **Appendix X**.

### 3.1.2. Facilities and Equipment Inspection

The MOW Director or their designee assign inspections to personnel based on the Facilities Preventive Maintenance Manual. The Rail Maintenance Director or their designee assigns inspections to personnel based on LRV Preventative Maintenance Manual. Facilities, systems, rolling stock and equipment all have different intervals at which inspections and preventive procedures must occur. The purpose of the PMI Manual is to provide personnel with information necessary to perform each PMI.

While performing the PMI inspection, personnel document deficiencies that require repair, adjustment, or that warrant replacement. Workorders that are contained in the MAXIMO asset management program capture each assignment resulting from an inspection. It is the responsibility of the shop manager and or shift supervisor to schedule repairs of the defects found during the PMI as well as log any safety concerns/hazards identified in the course of the PMI inspection process within the MAXIMO asset management program. The MOW Director or their designee are to document compliance with local, state and federal regulations.

#### 3.1.2.1. *Regular Inspection and Testing*

Various inspections are conducted according to pre-determined schedules as shown in **Appendix XI**, and repairs are completed as conditions require. For DART’s rolling stock equipment, some PMIs are mileage based while others are based on time in service (i.e., 90-day, 180-day, etc.). Procedures to be used are outlined in the PMI Manuals and within published Work Instructions, Standard Campaign Bulletins, Standard Practice Bulletins and Standard Operating Procedures. Inspection results are documented and entered into a work order in the Maintenance Management System (MAXIMO).

For Hazards detected during regular inspection and testing a workflow will be initiated via the internal hazard reporting system. The hazard will be reviewed and tracked by Agency Safety & Compliance and assigned to the appropriate committee for identification, analysis, and mitigation solutions. Applying these procedures increases the probability of eliminating or reducing hazards while documenting their existence for tracking purposes. The inspection guides indicate the steps to be performed to complete proper preventive maintenance inspections of DART owned facilities or assets.



## Example Inspections Information

Inspection Intervals	Standard Practice Bulletins/Work Instructions
Weekly; Monthly; Quarterly; and Bi-Annual	Work instructions and or Standard Practice Bulletins (SPB) shall be Monthly; used to supplement or supersede information in this manual on an Quarterly; and interim basis. As this manual is revised, information affecting Bi-Annual preventive maintenance inspections will be incorporated and the SPB will become obsolete

### *3.1.2.2. Checklists*

Checklists for specific inspection reports reside in the Maintenance Department and can be accessed electronically. The MAXIMO Computer Program tracks and manages inventory, training records, preventive maintenance, running repair, and other activities pertinent to Maintenance.

### *3.1.2.3. Coordination with Hazard Management*

If replacement or repair of a facility or equipment does not mitigate the hazard, the Hazard Management process, as prescribed by DART's SRM requirements must be implemented (See SMS Component 2).

### *3.1.3. Maintenance Audits and Inspection*

An effective and efficient maintenance program helps to reduce risk to the overall DART system, including employees, passengers, emergency responders, and the general public. The DART maintenance program also helps to ensure that safe and reliable public transportation is provided while reducing the need for updates or equipment replacement, which may require additional funding.

## Vehicle Maintenance and Inspection Program

All DART Streetcar Operators have a responsibility to perform a Pre-Trip Inspection of their vehicle prior to entering revenue service. Any issues that are noted by the LRT Operator are required to be documented on a pre-trip inspection form and reported to maintenance or a supervisor. If a condition is noted that the Operator feels would make the LRV unsafe for service, the condition must be reported to the control center. This frequency of inspections allows abnormal conditions to be identified early on before they become catastrophic.

The DART Streetcar Maintenance Program for Regular Inspection and Testing is based on inspections that conform to the manufacturers' guidelines. DART Streetcar are inspected based on time intervals, 3 Months, 6 Months, and 1 year. Additional inspections and change out of components are scheduled on a multiyear basis.

The items scheduled for change-out at that time will be done on a work order basis. Each inspection cycle has a separate inspection manual defining the mileage points at which inspections





are to be completed. In addition to regular maintenance and repair, some components are programmed for change-out on a multi-year schedule.

Inspection results are documented and entered into a work order in the Maintenance Management System (MAXIMO) where the required repairs, including materials and labor, are captured. Noted defects are resolved at the time of discovery or upon completion of the inspection. If a safety defect is noted, the system will be locked out/tagged out as needed until the repairs are complete. Hazards detected without immediate resolution create a workflow through the internal hazard reporting system which is sent to Agency Safety & Compliance and to appropriate management committees for identification, analysis, and mitigation. These procedures increase the probability of eliminating hazards while documenting their existence for tracking purposes. Section 2 of this PTASP details DART's SRM requirements. The Dallas Streetcar Vehicle and Maintenance Matrix is found in **Appendix XII**.

#### 3.1.4. Procurement

DART's Procurement Department is responsible for obtaining the goods and services required to build and operate a safe and effective transit system. Procurement is guided by policies and procedures created to ensure uniformity in the procurement process. In many cases, accidents and hazardous conditions may be avoided during the procurement process. Selection of qualified contractors and suppliers, and careful inspection of delivered equipment and materials leads to early discovery of defective conditions, safety concerns and the elimination of resulting hazards. The procurement process is therefore administered to enhance system safety and to minimize Agency risk. The duties of the Procurement Department include:

- Enforcing DART's Acquisition Regulations, which specify the steps required to obtain goods and services in a safe and responsible manner.
- Adhering to environmental compliance requirements relating to hazardous substance acquisition, handling, labeling, storage, disposal and record keeping. All chemicals and hazardous materials on DART property should have a current Safety Data Sheet (SDS) and be approved by Safety.
- Collaborating with applicable officials to ensure contractors meet contractual obligations and follow established procedures related to the safety of DART employees, property and the public.
- Ensuring that any procurement requests for equipment or materials for use on DART property are reviewed and approved by DART's Agency Safety & Compliance prior to purchase. If Agency Safety & Compliance fails to approve procedures /services/ products due to hazardous conditions, then it will require the Procurement Team to re-evaluate and seek other products/services. Procurement procedures ensure that the agency meet or exceed the requirements and minimize the potential hazards.

DART Procurement works to ensure that equipment and materials are safe for use by employees and patrons. Prior to purchase, DART must have assurance that the equipment or



materials are compliant with applicable codes and standards and do not create catastrophic or critical hazards that could be detrimental to DART operations.

As part of the Implementation Phase for SMS, DART Agency Safety & Compliance will work with Procurement to develop detailed processes and procedures for review of any equipment or material.

### 3.2. Accident/Incident Notification, Investigation and Reporting

Streetcar collisions are reported through DART’s internal agency website using the “Safety Tab and Accident Reporting Process” menu option. Accident file numbers are assigned by Risk Management and data is entered into the RMIS database. Reports, videos, photos and downloads specific to each collision can be uploaded and preserved via this database.

Collisions involving DART’s LRV operations initiate the Train Control Center (TCC) to contact a pre-determined set of internal agency groups that will respond to the event. These groups include Fleet Services, Signals, Track Electrification Services (TES), Tracks, Media services, Transit Police (who contact EMS), Agency Safety & Compliance, and Transportation Field Services.

#### 3.2.1. Accident/Incident Procedures

DART utilizes a multi-departmental / discipline approach to accident investigations with the Transit Police serving in the lead investigative role with assistance from Transportation Field Operations and Agency Safety & Compliance. Transit Police investigation procedures can be found in DART’s General Order Number 7.61, provided in **Appendix XIII**. The DART Transit Police report summarizes the investigation, presenting facts related to the accident, and opinions and observations of the investigating officer. Departmental investigation procedures are included in Table 9 below:

Table 9: Department Investigation Procedures

	Procedure Number	Procedure Title
<b>Maintenance</b>	NPA-0016	Post-Accident Vehicle/System Impound/Quarantine Investigation
	NPA-0029	Accident/Incident Investigation and Reporting
<b>Transportation</b>	104.02	Accident/Incident Investigation
	104.05	On-Scene Coordinator
	101.09	Common Corridor Emergencies
<b>Agency Safety &amp; Compliance</b>	NPS-3329	Rail Accident Investigation
Copies of the above reference procedures are located in <b>Appendix XIII</b>		

If necessary, Agency Safety & Compliance may conduct an additional investigation to ascertain the circumstances surrounding an accident. The primary focus of Agency Safety &





Compliance’s investigation is to determine cause in order to prevent reoccurrence. This additional investigation combines data from several sources including Police reports, Operator and Field Supervisor statements, and LRV downloads and video footage, and assembles the accident file into one centralized location. Information from all sources allows Agency Safety & Compliance to determine and validate their own conclusions as to the preventability or non-preventable nature of the event based on the entire composition of the file. The Agency Safety & Compliance investigation identifies cause(s) and recommended corrective actions to eliminate identified hazards and deficiencies. These events are entered into the SSO Tracker to record events that could potentially reoccur and cause unintended consequences.

Based on the complexity of the accident or incident, an extended final report may be written and submitted to the appropriate safety committee and department head for review and concurrence. The results of investigations, coupled with the supporting documentation, are also used by DART to fulfill the Safety Data and Acquisition element of SMS (see PTASP section 3.1.1).

DART’s Internal Notification Procedure for accidents and incidents is carried out through the ReadyOp text message system. Text message notification levels increase with the severity of the event. If a critical responder does not acknowledge notification, supplemental notifications by phone are initiated at the discretion of Dispatch or Train Control.

The COD Streetcar Representative is included in the internal notification and may notify the Director of Transportation and City Management on serious incidents.

Table 10: ReadyOp® Notification Groups

	Type of Notifications
ReadyOp	Red Signal violations
	To be sent out if any Operators or Supervisors are transported to a medical facility.
	Service interruptions of 10 minutes or greater or any delay exceeding 3 minutes in the tunnel.
	Any incident resulting in passenger delays of 10 minutes or more and requires a response from "System Personnel" (TES, Track, Signals).
	Any and all accidents and incidents resulting in passenger delays in excess of 30 minutes, or which result in damage, personal injury, or could attract media attention. Any code yellow regardless of severity unless serious injuries occur. Passenger(s) stuck in elevator/inclinator.
	Any incident/accident-causing major property damage, severe personal injury, results in the shutdown of rail services, or at the discretion of the Vice President of Transportation.



The Train Control Center (TCC) shall notify government entities of Light Rail Transit (LRT) accidents and incidents meeting reporting thresholds mandated by the TxDOT Program Standard. TCC will notify Agency Safety & Compliance, SSOA and FTA via the State mandated reporting platform SSOA reporting tool. TCC notifies Agency Safety & Compliance via landline to verify if each event is FTA reportable. In the event the accident meets FTA accident reporting thresholds, the Director of Agency Safety & Compliance will forward the report to the FTA within 2 hours. The National Transportation Safety Board (NTSB) is notified within two (2) hours of:

- A passenger or employee fatality.
- Two or more injuries to employees or passengers requiring admission to a hospital.
- Evacuation on the mainline.
- Fatality at a rail crossing.
- Substantial Damage meeting the FTA/SSO reporting threshold, as defined by the National Transit Database (NTD) criteria.

NTSB is also notified within four (4) hours when damage to a passenger train or railroad or non-railroad property is \$25,000 or more.

Federal Railroad Administration (FRA) notification is required via the Train Control Center (TCC) when a shared corridor emergency event highlighted in SOP publication 101.09 Common Corridor Emergencies occurs. All LRT collisions with pedestrians in a shared corridor are reportable to the FRA within 30 days of occurrence. This notification is provided by Agency Safety & Compliance.

Table 11: Notification and Reporting of Accidents, Incidents, and Occurrences

<b>Accidents</b>	
<b>DART notifies the TxDOT SSOA Program Manager and FTA within two hours if:</b>	
<b>Human Factors:</b> <ol style="list-style-type: none"> <li>a. Fatality (occurring at the scene or within 30 days following the accident)</li> <li>b. One or more persons suffering serious injury (Serious injury means any injury which: (1) Requires hospitalization for more than 48 hours, commencing within 7 days from the date of the injury was received; (2) results in a fracture of any bone (except simple fractures of fingers, toes, or nose); (3) causes severe hemorrhages, nerve, muscle, or tendon damage; (4) involves any internal organ; or (5) involves second- or third-degree burns, or any burns affecting more than 5 percent of the body surface.)</li> <li>c. A personal injury that is not a serious injury</li> </ol>	<b>Property Damage:</b> <p>Property damage resulting from a collision involving a rail transit vehicle; or any derailment of a rail transit vehicle</p>



d. One of more injuries requiring medical transportation away from the event.	
<b>Types of events (examples):</b> <ul style="list-style-type: none"> <li>▪ A collision between a rail transit vehicle and another rail transit vehicle</li> <li>▪ A collision at a grade crossing resulting in serious injury or fatality</li> <li>▪ A collision with a person resulting in serious injury or fatality</li> <li>▪ A collision with an object resulting in serious injury or fatality</li> <li>▪ A runaway train.</li> <li>▪ Evacuation due to life safety reasons.</li> <li>▪ A derailment (mainline or yard).</li> <li>▪ Fires resulting in a serious injury or fatality.</li> </ul>	
<b>DART Actions include:</b> <ul style="list-style-type: none"> <li>• DART to notify SSOA and FTA within 2 hours; Investigation required. Notification to FTA will be submitted to: TOC-01@dot.gov / 202-366-1863 (email preferred)</li> <li>• DART to report to FTA within 30 days via the National Transit Database (NTD).</li> <li>• DART to record for SMS Analysis.</li> </ul>	
<b>Incidents</b>	
<b>DART will Report to FTA (NTD) within 30 days</b>	
<b>Human Factors:</b> <ol style="list-style-type: none"> <li>A personal injury that is not a serious injury</li> <li>One or more injuries requiring medical transportation away from the event</li> </ol>	<b>Property Damage:</b> Non-collision-related damage to equipment, rolling stock, or infrastructure that disrupts the operations of a transit agency
<b>Types of events (examples):</b> <ul style="list-style-type: none"> <li>• Evacuation of a train into the right-of-way or onto adjacent track; or customer self- evacuation</li> <li>• Certain low-speed collisions involving a rail transit vehicle that result in a non-serious injury or property damage</li> <li>• Damage to catenary or third-rail equipment that disrupts transit operations</li> <li>• Fires that result in a non-serious injury or property damage</li> <li>• A train stopping due to an obstruction in the tracks/ “hard stops”</li> <li>• Most hazardous material spills.</li> </ul>	
<b>DART Actions include:</b> <ul style="list-style-type: none"> <li>• DART to report to FTA within 30 days via the National Transit Database (NTD).</li> <li>• DART to record for SMS Analysis.</li> </ul>	
<b>Occurrences</b>	
<b>DART will record data and make available for SSO and/or FTA review</b>	
<b>Human Factors:</b> <ul style="list-style-type: none"> <li>• No personal injury</li> </ul>	<b>Property Damage:</b>  Non-collision-related damage to equipment, rolling stock, or infrastructure that does not disrupt the operations of a transit agency
<b>Types of events (examples):</b>	



- Close Calls/Near Misses
- Safety rule violations.
- Violations of safety policies.
- Damage to catenary or third-rail equipment that do not disrupt operations.
- Vandalism or theft.

**DART Actions include:**

DART will collect, track and analyze data on Occurrences to reduce the likelihood of recurrence and inform the practice of SMS. Based on the complexity of the accident or incident, an extended final report may be written and submitted to the appropriate safety committee and department head for review and concurrence.

The coordination between DART and TxDOT SSO occurs frequently. TxDOT maintains an oversight role in ensuring that Corrective Action Plans are timely and clarifying concerns that may arise from accident investigations. Agency Safety & Compliance maintains a monthly conference call with TxDOT ensuring that oversight information is transparent. When results of an investigation indicate a hazard that affects property or individuals DART develops a CAP and submit to TxDOT SSO for approval via SSO Tracker System. TxDOT must review and approve all proposed corrective actions before DART implements the CAP. An exception is made for immediate or emergency corrective actions that must be taken to ensure immediate safety, provided that TxDOT is notified within 48 hours of implementation. The CAP identifies:

- The hazard or deficiency
- Required actions
- DART department(s) responsible for implementing corrective actions
- Scheduled completion dates for implementation

TxDOT SSO notifies DART of its approval or rejection of the CAP within 30 days of receipt. In the event of a rejection, DART submits a revised CAP within 10 days following notification of the rejection. In the event of a dispute concerning TxDOT's decision, DART may submit an application for administrative review within 30 days after receipt of TxDOT's decision. Applications for administrative review are submitted to:

Texas Department of Transportation Director, Public Transportation Division 125 E 11th Street Austin, Texas 78701-2483.

If DART does not provide sufficient information to evaluate the application, the application will be denied. TxDOT's decision to grant or deny the application is final.

In instances where coordination with the NTSB is needed for investigation, DART and TxDOT shall review the NTSB findings and recommendations to determine if a CAP should be developed by DART. If a CAP is required by either the NTSB or TxDOT, DART shall develop the CAP following the process detailed herein.



### 3.2.2. Accident/Incident Investigation

It is the responsibility of DART Agency Safety & Compliance to ensure that all accidents and near misses are thoroughly investigated. Depending on the nature and severity of the accident, a multi-disciplinary team may be needed to conduct a thorough investigation. This team may include representatives from various departments including Transit Police, Traction Power, Train Control/ Signaling, LRV Maintenance, Track, Operations, etc. Upon completion of any investigation, DART Agency Safety & Compliance is required to notify TxDOT SSO of any CAP identified as a result of the investigation.

The primary purpose of accident / incident investigations is to determine the cause and contributing factors to the accident / incident so that necessary action(s) can be taken to prevent reoccurrence of a similar events. Accident causation is assessed using DART's SRM process as described in SMS Component 2 of the PTASP to help qualify possible hazards.

If TxDOT SSO elects to conduct its own investigation of an accident or incident, DART will assist by providing necessary documentation, including access to records or reports, access to staff and personnel involved in the accident / incident, available radio transcripts and video footage, test results, and by coordinating schedules to allow TxDOT SSO to complete interviews and on-site investigation activities. In instances where TxDOT SSO elects to conduct its own investigation, DART may also elect to conduct its own internal investigation.

DART conducts investigations using the accident / incident investigation procedures included in **Appendix XIII**. At the conclusion of the investigation, DART submits a final report for TxDOT's formal review and acceptance. If TxDOT SSO identifies a discrepancy with the report, to include findings, TxDOT SSO will reject the report and formally notify DART of the report deficiencies and request that DART review, revise and resubmit the final report. Throughout the entire process, DART provides TxDOT with status reports regarding the investigation and subsequent report.

### 3.3. Management of Change

Management of Change is an agency-wide process required by FTA that applies to safety and non-safety changes to all new and existing system elements. DART has established a process for identifying and assessing changes that may introduce new hazards or impact the agency's safety performance. If the CSO or designee determines that a change may impact the agency's safety performance, then an evaluation of the proposed change will follow the Safety Risk Management Process as referenced in Section 2 of this PTASP (Safety Risk Management).

Management of Change applies to all departments including but not limited to, such as:-

- Engineering
- Training
- Procurement
- Development (Capital projects and new starts)
- Customer relations



- Records and Data management
- Human Resources
- Finance
- Maintenance
- Operations

Management of Change applies to all aspects of DART, such as: -

- Design and implementation of new systems or other capital projects
- Changes or additions to existing systems or service
- Changes to operations or maintenance procedures (existing or new)
- Organizational changes, such as changes in departmental responsibilities
- Procurement process changes
- Changes to relevant laws, regulations, or policies

All Departments considering projects are required to notify the CSO during the planning stage and prior to the preliminary engineering phase. The CSO must acquire approval from TxDOT prior to the start of the project of the following: -

- Any area of change that significantly alters a part, component, or subcomponent of the system.
- Any project, including projects implemented by other entities, that may have significant impact of operations and safety.
- New starts or system extensions, expansions, new stations, or rail yards
- Reconstruction of existing lines
- Major redesign and installation of system components
- New or significantly reconstructed maintenance and operating facilities (Bus and Rail)
- New vehicle procurements or major overhauls (e.g., mid-life overhaul) (Bus and Rail)
- Any new or rehabilitative work associated with signals, power, control center, or other safety critical system components
- Major capital project, defined by FTA in 49 CFR Part 633, involving the construction, expansion, rehabilitation, or modernization of a fixed guideway having a total project cost of \$300 million or more and receives \$100 million of federal funds, and is not exclusively for the acquisition, maintenance, or rehabilitation of vehicles or other rolling stock.

### 3.3.1. Configuration Management

DART Engineering section is consolidated under the Development Department. This Engineering section is comprised of Systems Engineering, Civil Engineering, Fleet Engineering, and Operations Engineering functions. System safety changes are submitted to the appropriate Engineering group for evaluation. Evaluation incorporates change- management processes that include evaluation, testing, recommendations, and document control of the proposed system safety change. Engineering section resources handle configuration management for DART projects. There are different approaches to configuration management based on operational or other DART





project need. The Engineering section handles Operational and Capital project configuration management needs as summarized in the following section.

#### DART Operations Engineering Configuration Management Process(s)

Once a proposed change is received, DART Engineering staff:

- Evaluate the proposed change(s) for safety improvement using the Failure Modes, Effects and Criticality Analysis process model (or another similar hazard analysis).
- Test new or modified equipment in the field.
- Prepare a post-testing report outlining findings and opinions on the effectiveness of the proposed change. This report is provided to the appropriate safety committee or department management.

Upon completion of evaluation, testing and recommendation Development, Operations Engineering Staff submits the report to others within the DART organization for review and comment. The following occurs prior to a change being implemented:

- The relevant safety committee or department management reviews the report and decides whether to proceed with the change.
- Upon approval to proceed, a Standard Campaign Bulletin (SCB) or Standard Practice Bulletin (SCB) is produced specifying the change and how it is to be implemented, and this information is communicated to all departments impacted by the change.

The City of Dallas Streetcar Representative(s) attends DART Executive Roundtable Review Committee (ERRTC) and Rail Safety Committee Joint Labor Management (RSCJLM) meetings to stay apprised of Streetcar Safety issues and potential configuration management issues.

DART will ensure that all configuration changes be properly documented including the signatures of DART senior level management and City of Dallas Streetcar Representative.

#### Capital Project Configuration Management Process(s)

Development has established Change Control Procedures (CCP) to manage contract and design changes on capital and other DART projects managed by Development. These processes are documented in the current Change Control Procedures manual. To manage configuration on these projects, Development utilizes a Design Change Board (DCB) to review and approve project design changes during the project life cycles. After a design is baselined all design changes are typically processed through the DCB for approval. Operations Engineering sometimes utilizes the DCB forum to help with configuration management when scope and complexity of a change requires it.





## Documentation

Development utilizes Document Control Procedures (DCP) to manage records for the operational and capital programs. Records and document control is consolidated under the Development department managed by Development Document Control (DDC) staff. DDC is comprised of the former separate functional sections of Operations Document Control (ODC) and Engineering Document Control (EDC).

DDC maintains documentation on the configuration of DART-controlled assets and houses the configuration management procedures, drawings, and specifications for Development Engineering.

DDC additionally maintains the project information for the Capital program(s) and other DART projects. At the closeout of a project, DDC ensures all project documentation is captured for operations and maintenance use after turnover to operations.

### 3.3.2. System Modification Overview

DART uses a standard process(s) for ensuring safety concerns are addressed when modifications must be made to existing systems, facilities, or equipment. No safety-related system modifications may be initiated without use of this process. System safety modifications may be proposed as the result of:

- A response to an identified hazard for mitigation.
- The desire or need to update technology.
- Discontinued manufacture of presently used equipment.
- Remodeling of facilities.
- Equipment design or materials improvement.
- Aesthetic modifications intended to make equipment or locations more attractive.
- Changes in the operating environment.

Proposed modifications to the operating system and environment must be submitted to the Maintenance Technical Services Division for evaluation, testing, recommendations, and document control. Once the proposed modification is received, the Maintenance Engineering and Technical Services Division:

- Evaluates the proposed modification using the Failure, Modes, Effects, and Criticality Assessment model (or another similar hazard analysis model). The modified or new equipment is tested, and findings reported to management.
- Develops a report of findings from analysis and testing.
- Submits test report to appropriate Safety Committee and Senior Management for review.

Prior to a modification being implemented, the following occurs:

- Safety Committee and Senior Management reviews the report and determines whether to proceed with the modification.



- If the decision to proceed is made, the proposal and the Maintenance Technical Services' assessment is forwarded to the affected department head(s) for approval.
- Upon approval by the department, a Standard Campaign Bulletin is issued, describing the change and how it should be implemented.

### 3.3.3. Capital Program System Modification

DARTs Capital programs utilize approved System Safety procedures to manage system modifications. DART's System safety procedures and manuals are based upon the Federal Transit Administration (FTA) *Handbook for Transit Safety and Security Certification* and *FTA's Hazardous Analysis Guidelines for Transit Projects* and *APTA-SS-ISS-RP-008-24 for Safety and Security Certification*. More detail on these programs can be found in the current approved system safety procedures and manuals.

## 3.4. Safety and Security Certification Process

Safety and Security Certification for DART projects is conducted where safety and security certification is required. Development has established approved safety certification processes and procedures to meet this need. Development safety certification processes and procedures are scalable and flexible to meet the needs of any DART project requiring certification. These activities support compliance with this Public Transportation Agency Safety Plan (PTASP).

Development safety certification processes and procedures can apply to all DART projects that require certification. They can be applied to all modes of transportation including Light Rail, Streetcar, Commuter Rail, and Bus as needed. These safety certification processes and procedures are critical in the design, re-design and configuration management of DARTs transit systems.

The Development safety certification processes and procedures utilize concepts and methodologies for safety and security certification as prescribed in the Federal Transit Administration (FTA) *Handbook for Transit Safety and Security Certification* and *APTA-SS-ISS-RP-008-24 for Safety and Security Certification*. Development safety certification activities are formatted and structured in a manner specifically appropriate (scalable and flexible) for DART's projects.

Safety and Security Certification provides proactive tools and analyses which identify potential safety issues and ensures hazards are mitigated. Safety and Security Certification also supports improved integration of operational considerations into project designs, which can offer the following benefits:

- Improved functionality of system design
- Promotion of effective and efficient use of resources
- Reduction in work arounds and change orders during construction
- Reduction in hazards in operations and maintenance services



- In certain instances, this activity can reduce the need for retrofitting to correct hazards after the system is operational.

For DART projects outside of DART's Capital Program, the level of certification is determined based on the nature and complexity of the project. Development safety certification processes and procedures provide a structured process that is scalable and flexible to meet the need for any project that is modifying the operational environment. The DART Director of Systems Safety (DSS), in Development Program Support, assists DART Agency Safety & Compliance and other DART project owners with safety and Security certification activities as needed.

### DART Capital Program Safety and Security Certification Process

The DART Director of Systems Safety is responsible for the safety and security certification activities for capital projects under the Development. DART's Capital projects follow the safety and security process ten (10) step process as identified in FTA's "Handbook for Transit Safety and Security Certification". The ten (10) step process is as follows:

Step 1: Identify Certifiable Elements

Step 2: Develop Safety and Security Design Criteria

Step 3: Develop and Complete Design Criteria Conformance Checklist

Step 4: Perform Construction Specification Conformance

Step 5: Identify Additional Safety and Security Test Requirements

Step 6: Perform Testing and Validation in Support of the SSC Program

Step 7: Manage Integrated Tests for the SSC Program

Step 8: Manage "Open Items" in the SSC Program

Step 9: Verify Operational Readiness

Step 10: Conduct Final Determination of Project Readiness and Issue Safety and Security Certification

Completing these ten (10) steps ensures that established safety and security requirements are achieved, and the capital project is ready for revenue service to begin. This is accomplished through the use of a structured process that establishes safety and security design requirements based on hazard and vulnerability analysis, applicable codes, standards, and criteria.

The Certification Review Committee (CRC) is responsible for overseeing the identification, evaluation, and resolution of safety hazards and security threats and vulnerabilities for the Capital Program. The CRC is made up of representatives from Development Engineering, Design and Construction, Agency Safety & Compliance, Emergency Management, DART Police as well as



supported by other subject matter experts as required. The CRC reviews hazard analyses and safety and security certification related reports. The CRC also serves as a subcommittee to DART Executive Roundtable Review Team Committee (ERRTC) for other DART Projects that need safety and security certification input. More detail about the CRC responsibilities can be found in the current approved SSCP document. Dallas Streetcar Representative is involved in CRC activities which affect the Dallas Streetcar.

A Fire Life Safety Committee (FLSC) is established as required for Capital projects. The FLSC is made up of the local Authorities Having Jurisdiction (AHJ) as well as other authorizes as required by the capital projects. The purpose of the FLSC is to review requirements that are critical to fire and life safety and security and obtain concurrence from local authorities having jurisdiction (AHJ). This ensures proposed designs meet code requirements and complies with the National Fire Protection Association (NFPA) as well as local fire code standards or fire life and safety and security vulnerability mitigation measures. The FLSC is also utilized for other DART projects where coordination is required. More detail about the FLSC responsibilities can be found in Development Department Systems Safety Manuals and Procedures.

### 3.5. Safety Compliance Assessment and Inspection

DART has implemented various processes to monitor compliance with its safety rules and requirements.

#### 3.5.1. Drug and Alcohol Compliance

The Agency Safety & Compliance Department administers the DOT Substance Abuse program, which complies with 49 CFR Parts 40 and 655, the Drug Free Workplace Act, and DART's Substance Abuse Policy. DART employees are required to submit to drug and alcohol tests as a condition of employment under DART's policy.

All DART employees receive at least 60 minutes of training on the effects and consequences of prohibited drug use on personal health, safety, and the work environment, and on the signs and symptoms that may indicate prohibited drug use.

Supervisors and/or other DART officials authorized to make reasonable suspicion determinations receive at least 60 minutes of training on the physical, behavioral, and performance indicators of probable drug use and at least 60 minutes of training on the physical, behavioral, speech and performance indicators of probable alcohol abuse. Mandatory personnel re-training in substance abuse is not required, however DART personnel periodically update the prohibited substances literature which is posted in common areas throughout DART facilities.

Contractors are made aware of the DART Drug and Alcohol program requirements in the language set forth in Contractor's Right of Entry Agreements, and License Agreement documents. Paragraph ten of both documents advises all Contractor employees that they are strictly prohibited from engaging in the non-prescriptive use, sale, distribution, dispensation, manufacture or transfer



of controlled substances. Contractors or their employees must not possess alcohol or non-prescription drugs on DART property or other worksites, on or off duty. Employees of contractors must not report to duty or remain on duty if impaired by alcohol or drugs.

Safety Sensitive Employees, as defined by DART, include those who:

- Operate revenue vehicles.
- Maintain revenue vehicles.
- Control the movement of revenue vehicles.
- Must have a CDL to operate non-revenue vehicles.
- Carry firearms for security purposes.

Through the Employee Assistance Program (EAP), DART employees can seek assistance for drug and alcohol-related problems. Immediate discontinuation of any involvement with alcohol or drugs is an essential requisite for participation in any treatment program. Although employees are encouraged to receive help for drug and alcohol problems through participation in the EAP, they must comply with the requirements of DART's Drug and Alcohol prevention programs.

### **3.5.2. Internal Safety Audits and Annual Review**

An internal safety audit program, overseen by Agency Safety & Compliance, measures the effectiveness of the PTASP in achieving the overall objectives of the plan and compliance with its requirements. DART's internal safety audit program is designed to:

- Ensure safety observations are conducted by supervisory or safety staff during system maintenance, operations, and modification.
- Verify compliance with management's safety objectives as stated in Section V of the PTASP.
- Ensure compliance with operating rules, regulations, standards, codes and procedures.
- Recommend corrective action plans.

#### **3.5.2.1. Internal Rail Safety Audits**

DART shall develop and implement a process for the performance of on-going internal safety reviews (ISRs). This process evaluates the PTASP implementation, effectiveness, and serves as an internal tool to ascertain if the plan or supporting documents or procedures should be updated. DART shall develop and annually submit to TxDOT, for approval, a review package which addresses the areas of the PTASP over a three-year cycle.

DART will develop an annual internal rail safety audit plan and schedule to address the requirements of 49 CFR Parts 672 and 673, and any revisions of the TxDOT SSO Program standard.

The internal safety audits will be focused on the content of the PTASP to include the four (4) components of DART's SMS. See **Appendix VII** for a listing of DART's safety roles and



responsibilities and tasks (by department) noting their primary or secondary participation. Agency Safety & Compliance is responsible for scheduling the internal safety audits on an annual basis.

Additionally, the revised Internal Rail safety Audits will be designed to help DART to monitor operations and to identify any safety risk mitigations that may be ineffective, inappropriate, or that were not implemented as intended.

#### *3.5.2.2. Annual Internal Safety Review*

DART Agency Safety & Compliance is responsible for ensuring that Internal Safety Reviews are conducted. As needed, a consultant with PTSCTP certification may be used to augment DART Agency Safety & Compliance staff with these audits. Each year, a section of the PTASP and SMS will be reviewed and on a three-year rotating basis. This tool is used on an on-going basis to evaluate the effectiveness and determine if updates to the PTASP are required. Sixty (60) days before the audit is scheduled, an audit schedule will be developed and provided to TxDOT to fulfill SSO notification and to gain approval. TxDOT will review and provide comments to DART within 10 business days.

The Internal Safety Review report will be submitted within 60 days of the closeout meeting to TxDOT SSO for review and acceptance. In no case shall DART submit the ISR final report later than February 1st. DART submits a formal letter signed by DART's Accountable Executive and the ISR final report, which includes the below content as per TxDOT Program Standard.

- A formal letter signed by DART's Accountable Executive
  - Certifies DART is in compliance with its agency safety plan or
  - States DART, as indicated through the ISR final report, is not in compliance with its agency safety plan. If DART cannot certify compliance, then this letter must specify each noncompliance issue, the activities that DART will take to achieve compliance, the date that those activities will be completed, and the projected date that compliance will be achieved.
- The ISR final report, must contain the following content:-
  - A listing of the safety elements conducted during the calendar year
  - Identification of the departments and functions reviewed
  - An update of DART's three-year ISR schedule
  - Findings of noncompliance and recommendations as applicable

During the audit process, each PTASP section being reviewed is analyzed via on-site interviews, visual observations, records reviews, inspections, measurements, testing, process reviews and documentation supporting compliance. TxDOT SSO requires several action items to be included in the annual review report noting departmental processes via a checklist to determine compliance with procedures and reporting requirements.





Findings and recommendations are summarized and submitted for approval to Agency Safety & Compliance in draft form. The report is reviewed, and modifications can be requested. If no modifications are necessary, the document goes back to the contractor for finalization. Once the Internal Safety Review is complete, a report is generated for DART's President & Chief Executive Officer's signature, which affirms the completion of Internal Audit Review for that calendar year. The report includes the status of current findings, recommendations, and CAPs.

The final report is also issued to Agency Safety & Compliance along with the findings which are disseminated to affected departments and to TxDOT SSO. If findings are a product of the safety review, then CAPs will be generated to mitigate these findings. Findings are tracked monthly via the CAP log until they can be verified as being fully implemented and effective. Evidence of completion of CAPs being closed is collected as a record and reported to the TxDOT SSO program. Recommendations are listed into the Hazard Identification Log at the discretion of the agency.

DART's Annual Internal Review process is subject to change as a result of changes made to the TxDOT SSO Program Standard.

### 3.5.3. Rules Compliance and Procedures Review

DART maintains Standard Operating Procedures (SOPs), work instructions, and rulebooks for the operation and maintenance of Streetcars, rights-of-way, and structures. Operating rules and procedures promote safe, efficient and timely transit operations. Rules compliance programs have been developed as structure for these initiatives.

#### Review of Rules and Procedures

Periodic reviews of established rules and procedures are conducted to evaluate their continued effectiveness. Safety audits the procedural documentation and is an active member on both the Bus and LRT Rules Committees, which review operations rules annually and incorporate related interim bulletins into their respective Rule Books. Operations rules for both rail and bus are subject to change and occur due to new regulations, technology changes, system expansion, new equipment, hazard identification, or other operating considerations. Both Rules Committees are responsible for:

- Reviewing Rules, SOPs and Work Instructions (WI) as needed. Changes are incorporated into rules' revisions and are recorded in Document Control. The new SOPs and WIs are available to all personnel.
- Issuing Notices to document temporary changes that will not become permanent. Bulletins document permanent changes that will be incorporated into the next edition of the Rule Book.





#### 3.5.4. Process for Ensuring Rules Compliance

Transportation ensures rules compliance with operating rules, bulletins, and SOPs through efficiency testing. Efficiency testing is conducted monthly and assigned at the Sr. Manager level or their designees.

Transportation and Maintenance Senior Managers are responsible for assessing the effectiveness of supervision relating to the implementation of operating and maintenance rules. This function is carried out by ensuring checklists, assessments, and efficiency testing is conducted by supervisory staff, and by periodically observing supervisors as they carry these tasks.” This assignment is routed to Rail Operations and Maintenance supervisory personnel. Rail Operations testing is administered to rail operators and to TCC personnel.

Efficiency testing of maintenance personnel is also a vital component of rules compliance evaluation. Maintenance testing assigns a workflow number to each individual assessment being administered following Efficiency Testing procedure as included in **Appendix XIV**. Upon completion, the evaluation results are updated in the workflow and reassigned back to the Sr. Manager for conformation of completion and review. The assessment results are documented in the workflow as to specifics of purpose, criteria, results, remarks, and action items, if required. If the evaluation includes deficiencies, action items or elements for hazard mitigation, appropriate measures are initiated. Identified hazards are documented via workflow to Agency Safety & Compliance and the Hazard Identification protocol, if mitigation is unlikely at the Sr. Manager level.

Efficiency Testing results for Field Operations are captured via spreadsheet containing relevant data that can be sorted by occurrence, location, or rule compliance observation. Data from TCC testing are logged via an Efficiency Test Form which highlights the test being performed, personnel information, and rules assessment identification.

#### 3.5.5. Safety Culture Assessment

Safety culture is part of an organization’s overall leadership capability and has been defined as “the collection of beliefs, perceptions and values that employees share in relation to risks within an organization, such as a workplace or community.<sup>1</sup>” The overall goal of a Safety Culture Assessment is to provide a mechanism for DART employees to identify their safety concerns, become engaged, and to ultimately provide DART management with assistance and guidance in developing programs to foster desirable safety behaviors and attitudes. Engagement with employees is the best indicator and will help to determine how they perceive safety within the DART organization.

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<sup>1</sup> Cox, S. & Cox, T. (1991) The structure of employee attitudes to safety - a European example Work and Stress, 5, 93 - 106



The Safety Culture assessment can be captured in two (2) distinct ways:

- Annual formal surveys.
- Informal discussions ongoing throughout the year, led by department heads and the Agency Safety & Compliance team members.

As an Annual Formal Survey, DART will utilize an online survey tool to assist in distributing the Safety Culture Assessment to as many employees as possible.

Upon completion of the survey, the results and any subsequent comments will be compiled into an overall report. The initial survey will help to establish a baseline for the DART organization with subsequent surveys used to determine the effectiveness of the DART SMS and to identify any new trends or activities.

Informal Discussions will be conducted by DART Management and Safety staff through continuous engagement with employees and will use these encounters to help assess the current safety culture and concerns from the employees. These encounters can be one-on-one or through committees such as the departmental safety committee or joint labor management committees.

Significant information that is gathered from these discussions should be communicated to DART Agency Safety & Compliance for inclusion to the DART if required in safety data in order to assist with identification of trends or a precursor to a more serious incident.

### **3.6. Safety Performance Assessment**

An internal safety performance assessment, overseen by Agency Safety & Compliance, is to measure the effectiveness of adherence with the PTASP and SSO Program Standard requirements. The primary objective of the internal safety performance assessment is to determine if the processes, procedures, and policies that have been developed through the PTASP are being implemented throughout the DART Organization. Further, the assessment seeks to determine the effectiveness of the requirements set forth in the PTASP and identifies whether changes in process, procedures, and/or methods are needed. Annually, the internal safety performance assessment is completed to:

- Ensure safety observations are conducted by supervisory or safety staff during system maintenance, operation, and modification.
- Identify hazards or deficiencies and assess for mitigations to resolve the hazard or develop a Corrective Action Plan.
- Review and evaluate recommended corrective action plans to ensure the responsible department(s) has implemented the corrective action plan(s), document report milestones and identify the targeted completion date.
- Review and evaluate compliance with the PTASP safety objectives statement.
- Review and evaluate that PTASP goals and objectives are aligned and consistent with the DART management goals and objectives.



- Review the DART management structure to assure that the most current is included in the PTASP.
- Review and evaluate the DART SMS implementation program to assure that all are being completed in an appropriate and timely manner.
- Review and evaluate the SRM program to determine and assure that the processes are being implemented across the DART organization and are effective.
- Review and evaluate Employee safety reporting program to assure the effectiveness of the process by monitoring the Hazard ID Log, and anonymous reporting.
- Review and evaluate the management of change and system modification processes to assure that safety concerns and hazards are being identified, reviewed and mitigated (as needed) and that Agency Safety & Compliance assess all reviews.
- Review and evaluate the DART safety certification program to assure its implementation and use for all capital projects.
- Review and evaluate the processes being used to collect and analyze safety data and how those trends are developed and reported.
- Review and evaluate safety events, to include the reporting and investigation process in addition to any investigation findings that are associated with the event.
- Review and evaluate emergency plans and procedures. Ensure plans are updated, and that coordination is conducted with internal departments and external agencies.
- Review and evaluate the internal safety review process to assure that all SMS components are reviewed.
- Review and evaluate the facility and equipment inspections to ensure that these are being completed within at the prescribed timelines.
- Review and evaluate the maintenance records to ensure proper inspections are completed based on the identified maintenance cycles.
- Review and evaluate DART training programs to ensure that required training is being completed for all safety sensitive employees.
- Review and evaluate the DART configuration management program to ensure additional hazards are not being introduced through collaboration with management of change.
- Review and evaluate the DART hazardous material program to ensure implementation and compliance with current codes.
- Review and evaluate the DART drug and alcohol program to ensure implementation in accordance with current FTA regulations.
- Review and evaluate the DART procurement procedures to ensure safety is integrated into the procurement processes verifying that goods and services acquired are aligned with the agency safety standards and procedures and unsafe equipment and materials are not introduced into the agency.
- Ensure compliance with operating rules, regulations, standards, codes and procedures.



## 4.0. SAFETY PROMOTION

The purpose of DART’s comprehensive safety training program is to ensure that employees, contractors, and external stakeholders (i.e., first responders) are properly equipped with the necessary knowledge and skills required to work safely while in DART’s operations and facilities, and on DART properties.

DART realizes that there are a multitude of ways to promote safety throughout the organization and more importantly, throughout the community that it serves. Ongoing promotion of safety not only increases awareness but helps to foster a more conducive environment where employees and the general public feel safer and more secure.

As part of its Safety Promotion implementation plan, DART will review and consider the following ways of promoting safety:

- Use of social media platforms to send out safety alerts and proactive safety tips.
- Use of DART InfoStation, bulletin boards and work area common spaces to post safety information and alerts.
- Establishing periodic notice, for employees as a reminder of how to work and think about safety.
- Prior to each shift DART maintenance will conduct toolbox talks with employees regarding occupational safety rules.
- Development of a safety performance and recognition system that will allow DART to demonstrate employees' use of and implementation of safe work practices.
- Designating June as the agency’s safety month, educating and recognizing employees for their safety achievements.



#### 4.1. General Safety Training and Competencies

The DART Agency Safety & Compliance Safety Training Division provides safety-specific training for DART operations. Safety rules and techniques are integrated into the task-specific training associated with each departmental discipline.

Agency Safety & Compliance also conducts safety training for external stakeholders and contractors. All Safety training includes the conveyance of information related to hazards, safety risks, and employee/stakeholder role and responsibilities to work safely and report safety concerns immediately.

DART Rail Operation Training staff conduct task specific training related to Rail Operations. This training includes operator certification training.

The DART Maintenance Employee Training Program includes a comprehensive set of Scheduled Required Courses and Non-Scheduled Required Courses. These training courses are included in each maintenance employee's "Career Plan", inclusive of specific maintenance craft/specialty areas. Career Plans include maintenance employee upgrade requirements which detail the required training courses to permit maintenance employees to progress through the maintenance classifications. The Career Plans for maintenance employee progression are included in **Appendix XV**.

##### 4.1.1. DART Safety Training

Operators that are assigned to Dallas Streetcar must receive Streetcar specific training prior to operating vehicle.

Agency Safety & Compliance Training includes:

- **Rail Transit Roadway Worker Protection (RTRWP)** is training course for DART employees and contractors who work on the light rail right-of-way or yard must complete a mandatory Rail Transit Roadway Worker Protection (RTRWP) training course. A refresher training course is required annually. DART has identified that RTRWP training course as the Public Transportation Safety Certification Training Program (PTSCTP) refresher training for staff and contractors the agency has designated as PTSCTP participants.
- **Operation Lifesaver** is a course which helps reduce the number of light rail vehicle collisions with rubber-tired vehicles, pedestrians, and trespassers and is taught by DART employees to the public. The goal of this training is to educate the public to the hazards associated with an active rail system which will ultimately reduce deaths and injuries.
- **Quarterly Safety Training** is conducted by DART Agency Safety & Compliance every quarter of each year and is mandatory for Transportation and Maintenance personnel. Agency Safety & Compliance determines the topics and curriculum based on current events, recurrent training required by law, or training required by changes in safety-related laws, regulations,



guidelines, DART policy, SOPs, and work instructions. Training sessions are documented through participant sign in sheets.

- **De-escalation Training** This course is directed under The Bipartisan Infrastructure Law and requires maintenance personnel, operations personnel, and personnel directly responsible for safety to complete de-escalation training. This training course teaches our frontline employees about techniques to defuse stressful passenger situations and raise awareness of operator assaults and to ensure their safety, as well as the safety of others. This training is required bi-annually.
- **Industrial Environmental and Health training** is conducted annually for compliance with Texas Commission on Environmental Quality (TCEQ), Texas Department of State Health Services (TDSHS), Environmental Protection Agency (EPA) regulations and Occupational Safety and Health Administration (OSHA) guidelines. Industrial Safety and Environmental staff are qualified to conduct this training.
  - Fall protection procedures
  - Blood-borne pathogens and biohazard clean up procedure
  - Fire and emergency evacuation safety practices
  - Hot work welding cutting and brazing safety procedures
  - Hazardous communication (HAZCOM) safety procedures
  - Electrical safe work practices
  - PPE safety procedures
  - Spill response safety procedures
- **Safety concern identification and reporting:** - DART utilizes a reporting program for employees via email, phone contact or direct contact to include anonymous reporting for issues that may affect their safety. These reporting options are discussed with employees during quarterly safety meetings and safety minute clinics.

#### Rail Operations training includes:

- **New operator certification and operator re-certification.** This class is designed to provide the initial training to new light rail vehicle operating employees. The re- certification is an annual re-familiarization and testing to ensure personnel remain fluent on operational practices and procedures. The Dallas Streetcar re-certification training is conducted for 8 hours.
- **High rail certification and re-certification.** This class is designed to provide the initial training for operation of work trains on DART's yard and mainline tracks. The recertification is an annual re-familiarization and testing to ensure personnel remain fluent on operational practices and procedures.
- **Collision Avoidance training** is provided to employees involved in preventable accidents or who have been identified as being high-risk operators. Safety notifies the employees operating division and the training section after a collision is classified as preventable. The Transportation Training Department conducts the training and maintains permanent records of the classes.





- **Defensive Driving training** is provided as required to DART employees, who operate DART vehicles, by qualified personnel identified by Agency Safety & Compliance Department.
- **Streetcar Operator training** is provided to DART employees seeing to become certified streetcar operators. Operators that operate the streetcar must first be certified as an LRV operator. Not all LRV operators will hold the designation as a certified streetcar operator. The initial LRV training includes both classroom and practical training experiences. Streetcar Operators must complete 40 hours of additional training which consist of 16 hours of classroom and testing, and 24 hours of vehicle operation.
- **Streetcar/LRV Train Controller Training** is provided for all DART Controllers. Prior to this training, the employee must complete the DART LRV operator certification program. After completion of the operator certification, these employees must complete a 17- week controller training class to become certified as a Rail Operations Controller and 16 hours of streetcar controller training to become certified streetcar training controller. Controllers must re-certify as a controller and rail operator on an annual basis.

Rail Maintenance training includes:

- **Maintenance Safety Training** is provided to maintenance employees by Agency Safety & Compliance to include one-hour quarterly meetings, Roadway Worker Protection training and review current SOPs and work instructions related to safety. Maintenance employees that are required to operate work trains on DART's track must also receive the high-rail certification class. In addition to the training they receive, each month shop supervisors will review and discuss one of the following topics:
  - Power industrial truck
  - Hearing conservation
  - Lockout/tagout safety procedures
  - Confined space safety practices

#### 4.1.2. External Stakeholders/First-Responder Training

As detailed in DART's PTASP, Section IX and the DART Emergency Operations Plan (EOP), the Emergency Preparedness Manager works with Emergency Management Coordinators in member cities and counties to ensure there is a unified emergency response among DART's member cities. Coordination takes place through meetings, email, phone conferences or other means as determined by the Emergency Management Coordinators.

The DART Emergency Preparedness section maintains a Master Training and Exercise Plan that identifies agency and regional exercises by quarter. This plan is reviewed and updated annually.

System familiarization training is scheduled bi-annually for local fire departments. This training is also available out-of-cycle by request of any response organization.





#### 4.1.3. Training Records Review

Training records are requested and reviewed by Safety and auditors, both internal and external, to ensure training is consistent with governmental and DART policies, procedures, regulations, SOPs, and work instructions. Training records are reviewed on an annual basis by the responsible department. Reviews of training records are conducted by external auditors every three years and by DART Agency Safety & Compliance as needed. Safety training records are maintained by Agency Safety & Compliance and by the affected departments. SSO has the authority to review training records at will, any time without prior notice.

#### 4.1.4. Contractor Safety

- DART Contractors must adhere to all applicable safety training requirements based on the scope of their work and contract
- Detailed requirements for contractors' safety for DART Projects are addressed in DART's formal Construction Safety and Security Manual (CSSM), included as **Appendix XVI**.
- All personnel and contractors that conduct investigations on behalf of TxDOT shall be, at a minimum, be trained to perform their functions in accordance with the Public Transportation Safety Certification Training Program (PTSCTP). (and any DART training).

#### 4.1.5. Compliance with Local, State and Federal Requirements

Under FTA's 49 CFR 671 DART establishes the Roadway Worker Protection that outlines the safety standards for employees, contractors, and visitors performing duties in or adjacent to the right-of-way. DART employees and contractors must comply with the RTRWP and the DART Light Rail System Book of Operating Rules. The requirements of the RTRWP are designed to provide a safe work area free from the dangers of working in light rail system right-of-way or when fouling the track. The rules and procedures in the RTRWP govern Roadway Workers, train operators, Train Control Center personnel, and any other persons entering DART's right-of-way and is developed to be compatible with 49 CFR 214, subpart C, Roadway Worker Protection.

DART has implemented a 4-hour and 8-hour RTRWP training course that includes initial and annual re-qualification training. Proficiency in RTRWP requires completion of course requirements and passing the exit exam with a score of 80% or better. Employees that fail to meet the proficiency standard are allowed one (1) opportunity to retake the exam. If they do not successfully pass after retaking the exam, the person must retake the class.

RTRWP course content includes the following elements:

- Dangers on the roadway, including moving trains, traction power system, and known hazardous conditions
- Tasks required of Roadway Workers to perform their duties successfully
- Skills and knowledge necessary to perform each task as assigned
- Standards for successful completion of initial and re-qualification training



- RTRWP rules and procedures
- Lessons learned from other rail transit agencies

DART has adopted a training curriculum to teach the skills and knowledge necessary to implement the awareness/tasks required by the Agency's Roadway Worker Protection regulations, policies and procedures.

The DART RTRWP program can be found in **Appendix XVII**.

#### 4.1.6. Hazardous and Regulated Materials Management and Training

DART Maintenance, Procurement, Materials Management, Operational Safety and Environmental Compliance departments are responsible for management of hazardous and regulated materials. DART maintains SOPs, work instructions, regulatory permits and plans to manage DART's hazardous and regulated materials.

DART's SOPs provide instruction and guidance in how to handle hazardous and regulated materials. The primary SOPs are in **Appendix XVIII**.

I In compliance with 25 TAC § 295 Subchapter A, DART maintains a HAZCOM program and manages SDSs through a database located online at <https://dart.online-msds.com>. This website can be accessed from any DART computer or smart device with an internet connection.

Employee training is conducted to provide instruction regarding hazardous and regulated materials management. HAZCOM training is conducted by Agency Safety & Compliance, Industrial Safety Division which include Safety Data Sheet (SDS) information on material handling of each individual product used at DART facilities.

DART's Environmental Compliance Division facilitates training that includes storm water compliance, spill cleanup training, and petroleum management.



## 4.2. Safety Communication

### 4.2.1. Safety Action and Performance Communication

DART's safety goals, objectives, and safety performance targets are detailed in the PTASP and communicated to employees and DART Leadership via Safety Committees, Leadership briefings, quarterly safety meetings, DART's intranet (InfoStation) and e-mail communications. This requirement ensures that all participants receive safety information timely.

Informal safety minute clinics are an impromptu group setting in common work areas that could have predetermined topics but encourage engagement from employees. Minute clinic topics can change based on employee concerns. Management and front-line employee interaction enhances the success of these informal gatherings. Electronic bulletin boards are located agency wide near common work areas and provide consistent and up-to-date agency information.

DART uses a hazard identification workflow system that reflects the consolidation of information in the Hazard Management Process (HMP). This workflow system, which also serves as a hazard tracking system, is maintained by the Director of Agency Safety & Compliance. The hazard identification workflow system contains all hazards identified through the various methods applied, and actions taken to mitigate the hazard by responsible parties. This information is communicated to all employees through multiple modes of communication. These modes of communication include DART's intranet (InfoStation) where identified hazards are located, toolbox talks which are daily briefings before works are performed in the shop area, electronic bulletin boards that are staged throughout all employee work areas, and operating clearance which are daily assignment for operators.

When identified hazards has been mitigated via the RSCJLM, communications to frontline employees will occur via DART's intranet (InfoStation) where identified hazards are located, toolbox talks which are daily briefings before works are performed in the shop area, electronic bulletin boards that are staged throughout all employee work areas, and operating clearance which are daily assignment for operators.

These partnership between frontline workers and management ensures all parties affected by each hazard are a part of the decision making process. Employees not on the safety committee will receive information about the hazards and subsequent mitigations by the above methods.

## Appendices



## Agenda Information Sheet

**File #:** 25-404A

**Item #:** 15.

**STRATEGIC PRIORITY:** Transportation & Infrastructure  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Department of Transportation and Public Works  
**EXECUTIVE:** Dev Rastogi

### **SUBJECT**

Authorize a construction material testing services contract with Raba Kistner, Inc. to provide the construction materials testing services for the projects scheduled for the 2025 Annual Street Resurfacing Project (East) - Not to exceed \$499,873.00 - Financing: Street and Alley Improvement Fund

### **BACKGROUND**

Material Testing Services are used to ensure the quality of construction. In order to select the most highly qualified laboratory to conduct the material testing for 2025 Annual Resurfacing project, the Department of Transportation and Public Works provided a questionnaire to the short-listed laboratories selected from CIZ-DWU-24 399E, the 2024 Construction Material Testing procurement. The responses received from the laboratories were evaluated by a screening committee and selected two laboratories to provide material testing services to 2025 Annual Street Resurfacing Project. Raba Kistner, Inc., is one of the two laboratories selected and is used for the material testing services in the eastern division.

This action will authorize an engineering services contract with Raba Kistner, Inc., to provide construction materials testing for the 2025 Annual Street Resurfacing Project (East). These testing services are required to assure that the material utilized during construction is in conformance with the quality required by the project specifications.

### **ESTIMATED SCHEDULE OF PROJECT**

Begin Construction	February 2025
Complete Construction	February 2026

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

This item has no prior action.

**FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
Street and Alley Improvement Fund	\$499,873.00	\$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
\$499,873.00	Architecture & Engineering	34.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
34.00%	34.00%	\$169,956.82
• This contract meets the M/WBE goal.		
• Raba Kistner, Inc. - Local; Workforce - 100.00% Local		

**OWNER/EXECUTIVE****Raba Kistner, Inc.**

4407 North Beltwood Parkway, Suite 102  
Dallas, Texas 75244

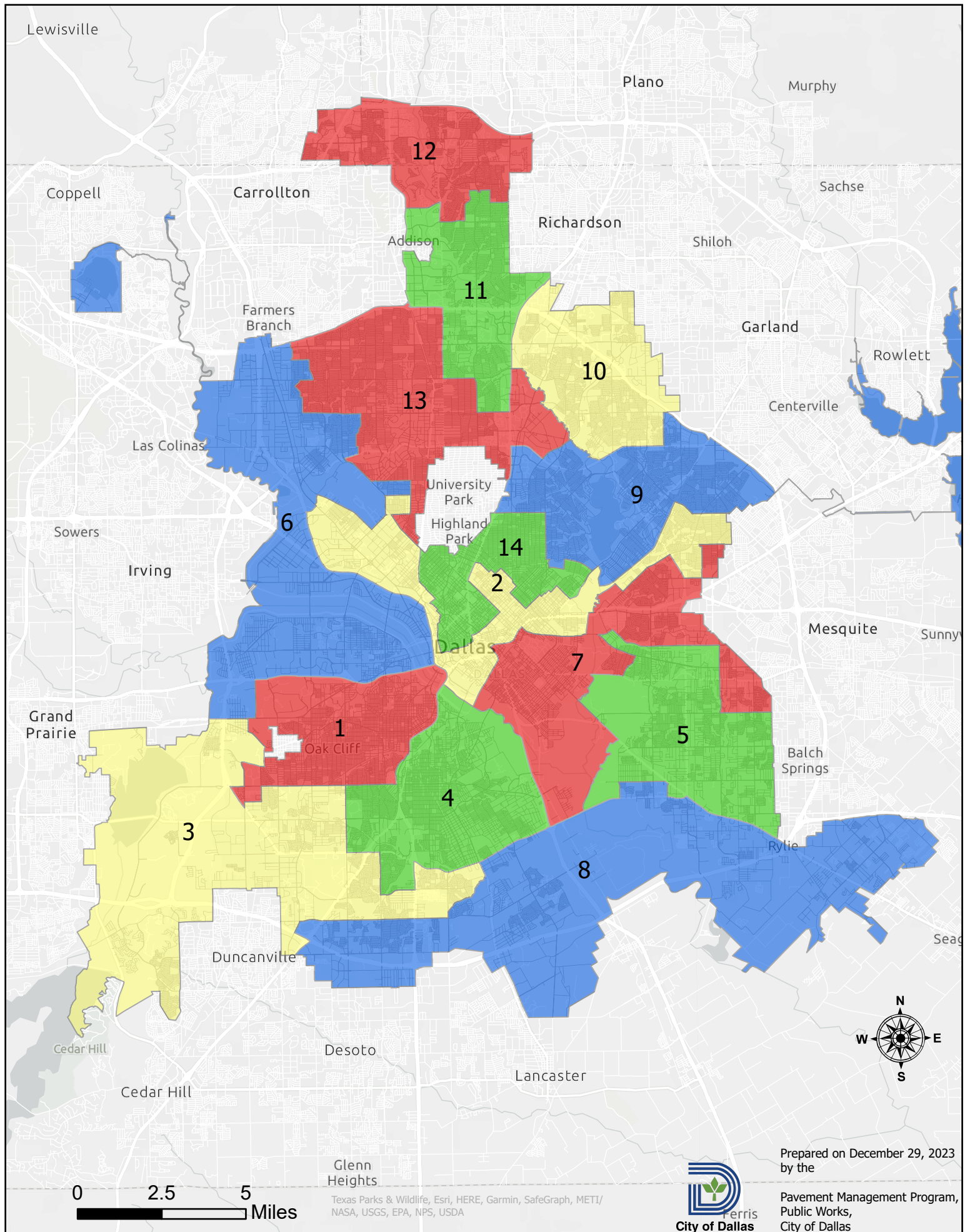
Isidoro Arjona, Vice President

**MAP**

Attached



# Council Districts - COD



February 26, 2025

**WHEREAS**, Construction Materials Testing Services are required to assure the materials utilized during construction is in conformance with the quality required by the project specifications; and

**WHEREAS**, the City decided to employ the most highly qualified laboratory to conduct material testing services for 2025 Annual Resurfacing project; and

**WHEREAS**, the City provided a questionnaire relevant to the project to the short-listed firms selected from the CIZ-DWU-24 399E, 2024 Construction Material Testing procurement; and

**WHEREAS**, a screening committee examined the responses received from the laboratories and selected two most highly qualified laboratories to provide material testing services to the 2025 Annual Resurfacing Projects, for the east and west divisions; and

**WHEREAS**, Raba Kistner Inc., is selected to provide the material testing services to the eastern division; and

**WHEREAS**, the City Council of the City of Dallas finds that it is in the public's interest to employ Raba Kistner Inc., one of the most highly qualified laboratories to provide material testing services for the 2025 Annual Street Resurfacing Contract (east).

**Now, Therefore,**

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

**SECTION 1.** That the City Manager is hereby authorized to execute an engineering services contract with Raba Kistner Inc., approved as to form by the City Attorney, to provide construction material testing services for 2025 Annual Resurfacing Project in an amount not to exceed \$499,873.00.

**SECTION 2.** That the Chief Financial Officer is hereby authorized to disburse funds, in an amount not to exceed \$499,873.00 with Raba Kistner, Inc., in accordance with the terms and conditions of the contract from the Street and Alley Improvement Fund, Fund 0715, Department PBW, Unit W222, Activity SRSF, Object 4113, Program PBCUR060, Encumbrance/Contract No. CX-PBW-2025-00027010, Vendor VS0000074591.

**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 #:** 25-568A

**Item #:** 16.

**STRATEGIC PRIORITY:** Transportation & Infrastructure  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Department of Transportation and Public Works  
**EXECUTIVE:** Dev Rastogi

### **SUBJECT**

Authorize a construction material testing services contract with Terracon Consultants, Inc. to provide the construction material testing services for the projects scheduled for the 2025 Annual Street Resurfacing Project (West) - Not to exceed \$410,842.50 - Financing: Street and Alley Improvement Fund

### **BACKGROUND**

Material testing services are used to ensure the quality of construction. In order to select the most highly qualified laboratory to conduct the material testing for 2025 Annual Resurfacing project, the Department of Transportation and Public Works provided a questionnaire to the short-listed laboratories selected from CIZ-DWU-24 399E, the 2024 Construction Material Testing procurement. The responses received from the laboratories were evaluated by a screening committee, which selected two laboratories as the most highly qualified proposers to provide material testing services for the 2025 Annual Street Resurfacing Project - one for the eastern division of the project and one for the western division. Terracon Consultants, Inc., was selected as the most highly qualified proposer for the material testing services in the western division.

This action will authorize an engineering services contract with Terracon Consultants, Inc., to provide construction material testing for the 2025 Annual Street Resurfacing Project (West). These testing services are required to assure that the material utilized during construction is in conformance with the quality required by the project specifications.

### **ESTIMATED SCHEDULE OF PROJECT**

Began Construction	February 2025
Complete Construction	February 2026

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

This item has no prior action.

**FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
Street and Alley Improvement Fund	\$410,842.50	\$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
\$410,842.50	Architecture & Engineering	34.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
34.00%	34.00%	<del>\$139,322.82</del> <u>\$139,710.07</u>
• This contract meets the M/WBE goal.		
• Terracon Consultants, Inc. - Local; Workforce - 21.43% Local		

**OWNER/EXECUTIVE**

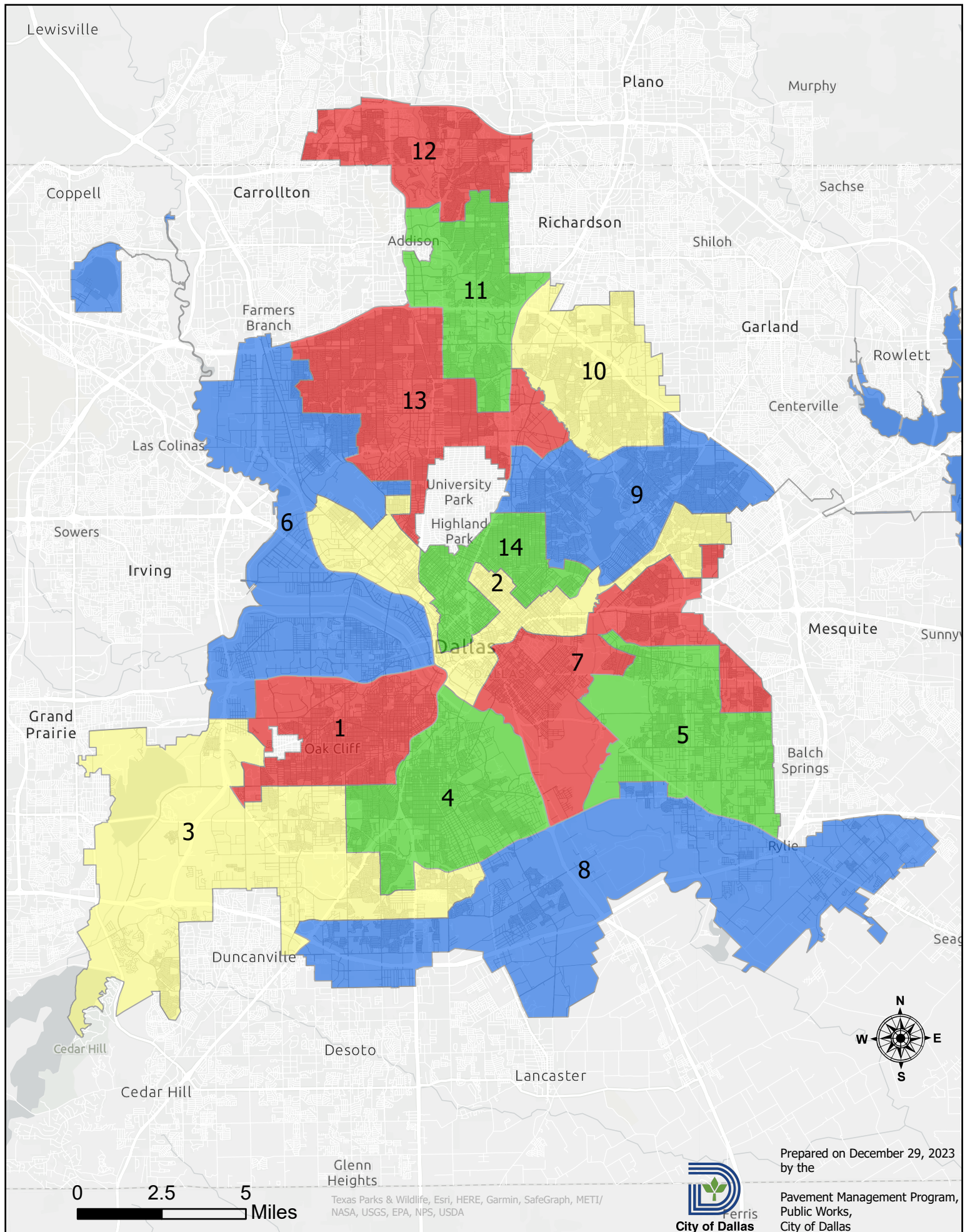
**Terracon Consultants, Inc.**  
8901 John West Carpenter Freeway, Suite 100  
Dallas, Texas 75247

Pete Falletta - Senior Principal

**MAP**

Attached

# Council Districts - COD



February 26, 2025

**WHEREAS**, construction materials testing services are required to assure the materials utilized during construction is in conformance with the quality required by the project specifications; and

**WHEREAS**, the City decided to employ the most highly qualified laboratory to conduct material testing services for 2025 Annual Resurfacing Project; and

**WHEREAS**, the City provided a questionnaire relevant to the project to the short-listed firms selected from the CIZ-DWU-24 399E, 2024 Construction Material Testing procurement; and

**WHEREAS**, a screening committee examined the responses received from the laboratories and selected two most highly qualified laboratories to provide material testing services to the 2025 Annual Resurfacing Projects, for the East and West divisions; and

**WHEREAS**, Terracon Consultants Inc., was selected to provide the material testing services for the western division; and

**WHEREAS**, the City Council of the City of Dallas finds that it is in the public's interest to employ Terracon Consultants Inc., one of the most highly qualified laboratories to provide material testing services for the 2025 Annual Street Resurfacing Contract (West).

**Now, Therefore,**

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

**SECTION 1.** That the City Manager is hereby authorized to execute an engineering services contract with Terracon Consultants Inc., approved as to form by the City Attorney, to provide construction material testing services for the 2025 Annual Resurfacing Project (West), in an amount not to exceed \$410,842.50.

**SECTION 2.** That the Chief Financial Officer is hereby authorized to disburse funds, in an amount not to exceed \$410,842.50, in accordance with the terms and conditions of the contract PBW-2025-00027009, to Terracon Consultants Inc., from the Street and Alley Improvement Fund, Fund 0715, Department PBW, Unit W222, Activity SRSF, Object 4113, Program PBCUR060, Encumbrance/Contract No. PBW-2025-00027010, Vendor 341409.

**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 #:** 25-502A

**Item #:** 17.

**STRATEGIC PRIORITY:** Transportation & Infrastructure  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 1, 3, 4, 8  
**DEPARTMENT:** Department of Transportation and Public Works  
**EXECUTIVE:** Dev Rastogi

### **SUBJECT**

Authorize payment to the Texas Department of Transportation for the Advance Funding Agreement (Agreement No. CSJ 0581-01-164, etc., Assistance Listing No. 20.205) for cost overruns related to the construction of five traffic signals and associated off-system intersection improvements at the following locations: West Davis Street at North Westmoreland Road, West Illinois Avenue at Knoxville Street, West Illinois Avenue at South Westmoreland Road, South Beckley Avenue at East Saner Avenue, and South Westmoreland Road at West Wheatland Road - Total amount of \$821,572.41 - Financing: General Fund

### **BACKGROUND**

The Texas Department of Transportation (TxDOT) administers the Federal Highway Safety Improvement Program, which provides grant funding to reconstruct traffic signals at high-accident intersections in the city of Dallas.

On August 14, 2024, the City Council authorized an Advance Funding Agreement (AFA) and a cost reimbursement agreement with TxDOT for the design, upgrade, and construction of six traffic signals and associated on-system and off-system intersection improvements at the following locations:

On-System Intersections (identified on the High-Injury Network in the Vision Zero Action Plan):

- SL 12 (S Great Trinity Forest Way) at Wadsworth Drive (CSJ 0581-01-164) (CD 4, 8)

Off-System Intersections:

- West Davis Street at North Westmoreland Road (CSJ 0918-47-402) (CD 1)
- West Illinois Avenue at Knoxville Street (CSJ 0918-47-407) (CD 1, 3)
- West Illinois Avenue at South Westmoreland Road (CSJ 0918-47-409) (CD 1, 3)
- South Beckley Avenue at East Saner Avenue (CSJ 0918-47-413) (CD 4)
- South Westmoreland Road at West Wheatland Road (CSJ 0918-47-419) (CD 3)

The AFA included a required local match in the amount of \$571,877.35 (\$280,990.63 for direct state costs paid to TxDOT and an estimated cost burden of \$290,886.72 for design).

Due to sharp increases in material costs since the original construction estimates were prepared, primarily in traffic signal poles and concrete, the lowest bid for the five off-system intersections exceeded estimates by \$821,572.41.

This action will authorize payment to TxDOT for the cost overrun amount for the five off-system intersections as agreed to in the AFA.

### **ESTIMATED SCHEDULE OF PROJECT**

Begin Construction            March 2025  
Complete Construction        March 2027

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

On August 14, 2024, the City Council authorized an AFA with TxDOT for a U.S. Department of Transportation - Federal Highway Administration 2021 Highway Safety Improvement Program Grant (Agreement No. CSJ 0581-01-164, etc., Assistance Listing No. 20.205) in the amount of \$2,953,901.80 as Federal participation, \$571,877.35 (\$280,990.63 for direct state costs paid to TxDOT and an estimated \$290,886.72 for design) as local participation, and \$199,592.48 as State participation for indirect state costs to construct traffic signal improvements at the following six locations: SL 12 (South Great Trinity Forest Way) at Wadsworth Drive (CSJ 0581-01-164), West Davis Street at North Westmoreland Road (CSJ 0918-47-402) West Illinois Avenue at Knoxville Street (CSJ 0918-47-407), West Illinois Avenue at South Westmoreland Road (CSJ 0918-47-409), South Beckley Avenue at East Saner Avenue (CSJ 0918-47-413), and South Westmoreland Road at West Wheatland Road (CSJ 0918-47-419), by Resolution No. 24-1071.

On August 14, 2024, the City Council authorized an agreement with TxDOT through a grant from the U.S. Department of Transportation Federal Highway Administration for the 2021 Highway Safety Improvement Program in the amount of \$650,943.62 to provide cost reimbursement for material and labor incurred by the City related to the construction of traffic signals at the following six locations: SL 12 (South Great Trinity Forest Way) at Wadsworth Drive (CSJ 0581-01-164), West Davis Street at North Westmoreland Road (CSJ 0918-47-402) West Illinois Avenue at Knoxville Street (CSJ 0918-47-407), West Illinois Avenue at South Westmoreland Road (CSJ 0918-47-409), South Beckley Avenue at East Saner Avenue (CSJ 0918-47-413), and South Westmoreland Road at West Wheatland Road (CSJ 0918-47-419), by Resolution No. 24-1063.

### **FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
General Fund	\$821,572.41	\$0.00	\$0.00

<b><u>Council District</u></b>	<b><u>Amount</u></b>
1	\$302,482.11
3	\$235,220.10
4	\$208,802.55
8	<u>\$ 75,067.65</u>
Total	\$821,572.41

**MAP**

Attached

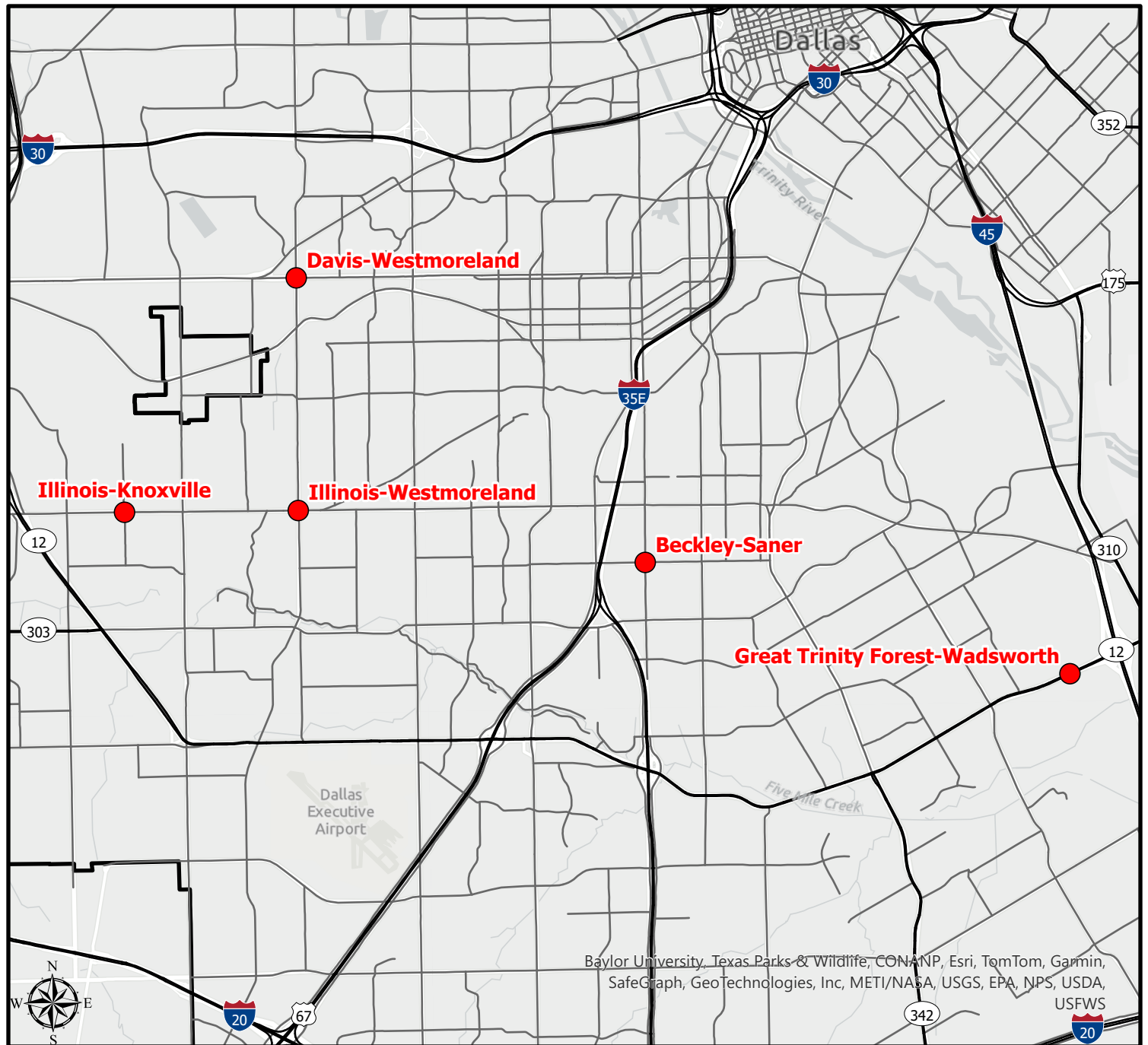
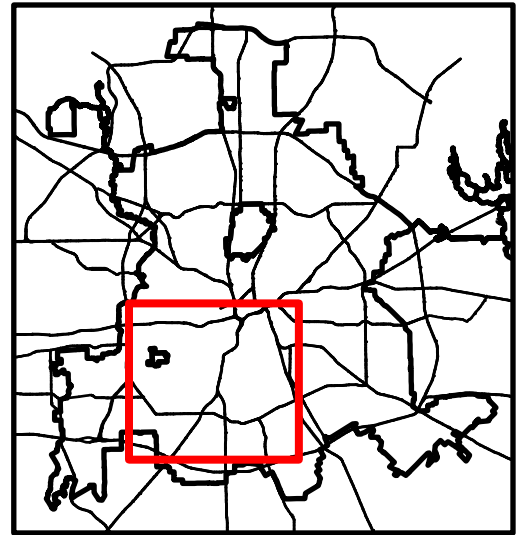


## HSIP 2021 Signals

INTERSECTION NAME	COUNCIL DISTRICT
Davis-Westmoreland	1
Illinois-Knoxville	1,3
Illinois-Westmoreland	1,3
Westmoreland-Wheatland	3
Beckley-Saner	4
Great Trinity Forest-Wadsworth	4,8

● Project Location

0 1 2 3 Miles



February 26, 2025

**WHEREAS**, the Texas Department of Transportation (TxDOT) will construct upgrades to six traffic signals and associated on-system and off-system intersection improvements at: State Loop (SL) 12 (South Great Trinity Forest Way) at Wadsworth Drive, West Davis Street at North Westmoreland Road, West Illinois Avenue at Knoxville Street, West Illinois Avenue at South Westmoreland Road, South Beckley Avenue at East Saner Avenue, and South Westmoreland Road at West Wheatland Road (“Project”); and

**WHEREAS**, the City of Dallas issued a previous local match warrant payment in the amount of \$280,990.63 based on a 10 percent local match of preliminary construction cost estimates and related fees, and the total local match was \$571,877.35 of which \$280,990.63 was for direct state costs paid to TxDOT and an estimated cost burden of \$290,886.72 for design; and

**WHEREAS**, on August 14, 2024, the City Council authorized an Advance Funding Agreement with TxDOT stating the City of Dallas will be the responsible party for 100 percent of cost overruns for the Project by Resolution No. 24-1071; and

**WHEREAS**, on August 14, 2024, the City Council authorized an agreement with TxDOT to provide cost reimbursement for material and labor incurred by the City related to the construction of the Project, in the amount of \$650,943.62, by Resolution No. 24-1063; and

**WHEREAS**, based on construction bids received by TxDOT in November 2024, the City of Dallas’ cost responsibility for the five off-system intersections increased by \$821,572.41.

**Now, Therefore,**

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

**SECTION 1.** That the City Manager is hereby authorized to issue a payment to TxDOT for the Advance Funding Agreement (Agreement No. CSJ 0581-01-164, etc., Assistance Listing No. 20.205) for cost overruns related to the construction of five traffic signals and associated off-system intersection improvements at the following locations: West Davis Street at North Westmoreland Road (CSJ 0918-47-402), West Illinois Avenue at Knoxville Street (CSJ 0918-47-407), West Illinois Avenue at South Westmoreland Road (CSJ 0918-47-409), South Beckley Avenue at East Saner Avenue (CSJ 0918-47-413), and South Westmoreland Road at West Wheatland Road (CSJ 0918-47-419), in the amount of \$821,572.41, in accordance with the terms in the Advance Funding Agreement with TxDOT authorized on August 14, 2024, by Resolution No. 24-1071.

February 26, 2025

**SECTION 2.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$821,572.41 to TxDOT, in accordance with the terms and conditions of the agreement, from the General Fund, Fund 0001, Department PBW, Unit 3049, Object 4820, Program TPF8HF21, Encumbrance/Contract No. TRN-2024-00025320, Vendor 020318.

**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 #:** 25-501A

**Item #:** 18.

**STRATEGIC PRIORITY:** Transportation & Infrastructure  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 1, 2, 6  
**DEPARTMENT:** Department of Transportation and Public Works  
**EXECUTIVE:** Dev Rastogi

### **SUBJECT**

Authorize the Second Amendment to the Project Specific Agreement with Dallas County, Transportation - Major Capital Improvement Projects (Project No. 30221-4) to include **(a)** an increase of \$861,457.00 for the implementation of bicycle facilities, upgrades to traffic signals and streetlights, and construction of street improvements on Riverfront Boulevard from Cadiz Street to Justice Center Way; and **(b)** an increase of \$16,718,956.00 for water and wastewater main improvements, specifically for work related to Segment B - Total not to exceed \$17,580,413.00 - Financing: Street and Transportation Improvements Funds (2006 General Obligation Bond Fund) (\$861,457.00) and Water Capital Improvement F Fund (\$16,718,956.00) (subject to appropriations)

### **BACKGROUND**

The 2003 Trinity River Corridor Balanced Vision Plan identified Riverfront Boulevard as a crucial roadway in the corridor to provide access to downtown, the Trinity lakes, bridges, and Trinity Parkway to enhance economic development opportunities on the adjacent properties. Riverfront Boulevard is in the 2011 City of Dallas Bike Plan and the North Central Texas Council of Governments 2040 Mobility Plan.

In 2005, the City Council authorized a Project Specific Agreement with Dallas County for Riverfront Boulevard Major Capital Improvement Program (MCIP) Project 30221 ("Project"). The MCIP projects included the construction of street improvements on Riverfront Boulevard, MCIP 30221 Project Segment A and B between Parkhouse Street to Cadiz Street. The improvements consisted of replacing the existing pavement with 11-inch reinforced concrete pavement, storm drainage upgrades, bicycle tracks, sidewalks, barrier free ramps, drive approaches, landscaping, lighting, traffic signals, water and wastewater upgrades.

On August 14, 2024, the City Council authorized the First Amendment to the Project Specific Agreement with Dallas County in the amount of \$8,430,284.10 to increase the funding obligation from the City and modify the project limits on Riverfront Boulevard from Cadiz Street to the revised limit of Justice Center Way by Resolution No. 24-1065.

The Riverfront Boulevard portion of this project is part of a larger joint City of Dallas and Dallas County project that extends from Parkhouse Street to Cadiz Street. The City was the lead agency for Riverfront Boulevard from Parkhouse Street to the Union Pacific Railroad (Segment A) which is completed, and Dallas County is the lead agency for Riverfront Boulevard from Justice Center Way to Cadiz Street (Segment B). Segment B is estimated to begin construction in March 2025. The segment at the Union Pacific Railroad bridge crossing (Segment C), will be planned for reconstruction at a later date.

Dallas County has prepared the Segment B engineered plans, specifications and estimates to be used for procurement and award of the construction contracts for the identified projects. The City has reviewed the engineering documentation, including the plans, specifications, and engineer's estimate. The County will oversee and inspect all work performed by the construction contractor and will provide such engineering inspection and testing services as required to ensure that the construction is accomplished in accordance with the approved plans, specifications, and estimates.

The City desires to amend the Project Specific Agreement with Dallas County, in order to increase the project budget to address a funding shortfall that was identified after the bid opening for construction of the Project.

Most of the project cost is funded by regional funds with the balance funded by the City and the County on a 50/50 basis with the exception of the water/wastewater and environmental related stages.

The total project cost for the Riverfront Project (Segments A & B) is \$123,341,891.10, an increase of \$33,243,528.00 from the previously amended amount of \$90,098,363.10. The cost of Segment A, which has been completed, was \$9,636,631.92 of which the balance of \$603,214.82 will be transferred to Segment B. The estimated cost of Segment B increased by \$33,243,528.00, from \$81,064,946.00 to \$114,308,474.00. The City of Dallas is obligated to provide a total of \$46,898,787.10 in funding for the project, an increase of \$17,580,413.00 from the previously amended amount of \$29,318,374.10. The County will contribute a total amount of \$15,617,218.82, an increase of \$3,261,457.00. The Texas Department of Transportation will contribute Regional Toll Revenue funding in the total amount of \$60,825,885.18, an increase of \$12,401,658.00.

This action will authorize the Second Amendment to the Project Specific Agreement with Dallas County in the amount of \$17,580,413.00, which includes a) an increase of \$861,457.00 for the implementation of bicycle facilities, upgrades to traffic signals and streetlights, and construction of street improvements on Riverfront Boulevard from Cadiz Street to Justice Center Way, and b) an increase of \$16,718,956.00 for water and wastewater main improvements, specifically for work related to Segment B. This Project will facilitate the movement of multimodal transportation improvements to benefit both Dallas County and the City of Dallas.

### **ESTIMATED SCHEDULE OF PROJECT**

Began Design	March 2008
Completed Design	December 2020
Revised Begin Construction	March 2025
Revised Complete Construction	September 2028

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

On January 12, 2005, the City Council authorized a Project Specific Agreement with Dallas County for participation in design, right-of-way acquisition, and construction of paving, drainage, water, and wastewater main improvements on Industrial Boulevard from south of Interstate Highway 30 to north of Commerce Street by Resolution No. 05-0129.

On January 23, 2008, the City Council authorized a professional services contract for the engineering design of Continental Avenue from Riverfront Boulevard to Interstate Highway 35 for planning, topographic survey, and the design of street paving, storm drainage, and wastewater improvements by Resolution No. 08-0324.

On September 26, 2012, the City Council authorized an Advance Funding Agreement with the Texas Department of Transportation for the design, right-of-way acquisition, and construction of street improvements on Riverfront Boulevard from Cadiz Street to Continental Avenue by Resolution No. 12-2372.

On March 26, 2014, the City Council authorized a contract award with Texas Standard Construction, Ltd. for the construction of street paving, storm drainage, water, and wastewater main improvements for Street Reconstruction Group 06-618 by Resolution No. 14-0513.

On January 27, 2021, the City Council authorized a Project Specific Agreement with Dallas County, Transportation - Major Capital Improvement Projects (Project No. 30221-4) in the amount of \$8,701,920.90 for the implementation of a bicycle route and construction of street improvements on Riverfront Boulevard from Cadiz Street to Continental Avenue for participation in design, right-of-way acquisition, construction of paving, drainage; and \$10,500,000.00 for water and wastewater main improvements by Resolution No. 21-0231.

On August 14, 2024, the City Council authorized the First Amendment to the Project Specific Agreement with Dallas County, Transportation - Major Capital Improvement Projects (Project No. 30221-4) in the amount of \$8,430,284.10, to include (a) an increase of \$826,277.10 for the implementation of bicycle facilities, upgrades to traffic signals and street lights, and construction of street improvements on Riverfront Boulevard from Cadiz Street to the revised limits of Justice Center Way, and (b) an increase of \$7,604,007.00 for water and wastewater main improvements, specifically for work related to Segment B by Resolution No. 24-1065.

**FISCAL INFORMATION**

Fund	FY 2026	FY 2026	Future Years
Street and Transportation Improvements Funds (2006 General Obligation Bond Fund)	\$ 430,728.50	\$ 430,728.50	\$0.00
Water Capital Improvement F Fund	\$8,359,478.00	\$8,359,478.00	\$0.00
Total	\$8,790,206.50	\$8,790,206.50	\$0.00

<b><u>Council District</u></b>	<b><u>Amount</u></b>
1	\$ 8,614,402.37
2	\$ 879,020.65
6	<u>\$ 8,086,989.98</u>
Total	\$17,580,413.00

**MAP**

Attached

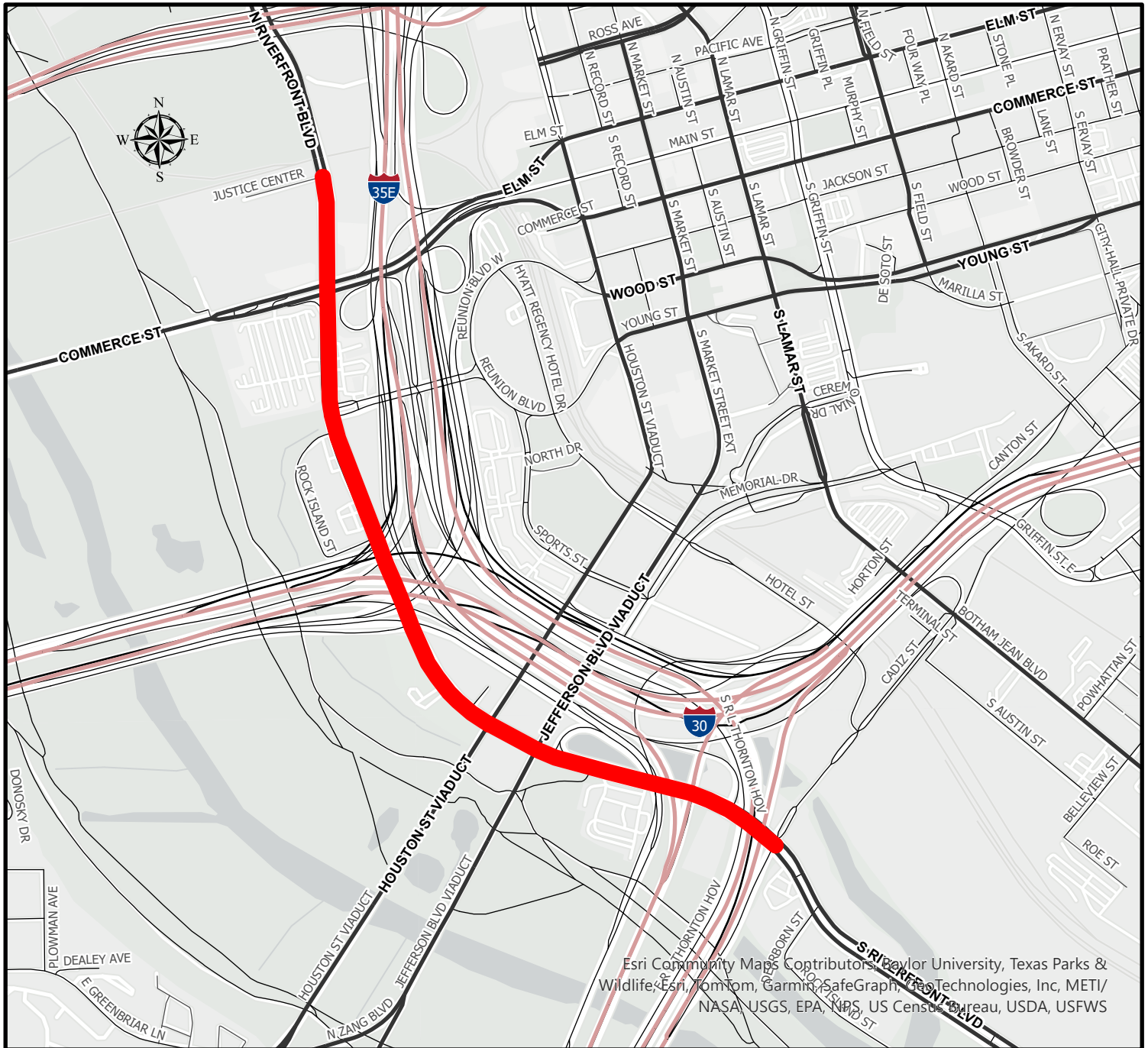
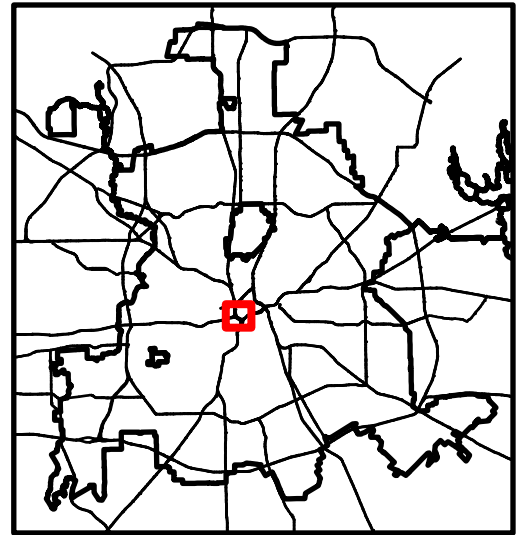


# Riverfront Boulevard from Cadiz Street to Justice Center Way

 Project Limits

Council District 1, 2, 6

0 1000 2000 3000 Feet



Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeotTechnologies, Inc, METI/ NASA, USGS, EPA, USPS, US Census Bureau, USDA, USFWS



February 26, 2025

**WHEREAS**, the Interlocal Cooperation Act, Chapter 791 of the Texas Government and the Texas Transportation Code Article 251 provide authorization for local governments to contract with each other for the performance of governmental functions, services, and joint funding of road and street improvements; and

**WHEREAS**, the 2003 Trinity River Corridor Balanced Vision Plan identified Riverfront Boulevard as a crucial roadway in the corridor to provide access to downtown, the Trinity lakes, bridges, and Trinity Parkway to enhance economic development opportunities on the adjacent properties; and

**WHEREAS**, on January 23, 2008, the City Council authorized professional services contracts with six consulting firms for the engineering design of five erosion control projects, one street reconstruction project, one streetscape/urban design project, and four thoroughfare projects by Resolution No. 08-0324; and

**WHEREAS**, on August 2, 2011, the City of Dallas and Dallas County entered into a Master Agreement Governing Major Capital Improvement Program for the purpose of transportation improvements on roads inside the City of Dallas; and

**WHEREAS**, on September 26, 2012, the City Council authorized an Advance Funding Agreement with the Texas Department of Transportation for the design, right-of-way acquisition, and construction of street improvements on Riverfront Boulevard from Cadiz Street to Continental Avenue by Resolution No. 12-2372; and

**WHEREAS**, on March 26, 2014, the City Council authorized a construction contract with Texas Standard Construction, Ltd. for the construction of street paving, storm drainage, water, and wastewater main improvements for Street Reconstruction Group 06-618 by Resolution No. 14-0513; and

**WHEREAS**, on January 27, 2021, the City Council authorized a Project Specific Agreement with Dallas County, Transportation - Major Capital Improvement Projects (Project No. 30221-4) in the amount of \$8,701,920.90 for the implementation of a bicycle route and construction of street improvements on Riverfront Boulevard from Cadiz Street to Continental Avenue for participation in design, right-of-way acquisition, construction of paving, drainage; and \$10,500,000.00 for water and wastewater main improvements by Resolution No. 21-0231; and

**WHEREAS**, the City of Dallas was designated as the lead agency for Riverfront Boulevard, MCIP 30221 Project Segment A - between 140 feet north of Union Pacific Railroad to Parkhouse Street, which is completed; and

**WHEREAS**, the City of Dallas paid for Dallas County's share of Segment A, which will be credited in Segment B; and

February 26, 2025

**WHEREAS**, Dallas County requested to be designated as the lead agency for the Riverfront Boulevard, MCIP 30221 Project Segment B - between 140 feet north of Union Pacific Railroad to the revised limit of Justice Center Way, and will provide the project manager for that segment; and

**WHEREAS**, on August 14, 2024, the City Council authorized the First Amendment to the Project Specific Agreement with Dallas County, Transportation - Major Capital Improvement Projects (Project No. 30221-4) in the amount of \$8,430,284.10, to include (a) an increase of \$826,277.10 for the implementation of bicycle facilities, upgrades to traffic signals and street lights, and construction of street improvements on Riverfront Boulevard from Cadiz Street to the revised limits of Justice Center Way; and (b) an increase of \$7,604,007.00 for water and wastewater main improvements, specifically to work related to Segment B by Resolution No. 24-1065; and

**WHEREAS**, the City of Dallas desires to enter into the Second Amendment to the Project Specific Agreement with Dallas County, Transportation – Major Capital Improvement Projects (Project No. 30221-4) in the amount of \$17,580,413.00, which includes a) an increase of \$861,457.00 for the implementation of bicycle facilities, upgrades to traffic signals and streetlights, and construction of street improvements on Riverfront Boulevard from Cadiz Street to Justice Center Way, and b) an increase of \$16,718,956.00 for water and wastewater main improvements, specifically for work related to Segment B.

**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 the Second Amendment to the Project Specific Agreement with the Dallas County, Transportation Major Capital Improvement Projects (Project No. 30221-4), approved as to form by the City Attorney, to include **(a)** an increase of \$861,457.00 for the implementation of bicycle facilities, upgrades to traffic signals and streetlights, and construction of street improvements on Riverfront Boulevard from Cadiz Street to Justice Center Way; and **(b)** an increase of \$16,718,956.00 for water and wastewater main improvements, specifically for work related to Segment B.

**SECTION 2.** That expenditures made pursuant to this Resolution shall be made from lawfully available funds, including the General Obligation Commercial Paper Notes Series A and B (the “Commercial Paper Notes”), as amended, and any expenditures made pursuant to this Resolution from lawfully available funds shall be reimbursed from the proceeds of the Commercial Paper Notes or from the proceeds of general obligation bonds issued by the City up to the amount of expenditures authorized by this Resolution.

**SECTION 3.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$17,580,413.00, as follows:

February 26, 2025

**SECTION 3.** (continued)

Street and Transportation Improvements Fund Fund 1T22, Department PBW, Unit U215 Object 4599, Program PB06U215 Encumbrance/Contract No. CX-TRN-2018-00007234 Vendor 014003	\$ 341,575.23
Street and Transportation Improvements Fund Fund 2T22, Department PBW, Unit U215 Object 4599, Program PB06U215 Encumbrance/Contract No. CX-TRN-2018-00007234 Vendor 014003	\$ 54,862.71
Street and Transportation Improvements Fund Fund 3T22, Department PBW, Unit U215 Object 4599, Program PB06U215 Encumbrance/Contract No. CX-TRN-2018-00007234 Vendor 014003	\$ 103,312.72
Street and Transportation Improvements Fund Fund 6T22, Department PBW, Unit U215 Object 4599, Program PB06U215 Encumbrance/Contract No. CX-TRN-2018-00007234 Vendor 014003	\$ 118,393.37
Street and Transportation Improvements Fund Fund 7T22, Department PBW, Unit U215 Object 4599, Program PB06U215 Encumbrance/Contract No. CX-TRN-2018-00007234 Vendor 014003	\$ 54,670.34
Street and Transportation Improvements Fund Fund 8T22, Department PBW, Unit U215 Object 4599, Program PB06U215 Encumbrance/Contract No. CX-TRN-2018-00007234 Vendor 014003	\$ 188,642.63
Water Capital Improvement F Fund Fund 4115, Department DWU, Unit PW40 Object 4550, Activity INGV, Program 720415 Encumbrance/Contract No. CX-TRN-2018-00007234 Vendor 014003	<u>\$16,718,956.00</u>
Total amount not to exceed	\$17,580,413.00

February 26, 2025

**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.



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

**File #:** 25-237A

**Item #:** 19.

**STRATEGIC PRIORITY:** Transportation & Infrastructure  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 1, 2  
**DEPARTMENT:** Department of Transportation and Public Works  
**EXECUTIVE:** Dev Rastogi

### **SUBJECT**

Authorize a construction services contract for the construction of Street Reconstruction Group 17-1008 (list attached to the Agenda Information Sheet) - Jeske Construction Company, lowest responsible bidder of six - Not to exceed \$2,532,819.00 - Financing: 2024B Certificates of Obligation Fund (\$2,056,799.00), Wastewater Construction Fund (\$3,150.00), Water Capital Improvement G Fund (\$279,220.00), Wastewater Capital Improvement G Fund (\$185,740.00), and Water Construction Fund (\$7,910.00)

### **BACKGROUND**

On January 9, 2019, the City Council authorized the professional services contract with APM & Associates, Inc. for the engineering design of Street Reconstruction Group 17-1008, by Resolution No.19-0080.

This action will authorize a construction services contract with Jeske Construction Company, for the construction of three streets as Street Reconstruction Group 17-1008.

This scope of work will include, but not be limited to, 4000 PSI machine-poured or 4500 PSI hand-poured reinforced concrete pavement with curbs and gutters, sidewalk, driveway approaches, paving marking, replacement of the storm drainage system and other miscellaneous items necessary to complete the project.

The following are the locations and the construction costs for the project:

<b><u>Project</u></b>	<b><u>Council District</u></b>	<b><u>Amount</u></b>
Kernack Street from Phinney Avenue to Burns Avenue (PB17V237)	1	\$1,014,570.00



West 12 <sup>th</sup> Street from Briscoe Boulevard to Superior Street (PB17V192)	1	\$1,148,283.00
Waneta Drive from Robin Road to Inwood Road (PB17V244)	2	\$ 369,966.00

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

	<u>AVI</u>	<u>DWU</u>	<u>PKR</u>	<u>TPW</u>
Projects Completed	0	0	0	7
Active Projects	0	0	0	5
Change Orders	0	0	0	6
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 roadway will continue to deteriorate causing additional pavement cracking, potholes to form, and cause water ponding on the roadway. This will create additional maintenance costs for the city. 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	July 2025
Complete Construction	October 2027

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

On January 9, 2019, the City Council authorized the professional services contract with APM & Associates, Inc. for the engineering design of Street Reconstruction Group 17-1008, by Resolution No.19-0080.

### **FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
2024B Certificates of Obligation Fund	\$2,056,799.00	\$0.00	\$0.00
Wastewater Construction Fund	\$ 3,150.00	\$0.00	\$0.00
Water Capital Improvement G Fund	\$ 279,220.00	\$0.00	\$0.00
Wastewater Capital Improvement G Fund	\$ 185,740.00	\$0.00	\$0.00
Water Construction Fund	\$ 7,910.00	\$0.00	\$0.00
Total	\$2,532,819.00	\$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:

<b>Contract Amount</b>	<b>Procurement Category</b>	<b>M/WBE Goal</b>
\$2,532,819.00	Construction	32.00%
<b>M/WBE Subcontracting %</b>	<b>M/WBE Overall %</b>	<b>M/WBE Overall Participation \$</b>
28.93%	28.93%	\$732,739.72
• This contract does not meet the M/WBE goal, but complies with good faith efforts.		
• Jeske Construction Company - Local; Workforce - 83.33% Local		

**PROCUREMENT INFORMATION**

The following five bids were received and opened on December 13, 2024:

\*Denotes successful bidder

**Bidders****Amount**

*Jeske Construction Company 2546 Merrell Road Dallas, Texas 75229	\$2,532,819.00
Aushill Construction, LLC	\$2,647,989.00
Estrada Concrete Company, LLC	\$2,686,826.00
Vescorp Construction, LLC	\$2,991,860.00
Axis Contracting Inc.	\$3,134,326.29
Camino Construction, LP	\$3,557,910.00

**OWNER/EXECUTIVE****Jeske Construction Company**

Steve Jeske, President

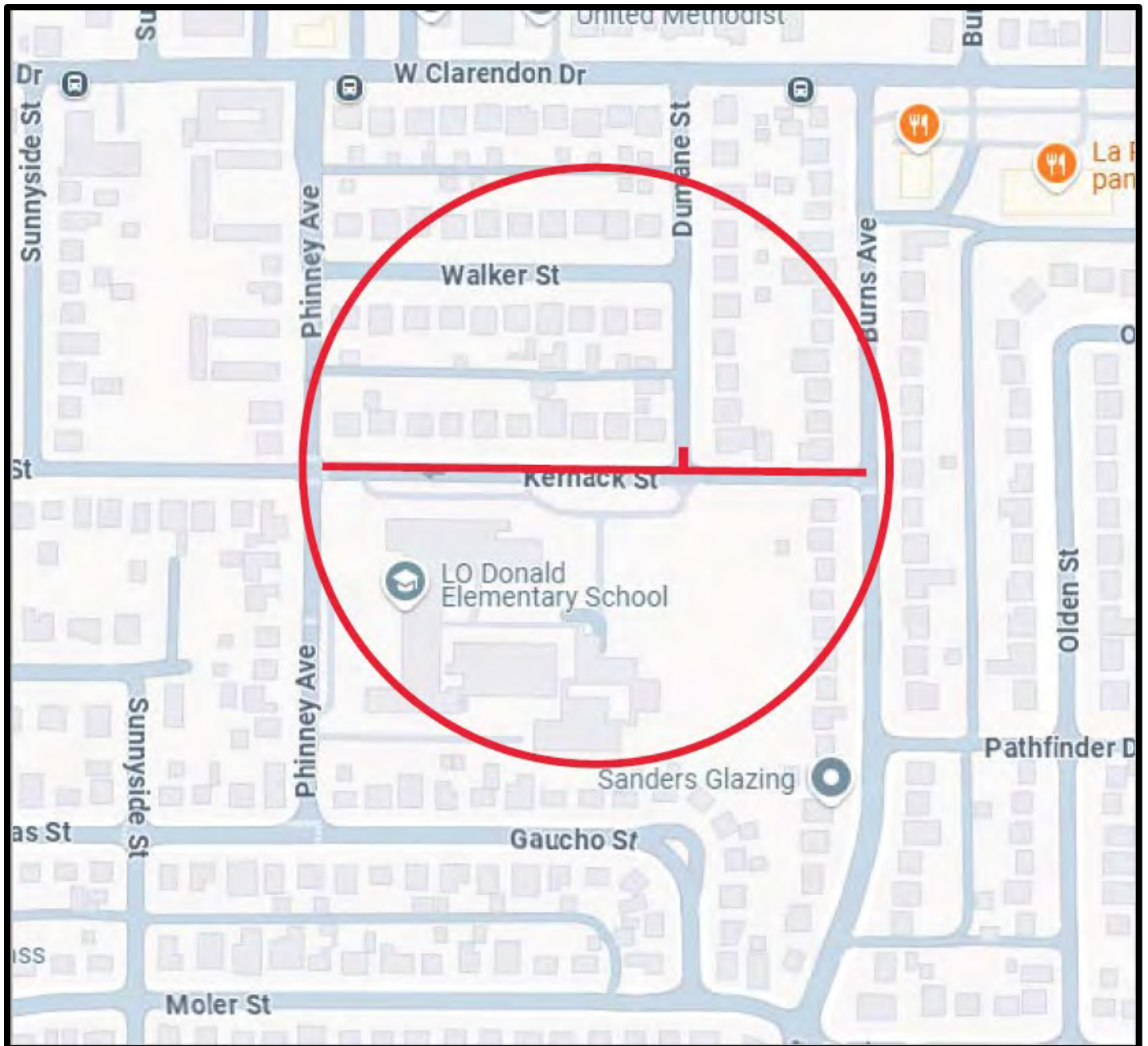
**MAPS**

Attached

## Street Reconstruction Group 17-1008

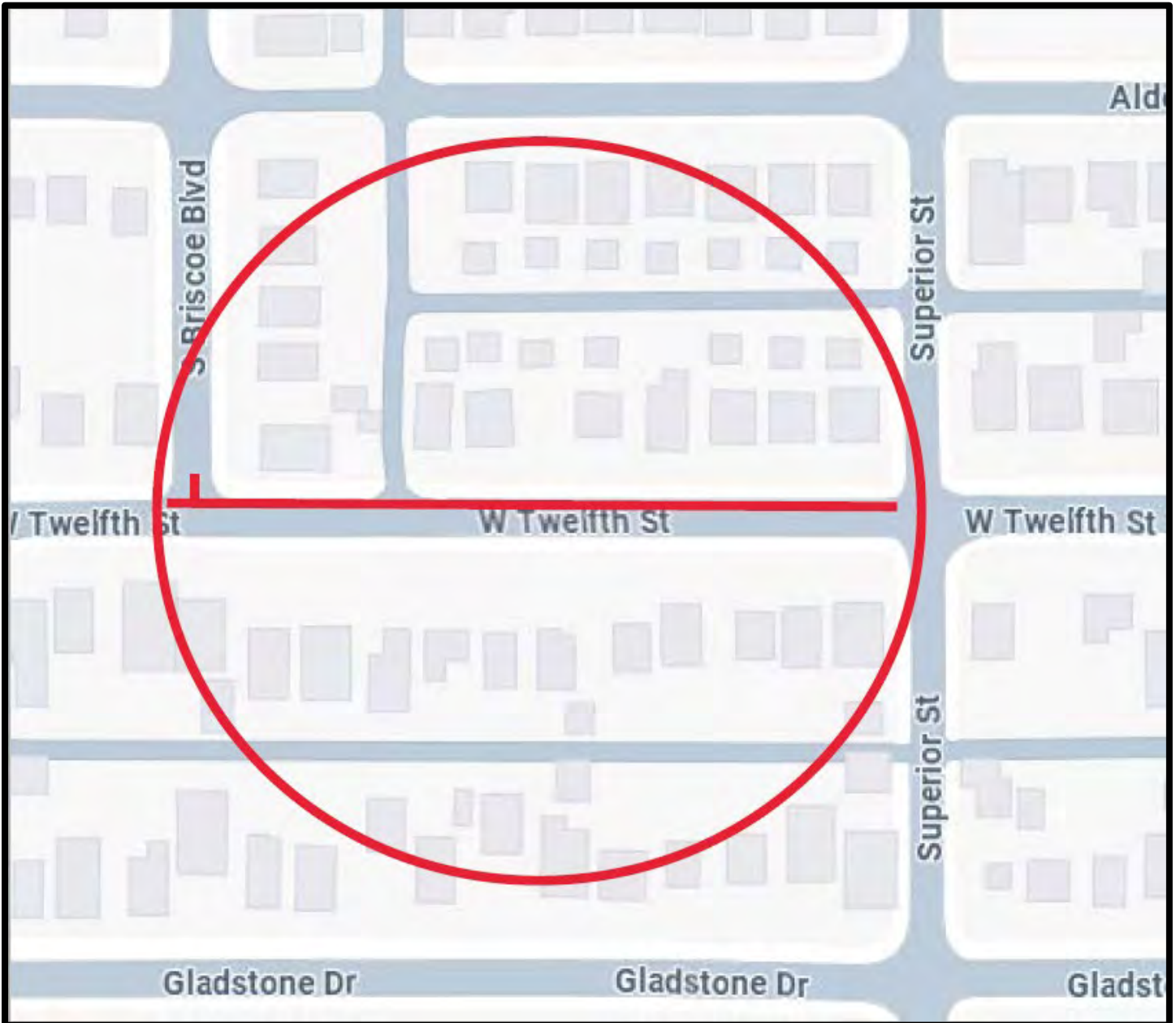
<b><u>Project</u></b>	<b><u>Council District</u></b>
Kernack Street from Phinney Avenue To Burns Avenue (PB17V237)	1
West 12th Street from Briscoe Boulevard To Superior Street (PB17V192)	1
Waneta Drive from Robin Road To Inwood Road (PB17V244)	2

**Street Reconstruction Group 17-1008**  
**Kernack Street from Phinney Avenue**  
**To Burns Avenue (PB17V237)**



**COUNCIL DISTRICT 1**

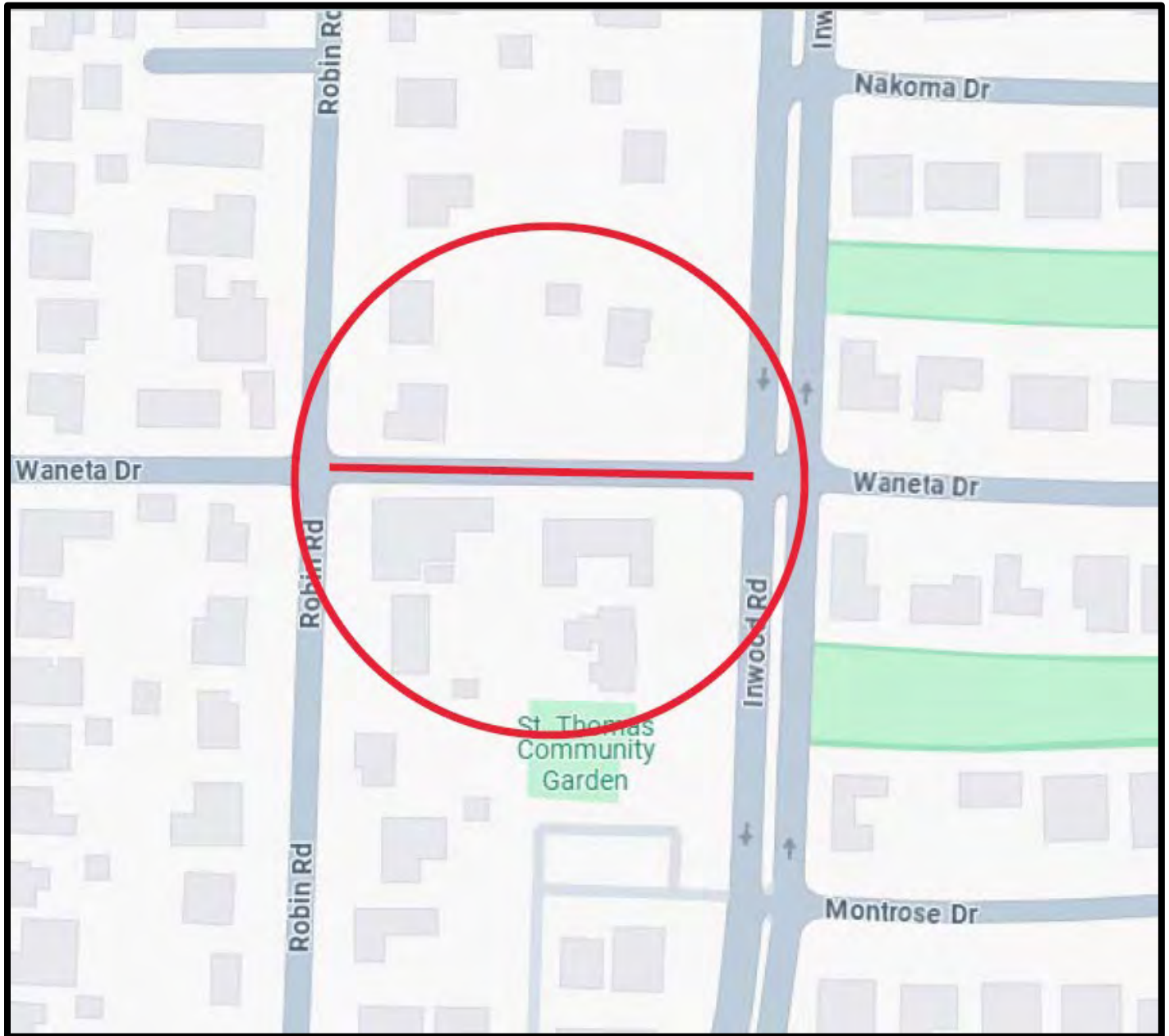
**Street Reconstruction Group 17-1008**  
**West 12th Street from Briscoe Boulevard**  
**To Superior Street (PB17V192)**



**COUNCIL DISTRICT 1**

# **Street Reconstruction Group 17-1008**

**Waneta Drive from Robin Road  
To Inwood Road (PB17V244)**



**COUNCIL DISTRICT 2**

February 26, 2025

**WHEREAS**, on December 13, 2024, six bids were received for the construction of Street Reconstruction Group 17-1008, as follows.

<u>Bidders</u>	<u>Bid Amount</u>
Jeske Construction Company	\$2,532,819.00
Aushill Construction, LLC	\$2,647,989.00
Estrada Concrete Company, LLC	\$2,686,826.00
Vescorp Construction, LLC	\$2,991,860.00
Axis Contracting Inc.	\$3,134,326.29
Camino Construction, LP	\$3,557,910.00

**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 Street Reconstruction Group 17-1008, in an amount not to exceed \$2,532,819.00, 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 \$2,532,819.00 to Jeske Construction Company, in accordance with the terms and conditions of the contract, as follows:

2024B Certificates of Obligation Fund Fund 0799, Department PBW, Unit V237 Activity SREC, Object 4510, Program PB17V237 Encumbrance/Contract No. PBW-2024-00025172 Vendor 083791	\$ 1,014,570.00
2024B Certificates of Obligation Fund Fund 0799, Department PBW, Unit V244 Activity SREC, Object 4510, Program PB17V244 Encumbrance/Contract No. PBW-2024-00025172 Vendor 083791	\$ 369,966.00
2024B Certificates of Obligation Fund Fund 0799, Department PBW, Unit V192 Activity SREC, Object 4510, Program PB17V192 Encumbrance/Contract No. PBW-2024-00025172 Vendor 083791	\$ 672,263.00
Wastewater Construction Fund Fund 0103, Department DWU, Unit CS42	



February 26, 2025

**SECTION 2.** (continued)

Object 3222, Program 723440X Encumbrance/Contract No. PBW-2024-00025172 Vendor 083791	\$ 3,150.00
Water Capital Improvement G Fund Fund 5115, Department DWU, Unit PW42 Object 4550, Program 723439 Encumbrance/Contract No. PBW-2024-00025172 Vendor 083791	\$ 279,220.00
Wastewater Capital Improvement G Fund Fund 5116, Department DWU, Unit PS42 Object 4560, Program 723440 Encumbrance/Contract No. PBW-2024-00025172 Vendor 083791	\$ 185,740.00
Water Construction Fund Fund 0102, Department DWU, Unit CW42 Object 3221, Program 723439X Encumbrance/Contract No. PBW-2024-00025172 Vendor 083791	<u>\$ 7,910.00</u>
Total amount not to exceed	\$2,532,819.00



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

**File #:** 25-471A

**Item #:** 20.

**STRATEGIC PRIORITY:** Transportation & Infrastructure  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 4  
**DEPARTMENT:** Department of Transportation and Public Works  
**EXECUTIVE:** Dev Rastogi

### **SUBJECT**

Authorize an increase to the construction services contract with HD Way Concrete Service, LLC for the additional water and wastewater main improvements needed for Street Reconstruction Group 17-4009 - Not to exceed \$187,750.00, from \$2,370,432.75 to \$2,558,182.75 - Financing: Water Capital Improvement G Fund (\$136,500.00), Wastewater Capital Improvement G Fund (\$51,250.00)

### **BACKGROUND**

On June 14, 2023, the City Council authorized the construction services contract with HD Way Concrete Service, LLC for the construction of Street Reconstruction Group 17-4009, by Resolution No. 23-0781.

During construction, it was discovered that in order to complete the proposed storm drainage construction on Montague Avenue, it was necessary to clear the conflicting water and wastewater main lines encountered. This will require adding the additional water and wastewater main improvements needed to the contract.

This action will authorize Change Order No. 5 to the construction services contract with HD Way Concrete Service, LLC for the additional water and wastewater main improvements needed for Street Reconstruction Group 17-4009.

### **ESTIMATED SCHEDULE OF PROJECT**

Began Construction      October 2023  
Complete Construction    July 2025

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

On June 14, 2023, the City Council authorized a construction services contract with HD Way Concrete Service, LLC for the construction of Street Reconstruction Group 17-4009, by Resolution No. 23-0781.

On April 24, 2024, the City Council authorized Change Order No. 1 to the construction services contract with HD Way Concrete Service, LLC for the additional water adjustments and wastewater main improvements needed on Street Reconstruction Group 17-4009, by Resolution No. 24-0595.

### **FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
Water Capital Improvement G Fund	\$136,500.00	\$0.00	\$0.00
Wastewater Capital Improvement G Fund	\$ 51,250.00	\$0.00	\$0.00
Total	\$187,750.00	\$0.00	\$0.00

Construction Contract	\$ 2,090,214.00
Change Order No. 1	\$ 163,375.00
Change Order No. 2	\$ 0.00
Change Order No. 3	\$ 99,843.75
Change Order No. 4	\$ 17,000.00
Change Order No. 5 (this action)	<u>\$ 187,750.00</u>

Total	\$ 2,558,182.75
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### **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
\$187,750.00	Construction	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
100.00%	100.00%	\$187,750.00
• This contract exceeds the M/WBE goal.		
• HD Way Concrete Service, LLC - Local; Workforce - 72.72% Local		

### **OWNER/EXECUTIVE**

**HD Way Concrete Service, LLC**  
 2760 Autumn Breeze  
 Grand Prairie, Texas 75052

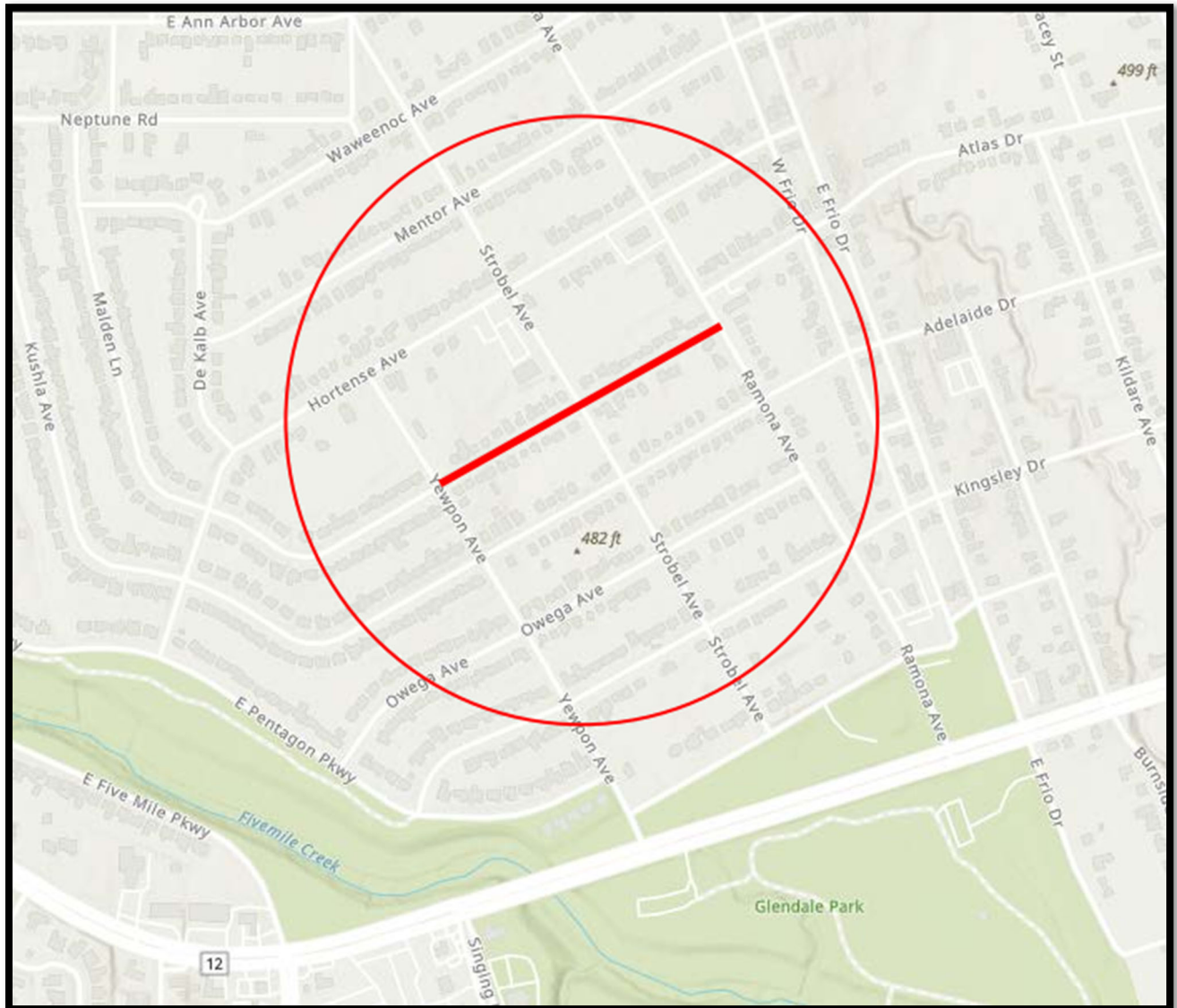
David W. Bowers, President

**MAPS**

Attached

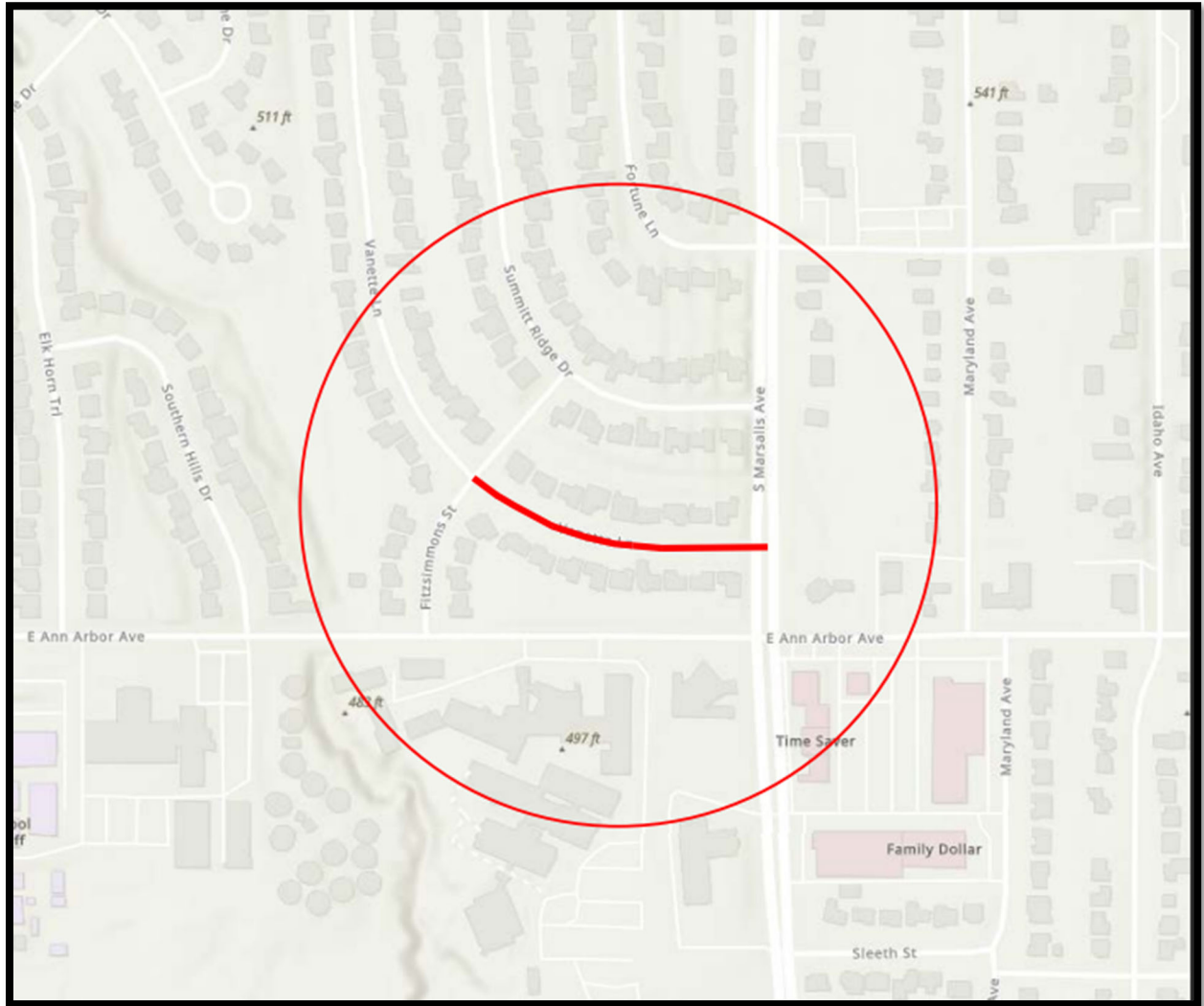


**STREET RECONSTRUCTION GROUP 17- 4009**  
**MONTAGUE AVENUE FROM YEWPON AVENUE**  
**TO RAMONA AVENUE**



**COUNCIL DISTRICT 4**

**STREET RECONSTRUCTION GROUP 17- 4009**  
**VANETTE LANE FROM FITZSIMMONS STREET**  
**TO SOUTH MARSALIS AVENUE**



**COUNCIL DISTRICT 4**



February 26, 2025

**WHEREAS**, on June 14, 2023, the City Council authorized the construction services contract with HD Way Concrete Service, LLC for the construction of Street Reconstruction Group 17-4009, in an amount not to exceed \$2,090,214.00, by Resolution No. 23-0781; and

**WHEREAS**, on April 24, 2024, the City Council authorized an increase to the construction services contract (Change Order No. 1) with HD Way Concrete Service, LLC for the additional water adjustments and wastewater main improvements needed for Street Reconstruction Group 17-4009, in an amount not to exceed \$163,375.00, increasing the contract amount from \$2,090,214.00 to \$2,253,589.00, by Resolution No. 24-0595; and

**WHEREAS**, on July 28, 2024, Administrative Action No. 24-0714 authorized Change Order No. 2 to the construction services contract with HD Way Concrete Service, LLC, to use flex base for subgrade treatment in lieu of lime on Vanette Lane, with zero costs, having no effect on the contract amount; and

**WHEREAS**, on September 5, 2024, Administrative Action No. 24-0738, authorized Change Order No. 3 to the construction services contract with HD Way Concrete Service, LLC, for the additional wastewater items needed to complete the work at the Montague and Ramona intersection, in an amount not to exceed \$99,843.75, increasing the contract amount from \$2,253,589.00 to \$2,353,432.75; and

**WHEREAS**, on December 9, 2024, Administrative Action No. 24-1463, authorized Change Order No. 4 to the construction services contract with HD Way Service, LLC, for the additional fire hydrants needed on Montague Avenue, in an amount not to exceed \$17,000.00, increasing the contract amount from \$2,353,432.75 to \$2,370,432.75; and

**WHEREAS**, it is now necessary to authorize an increase to the construction services contract for Change Order No. 5 with HD Way Concrete Service, LLC for the additional water and wastewater main improvements needed for Street Reconstruction Group 17-4009, in an amount not to exceed \$187,750.00, increasing the contract amount from \$2,370,432.75 to \$2,558,182.75.

**Now, Therefore,**

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

**SECTION 1.** That an increase to the construction services contract with HD Way Concrete Service, LLC (Change Order No. 5) is authorized for the additional water and wastewater main improvements needed for Street Reconstruction Group 17-4009, in an amount not to exceed \$187,750.00, increasing the contract amount from \$2,370,432.75 to \$2,558,182.75.

February 26, 2025

**SECTION 2.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$187,750.00 to HD Way Concrete Service, LLC, in accordance with the terms and conditions of the contract, as follows:

Water Capital Improvement G Fund	
Fund 5115, Department DWU, Unit PW42	
Object 4550, Program 722507	
Encumbrance/Contract No. PBW-2023-00020813	
Vendor VC24911	\$136,500.00

Wastewater Capital Improvement G Fund	
Fund 5116, Department DWU, Unit PS42	
Object 4560, Program 722508	
Encumbrance/Contract No. PBW-2023-00020813	
Vendor VC24911	<u>\$ 51,250.00</u>

Total amount not to exceed	\$187,750.00
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**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  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

**File #:** 25-440A

**Item #:** 21.

**STRATEGIC PRIORITY:** Transportation & Infrastructure  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Department of Transportation and Public Works  
**EXECUTIVE:** Dev Rastogi

### **SUBJECT**

Authorize an increase in the construction services contract with Rebcon, LLC for the additional wastewater improvements needed on Commerce Street from Good Latimer Expressway to Exposition Avenue - Not to exceed \$286,347.68, from \$30,061,949.00 to \$30,348,296.68 - Financing: Wastewater Capital Improvement G Fund

### **BACKGROUND**

On September 27, 2023, the City Council authorized the construction services contract with Rebcon, LLC for the construction of Commerce Street from Good Latimer Expressway to Exposition Avenue by Resolution No. 23-1324.

During construction, it was discovered that the existing clay wastewater line in Walton Street was too fragile to survive the proposed encasement work. Consequently, it is necessary to add the additional wastewater improvements needed to replace the fragile wastewater line in Walton Street to the contract.

This action will authorize Change Order No. 2 to the construction services contract with Rebcon, LLC for the additional wastewater improvements needed on Commerce Street from Good Latimer Expressway to Exposition Avenue.

### **ESTIMATED SCHEDULE OF PROJECT**

Began Construction      March 2024  
Complete Construction    December 2026

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

On September 27, 2023, the City Council authorized the construction services contract with Rebcon, LLC for the construction of Commerce Street from Good Latimer Expressway to Exposition Avenue by Resolution No. 23-1324.

**FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
Wastewater Capital Improvement G Fund	\$286,347.68	\$0.00	\$0.00

Construction Contract	\$29,968,199.00
Change Order No. 1	\$ 93,750.00
Change Order No. 2 (this action)	<u>\$ 286,347.68</u>

Total \$30,348,296.68

**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
\$286,347.68	Construction	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
0.00%	0.00%	\$0.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.		
• Rebcon, LLC - Non-local; Workforce - 30.00% Local		

**OWNER/EXECUTIVE**

**Rebcon, LLC**  
400 109th Street  
Arlington, Texas 76011

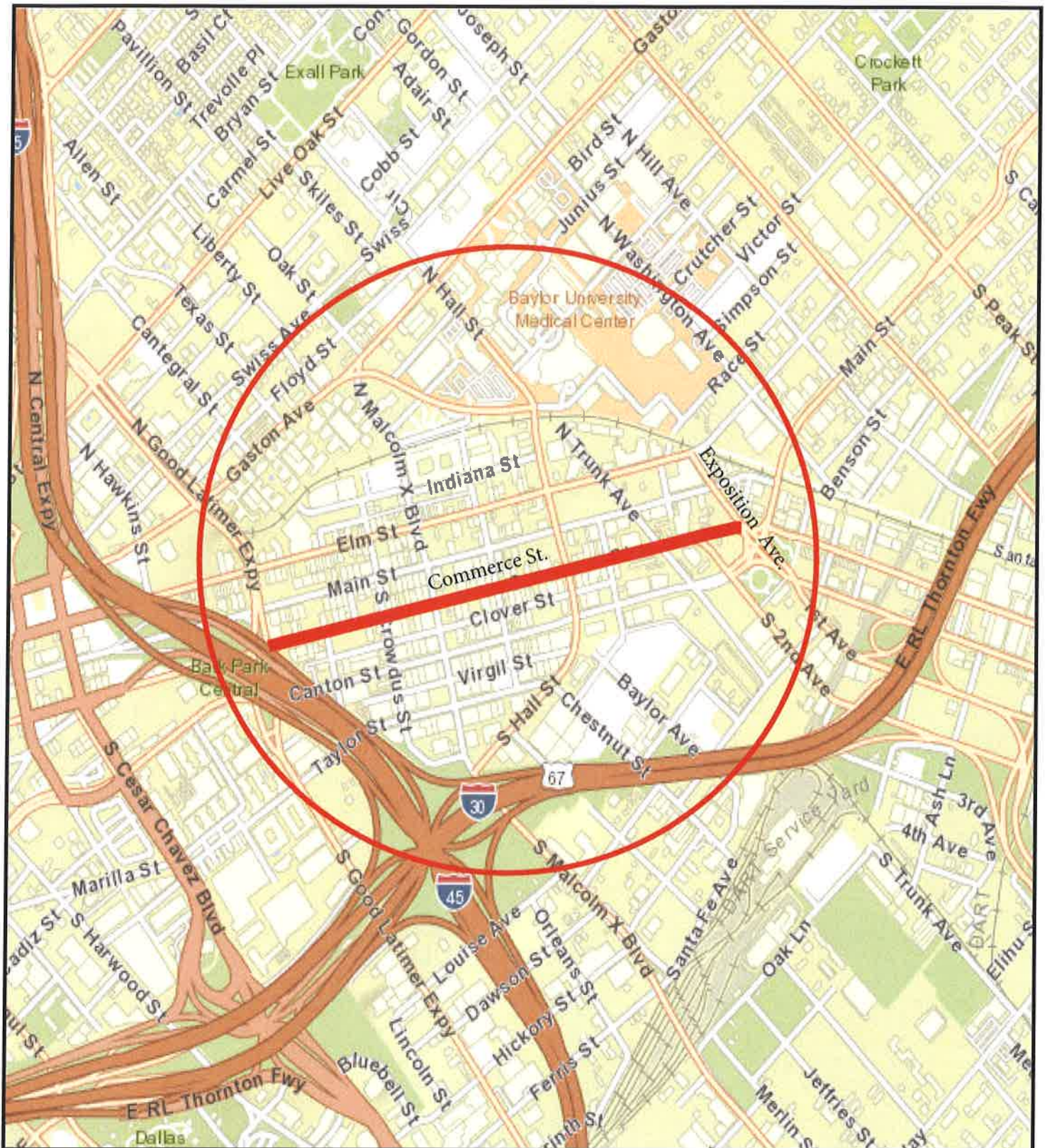
Danny Krieg, President

**MAP**

Attached



# COMMERCE STREET FROM GOOD LATIMER EXPRESSWAY TO EXPOSITION AVENUE



COUNCIL DISTRICT 2

February 26, 2025

**WHEREAS**, on September 27, 2023, the City Council authorized a construction services contract with Rebcon, LLC for the construction of Commerce Street from Good Latimer Expressway to Exposition Avenue, in an amount not to exceed \$29,968,199.00, by Resolution No. 23-1324; and

**WHEREAS**, on July 30, 2024, Administrative Action No. 24-0715, authorized Change Order No. 1 to the construction services contract with Rebcon, LLC, for the additional pedestrian safety scope needed on Commerce Street from Good Latimer Expressway to Exposition Avenue, in an amount not to exceed \$93,750.00, increasing the contract amount from \$29,968,199.00 to \$30,061,949.00; and

**WHEREAS**, it is now necessary to authorize Change Order No. 2 to the construction services contract with Rebcon, LLC for the additional wastewater improvements needed on Commerce Street from Good Latimer Expressway to Exposition Avenue, in an amount not to exceed \$286,347.68, increasing the contract amount from \$30,061,949.00 to \$30,348,296.68.

**Now, Therefore,**

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

**SECTION 1.** That an increase in the construction services contract with Rebcon, LLC (Change Order No. 2) is authorized for the additional wastewater improvements needed on Commerce Street from Good Latimer Expressway to Exposition Avenue, in an amount not to exceed \$286,347.68, increasing the contract amount from \$30,061,949.00 to \$30,348,296.68.

**SECTION 2.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$286,347.68 from the Wastewater Capital Improvement G Fund, Fund 5116, Department DWU, Unit PS42, Object 4560, Program 722158, Encumbrance/Contract No. PBW-2023-00021257, Vendor 243551.

**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 #:** 25-510A

**Item #:** 22.

**STRATEGIC PRIORITY:** Transportation & Infrastructure  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Department of Transportation and Public Works  
**EXECUTIVE:** Dev Rastogi

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### **SUBJECT**

Authorize Supplemental Agreement No. 1 to the professional engineering services contract with RS&H, Inc. to provide additional design services for traffic signal and intersection improvements at Cesar Chavez Boulevard and Canton Street - Not to exceed \$249,725.00, from \$294,265.50 to \$543,990.50 - Financing: General Fund (subject to annual appropriations)

### **BACKGROUND**

Cesar Chavez Boulevard is on the Vision Zero High Injury Network (HIN), which identifies city streets that account for a disproportionate number of fatal and severe crashes. To have the greatest impact on reaching the City's Vision Zero goal of eliminating traffic fatalities and reducing severe injuries, these streets should be prioritized in Vision Zero efforts. The first action item in the Vision Zero Action Plan is to conduct engineering safety evaluations for streets on the HIN to identify improvements that will address the severe crashes.

On May 8, 2024, the City Council authorized a professional engineering services contract with RS&H, Inc. to provide a traffic corridor study along Cesar Chavez Boulevard from U.S. 75 to Interstate Highway 30, by Resolution No. 24-0664. The corridor study evaluated traffic safety, traffic operations, and pedestrian accessibility and provided recommendations for improvements that may address safety concerns along the corridor. The project also included the development of conceptual intersection design improvements at the intersections of Cesar Chavez Boulevard at Canton Street and Cesar Chavez Boulevard at Marilla Street.

Based on a robust public engagement process and input from community stakeholders, it is now necessary to provide additional design services for traffic signal and intersection improvements at Cesar Chavez Boulevard and Canton Street. This action will authorize Supplemental Agreement No. 1 to the professional engineering services contract with RS&H, Inc. to provide additional design services including the development of plans, specifications, and estimates, and additional support services to implement safety improvements at the intersection of Cesar Chavez Boulevard and Canton Street in an amount not to exceed \$249,725.00, increasing the contract amount from \$294,265.50 to \$543,990.50.



**ESTIMATED SCHEDULE OF PROJECT**

Begin Design            March 2025  
 Complete Design      March 2026

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

On May 8, 2024, the City Council authorized a professional engineering services contract with RS&H, Inc. to provide a traffic corridor study along Cesar Chavez Boulevard from U.S. 75 to Interstate Highway 30 in an amount not to exceed \$294,265.50, by Resolution No. 24-0664.

**FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
General Fund	\$150,000.00	\$99,725.00	\$0.00

Design	\$294,265.50
Supplemental Agreement No. 1 (this action)	<u>\$249,725.00</u>
Project Total	\$543,990.50

**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
\$249,725.00	Architecture & Engineering	34.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
34.00%	34.00%	\$84,906.50
• This contract meets the M/WBE goal.		
• RS&H Inc. - Local; Workforce - 87.00% Local		

**OWNER/EXECUTIVE**

**RS&H, Inc.**

David Sweeney, Chief Executive Officer

**MAP**

Attached

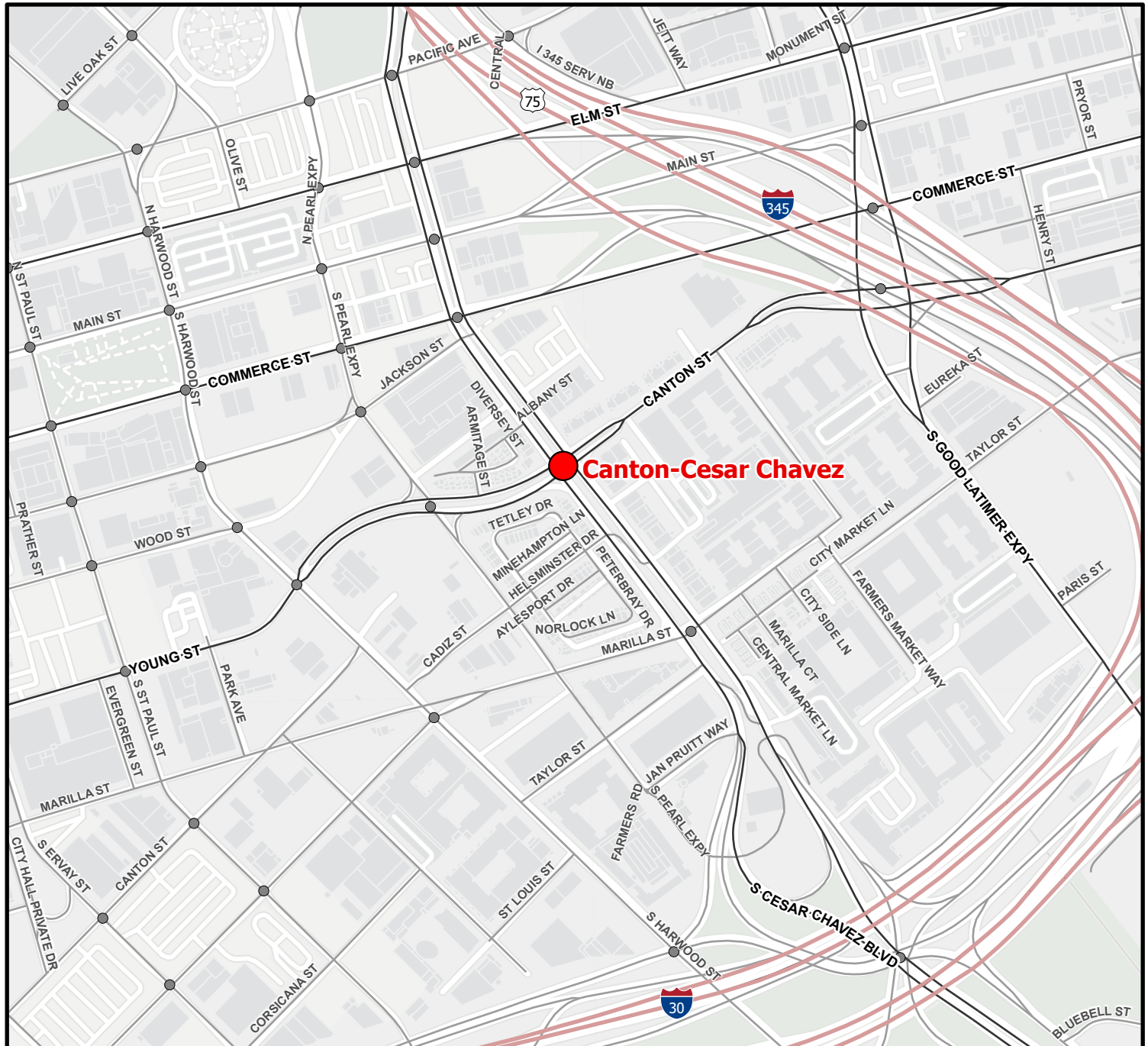
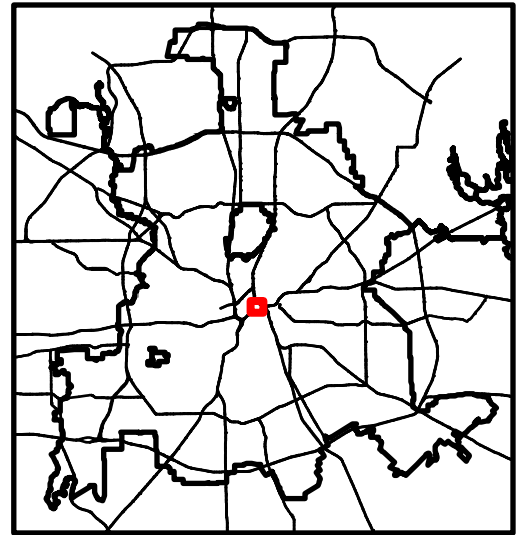
# Canton Street and Cesar Chavez Boulevard Traffic Signal and Intersection Improvements



● Project Location

Council District 2

0 500 1000 1500 Feet



February 26, 2025

**WHEREAS**, Cesar Chavez Boulevard is on the City's Vision Zero High Injury Network as a city street that accounts for a disproportionate number of fatal and severe crashes and has been identified as a high priority roadway that could benefit from traffic safety improvements that may reduce the number of fatal and severe crashes along the corridor; and

**WHEREAS**, on May 8, 2024, the City Council authorized a professional engineering services contract with RS&H, Inc. to provide a traffic corridor study along Cesar Chavez Boulevard from U.S. 75 to Interstate Highway 30, including the development of conceptual intersection design improvements at the intersections of Cesar Chavez Boulevard at Canton Street and Cesar Chavez Boulevard at Marilla Street by Resolution No. 24-0664; and

**WHEREAS**, based on a robust public engagement process and input from community stakeholders, it is now necessary to amend the agreement with RS&H, Inc. to provide additional design services including the development of plans, specifications, and estimates, and additional support services to implement safety improvements at the intersection of Cesar Chavez Boulevard and Canton Street.

**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 the professional engineering services contract with RS&H, Inc., approved as to form by the City Attorney, to provide additional design services for traffic signal and intersection improvements at Cesar Chavez Boulevard and Canton Street, in an amount not to exceed \$249,725.00, increasing the original contract amount from \$294,265.50 to \$543,990.50.

**SECTION 2.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$249,725.00 (subject to annual appropriations) to RS&H, Inc., in accordance with the terms and conditions of the contract, from the General Fund, Fund 0001, Department PBW, Unit 9854, Object 4111, Program VISIONZERO, Encumbrance/Contract No. TRN-2024-00024752, Vendor 517961.

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



## Agenda Information Sheet

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**File #:** 25-628A

**Item #:** 23.

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**STRATEGIC PRIORITY:** Quality of Life, Arts, and Culture

**AGENDA DATE:** February 26, 2025

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Office of Arts and Culture

**EXECUTIVE:** M. Elizabeth Cedillo-Pereira

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### **SUBJECT**

A resolution authorizing and establishing the Cultural Organizations Program (COP) and approving the COP guidelines established by the Office of Arts and Culture to support cultural services in the City of Dallas for the fiscal year 2025-26 - Financing: No cost consideration to the City (see Fiscal Information)

### **BACKGROUND**

The updated Cultural Policy of the City of Dallas, adopted on November 28, 2018, by Resolution No. 18-1683, provides that guidelines for the various Cultural Support Programs will be submitted annually 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.

The Cultural Organizations Program (COP) is the support program through which the Office of Arts and Culture contracts for a full season of cultural services with established non-profit organizations for a variety of cultural programs that include concerts, plays, exhibitions, performances, workshops and other cultural programming for the benefit of Dallas residents and visitors.

The fiscal year (FY) 2025-26 COP guidelines align with Dallas Cultural Plan 2018 priorities, including alignment to staff and board diversity goals, and resident panel evaluation of cultural programming in neighborhoods around Dallas.

In an effort to respond to the ever-growing administrative capacity and demands of Dallas arts and culture organizations, volunteer review panelists, and City staff, the FY 2025-26 COP guidelines also propose an administrative change to the execution of the program moving from a one-year application cycle to a three-year application cycle. FY 2025-26 will serve as year one with all application, review, and scoring requirements remaining consistent with prior COP guidelines. FY 2026-27 and FY 2027-28 will serve as years two and three respectively. During these years, returning applicants will complete a significantly shortened application process that will not require panel

review. All returning applicants will instead submit an updated scope of services for the upcoming year, as well as a shortened written application for which applicants will receive updated and more detailed administrative scoring for funding recommendations.

Other updates made in the proposed guidelines are:

- Program timeline
- Program eligibility language to emphasize the required compliance with the provisions of the National Labor Relations Act, 29 U.S.C.A. §§ 151-169, as amended
- Clarification that all core annual programming must be open to the public for residents and visitors and be listed on GoSeeDFW
- Minor wording and document flow updates to improve readability for new applicants, clarify requirements, and update submission deadlines and dates

COP cultural service contracts are awarded annually. In accordance with Cultural Policy, all funding recommendations will first be considered by the Allocations Committee of the Arts and Culture Advisory Commission, who will make recommendations to the full Arts and Culture Advisory Commission. The Commission's funding recommendations will be brought to City Council in the Fall of 2025 for authorization of the associated cultural service contracts for the 2025-26 fiscal year.

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

On January 9, 2025 the Allocations Committee of the Arts and Culture Advisory Commission voted to recommend these guidelines.

On January 16, 2025 the Arts and Culture Advisory Commission voted to recommend these guidelines.

~~The Quality of Life, Arts and Culture Committee was briefed by memorandum on these guidelines on February 18, 2025.~~

[The Quality of Life, Arts and Culture Committee was briefed by memorandum on these guidelines on January 21, 2025.](#)

#### **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 cultural organization through Cultural Organizations Program will be authorized by resolution of the City Council.

February 26, 2025

**WHEREAS**, on November 28, 2018, the City Council approved and adopted the *Dallas Cultural Plan 2018* in conjunction with the revised and restated Cultural Policy of the City of Dallas (Cultural Policy) 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**, the Cultural Organizations Program (COP) falls under the Organizational Support category of the Cultural Policy, and provides support to established Dallas-based nonprofit arts and cultural organizations and institutions for general operating expenditures, including artistic and administrative expenses, directly related to a year-long program of events; 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 of the City of Dallas hereby authorizes and establishes the Cultural Organizations Program and approves the program guidelines that are attached to this Resolution as Exhibit A (Cultural Organizations Program Guidelines for FY 2025-26), which provide for the program eligibility and review criteria to be used in evaluating applications for cultural support funds for FY 2025-26.

**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, and it is accordingly so resolved.







## Agenda Information Sheet

**File #:** 25-661A

**Item #:** 24.

**STRATEGIC PRIORITY:** Quality of Life, Arts, and Culture  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 1, 3, 7, 8, 9, 12, 14  
**DEPARTMENT:** Office of Bond and Construction Management  
**EXECUTIVE:** Dev Rastogi

### SUBJECT

Authorize a design-build construction contract with G.P. Cooper Industries, Inc. dba Cooper General Contractors for design and preconstruction services, an early construction package, and architectural and engineering services for the design and construction of multiple public restroom accessibility renovations to achieve compliance with Texas Accessibility Standards at various locations - Not to exceed \$567,224.00 - Financing: City Hall, City Service and Maintenance Facilities Fund (2006 General Obligation Bond Fund) (\$127,444.00), Facilities (H) Fund (2017 General Obligation Bond Fund) (\$127,445.00), Library Facilities (D) Fund, and Cultural and Performing Arts Facilities (E) Fund (2024 General Obligation Bond Funds) (\$312,335.00) (see Fiscal Information)

### BACKGROUND

On November 7, 2006, the Dallas voters approved the 2006 General Obligation Bond Proposition 6. This bond provided funding for the design, construction, and improvements of equipping and furnishing city facilities, as well as city service and maintenance facilities. On November 7, 2017, Dallas voters approved the 2017 Special Bond Election Proposition H, which allocated funding for the design, construction, and improvements to City Hall and various city service administrative facilities.

On May 4, 2024, Dallas voters approved Proposition D of the 2024 General Obligation Bond Program. This funding was dedicated to the design, construction, and improvement of the city's library facilities. Voters also approved Proposition E on the same date, which provided funding for design, construction, and improvement of cultural arts facilities. Public restroom accessibility renovations were identified within the city's needs inventory under libraries, cultural arts facilities, and City Hall categories.

The Public Restroom Renovations Program aims to achieve compliance with Texas Accessibility Standards (TAS). The scope of these renovations includes restroom doors and hardware, restroom stalls, plumbing fixtures, accessories, interior finishes, lighting and heating ventilation and air conditioning, water fountains, and signage. Projects being considered for these renovations are of similar size and scope, ensuring consistency in addressing accessibility requirements.

To begin this effort, a Request for Qualifications (RFQ) solicitation was developed and publicly advertised on September 11, 2024. By October 4, 2024, five firms submitted their Statements of Qualifications. A selection committee evaluated these submissions, ranked the firms based on published criteria, and shortlisted the three highest-ranked firms. On October 16, 2024, a proposal request was issued to the shortlisted firms.

Subsequently, on November 8, 2024, three firms submitted proposals for public restroom renovations to achieve compliance with Texas Accessibility Standards. Among these, G.P. Cooper Industries, Inc. dba Cooper General Contractors was selected as the most qualified proposer through a qualifications-based selection process, adhering to the City of Dallas and State of Texas procurement guidelines.

It is now deemed desirable to authorize a design-build construction contract with G.P. Cooper Industries, Inc. dba Cooper General Contractors. This contract will include design and pre-construction services for public restroom accessibility renovations to ensure compliance with TAS, with a total contract amount not to exceed \$567,224.00.

The locations of the Public Restroom accessibility renovations are as listed below:

1. City Hall - 1500 Marilla Street - 3rd Floor East - (one male & one female pair)
2. City Hall - 1500 Marilla Street - 3rd Floor West - (one male & one female pair)
3. City Hall - 1500 Marilla Street - 5th Floor East - (one male & one female pair)
4. City Hall - 1500 Marilla Street - Floor L1 East - (one male & one female pair)
5. City Hall - 1500 Marilla Street - 6th Floor Area C North - (one male & one female pair)
6. City Hall - 1500 Marilla Street - 1st Floor South Corridor - (one male & one female pair)
7. Kleberg-Rylie Branch Library - 1301 Edd Road - (one male & one female pair)
8. Lakewood Branch Library - 6121 Worth Street - (one male & one female pair)
9. Martin Luther King, Jr. Branch Library - 2922 Martin Luther King Jr. Boulevard. - (one male & one female pair)
10. Mountain Creek Branch Library - 6102 Mountain Creek Parkway - (one male & one female pair)
11. Oak Lawn Branch Library - 4100 Cedar Springs Road - (one male & one female pair)
12. Renner Frankford Branch Library - 6400 Frankford Road - (one male & one female pair)
13. Skillman Southwestern Branch Library - 5707 Skillman Street - (one male & one female)
14. Oak Cliff Cultural Center - 223 West Jefferson Boulevard (one male & one female pair & one family)

Funding for design and renovation of these facilities is to be provided through 2024 Bond Proposition D and 2024 Bond Proposition E, 2017 Bond Funds for City Facilities and 2006 Bond Funds for City Facilities. This design-build construction contract aims to upgrade the restrooms at the identified locations, ensuring they meet modern standards of functionality, accessibility, and comfort. The project focuses on enhancing the quality of life for all users by addressing the critical need for improved facilities. The upgrades will align with current TAS, ensuring compliance with state regulations and promoting inclusivity for employees and residents with accessibility needs. By modernizing the restrooms and adhering to TAS guidelines meeting City of Dallas adopted Construction Codes, the project underscores a commitment to providing equitable and accessible public spaces while enhancing the overall user experience. Per 2024 Bond Ordinance, project may include interior finish-out, furniture fixtures and equipment, and compliant signage. The cost for these design and renovations will be \$2,187,097.00 based on design-Builder's fee Guaranteed Maximum Price for the project.

G.P. Cooper Industries, Inc. dba Cooper General Contractors was selected following a two-step qualifications-based selection process in accordance with the City of Dallas and State of Texas procurement guidelines.

### **ESTIMATED SCHEDULE OF PROJECT**

Begin Design	March 2025
Complete Design	August 2025
Begin Construction	August 2025
Complete Construction	March 2026

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

The City Council was briefed regarding this matter on August 21, 2024.

### **FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
City Hall, City Service and Maintenance Facilities Fund (2006 General Obligation Bond Fund)	\$127,444.00	\$ 372,586.00	\$0.00
Facilities (H) Fund (2017 General Obligation Bond Fund)	\$127,445.00	\$ 356,368.00	\$0.00
Library Facilities (D) Fund (2024 General Obligation Bond Fund)	\$259,880.00	\$ 728,934.00	\$0.00
Cultural and Performing Arts Facilities (E) Fund (2024 General Obligation Bond Fund)	\$ 52,455.00	\$ 161,985.00	\$0.00
Total	\$567,224.00	\$1,619,873.00	\$0.00

<b><u>Council District</u></b>	<b><u>Amount</u></b>
1	\$ 52,455.00
3	\$ 35,489.00
7	\$ 38,486.00
8	\$ 36,140.00
9	\$ 37,436.00
12	\$ 36,273.00
14	<u>\$330,945.00</u>
Total	\$567,224.00

**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
\$567,224.00	Architecture & Engineering	34.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
72.06%	100.00%	\$567,224.00
• This contract exceeds the M/WBE goal.		
• GP Cooper Industries Inc. dba Cooper General Contractors - Non-local; Workforce - 23.00% Local		

**PROCUREMENT INFORMATION**

A Request For Qualifications (RFQ) (CIZ24-BCM-3073) issued on September 11, 2024. On October 4, 2024, five qualifications statements were received in response to the RFQ. Following the review of the submitted Qualifications Statements, three candidates were recommended, and a Request for Proposal was issued to the short-listed firms on October 16, 2024:

1. G. P. Coopers Industries, Inc. dba Cooper General Contractors
2. Talley Riggins Construction Group
3. CGC Texas General Contractors, Inc.

Proposals were received and distributed to the Evaluation Committee on November 8, 2024. Following independent review and evaluation of each submittal, the Evaluation Committee members ranked each Candidate's proposal and closed the Evaluation reports on November 18, 2024. The resulting cumulative ranking of the Evaluation Committee determined G.P. Cooper Industries, Inc. dba Cooper General Contractors to be the highest-ranked proposal.

**OWNER/EXECUTIVE****G.P. Cooper Industries, Inc. dba Cooper General Contractors**

Mr. Jose Flores, President and Managing Partner

**MAP**

Attached

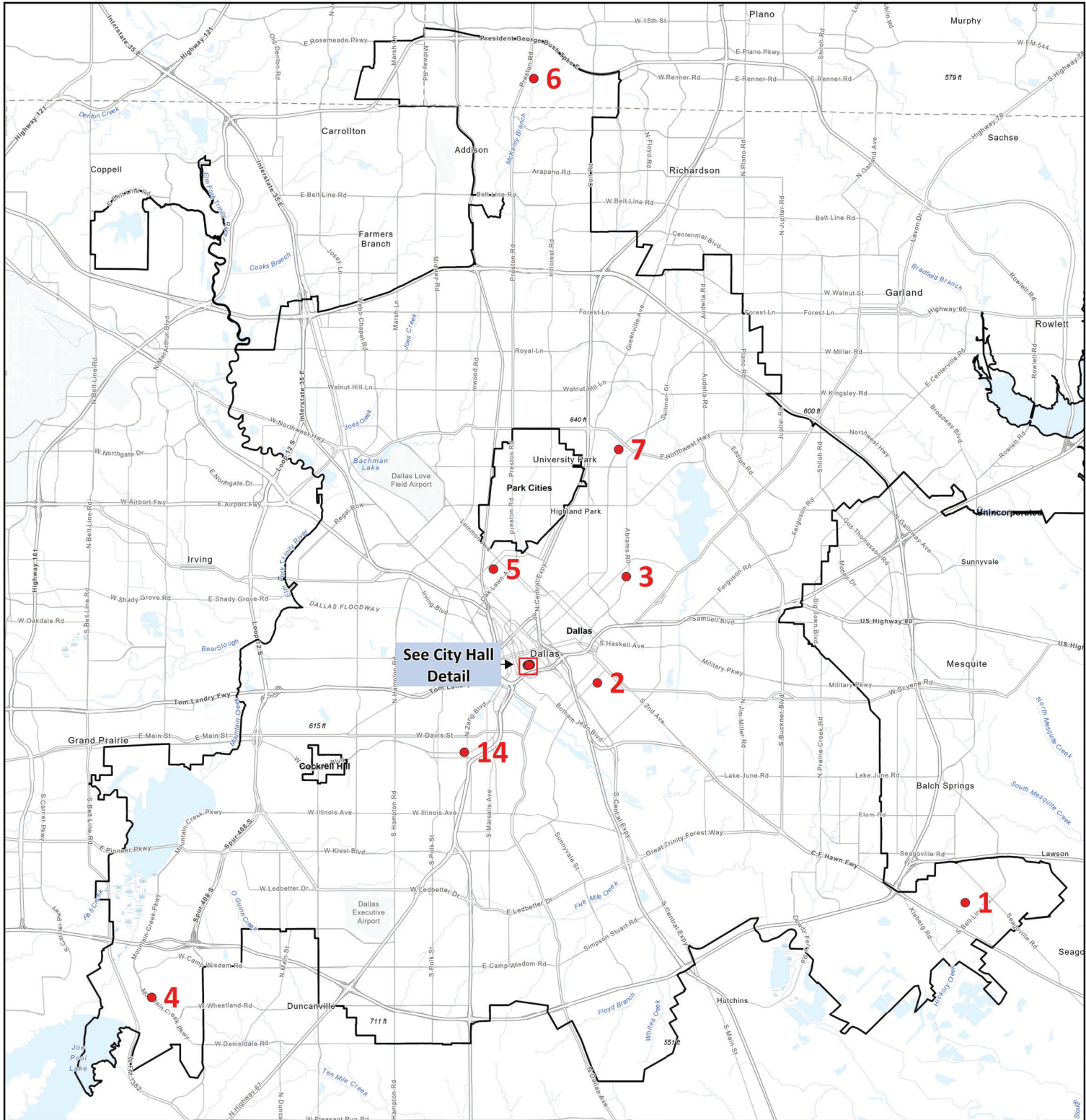
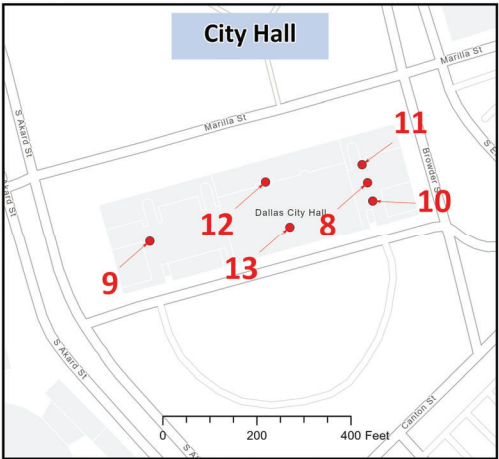
# Restroom Accessibility Upgrades



● Project Location

0 1 2 3 4 Miles

Number	Location	Address
1	Kleberg-Rylie Branch Library	1301 Edd Rd.
2	Martin Luther King, Jr. Branch Library	2922 Martin Luther King Jr. Blvd.
3	Lakewood Branch Library	6121 Worth St.
4	Mountain Creek Branch Library	6102 Mountain Creek Pkwy.
5	Oak Lawn Branch Library	4100 Cedar Springs Rd.
6	Renner Frankford Branch Library	6400 Frankford Rd.
7	Skillman Southwestern Branch Library	5707 Skillman St.
8	City Hall 3rd Floor East	1500 Marilla St.
9	City Hall 3rd Floor West	1500 Marilla St.
10	City Hall 5th Floor East	1500 Marilla St.
11	City Hall L1 Blue Elevators	1500 Marilla St.
12	City Hall 6th Floor C North	1500 Marilla St.
13	City Hall 1st Floor South Corridor	1500 Marilla St.
14	Oak Cliff Cultural Center	223 W. Jefferson Blvd.



February 26, 2025

**WHEREAS**, on October 16, 2024, a proposal request was issued to the three short-listed Candidates; and

**WHEREAS**, on November 8, 2024, three candidates submitted Scope of Services Proposals for multiple public restroom accessibility renovations to achieve compliance with Texas Accessibility Standards; and

**WHEREAS**, G.P. Cooper Industries, Inc. dba Cooper General Contractors was selected as the most qualified candidate as a result of a qualifications-based selection process in accordance with the City of Dallas and the State of Texas procurement guidelines; and

**WHEREAS**, it is now desirable to authorize a design-build construction contract with G.P. Cooper Industries, Inc. dba Cooper General Contractors for design and preconstruction services, an early construction package, and architectural and engineering services for the design and construction of multiple public restroom accessibility renovations to achieve compliance with Texas Accessibility Standards at various locations - in an amount not to exceed \$567,224.00.

**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 design-build construction contract with G.P. Cooper Industries, Inc. dba Cooper General Contractors for design and preconstruction services, an early construction package, and architectural and engineering services for the design and construction of multiple public restroom accessibility renovations to achieve compliance with Texas Accessibility Standards at various locations, in an amount not to exceed \$567,224.00.

**SECTION 2.** That expenditures made pursuant to shall be made from lawfully available funds, including the General Obligation Commercial Paper Notes Series A and B (the "Commercial Paper Notes"), as amended, and any expenditures made pursuant to this Resolution from lawfully available funds shall be reimbursed from the proceeds of the Commercial Paper Notes or from the proceeds of general obligation bonds issued by the City up to the amount of expenditures authorized by this resolution.

**SECTION 3.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$567,224.00 to G.P. Cooper Industries, Inc. dba Cooper General Contractors, in accordance with the terms and conditions of the contract, as follows:

City Hall, City Service and Maintenance Facilities Fund  
Funds 2T60, Department BSD, Unit W793  
Activity CFCR, Object 4112, Program PB06W793  
Encumbrance/Contract No. BON-2024-00025085  
Vendor VS0000062246

\$127,444.00



February 26, 2025

**SECTION 3. (continued)**

Facilities (H) Fund Fund 1V60, Department BSD, Unit VH05 Activity CFCR Object 4112, Program EB17VH05 Encumbrance/Contract No. BON-2024-00025085 Vendor VS0000062246	\$127,445.00
Cultural and Performing Arts Facilities (E) Fund Fund 1Y49, Department MGT, Unit YE11 Activity CULF, Object 4112, Program MG24YE11 Encumbrance/Contract No. BON-2024-00025085 Vendor VS0000062246	\$ 52,455.00
Library Facilities (D) Fund Fund 1Y42, Department MGT, Unit YD02 Activity LIBF, Object 4112, Program MG24YD02 Encumbrance/Contract No. BON-2024-00025085 Vendor VS0000062246	\$ 36,140.00
Library Facilities (D) Fund Fund 1Y42, Department MGT, Unit YD03 Activity LIBF, Object 4112, Program MG24YD03 Encumbrance/Contract No. BON-2024-00025085 Vendor VS0000062246	\$ 39,122.00
Library Facilities (D) Fund Fund 1Y42, Department MGT, Unit YD04 Activity LIBF, Object 4112, Program MG24YD04 Encumbrance/Contract No. BON-2024-00025085 Vendor VS0000062246	\$ 38,486.00
Library Facilities (D) Fund Fund 1Y42, Department MGT, Unit YD05 Activity LIBF, Object 4112, Program MG24YD05 Encumbrance/Contract No. BON-2024-00025085 Vendor VS0000062246	\$ 35,489.00
Library Facilities (D) Fund Fund 1Y42, Department MGT, Unit YD07 Activity LIBF, Object 4112, Program MG24YD07 Encumbrance/Contract No. BON-2024-00025085 Vendor VS0000062246	\$ 36,934.00



February 26, 2025

**SECTION 3.** (continued)

Library Facilities (D) Fund  
Fund 1Y42, Department MGT, Unit YD10  
Activity LIBF, Object 4112, Program MG24YD10  
Encumbrance/Contract No. BON-2024-00025085  
Vendor VS0000062246 \$ 36,273.00

Library Facilities (D)  
Fund 1Y42, Department MGT, Unit YD11  
Activity LIBF, Object 4112, Program MG24YD11  
Encumbrance/Contract No. BON-2024-00025085  
Vendor VS0000062246 \$ 37,436.00

Total amount not to exceed \$567,224.00

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



## Agenda Information Sheet

**File #:** 25-590A

**Item #:** 25.

**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 1, 4  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Robin Bentley

### **SUBJECT**

A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

### **BACKGROUND**

State law (the Tax Increment Financing Act (TIF), Texas Tax Code Section 311.016, as amended) requires that the City Council, as the City's governing body, submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as to the State Comptroller. On November 11, 1992, the City Council authorized Ordinance No. 21466, as amended, establishing Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District). On February 12, 1997, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 23033, as amended.

The Oak Cliff Gateway TIF District's assessed 2024 taxable value was \$1,650,391,423.00, an increase of \$1,368,475,888.00 (485%) over the adjusted base taxable value and an increase of \$177,433,009.00 (12%) over last year's final taxable value. With the participation of the City and Dallas County, this increase will result in the collection in 2025 of approximately \$9,172,543.00 total in incremental revenue for the Oak Cliff Gateway TIF District for the 2024 tax year.

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

On November 11, 1992, the City Council held a public hearing and authorized the establishment of Tax Increment Financing Reinvestment Zone Number Three, the Oak Cliff Gateway TIF District by Resolution No. 92-3946; and Ordinance No. 21466, as amended.

On February 12, 1997, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District by Resolution No. 97-0483; and Ordinance No. 23033, as amended.

On December 16, 2024, the Oak Cliff Gateway TIF District Board of Directors recommended that the FY 2023-2024 Annual Report be accepted and approved.

[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)

### **FISCAL INFORMATION**

No cost consideration to the City.

February 26, 2025

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs including tax increment financing (TIF) districts; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Oak Cliff Gateway area pursuant to Ordinance No. 21466, authorized by the City Council on November 11, 1992, as authorized by the TIF Act, Section 311 of the Texas Tax Code as amended (TIF Act); and

**WHEREAS**, on February 12, 1997, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District by Resolution No. 97-0483; and Ordinance No. 23033, as amended; and

**WHEREAS**, the TIF Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on December 16, 2024, the Oak Cliff Gateway TIF District Board of Directors passed a motion accepting the FY 2023-2024 Annual Report for the Oak Cliff Gateway TIF District and recommended approval of same by the City Council.

**Now, Therefore,**

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

**SECTION 1.** That the FY 2023-2024 Annual Report (Annual Report) for Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District or District), City of Dallas, Texas, as of September 30, 2024, attached hereto **(Exhibit A)**, is hereby accepted.

**SECTION 2.** That the City Manager is hereby authorized to submit the Annual Report for the Oak Cliff Gateway TIF District to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

**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.



# **Oak Cliff Gateway TIF District FY 2023-2024 Annual Report**



**City of Dallas**  
Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1685  
<http://www.dallas-ecodev.org>

**October 1, 2023 to September 30, 2024**

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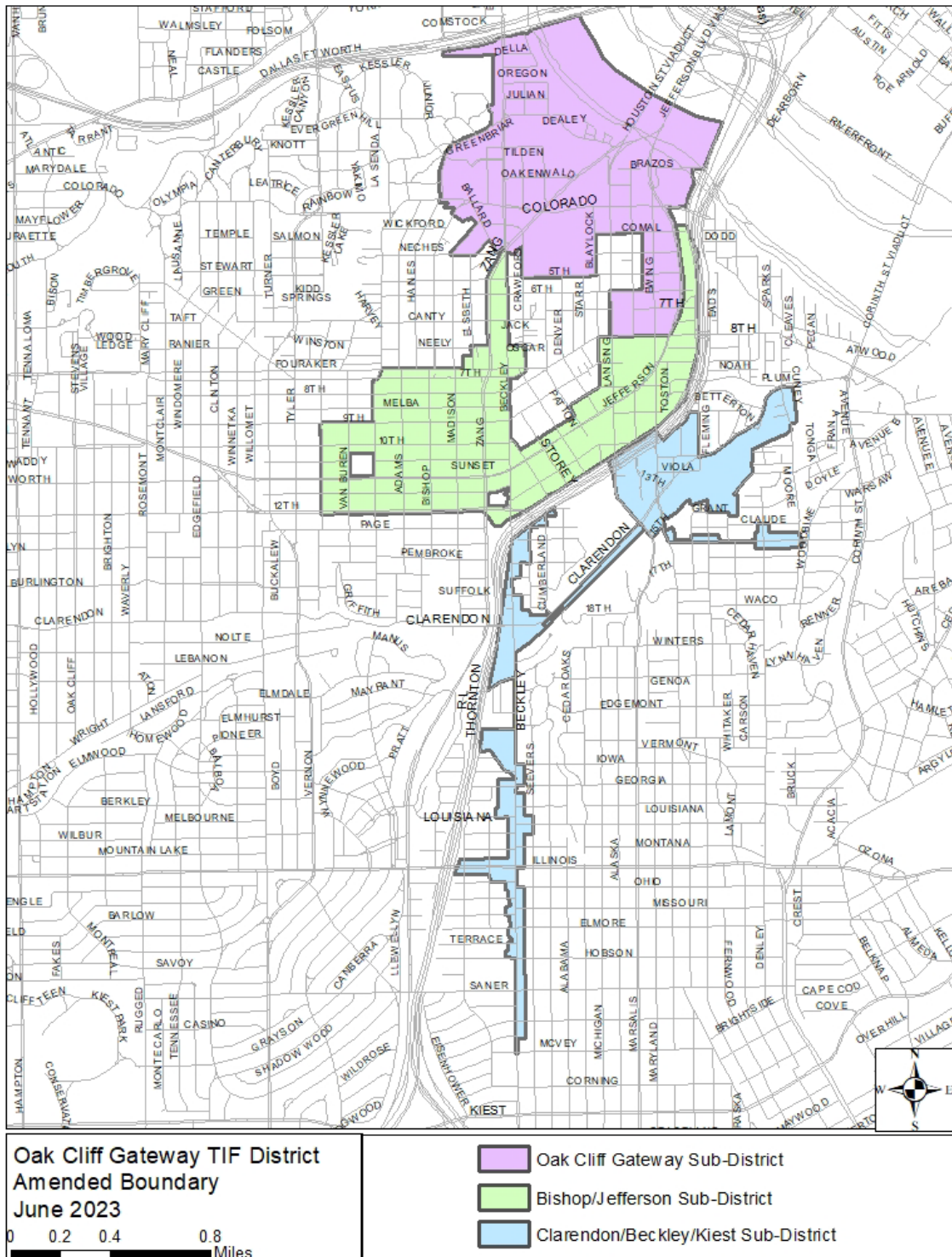
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*Front cover shows a photo of the July 1, 2024 ribbon cutting event for the completed Gateway Oak Cliff mixed-income housing project at 400 S. Beckley Avenue.*



## Reinvestment Zone Number Three

### Oak Cliff Gateway Tax Increment Financing District



## TIF District Mission Statement

The mission of the Oak Cliff Gateway Tax Increment Financing (TIF) District is the promotion of the redevelopment, growth and stabilization of the area. Accompanying goals are (1) growth of the value of the area's tax base through the promotion of residential and retail development and a positive reversal of urban decay through the placement of critical infrastructure improvements; (2) implementation of the pertinent recommendations of the 2001 Urban Land Institute (ULI) Study on the tracts of land comprising the northern and northwestern portions of the District, and (3) establishment of direct linkages with the Trinity River Corridor and the capitalization of that effort toward growth and increased tax base value in the District.

## TIF District Accomplishments

The TIF District was created by City Council Ordinance Number 21466 on November 11, 1992. The TIF District was created originally for a period of twenty years with an expiration date of December 31, 2012. On February 12, 1997, the City Council, by Ordinance Number 23033, approved the Project Plan and Reinvestment Zone Financing Plan ("Plan").

In 1998, the TIF District was amended to remove two properties, and in 2005, the Plan was amended to modify the budget to allow for environmental remediation and façade improvements and to allow for the sale of TIF District bonds.

The Plan was further amended in 2009 to extend the term of the TIF District for an additional ten years. This amendment increased the budget, returned two previously removed properties back into the TIF District, created a TIF District grant program, and decreased the participation rate of the taxing jurisdictions for the extension period.

In 2014, an expansion of the TIF District and Plan amendment were approved to create two sub-districts within the Oak Cliff Gateway TIF District: (a) Oak Cliff Gateway Sub-District (original District boundary) and (b) the Bishop/Jefferson Sub-District (an expansion area of approximately 193 acres to accommodate future development planned in the Bishop Arts and Jefferson corridor area). The term of the Oak Cliff Gateway Sub-District was further extended by five years to December 31, 2027, and the termination date for the Bishop/Jefferson Sub-District was established as December 31, 2044.

In August 2015, a TIF District boundary amendment was approved to add approximately 4.9 acres to the Oak Cliff Gateway Sub-District for the development of the Oxygen project. The Oxygen project, approved for TIF District funds in 2015, did not move forward; therefore, the TIF District-funded development agreement authorization expired.

During FY 2015-2016, a TIF District-funded development agreement was approved for the Bishop Arts Station project (*currently known as Victor Prosper*), a mixed-use development anchoring the extended Dallas Streetcar line. A public plaza adjacent to the streetcar stop was incorporated into the project. The project was completed in 2018. In

December 2020, a minor modification to the development agreement was approved for converting 5,154 square feet of retail space into six residential units. The residential units were completed in July 2021. An additional modification was approved by the TIF District Board in April 2023 to allow the conversion of another 3,500 square feet of retail space into five residential units; however, the developer's conversion plans are on hold pending a potential retail tenant.

Construction on the first phase of the Dallas Streetcar was completed in late 2014. The initial segment operated from Union Station, across the Houston Street Viaduct, along Zang Boulevard and Colorado Boulevard, to Beckley Avenue. In August 2016, Phase II of the Streetcar opened, from Methodist Regional Medical Center to Bishop Arts at Davis Street/Zang Boulevard.

During FY 2019-2020, a TIF District-funded development agreement was approved with Dallas Independent School District for TIF District funding for public improvements on and adjacent to Hogg Elementary School.

During FY 2020-2021, an amendment to the Plan was approved to create a budget category in support of Dallas Streetcar operations and maintenance (O&M) for up to \$950,000 along with an initial funding dedication of \$475,000 from the available District-Wide Set-Aside for Fiscal Year 2020-2021. Subsequently in September 2021, the TIF District Board recommended the remaining \$475,000 dedication for Streetcar O&M for Fiscal Year 2021-2022, and City Council approved in December 2021.

During FY 2020-2021, a TIF District-funded development agreement was approved with Gateway Oak Cliff, LP for funding up to \$4,245,432 in support of the Gateway Oak Cliff Mixed-Income Development Project ("Gateway Project"). The site was formerly the Dallas County Government Center (Oak Cliff Sub-Courthouse). The Gateway Project completed construction in FY 2023-2024 and includes 230 new residential units of which 80% (184) of the units are set aside for households earning a maximum of 60% of the Area Median Income. The Gateway Project also includes 4% Low Income Housing Tax Credit funding.

In September 2021, the TIF District Board adopted District-Wide Improvement Funding Guidelines. During FY 2021-2022, the TIF District Board and City Council approved a TIF District-funding agreement with AM Victor Prosper, LLC for the Zang Plaza public open space project in an amount not to exceed \$1,500,000 from the District-Wide Set-Aside.

In September 2022, the TIF District Board reviewed and recommended approval of amendments to the Plan including expanding the Bishop/Jefferson Sub-District by approximately 96 acres and adding a new Clarendon/Beckley/Kiest Sub-District with approximately 148 acres in an area including the future Southern Gateway Deck Park at IH-35 between Marsalis Avenue and Ewing Avenue and portions of the Clarendon Drive and Beckley Avenue corridors. The term of the Oak Cliff Gateway Sub-District was extended from December 2027 to December 2044. The TIF District budget was also modified and added provisions for tax increment sharing from the Oak Cliff Gateway and Bishop/Jefferson Sub-Districts to the new Clarendon/Beckley/Kiest Sub-District. A new

budget category related to housing stabilization was also included. The amendment was approved by City Council in November 2022.

Subsequently, a minor amendment of the Plan was approved in June 2023 to expand the Bishop/Jefferson and Clarendon/Beckley/Kiest Sub-Districts. Approximately 7 acres were added to the Bishop/Jefferson Sub-District to include properties at 1200 and 1400 E. Jefferson Boulevard. Moreover, approximately 11 acres were added to the Clarendon/Beckley/Kiest Sub-District including approximately 4 acres generally located on the northeast and southeast corners of Grant Street and Ridge Street, and approximately 7 acres generally located in the 900 and 1000 blocks of Morrell Avenue and Fernwood Avenue.

On September 23, 2024, the TIF District Board reviewed the proposed East Dock Redevelopment Project and recommended City Council authorization of a development agreement with 900 E. Clarendon QOZB, LLC in an amount not to exceed \$2,681,864. City Council consideration was scheduled for October 2024.

Projects within the TIF District completed, under construction, or in the development stage are shown in the table below.

<b>Oak Cliff Gateway TIF District Projects<sup>1</sup></b>						
<b>Projects Within TIF District Utilizing TIF District Funding</b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF<sup>2</sup></b>	<b>Approx. Value<sup>3</sup></b>	<b>TIF District Investment<sup>4</sup></b>
Walgreens	1306 N. Beckley Avenue	1999	Complete	13,833 SF retail	\$2,976,990	\$34,811
Oak Cliff TIF Infrastructure Project <sup>8</sup>	Greenbriar Lane (Beckley to Zang)	2004	Complete	N/A	N/A	\$2,251,207
Lake Cliff Tower Residential	329 E. Colorado Boulevard	2006	Complete	54 resid. units	\$15,763,800	\$4,299,742
Grand Bank Lake Cliff Tower	305 E. Colorado Boulevard	2008	Complete	6,822 SF commercial	\$2,600,000	\$0 <sup>(8)</sup>
Bishop Colorado Retail Plaza	1222 N. Bishop Avenue	2009	Complete	15,720 SF retail	\$5,145,000	\$350,000
Zang Triangle <sup>10</sup>	390 E. Oakenwald	2012	Complete	256 resid. units 3,000 flex	\$44,925,000	\$7,250,000
Oaks Trinity (formerly Alexan Trinity) <sup>10</sup>	333 E. Greenbriar Lane	2014	Complete	167 resid. units	\$26,500,000	\$4,000,000
Victor Prosper (Bishop Arts Station) <sup>10</sup>	195 & 196 W. Davis Street	2018	Complete	222 resid. units; 22,148 sf retail	\$51,000,000	\$11,250,000

Gateway Oak Cliff <sup>6,10</sup>	400 S. Beckley Avenue	2024	Complete	230 resid. units	\$32,000,000	\$4,245,432
East Dock Redevelopment <sup>12</sup>	900 E Clarendon Drive	2027	Planned	62,000 SF commercial	\$10,588,097	TBD
<b>Subtotal</b>				929 resid. units 123,523 SF retail/flex/ commercial	<b>\$191,498,887</b>	<b>\$33,681,192</b>

Projects Within TIF District Not Utilizing TIF District Funding <sup>5</sup>						
Project	Location	Calendar Year Complete	Status	Units/ SF	Approx. Value <sup>3</sup>	TIF District Investment
The Catering Company	1407 N. Zang Boulevard	1998	Complete	3,614 SF retail	\$553,430	\$0
K-Clinic Rehab Clinic	214 W. Colorado Boulevard	1998	Complete	6,876 SF medical office	\$1,363,740	\$0
Trinity Basin Preparatory <sup>6</sup>	808 N. Ewing Avenue	2000	Complete	32,500 SF school	\$4,966,000	\$0
Oak Farms Dairy Expansion (now closed)	1114 N. Lancaster	2000	Complete	60,000 SF industrial	\$2,196,890	\$0
Options Real Estate Holdings	1322 N. Beckley Avenue	2002	Complete	2,756 SF office	\$342,250	\$0
Grand Peaks at Kessler Park	1520 N. Beckley Avenue	2002	Complete	338 resid. units	\$59,000,000	\$0
John Barr & Associates Expansion	203 E. Colorado Boulevard	2003	Complete	19,449 SF office	\$1,105,960	\$0
Grand Peaks at Founders Park	1401 N. Zang Boulevard	2004	Complete	336 resid. units	\$61,500,000	\$0
Beckley Properties	1101- 1121 N. Beckley Avenue	2007	Complete	15,282 SF retail/ commercial	\$365,000	\$0
City Credit Union	126 E. Colorado Boulevard	2008	Complete	3,000 SF commercial	\$1,700,000	\$0
Trinity Town Homes	439, 443 E. Greenbriar Lane; 401-446 E Trinity River Circle	2007	Complete	23 town home units	\$12,072,313	\$0

Trinity Town Homes II	381 East Greenbriar Lane	2023	Complete	60 town home units	\$27,879,495	\$0
Methodist Medical Hospital – Pavilion III	1441 N. Beckley Avenue	2008	Complete	109,774 SF medical office	\$22,470,990	\$0
Methodist Medical Hospital - Sammons Trauma & Critical Care Tower <sup>9</sup>	1441 N. Beckley Avenue	2014	Complete	248,000 SF emergency and trauma care center	\$106,766,634	\$0
Baylor Institute for Rehabilitation	222 E Colorado Boulevard	2014	Complete	2,564 sf rehabilitation clinic	\$425,000	\$0
Papa John's Pizza	1127 N Beckley	2014	Complete	1,200 sf restaurant	\$490,000	\$0
Jefferson Tower redevelopment (activation of 1 <sup>st</sup> & 2 <sup>nd</sup> Floors)	301, 351, 375 W. Jefferson Blvd.	2015	Complete	17 live/work lofts; 15,869 sf upgraded retail	Added value \$3,056,270	\$0 <sup>7</sup>
Bishop Arts Ph I retail/restaurant ( <i>Exxir Capital</i> )	Blocks at Bishop Ave./Melba St./Madison St./9 <sup>th</sup> St.	2018	Complete	28,212 sf retail	\$5,599,480	\$0 <sup>7</sup>
Novel Bishop Arts Apartments	111 W Davis	2019	Complete	302 resid. units; 22,572 sf retail	\$67,087,080	\$0
Bishop Hi Line	305 Melba; 431 Melba	2018	Complete	118 resid. units	\$20,900,000	\$0
CVS	108 W. Davis	2018	Complete	10,000 sf retail	\$3,589,580	\$0
Elsbeth Townhomes	600 block – Finley Court	2018	Complete	16 resid. units	\$9,677,510	\$0
Bishop Arts Tenth Street Condos	427 W. 10 <sup>th</sup> Street	2018	Complete	12 resid. units	\$11,870,320	\$0
Westwood at Bishop Arts Condos	422 W. 9 <sup>th</sup> Street	2019	Complete	7 resid. units	\$3,781,040	\$0
Restaurant conversion ( <i>historic home of former Mayor George Sergeant</i> )	635 N Zang Blvd.	2020	Complete	3,725 sf restaurant	\$907,200	\$0
Skyline Trinity Apartments	1900 N. Beckley Ave	2020	Complete	258 resid. units	\$47,000,000	\$0

Magnolia on Zang II	830 N. Zang Boulevard	2020	Complete	64 resid. units	\$10,335,940	\$0
Dazzling Homes	708 W 9th	2020	Complete	4 resid. units	\$2,418,010	\$0
Exxir Treehaus Apartments	211 W. 10 <sup>th</sup> Street	2020	Complete	34 resid. units	\$7,921,000	\$0
Bishop Arts Ph I – Mixed Use (Exxir Capital)	321 W. 9th	2021	Complete	246 resid. units; 9,756 sf retail	\$56,103,660	\$0 <sup>7</sup>
Bishop Hi Line Phase II	120 N. Madison	2022	Complete	112 resid. units; 4,257 sf retail	\$13,160,710	\$0
Bishop Hi Line Phase III	408 W. 10 <sup>th</sup> Street	2022	Complete	79 resid. units	\$12,730,000	\$0
Mintwood Real Estate - Apartments	212 Melba Street	2022	Complete	55 resid. units	\$10,500,000	\$0
The Boheme Apartments	1207 N. Zang Blvd	2023	Complete	352 resid. units	\$82,000,000	\$0
Banyan Beckley	1710 N Beckley Ave	2023	Complete	279 resid. units	\$49,853,170	\$0
The Beckley on Trinity	111 Morgan Ave	2023	Complete	340 resid. units	\$55,000,000	\$0
Banyan Flats <sup>11</sup>	2022 N Beckley	2024	Complete	289 resid. units	\$62,000,000	\$0
Zang Flats	1100 N Zang Blvd	2024	Complete	72 resid. units	\$17,998,090	\$0
Avid Living Bishop Arts	528,532, 536 W 9 <sup>th</sup> Street	2025	Under construction	120 resid. units	\$13,700,000	\$0
Victor Prosper Phase II	409 N. Zang Blvd.	2025	Under construction	211 resid. units; 10,000 sf retail	\$50,000,000	\$0
Bishop 8 <sup>th</sup> <sup>11</sup>	505 & 510 W 8 <sup>th</sup> Street	2026	Planned	232 resid. units	\$46,310,000	
Bishop Ridge <sup>11</sup>	624 & 627 N Lancaster Avenue; 405 N Ewing Avenue; 1303 E Jefferson	2026	Planned	279 resid. units	\$55,690,000	



<b>Subtotal</b>	4,255 resid. units 609,506 SF commercial	<b>\$1,022,386,762</b>	<b>\$0</b>
<b>Total - All Projects Utilizing and Not Utilizing TIF District Funding</b>			
<b>Total</b>	5,184 resid. units 733,029 SF commercial	<b>\$1,213,885,649</b>	<b>\$33,681,192</b>
<p><sup>1</sup> All information updated as of September 30, 2024.</p> <p><sup>2</sup> Based upon either the incentive application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.</p> <p><sup>3</sup> Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value, the demolition of structures and/or any exemption value is netted out.</p> <p><sup>4</sup> Principal amount not to be exceeded per the development agreement for projects not yet closed out. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.</p> <p><sup>5</sup> Selected significant projects included.</p> <p><sup>6</sup> Tax-exempt property.</p> <p><sup>7</sup> Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information.</p> <p><sup>8</sup> Infrastructure funded as a part of the \$4.1 million for Lake Cliff Tower.</p> <p><sup>9</sup> Non-taxable value; includes \$75 million for construction and \$30 million for equipment and finish-out.</p> <p><sup>10</sup> Per the TIF program mixed-income housing requirement, the project is providing (or will set-aside) at least 20% of units as affordable for 15 years.</p> <p><sup>11</sup> Dallas Public Facility Corporation (PFC) mixed-income housing developments that will be tax-exempt. Estimated value shown based on comparable DCAD value if the project were taxable.</p> <p><sup>12</sup> TIF District Board recommended development agreement, and City Council action was scheduled for October 2024; the funding commitment will be captured in the FY 2024-2025 Annual Report.</p>			

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF district funding assistance are subject to the City's and County's established criteria for mixed-income housing. In this TIF District, as part of TIF District funding, a total of 645 units have been completed with projects having affordability requirements, and 132 are currently set-aside as affordable. The Lake Cliff Tower project with 54 units was built prior to mixed-income housing requirements for the TIF District. The Gateway Oak Cliff Project involves both TIF District funds and low-income housing tax credits (LIHTC) and includes 80% of units (184 units) affordable at 60% area median family income (AMFI) out of a total of 230 units in the Project.

A total of 4,342 residential units have been completed overall. Another 842 units are under construction or planned.

In addition to TIF District-funded mixed-income housing projects, three mixed-income housing projects incentivized through the Dallas Public Facility Corporation (PFC) are within (or partially within) the TIF District. A total of 800 units (406 set-aside as affordable) are planned. Banyan Flats will include 289 units (145 units affordable for households earning between 60-80% area median family income (AMFI)). Bishop 8<sup>th</sup> will include 232 units (118 affordable units at 60-80% AMFI). Bishop Ridge, partially within the TIF District, will include 279 units (143 affordable units at 60-80% AMFI).

## **Homeowner Stabilization, Home Repair & Displacement Mitigation**

The Oak Cliff Gateway TIF District, created in 1992, has experienced significant property value growth. Modifications to the Project Plan and Reinvestment Zone Financing Plan in 2022 included the creation of a new budget category for homeowner stabilization, home repair, and displacement mitigation. The Office of Economic Development worked in collaboration with the City's Department of Housing and Community Development (HOU) to determine the most effective use of those funds from the Oak Cliff Gateway TIF District.

The Oak Cliff Gateway TIF District Board of Directors was briefed twice (in February and April 2024) on the City's updated housing policy, proposed annual transfer, a recommended funding area geography, and specific housing programs. The Board recommended priority be given to eligible applicants who reside in the TIF District boundary.

Beginning with 2023 tax year (2024 calendar year) collections and pursuant to the TIF District's Increment Allocation Policy, annual increment will be transferred to HOU to support homeowner stabilization, home repair, homebuyer assistance, and displacement mitigation programs within the Oak Cliff TIF District and a larger targeted area.

On September 25, 2024, City Council approved Resolution No. 24-0401, which authorized the annual transfer of funds to HOU to deploy pursuant to the Dallas Housing Policy 2033 (DHP33) and the Dallas Housing Resource Catalog. Specific programs identified for this funding include the Home Improvement & Preservation Program (HIPP) and the Dallas Homebuyer Assistance Program (DHAP). The balance of the funds to be transferred from the Oak Cliff Gateway TIF District to HOU, as of the end of fiscal year 2023-2024, totals \$1,146,174. Beginning with the FY 2024-2025 Oak Cliff Gateway TIF District Annual Report, all expenditure of funds by HOU utilizing the transferred funds will be reported.

## TIF District Initiatives

The City and community partners have been engaged in several District-wide initiatives to create streetscape connections and transit opportunities described in more detail below.

Infrastructure Projects in the Oak Cliff Gateway TIF District Using Other Sources of Funding						
Project	Location	Calendar Year Complete	Status	Project Description	Source of Funds	Amount
Colorado Boulevard	I-35 to Blaylock Street	2002	Complete	Streetscape: Paving, Lighting, Trees and Irrigation	1995 Bond Funds	\$500,000
Colorado/Beckley Sidewalk Enhancement Project	Streets around Methodist Hospital	2019	NCTCOG issued notice to proceed. Construction began early 2018 and completed in 2019	Streetscape: Paving, Lighting, Trees and Irrigation	2006 Bond Funds	\$1,600,000
					NCTCOG Sustainable Devel. Grant	\$1,750,000
Oak Cliff Streetcar Phase I	Union Station to Methodist Regional Medical Center	2014	Complete	Route runs from Union Station, across Houston St Viaduct, along Zang Boulevard and Colorado Boulevard, to Beckley Avenue	TIGER I Grant	\$26,000,000
					RTR Local Funds	\$13,600,000
					DART Love Field	\$9,000,000
Oak Cliff Streetcar Phase II	Methodist Regional Medical Center to Bishop Arts	2016	Complete	Route runs from Methodist Regional Medical Center, south on Beckley Avenue, then south on Zang Boulevard to Davis	Texas Mobility Funds	\$15,000,000
					<b>Total</b>	<b>\$67,450,000</b>

## Value and Increment Revenue Summary

The Oak Cliff Gateway TIF District's assessed 2024 taxable value was \$1,650,391,423 for the overall TIF District as amended. This represents an increase of \$1,368,475,888 or 485% over the adjusted base value and an increase of 12% over last year's final value.

For the individual sub-districts, the Oak Cliff Gateway Sub-District 2024 taxable value was \$762,282,264, an increase of 1,772% over the base value; the Bishop/Jefferson Sub-District 2024 taxable value was \$832,328,970, an increase of 321% over the base value; and the Clarendon/Beckley/Kiest Sub-District 2024 taxable value was \$55,780,189, an increase of 28% over the base value.

The TIF District anticipates collecting approximately \$9,172,543 in incremental tax revenue in 2025 for tax year 2024.

## Objectives, Programs, and Success Indicators

The Project Plan and Reinvestment Zone Financing Plan was originally approved by Ordinance Number 23033 on February 12, 1997. The most recent Project Plan and Reinvestment Zone Financing Plan amendment included revised development goals, listed below, for the TIF District:

The following specific objectives and development program set the framework for the planned public improvements and public investments within the Oak Cliff Gateway TIF District and, in italics, specific actions addressing these objectives:

- Improve the infrastructure within and adjacent to the TIF District to promote investment.

*Street reconstruction projects on Beckley Avenue, Zang Boulevard, Greenbriar Lane, Tilden Street, Jefferson Boulevard and Colorado Boulevard (Blaylock Street to I-35) are completed. Median improvements and streetscape were completed along both sides of Zang Boulevard from Colorado Boulevard to Oakenwald and on Colorado Boulevard itself as a part of the Lake Cliff Tower development. Infrastructure and streetscape improvements were completed with the Bishop Colorado Retail Plaza project. Streetscape improvements along Zang Boulevard, adjacent to the Zang Triangle project, were completed in 2012. Streetscape projects near Methodist Hospital were completed in 2019. Dallas streetcar projects connecting downtown to the Methodist Hospital area and extending to Bishop Arts are complete. Streetscape improvements along Bishop Avenue from 8<sup>th</sup> Street to Jefferson Boulevard have been completed. The Oak Farms Transportation Corridors Study, lead in partnership with the North Central Texas Council of Governments (NCTCOG) has been ongoing and a public meeting was scheduled to be held in October 2024.*

- The most recent amended Plan has a goal of adding 6,400 residential units (both rental and for-sale).

*To date, a total of 4,342 residential units have been constructed. An additional 331 units are under construction. A total of 511 units are planned (81% of the goal).*



Zang Plaza was completed in 2024, adjacent to the Victor Prosper Phase 2 apartment development near the southwest corner of Davis Street and Zang Boulevard.

- The amended Plan goal is 900,000 square feet of new or renovated commercial or flex space.

*To date, 671,029 square feet of retail/commercial space or office space including medical office facilities has been added in the TIF District and another 72,000 square feet is under construction or planned (81% of the goal).*

## Year-End Summary of Meetings

The Oak Cliff Gateway TIF District Board of Directors (Board) met four times during FY 2023-2024. The Board includes up to 5 representatives appointed by the City Council and one each appointed by the governing bodies of Dallas County, Dallas County Community College District (*now Dallas College*), Dallas County Hospital District, and Dallas ISD.

The following members represent the City on the Board:

- Christopher Aslam, Chair - City representative, (attended 4 of 4 meetings)
- Tom Krampitz, Vice Chair – City representative (attended 4 of 4 meetings)

- Jesus Javier Ponce – City representative (attended 4 of 4 meetings)
- Cynthia Jaggi - City representative (attended 0 meetings; term expired)
- Joe Ryan Urby – City representative (attended 2 of 4 meetings)
- Jude Akpunku – City representative (attended 1 meeting; *only served part of the year*)

The following Board members represent the other taxing jurisdictions:

- Orlando Alameda – DISD representative (attended 4 of 4 meetings)
- Luis Tamayo – Dallas County representative (attended 3 of 4 meetings)
- Joe Mayer - DCHD representative (attended 3 of 4 meetings)
- Vacant – DCCCD representative

During FY 2023-2024, City Council approved two items directly associated with the Oak Cliff Gateway TIF District.

- On February 28, 2024, Resolution No. 24-0335 accepted the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District), submitted by the Oak Cliff Gateway TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the TIF District, and to the State Comptroller, as required by state law.
- On September 25, 2024, Resolution No. 24-0401 authorized the transfer of funds, as approved by the 2024 Oak Cliff Gateway TIF District amended Plan, to the Housing and Community Development Department to support homeowner stabilization, home repair, homebuyer assistance, and displacement mitigation programs within the Oak Cliff Gateway area (details on page 11: Homeowner Stabilization, Home Repair, and Displacement Mitigation).

## Budget and Spending Status

Each TIF District establishes a budget for the public investments necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The current TIF District budget is shown below:

Oak Cliff Gateway TIF District Projected Increment Revenues to Retire TIF Fund Obligations			
Category	TIF Budget <sup>1</sup>	Allocated	Balance
<b>Oak Cliff Gateway Sub-district:</b> <ul style="list-style-type: none"> <li>Public Infrastructure Improvements <i>including Streets, Streetscape, Water, Wastewater, Utility Burial</i></li> <li>Façade Improvements</li> <li>Environmental Remediation and Demolition</li> <li>Pedestrian Linkages/Lighting</li> <li>Economic Development Grants</li> </ul>	\$53,634,657	\$18,617,666	\$35,016,991
<b>Bishop/Jefferson Sub-district:</b> <ul style="list-style-type: none"> <li>Public Infrastructure Improvements <i>including Streets, Streetscape, Water, Wastewater, Utility Burial</i></li> <li>Façade Improvements</li> <li>Environmental Remediation and Demolition</li> <li>Pedestrian Linkages/Lighting</li> <li>Economic Development Grants</li> </ul>	\$68,790,467	\$16,995,432	\$51,795,035
<b>Clarendon/Beckley/Kiest Sub-District:</b> <ul style="list-style-type: none"> <li>Public Infrastructure Improvements <i>including Streets, Streetscape, Water, Wastewater, Utility Burial</i></li> <li>Parks and Open Space</li> <li>Façade Improvements</li> <li>Environmental Remediation and Demolition</li> <li>Pedestrian Linkages/Lighting</li> <li>Economic Development Grants</li> </ul>	\$213,494,796	\$0	\$213,494,796
Educational/Training Facilities	\$756,029	\$756,029	\$0
Streetcar Support	\$950,000	\$950,000	\$0
Homeowner stabilization, home repair, and displacement mitigation	\$10,507,096	\$10,507,096	\$0
Administration and implementation <sup>2</sup>	\$5,659,637	\$1,536,394	\$4,123,243
<b>Total Project Costs</b>	<b>\$353,792,682</b>	<b>\$49,362,617</b>	<b>\$304,430,065</b>
<sup>1</sup> Budget shown above in current dollars; TIF District Project Plan shows the budget in net present value. <sup>2</sup> TIF District administration costs shown are expended through FY 2023-2024.			



Oak Cliff Gateway TIF District Amended Project Plan Budget	
Category	TIF NPV Budget*
<b>Oak Cliff Gateway Sub-district:</b> <ul style="list-style-type: none"> <li>• Public Infrastructure Improvements <i>including Streets, Streetscape, Water, Wastewater, Utility Burial</i></li> <li>• Façade Improvements</li> <li>• Environmental Remediation and Demolition</li> <li>• Pedestrian Linkages/Lighting</li> <li>• Economic Development Grants</li> </ul>	\$15,066,201
<b>Bishop/Jefferson Sub-district:</b> <ul style="list-style-type: none"> <li>• Public Infrastructure Improvements <i>including Streets, Streetscape, Water, Wastewater, Utility Burial</i></li> <li>• Façade Improvements</li> <li>• Environmental Remediation and Demolition</li> <li>• Pedestrian Linkages/Lighting</li> <li>• Economic Development Grants</li> </ul>	\$19,316,850
<b>Clarendon/Beckley/Kiest Sub-District:</b> <ul style="list-style-type: none"> <li>• Public Infrastructure Improvements <i>including Streets, Streetscape, Water, Wastewater, Utility Burial</i></li> <li>• Parks and Open Space</li> <li>• Façade Improvements</li> <li>• Environmental Remediation and Demolition</li> <li>• Pedestrian Linkages/Lighting</li> <li>• Economic Development Grants</li> </ul>	\$59,984,547
Educational/Training Facilities	\$200,000
Streetcar Support	\$257,897
Homeowner stabilization, home repair, and displacement mitigation	\$2,958,169
Administration and Implementation	\$1,598,885
<b>Total</b>	<b>\$99,381,853</b>
* As approved in the most recent amended Project Plan and Reinvestment Zone Financing Plan.	

Oak Cliff Gateway TIF District M/WBE Participation				
Project	Contractor	Contract Award Amount	Minority Participation in Dollars (% of contract)	
Oak Cliff TIF Project	Tiseo Paving Company	\$1,964,830	\$383,731	(19.53%)
Lake Cliff Tower Project	CST Environmental	\$648,800	\$533,768	(82.27%)
Lake Cliff Tower Project	Mid-Continental Phase II-IV	\$2,184,825	\$535,500	(24.51%)
Lake Cliff Tower Streetscape	Texas Standard	\$363,530	\$363,530	(100.00%)
Zang Triangle	Billy Nabors Demolition and Mission Site Services	\$1,537,981	\$652,841	(42.45%)
Alexan Trinity	Salcedo Group Mission Site Services	\$369,396	\$225,130	(60.95%)
Bishop Arts Station (Victor Prosper)	Galindo & Boyd Oscar Orduno, Inc. Buyers Barricades LKT & Associates Ricochet Fuel Distributors, Inc. Liberty Sand & Gravel KLP Commercial Cowtown Redimix, Inc.	\$2,680,769	\$952,508	(35.53%)
Zang Plaza	Nova Landscape Group, Inc; Post L Group; Galindo & Boyd Wall Systems, LLC	\$1,501,416	\$619,465	(41.26%)
Totals (% of all contracts)		\$11,251,547	\$4,266,473	37.9%
<i>M/WBE participation is shown above for public improvements associated with the projects listed. The City's Business Inclusion and Development program provides goals for minority and women-owned business participation in construction.</i>				

## FY 2024-2025 Work Program

- Continue coordination efforts for implementation of current and potential development projects.

- Continue to actively market the TIF District with emphasis on high-density mixed-use development with a sustainable mix of retail, commercial/office and residential development in key target areas.
- Strategic planning for the TIF District to encourage alternative modes of transportation and connections to parks/trails.
- Coordination with the City's Housing and Community Development Department to implement potential homeowner stabilization, home repair, and displacement mitigation programs as part of the amended TIF District Plan.

## Pending TIF District Items

- Consideration of the FY 2023-2024 Oak Cliff Gateway TIF District Annual Report and a recommendation to the City Council for approval.
- City Council approval of a development agreement with 900 E. Clarendon QOZB, LLC in an amount not to exceed \$2,681,864 in support of the East Dock Redevelopment Project.



Rendering of the proposed East Dock Redevelopment Project at 900 E. Clarendon Drive.

## Appendix A – FY 2023-2024 Financials

City of Dallas, Texas  
Oak Cliff Area Gateway Tax Increment Financing District  
Reinvestment Zone Number Three  
As of September 30, 2024

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the Zone:

\$943,981	Interest Income & Net increase(decrease) in fair value of investments
\$8,511,808	Ad Valorem Taxes (Collected in FY 2023-24 based on 2023 tax year Final Tax Roll)
<u>\$9,455,789</u>	Total Revenue

2. Amount and purpose of expenditures from the fund:

\$144,213	Administrative Expense - TIF admin cost for FY 2023-24
\$2,546,726	Non-Capital Outlay - Transfer to the Department of Housing and Community Development for FY 2023-24.
\$0	Capital outlay
<u>\$2,690,940</u>	Total Expenditures

3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:

Oak Cliff Gateway TIF District has incurred no bonded indebtedness as of September 30, 2024.

b. The zone has the following contingent obligations reimbursed from available TIF funds as of September 30, 2024:

Project Description	Balance Due (Since Inception)		Payments/Adjustments To Date			Net Bal.	
	Principal	Accrued Add'l Subsidy (1)	Total Due	Principal	Accrued Add'l Subsidy (1)	Total Paid	Due
Jefferson at Kessler Heights	\$1,500,000	\$676,404	\$2,176,404	\$1,500,000	\$676,404	\$2,176,404	\$0
Lake Cliff Tower Redevelopment	\$3,950,086	\$862,205	\$4,812,291	\$3,950,086	\$862,205	\$4,812,291	\$0
Bishop Colorado Retail Plaza	\$350,000	\$0	\$350,000	\$350,000	\$0	\$350,000	\$0
Zang Triangle Project	\$7,250,000	\$0	\$7,250,000	\$7,250,000	\$0	\$7,250,000	\$0
Alexan Trinity Project	\$4,000,000	\$0	\$4,000,000	\$4,000,000	\$0	\$4,000,000	\$0
Bishop Arts Station Project	\$11,250,000	\$0	\$11,250,000	\$11,250,000	\$0	\$11,250,000	\$0
<b>Totals</b>	<b>\$28,300,086</b>	<b>\$1,538,609</b>	<b>\$29,838,695</b>	<b>\$28,300,087</b>	<b>\$1,538,609</b>	<b>\$29,838,695</b>	<b>\$0</b>

- c. The Zone entered into a development agreement with Lang Partners, LLC for the Zang Triangle project in an amount not to exceed \$7,250,000 and began disbursing payment to the developer in fiscal year 2012. A final payment for \$198,487 was made to the developer as of September 30, 2017.
- d. The Zone entered into a development agreement with ATA Apartments Limited Partnership for the Alexan Trinity project in an amount not to exceed \$4,000,000. The zone began disbursements in fiscal year 2015 and a final payment was made in fiscal year 2019.
- e. The Zone entered into a development agreement in 2014 with Bishop Arts, LLC for the Bishop Arts Phase I project in an amount not to exceed \$5,000,000. An additional \$25,000 was authorized in 2015 towards the cost of a parking study. The agreement was terminated in 2019 and therefore no longer a Zone obligation.
- f. The Zone previously received authorization to enter into a development agreement with RWI Green Development LLC for the Oxygen project in an amount not to exceed \$4,600,000; however, the project did not move forward; therefore the agreement authorization expired.
- g. The Zone entered into a development agreement with Alamo Manhattan Bishop Arts I, LLC for the Bishop Arts Station project in an amount not to exceed \$11,250,000. The Zone began disbursements in fiscal year 2019.
- h. The Zone entered into a development agreement with Gateway Oak Cliff LP for the Gateway Oak Cliff Mixed-Income Development in an amount not to exceed \$4,245,432. Disbursement is anticipated upon completion.
- i. The Zone entered into a development agreement with AM Victor Prosper, LLC not to exceed \$1,500,000 in District-Wide Set-Aside funds in consideration of the Zang Plaza public open space project. Disbursements will begin upon completion.

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

j. On September 25, 2024, City Council authorized transfer in an estimated amount of \$10,507,096.00 (not to exceed NPV \$2,958,168.00) from the Oak Cliff Gateway TIF District Fund to the Department of Housing and Community Development for homeowner stabilization, home repair, and displacement mitigation programs over the term of the Oak Cliff Gateway TIF District. For the Fiscal Year 2023-2024, \$2,546,726.26 was transferred to the Department of Housing and Community Development.

**4. Tax increment base and current captured appraised value retained by the zone:**

Taxing Jurisdiction	Taxable Value 2024	Base Years	Est. Captured Value 2024**
		1992, 2014, 2015, 2022 & 2023	
City of Dallas-Oak Cliff Gateway Sub-District Zone A-C	\$762,282,264	\$40,710,663	\$721,571,601
City of Dallas-Bishop/Jefferson Sub-District Zone A-C	832,328,970	\$197,522,706	\$634,806,264
City of Dallas-Clarendon/Beckley/Kiest Sub-District Zone A-B	\$55,780,189	\$43,522,670	\$12,257,519
Dallas County-Bishop/Jefferson Sub-District Zone A-C	\$730,394,239	\$197,471,106	\$532,923,133

\*\* Based on Certified Taxable Values. Final values will be determined on February 01, 2025.

Dallas County reached their maximum increment contribution for Oak Cliff Gateway Sub-District Zone A-C.

**5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment	Amount of
	Per \$100	Estimated 2024 Increment***
City of Dallas-Oakcliff Gateway Zone A-C	0.70470	\$4,322,178
City of Dallas-Bishop/Jefferson Sub-District Zone A-C	0.70470	\$4,026,132
City of Dallas-Clarendon/Beckley/Kiest Sub-District Zone A-B	0.70470	\$77,741
Dallas County-Bishop/Jefferson Sub-District Zone A-C	0.21550	\$746,492
Total for all Jurisdictions	\$2.32960	\$9,172,543

\*\*\* Participation rates are as follows:

Taxing Jurisdiction	Rate	Tax Years
City of Dallas-Oak Cliff Gateway - Zone A	85%	1992-2027
City of Dallas-Oak Cliff Gateway - Zone B	85%	2009-2027
City of Dallas-Oak Cliff Gateway - Zone C	85%	2015-2027
City of Dallas-Oak Cliff Gateway - Zone A-C	50%	2028-2044
City of Dallas-Bishop/Jefferson Subd Zone A & B	90%	2014-2044
City of Dallas-Clarendon/Beckley/Kiest Subd Zone A-B	90%	2022-2052
Dallas County-Bishop/Jefferson Subd Zone A & B	65%	2014-2044

B. The total amount of estimated tax increment to be billed for the 2024 tax year is \$9,172,543. For the 2023 tax year, the zone collected increment of \$8,511,808.

**City of Dallas, Texas**  
**Oak Cliff Area Gateway Tax Increment Financing District Fund**  
**Balance Sheet as of September 30, 2024 (Unaudited)**  
**With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)**

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$18,161,791	\$11,561,240	\$4,430,272	\$1,891,995	\$2,003,676
Interest receivable	\$264,681	\$61,059	\$7,369	\$390	\$1,597
<b>Total assets</b>	<b>\$18,426,471</b>	<b>\$11,622,300</b>	<b>\$4,437,641</b>	<b>\$1,892,384</b>	<b>\$2,005,273</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$324,504	\$309,695	\$209,660	\$176,722	\$105,409
Advances from developers	\$0	\$0	\$0	\$0	\$0
Accrued liability	\$0	\$0	\$0	\$0	\$0
<b>Total liabilities</b>	<b>\$324,504</b>	<b>\$309,695</b>	<b>\$209,660</b>	<b>\$176,722</b>	<b>\$105,409</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$18,077,454	\$11,312,605	\$4,227,981	\$1,715,662	\$1,899,864
<b>Total Liabilities and Fund Equity</b>	<b>\$18,401,958</b>	<b>\$11,622,300</b>	<b>\$4,437,641</b>	<b>\$1,892,384</b>	<b>\$2,005,273</b>

**Oak Cliff Area Gateway Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**For the Period September 30, 2024 (Unaudited)**  
**With Comparative Totals for September 30, 2022, 2021, 2020 and 2020 (Audited)**

	<u>ITD</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$40,563,510	\$7,779,387	\$6,382,100	\$4,839,397	\$4,189,223	\$3,355,864
Tax increment-Intergovernmental	\$10,532,617	\$732,421	\$701,853	\$551,920	\$474,075	\$366,316
Interest income	\$1,422,010	\$639,639	\$250,919	\$22,803	\$7,561	\$22,760
Grant from City/Developer contribution	\$309,480	\$0	\$0	\$0	\$0	\$0
Net increase(decrease) in fair value of investments	\$75,297	\$304,342	(\$150,213)	(\$89,466)	(\$3,258)	\$4,972
<b>Total revenues</b>	<b>\$52,902,914</b>	<b>\$9,455,789</b>	<b>\$7,184,659</b>	<b>\$5,324,655</b>	<b>\$4,667,601</b>	<b>\$3,749,912</b>
<b>Expenditures:</b>						
Administrative expenses	\$1,536,394	\$144,213	\$100,035	\$80,242	\$69,487	\$107,795
Non-Capital outlay	\$23,031,678	\$2,546,726	\$0	\$2,732,094	\$4,778,316	\$274,330
Capital outlay	\$8,881,430	\$0	\$0	\$0	\$4,000	\$3,132,883
Interest and fiscal charges	\$1,376,146	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$34,825,648</b>	<b>\$2,690,940</b>	<b>\$100,035</b>	<b>\$2,812,336</b>	<b>\$4,851,803</b>	<b>\$3,515,008</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$18,077,266</b>	<b>\$6,764,849</b>	<b>\$7,084,624</b>	<b>\$2,512,318</b>	<b>(\$184,202)</b>	<b>\$234,904</b>
<b>Fund balance (Deficit) at beginning of year as previously reported</b>	<b>\$0</b>	<b>\$11,312,605</b>	<b>\$4,227,981</b>	<b>\$1,715,662</b>	<b>\$1,899,864</b>	<b>\$1,664,960</b>
<b>Prior period restatement</b>	<b>\$188</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Fund balance (Deficit) at beginning of year, as restated</b>	<b>\$188</b>	<b>\$11,312,605</b>	<b>\$4,227,981</b>	<b>\$1,715,662</b>	<b>\$1,899,864</b>	<b>\$1,664,960</b>
<b>Fund balance (deficit) at end of year</b>	<b>\$18,077,454</b>	<b>\$18,077,454</b>	<b>\$11,312,605</b>	<b>\$4,227,981</b>	<b>\$1,715,662</b>	<b>\$1,899,864</b>

**Note: Fiscal year 2023-24 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**

City of Dallas, Texas  
Oak Cliff Gateway Area Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2024  
(Unaudited)

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$5,659,637 (in current \$) over the life of the Zone to reimburse the City for administrative costs. The Zone began reimbursing the General Fund in fiscal year 1998-99. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. All project costs resulting in capital improvements that are owned by the City of Dallas are capitalized.
6. "Due to general fund" amount of \$324,504 on September 30, 2024 represents the Zone administration costs for the fiscal year 2021-2022 (\$80,255), fiscal year 2022-2023 (\$100,036) and fiscal year 2023-2024 (\$144,213) that have been earned but will be reimbursed to the General Fund in future years based on the availability of Zone funds. Note that these administrative costs do not include billing to other City departments.
7. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.



## **Appendix B – Financial Obligations Estimated Payoff**

The TIF District has three obligations.

- A TIF District-funded agreement was executed with Dallas Independent School District (DISD) for improvements on and adjacent to Hogg Elementary School has a \$785,000 obligation that includes existing cash set-side as part of the Educational/Training Facilities category in the District Budget and a portion of District-Wide Set-Aside funds for streetscape improvements. The project is anticipated to be complete in 2024. Full payment will occur upon completion of the project and submittal of all documentation.
- A TIF District-funded development agreement was executed for funding up to \$4,245,432 in support of the Gateway Oak Cliff Mixed-Income Development Project. The project is anticipated to be complete in 2024. Full payment will occur upon completion of the project and submittal of all documentation.
- A TIF District-funded agreement was executed with AM Victor Prosper, LLC for up to \$1,500,000 in District-Wide Set-Aside funds for the Zang Plaza public open space project located within City right-of-way at the southwest corner of 7th Street and Zang Boulevard. The project is anticipated to be complete in 2024. Full payment will occur upon completion of the project and submittal of all documentation.

## **Appendix C – District-Wide Set-Aside Funds**

The TIF District Increment Allocation Policy adopted by the TIF District Board for the Oak Cliff Gateway TIF District, as amended in FY 2022-2023, provides that the TIF District Board may set aside 15% of the increment from the Oak Cliff Gateway and Bishop/Jefferson Sub-Districts for District-Wide Improvements after administrative expenses and increment transfers as detailed in the Policy. Specific improvement projects are to be determined, and the amount of this set aside will be reviewed annually based on updated financial projections and TIF District needs.

In September 2021, the TIF District Board adopted District-Wide Improvement Funding Guidelines.

The current balance of the District-Wide Set-Aside is \$2,843,986. \$1.5 million of this amount is committed to future payment for the Zang Plaza Project.





## Agenda Information Sheet

**File #:** 25-591A

**Item #:** 26.

**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 2, 14  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Robin Bentley

### **SUBJECT**

A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

### **BACKGROUND**

State law (the Tax Increment Financing Act (TIF), Texas Tax Code, Section 311.016, as amended) requires that the City Council as the City's governing body submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone as well as the State Comptroller. On June 26, 1996, the City Council authorized Ordinance No. 22802, as amended, establishing Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District). On February 12, 1997, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 23034, as amended.

On December 31, 2022, the City Center Sub-District of the City Center TIF District expired, leaving only the Lamar Corridor/West End Sub-District (Sub-District) remaining active. The 2012 base year value of the Sub-District is \$97,095,610.00. The 2024 assessed tax value for the Sub-District is \$334,459,030.00. This represents an increase of \$237,363,420.00 (244.5%) over the base year value. This increase will result in an estimated collection in 2025 of approximately \$1,776,535.00 (City \$1,505,430.00; County \$271,105.00) in incremental revenue for tax year 2024. The Sub-District's value increased \$28,102,020.00 (9.2%) from the previous year.

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

On June 26, 1996, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Five, the City Center TIF District by Resolution No. 96-2248; and Ordinance No. 22802, as amended.

On February 12, 1997, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the City Center TIF District, as amended by Resolution No. 97-0484; and Ordinance No. 23034, as amended.

On January 16, 2025, the City Center TIF District Board of Directors recommended that the FY 2023-2024 Annual Report be accepted and approved.

[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)

### **FISCAL INFORMATION**

No cost consideration to the City.

February 26, 2025

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs including tax increment finance (TIF) districts; and

**WHEREAS**, the City established Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the City Center area pursuant to Ordinance No. 22802, authorized by City Council on June 26, 1996, as authorized by the TIF Act, Section 311 of the Texas Tax Code, as amended (TIF Act); and

**WHEREAS**, on February 12, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the City Center TIF District by Resolution No. 97-0484; and Ordinance No. 23034, as amended; and

**WHEREAS**, the TIF Act specifies that the governing body of a city shall submit an annual report on the financial status of the District to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on January 16, 2025, the City Center TIF District Board of Directors passed a motion accepting the FY 2023-2024 Annual Report for the City Center TIF District and recommended approval of same by the City Council.

**Now, Therefore,**

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

**SECTION 1.** That the FY 2023-2024 Annual Report (Annual Report) for Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District), City of Dallas, Texas, as of September 30, 2024, attached hereto **(Exhibit A)**, is hereby accepted.

**SECTION 2.** That the City Manager is hereby authorized to submit the Annual Report for the City Center TIF District to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and the State Comptroller, as required by state law.

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





**Exhibit A  
City Center TIF District  
FY 2023-2024 Annual Report**



Harwood Park



**City of Dallas**

Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1685  
[www.dallasecdev.org](http://www.dallasecdev.org)

**October 1, 2023 to September 30, 2024**

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**

- City Center TIF District Parcels
- Lamar Corridor / West End Subdistrict
- Highways
- Arterials
- Streets

Depicts City Center TIF District boundary after City Center Sub-District termination

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## Mission Statement

The mission of the City Center TIF District (“TIF District”) is to promote redevelopment, stabilization, and growth of the downtown area. An accompanying goal is the stabilization and growth of the value of the area’s tax base and a positive reversal of urban decay. During the 2013 fiscal year, the TIF District’s mission was expanded to include creation of a strong real estate investment climate in the West End area, establishment of a sustainable neighborhood that connects the core of downtown, to the Farmers Market, Cedars area along Lamar Street, West End, Victory Park, and Design District across the Trinity River to West Dallas while providing more residential, retail and office opportunities.

City Council established the TIF District by Ordinance Number 22802 on June 26, 1996. The TIF District took effect on January 1, 1997. In 2012, the termination date of the City Center Sub-District was extended for 10 years to December 31, 2022 (including collection of the 2022 tax year increment in calendar year 2023 and any related matters to be concluded in 2023) or when the budget of the TIF District had been collected. During fiscal year 2022-2023, the City Center Sub-District expired. Also in 2012, the Lamar Corridor/West End Sub-District was created with a term of 25 years, January 1, 2012 to December 31, 2037, or when the budget has been collected. The City of Dallas and Dallas County are the two participating jurisdictions.

## TIF District Accomplishments

On December 14, 2022, as the City Center Sub-District approached its scheduled sunset (December 31, 2022) and following recommendations made by the City Center TIF District Board of Directors, City Council approved the City Center TIF District Amended and Restated Project Plan and Reinvestment Zone Financing Plan (“Amended Plan”). The Amended Plan acknowledged the scheduled sunset of the City Center Sub-District, shifted budget categories, and further defined funding allowances to align with current policies, while continuing the TIF District goals and objectives.

The City Center Sub-District expired having experienced an increase of over 206% in taxable value over the term of the Sub-District. At its inception in 1996, 269 residential units (Manor House) were available within downtown. Over its term, the City Center Sub-District directly assisted in the creation of 1,795 units which led to the rise of additional multi-family developments, retail/restaurants space (286,732 square feet as a result of City Center TIF District-supported), office use (644,082 square feet as a result of City Center TIF District-supported), and the demand for parks, resulting in a 24-7 walkable downtown.

Significant projects within the TIF District are listed in the chart below. After expiration of the City Center Sub-District, City Center Sub-District values are no longer updated annually nor are new projects added to the chart. Projects within the Lamar Corridor/West-End Sub-District (current TIF District boundary) are in bold font in the charts on pages 5 through 7.

<b>City Center TIF District Projects<sup>1</sup></b>						
<b>Projects Within TIF District Utilizing TIF District Funding</b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF<sup>2</sup></b>	<b>Approx. Value<sup>3</sup></b>	<b>TIF District Investment<sup>4</sup></b>
Kirby Building	1509 Main Street	1999	Complete	156 apartment units; 15,000 SF retail	\$22,500,000	\$470,891
Wilson Building	1623 Main Street	1999	Complete	135 apartment units; 10,000 SF retail	\$23,000,000	\$3,883,691
Magnolia Building	1401 Commerce Street	1999	Complete	330 hotel rooms	\$27,750,000	\$594,486
Stone Street Gardens	1525 Main, 1520 Elm Streets	2002	Complete	29,000 SF retail	\$2,325,000	\$292,062
Universities Center at Dallas	1901 Main Street	2002	Complete	20,000 SF educational space	See 1900 Elm Street	\$2,236,550
Merriman Architects	300 N. Field Street	2002	Complete	40,000 SF office space	\$2,013,680	\$50,000
Davis Building	1309 Main Street	2003	Complete	183 apartment units; 15,000 SF retail	\$41,442,790	\$1,350,000
Hart Furniture Building	1929-1933 Elm Street	2003	Complete	16,600 SF retail	\$7,075,250	\$1,392,443
Thompson Bldg	1520-22 Main Street	2004	Complete	19,000 SF retail	\$2,250,000	\$1,171,629
Dallas Power & Light Bldgs	1506 & 1512 Commerce Street	2005	Complete	154 apartment units; 28,000 SF retail	\$31,884,220	\$6,864,909
Interurban Building	1500 Jackson	2005	Complete	134 apartments units; 20,000 SF retail	\$23,000,000	\$5,536,038
Gulf States	1415 Main Street	2007	Complete	64 apartment units; 5,000 SF retail	\$16,697,800	\$5,075,848
Republic Tower	350 N. Ervay Street	2007	Complete	227 apartment units	\$45,850,000	\$5,114,468
1608 Main Street & Pedestrian	1608 Main Street	2008	Complete	8,000 SF retail; 4,000 SF office	\$1,675,000	\$1,555,512
Joule Hotel	1530 and 1524 Main Street	2008	Complete	160 hotel rooms; 15,000 SF retail	\$29,350,000	\$9,375,792

Mosaic (Fidelity Union)	318 North Akard Street	2007	Complete	440 apartment units; 23,000 SF retail	\$95,000,000	\$9,000,000
Metropolitan	1200 Main Street	2007	Complete	273 condo units; 10,000 SF retail	\$87,859,490	\$4,750,000
Liberty State Bank Relocation Project	600 S. Harwood Street	2014	Complete	2,000 SF retail; 2,000 SF office	\$1,775,810	\$985,000
711 Elm Street	711 Elm Street	2015	Complete	3,000 SF retail	\$2,000,000	\$124,000
Hartford Building	400 N. St. Paul Street	2016	Complete	161,082 SF office; 12,396 SF retail	\$6,909,990	\$1,200,000
555 Ross <sup>6</sup>	1777 N. Record Street	2016	Complete	267 apartment units	\$65,000,000	\$5,500,000
211 N. Ervay Street	211 N. Ervay Street	2016	Complete	144,000 SF office; 22,000 SF retail	\$11,750,000	\$2,000,000
Thanksgiving Tower (Santander Tower) <sup>7</sup>	1601 Elm Street	2017	Complete	200,000 SF office; 10,000 SF retail;	\$111,971,580	\$6,000,000
Mid Elm Lofts <sup>6</sup>	1512-1516 Elm Street	2018	Complete	29 apartment units; 17,736 SF retail	\$6,500,000	\$3,900,000
Corgan-Crescent Addition	401 N Houston Street	2018	Complete	95,000 SF office	\$36,250,000	\$875,000
Adolphus Tower	1412 Main	2022	Complete	6,000 sf retail	\$10,800,000	\$2,247,605
Subtotal		2,062 residential units; 490 hotel rooms; 644,082 SF office; 286,732 SF retail; 20,000 SF educational			\$712,630,610	\$81,545,924
Projects Within TIF District Not Utilizing TIF District Funding <sup>5</sup>						
Project	Location	Calendar Year Complete	Status	Units/ SF	Approx. Value	TIF District Investment
Majestic Lofts (Titcher-Goettinger)	1900 Elm Street	1997	Complete	129 apartment units; 15,000 SF retail	\$20,850,000	\$0
Sheraton Hotel <sup>5</sup>	400 North Olive Street	1998	Complete	1,844 hotel rooms	\$121,225,250	\$0
Santa Fe II (SoCo Lofts)	1122 Jackson Street	1999	Complete	205 condo units	\$54,565,350	\$0
Jackson Street Lofts	1300 Jackson Street	2002	Complete	8 condo units; 5,000 SF retail	\$5,143,550	\$0

1505 Elm	1505 Elm Street	2004	Complete	65 condo units	\$18,535,870	\$0
Third Rail Lofts (additional information on following page)	1407 Main Street	2007	Complete	84 apartment units; 20,000 SF retail space	\$31,802,200	Public Private Partnership Fund
U.S. Post Office Building <sup>5</sup>	400 N. Ervay Street	2011	Complete	5,000 SF retail; 78 apartment units	\$19,900,000	\$0
Houseman Building	400 N. Akard	2011	Complete	5,266 SF retail; 40,576 SF office	\$1,853,290	Public Private Partnership Fund
1025 Elm Street	1025 Elm Street	2013	Complete	130 hotel rooms	\$14,750,030	\$0
One Dallas Center (Patriot Tower)	350 N. St. Paul	2014	Complete	276 apartment units; 300,000 SF office reno	\$59,900,000	10 yr tax abatement on 90% added value
One Main Place Westin Conversion	1201 Main Street	2016	Complete	593,750 SF office reno 326 hotel rooms 4,800 SF retail	\$54,851,160	\$0
1700 Commerce	1700 Commerce	2016	Complete	176 hotel rooms; 3,763 SF retail	\$14,241,160	Historic tax abatement
717 N. Harwood	717 N. Harwood	2017	Complete	400,000 SF office; 7,000 SF retail	\$73,500,000	\$0
1217 Main Street	1217 Main Street	2018	Complete	6,250 SF retail; 18,750 SF office	\$1,999,500	\$0
Factory Six03 (West End Marketplace)	603 Munger	2018	Complete	165,000 SF office; 9,000 SF retail	\$36,000,000	Historic tax abatement
Courtyard Marriott Hotel	310 S. Houston	2018	Complete	167 hotel rooms	\$21,000,000	\$0
Holocaust Museum	300 N. Houston	2019	Complete	51,000 SF museum	N/A	\$0
AT&T Headquarters and Discovery District	211 S. Akard	2020	Complete	499,085 SF office; 26,700 SF retail	\$50,536,470	\$0
Subtotal		845 residential units; 2,643 hotel rooms; 2,017,161 SF office; 107,779 SF retail; 51,000 SF museum			\$600,653,830	\$0
Projects Utilizing and Not Utilizing TIF District Funding						
Total		2,907 residential units; 3,133 hotel rooms; 20,000 SF educational; 2,661,243 SF office; 394,511 SF retail; 51,000 SF museum			\$1,313,284,440	\$81,545,924



- <sup>1</sup> All information updated as of September 30, 2024; includes projects within the City Center Sub-District that expired December 31, 2022; however, City Center Sub-District project values are not updated with 2024 values since no longer within the TIF District Boundary.
- <sup>2</sup> Based upon either the incentive application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.
- <sup>3</sup> Based upon: a) market value of comparable projects for anticipated projects, b) private investment stated in the development agreement for projects that are approved or under construction, or c) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out. Includes full value of exempt properties, including historic and homestead exemptions.
- <sup>4</sup> Total paid or obligated by the TIF District for the corresponding TIF District project (includes accrued interest, if any) as of September 30, 2024
- <sup>5</sup> Selected significant projects included and select properties previously in the City Center TIF District boundary
- <sup>6</sup> Per the TIF District program mixed-income housing requirement, noted projects are providing at least 10% of units as affordable.  
Note: 1,500,000 sf of non-taxable value related to the First Baptist Church that had previously been shown was removed from the list.
- <sup>7</sup> Santander Tower's, formally Thanksgiving Tower, recent conversion of 14 floors of office space into 291 residential units and common area improvements is not documented within this report; completion is after the close of the City Center Sub-District (first residents occupied units September 2023)  
Note: Bold font indicates projects in the Lamar Corridor/West End Sub-District

## Mixed-Income Housing Summary

The TIF District was created prior to the City's adoption of the Mixed-Income Housing Guidelines for TIF Districts so most residential projects approved for funding between 1996 and 2012 did not have an affordable component. When the Project Plan and Reinvestment Zoning Financing Plan ("Plan") for the TIF District was amended in 2012, provisions for mixed-income housing were added, including a requirement that 10% of residential units be reserved for households earning 80% or below the Area Median Family Income (AMFI). In the City Center TIF District, a total of 2,062 units have been built to-date using TIF District funding, and 144 have been set-aside as affordable (includes 114 units that were funded using Section 108 Housing and Urban Development ("HUD") loans). See **Appendix B** for Mixed-Income Housing Chart.



City Center TIF District Housing Counts	# of Units
Completed TIF District residential units	2,062
Completed Non-TIF District-funded residential units	845
Total completed units within TIF District	2,907
Affordable units	144 (of which 114 have expired)*

Note: 555 Ross Avenue and Mid Elm Lofts have been constructed since implementation of the Mixed-Income Housing Guideline (adopted 2012)

\* The affordable housing unit requirement has expired in the following projects: Kirby Building, Wilson Building, and Davis Building

On September 22, 2022, the City Center TIF District Board of Directors ("TIF District Board") approved amendments to the Mixed-Income Housing Guidelines. As of September 22, 2022, the required mixed-income housing unit dedication at 80% AMFI is as follows: 10% of units in redevelopment projects (existing buildings), 20% of units in new ground-up construction with a residential component, and 30% of units if City-owned property is purchased by a developer for residential development.

TIF District Initiatives			
Activity	Scope	TIF District Investment	Status
Metropolitan Garage	Up to 600 public parking spaces	\$450,000	3-year lease expired January 2005
Retail Study	Determine needs for TIF District	\$150,000	Complete
Parking Study	Determine needs for TIF District	\$380,154	Complete
N/S Streetscape	5 North/South Streets from Young to Ross Avenue	\$5,403,602	Complete
Park Master Plan	Determine priority sites for TIF District	\$182,500	Complete
Affordable Housing	% of annual increment transferred to Housing Dept. to assist with affordable housing development throughout the City	\$1,620,566	\$3,120,566 out of \$5 million funded
Dalpark Garage	Original Lease of 444 parking spaces for public use (150 short-term spaces); Amended Lease to only 150 spaces in 2010	\$3,111,139 (excludes revenue)	Completed during the fiscal year
Dallas County Courthouse Plaza	Improvements to public space (lighting, trees, seating, etc.)	\$2,625,000	Complete
Fire Corridor	1600 Block of Elm Street	\$149,135	Phase I Design Complete (\$63,000 spent)
Third Rail Lofts Garage	370 public parking spaces; 95 parking spaces for adjacent residential developments	*\$8,500,000	Complete
CityPark Program	600 parking spaces (converted to public use from private garages)	*\$1,125,000	Program ended 2010 (\$1,027,818 spent)
Retail Initiative Phase I	40,000 – 60,000 s.f. of retailers through tenant start-up cost assistance	*2,500,000	32,699 square feet retail space; \$2,219,212 spent
Retail Initiative Phase II	Additional retail recruitment and retention of critical retailers	**\$700,000	25,942 square feet retail space; \$548,830 spent
Urban Market Retention	Retention of Urban Market for two years	**\$550,000 City assistance	City assistance matched by private stakeholder funds; Assistance ended 2008
Vacant Building Improvement Initiative	To reduce the number of downtown vacant buildings	Staff time only	Four buildings were completely renovated/ two demolished/ six repaired
News Rack Ordinance	Reduce visual clutter by install uniformed, regulated newspaper racks	Staff time only	Uniformed newspaper racks installed.
Downtown Wayfinding Master Plan Update	Update master plan to include the expansion of DART and change in development areas downtown	\$25,000	Complete
Downtown Parks Master Plan Update	Re-evaluate priority park sites identified in original plan and propose any new park sites downtown	Staff Time Only	Complete
Ground Floor Activation Program	Program to provide incentives to downtown building owners to renovate and tenant their vacant ground floor space	\$8,300,000 over the life of the TIF District	Program implementation underway

Browder Street Plaza Improvements & Retail Activation	Public space improvements and contract to provide retail (food truck) activation	***\$500,000 City assistance	Complete
Klyde Warren Park Expansion	The Phase 2 expansion of Klyde Warren Park is an approximately 1.5 acre extension of the Park over Woodall Rodgers Freeway, generally between Saint Paul Street and west of Akard Street, adjacent to the City Center TIF District	\$3,000,000	City Council approved dedication of TIF District funds on June 23, 2021; On Hold
Harwood Park	4-acre park bounded by S. Harwood Street, Jackson Street, S. Pearl Expressway and Young Street, adjacent to the City Center TIF District	\$2,600,000	Complete
<p>* The Third Rail Lofts Garage, CityPark Garages, and Retail Initiative paid from City's Public/Private Partnership Funds through a transfer of \$12.5 million in TIF District funds.</p> <p>**Phase II of the Retail Initiative and Urban Market assistance was funded through City's Public/Private Partnership Funds.</p> <p>*** \$500,000 in City bond funds for public space improvements</p>			

## Value and Increment Revenue Summary

The base value is the total appraised value of all taxable real property in the TIF District boundary, as determined by the Dallas Central Appraisal District ("DCAD") certified property tax roll. The base value is established the year the TIF District is created and/or when a property is placed within a TIF District.

The City Center TIF District's Project Plan and Reinvestment Zone Financing Plan ("Plan") was amended in December 2012 to add properties along the Lamar Street corridor and properties in the West End Historic District. As a result of the Plan amendment, two sub-districts were created: (1) City Center Sub-District and (2) Lamar Corridor/West End Sub-District. On December 31, 2022, the City Center Sub-District sunset, leaving only the Lamar Corridor/West End Sub-District remaining active. The map on page 2 of this document depicts the current boundary of the TIF District.

### Lamar Corridor/West End Sub-District

The 2012 base year value was \$97,095,610. The 2024 certified assessed tax value for the Sub-District is \$334,459,030. This represents an increase of \$237,363,420 (244.5%) over the base year value. The Sub-District's value increased \$28,102,020 (9.2%) from the previous year. This increase will result in an estimated collection in 2025 of approximately \$1,776,535 (City \$1,505,430; County \$271,105) in incremental revenue.

## Objectives, Programs, and Success Indicators

On February 12, 1997, the Dallas City Council adopted Ordinance Number 23034 which approved the City Center Tax Increment Financing District Project Plan and Reinvestment Zone Financing Plan, as amended and restated. The goals of the plan are as follows:

- Make the District a safer place to live and work.
- Improve access to the downtown core, Historic West End and adjacent downtown destinations.
- Improve the image of the District.
- Support redevelopment of the existing building stock in both Sub-Districts.
- Develop a more diverse mixture of land uses with the District.
- Increase recreational opportunities for the District.

The following objectives and action items set the framework for the planned public improvements within the City Center TIF District in 1997:

- Improve street and pedestrian lighting within the City Center TIF District.

*Improvements to five north/south streets (Field, Akard, Ervay, St. Paul and Harwood Streets to the transit mall) were completed in 2008. An extension of the north/south improvement project (from the Transit Mall to Ross Avenue) was also completed in 2008. These improvements included widened sidewalks, street repaving, street furniture, lighting, new crosswalks and street trees.*



*AT&T's Discovery District was completed in 2020. The AT&T Discovery District includes private investment of approximately \$30 million in publicly accessible street and plaza improvements as a result of AT&T's commitment to invest in their global headquarters.*

*The Downtown 360 Plan update further examines key corridors within the City Center TIF District and beyond, and additional improvements are anticipated.*

- Improve the pedestrian environment through landscaping, lighting and design standards for surface parking lots.

*Ordinance No. 25487 approved by City Council on January 28, 2004 required commercial parking garages and surface parking lots to comply with certain parking lot enhancements such as improved lighting, striping and landscaping. The ordinance also required the installation of wrought iron fencing but only if financed by the City Center TIF District. A fencing program was completed in 2007 that*

*installed enhanced fencing along commercial surface parking lots located within the City Center TIF District.*

- Provide public parking to encourage redevelopment of underutilized downtown office and retail space.

*On October 13, 2004, City Council authorized an agreement with Downtown Dallas Inc. to implement the CityPark program. The program provided public, short-term parking space in garages in the downtown retail core in support of retail redevelopment efforts within the core. The CityPark program ended in 2010, but provided \$1,027,818 over six years for the conversion of existing private garages to public use through equipment signage, marketing and the use of the City's public parking rates. The following garages participated in the program and provided a minimum of 150 public parking spaces:*

- DalPark Garage (1600 Commerce)
- Davis Lot Garage (1407 Main Street)
- Star Parking Garage (1300 Ross Avenue)
- Metropolitan Garage (1310 Elm Street)



*All low cost, transient parking leases between these four private garages and the City of Dallas have now expired.*

- Coordinate linkages with the new Dallas Area Rapid Transit ("DART") light rail transit mall by extending streetscape improvements from the transit mall to the Arts District, Main Street, public open spaces and City Hall.

*Construction of pedestrian linkages connecting the DART light rail transit mall with the Main Street Retail District, public open spaces, City Hall and the Convention Center have been strengthened since this goal was set.*

*In July of 2010, the McKinney Avenue Transit Authority received a \$4.9 million grant from the Federal Transit Administration and matching grant of \$5 million from the North Central Texas Council of Governments to complete the M-Line trolley loop that branches off of McKinney Avenue at Olive Street. Construction of the Olive/St. Paul Street Loop was completed in 2015. The line improves connectivity between Uptown, Downtown, Klyde Warren Park, the Arts District and DART downtown transit mall.*

*The creation of a circulator system in the downtown area was recommended by the Downtown Dallas 360 Area Plan. In September 2013, City Council approved funding to participate in the two-year pilot program D-Link, a special service from DART that provided a way to get to various downtown destinations. D-Link stopped service during fiscal year 2018-2019.*

- Direct overall development of the City Center area through the application of design standards for public improvements and design guidelines for private development.

*Standards for public improvements have been established. Development projects requesting TIF District funding are required to design and construct public improvements in accordance with established urban design guidelines. All proposed projects requesting City Center TIF District funds are reviewed by the City's Planning and Development Department and the Urban Design Peer Review Panel.*

- Encourage development of residential housing and hotels, including conversions of existing office space.

*Between 1999 and 2017, the TIF District funding supported multiple residential redevelopment projects while reducing the amount of vacant obsolete space by 9.9 million square feet and increasing the number of downtown residents. However, the amount of occupied office space has declined since Covid-19 and efforts are underway throughout downtown to convert vacant office space to residential units, where practical. Completed projects that converted existing office space include the following: Kirby Building, Wilson Building, Majestic Lofts, Davis Building, Santa Fe II, Gulf States Building, Dallas Power & Light Buildings, 1505 Elm Condominiums, Jackson Street Lofts, Republic Tower, Interurban Building, Mosaic, 1200 Main Street, Magnolia Hotel, Sheraton Hotel, Hart Furniture, Merriman Architects, Houseman Building, 400 S. Akard, the Joule Hotel, 711 Elm, One Main Place, Hartford Building, 1217 Main Street, Thanksgiving Tower (Santander Tower), 211 N. Ervay, and 717 N. Harwood (includes conversion to any use).*

- Encourage redevelopment of street-front retail.

*A Retail Initiative aimed at stimulating the creation of a retail district in downtown Dallas, initially focusing on 40,000 to 60,000 square feet in the Main Street District, was approved in 2003. Phase I of the Initiative included \$2.5 million in funding for tenant start-up costs, rent subsidies, and a Leasing/Marketing Partner. Phase I of the Retail Initiative brought several unique retail establishments to downtown; however, most of these stores have not remained open.*

*Phase II of the Initiative, with \$700,000 in funding and a program goal of 16,000 to 20,000 square feet of retail, was approved in 2006. Jos. A. Bank (5,142 square feet) opened under the extended initiative (closed during FY 2017). While many of the initial retail uses have closed, several of the spaces were able to attract new businesses without further subsidy, as a result of the initial TIF District investment. Conversions of structures such as the Stone Street Gardens Buildings, the Thompson Building, 1608 Main Street, Davis Building, Dallas*

*Power and Light Building, Metropolitan and Mosaic add to the amount of available retail space.*

*The City of Dallas Main Street District Initiative Loan and Grant Program was amended to allow expenditures for a comprehensive update of the Downtown Parking Strategy and creation of a Retail Activation Strategy to identify and prioritize improvements needed to support retail recruitment efforts in the Downtown area. Both documents were completed and approved during FY 2011.*

- Encourage redevelopment of school property and improve educational and training facilities within the TIF District.

*University of North Texas (UNT) relocated its administrative offices to the Universities Center at Dallas building and purchased the Titche-Goettinger Building located at 1900 Elm Street in December 2006.*

*In 2014, UNT completed a \$29 million renovation aimed to house the University's new law school. Downtown's first public law school, UNT Dallas College of Law, began its inaugural class August 2014. In addition to the project's interior improvements, the façade of the building facing Main Street Garden Park was renovated to include windows, opening up the building to the downtown community.*

- Complement and protect existing historic structures.

*Through the efforts of the City Center TIF District and the City of Dallas Historic Preservation Program, the following historic buildings within the TIF District have been rehabilitated – Kirby Building, Wilson Building, Magnolia Building, Davis Building, Stone Street Gardens, Gulf States Building, Dallas Power & Light Buildings, Thompson Building, 1608 Main Street, Hart Furniture Building, 1530 Main Street, Republic Tower, the Interurban Building, Mosaic (Fidelity Union Life Buildings), Hartford Building and 1512-1516 Elm Street (Mid Elm Lofts). The Main Street National Register Historic District nomination was completed and accepted by the National Park Service in 2006. The City supported the expansion of the Historic District to include buildings on the southern side of Downtown. The expanded Downtown National Register Historic District was accepted by the National Park Service in 2008.*

The City Center TIF District's Project Plan and Reinvestment Zone Financing Plan was amended in December 2022, adding the following objectives, in alignment with current City priorities and Downtown 360 Plan:

- Increase affordable housing and housing types, including, but not limited to, examining and assisting, as deemed necessary, post-COVID repositioning of obsolete or underutilized office towers if such redevelopment includes affordable housing
- Encourage development of surface parking lots



- Ensure the public open space is constructed to serve all downtown users and to create downtown destinations
- Support alternative transportation modes that serve downtown residents, workers and visitors and promote economic development
- Implement infrastructure improvements that enhance the downtown experience, including, but not limited to, walkability and linkages connecting downtown neighborhoods

City Center Sub-District development program includes (as reflected in final reporting in FY 2022-2023 Annual Report )

▪ **2,500 residential units**

*During its term, 2,640 residential units were built in the City Center Sub-District, representing approximately 106% of the development program goal. Below is a chart showing residential projects completed within the City Center Sub-District:*

CITY CENTER – COMPLETED RESIDENTIAL UNITS			
PROJECT	LOCATION	UNITS	YEAR COMPLETED
1900 Elm (Titcher-Goettinger)	1900 Elm Street	129	1997
SoCo Lofts	1122 Jackson Street	205	2000
The Kirby – Residences on Main	1509 Main Street	156	2000
Wilson Building	1623 Main Street	135	2000
Residences on Jackson	1300 Jackson Street	8	2002
Davis Building	1309 Main Street	183	2003
1505 Elm Street Condominiums	1505 Elm Street	65	2004
Interurban Building	1500 Jackson Street	134	2005
Dallas Power & Light	1506-12 Commerce Street	154	2005
Gulf States Building	1415 Main Street	64	2007
Gables at Republic Center	325 N. St. Paul, Tower I	227	2007
Fidelity Union Life Towers (Mosaic)	Pacific/Bryan/Akard	440	2007
Metropolitan	1200 Main Street	273	2007
1407 Main Street	1407 Main Street	84	2008
U.S. Post Office Building	400 N. Ervay Street	78	2011
One Dallas Center (Patriot Tower)	350 N. St. Paul	276	2014
Mid Elm Lofts	1512-1516 Elm Street	29	2018
TOTAL RESIDENTIAL UNITS COMPLETED		2,640	

▪ **Absorption of 4,500,000 square feet of vacant office space in the City Center Sub-District**

*9.9 million square feet of previously vacant office space located within the City Center Sub-District was renovated during the term of the Sub-District, representing 220% of the development goal.*

*Completed projects include Santa Fe II, Sheraton Hotel, Majestic Lofts, Kirby Building, Wilson Building, Magnolia Building, Hart Furniture, 1505 Elm, Davis Building, Dallas Power and Light, Interurban Building, Jackson Building, Republic Tower, 1530 Main Street, Gulf States, 1217 Main Street, Mosaic, 1200 Main Street, Magnolia Hotel, Sheraton Hotel, 1516 Elm Street, Hart Furniture, Houseman*



*Building, 400 S. Akard Street, Joule Hotel, 1025 Elm Street, U.S. Post Office Building, One Dallas Center (Patriot Tower), Westin Hotel (One Main Place), 1700 Commerce, Hartford Building, 211 N. Ervay, 717 N. Harwood and Thanksgiving Tower (Santander Tower).*

- **Activate 300,000 square feet of vacant ground floor and/or retail space in the downtown core.**

*During the City Center Sub-District term, approximately 664,555 square feet of retail space, including Neiman Marcus, was improved, representing 221.5% of the development program goal. The Main Street Retail Initiative assisted in adding retail tenants to the growing number of those already established. CVS, Jason's Deli and Jimmy John's opened as part of the Retail Initiative. 7-11 opened a convenience store on the ground floor of the Metropolitan. Mid Elm Lofts added new retail space to the downtown core, including the relocation of City Tavern, in fiscal year 2018-2019. The Adolphus Tower redevelopment project includes 6,000 square feet of new/improved ground floor retail space at the key intersection of Main Street and Akard Street. The Exchange at AT&T Discovery District's 211 S. Akard building added an additional 26,700 square feet of retail in the City Center TIF District.*

Lamar Corridor/West End Sub-District's development program includes:

- **Add 2,500 residential units to the Sub-District.**

*555 Ross (previously known as Fairfield Residences at West End) was the first Lamar Corridor/West End Sub-District residential project completed after the Sub-District was created. The project has added 267 apartments to the area, accounting for 11% of the Sub-District goal.*

- **Activate 500,000 square feet of vacant ground floor and/or retail space in the Sub-District.**

*Approximately 3,000 square feet of vacant ground floor space was renovated as part of the 711 Elm Street TIF District project. Factory Six03 added approximately 10,000 square feet ground floor retail/restaurant space. The Corgan-Crescent addition included 21,100 square feet of active ground-floor office space as part of the project. 6.8% of the TIF District Plan goal has been met.*

- **Absorb vacant office space in the Sub-District.**

*Since inception, the Lamar Corridor/West End Sub-District has experienced several new property purchases by established office-focused real estate firms which has positioned the Sub-District to become an up-and-coming creative/innovative office market. In FY 2017-2018, Factory Six03 (West End Marketplace) completed rehabilitation of the 182,000 square foot historic structure (plus 28,000 square foot basement and 25,000 square foot rooftop addition) for creative office space. Factory Six03 has foregone the approved TIF District incentives and, instead, is receiving an historic tax exemption.*

*The Corgan-Crescent (also known as The Luminary) project is a multi-tenant office addition and transit-oriented development in the West End of Dallas primarily constructed for the expansion of Corgan, an architecture and design firm. The completed project includes the addition of 95,000 square feet for a total of approximately 155,000 square feet of office space. This includes a 20,000 square foot expansion for Corgan and an additional 75,000 square feet of tenant space.*

## **Year-End Summary of Meetings**

The City Center TIF District Board of Directors met once during FY 2023-2024 (January 11, 2024).

The City Center TIF District Board of Directors consists of nine (9) members including six (6) City of Dallas appointees, one (1) Dallas Independent School District (DISD) appointee, one (1) Dallas County appointee and one (1) Dallas County Community College District appointee. During FY 2023-2024, the City Center TIF District Board consisted of the following members:

### Board Member List

Joseph Pitchford (Chair) – City Appointee (Attended 1 out of 1 meeting)

Billy Prewitt (Vice Chair) – City Appointee (Attended 1 of 1 meeting)

John Perry – City Appointee (Attended 1 out of 1 meeting)

Nick Seaman – City Appointee (Attended 1 out of 1 meeting)

Vacant – City Appointee

Vacant – City Appointee

Orlando Alameda – DISD Appointee (Attended 1 out of 1 meeting)

Ben Magill – Dallas College Appointee (Attended 1 out of 1 meeting)

Luis Tamayo – Dallas County Appointee (Attended 0 out of 1 meeting)

During FY 2023-2024, the City Council approved one item directly related to the City Center TIF District:

On February 28, 2024, City Council approved Resolution Number 24-0337, accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District), submitted by the City Center TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

## Budget and Spending Status

Each TIF district establishes a budget for the public investment expenditures necessary to support private investment in the District in the Project Plan and Reinvestment Zone Financing Plan. The amended budget and spending to date is shown below.

City Center TIF District			
Projected Increment Revenues to Retire TIF District Fund Obligations			
Category	TIF Budget <sup>1</sup>	Allocated/Expended <sup>3</sup>	Balance
Original City Center TIF District Collection <sup>2</sup>	\$75,696,253	\$75,696,253	\$0
Public Infrastructure Improvements	\$10,000,000	\$7,920,600	\$2,079,400
Redevelopment/Development Projects	\$43,112,293	\$20,654,813	\$22,457,480
District Wide Improvements <sup>4</sup>	\$8,260,000	\$5,600,000	\$2,660,000
Affordable Housing	\$12,400,000	\$424,528	\$11,975,472
Plan Implementation/Administration <sup>5</sup>	\$2,500,000	\$1,012,672	\$1,487,328
<b>Total Project Costs</b>	<b>\$151,968,546</b>	<b>\$111,308,866</b>	<b>\$40,659,680</b>
<sup>1</sup> Budget shown above in total dollars (including interest earnings and potential parking revenue), as approved in the Project Plan and Reinvestment Zone Financing Plan for the TIF District. <sup>2</sup> This amount represents the total amount of TIF District funds expended from 1997 to 2012. <sup>3</sup> Allocated/Expended amounts are TIF District funds committed and/or spent to district projects through FY 2023-2024 <sup>4</sup> Excludes 2013-2020 Dalpark Parking lease because parking revenue offset Dalpark lease expenditures. <sup>5</sup> TIF administration costs shown are expended or committed through FY 2023-2024			

## TIF District Set-Asides

Since 2012, the City Center TIF District budget included four set-asides: Affordable Housing, District-Wide Improvements, Ground Floor/Retail Activation, and Parking. On December 14, 2022, City Council approved the TIF District Amended and Restated Plan, following recommendation of approval from the TIF District Board, which included shifting and modifying the set-asides within the TIF District's budget as follows:

The Affordable Housing set-aside funds may support mixed-income residential projects. The budget for this set-aside is \$12,400,000 million of which \$424,528 was allocated in 2018 to the City's Dallas Housing Trust Fund, in support of the City of Dallas Comprehensive Housing Policy (\$11,975,472 remains uncommitted).

The District-Wide Improvements set-aside supports improvement projects benefiting multiple properties or blocks (ie. public parks, public open space, gateways, trails, public facilities, or utility/streetscape improvements). The budget for this set-aside is \$8,260,000 of which \$5,600,000 was allocated for Klyde Warren Park Phase 2 and Harwood Park (\$2,660,000 uncommitted).

## M/WBE Participation

TIF District funded projects must comply with the Business Inclusion and Development (“BID”) Plan and good faith effort goals for certified minority/women-owned business enterprise (“M/WBE”) participation for both public and private improvements. The current M/WBE participation goal is 32% (prior to October 1, 2020, the goal was 25%). TIF District-funded projects are privately bid and are monitored to ensure compliance with the City’s BID Plan. Reporting is not required until project completion.

City Center TIF M/WBE Participation				
Project	Contractors	Total Construction Amount	M/WBE Contract Amount	M/WBE Participation
Streetscape	HOK	\$1,584,154	\$664,945	41.97%
Kirby	Gibson	\$440,000	\$42,724	9.71%
Magnolia	Bell	\$586,300	\$96,329	16.43%
Parking	Kittelson	\$380,155	\$135,335	35.60%
Stone Street	Village Interiors	\$979,000	\$185,814	18.98%
Park Master Plan	Carter and Burgess	\$365,000	\$9,000	2.47%
Hart Furniture Bldg	Harrison Walker	\$1,143,129	\$202,615	17.72%
Thompson Building	Nedderman & Assoc.	\$2,000,464	\$241,822	12.09%
Streetscape Construction	Northern Pipeline Construction Co.	\$2,780,691	\$1,141,540	41.05%
Elm St. Fire Corridor	Architexas	\$63,000	\$17,762	28.19%
Retail Marketing/Leasing	Dallas Downtown Partnership	\$247,500	-	0.00%
DP&L	Various	\$5,169,921	\$2,724,525	52.70%
Wayfinding Signs	Bunting Graphics	\$553,886	\$72,320	13.06%
Interurban Building	Andres Construction	\$5,228,415	\$1,966,491	37.61%
Gulf States Building	Various	\$3,703,168	\$876,480	23.67%
Republic Center	Various	\$2,168,806	\$52,936	2.44%
Joule Hotel	Various	\$13,528,365	\$544,982	4.03%
N/S Streetscapes	Texas Standard Construction	\$1,619,260	\$615,318	38.00%
Metropolitan	Certified/LVI Environmental	\$3,868,400	\$967,100	25.00%
1608 Main Street Pedestrianway	Nedderman & Assoc.	\$476,700	\$132,893	27.88%
1608 Main Street	Nedderman & Assoc.	\$1,455,660	\$361,868	24.86%
Mosaic	Certified/LVI Environmental	\$8,882,955	\$2,492,880	28.06%
Liberty State Bank	Various	\$1,647,499	\$503,220	30.54%
711 Elm	Various	\$304,030.55	\$88,074	28.97%
555 Ross	Various	\$28,920,233	\$9,501,341	32.85%
Hartford Building	Dallas Hartford, LLC	\$2,189,517	\$484,388	22.12%
211 N. Ervay (private scope contract)	Alterra 211 N. Ervay, LLC	\$8,722,143	\$1,332,113	15.27%
Thanksgiving Tower	The Beck Group	\$21,855,903	\$6,645,807	30.41%
Mid Elm Lofts	Azteca	\$15,290,605	\$6,367,121	41.64%
Corgan-Crescent Addition	Various	\$28,709,391	\$3,893,696	13.56%
Adolphus Tower	Pelican CM Concepts	\$1,955,064	\$1,261,658	64.53%
<b>TOTALS</b>		<b>\$166,819,315</b>	<b>\$43,623,097</b>	<b>26.15%</b>

## **FY 2024-2025 Work Program**

The work program for FY 2024-2025 for the City Center TIF District is as follows:

- Approval of the City Center FY 2023-2024 Annual Report
- Identify and support opportunities for improving physical connections between the Downtown Core and surrounding districts including the Convention Center, Victory, Lamar Corridor, and West End neighborhoods
- Identify and promote development and redevelopment of key properties in and adjacent to the TIF District, particularly mixed-income housing proposals, including proposed West End Lofts Project
- Support Klyde Warren Park Phase 2 expansion
- Continue to work with relevant City departments and Downtown Dallas, Inc. on various downtown transportation projects

## Appendix A - District Financials

City of Dallas, Texas

City Center Tax Increment Financing District Fund

Balance Sheet as of September 30, 2024 (Unaudited)

With Comparative Totals for September 30, 2023, 2022, 2021, and 2020 (Audited)

	2024	2023	2022	2021	2020
<b>Assets:</b>					
Pooled cash and cash equivalents	\$25,997,470	\$25,901,077	\$19,607,940	\$17,257,198	\$14,581,312
Interest receivable	\$333,977	(\$372,259)	\$32,405	\$3,558	\$11,285
Accounts receivable-Parking	\$0	\$0	\$0	\$0	\$0
<b>Total assets</b>	<b>\$26,331,448</b>	<b>\$25,528,818</b>	<b>\$19,640,345</b>	<b>\$17,260,757</b>	<b>\$14,592,597</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts payable	\$0	\$2,108,622	\$0	\$0	\$13,500
Advances from developers	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$78,223	\$296,083	\$228,605	\$233,964	\$159,479
Accrued liability	\$0	\$0	\$0	\$0	\$0
<b>Total liabilities</b>	<b>\$78,223</b>	<b>\$2,404,706</b>	<b>\$228,605</b>	<b>\$233,964</b>	<b>\$172,979</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$26,253,225	\$23,124,111	\$19,411,741	\$17,026,792	\$14,419,618
<b>Total Liabilities and Fund Equity</b>	<b>\$26,331,447</b>	<b>\$25,528,817</b>	<b>\$19,640,345</b>	<b>\$17,260,757</b>	<b>\$14,592,597</b>

City Center Tax Increment Financing District Fund

Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)

For the Period September 30, 2024 (Unaudited)

With Comparative Totals for September 30, 2023, 2022, 2021, and 2020 (Audited)

	TD	2024	2023	2022	2021	2020
<b>Revenues:</b>						
Tax increment-Governmental	\$128,854,827	\$1,385,583	\$7,727,878	\$6,349,573	\$7,012,437	\$6,399,597
Tax increment-Intergovernmental	\$7,378,951	\$219,247	\$206,362	\$191,402	\$192,289	\$227,140
Affordable housing contribution	\$307,787	\$0	\$0	\$0	\$0	\$0
Interest income	\$12,523,388	\$993,114	\$761,476	\$98,888	\$50,060	\$151,840
Parking Revenue	\$2,241,171	\$0	\$0	\$0	\$0	\$175,152
Net increase in fair value of investments	(\$446,082)	\$609,392	(\$207,243)	(\$392,706)	(\$23,354)	\$16,994
<b>Total revenue</b>	<b>\$150,860,041</b>	<b>\$3,207,336</b>	<b>\$8,488,472</b>	<b>\$6,247,156</b>	<b>\$7,231,432</b>	<b>\$6,970,723</b>
<b>Expenditures:</b>						
Administrative expenses	\$3,054,005	\$78,223	\$67,479	\$78,368	\$74,328	\$159,760
Affordable housing participation	\$3,745,566	\$0	\$0	\$0	\$0	\$0
Non-capital outlay	\$84,951,204	\$0	\$2,847,673	\$2,258,000	\$2,987,827	\$2,471,828
Capital outlay	\$19,533,096	\$0	\$1,860,949	\$1,525,840	\$1,562,103	\$2,335,680
Interest and fiscal charges	\$8,952,353	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$120,236,224</b>	<b>\$78,223</b>	<b>\$4,776,101</b>	<b>\$3,862,208</b>	<b>\$4,624,258</b>	<b>\$4,967,268</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$30,623,817</b>	<b>\$3,129,113</b>	<b>\$3,712,371</b>	<b>\$2,384,949</b>	<b>\$2,607,174</b>	<b>\$2,003,455</b>
<b>Other financing sources (uses):</b>						
Developer Participation	\$5,416,002	\$0	\$0	\$0	\$0	\$0
Transfer out	(\$10,000,000)	\$0	\$0	\$0	\$0	\$0
<b>Total other financing sources</b>	<b>(\$4,583,998)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess (deficiency) of revenues and other financing sources over (under) expenditures and other uses</b>	<b>\$26,039,819</b>	<b>\$3,129,113</b>	<b>\$3,712,371</b>	<b>\$2,384,949</b>	<b>\$2,607,174</b>	<b>\$2,003,455</b>
<b>Fund balance (Deficit) at beginning of year as previously reported</b>	<b>\$0</b>	<b>\$23,124,111</b>	<b>\$19,411,741</b>	<b>\$17,026,792</b>	<b>\$14,419,618</b>	<b>\$12,416,164</b>
<b>Prior period restatement</b>	<b>\$213,406</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Fund balance (Deficit) at beginning of year, as restated</b>	<b>\$213,406</b>	<b>\$23,124,111</b>	<b>\$19,411,741</b>	<b>\$17,026,792</b>	<b>\$14,419,618</b>	<b>\$12,416,164</b>
<b>Fund balance (deficit) at end of year</b>	<b>\$26,253,225</b>	<b>\$26,253,225</b>	<b>\$23,124,111</b>	<b>\$19,411,741</b>	<b>\$17,026,792</b>	<b>\$14,419,618</b>

**Note: Fiscal year 2023-24 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**

Exhibit A  
City Center TIF District

FY 2023-2024 Annual Report

**City Center Tax Increment Financing District**  
**Reinvestment Zone Number Five, City of Dallas, Texas**  
**As of September 30, 2024**

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the Zone:**

\$1,602,506	Interest Income & net change increase (decrease) in fair value of investments
\$0	Parking Income
\$1,604,830	Ad Valorem Taxes (Collected in FY 2023-24 based on 2023 Final Tax Roll)
<b>\$3,207,336</b>	<b>Total Revenue</b>

**2. Amount and purpose of expenditures from the fund:**

\$78,223	Administrative Expense - TIF admin.cost for FY 2023-2024
\$0	Affordable Housing Participation
\$0	Non-Capital outlay
\$0	Capital outlay
\$0	Additional Subsidy in Form of Grant (in lieu of interest expense)*
<b>\$78,223</b>	<b>Total Expenditures</b>

**3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness:**

The City Center TIF District has incurred no bonded indebtedness as of September 30, 2024.

**b. The Zone had the following contingent obligations at September 30, 2024 which have been or may be disbursed from available TIF District funds:**

Developer	Project	Balance Due (Since Inception)			Payments To Date			Net Balance Due
		Principal	Acc'd Subsidy (1)	Total Due	Principal	Acc'd Subsidy (1)	Total Paid	
Post Properties, Inc.	Wilson Building	\$3,400,000	\$483,691	\$3,883,691	\$3,400,000	\$483,691	\$3,883,691	\$0
Hall Financial Group	Kirby Building Redev.	\$435,797	\$35,094	\$470,891	\$435,797	\$35,094	\$470,891	\$0
Holtze Magnolia	Magnolia Building Redev.	\$570,000	\$24,486	\$594,486	\$570,000	\$24,486	\$594,486	\$0
Republic Center, LLP.	Republic Building Redev.	\$750,000	\$88,921	\$838,921	\$750,000	\$88,921	\$838,921	\$0
Stone Place Mall Investors	Stone Place Mall	\$276,000	\$16,062	\$292,062	\$276,000	\$16,062	\$292,062	\$0
Elm Street Development	Hart Furniture Building	\$1,333,191	\$59,252	\$1,392,443	\$1,333,191	\$59,252	\$1,392,443	\$0
Main Street Investors JV	Thompson Building	\$1,065,000	\$106,629	\$1,171,629	\$1,065,000	\$106,629	\$1,171,629	\$0
Hamilton DPL Development	DP&L Bldg. Restoration	\$6,503,159	\$361,750	\$6,864,909	\$6,503,159	\$361,750	\$6,864,909	\$0
TIF Hotel, Inc.	Joule Hotel Redev.	\$8,500,000	\$875,792	\$9,375,792	\$8,500,000	\$875,792	\$9,375,792	\$0
Barker-Nichols, LLC	Interurban Building	\$5,000,000	\$536,038	\$5,536,038	\$5,000,000	\$536,038	\$5,536,038	\$0
Erway Residential Partners, Inc.	Republic Center Tower I	\$4,605,000	\$509,468	\$5,114,468	\$4,605,000	\$509,468	\$5,114,468	\$0
GS Murray Development, Inc.	Gulf States Building Redev.	\$4,666,650	\$409,198	\$5,075,848	\$4,666,650	\$409,198	\$5,075,848	\$0
Gonzalo 1200 Main, LLC.	1200 Main Street Redevel.	\$4,750,000	\$1,220,990	\$5,970,990	\$4,750,000	\$1,220,990	\$5,970,990	\$0
WLK Mosaic Owner, LP.	Fidelity Union Bldg. Redev.	\$9,000,000	\$4,136,327	\$13,136,327	\$9,000,000	\$4,136,327	\$13,136,327	\$0
SandCap 711 Elm Partners, LP	711 Elm Street Garage	\$124,000	\$0	\$124,000	\$124,000	\$0	\$124,000	\$0
Dallas Hartford, LLC	Hartford Building	\$1,200,000	\$0	\$1,200,000	\$1,200,000	\$0	\$1,200,000	\$0
MFREVF III - Ross, LLC	Fairfield Residences at West End	\$5,500,000	\$0	\$5,500,000	\$5,500,000	\$0	\$5,500,000	\$0
1601 Elm Holdings, LP	Thanksgiving Tower	\$6,000,000	\$0	\$6,000,000	\$6,000,000	\$0	\$6,000,000	\$0 (3)
LGIP Funds (Cayman) SPC	211 N. Erway	\$2,000,000	\$0	\$2,000,000	\$2,000,000	\$0	\$2,000,000	\$0 (2)
RREAF Holdings (Mid Elm), LLC	Mid Elm Lofts	\$3,900,000	\$0	\$3,900,000	\$3,900,000	\$0	\$3,900,000	\$0 (4)
GPIF Houston Street LLC.	Corgan-Crescent	\$875,000	\$0	\$875,000	\$875,000	\$0	\$875,000	\$0 (5)
1412 Main Street, LLC	Adolphus Tower Project	\$2,108,622	\$0	\$2,108,622	\$2,108,622	\$0	\$2,108,622	\$0 (6)
Woodall Rodgers Park Foundation	Klyde Warren Park Expansion Project	\$3,000,000	\$0	\$3,000,000	\$0	\$0	\$0	\$3,000,000 (7)
<b>Totals</b>		<b>\$75,562,419</b>	<b>\$8,863,697</b>	<b>\$84,426,116</b>	<b>\$72,562,420</b>	<b>\$8,863,697</b>	<b>\$81,426,117</b>	<b>\$3,000,000</b>

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

(2) Final payment in the amount of \$1,868,800 was paid to LGIP Funds (Cayman) SPC in the fiscal year 2020

(3) Final payment in the amount of \$3,859,547 was paid to 1601 Elm Holdings, LP in the fiscal year 2021

(4) Final payment in the amount of \$3,445,160 was paid to RREAF Holdings (Mid Elm), LLC in the fiscal year 2022

(5) Final payment in the amount of \$338,680 was paid to GPIF Houston Street LLC. in the fiscal year 2022

(6) Final payment in the amount of \$2,108,622.37 was paid to 1412 Main Street, LLC. or fiscal year 2023

(7) The City Council approved Klyde Warren Park Expansion Project (reference Resolution No. 21-1147). Development Agreement is pending.

c. Per the approved Council Resolution No. 22-1772, dated December 14, 2022, transferred \$2,600,000 to Park and Recreation Department to fund for the construction of Harwood Park project in fiscal year 2023.

**3. Tax increment base and current captured appraised value retained by the zone:**

<b>Taxing Jurisdiction</b>	<b>Taxable Value 2024</b>	<b>Base Year 2012 Value</b>	<b>Est. Captured Value 2024**</b>
City of Dallas-Lamar Sub-District	\$334,459,030	\$97,095,610	\$237,363,420
Dallas County-Lamar Sub-District	\$334,459,030	\$97,095,610	\$237,363,420

\*\* Based on Certified Taxable Values. Final values will be determined on February 01, 2025.

**4. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

a. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

<b>Taxing Jurisdiction</b>	<b>Assessment Per \$100</b>	<b>Amount of Estimated 2024 Increment</b>
City of Dallas-Lamar Sub-District	0.63423	\$1,505,430
Dallas County-Lamar Sub-District	0.11422	\$271,105
Total for all Jurisdictions		<u>\$1,776,535</u>

b. The total amount of estimated tax increment to be billed for the 2024 tax year is \$1,776,535. For the 2023 tax year, increment in the amount of \$1,604,830 was received.

c. City Center Zone A and B Sub-Districts terminated on December 31, 2022.



City of Dallas, Texas  
City Center Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2024  
(Unaudited)

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$4,660,402 over the life of the Zone to reimburse the City for administrative costs which is made up of the original allocation \$2,160,402 and an additional \$2,500,000 over the extended period of the Zone. The Zone began reimbursing the General Fund for administrative costs in FY'1998-99. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$78,223 on September 30, 2024 represents the Zone administration costs for the fiscal year 2023-2024 that have been earned but will be reimbursed to the General Fund in future years based on the availability of Zone funds. Note that these administrative costs do not include billing to other City departments.
6. All project costs resulting in capital improvements which are owned by the City are capitalized by the City of Dallas.

## Appendix B Mixed-Income Housing

Developer	Project Name	Address	Residential Units	Affordable Units	Completion Year
<b>RESIDENTIAL TIF PROJECTS APPROVED PRIOR TO MIXED INCOME POLICY (pre-2012)</b>					
Hall Financial Group	Kirby Building	1509 Main St	156	57 (expired)	1999
Post Properties	Wilson Building	1623 Main St	135	14 (expired)	1999
Davis Apartments, LLP (Hamilton)	Davis Building	1309 Main St	183	43 (expired)	2003
Hamilton Properties	Dallas Power & Light Building	1506, 1512, & 1517 Commerce St	154	0	2005
Barker Nichols, LLC	Interurban Building	1500 Jackson St	134	0	2005
GS Murray Development, Inc	Third Rail (Gulf States Building - 1415 Main Street)	1415 Main St	64	0	2007
Gables (Republic Center, LLP)	Gables Republic Tower (I)	300 N Ervay St	227	0	2007
Hamilton Fidelity LP (Hamilton Properties)	Mosaic (Fidelity Union)	1507 Pacific Ave	440	0	2007
LB 1200 MAIN LP	Metropolitan	1200 Main St	273	0	2007
<b>TOTAL 1999-2011</b>			<b>1,766</b>	<b>114 (expired)</b>	
<b>RESIDENTIAL TIF PROJECTS APPROVED AFTER MIXED INCOME POLICY (post-2012)</b>					
555 Ross Avenue	Mesirow Financial	302 N Houston	267	27	2016
Mid Elm TIF, Inc	Mid Elm Lofts	1512-1516 Elm Street	29	3	2018
<b>TOTAL 2012-Current</b>			<b>296</b>	<b>30</b>	

Note: Mixed-Income Housing chart includes residential projects within the City Center Sub-District which expired December 31, 2022.

## **Appendix C**

### **Financial Obligations Estimated Payoff**

Excluding TIF District Initiatives, there are no development project payment obligations.



## Agenda Information Sheet

**File #:** 25-592A

**Item #:** 27.

**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Robin Bentley

### **SUBJECT**

A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

### **BACKGROUND**

State law (the Tax Increment Financing Act (TIF), Texas Tax Code, Section 311.016, as amended) requires that the City Council as the City's governing body submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone as well as the State Comptroller. On May 27, 1998, the City Council authorized Ordinance No. 23521, as amended, establishing Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District). On August 25, 1999, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 24001, as amended.

The Farmers Market TIF District's adjusted base year value is \$35,714,091.00. The District's certified assessed 2024 tax value was \$640,051,148.00, an increase of \$604,337,057.00 over the adjusted base year. This property value change represents a 1,692% increase from the adjusted base value. The 2024 tax value decreased \$1,842,172.00 (-0.3%) over the 2023 final tax value. The District taxable value appears to have declined due to a delayed settlement between Dallas Central Appraisal District and the property owner on one significant property account. The total incremental revenue collected in 2025 from 2024 tax year values is expected to be \$3,832,887.00.

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

On May 27, 1998, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Six, the Farmers Market TIF District by Resolution No. 98-1582; and Ordinance No. 23521, as amended.

On August 25, 1999, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Farmers Market TIF District by Resolution No. 99-2627; and Ordinance No. 24001, as amended.

The Board of Directors of the Farmers Market TIF District does not currently have the minimum five appointed members to convene a meeting; therefore, the FY 2023-2024 Annual Report is being forwarded to City Council without a Board recommendation. State law does not require Board action.

[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)

### **FISCAL INFORMATION**

No cost consideration to the City.

February 26, 2025

**WHEREAS,** the City recognizes the importance of its role in local economic development initiatives and programs including tax increment finance (TIF) districts; and

**WHEREAS,** the City established Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Farmers Market area pursuant to Ordinance No. 23521, authorized by City Council on May 27, 1998, as authorized by the TIF Act, Section 311 of the Texas Tax Code, as amended (TIF Act); and

**WHEREAS,** on August 25, 1999, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Farmers Market TIF District by Resolution No. 99-2627; and Ordinance No. 24001, as amended; and

**WHEREAS,** the TIF Act specifies that the governing body of a city shall submit an annual report on the financial status of the District to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone and a copy of the report shall be forwarded to the State Comptroller.

**Now, Therefore,**

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

**SECTION 1.** That the FY 2023-2024 Annual Report (Annual Report) for Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District or District), City of Dallas, Texas, as of September 30, 2024, attached hereto **(Exhibit A)**, is hereby accepted.

**SECTION 2.** That the City Manager is hereby authorized to submit the Annual Report for the Farmers Market TIF District to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

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



# **EXHIBIT A**

## **Farmers Market TIF District**

### **FY 2023-2024 Annual Report**



Pearl Improvement Project

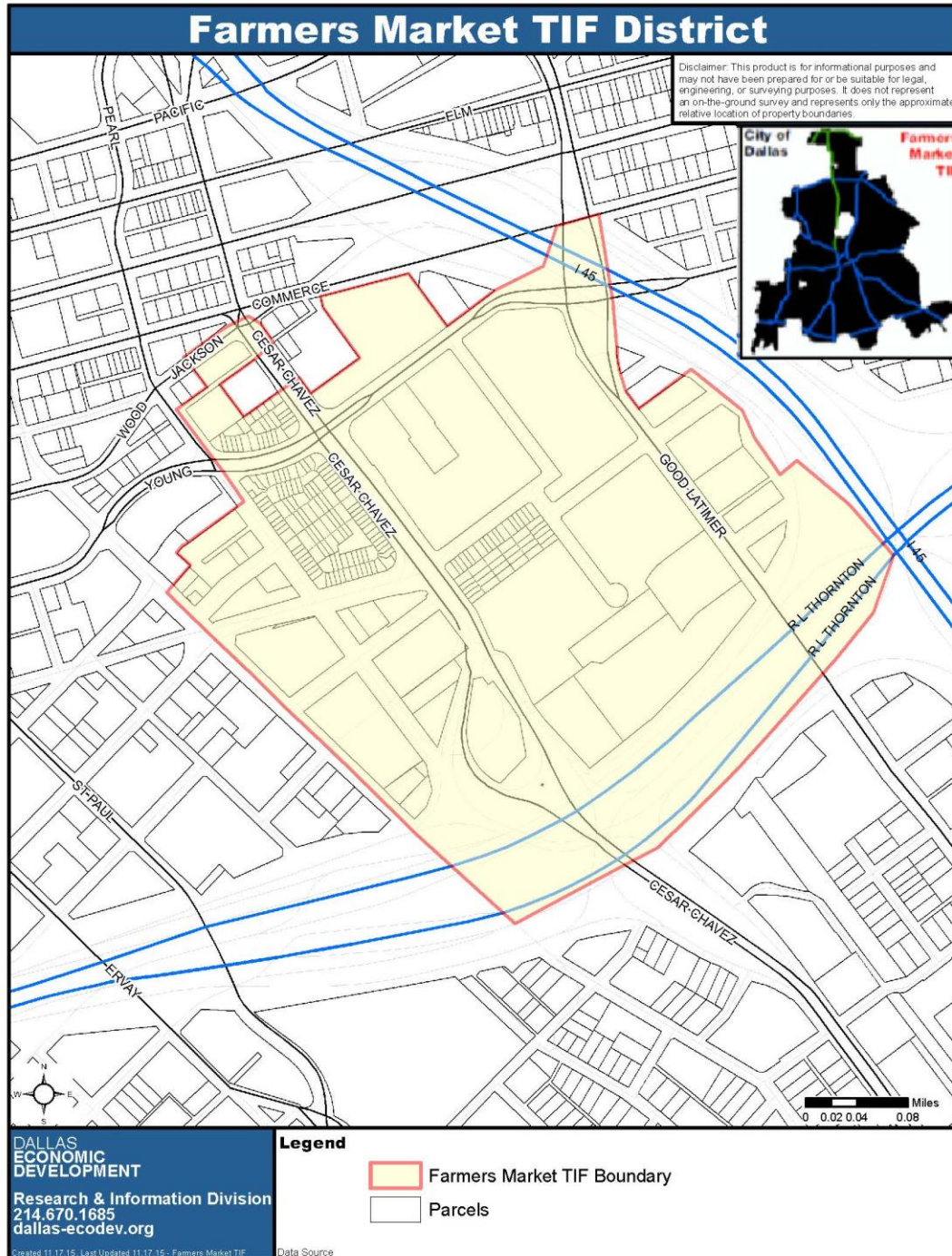


Office of Economic Development  
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Dallas, Texas 75201  
(214) 670-1685  
[www.dallasecdev.org](http://www.dallasecdev.org)

**October 1, 2023 to September 30, 2024**



## Reinvestment Zone Number Six Farmers Market Tax Increment Financing District



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## Mission Statement

The mission of the Farmers Market Tax Increment Financing District (the “TIF District”) is to provide a source of funding for public investments to promote the redevelopment, stabilization and growth of the TIF District area. An accompanying goal is the stabilization and growth of the value of the area’s tax base and support of the Dallas Farmers Market.

The City Council established the TIF District by Ordinance 23521 on May 27, 1998. The TIF District took effect on October 1, 1998. On August 25, 1999, the TIF District Project Plan and Reinvestment Zone Financing Plan (“Plan”) was adopted by Ordinance 24001.

In 2013, the Plan was amended by Ordinance 28951 to increase the geographic area of TIF District to include properties located south and east of the existing boundary and extend the term of the TIF District to December 31, 2028 (and other related changes). In 2015, the Plan was further amended by Ordinance 29768 to increase the geographic area of the TIF District to include properties located on the east side of Harwood Street, south of Canton Street and to adjust the TIF District budget to reflect an increase in TIF District collections. The City of Dallas and Dallas County are the two participating jurisdictions: the City’s participation is 90%, and the County’s participation is 40% (however, Dallas County participation ended with 2021 increment collections due to reaching participation cap).

## TIF District Accomplishments

The TIF District was initially created to facilitate the redevelopment of vacant and underutilized land adjacent to the Dallas Farmers Market. The TIF District was amended to promote redevelopment of the Dallas Farmers Market. With more new residential development under construction and planned, the neighborhood is maturing as a major contributor to the revitalization and growth of the greater downtown area.

Completed in 2001, Phase 1A of The Park at Farmers Market Project (Camden Farmers Market) featured 620 apartment units and a clubhouse. Public improvements in Phase



1A included the extension of Marilla Street into the project, construction of Farmers Market Way, streetscape improvements and street lighting.

Camden Farmers Market Phase II, a 17-unit townhouse development at the northeast corner of Canton Street and South Cesar Chavez Boulevard, was completed during in 2001. Public improvements for Phase II included streetscape improvements, street lighting, wastewater and water improvements.

Construction of Phase 1B, with 284 apartment units, was completed in 2005 on the site immediately south of Phase 1A.



Camden Phase 1A apartments



Camden Phase II - 17 Town Homes

The Harlan Building was completed in 2005. The renovation of the structure provided 10,000 square feet of retail/commercial space and 5 residential units. The public improvements associated with the project included water and wastewater improvements, paving, streetscape, demolition, environmental remediation and façade improvements.



The Harlan Building

Perry Homes completed construction of 44 three-story townhomes in 2007, the Farmers Market Way Townhomes (Cityview at Farmers Market Townhomes), at the corner of Farmers Market Way and Cesar Chavez Boulevard.





Perry Homes – Cityview at Farmers Market

An additional 28 townhomes were built in 2010 and 2011 along Young Street at Cesar Chavez.



Banners/Streetscape



Texas InTownHomes, LLC constructed 108 single-family townhomes called Farmers Market Square at the southeast corner of Canton Street and Pearl Street. The total private cost of the Farmers Market Square Project was approximately \$47.7 million (current Dallas Central Appraisal District (DCAD) value is \$68.77 million). The cost of related TIF-eligible public improvements was \$3,000,000. These improvements included paving, streetscape and pedestrian lighting improvements on Cesar Chavez Boulevard, Canton Street, Marilla Street and Pearl Street. The project construction started in December 2011 and was completed in 2017. All but the model unit (not for sale) has been sold.

The Farmers Market Redevelopment Project revitalized the Dallas Farmers Market into a vibrant urban neighborhood and included multiple components:

- Shed 1 – renovation completed in 2015 and operating as a marketplace for local farmers, farm merchants and vendors to sell produce and other farm-related products (119 stall capacity).
- Shed 2 – renovation completed in 2016 with 24,148 square feet of retail space (restaurants, specialty food vendors, and other retail vendors) plus free-standing restaurant building north of Shed 2.
- Harvest Lofts Mixed Use Project (Sheds 3 and 4) – completed in 2017 with 240 residential units, 16,000 square feet of retail space, and 300 public parking spaces purchased by the City of Dallas during fiscal year 2016-2017.
- 2101 and 2111 Taylor Street (Taylor Lofts) – completed in 2019 with 60 residential units and 25,000 square feet of commercial space.
- Futsal fields and community garden – completed in 2019 on land east of southbound Cesar Chavez Boulevard.



Street view between Taylor Building and  
Farmers Market Shed 2 Harvest Lofts  
(Shed 3 and 4) in distance



Taylor Street



During the 2021-2022 fiscal year, Pearl Lofts mixed-use and mixed-income development project, located on the site of the obsolete and vacant Administration Building at 1100 Pearl, was recommended by the TIF District Board and approved by the City Council for TIF District funding in an amount not to exceed \$6,544,249. Pearl Lofts commenced construction in 2023 and will include 100 residential units (30 affordable units) and ground floor office space for North Texas Food Bank. The project will also provide 25 flex-parking spaces for the public in the evenings and on weekends.

The 2024 value of private development in the TIF District is approximately \$601.8 million, with an estimated additional \$46.1 million in projects under construction.

Farmers Market TIF District Projects <sup>1</sup>						
Projects Within TIF District Utilizing TIF District Funding						
Project	Location	Year Complete	Status	Units/ SF <sup>2</sup>	Approx. Value <sup>3</sup>	TIF Investment <sup>4</sup>
The Park at Farmers Market Phase 1A Apts. (Camden Farmers Market)	2210 & 2410 Canton St.	2001	Complete	620 apartments	\$125,509,030	\$3,456,274
Townhomes Project, Phase IIA (Camden Farmers Market)	2205 Canton St.	2001	Complete	17 townhomes	\$8,538,047	\$162,225
Harlan Building Redevelopment Project	2018 Cadiz St.	2005	Complete	5 units 10,000 sf commercial	\$1,915,750	\$649,900
Farmers Market Project Phase IB- Apartments	625 S Good Latimer Expwy	2005	Complete	284 apartments	\$57,490,970	\$742,031
Farmers Market Square (InTown)	514 S. Cesar Chavez	2017	Complete	108 townhomes	\$68,777,481	\$3,000,000
Farmers Market Redevelopment <sup>6</sup>	1010 S. Pearl, 920 S. Harwood, 1011 S. Pearl, 2101 Taylor, 1224 S. Cesar Chavez	2019	Complete	Shed 1 Project (119 stalls/ 20,000 sf), Shed 2 (24,148 sf retail + 6,310 sf restaurant) Shed 3 & 4 (Harvest Lofts) (240 apts, 16,000 sf retail, parking for project and public); Taylor Lofts (60 apts, 25,000 sf commercial and Futsal Projects; (includes TIF District funding for design)	\$87,976,330	\$21,332,859
Pearl Lofts Mixed-Use and Mixed-Income Development Project	1100 Pearl	2025	Under Construction	100 apts; 5,585 sf office	\$27,000,000 (investment amt)	\$6,544,249
<b>Total of projects within TIF District using TIF District funding</b> <b>1,204 apartment units completed and 100 apartment units under construction</b> <b>130 townhomes completed</b> <b>101,458 square feet retail/commercial use completed</b> <b>5,585 square feet office space under construction</b>					<b>\$350,207,608 Completed</b> <b>\$27,000,000 Under Construction</b>	<b>\$35,887,718</b>

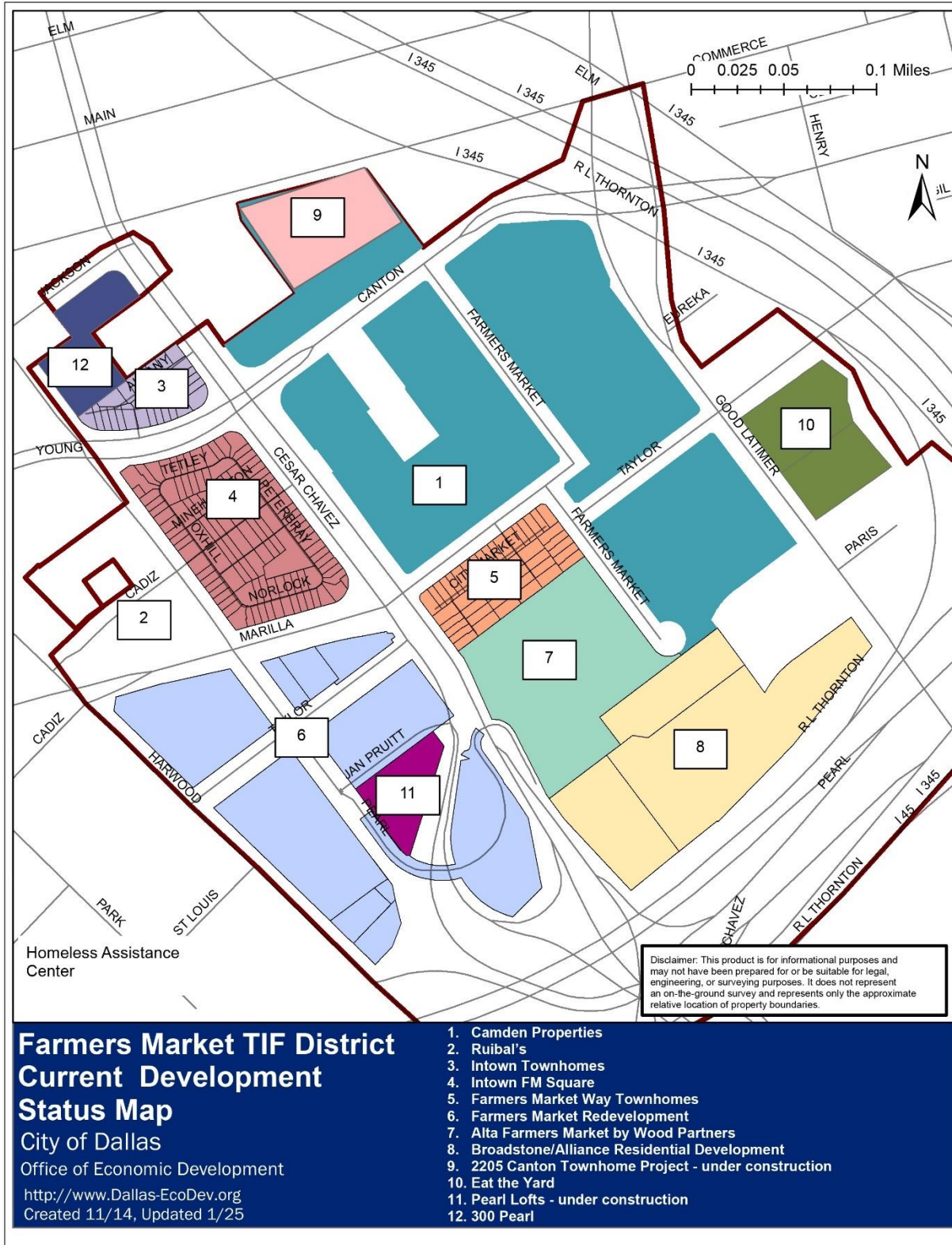
Projects Within TIF District Not Utilizing TIF District Funding						
Farmers Market Way Townhomes	1000 S. Cesar Chavez Blvd.	2007	Complete	44 townhomes	\$20,512,653	\$0
2100 Downtown Townhomes <sup>5</sup>	2140 Young St. (various)	2010/2011	Complete	28 townhomes	\$14,845,908	\$0
Alta Farmers Market	1110 S Cesar Chavez Blvd	2015	Complete	313 apartments	\$65,000,000	\$0
Alliance Residential	835 S. Good Latimer	2016	Complete	340 apartments	\$69,000,000	\$0
Life Storage	717 S. Good Latimer	2016	Complete	Self-Storage Facility	\$7,230,070	\$0
300 Pearl (East Quarter) <sup>7</sup>	300 S Pearl	2022	Complete	22,269 sf retail; 167,256 sf office	\$75,000,000	\$0
Townhomes Project	2205 Canton	2024	Under Construction	38 townhomes	\$19,085,046 (est value upon completion)	\$0
<b>Total of projects within TIF District not using TIF District funding</b> <b>653 apartment units completed</b> <b>72 townhomes completed and 38 townhomes under construction</b> <b>22,269 square feet retail/commercial use complete</b> <b>167,256 square feet office space complete</b>					<b>\$251,588,631 Completed</b> <b>\$19,085,046 Under Construction</b>	<b>\$0</b>
<b>Total</b> <b>1,857 apartment units completed</b> <b>100 apartment units under construction</b> <b>202 townhomes completed</b> <b>38 townhomes under construction</b> <b>123,727 square feet retail/commercial use completed</b> <b>167,256 square feet office space complete</b> <b>5,585 square feet office space under construction</b>					<b>\$601,796,239 Completed</b> <b>+ \$46,085,046 Under Construction =</b> <b>\$647,881,285</b>	<b>\$35,887,718</b>
<sup>1</sup> All information updated as of September 30, 2024. <sup>2</sup> Based upon either the incentive application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage. <sup>3</sup> Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) Taxable value for completed projects (unless project has not yet been assessed). <sup>4</sup> Principal amounts not to be exceeded per the development agreement; includes payments made by TIF District utilizing advance of City bond funds (to be repaid by TIF District funds) <sup>5</sup> Development Agreement with 2100 Downtown Condominium LLC was terminated. <sup>6</sup> Per the TIF program mixed-income housing requirement, the project is providing at least 20% of units as affordable <sup>7</sup> A portion of 300 Pearl is in the TIF District; DCAD splits the accounts/values; the account outside the TIF District boundary includes 340 residential units and additional office space						



## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF District funding assistance are subject to the City's and County's established criteria for mixed-income housing. The TIF District was created prior to establishment of the Mixed-Income Housing Guidelines for TIF Districts. When the Plan for the TIF District was amended in 2013, provisions for mixed-income housing were added. In this TIF District, a total of 1,334 units have been built to-date using TIF District funds, and 60 units have been reserved as affordable (20% of units funded since Mixed-Income Housing Guidelines were adopted for the TIF District). With the completion of Pearl Lofts in 2025, an additional 30 units (30% of the project's total units) will be reserved as affordable.

Farmers Market TIF District Housing Counts	# of Units
Completed TIF District residential units	1,334
Non-TIF District funded residential units	725
Total completed units within TIF District boundary	2,059
Affordable units Complete	60
Affordable units Under Construction	30
Note that the Farmers Market TIF District Mixed-Income Housing Guidelines were adopted in 2013; only Harvest Lofts and Taylor Lofts have been constructed since implementation of the Guidelines; Pearl Lofts (under construction) will include 30 affordable units (30% of total units)	



## TIF District Initiatives

The TIF District Plan, as amended, includes a goal to improve the pedestrian environment through plaza and sidewalk improvements, landscaping, lighting, design standards, and burial of overhead utilities, including improved pedestrian connections throughout the TIF District. The Farmers Market Area Improvement budget category allows for open space and infrastructure improvements including utility improvements and relocation, street and streetscape improvements, burial of utility lines and associated engineering and design expenses as TIF-eligible expenditures.

During fiscal year 2021-2022, the Pearl Improvement Project was recommended by the TIF District Board and approved by City Council. The Pearl Improvement Project began construction during fiscal year 2022-2023 and was completed during the current fiscal year (in December 2023). The project created a plaza within the Pearl Expressway public right-of-way between Marilla and Taylor Streets.

A summary of TIF District Initiatives is as follows:

Project	Year Complete	Status	TIF Investment	TIF District Initiative Description
Farmers Market/Deep Ellum Connector Walkway	2002	Complete	\$697,970 <sup>1</sup>	Connects Farmers Market to the Deep Ellum entertainment district
Bark Park Central improvements in Farmers Market/Deep Ellum Connector	2004	Complete	N/A	Bark Park Central project included lighting, benches and area banners. Deep Ellum Foundation, with the support of Farmers Market TIF funds, added lighting to the nearby Art Park and commissioned new art work
Pearl Street Gateway Improvement Project	2016	Complete	\$277,348	Utility burial of three utility poles and overhead wires on Pearl Street at Marilla Street
Pearl Improvement Project	2023	Complete	\$285,650	Improves Pearl Expressway public right-of-way between Taylor Street and Marilla Street resulting in the creation of a curb-less pedestrian plaza

<sup>1</sup> TIF District investment for Farmers Market/Deep Ellum connector from City advance of bond funds includes investment for the Bark Park Central improvements, Lighting near Art Park and Open space improvements (\$25,000) and Pearl Street conceptual design work (\$25,000).

## TIF District Set-Aside

The TIF District has one set-aside for District-Wide Improvements. These funds are intended for improvements that are not specific to a single development site such as gateways, trails, open space, public facilities, or utility/streetscape improvements benefiting multiple properties or blocks. After \$285,650 payment was made in 2024 for Pearl Improvement Project, there is \$1,875,135 available in the District-Wide Improvement Set-Aside.



Farmers Market/ Deep Ellum  
Connector Walkway



Lighting and open space  
improvements

## Value and Increment Revenue Summary

The TIF District's adjusted base year value is \$35,714,091. The TIF District's certified assessed 2024 tax value was \$640,051,148, an increase of \$604,337,057 over the adjusted base year. This property value change represents a 1,692% increase from the adjusted base value. The 2024 tax value decreased \$1,842,172 (-0.3%) over the 2023 final tax value. The TIF District taxable value appears to have declined due to a delayed settlement between DCAD and the property owner on one significant property account. The total revenue collected in 2025 from 2024 tax year values is expected to be \$3,832,887. Dallas County's NPV participation cap of \$1.1 million was reached with the 2021 increment collections.

## Development Goals and Objectives

On August 25, 1999, the City Council passed Ordinance Number 24001 as amended, which approved the TIF District Plan. Among the goals of the Plan are:

- Goal 1: Create additional taxable value attributable to new private investment in projects in the Farmers Market TIF District totaling approximately \$114,000,000 over the term of the TIF District.

*Total private development in the TIF District completed so far is approximately \$601.8 million, and an additional \$46.1 million investment is under construction in the area (568% of goal).*

- Goal 2: Create an urban neighborhood in southeast quadrant of downtown that capitalizes on proximity to the Dallas Farmers Market and supports concepts developed in the Downtown 360 Plan.

*In 2013, City of Dallas initiated an effort to promote the redevelopment of the Dallas Farmers Market, and this effort to convert the southeast quadrant of downtown into a vibrant urban neighborhood is nearing completion.*

- Goal 3 – Facilitate redevelopment of the current Dallas Farmers Market area to adapt to changing market conditions and anchor the neighborhood.

*Dallas Farmers Market Shed 1 has been renovated as part of the Farmers Market Redevelopment Project to include improvements to meet the existing market conditions. A diversified tenant mix in Shed 1 and the addition of Shed 2 restaurants and retail support the changing neighborhood.*

- Goal 4 – Improve pedestrian, transit, bicycle and vehicular connections from the Farmers Market TIF District to the Downtown Core, Government District, Deep Ellum Entertainment District and Dallas Heritage Village/Cedars neighborhood.

*Beginning in 2016, the D-Link downtown shuttle service began proving circulation to and from Farmers Market. D-Link stopped service during fiscal year 2018-2019, after a four-month extension approved on January 9, 2019. Harwood Park, completed during the fiscal year (dedicated on September 23, 2023), enhances pedestrian connections through the open space, connecting to the greater downtown area.*

*Several significant construction projects are being planned, with Office of Economic Development input, that will enhance connectivity of Farmers Market to the greater downtown, including I-30 Canyon decking to Heritage Village and the I-345 Refined Hybrid Option. In order to coordinate and plan for a multitude of impactful downtown enhancements, the City of Dallas applied for and was awarded \$2,000,000 in FY 2023 Economic Development Initiative Community Project Funding (Grant No. B-23-CP-TX-1428) through the U.S. Department of Housing and Urban Development (HUD) to support planning studies in downtown Dallas and surrounding neighborhoods.*

*Planning efforts are underway to improve Chavez Boulevard in an effort to slow traffic through the Farmers Market neighborhood. Staff and the TIF District Board will continue to seek ways to improve pedestrian, transit, bicycle and vehicular connections from the TIF District to various destinations. The update to the Downtown 360 Plan focuses on such connections.*

- Goal 5 – Generate approximately \$19.2 million in total TIF District collections through the end of the term of the TIF District in 2028 (final collection in 2029).

*This initial goal was set in net present value (NPV). Collections to date equal \$14 million NPV (73% of goal). Since the inception of the TIF District in 1998, the taxable value has increased by 1,692%.*

- Goal 6 – Diversify retail and commercial uses in the Farmers Market TIF District.

*123,727 square feet of retail space and 167,256 square feet of office space has been constructed in the TIF District, including the Harlan Building (10,000 square feet), Shed 1 (20,000 square feet that accommodates 119 farm-related produce and product stalls), Shed 2 (24,148 square feet), the free-standing restaurant building north of Shed 2 (6,310 square feet), Harvest Lofts retail space (16,000 square feet) and Taylor Lofts retail space (25,000 square feet), and East Quarter's 300 Pearl (22,269 square feet retail and 167,256 square feet office). Once complete, Pearl Lofts will bring another 5,585 square feet of office space to the TIF District and will accommodate the corporate office of North Texas Food Bank.*

- Goal 7 – Encourage the development of housing in the Farmers Market TIF District that is available to households with diverse income levels.

*The TIF District adopted Mixed-Income Housing Guidelines to promote housing for diverse income levels for development receiving TIF District funding initiated after 2013. Projects approved for TIF District funding after 2013 are required to reserve 20% of residential units as affordable housing units. To date, 60 residential units (48 units in Harvest Lofts and 12 units in Taylor Lofts) are dedicated for households earning 80% or less of the Area Family Median Income. Once complete, Pearl Lofts will reserve 30% of its 100 units (30 units) as affordable.*

- Goal 8 – Develop 1,700 housing units within the Farmers Market TIF District; and 100,000 square feet of commercial, restaurant and farmers market space.

*Since the creation of the TIF District, 2,059 residential units (121% of goal) (1,857 apartments, 202 townhomes) and 290,983 square feet of commercial space (291% of goal) have been completed. Currently, an additional 138 residential units are under construction, and 5,585 square feet of commercial space is under construction.*

- Goal 9 – Encourage the redevelopment of the current Dallas Farmers Market area including the sale of some City-owned property in the area and some streets reconfigured to create a more usable site.

*Redevelopment of the Dallas Farmers Market area is complete. The City purchased 300 public parking spaces in FY 2016-2017 as part of the construction of Harvest Lofts (Shed 3 and 4). The maintenance and management agreement (MMA) that governs the public parking contains provisions for the implementation of paid parking for short-term daily parking in the 300 public parking spaces (Farmers Market Public Parking Garage). The parking manager worked with the City to create a fee structure that encourages parking turnover, intending to promote visitor parking and discourage long-term parkers (downtown residents and workers) and, on October 2, 2023, the Economic Development Committee of City Council approved the request by the parking manager to implement paid*



*parking in the Farmers Market Public Parking Garage. The fee structure includes free parking for the first two hours and then \$3.00 per hour with a maximum of \$18.00 per 24-hour period.*

*Implementation of paid parking began in February 2024 after parking equipment and signage was installed. The MMA stipulated cost sharing of equipment to implement paid parking as well revenue sharing. On March 27, 2024, City Council approved Resolution No. 24-0434, authorizing an amendment to Resolution No. 16-1733, previously approved on October 26, 2016, to redirect special event parking revenue and accept and deposit daily parking revenue generated by the Farmers Market Public Parking Garage to the Farmers Market TIF District Fund (estimated annual revenue of \$53,154). The Farmers Market TIF District began earning revenue (after equipment pay-off) in September 2024 (\$1,663.58 received after close of FY 2023-2024).*

## **Year-End Summary of Meetings**

During the period of October 1, 2023 through September 30, 2024, the Farmers Market TIF District Board met one time on December 11, 2023.

The FY 2023-2024 Board members were:

Angela Downes (Chair) - City Representative (1 of 1 meeting)  
Dr. Lorin Carter - City Representative (1 of 1 meeting)  
Charles Dicks - City Representative (0 of 1 meeting)  
Susan Ernst - City Representative (1 of 1 meeting)  
Mark Ruibal - City Representative (1 of 1 meeting)  
Luis Tamayo – Dallas County Representative (0 of 1 meeting)

During FY 2023-2024, the City Council considered two items directly related to the TIF District:

On February 28, 2023, City Council approved Resolution No. 24-0338, accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six, (Farmers Market TIF District), submitted by the Farmers Market TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

On March 27, 2024, City Council approved Resolution No. 24-0434, authorizing an amendment to Resolution No. 16-1733, previously approved on October 26, 2016, to redirect special event parking revenue and accept and deposit daily parking revenue generated by the Farmers Market Public Parking Garage (Estimated Revenue: Farmers Market TIF District Fund \$53,154 annually).

## Pending City Council TIF District Items

- FY 2023-2024 Annual Report

### Budget and Spending Status

Each TIF District establishes a budget for the public investment expenditures necessary to support private investment in the TIF District Plan. The TIF District budget and spending to date is shown in the following tables:

Farmers Market TIF District Project Plan Budget	
Category	TIF Budget (in NPV)
Phase IA	\$4,162,445
Deep Ellum Connector	\$197,138
Phase IB	\$336,434
Phase II	\$1,666,033
Harlan Building Redevelopment	\$162,475
Farmers Market Area Improvements	\$11,948,989
Administrative	\$765,000
<b>Total</b>	<b>\$19,238,514</b>

Farmers Market TIF District Projected Increment Revenues to Retire TIF Fund Obligations			
Category	TIF Budget <sup>1</sup>	Allocated <sup>2</sup>	Balance
Phase IA <sup>3</sup>	\$12,582,845	\$11,361,407	\$1,221,438
Deep Ellum Connector <sup>4</sup>	\$697,970	\$0	\$697,970
Phase IB	\$986,641	\$986,641	\$0
Phase II <sup>5</sup>	\$5,036,327	\$3,316,993	\$1,719,335
Harlan Building	\$701,142	\$701,142	\$0
Farmers Market Area Improvements	\$36,121,145	\$26,497,926	\$9,623,219
TIF Administration <sup>6</sup>	\$1,903,665	\$1,201,651	\$702,014
<b>Total</b>	<b>\$58,029,737</b>	<b>\$44,065,760</b>	<b>\$13,963,977</b>
<p>1. Budget shown above in current dollars (NPV value of \$19,238,514); Budget items that have been completely expended have not been escalated to current dollars; Budget excludes advance of City bond funds to TIF District</p> <p>2. Allocated includes money expended and committed for existing and future projects.</p> <p>3. Phase 1A includes estimated maximum repayment of funds advanced to the Farmers Market TIF District (Catalyst Infrastructure Projects to be repaid to City by TIF District increment)</p> <p>4. Deep Ellum Connector paid from advance of City bond funds to the TIF District and, therefore, not deducted as TIF allocation; repayment to City is shown in Phase IA; includes lighting near Art Park and Open Space Improvements (AA) - \$25,000 &amp; Pearl Street conceptual design \$25,000.</p> <p>5. Phase II includes Farmers Market Square and Phase IIA</p> <p>6. TIF District Administration includes funds expended or committed through FY 2023-2024.</p>			



Farmers Market M/WBE Participation				
Project	Contractor	Total Contract	Contract Awarded	% Minority Participation
Marilla St. & Farmers Market Way Infrastructure	Tiseo Paving	\$15,466,589	\$1,791,031	11.58%
Marilla St. & Farmers Market Way Streetscape	Gibson & Assoc., Inc.	\$21,761,854	\$1,863,606	8.56%
Marilla St. & Farmers Market Way Streetscape – contract increase	Gibson & Assoc., Inc.	\$1,272,337	\$120,872	9.50%
Good Latimer Expwy Streetscape	Gibson & Assoc., Inc	\$1,834,207	\$425,536	23.20%
Canton St. & S. Cesar Chavez Blvd Infrastructure	New Star Grading & Paving	\$295,908	\$197,045	66.59%
Farmers Market Townhomes Phase IIA Water & Waste Water	Saber Development Corporation	\$4,477,258	\$138,795	3.10%
Camden Farmers Market Ph. 1B, parcel 1 – Streetscaping, Water & Waste Water	Gibson & Assoc., Inc.	\$2,384,950	\$617,702	25.90%
Harlan Building Redevelopment	Nedderman & Assoc.	\$3,693,182	\$650,000	17.60%
Farmers Market Square	Fenway Development	\$3,103,062	\$1,402,584	45.20%
Farmers Market Redevelopment – Shed 2	Benge GC	\$1,784,987	\$311,807	17.47%
Farmers Market Harvest Lofts – Shed 3&4	Andres Construction	\$31,002,873	\$5,073,714	16.37%
Taylor Street Lofts	Andres Construction	\$17,800,000	\$4,347,650	24.43%
Futsal	Café Build LLC	\$600,270	\$180,972	30.15%
Pearl Improvement Project	Parc Plaza Development	\$303,621	\$117,411	38.67%
<b>Total</b>		<b>\$105,781,098</b>	<b>\$17,238,725</b>	<b>16.30%</b>

Includes only completed construction projects.

## **FY 2024-2025 Work Program**

- Monitor the development of Pearl Lofts mixed-use and mixed-income development project.
- Monitor paid parking in the Farmers Market Public Parking Garage as a parking management tool to encourage turnover and availability of short-term visitor parking.
- Work with City's Department of Public Works and Transportation, Downtown Dallas, Inc., and the Texas Department of Transportation (TxDOT), as applicable, on public right-of-way improvements and connectivity initiatives, particularly Cesar Chavez Boulevard, I-345 Refined Hybrid Option, and I-30 Canyon decking, to support the Farmers Market neighborhood and to assist in connecting Farmers Market with other downtown neighborhoods.
- Participate in Reimagining Downtown Study funded through HUD grant as it relates to Farmers Market and its connectivity to other downtown neighborhoods.
- Continue facilitating partnerships with Farmers Market and other organizations in strengthening the TIF District.

## Appendix A: Financials

City of Dallas, Texas

Farmers Market Tax Increment Financing District Fund

Balance Sheet as of September 30, 2024 (Unaudited)

With Comparative Totals for September 30, 2023, 2022, 2021, and 2020 (Audited)

	2024	2023	2022	2021	2020
<b>Assets:</b>					
Pooled cash and cash equivalents	\$8,418,228	\$4,434,668	\$1,773,951	\$1,730,101	\$4,328,759
Interest receivable	\$107,451	\$23,421	\$3,000	\$356	\$3,370
Total assets	\$8,525,679	\$4,458,090	\$1,776,951	\$1,730,457	\$4,332,129
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts & contracts payable	\$0	\$0	\$0	\$22,759	\$2,810,791
Advances from developers	\$0	\$0	\$0	\$0	\$0
Advances from City	\$4,491,169	\$4,491,169	\$4,491,169	\$4,491,169	\$4,491,169
Due to general fund	\$258,024	\$235,340	\$167,061	\$138,111	\$89,892
Accrued liability	\$0	\$0	\$0	\$0	\$22,759
Total liabilities	\$4,749,193	\$4,726,510	\$4,658,230	\$4,652,039	\$7,414,612
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$3,767,083	(\$268,420)	(\$2,881,279)	(\$2,921,582)	(\$3,082,482)
Total Liabilities and Fund Equity	\$8,516,276	\$4,458,090	\$1,776,951	\$1,730,457	\$4,332,129

Farmers Market Tax Increment Financing District Fund

Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)

For the Period September 30, 2024 (Unaudited)

With Comparative Totals for September 30, 2023, 2022, 2021, and 2020 (Audited)

	ITD	2024	2023	2022	2021	2020
<b>Revenues:</b>						
Tax increment-Governmental	\$32,992,068	\$4,017,186	\$3,550,881	\$2,957,891	\$3,210,142	\$2,983,869
Interest income	\$1,010,759	\$248,078	\$98,024	\$12,070	\$5,891	\$20,477
Other revenue-developer reimbursement savings	\$217,974	\$0	\$0	\$0	\$0	\$0
Proceeds from sale of land	\$433,711	\$0	\$0	\$0	\$0	\$0
Net increase in fair value of investments	\$19,431	\$119,824	(\$55,916)	(\$36,342)	(\$6,686)	\$8,125
Release of Retainage	\$22,759	\$0	\$0	\$22,759	\$0	\$0
Total revenues	\$34,696,702	\$4,385,088	\$3,592,989	\$2,956,379	\$3,209,347	\$3,012,471
<b>Expenditures:</b>						
Administrative expenses	\$1,201,651	\$63,934	\$68,279	\$77,831	\$42,766	\$90,277
Non-Capital outlay	\$13,339,063	\$0	\$911,850	\$2,838,244	\$3,005,681	\$2,810,791
Capital outlay	\$15,860,336	\$285,650	\$0	\$0	\$0	\$0
Debt service payment-Principal	\$432,967	\$0	\$0	\$0	\$0	\$0
Interest and fiscal charges	\$1,058,458	\$0	\$0	\$0	\$0	\$0
Total expenditures	\$31,892,476	\$349,584	\$980,130	\$2,916,075	\$3,048,447	\$2,901,068
Excess (Deficiency) of Revenues over Expenditures	\$2,804,227	\$4,035,503	\$2,612,859	\$40,303	\$160,900	\$111,403
<b>Fund balance (Deficit) at beginning of year</b>						
as previously reported	\$0	(\$268,420)	(\$2,881,279)	(\$2,921,582)	(\$3,082,482)	(\$3,193,886)
Prior period restatement	\$962,857	\$0	\$0	\$0	\$0	\$0
Fund balance (Deficit) at beginning of year, as restated	\$962,857	(\$268,420)	(\$2,881,279)	(\$2,921,582)	(\$3,082,482)	(\$3,193,886)
Fund balance (deficit) at end of year	\$3,767,083	\$3,767,083	(\$268,420)	(\$2,881,279)	(\$2,921,582)	(\$3,082,482)

**Note:** Fiscal year 2023-24 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

**Farmers Market Tax Increment Financing District  
Reinvestment Zone Number Six, City of Dallas, Texas  
As of September 30, 2024**

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the Zone:**

\$367,902	Interest Income & Net increase in fair value of investments
\$4,017,186	Ad Valorem Taxes (Collected in FY 2023-24 based on 2023 Final Tax Roll)
<b>\$4,385,088</b>	<b>Total Revenue</b>

**2. Amount and purpose of expenditures from the fund:**

\$63,934	Administrative Expense - TIF admin. cost for FY 2023-2024
\$0	Non-Capital outlay
\$285,650	Capital outlay (1)
\$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
<b>\$349,584</b>	<b>Total Expenditures</b>

(1) These capital expenditures were for the following project:

Project	Capital	Non-Capital	Total
Pearl Improvement Project			
Other Improvements	\$285,650	\$0	\$285,650
<b>Total</b>	<b>\$285,650</b>	<b>\$0</b>	<b>\$285,650</b>

**3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:**

Farmers Market TIF District has incurred no bonded indebtedness as of September 30, 2024.

**b. The Zone has the following contingent obligations payable from available TIF funds as of September 30, 2024:**

Source of Funds	Project	Principal	Accrued Add'l Subsidy (1)	Total Due	Payments To Date	Net Balance Due
City of Dallas	Catalyst Infrastructure projects	\$4,491,169	\$6,870,238	\$11,361,407	\$0	\$11,361,407
Camden Realty Trust	Townhomes Phase II A	\$162,225	\$154,768	\$316,993	\$316,993	\$0
Camden Realty Trust	Townhomes Phase I B	\$742,031	\$244,610	\$986,641	\$986,641	\$0
Cadiz Street Properties	Harlan Building redevelopment	\$649,900	\$51,242	\$701,142	\$701,142	\$0
	<b>Total</b>	<b>\$6,045,325</b>	<b>\$7,320,858</b>	<b>\$13,366,184</b>	<b>\$2,004,776</b>	<b>\$11,361,407</b>

**Note:** The above developer payments (Camden Realty Trust) have been made. However, the TIF District received an advance from the City of Dallas Transportation/Public Works Department and DWU for catalyst infrastructure projects from 1985 general obligation bond funds. Those funds, plus interest, will be paid back to Transportation/Public Works Department and DWU once developer obligations have been paid.

**c. The Zone has entered into a development agreement for each of the following projects and their status is as follows as of September 30, 2024:**

Developer	Project Name	Principal TIF Award	Maximum TIF Award	Principal	Less Payments Accrued Add'l Subsidy (1)	Total P & I Payments	Net Bal. Remaining
FM Futsal, Ltd.	Farmers Market Area Redev-Futsal	\$589,888	\$589,888	\$589,888	\$0	\$589,888	\$0
Taylor Street 2111, LP	Farmers Market Area Redev-2101 & 2111 Taylor St.	\$3,553,480	\$3,553,480	\$3,553,480	\$0	\$3,553,480	\$0
Texas IntownHomes LLC	Intown Townhomes	\$3,000,000	\$3,000,000	\$3,000,000	\$0	\$3,000,000	\$0
DFM Developer, Ltd.	Farmers Market Area Redev-Phase I	\$1,664,832	\$1,664,832	\$1,664,832	\$0	\$1,664,832	\$0
DFM 1, LLC.	Farmers Market Area Redev-Shed 1	\$300,000	\$300,000	\$300,000	\$0	\$300,000	\$0
DFM 2, LLC.	Farmers Market Area Redev-Shed 2	\$355,477	\$355,477	\$355,477	\$0	\$355,477	\$0
DFM Developer, Ltd.	Farmers Market Area Redev-Sheds 3 & 4 *	\$13,204,350	\$13,204,350	\$13,204,350	\$0	\$13,204,350	\$0
FM City Park, LLC	Pearl Improvement Project	\$285,650	\$285,650	\$0	\$0	\$285,650	\$0
1100 Pearl Street, Inc.	Pearl Lofts Mixed-Use & Mixed-Income Development Project	\$6,544,249	\$6,544,249	\$0	\$0	\$0	\$6,544,249
	<b>Total</b>	<b>\$29,497,926</b>	<b>\$29,497,926</b>	<b>\$22,668,027</b>	<b>\$0</b>	<b>\$22,953,677</b>	<b>\$6,544,250</b>

\* Principal payments of \$4,667,875 relates to purchase of the public parking garage (300 spaces).

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

**4. Tax increment base and current captured appraised value retained by the zone:**

Taxing Jurisdiction	Taxable Value 2024	Base Year 1996 Value	Est. Captured Value 2024*
City of Dallas	\$640,051,148	\$35,714,091	\$604,337,057
Dallas County	\$641,368,526	\$118,319,554	\$523,048,972

\* Based on Certified Taxable Values. Final values will be determined on February 01, 2025.

**5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100	Amount of Estimated 2024 Increment
City of Dallas	\$0.63423	\$3,832,887
Dallas County	\$0.00000	\$0
Total for all Jurisdictions	\$0.63423	\$3,832,887

B. The total amount of estimated tax increment to be billed in 2025 for the 2024 tax year is \$3,832,887. For the 2023 tax year, increment in the amount of \$4,017,186 was received.

C. Dallas County reached their maximum increment contribution with the 2020 tax year (Fiscal Year 2021 collections) and no longer participates starting with the 2021 tax year (Fiscal Year 2022 collections).

City of Dallas, Texas  
Farmers Market Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2024  
(Unaudited)

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$1,903,665 (estimated current dollars) of the Zone to reimburse the City for administrative costs. The City began billing the Zone for administrative costs in FY 1998-99. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. The Zone received advances from City of Dallas to fund improvements that have been made by the Department of Public Works and Transportation. The City used the funds from the 1985 general obligation bond program that were allocated to fund these public improvements in the TIF district. TIF district advance of City bond fund proceeds of \$4,491,168.29 plus interest at 5.20% fixed rate (total payment dependent on reimbursement year(s), maximum estimated amount of \$11,361,407 if paid upon TIF District expiration) are due to Dallas Water Utilities and the Department of Transportation and Public Works. Funds advanced by the City, which bear interest from the date of advance, include the following:

\$1,791,030 advance as of March 11, 1999, bears fixed interest at 5.20% annually, and

\$1,995,017 advance as of September 25, 2000, bears fixed interest at 5.20% annually, and

\$478,886 advance as of October 01, 2001, bears fixed interest at 5.20% annually, and

\$226,237 advance as of September 30, 2002, bears fixed interest at 5.20% annually.
6. "Due to general fund" amount of \$258,024 on September 30, 2024 represents the Zone administration costs for the fiscal year 2020-2021 (\$48,218), fiscal year 2021-2022 (\$77,592), fiscal year 2022-2023 (\$68,279), and fiscal year 2023-2024 (\$63,934) that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF District funds. Note that these administrative costs do not include billing to other City departments.
7. All project costs resulting in capital improvements that are owned by the City of Dallas are capitalized.

## **Appendix B**

### **Project Payback Assumptions**

Pearl Lofts mixed-use and mixed-income development project was awarded a TIF Subsidy not to exceed \$6,544,249. \$5,748,644 is available to be paid in FY 2024-2025 with the balance of \$795,605 to be available FY 2025-2026. No payment will be made until project completion and verification that all project conditions have been fulfilled.

TIF District advance of City bond fund proceeds of \$4,491,168.29 plus interest at 5.20% fixed rate (total payment dependent on reimbursement year(s), maximum estimated amount of \$11,361,407 if paid upon TIF District expiration) are due to Dallas Water Utilities and the Department of Transportation and Public Works. After Pearl Lofts mixed-use and mixed-income development project is paid in full, additional increment may be used to repay the TIF District advance of bond funds, to fund additional Farmers Market TIF District projects, or as otherwise directed.





## Agenda Information Sheet

**File #:** 25-595A

**Item #:** 28.

**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 2, 6, 14  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Robin Bentley

### **SUBJECT**

A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

### **BACKGROUND**

State law (the Tax Increment Financing Act (TIF), Texas Tax Code, Section 311.016, as amended) requires that the City Council, as the City's governing body submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. On October 28, 1998, the City Council authorized Ordinance No. 23688, as amended, establishing Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District). On August 25, 1999, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 24002, as amended.

The Sports Arena TIF District's assessed 2024 taxable value was \$2,289,334,298.00. This represents an increase of \$2,225,603,929.00 (3,492.0%) from the 1998/2012 base year values and an increase of \$115,825,273.00 (5.8%) from the previous year. This increase in District value above the base year values will result in the collection in 2025 of approximately \$14,522,710.00 (City \$14,115,488.00; County \$407,263.00) in total increment revenue for the Sports Arena TIF District.

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

On October 28, 1998, the City Council held a public hearing and authorized the establishment of Tax Increment Financing Reinvestment Zone Number Seven, the Sports Arena TIF District by Resolution No. 98-3137; and Ordinance No. 23688, as amended.

On August 25, 1999, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Sports Arena TIF District by Resolution No. 99-2628; and Ordinance No. 24002, as amended.

On January 30, 2025, the Sports Arena TIF District Board of Directors recommended that the FY 2023-2024 Annual Report be accepted and approved.

[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)

### **FISCAL INFORMATION**

No cost consideration to the City.

February 26, 2025

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs including tax increment financing (TIF) districts; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Sports Arena area pursuant to Ordinance No. 23688, authorized by the City Council on October 28, 1998, as authorized by the TIF Act, Section 311 of the Texas Tax Code, as amended (TIF Act); and

**WHEREAS**, on August 25, 1999, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Sports Arena TIF District by Resolution No. 99-2628; and Ordinance No. 24002, as amended; and

**WHEREAS**, on May 23, 2012, the City Council amended the Project Plan and Reinvestment Zone Financing Plan for the Sports Arena TIF District by Resolution No. 12-1423; and Ordinance No. 28672; and

**WHEREAS**, the TIF Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on January 30, 2025, the Sports Arena TIF District Board of Directors passed a motion accepting the FY 2023-2024 Annual Report for the Sports Arena TIF District and recommended approval of same by the City Council.

**Now, Therefore,**

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

**SECTION 1.** That the FY 2023-2024 Annual Report (Annual Report) for Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District), City of Dallas, Texas, as of September 30, 2024, attached hereto **(Exhibit A)**, is hereby accepted.

**SECTION 2.** That the City Manager is hereby authorized to submit the Annual Report for the Sports Arena TIF District to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

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



## **Exhibit A**

# **Sports Arena TIF District FY 2023-2024 Annual Report**



Photo Source: Hillwood Urban



**City of Dallas**

Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1685  
<http://www.dallas-ecodev.org/>

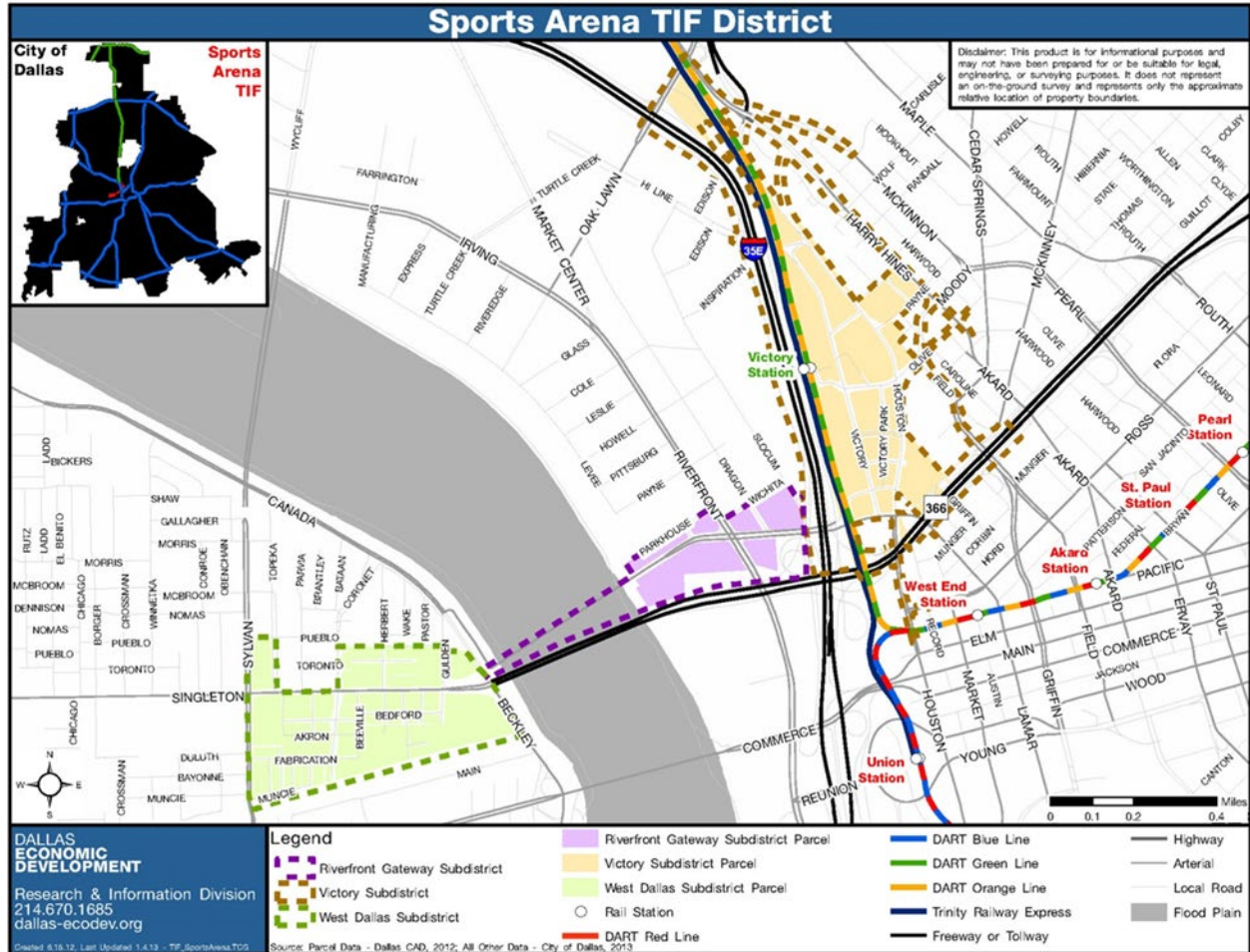
**October 1, 2023 to September 30, 2024**

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## Map of Reinvestment Zone Number Seven Sports Arena Tax Increment Financing District



## **Mission Statement**

The mission of the Sports Arena TIF District (“TIF District” or “Zone”) is to generate tax increment sufficient enough to reimburse costs of roadway improvements and other public improvements in the TIF District that were beneficial to the redevelopment of the area around the American Airlines Center (“AAC”). The mission of the TIF District was amended in 2012 to provide a means of funding needed public investments to shift AAC event parking from surface parking lots to structured parking within the Victory area, facilitate redevelopment in West Dallas that currently serves as a gateway from the west to the Victory area, improve occupancy rates of retail space in the Victory area, and create new retail opportunities in the West Dallas area.

City Council created the Sports Arena TIF District (Reinvestment Zone Number Seven) by Ordinance No. 23688 on October 28, 1998. The TIF District took effect January 1, 1999, and its original termination date was December 31, 2018, or when all TIF District project costs and any interest on these costs were paid in full. The termination date of the TIF District was extended by 10 years to December 31, 2028 on May 23, 2012, by Ordinance No. 28672. Also, in 2012, the TIF District’s boundary was expanded to create three sub-districts. The original boundary of the TIF District became the Victory Sub-district, and the Riverfront Gateway and West Dallas Sub-districts were created.

The City of Dallas participation rate in all three sub-districts is 90%. Dallas County’s participation rate in the Victory Sub-district is 45%, while the County’s participation rate for the Riverfront Gateway and West Dallas Sub-districts is 55%.

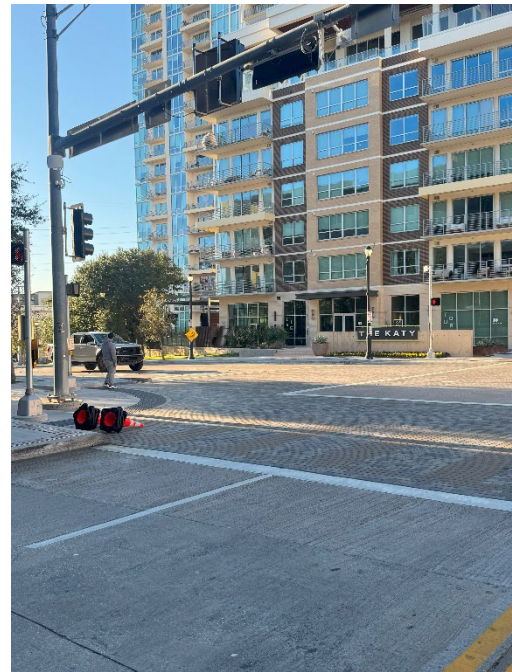
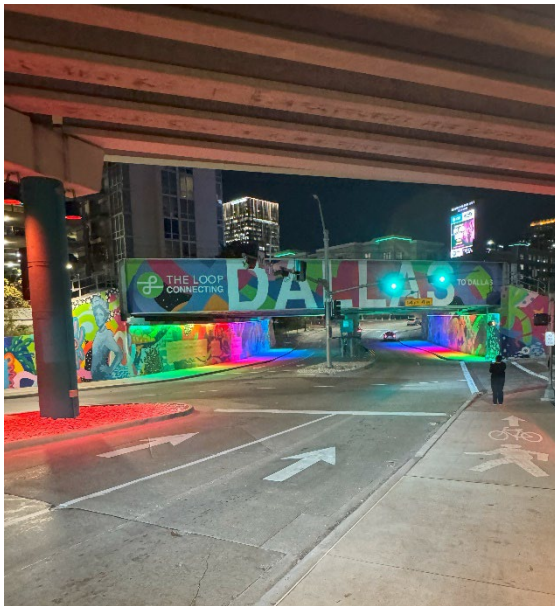
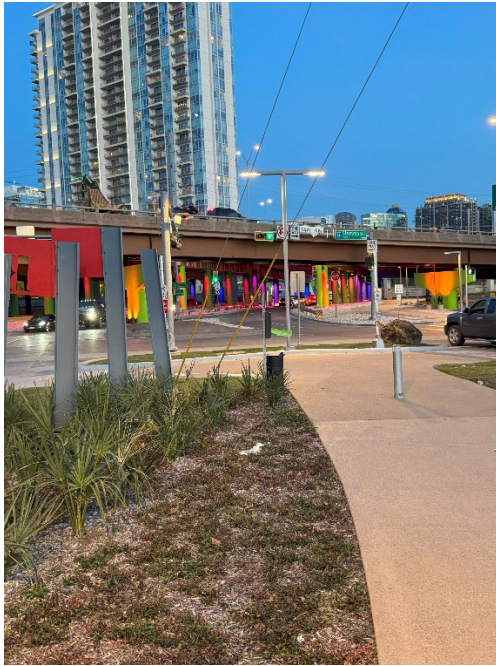
## **TIF District Accomplishments**

Since its inception, the Sports Arena TIF District has leveraged approximately \$2.65 billion in new development (completed or under construction) through fiscal year 2023-2024. TIF District development includes 5,458 residential units, 251 hotel rooms, 454,200 square feet of retail space, and 1,421,000 square feet of office space (includes 436,000 square feet of planned office space).

On June 23, 2021, City Council approved a development agreement with the Circuit Trail Conservancy (CTC) for the design and construction of the North Victory segment of the Hi Line Connector Trail Project and an enhanced trail head for the KATY Trail in the Victory Sub-district of the Sports Arena TIF District in an amount not to exceed \$11,562,124. Construction of the trail and design of the trail head began during the 2022-2023 fiscal year. The trail portion of the project completed construction in 2024, while the trail head will be finished in 2025.



Pictures of the completed trail improvements are below.





A picture of the trailhead site and the most current renderings of the proposed KATY trail head are below.



Sports Arena TIF District Projects						
Projects Located Within the TIF District Utilizing TIF District Funding <sup>1</sup>						
Project	Location	Calendar Year Complete	Status	Units/ SF <sup>2</sup>	Approx. Value <sup>3</sup>	TIF District Investment
TIF Infrastructure		2001	Complete	-	-	\$23,900,000
South Parking Garage <sup>4</sup>	2401 Victory Park Ln	2014	Existing	425 Parking Spaces	\$19,164,440	\$12,825,000
North Parking Garage and Enhancements <sup>4</sup> (city-owned)	2503 Victory Ave	2015	Complete	1,200 Space Parking Garage	\$26,790,830	\$33,271,841
Victory Park Lane Improvement Project	Victory Park Ln	2016	Complete	-	-	\$1,226,500
Olive Street Improvement Project	Olive St	2016	Complete	-	-	\$825,100
Two-Way Conversion (Houston St & Victory Ave)	Houston St & Victory Ave	2016	Complete	-	-	\$3,718,000
Trinity Groves – Restaurant/Retail	3011 Gulden Ln	2016	Complete	106,000 sf retail/restaurant space	\$6,840,440	\$3,505,000
Placemaking Project	Olive St., Victory Ave, Houston St, Victory Park Ln	2017	Complete	-	-	\$5,974,804
Cypress at Trinity Groves (Trinity Groves Mixed Use Project Phase I)	320 Singleton Blvd	2018	Complete	352 apts. 34,200 sf retail	\$59,450,000	\$13,950,000
Victory Park District Wide Retail Project	Victory Park Lane	2019	Complete	45,000 sf retail	\$17,796,062	\$3,500,000
Hi Line Connector Trail Project	Houston St, Victory Ave, Hi Line Dr	2025	Under Construction	-	\$22,191,588	\$11,562,124
			Sub-total	352 res. units 1,625 parking spaces 185,200 sf retail	\$152,568,360	\$114,258,369
Projects Located Within the TIF District Not Utilizing TIF District Funding <sup>1</sup>						
American Airlines Center <sup>4</sup>	2500 Victory Ave	2001	Complete	840,000 sf entertainment space	\$284,104,160	\$0
Center Operating Company	2427 N. Houston St	2001	Complete	parking garage	\$3,816,450	\$0
Platinum Parking Garage	1620 Lyte St.	2001	Complete	2,000 space parking garage	\$49,541,340	\$0
W Dallas Victory Hotel & Residences	2408, 2430 & 2440 Victory Park Ln.	2006	Complete	145 condos 251 hotel rooms 42,500 sf retail	\$204,560,330	\$0
The Terrace	2323 N. Houston St	2006	Complete	97 condos 24,000 sf retail	\$39,601,370	\$0
The Vista	2345 N. Houston St	2007	Complete	127 apts 28,000 sf retail	\$38,650,000	\$0
Victory Plaza Buildings	3030 & 3090 Nowitzki Way	2007	Complete	65,000 retail 155,000 sf office	\$67,200,000	\$0

Cirque	2500 N Houston St	2008	Complete	252 apts 11,000 sf retail	\$100,000,000	\$0
One Victory Park	2323 Victory Ave	2008	Complete	9,000 sf retail 430,000 sf office	\$156,669,640	\$0
The House by Starck & Yoo	2200 Victory Ave	2009	Complete	150 condos 30,000 sf retail	\$121,057,420	\$0
Arpeggio Victory Park	2425 Victory Ave	2014	Complete	378 apts	\$93,485,000	\$0
Moda	1855 Payne St	2014	Complete	263 apts 3,500 sf retail	\$55,203,300	\$0
SkyHouse Dallas	2320 N. Houston St	2015	Complete	336 apts 5,000 sf retail	\$82,000,000	\$0
Camden Victory Park	2823 N. Houston St.	2016	Complete	425 apts	\$108,000,000	\$0
The Ascent	2588 N. Houston St.	2017	Complete	302 apts 3,000 sf retail	\$109,000,000	\$0
Victory Place	1701 Payne St.	2017	Complete	352 apts 3,000 sf retail	\$94,250,000	\$0
The Katy	1400 Alamo St. 3111 N. Houston St.	2018	Complete	461 apts 2,000 sf retail	\$154,000,000	\$0
The 23 Dallas	2100, 2370 Victory Ave	2018	Complete	285 apts 23,000 sf retail 44,000 sf cinema	\$109,053,600	\$0
Trinity Groves Residential II	411 Broadway Ave	2019	Complete	296 apts 10,000 sf retail	\$69,737,390	\$0
The Victor	3039 Nowitzki Way	2021	Complete	334 apts 10,000 sf retail	\$183,912,000	\$0
Victory Commons	2601 Victory Ave	2021	Complete	400,000 sf office	\$148,500,000	\$0
Trinity Groves Residential III	500 Singleton Blvd	2023	Complete	368 apts	\$69,122,670	\$0
505 Riverfront Blvd	505 Riverfront Blvd	2023	Complete	535 apts	\$82,502,030	\$0
Hines Office Bldg	2371 Victory Ave	TBD	Planned	436,000 sf office	\$70,000,000	\$0
				Sub-total	5,106 res. units 251 hotel rooms 269,000 sf retail 1,421,000 sf office 884,000 sf entertainment 2,000 spaces parking garage	\$2,493,966,700 \$0
				Total	5,458 res. units 251 hotel rooms 454,200 sf retail 1,421,000 sf office 884,000 sf entertainment 3,625 spaces parking garage	\$2,646,535,060 \$114,258,369
<sup>1</sup> All information updated as of September 30, 2024.						
<sup>2</sup> Based upon information from developer, news articles and/or project announcements. For completed projects, information is actual unit mix and square footage.						
<sup>3</sup> Based upon 1) DCAD market value for completed projects (unless project has not yet been assessed) and 2) estimated DCAD value for projects under construction or planned.						
<sup>4</sup> Tax exempt property.						

Projects Adjacent to TIF District <sup>1</sup>						
Project	Location	Calendar Year Complete	Status	Units/ SF <sup>2</sup>	Approx. Value <sup>3</sup>	TIF District Investment
Perot Museum of Nature and Science <sup>4</sup>	2201 N. Field St.	2012	Complete	180,000 sf	\$137,294,800	\$0
The Alexan Skyline Apartments	3333 Harry Hines Blvd	2016	Complete	365 apts 6,410 sf retail	\$78,481,750	\$0
CVS	2501 N. Field St.	2016	Complete	10,000 sf retail	\$6,700,700	\$0
<b>Total</b>				<b>365 apts; 196,410 sf retail</b>	<b>\$222,477,250</b>	<b>\$0</b>
<sup>1</sup> All information updated as of September 30, 2024. <sup>2</sup> Based upon information from developer, news articles and/or project announcements. For completed projects, information is actual unit mix and square footage. <sup>3</sup> Based upon 1) DCAD market value for completed projects (unless project has not yet been assessed) and 2) estimated DCAD value for projects under construction or planned. <sup>4</sup> Tax exempt property.						

TIF District Initiatives				
Activity	Scope	Status	Investment	Source
Orange Roadways	Improvements to Houston St, McKinney Ave., Ross Ave., Continental Ave., Lamar Street and Wichita St.	Complete	\$20,988,088	TIF District Funding
Woodall Rodgers Plaza	Improvements to Woodall Rodgers Plaza between McKinney Ave., Continental Ave., and Houston Street	Complete	\$2,000,000	TIF District Funding
District Wide Technical Studies	Parking, traffic, vehicular and pedestrian circulation, place making and retail design for Victory Sub-district	Complete	\$700,000	TIF District Funding
Central Core Connector Project (Dallas Bikeway System)	Bikeway program implemented through the use of shared lanes on roadways going through the American Airlines Center/Victory area, the West End, Downtown, and Deep Ellum.	Phase I Complete	\$90,452 Total (Downtown Dallas Inc. - \$41,000; City of Dallas Streets Department - \$12,188; TIF District Funding - \$37,264 – divided by four TIF districts)	TIF District Funding (Deep Ellum, City Center, Downtown Connection and Sports Arena TIF Districts) & Downtown Dallas, Inc.
Other Initiatives				
Victory Sustainable Development Project	Victory Park Lane, DART Street, Laws Street, and related public improvements, including lighting improvements to the Katy Trail.	Roadway construction completed November 2007.  Katy Trail lighting completed August 2009	\$8,505,000	NCTCOG Sustainable Development Funds and developer match

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. In 2012, the TIF District's Project Plan was amended to add the requirement of mixed-income housing for residential projects receiving TIF District funding. Accordingly, twenty percent (20%) of all housing units in projects using direct, site-specific TIF District funding assistance are subject to the City's and County's established criteria for mixed-income housing. Since 2012, only one residential project in the TIF District received funding, Cypress at Trinity Groves. Of the 352 residential units constructed, 70 units (20%) have been set-aside as affordable.

## Value and Increment Revenue Summary

The base value of the TIF District is the total appraised value of all taxable real property in the TIF District, as determined by the Dallas Central Appraisal District's certified property tax roll for the base year. The base value is established the year a property is placed within TIF District boundaries.

The Sports Arena TIF District's original assessed 1998 base taxable value was \$16,423,773. The TIF District's Project Plan and Reinvestment Zone Financing Plan was amended in 2012 to create three sub-districts: Victory, Riverfront Gateway, and West Dallas. As a result, each sub-district has its own base year value.

**Victory Sub-district** – In 2012, the Victory Sub-district's amended base year value was \$33,515,323. The sub-district's certified taxable value in 2024 was \$1,915,10,227, an increase of \$29,005,219 (1.5%) from the sub-district's 2023 final value (\$1,886,505,008). This increase above the amended base year value will result in an estimated collection in 2025 of approximately \$11,936,176 (City \$11,936,176; County \$0) in incremental revenue. Dallas County's participation in the Victory Sub-district ended with the partial collection of tax year 2022 increment in 2023.

**Riverfront Gateway Sub-district** – In 2012, the Riverfront Gateway Sub-district's base year value was \$18,624,970. The sub-district's certified taxable value in 2024 was \$106,350,316, an increase of \$62,963,146 (145%) from the sub-district's 2023 final value (\$43,387,170). This increase above the base year value will result in an estimated collection in 2025 of approximately \$660,357 (City \$556,380; County \$103,976) in incremental revenue.

**West Dallas Sub-district** – In 2012, the West Dallas Sub-district's base year value was \$11,590,076. The sub-district's certified taxable value in 2024 was \$267,473,755, an increase of \$23,856,908 (9.8%) from the sub-district's 2023 final value (\$243,616,847). This increase above the base value will result in an estimated collection in 2025 of approximately \$1,926,177 (City \$1,622,891; County \$303,286) in incremental revenue.

The TIF District's (all sub-districts) total value in 2024 was \$2,289,334,298, an increase of \$115,825,273 (5.8%) from the final 2023 total district value (\$2,173,509,025). This increase in total district value above the base year values will result in an estimated collection in 2025 of approximately \$14,522,710 (City \$14,115,448; County \$407,263) in total incremental revenue for the Sports Arena TIF District.

## Objectives, Programs, and Success Indicators

The original Sports Arena TIF District Project Plan and Reinvestment Zone Financing Plan was adopted August 25, 1999. In 2012, the TIF District's Project Plan and Reinvestment Zone Financing Plan was amended, and the goals and objectives were revised to include additional public improvements as well as private development.

Specific actions addressing these objectives follow in italics:

- Attract 250,000 square feet of additional retail space.

*Approximately 454,000 square feet of retail space has been (includes restaurant and theater space) completed within the TIF District since 1998 (182% of the total goal).*

- Attract 3,000 additional residential units including town home, multifamily and condominium units.

*The Trinity Groves Residential Phase III project (368 residential units) in the West Dallas Sub-district and the 505 Riverfront (535 residential units) project completed construction during the 2022-2023 fiscal year.*

*In total 5,458 residential units have completed construction (182% of the total goal) since 1998.*

- Increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the Sports Arena TIF District, especially the Trinity River, Trinity Strand Trail, Katy Trail and proposed Continental Pedestrian Bridge.

*Continental Avenue Bridge Project – The Bridge was permanently closed to vehicular traffic on July 8, 2013. The construction cost for the Continental Avenue Bridge and West Dallas Gateway project was funded by private donations and bond funds. The bridge reopened for pedestrians only in 2015, providing a new outdoor destination with recreational amenities, parking at the West Dallas Gateway and non-motorized vehicular access across the Trinity River.*

*KATY Trail Extension – As part of the two-way conversion of Houston Street completed in 2016, a dedicated bicycle track on both sides of Houston Street was constructed, connecting to the current terminus of the KATY Trail and extending it throughout the Victory sub-district improving bicycle circulation.*

*Hi Line Connector Trail Project - On June 23, 2021, City Council approved a development agreement with the CTC for the design and construction of the North Victory segment of the Hi Line Connector Trail Project located in the Victory Sub-district of the Sports Arena TIF District in an amount not to exceed \$11,562,124. The project began construction in 2023 with anticipated completion in June of 2025.*

- Increase the utilization of structured parking to provide public and American Airlines Center (AAC) event parking.

*Construction of the North Parking Garage providing AAC event parking completed in 2015. 425 spaces in the South Parking Garage provide additional AAC structured parking. These two facilities enabled the redevelopment of approximately 12.3 ± acres previously used for surface parking.*

- Improve access and connectivity between the Victory, Riverfront Gateway Sub-district and West Dallas Sub-districts.

*Improvements to the bike trail and pedestrian network, Continental Bridge improvements and ongoing work at Trinity Groves is intended to improve connectivity within the Sports Arena TIF District.*

## **Year-End Summary of Meetings and City Council Items**

The Sports Arena TIF District Board of Directors met once during FY 2023-2024 on January 25, 2024.

The Sports Arena TIF District Board of Directors consists of nine (9) members, including six (6) City of Dallas appointees, one (1) Dallas Independent School District (DISD) appointee, one (1) Dallas County appointee and one (1) Dallas County Hospital District (DCHD) appointee. During FY 2023-2024, the Sports Arena TIF District Board consisted of the following members:

James Armstrong, Chair – City Appointee (Attended 1 of 1 meeting)  
Stanley Coleman – City Appointee (Attended 1 of 1 meeting)  
John Gallegos – City Appointee (Attended 1 of 1 meeting)  
Sylvia Lagos – City Appointee (Attended 1 of 1 meeting)  
Estefania Ortiz – City Appointee (Attended 1 of 1 meeting)  
Jessica Lynn Sepulveda – City Appointee (Attended 1 of 1 meeting)  
Orlando Alameda – DISD Appointee (Attended 0 of 1 meeting)  
Luis Tamayo – Dallas County Appointee (Attended 0 of 1 meeting)  
Joe Mayer – DCHD Appointee (Attended 1 of 1 meeting)

During FY 2023-2024, City Council approved four (4) items directly or indirectly associated with the Sports Arena TIF District. The City Council actions are listed below.



- On February 28, 2024, City Council approved Resolution No. 24-0339 accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.
- On April 10, 2024, City Council approved Resolution No. 24-0519 authorizing acquisition from TB West Commerce LLC, of approximately 27,623 square feet of land located near the intersection of West Commerce and Herbert Streets for the West Dallas Gateway Project - Not to exceed \$1,220,000.00 (\$1,200,000.00, plus closing costs and title expenses not to exceed \$20,000.00).
- On June 26, 2024, City Council approved Resolution No. 24-0924 authorizing a Multiple Use Agreement with the Texas Department of Transportation permitting the use of right-of-way for operation and maintenance of the pedestrian crossing from the Dallas Area Rapid Transit Victory Station to the Interstate Highway 35E Southbound Frontage Road.
- On September 11, 2024, City Council approved Ordinance No. 32845 and Resolution No. 24-1269 authorizing abandonment of all of two water easements and a portion of a drainage easement to Victory Block M LP, the abutting owner, containing a total of approximately 4,242 square feet of land, located near the intersection of Museum Way and Victory Avenue; and providing for the dedication of approximately 4,288 square feet of land needed for a drainage easement.

## Budget and Spending Status

Sports Arena TIF District Projected Increment Revenues to Retire TIF Fund Obligations			
Category	Budget	Total Committed or Spent	Total Remaining
<b>Original Improvements</b>			
<b>Total Original Improvements</b>	\$38,588,359	\$38,389,665	\$198,694
<b>Victory Sub-district Amended Budget</b>			
<b>West Dallas Set-Aside</b>	\$12,104,121	\$9,369,702	\$2,734,419
<b>Tier One Improvements</b>	\$47,679,815	\$47,679,815	\$0
North Parking Garage			
South Parking Garage			
Economic Development TIF Grants			
<b>Tier Two Improvements</b>	\$67,164,712	\$29,165,706	\$37,999,006
Additional North Parking Garage			
Additional South Parking Garage			
Other District Improvements:			
Open Space/Connectivity, Special Studies			
Infrastructure Improvements and Retail			
<b>Total Victory Sub-District<sup>1</sup></b>	\$165,537,007	\$124,604,888	\$40,932,119
Category	Total Budget	Total Committed or Spent	Total Remaining
<b>West Dallas Sub-district</b>			
Economic Development Grants, Retail Incentives, Infrastructure Improvements, Technical Studies Environmental/Demolition			
<b>Total West Dallas Sub-District</b>	\$88,995,059	\$17,455,000	\$71,540,059
<b>Riverfront Gateway Sub-district</b>			
Economic Development Grants, Infrastructure Improvements, Environmental/Demolition Open Space, Connectivity and Retail			
<b>Total Riverfront Gateway Sub-district</b>	\$10,761,803	\$0	\$10,761,803
<b>Administration and Implementation<sup>2</sup></b>	\$2,005,530	\$1,267,704	\$737,827
<b>Total Amended Budget</b>	<b>\$305,887,758</b>	<b>\$181,717,257</b>	<b>\$124,170,501</b>
<b>Original Sports Arena TIF District Budget</b>	<b>\$46,961,785</b>		

<sup>1</sup>Victory Sub-district's Total Budget includes original improvements and amended budgets.

<sup>2</sup>Administration and Implementation costs for FY 2023-2024 are included in the allocation above.

\*Revenues shown above are estimated current dollars to be collected over the life of the TIF District, as of September 30, 2024.

Sports Arena TIF District Project Plan Budget	
Category	TIF Budget*
<b>Original Improvements</b>	<b>\$23,498,088</b>
<b>Victory Sub-district Amended Budget</b>	
<b>Tier One Improvements</b> North Parking Garage South Parking Garage Economic Development TIF Grants <b>Total Tier One Improvements</b>	<b>\$13,547,539</b>
<b>Tier Two Improvements</b> Additional North Parking Garage Additional South Parking Garage Other District Improvements: Open Space/Connectivity, Special Studies Infrastructure Improvements and Retail <b>Total Tier Two Improvements</b>	<b>\$22,301,524</b>
<b>Total Victory Sub-District</b>	<b>\$35,849,063</b>
Category	TIF Budget*
<b>West Dallas Sub-district</b> Economic Development Grants, Retail Incentives, Infrastructure Improvements, Technical Studies Environmental/Demolition <b>Total West Dallas Sub-District</b>	<b>\$31,120,420</b>
<b>Riverfront Gateway Sub-district</b> Economic Development Grants, Infrastructure Improvements, Environmental/Demolition Open Space, Connectivity and Retail <b>Total Riverfront Gateway Sub-district</b>	<b>\$3,595,888</b>
<b>Administration and Implementation</b>	<b>\$345,546</b>
<b>Total Amended Budget</b>	<b>\$94,409,005</b>
<b>Original Sports Arena TIF District Budget</b>	<b>\$25,498,568</b>

\* All values in Victory Sub-district were discounted to NPV 1999 dollars.

\* All values in Riverfront Gateway and West Dallas Sub-districts are in NPV 2013 dollars.

## M/WBE Participation

Although public bidding is not required for TIF District-funded projects, all TIF District-funded projects must follow the City's adopted Business Inclusion and Development Plan (BID) and make a good faith effort to include certified Minority and Women-Owned Business (M/WBE) participation in TIF District-funded projects. The BID Plan goal for the TIF District-funded projects listed below was 25 percent (25%) M/WBE participation in construction costs of the awarded subsidy. During fiscal year 2020-2021, City Council increased the BID Plan goal for construction costs to 32 percent (32%).

Sports Arena TIF Project M/WBE Participation <small>(completed projects only)</small>					
Project	Total Construction Contract Amount	Local M/WBE Amount	Non-Local M/WBE Amount	Total M/WBE Participation	Total M/WBE Participation Percentage
North Parking Garage	\$21,756,462	\$2,329,577	\$64,522	\$2,394,099	11%
Olive Street Improvement Project	\$698,649	\$156,275	\$32,500	\$188,775	27%
Victory Park Lane Improvement Project	\$1,892,078	\$741,046	\$34,344	\$775,390	41%
Two Way Conversion Project - Phase I	\$2,881,557	\$795,170	\$0	\$795,170	28%
Two Way Conversion Project - Phase II	\$1,088,763	\$0	\$821,790	\$821,790	75%
Trinity Groves Restaurant Incubator Project	\$3,483,496	\$1,413,288	\$224	\$1,413,512	41%
Placemaking Project - Phase I	\$1,750,586	\$713,499	\$6,285	\$719,784	41%
Placemaking Project - Phase II	\$1,473,872	\$0	\$1,222,849	\$1,222,849	83%
Cypress at Trinity Groves	\$43,795,169	\$5,455,084	\$5,507,075	\$10,962,159	25%
District Wide Retail Project	\$18,687,484	\$0	\$6,522,428	\$6,522,428	35%
<b>Totals</b>	<b>\$97,508,116</b>	<b>\$11,603,939</b>	<b>\$14,212,016</b>	<b>\$25,815,955</b>	<b>26%</b>

## FY 2024-2025 Work Program

The FY 2024-2025 Work Program for the Sports Arena TIF District is as follows:

- Adoption of the Sports Arena TIF District FY 2023-2024 Annual Report
- Promote projects in the Riverfront Gateway Sub-District and assess boundary expansion opportunities
- Continue annual payment of completed projects in the Victory Sub-districts
- Conduct City audit of TIF District projects completed by June 1, 2024 and begin payment process for completed projects.
- Work with the CTC and Park and Recreation Department to complete construction of the KATY Trailhead component of the Hi Line Connector Trail Project.
- Evaluate incentive application(s) for the West Dallas Sub-district and determine if a Plan amendment is necessary to support additional development within the sub-district

## Appendix A: TIF District Financials

**City of Dallas, Texas**  
**Sports Arena Area Tax Increment Financing District Fund**  
**Balance Sheet as of September 30, 2024 (Unaudited)**  
**With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)**

	2024	2023	2022	2021	2020
<b>Assets:</b>					
Pooled cash and cash equivalents	\$44,451,862	\$33,603,577	\$22,539,790	\$15,359,357	\$11,140,133
Accrued parking revenue receivable	\$0	\$42,368	\$36,886	\$21,894	\$0
Interest receivable	\$566,357	(\$439,770)	(\$408,052)	\$3,188	\$8,703
<b>Total assets</b>	<b>\$45,018,219</b>	<b>\$33,206,174</b>	<b>\$22,168,623</b>	<b>\$15,384,439</b>	<b>\$11,148,837</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$500,000	\$500,000	\$0	\$500,000	\$2,693,322
Advances from developers	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$254,883	\$231,375	\$168,246	\$163,641	\$94,054
Accrued liability	\$0	\$0	\$0	\$0	\$0
<b>Total liabilities</b>	<b>\$754,883</b>	<b>\$731,375</b>	<b>\$168,246</b>	<b>\$663,641</b>	<b>\$2,787,376</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$44,191,037	\$32,474,799	\$22,000,377	\$14,720,798	\$8,361,460
<b>Total Liabilities and Fund Equity</b>	<b>\$44,945,920</b>	<b>\$33,206,174</b>	<b>\$22,168,624</b>	<b>\$15,384,439</b>	<b>\$11,148,837</b>

**Sports Arena Area Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**Balance Sheet as of September 30, 2024 (Unaudited)**  
**With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)**

	ITD	2024	2023	2022	2021	2020
<b>Revenues:</b>						
Tax increment-Governmental	\$118,232,565	\$13,988,077	\$12,977,968	\$13,092,781	\$10,753,205	\$9,848,179
Tax increment-Intergovernmental	\$26,332,185	\$297,358	\$1,539,770	\$112,342	\$1,257,228	\$1,165,252
Parking Revenue	\$2,961,620	\$540,970	\$459,885	\$404,714	\$242,617	\$271,622
Interest income	\$4,046,518	\$1,583,606	\$864,211	\$111,138	\$37,061	\$59,444
Developer Participation	\$1,189,939	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of investments	\$144,856	\$784,579	(\$268,293)	(\$443,308)	(\$18,193)	\$15,079
<b>Total revenues</b>	<b>\$152,907,683</b>	<b>\$17,194,590</b>	<b>\$15,573,541</b>	<b>\$13,277,667</b>	<b>\$12,271,918</b>	<b>\$11,359,577</b>
<b>Expenditures:</b>						
Administrative expenses	\$1,267,704	\$65,332	\$63,129	\$56,835	\$68,990	\$94,481
Non-Capital outlay	\$37,234,259	\$4,928,754	\$4,484,263	\$5,226,522	\$3,081,420	\$3,442,527
Capital outlay	\$48,634,538	\$0	\$0	\$98,372	\$2,083,890	\$1,772,889
Interest and fiscal charges	\$23,133,022	\$384,266	\$451,727	\$516,360	\$578,281	\$637,607
<b>Total expenditures</b>	<b>\$110,269,523</b>	<b>\$5,378,352</b>	<b>\$4,999,120</b>	<b>\$5,898,088</b>	<b>\$5,812,581</b>	<b>\$5,947,504</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$42,638,160</b>	<b>\$11,816,238</b>	<b>\$10,574,421</b>	<b>\$7,379,579</b>	<b>\$6,459,338</b>	<b>\$5,412,073</b>
<b>Fund balance (Deficit) at beginning of year</b>						
as previously reported	\$0	\$32,474,799	\$22,000,377	\$14,720,798	\$8,361,460	\$3,049,387
Prior period restatement	\$2,352,877	\$0	\$0	\$0	\$0	\$0
Interfund Transfer	(\$800,000)	(\$100,000)	(\$100,000)	(\$100,000)	(\$100,000)	(\$100,000)
<b>Fund balance (Deficit) at beginning of year, as restated</b>	<b>\$1,552,877</b>	<b>\$32,374,799</b>	<b>\$21,900,377</b>	<b>\$14,620,798</b>	<b>\$8,261,460</b>	<b>\$2,949,387</b>
<b>Fund balance (deficit) at end of year</b>	<b>\$44,191,037</b>	<b>\$44,191,037</b>	<b>\$32,474,799</b>	<b>\$22,000,377</b>	<b>\$14,720,798</b>	<b>\$8,361,460</b>

**Note: Fiscal year 2023-24 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by City Council. In case of any material changes, the TIF board will be provided updated financial statements.**

**Interfund Transfer: Annual transfer of funds in the amount of \$100,000 (fiscal year 2017 thru Fiscal Year 2024) from South Parking Garage revenues to North Parking Garage Fund for major capital expenses and maintenance costs.**

# Exhibit A Sports Arena TIF District

FY 2023-2024 Annual Report

## Financial Status of the Zone

City of Dallas, Texas  
Sports Arena Tax Increment Financing District  
Reinvestment Zone Number Seven  
As of September 30, 2024

Section 311.016 of the Tax Increment Financing Act requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

### 1. Amount and source of revenue in the tax increment fund established for the Zone:

\$1,583,606	Interest Income
\$540,970	Parking Revenue
\$14,285,435	Ad Valorem Taxes (Collected in FY 2023-2024 based on 2023 Final Tax Roll)
\$784,579	Net change in fair value of investment
<b>\$17,194,590</b>	<b>Total Revenue</b>

### 2. Amount and purpose of expenditures from the fund:

\$65,332	TIF District administrative costs for the fiscal year 2023-2024
\$5,313,020	Non-Capital outlay <sup>1</sup>
\$0	Capital outlay
	Additional Subsidy in Form of Grant (in lieu of interest expense) - non capital outlay <sup>1</sup>
<b>\$5,378,352</b>	<b>Total Expenditures</b>

<sup>1</sup>These expenditures were for the following projects:

	Total	Capital	Non-Capital
North Parking Garage Improvements-Principal & Interest	\$1,993,035	\$0	\$1,993,035
South Parking Garage Grant	\$500,000	\$0	\$500,000
Trinity Groves Mixed Use Phase I	\$2,819,985	\$0	\$2,819,985
<b>Total</b>	<b>\$5,313,020</b>	<b>\$0</b>	<b>\$5,313,020</b>

Per the North Parking Garage Operating and Management Agreement, an annual transfer of \$100,000 was made from the Sports Arena TIF Fund to the Sports Arena TIF North Parking Garage TIF Fund during FY 2023-2024 for the major capital expense maintenance costs.

### 3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:

Sports Arena TIF District has incurred no bonded indebtedness as of September 30, 2024.

### b. The Zone has paid the following contingent obligations from available TIF funds, as of September 30, 2024:

Developer	Project	Advance Principal	Accrued Add'l Subsidy (1)	Total Outstanding
Center Operating Company	Houston Street Extension	\$21,241,017	\$13,451,642	\$34,692,660
Center Operating Company	Woodall Rodgers Plaza	\$2,000,000	\$1,701,821	\$3,701,821
<b>Total</b>		<b>\$23,241,017</b>	<b>\$15,153,464</b>	<b>\$38,394,481</b>
	Less: payments	<b>\$23,241,017</b>	<b>\$15,153,463</b>	<b>\$38,394,480</b>
	Net Balance Outstanding	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

### c. The Zone has paid the following operator from available TIF funds as of September 30, 2024:

American Airlines Center's Parking	Garage Operator	Type of Agreement	Principal	Add'l Subsidy (1)	Payments	Outstanding
Center Operating Company	Parking Mgt & Operating Agmt		\$1,521,114	\$0	\$1,521,114	\$0

### d. The Zone has entered into a development agreement for each of the following projects and payment status as of September 30, 2024:

Developer	Project Name	Principal TIF Award	Max. Accrued Add'l Subsidy (1)	Total TIF Award	Less Payments			Net Remaining Balance
					Principal	Add'l Subsidy (1)	Total	
Anland GP, LP	North Parking Garage	\$21,800,000	\$6,430,193	\$28,230,193	\$14,629,289	\$5,628,764	\$20,258,053	\$7,972,140
Victory Park UST Joint Venture I, L.P.	South Parking Garage	\$0	\$0	\$0	\$12,825,000	\$0	\$12,825,000	\$4,840,000
Anland GP, LP	North Parking Garage Enhancements	\$3,600,000	\$0	\$3,600,000	\$3,600,000	\$0	\$3,600,000	\$0
Victory Park UST Joint Venture I, L.P.	Victory Park Lane Improvement Project	\$1,226,500	\$0	\$1,226,500	\$1,226,500	\$0	\$1,226,500	\$0
Victory Park UST Joint Venture I, L.P.	Olive Street Improvement Project	\$825,100	\$0	\$825,100	\$825,100	\$0	\$825,100	\$0
Victory Park UST Joint Venture I, L.P.	Two Way Conversion & parking signage Project	\$4,646,152	\$0	\$4,646,152	\$4,646,152	\$0	\$4,646,152	\$0
Trinity Groves, LLC	Trinity Groves-Restaurant/Retail Project	\$3,505,000	\$0	\$3,505,000	\$3,505,000	\$0	\$3,505,000	\$0
Victory Park UST Joint Venture I, L.P.	Placemaking Project Phase I & II	\$5,535,808	\$0	\$5,535,808	\$5,535,808	\$0	\$5,535,808	\$0
Trinity Groves Residential I, L.P.	Trinity Groves Mixed Use Phase I	\$12,478,853	\$0	\$12,478,853	\$12,218,245	\$0	\$12,218,245	\$260,608
Blocks GKM, LP	Victory Park Retail Initiatives	\$3,500,000	\$0	\$3,500,000	\$3,500,000	\$0	\$3,500,000	\$0
Circuit Trail Conservancy	Hi Line Connector Trail Project	\$11,562,124	\$0	\$11,562,124	\$0	\$0	\$0	\$11,562,124
<b>Total</b>		<b>\$81,504,537</b>	<b>\$6,430,193</b>	<b>\$87,934,730</b>	<b>\$57,671,093</b>	<b>\$5,628,764</b>	<b>\$63,299,857</b>	<b>\$24,634,872</b>

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

### 4. Tax increment base and current captured appraised value retained by the Zone:

	Taxable Value 2024	Base Year Value	Est. Captured Value 2024*
City of Dallas-Victory Sub-District	\$1,915,510,227	\$33,515,323	\$1,881,994,904
City of Dallas-Riverfront Sub-District	\$106,350,316	\$18,624,970	\$87,725,346
City of Dallas-West Dallas Sub-District	\$267,473,755	\$11,590,076	\$255,883,679
Dallas County-Victory Sub-District	\$1,917,833,127	\$405,570,974	\$1,512,262,153
Dallas County-Riverfront Sub-District	\$106,350,316	\$18,624,970	\$87,725,346
Dallas County-West Dallas Sub-District	\$267,473,755	\$11,590,076	\$255,883,679

\*Based on DCAD Certified Taxable Value. The final values will be determined on February 1, 2025.

### 5. Captured appraised value by the municipality and other taxing units, the total amount of tax increment received, and any additional information necessary to demonstrate and compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100	Estimated 2024 Increment
City of Dallas-Victory Sub-District	0.63423	\$11,936,176
City of Dallas-Riverfront Sub-District	0.63423	\$556,380
City of Dallas-West Dallas Sub-District	0.63423	\$1,622,891
Dallas County-Victory Sub-District*	0.09698	\$0
Dallas County-Riverfront Sub-District	0.11853	\$103,976
Dallas County-West Dallas Sub-District	0.11853	\$303,286
<b>Total for all Jurisdictions</b>		<b>\$14,522,710</b>

\*Victory Sub-District reached Dallas County participation maximum of \$4,900,000 NPV.

B. The total amount of estimated tax increment to be billed for the 2024 tax year is \$14,522,710.

City of Dallas, Texas  
Sports Arena Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2024  
(Unaudited)

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$2,005,530 (in current \$) over the life of the Zone to reimburse the City for administrative costs. The City began reimbursing the general fund for administrative costs in fiscal year 1998-99. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$254,883 on September 30, 2024 represents the Zone administrative costs for the fiscal year 2020-2021 (\$69,587), fiscal year 2021-2022 (\$56,835), fiscal year 2022-2023 (\$63,129), and fiscal year 2023-2024 (\$65,332) that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF District funds. These administrative costs do not include billing to other City departments.
6. All expenditures resulting in capital improvements that are owned by the City are capitalized on the City's books.



## Appendix B: Project Pay-Off Estimates

Developer	Project Name	Max. TIF Award	Pay-Off Date
<b>Victory Sub-district</b>			
Anland GP, LP	North Parking Garage	\$21,800,000	2028
Victory Park UST Joint Venture I, L.P.	South Parking Garage	\$12,825,000	2028
Circuit Trail Conservancy	Hi Line Connector Trail Project	\$11,562,124	2025

Estimated pay-off dates may change and are subject to the following

- (1) Changes in increment collected annually;
- (2) Changes in the real property tax rates of participating taxing jurisdictions (City of Dallas and Dallas County);
- (3) Changes in the participation rate of participating taxing jurisdictions;
- (4) Completion dates of projects listed in the TIF District's reimbursement queue; and/or
- (5) Changes in development activity within the TIF District

## **Appendix C: Sub-district Set-Aside Funds**

The Sports Arena TIF District Project Plan and Reinvestment Zone Financing Plan created a West Dallas set-aside within the Victory Sub-district. Additionally, the adopted Increment Allocation Policy for the TIF District gives the TIF District Board the discretion to set aside increment for “sub-district wide improvements” such as gateways, trails, open space, public facilities, workforce training or utility/streetscape improvements benefiting multiple properties or blocks within the sub-districts.

### **Victory Sub-district Set-Asides**

West Dallas Set-Aside - Ten percent (10%) of the total collected City and County increment revenue (after administrative expenses) for the Victory Sub-district shall be allocated to the West Dallas Sub-district.

Victory Sub-district Wide Improvements Set-Aside – From 2014 annual sub-district increment, after payment of completed Tier One projects, \$500,000, shall be set-aside for eligible sub-district wide improvements. Eligible improvements are limited to future design and construction of public improvements that may be required as a result of the implementation of the following Tier Two infrastructure improvement projects: Olive Street Reconfiguration and Two-Way Conversion of Houston Street and Victory Avenue.

### **Riverfront Gateway Sub-district Set-Aside**

Riverfront Gateway Sub-district Wide Improvements Set-Aside – Ten percent (10%) of the increment generated from the Riverfront Gateway Sub-District, up to \$955,000, shall be set aside for eligible improvements. Eligible improvements shall specifically include streetscape, open space and trail improvements that benefit multiple properties within the Riverfront Gateway Sub-district whether constructed as part of a single development project or independent of a development project. These funds may also be used as a match for potential grant funding for eligible improvements.

### **West Dallas Sub-district Set-Asides**

Zoning Sub-district Wide Improvements Set-Aside – Five percent (5%) of the increment generated from the West Dallas Sub-District, up to \$3,000,000, shall be set aside for Planned Development District (PD) 891 zoning required improvements (Zoning Sub-district Wide Improvements). Zoning Sub-District Wide Improvements shall specifically include PD 891 Open Space Improvements, whether constructed incrementally or in conjunction with specific private development projects or constructed independent of a specific private development project. PD 891 improvements specifically include: Muncie Street Linear Park, Herbert Plaza and the Akron Park Greenway.

General Sub-district Wide Improvements Set-Aside – Ten percent (10%) of the increment transferred from the Victory Sub-district shall be set-aside for other West Dallas Sub-

district wide improvement projects (General Sub-district Wide Improvements) and to be used as a match for potential grant funding of improvement projects.

Sports Arena TIF District - Sub-district Set-Asides			
Sub-districts	Max Set-Aside Amount	Collected to Date	Committed or Spent to Date
<b>Victory Sub-district</b>			
West Dallas Set-Aside*	-	\$9,369,702	\$9,369,702
Sub-district Wide Improvements Set-Aside	\$500,000	\$500,000	\$0
<b>Riverfront Gateway Sub-district</b>			
Sub-district Wide Improvements Set-Aside	\$955,000	\$82,448	\$0
<b>West Dallas Sub-district</b>			
Zoning Sub-district Wide Improvements Set-Aside	\$3,000,000	\$485,018	\$0
General Sub-district Wide Improvements Set-Aside*	-	\$936,970	\$0

*\*There are no max amounts for these set-asides.*



## Agenda Information Sheet

**File #:** 25-596A

**Item #:** 29.

**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 2, 6  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Robin Bentley

### **SUBJECT**

A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

### **BACKGROUND**

State law (the Tax Increment Financing Act (TIF), Texas Tax Code, Section 311.016, as amended) requires that the City Council, as the City's governing body, submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. On June 8, 2005, the City Council authorized Ordinance No. 26021, as amended, establishing Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District). On April 12, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26303, as amended.

The Design District TIF District's assessed 2024 taxable value was \$1,362,397,439.00. This represents an increase of \$1,080,523,686.00 or 383% over the adjusted base taxable value and an increase of 3% over last year's final taxable value. With the participation of the City and Dallas County, this increase will result in the collection in 2025 of approximately \$8,082,597.00 in total incremental revenue for the Design District TIF District for the 2024 tax year.

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

On June 8, 2005, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eight, the Design District TIF District by Resolution No. 05-1780; and Ordinance No. 26021, as amended.

On April 12, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Design District TIF District by Resolution No. 06-1076; and Ordinance No. 26303, as amended.

On December 9, 2024, the Design District TIF District Board of Directors recommended that the FY 2023-2024 Annual Report be accepted and approved.

[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)

### **FISCAL INFORMATION**

No cost consideration to the City.

February 26, 2025

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs including tax increment financing (TIF) districts; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Design District area pursuant to Ordinance No. 26021, authorized by the City Council on June 8, 2005, as authorized by the TIF Act, Section 311 of the Texas Tax Code, as amended (TIF Act); and

**WHEREAS**, on April 12, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Design District TIF District by Resolution No. 06-1076; and Ordinance No. 26303, as amended; and

**WHEREAS**, the TIF Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on December 9, 2024, the Design District TIF District Board of Directors passed a motion accepting the FY 2023-2024 Annual Report for the Design District TIF District and recommended approval of same by the City Council.

**Now, Therefore,**

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

**SECTION 1.** That the FY 2023-2024 Annual Report (Annual Report) for Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District or District), City of Dallas, Texas, as of September 30, 2024, attached hereto **(Exhibit A)**, is hereby accepted.

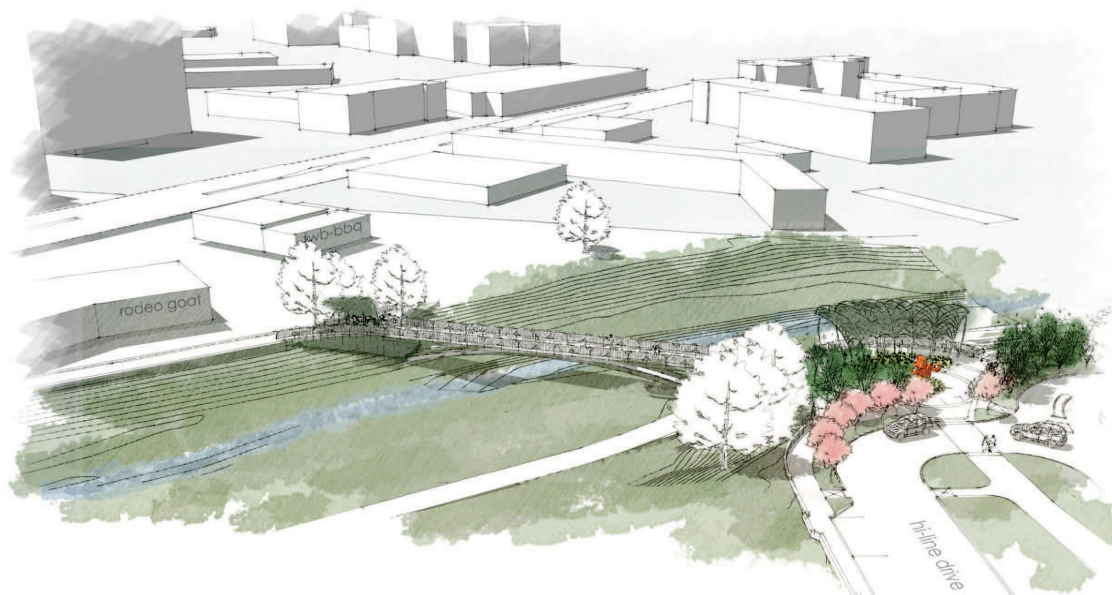
**SECTION 2.** That the City Manager is hereby authorized to submit the Annual Report for the Design District TIF District to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

**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.





# Design District TIF District FY 2023-2024 Annual Report



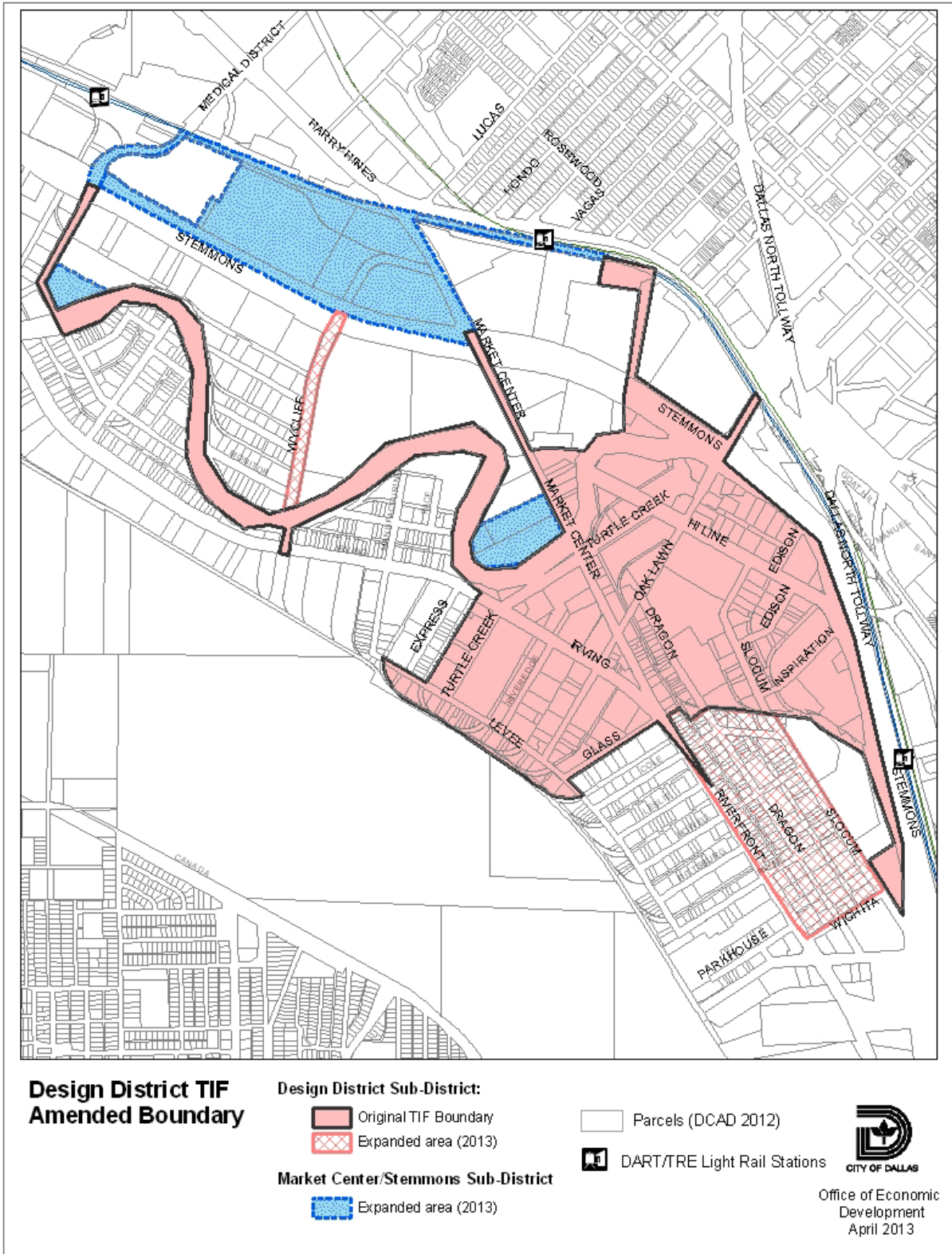
**City of Dallas**

Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 671-9821

[http://www.dallas-ecodev.org/area\\_redevelopment.html](http://www.dallas-ecodev.org/area_redevelopment.html)

**October 1, 2023 to September 30, 2024**

# Reinvestment Zone Number Eight Tax Increment Financing District



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*Front cover shows a rendering of the Trinity Strand Trail Hi-Line Span Project from the view at the end of Hi Line Drive looking west across Turtle Creek.*

## Mission Statement

The mission of the Design District TIF District is to provide a source of funding for public investments that will assist in redeveloping an industrial and warehouse district to take full advantage of the expanding DART light rail system, to promote transit-oriented development, and to improve access to the Trinity River and the quality of development adjacent to the Trinity Corridor. The Design District TIF District began on January 1, 2006 and will terminate on December 31, 2027 (including collection of the 2027 increment in calendar year 2028 and any related matters to be concluded in 2028).

## TIF District Accomplishments

City Council established the Design District TIF District by Ordinance Number 26021 on June 8, 2005. The TIF District was established to assist in the transformation of the old Stemmons Industrial area into a diversified, pedestrian friendly, mixed-use neighborhood near the heart of Downtown Dallas. The Design District TIF District Board of Directors adopted the Project Plan and Reinvestment Zone Financing Plan in 2006.

In February 2009, the TIF District Board adopted a “Design District TIF Strategic Implementation Plan” to guide the next phases of development and improvements in the TIF District.

The first TIF District-funded project, “1525 Turtle Creek at the District” was completed in 2010 and included extensive public improvements along Hi Line Drive, Oak Lawn Avenue, and Turtle Creek Boulevard.

During FY 2011-2012, the TIF District Board approved by-law amendments to reflect changes in state law for TIF District Board composition recognizing that only taxing jurisdictions that participate financially can have representation and a change in the TIF District-funded project design review process to have that function undertaken as part of the City Design Studio Peer Review Panel. The TIF District Board also approved a set of master design guidelines and mixed-income housing guidelines.

A development agreement with Texas Security Bank for the Turtle Creek Median district-wide improvement project dedicated up to \$116,356 in TIF District funds for median and signage improvements along Turtle Creek Boulevard from Irving Boulevard to Market Center Boulevard was approved in 2012. The median project was completed in 2013.

Also approved in FY 2011-2012 was a development agreement with Friends of the Trinity Strand Trail to dedicate up to \$400,000 for the design and engineering of the Trinity Strand Trail Soft Surface Trail Design Project. The design study was completed in mid-2014; however, the construction phase has not moved forward.

During FY 2012-2013, an expansion of the TIF District and Plan amendment was approved by Ordinance Number 29037 to create two sub-districts within the Design

District TIF District: (a) Design District Sub-District (original district boundary plus additional property along Slocum/Dragon Streets and Riverfront Boulevard) and (b) Market Center/Stemmons Sub-District (an expansion area to facilitate the redevelopment of the Dallas Apparel Mart site). A development agreement was also approved for the Proton Treatment Center project; however, the Proton Treatment Center project did not move forward, and TIF development agreement authorization expired in December 2015.

During FY 2013-2014, the TIF District Board adopted a set of “Guidelines for Wayfinding and Gateway Signage” to encourage consistency with signage improvements whether as a district-wide improvement or in conjunction with a development project.

In FY 2014-2015, a development agreement for the Alexan Riveredge project dedicated up to \$7,800,000 in TIF District funding for public infrastructure and an economic development grant in support of the project. The development was completed in 2017.

In FY 2018-2019, a development agreement for the Virgin Hotel Infrastructure Project was approved for up to \$3,622,885 in TIF District funding for streetscape and trail related public improvements.

In FY 2019-2020, a development agreement for the Cabana Hotel Redevelopment Project was approved for up to \$15,500,000 in TIF District funding. The TIF District Board also recommended up to \$7,000,000 in current and future TIF District funding for the design and construction of the Trinity Strand Trail Hi-Line Span Project. The Project’s design phase utilizing existing TIF District funds was approved by City Council in September 2019.

During FY 2022-2023, the TIF District Board reviewed a development agreement with Cabana Sycamore Development, Inc. (“Developer”) in an amount not to exceed \$41,000,000 in TIF District funding in support of the Cabana Design District mixed-income multi-family redevelopment project at 899 North Stemmons and rescission of the previously authorized agreement for the Cabana Hotel Redevelopment Project, effective upon Developer’s closing on the acquisition of the Cabana property from Centurion American Development Group. The majority of the TIF District Board voted not to recommend the agreement; however, City Council unanimously approved the agreement in September 2023.

During FY 2023-2024, the design phase for the Trinity Strand Trail Hi-Line Span Project was completed, and the City’s Park and Recreation Department staff began the construction bidding process.

Projects within the TIF District completed, under construction, or in the development stage to date are shown in the table below.

Design District TIF District Projects <sup>1</sup>						
Projects Within TIF District Utilizing TIF District Funding						
Project	Location	Calendar Year Complete	Status	Units/ SF <sup>2</sup>	Approx. Value <sup>3</sup>	TIF Investment <sup>4</sup>
1525 Turtle Creek at the District (now <i>BV Design Multifamily</i> <sup>7</sup> )	1900 Hi Line Drive	2010	Complete	214 residential units	\$47,000,000	\$4,402,000*
Alexan Riveredge (now Factory Design District) <sup>8</sup>	120 Turtle Creek Blvd.	2017	Complete	309 residential units	\$58,800,000	\$7,800,000
Virgin Hotel & Infrastructure Project (Dunhill Partners)	1445 Turtle Creek Blvd.	2019 (Hotel) 2020-2023 (Infrast.)	Complete	268 hotel rooms	\$42,500,000	\$3,622,885
Cabana Design District: Mixed-Income MF Redevelopment <sup>9</sup>	899 N. Stemmons Fwy.	2026	Under construction	175 residential units	\$54,000,000	\$41,000,000
Subtotal				698 residential units; 268 hotel rooms	\$202,300,000	\$56,824,885
Projects Within TIF District Not Utilizing TIF District Funding <sup>5</sup>						
Project	Location	Calendar Year Complete	Status	Units/ SF	Approx. Value	TIF Investment
International on Turtle Creek	150 Turtle Creek Blvd.	2006	Complete	157,640 square feet showroom & retail space	\$25,000,000	\$0
Trinity Lofts & Work/Live Showrooms	1403 Slocum St. & 1430 Dragon St.	2007	Complete	92 units & 28,063 square feet showroom (164,030 square feet total)	\$25,932,670	\$0
Alta Design District	1531 Inspiration Dr.	2009	Complete	309 residential units	\$68,500,000	\$0
Alexan Design District (now Camden Design District)	1551 Oak Lawn Ave.	2009	Complete	355 residential units	\$74,580,350	\$0
Green Zone, arts venue (now closed)	161 Riveredge Dr.	2008	Complete	2,520 square feet performance space	\$1,421,260	\$0
Dallas Contemporary <sup>6</sup>	161 Glass St.	2010	Complete	6,000 square feet office space & 11,000 square feet gallery space for Center; & 22,000 square feet office/retail for tenants	\$2,214,900	\$0

1400 Hi Line	1400 Hi Line Dr.	2012	Complete	314 residential units; 29,000 square feet retail	\$94,000,000	\$0
Avant Apartments	1955 Market Center Blvd.	2013	Complete	301 residential units	\$53,000,000	\$0
Renaissance Hotel Conference Center expansion	2222 N. Stemmons Frwy.	2014	Complete	50,000 square feet meeting space	\$11,700,000	\$0
Alta Strand	1931 Market Center Blvd.	2017	Complete	400 residential units	\$82,000,000	\$0
Movement Dallas	135 Glass St.	2022	Complete	42,000 square feet of rock climbing, yoga, and fitness space	\$8,000,000	\$0
Urby Phase I - apartments	1930 Hi Line Drive	2023	Complete	383 residential units; 10,881 sf retail	\$117,117,970	\$0
Thirteen Thirty Three	1333 Oak Lawn Ave.	2023	Complete	125,660 square feet office	\$46,039,280	\$0
RiverEdgeDD	155 Riveredge	2024	Complete	135,415 square feet office; 10,110 square feet retail	\$47,216,490	\$0
Urby Phase II - apartments	1930 Hi Line Drive	2025	Under construction	364 residential units	\$97,813,530	\$0
Office Tower (Quadrant Investment Properties)	1201 Turtle Creek Blvd	2026	Under construction	135,000 square feet office	\$52,500,000	\$0
Hotel/Apartments (HN Capital Partners)	1645 & 1700 Stemmons Frwy.	2027	Planned	250 hotel rooms; 250 apartments	\$95,000,000	\$0
Office Tower (HN Capital Partners)	1605 & 1615 N. Stemmons Frwy.	2027	Planned	284 residential units; 165,268 square feet office space	\$105,000,000	\$0
<b>Subtotal</b>				<b>3,052 residential units; 277,694 square feet retail/showroom; 13,520 square feet gallery/arts venue; 589,343 square feet office; 50,000 square feet hotel space; 250 hotel rooms</b>	<b>\$1,007,036,450</b>	<b>\$0</b>

Projects Utilizing and Not Utilizing TIF District Funding				
	Total	3,750 residential units; 277,694 square feet retail/showroom; 13,520 square feet gallery/arts; 589,343 square feet office; 50,000 square feet hotel space; 518 hotel rooms	\$1,209,336,450	\$56,824,885
<p><sup>1</sup> All information updated as of September 30, 2024.</p> <p><sup>2</sup> Based upon either the incentive application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.</p> <p><sup>3</sup> Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.</p> <p><sup>4</sup> Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.</p> <p><sup>5</sup> Selected significant projects included.</p> <p><sup>6</sup> Tax-exempt property. Amount shown is approximate investment in improvements.</p> <p><sup>7</sup> Per the TIF program requirements when the development agreement was executed, the project provided 20% of units as affordable during the period December 2009 – December 2012.</p> <p><sup>8</sup> Per TIF program mixed-income housing requirement, the project will provide at least 20% affordable units for 15 years.</p> <p><sup>9</sup> Project includes both TIF program mixed-income housing requirements and Texas Department of Housing &amp; Community Affairs (TDHCA) low-income housing tax credit restrictions with 40% of the units at an affordability range of 30% to 80% Area Median Family Income (AMFI) for 45 years.</p>				

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF district funding assistance are subject to the City's and County's established criteria for mixed-income housing. In this TIF District, as part of TIF District funding, a total of 523 units have been built to-date, and 63 are currently set-aside as affordable. 1525 Turtle Creek at the District had previously included 43 affordable units from 2009 to 2012; however, there was a provision in the agreement allowing a buyout of the remaining affordability period. The buyout totaled \$524,600, and those funds been dedicated towards offsetting the cost of affordable units for the Alexan Riveredge project in the TIF District. The buyout option is no longer included in TIF development agreements, and deed restriction provisions are now being added to secure affordable housing for a 15-year period.

The rehabilitation and adaptive reuse of the historic former Cabana Hotel property, based on a recently modified layout, will include 175 multi-family residential units - 70 income-restricted units (40%) and 100 market rate units (60%). The affordable units offered will be available for households ranging from 30% to 80% AMFI. Once complete, this project will increase the number of affordable units in the TIF District from 63 to 133 units. A total of 2,677 residential units have been completed overall. Another 898 units are under construction or planned without any TIF District-funding anticipated.



## TIF District Initiatives

The City and community partners have been engaged in several district-wide initiatives to create trail connections and other public improvements described in more detail below. The Trinity Strand Trail (formerly known as the Old Trinity Trail) Master Plan improvements are an integral part of attracting new mixed-use development in the Trinity River corridor and creating a vibrant neighborhood with recreational opportunities in the Design District area.

Two trailheads are complete at Hi Line Drive (by the river channel and the Turtle Creek Plaza and trailhead along Turtle Creek Boulevard between Market Center and Irving Boulevards). A Phase 1 2.5-mile concrete trail (main/spine trail) running along the old Trinity River from Stemmons Freeway to Medical District Drive opened in 2015. In addition, \$400,000 in TIF District funds were utilized for the design of a soft surface trail that would parallel the Phase I concrete trail on the opposite banks. Those plans were completed in mid-2014.

The Hi-Line Drive pedestrian improvement project was completed in 2009. The project was funded through the North Central Texas Council of Governments (NCTCOG)'s Regional Transportation Council's 2006 Sustainable Development (SD) Program. The improvements were constructed concurrently with the "1525 Turtle Creek at the District" project. As part of the TIF development agreement, \$207,447 in local match funds leveraged \$829,789 in grant funds for a total project cost of \$1,037,236.

The Edison/Hi Line/Stemmons/Rail Transit Underpass Connection project was completed in 2013. The \$1.4 million pedestrian improvement project was part of the 2009-2010 NCTCOG Sustainable Development (SD) Program. PM Realty Group was the private sponsor with the 1400 Hi Line mixed-use development and provided the 20% local match, \$287,766 of the total project cost of \$1.4 million. The public infrastructure improvements included pedestrian and crosswalk improvements along Edison Street between Stemmons Freeway and Hi Line Drive, along southbound Stemmons frontage road and improvements to the underpass of Hi Line Drive under Stemmons Freeway. These improvements built on the 2006 SD Hi Line Drive improvements to create a stronger connection to the Victory DART Light Rail and TRE train stations and further enhance the gateway from downtown/Victory into the Design District.

The Friends of the Trinity Strand Trail is working with the City to implement Phase 2 of the Trinity Strand Trail Master Plan connecting to the medical center area.

As a result of ongoing collaboration among City staff, the Friends of the Trinity Strand Trail, the Circuit Trail Conservancy (now The Loop), and Dallas County, the Trinity Strand Trail Hi-Line Span Project concept was developed with a scope that includes a pedestrian bridge from the Hi Line Drive trailhead across the meanders and a mini connector trail on the western banks to Irving Boulevard. The Project's design phase was completed in 2024. Construction is anticipated to begin in 2025.

TIF District Initiatives				
Activity	Scope	Status	Investment	Source
<b>Trinity Strand Trail Master Plan</b> Public/private partnership including the non-profit Friends of the Trinity Strand Trail.  <b>Trinity Strand Trail Master Plan continued</b>	To create a fully assessable hike, bike, and jogging trail system along the course of the original Trinity River as it winds northwest of downtown. Approximately 7.8 miles. Total cost estimated at \$30 million. Phase 1 includes 2.5 miles of concrete trail from Stemmons Freeway to Farrington Drive, connecting to the Trinity River via Sylvan Ave.	<i>Underway.</i> The Master Plan for Trinity Strand Trail was adopted in December 2004 by the Dallas' Park & Recreation Board. City bond funds are committed, and private fundraising continues.  Construction began in 2013 on Phase 1, 2.5 miles of concrete trail and was completed in 2015. The trailhead at Turtle Creek Plaza was completed in May 2010 and the Hi Line trailhead was completed summer 2009.	\$1 million for design and match for federal funds	2003 Bond Program
			\$2.5 million for trail development	2006 Bond Program
	Phase 2 includes connection to the medical center area including a shared-use path from the existing Trinity Strand Trail at the intersection of Market Center Blvd. and Turtle Creek Blvd. to Inwood/Love Field DART station.	2012 bond funds allocated are for design and construction of a trail segment between IH35/Oak Lawn and Inwood Road. Phase 2 of the trail was awarded TXDOT Transportation Alternatives funding in 2017 ( <i>with 2012 bond funds as a local match</i> ). Completion anticipated in 2025.  TIF District funding for the design of a soft surface trail to parallel the Ph I concrete trail was approved in FY 12 and the design completed in 2014.	\$3.36 million for trail design & construction	2012 Bond Program
			\$4,536,039 ( <i>required local match \$1,134,010 part of City bond funds</i> )  \$5 million	NCTCOG funds – Regional Toll Revenue (RTR) initiative  TXDOT Transportation Alternatives funding
			\$1.1 million additional funds raised. Land donations valued at \$4.2 million will benefit and assist with linkage of the Trinity Strand and Katy Trails	Individuals and foundations, including Eugene McDermott and Hoblitzelle Foundations and Texas Parks and Wildlife grant
			TIF District funding up to \$400,000 from district wide improvement funds	TIF District funds

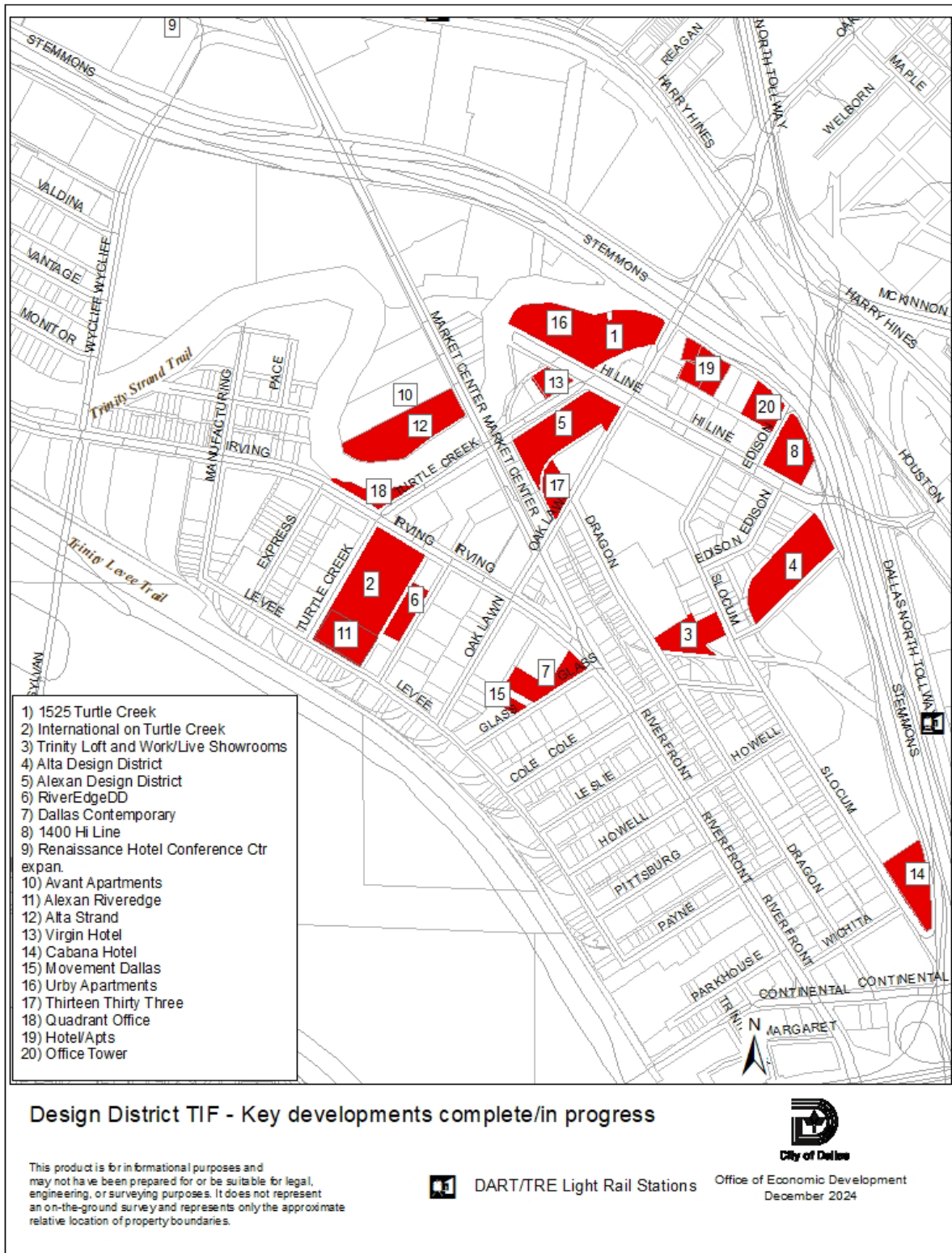
<b>Turtle Creek Boulevard Public Improvements</b>	Design and construction of street paving, storm drainage, water and wastewater improvements on Turtle Creek Blvd. from Market Center Blvd. to Levee St.	<i>Completed 2009</i>	\$3,587,746	2003 Bond Program & Water Utilities Capital Funds
<b>Regional Transportation Council (RTC) Sustainable Development Program – Design District TIF Walking/Bike Improvements</b>	Pedestrian improvements will be constructed along Hi-Line Dr. between Stemmons Frwy. & the Trinity Meanders	<i>Complete.</i> Funding approved by the RTC in 2006  Improvements completed summer 2009	\$1,037,236 total includes: \$829,789 \$207,447	NCTCOG funds TIF District funds
<b>Regional Transportation Council (RTC) 2009-10 Sustainable Development Program – Edison/Hi Line/ Stemmons/Rail Transit Underpass Connection</b>	Pedestrian improvements along Edison St. between Stemmons Frwy. and Hi Line Dr. and along Stemmons frontage and Hi Line passing under Stemmons Freeway toward the Victory DART Light Rail & TRE stations.	Project was selected by the RTC in June 2010  <i>Construction was completed in 2013</i>	\$1,438,829 total includes: \$1,151,063 \$287,766	NCTCOG funds Private local match
<b>Trinity River Corridor Project</b>	Multi-faceted project involving transportation, flood protection, and recreational improvements.  Several projects are adjacent or close to the TIF district ( <i>shown on the right</i> )	<i>Complete:</i> Margaret Hunt Hill Bridge  Sylvan Bridge (2014)  Riverfront Blvd improv. (2014-17)  Continental Bridge pedestrian/bike (2014)	\$120 million  \$42 million  \$42 million  \$10.6 million	Multiple funding sources incl. private  TXDOT  City/County/NCTCOG  City/private
<b>Trinity Strand Trail Hi-Line Span Project</b>	Scope includes: 1) a pedestrian bridge at the end of Hi Line Drive crossing Turtle Creek and a trail along the western bank to Market Center Boulevard and 2) a trail segment from Market Center Boulevard to Irving Boulevard.	Design contract approved September 2020. Design was completion in 2024.  Construction is anticipated to begin in 2025. The final project budget was under review at the end of FY 2023-2024.	\$631,225 (design)  \$6,368,775 (probable construction cost)	Design District TIF district-wide set-aside funds  Design District TIF District funds

<b>Hi Line Connector Trail</b>	The Project includes a 1-mile pedestrian/bike trail that will connect the KATY Trail to the Trinity Strand Trail. The trail will serve both the Sports Arena (Victory) and Design District areas.	The Loop Dallas (formerly the Circuit Trail Conservancy) is leading the project. Construction completed in 2024.	<p>\$22.2 million total project cost</p> <p>\$10.6 million</p> <p>\$11.6 million</p>	<p>In 2019, the City executed an agreement with The Loop Dallas to implement the remaining undeveloped 11 miles of The Loop, comprised of the Hi Line Connector, Trinity Forest Spine Trail (North and South), the Trinity Gateway, and Trinity Skyline Trail Links</p> <p>Funding sources included: City of Dallas 2017 Proposition B (Parks proposition) Bond Funds; Texas Department of Transportation (TXDOT) through the North Central Texas Council of Governments, and private funds</p> <p>Sports Arena TIF District Funds (approved in 2021) for the Hi Line Connector Trail</p>
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Hi-Line Connector Trail, looking eastward.

## TIF District Development Project Map



## Value and Increment Summary

The Design District TIF District's assessed 2024 taxable value was \$1,362,397,439 (as amended in 2013). This represents an increase of \$1,080,523,686 or 383% over the base years (2005 and 2013) values and an increase of 3% over last year's final value. For the individual sub-districts, the Design District Sub-District 2024 taxable value was \$1,116,322,061, an increase of 476% over the base year, and the Market Center/Stemmons Sub-District taxable value was \$246,075,378, an increase of 180% over the base year.

The TIF District anticipates collecting approximately \$8,082,597 in incremental tax revenue in 2025 for tax year 2024.

## Objectives, Programs, and Success Indicators

The Design District TIF District Project Plan and Reinvestment Zone Financing Plan was adopted in April 2006 and amended in June 2013. Among the goals of the Plan are:

- To create additional taxable value attributed to new private investment in projects in the Design District TIF District totaling approximately \$1 billion.

*Over \$1.2 billion in new investment is completed, underway or planned (more than 100% of the goal)*

- To attract new private development in the TIF District totaling approximately 1.4 million square feet of retail/showroom/gallery space, 500,000 square feet of office space, 550 hotel rooms, and 4,500 new residential units.

*Approximately 3,750 residential units, 277,694 square feet of new or upgraded retail/showroom space, 13,520 square feet of gallery/arts space, 589,343 square feet of office space, and 518 hotel rooms are completed, under construction or planned (83% of the residential goal, 21% of the retail goal, office goal exceeded 117%, and 94% of the hotel room goal).*

Urby, Phase I apartments  
at 1930 Hi Line Drive.





- To reach ridership at the future DART Market Center light rail station averaging 2,500 riders per weekday by 2017.



*This portion of the DART Green Line including the Market Center station opened in December 2010. During the first year of operations average daily ridership was 281. The annualized ridership for FY 2024 is 193,518, according to DART. This represents a 154% increase over the base year (FY 2011) and 28% increase from last year. Average daily ridership is 573, a 19% increase from last year.*

Market Center DART Station

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2011	Market Center	76,100	-	-
FY 2012	Market Center	114,455	50.40%	50.40%
FY 2013	Market Center	146,936	28.80%	93.08%
FY 2014	Market Center	159,901	8.82%	110.12%
FY 2015	Market Center	167,167	4.54%	119.67%
FY 2016	Market Center	171,517	2.60%	125.38%
FY 2017	Market Center	185,315	8.04%	143.51%
FY 2018	Market Center	190,737	2.93%	150.64%
FY 2019	Market Center	189,934	-0.42%	149.58%
FY 2020	Market Center	134,141	-29.38%	76.27%
FY 2021	Market Center	93,128	-30.57%	22.38%
FY 2022	Market Center	133,605	43.46%	75.56%
FY 2023	Market Center	151,181	13.15%	98.66%
FY 2024	Market Center	193,518	28.00%	154.29%

- To improve the access and connections to the DART light rail system within the Design District TIF District.

*Streetscape and open space improvements constructed as part of the approved "1525 Turtle Creek at the District" project have provided more pedestrian accessibility in the northern gateway of the District. Improvements completed in 2013 near Edison Street and Hi Line Drive connecting through the underpass at Stemmons Freeway provide improved access from the District to the Victory DART Light Rail and TRE Stations.*

- To support the conversion of the Design District area from industrial and warehousing land uses to a mixed-use, transit-oriented neighborhood that complements the Victory development and the Trinity River Project.

*Mixed-use projects like the completed Trinity Lofts redeveloped an 88,000-square foot warehouse/office into 164,030 square feet of residential and showroom space. Some former showroom buildings or vacant commercial properties have been repurposed for new uses including restaurants, a coffee house, and Bowl Lounge (bowling alley). New office developments have recently been completed or underway on properties formerly occupied by single story showroom or warehouse buildings.*



The RiverEdgeDD office building at 155 Riveredge completed in 2024.

- To increase recreational opportunities, public open space and improve connections to the City of Dallas trails and open space system, including the Trinity Strand Trail, in the District.

*The Master Plan for the Trinity Strand Trail has been adopted. Two trailheads are now completed at Turtle Creek Plaza along Turtle Creek Boulevard between Market Center and Irving Boulevards and at the western end of Hi Line Drive (by the river channel). Construction of Phase I of the trail from Stemmons Freeway to Medical District Drive was completed and opened in 2015. The design project for a soft surface trail to parallel the Phase I concrete trail was completed in 2014; however, construction did not move forward. A civic plaza at Oak Lawn Avenue and Hi Line Drive was completed as part of the “1525 Turtle Creek at the District” project. Phase 2 that will connect to the medical center area along Market Center Boulevard to the Inwood/Love Field DART station.*

*The Trinity Strand Trail Hi-Line Span Project, design completed in 2024 with construction anticipated to start in 2025, will further trail connections within the Design District to the west and is an alternative to the prior soft surface trail*



*concept. The Project will also connect to the future Hi Line Connector Trail that will link the Trinity Strand Trail to the Katy Trail.*

- To generate approximately \$76.9 million (net present value) in increment over 20 years of collections.

*The TIF District's 2024 total taxable value was \$1,362,397,439. The revised TIF District budget figure of \$76.9 million was approved in a 2013 plan amendment, and 2014 was the first year that expanded areas began generating increment. The estimated collection for tax year 2024 is \$8,082,597. Total collections (NPV) are currently 44% of the amended Plan goal.*

## Year-End Summary of Meetings

The Design District TIF District Board of Directors met twice during the fiscal year from October 1, 2023 to September 30, 2024.

The Board, based on amended composition, can consist of up to seven members, including six City of Dallas appointees and one Dallas County appointee. During FY 2023-2024, the Board members were Michael Kutner – City Representative, Vice-Chair (2 of 2 meetings), Nicolas Villalba - City representative (2 of 2 meetings), Pam Dawson - City representative (2 of 2 meetings), Peter Han – City Representative (2 of 2 meetings), Eric Moore – City Representative (1 of 2 meetings), *only served part of the year*, and Luis Tamayo - Dallas County Representative (1 of 2 meetings).

During the fiscal year, City Council approved one item directly associated with the Design District TIF District:

- On February 28, 2024, City Council approved Resolution Number 24-0340 accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight, (Design District TIF District), submitted by the Design District TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

## Pending TIF District Items

- Consideration of the FY 2023-2024 TIF District Annual Report and a recommendation to the City Council for approval.

## Budget and Spending Status

Each TIF District establishes a budget for the public investments necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. Below is the current TIF District budget:

Design District TIF District Projected Increment Revenues to Retire TIF Fund Obligations			
Category	TIF Budget <sup>1</sup>	Allocated	Balance
<b>Design District Sub-District:</b> Paving & Streetscape Wayfinding & District Signage Water, Wastewater & Storm Open Spaces, Plazas, Portals, Civic Environmental Remediation & Demolition Utility Burial Economic Development Grants	\$73,615,444	\$57,147,887 <sup>2</sup>	\$16,467,557
<b>Market Center/Stemmons Sub-District:</b> Paving & Streetscape Wayfinding & District Signage Water, Wastewater & Storm Open Spaces, Plazas, Portals, Civic Environmental Remediation & Demolition Utility Burial Economic Development Grants	\$13,771,130	\$0	\$13,771,130
Trinity Strand Trail	\$7,521,058	\$7,400,000	\$121,058
Administration and implementation <sup>3</sup>	\$4,512,635	\$785,375	\$3,727,260
<b>Total Project Costs</b>	<b>\$99,420,267</b>	<b>\$65,333,262</b>	<b>\$34,087,006</b>
<sup>1</sup> Budget shown above in estimated current dollars and based on updated assumptions the maximum budget capacity provided in the TIF Project Plan is unlikely to be reached within the term. TIF Project Plan shows the budget in net present value. <sup>2</sup> Allocated amount includes \$222,896 in interest accrued as of FY 2013 (September 30, 2013). No additional interest has accrued since. <sup>3</sup> TIF administration costs shown are expended through FY 2023-2024.			

Design District TIF District Project Plan Budget	
Category	TIF NPV Budget*
<b>Design District Sub-District:</b> Paving & Streetscape Wayfinding & District Signage Water, Wastewater & Storm Open Spaces, Plazas, Portals, Civic Environmental Remediation & Demolition Utility Burial Economic Development Grants	\$47,487,686
<b>Market Center/Stemmons Sub-District:</b> Paving & Streetscape Wayfinding & District Signage Water, Wastewater & Storm Open Spaces, Plazas, Portals, Civic Environmental Remediation & Demolition Utility Burial Economic Development Grants	\$23,088,979
Trinity Strand Trail	\$4,000,000
Administration and Implementation	\$2,400,000
<b>Total</b>	<b>\$76,976,666</b>
* As approved in the Project Plan and Reinvestment Zone Financing Plan.	

<b>Design District TIF District M/WBE Participation</b>			
<b>Project</b>	<b>Contractor</b>	<b>Total Contract Award Amount</b>	<b>Percentage Minority Participation</b>
Phase I – 1525 Turtle Creek Project development site public improvements	Spoor Electric & KDA Landscapes	\$1,108,021	44.4%
Phase II & III – 1525 Turtle Creek Project district-wide improvements	John Burns Construction Company of Texas & Metheny Landscape Development	\$3,473,759	30.2%
Turtle Creek Median Project	focusEGD & ArtOGrafx	\$100,105	48.5%
Trinity Strand Trail Soft Surface Design Project	Bowman-Melton, Integrated; Environmental Solutions; Di Sciullo-Terry Stanton & Associates; and Jakan Engineering, PLLC	\$387,495	39.8%
Alexan Riveredge	McPherson Electric, Inc Mission Site Services	\$976,470	56.2%
Virgin Hotel Infrastructure Project	UCS Group LLC	\$3,330,891	44.5%
<b>Total</b>		<b>\$9,376,741</b>	<b>\$3,773,020 (40.2%)</b>

## FY 2024-2025 Work Program

The FY 2024-2025 work program includes:

- Continue coordination efforts for implementation of current development projects.
- Continue working with stakeholders to implement the Trinity Strand Trail Hi-Line Span Project and other improvements for connections to trails and open space, signage and other projects benefiting the TIF District.
- Investigate additional sources of funding for the TIF District.
- Begin strategic planning for the remaining years of the TIF District.

## Appendix A – Financials

**City of Dallas, Texas**  
**Design District Tax Increment Financing District Fund**  
**Reinvestment Zone Number Eight**  
**As of September 30, 2024**

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. **Amount and source of revenue in the tax increment fund established for the zone:**

2,037,125	Interest Income & Net increase (decrease) in fair value of investments
<u>\$8,033,017</u>	Ad Valorem Taxes (Collected in FY 2023-2024 based on 2023 Final Tax Roll)
<u>\$10,070,142</u>	Total Revenue

2. **Amount and purpose of expenditures from the fund:**

\$76,833	Administrative Expense - TIF admin. cost for FY 2023-2024
\$5,000,000	Non-Capital outlay
\$167,587	Capital outlay (1)
<u>\$0</u>	Additional Subsidy in Form of Grant (in lieu of interest expense)
<u>\$5,244,419</u>	Total Expenditures

(1) These capital expenditures were for the following project:

Project	Capital	Non-Capital	Total
Trinity Strand Hi-Line Span Project - Design Expenses	\$167,587	\$0	\$167,587
<b>Total</b>	<u>\$167,587</u>	<u>\$0</u>	<u>\$167,587</u>

3. **a. Amount of Principal and Interest due-on outstanding bonded indebtedness:**

Design District TIF District has incurred no bonded indebtedness as of September 30, 2024.

b. The Zone entered into a development agreement with Alta Block 1500, LLC for the development of the "1525 Turtle Creek at the District" project in an amount not to exceed \$4,402,000 plus additional subsidy in form of grant (in lieu of interest) on certain public improvements. The developer was fully paid in fiscal year 2014.

c. The Zone authorized a development agreement with Dallas Proton Treatment Center, LLC for the development of the Dallas Proton Treatment Center in an amount not to exceed \$7,025,000; however, the authorization for the agreement expired in December 2015 and was never executed.

d. The Zone entered into a development agreement with AR Apartments, LLC for the development of the "Alexan Riveredge" project in an amount not to exceed \$7,800,000. The developer was fully paid with the exception of a portion of the subsidy, up to \$150,000, pending a plan for a trail connection that is part of district-wide set aside funds.

e. The Zone entered into a development agreement with DD Dunhill Hotel LLC for the Virgin Hotel Infrastructure project in an amount not to exceed \$3,622,885. A payment of \$2,842,732 was made in fiscal year 2021. The remaining balance of \$780,153 will be disbursed upon the successful completion of Phase II of the Virgin Hotel Infrastructure project.

f. The Zone entered into a development agreement with Cabana Sycamore Development, Inc. for the Cabana Design District: Mixed-Income Multi-Family Redevelopment Project in an amount not to exceed \$41,000,000. A \$5,000,000 payment as an economic development grant from TIF district funds was made in fiscal year 2024. Another \$5,000,000 payment in the form of a grant will be disbursed upon 50% construction completion. The remaining balance of \$31,000,000 will be disbursed upon completion of the project and availability of TIF district funds.

4. The zone has paid the following obligations from available TIF funds as of September 30, 2024:

Project	Advance	Accrued Add'l	Less	Total (P & I)
	Principal	Subsidy (1)	Payments	Outstanding
1525 Turtle Creek Project	\$4,402,000	\$222,896	\$4,624,896	\$0
Alexan Riveredge Project	\$7,800,000	\$0	\$7,650,000	\$150,000
Virgin Hotel Infrastructure Project	\$3,622,885	\$0	\$2,842,732	\$780,153
Cabana Mixed Income Housing Project	\$41,000,000	\$0	\$5,000,000	\$36,000,000
Total	\$56,824,885	\$222,896	\$20,117,628	\$36,930,153

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2024*	Base Year 2005/2013 Value	Est. Captured Value 2024**
City of Dallas - All Sub District	\$1,362,397,439	\$281,873,753	\$1,080,523,686
Dallas County - Zone A & B	\$1,116,322,061	\$193,905,663	\$922,416,398
Dallas County - Mkt. Center/Stemmons SD	\$246,075,378	\$87,958,090	\$158,117,288

\* 2024 taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

\*\* Based on Certified Taxable Values. Final values will be determined on February 01, 2025.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100***	Amount of Estimated 2024 Increment****
City of Dallas	0.63423	\$6,853,005
Dallas County-Zone A & B	0.11853	\$1,093,294
Dallas County-Mkt. Center/Stemmons SD	0.08620	\$136,297
Total for all Jurisdictions	\$0.83896	\$8,082,597

\*\*\*City of Dallas participates at 90% for zone A & B for tax years 2008-2027 and 90% for Market Center/Stemmons for tax years 2014-2027. Dallas County participates at 55% for zone A & B for tax years 2008-2027 and 40% for Market Center/Stemmons sub-district for tax years 2014-2027.

\*\*\*\*The District began collecting increment in 2009.

B. The total amount of estimated tax increment to be billed for the 2024 tax year is \$8,082,597. For the 2023 tax year, increment in the amount of \$8,033,017 was received.

**City of Dallas, Texas**  
**Design District Tax Increment Financing District Fund**  
**Balance Sheet as of September 30, 2024 (Unaudited)**  
**With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)**

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$36,416,332	\$31,757,567	\$24,691,227	\$19,609,967	\$16,971,408
Interest receivable	\$462,767.01	\$168,083.60	\$40,633.53	\$4,043.00	\$13,103.64
<b>Total assets</b>	<b>\$36,879,099</b>	<b>\$31,925,651</b>	<b>\$24,731,861</b>	<b>\$19,614,010</b>	<b>\$16,984,512</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$0	\$17,850	\$0	\$0	\$0
Due to general fund	\$305,845	\$245,661	\$238,214	\$190,207	\$136,539
<b>Total liabilities</b>	<b>\$305,845</b>	<b>\$263,511</b>	<b>\$238,214</b>	<b>\$190,207</b>	<b>\$136,539</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$36,487,863	\$31,662,140	\$24,493,647	\$19,423,803	\$16,847,972
<b>Total Liabilities and Fund Equity</b>	<b>\$36,793,708</b>	<b>\$31,925,651</b>	<b>\$24,731,861</b>	<b>\$19,614,010</b>	<b>\$16,984,512</b>

**Design District Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**For the Period September 30, 2023 (Unaudited)**  
**With Comparative Totals for September 30, 2022, 2021, 2020 and 2019 (Audited)**

	<u>ITD</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$46,684,648	\$6,864,458	\$5,825,158	\$4,872,889	\$4,690,107	\$4,499,584
Tax increment-Intergovernmental	\$8,310,166	\$1,168,559	\$971,544	\$840,390	\$827,102	\$863,205
Interest income	\$2,959,990	\$1,310,751	\$828,520	\$118,545	\$52,957	\$131,383
Affordable Housing Buyout	\$524,600	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of investments	\$50,404	\$726,373	(\$197,566)	(\$492,580)	(\$27,082)	\$38,181
<b>Total revenues</b>	<b>\$58,529,807</b>	<b>\$10,070,142</b>	<b>\$7,427,656</b>	<b>\$5,339,243</b>	<b>\$5,543,084</b>	<b>\$5,532,353</b>
<b>Expenditures:</b>						
Administrative expenses	\$785,375	\$76,833	\$75,525	\$48,007	\$53,389	\$136,983
Non-Capital Outlay	\$11,753,446	\$5,000,000	\$0	\$0	\$0	\$0
Capital outlay	\$9,280,228	\$167,587	\$183,637	\$221,393	\$2,913,865	\$0
Interest and fiscal charges	\$222,896	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$22,041,945</b>	<b>\$5,244,419</b>	<b>\$259,162</b>	<b>\$269,400</b>	<b>\$2,967,253</b>	<b>\$136,983</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$36,487,863</b>	<b>\$4,825,722</b>	<b>\$7,168,494</b>	<b>\$5,069,843</b>	<b>\$2,575,831</b>	<b>\$5,395,370</b>
<b>Fund balance (Deficit) at beginning of year as previously reported</b>	<b>\$0</b>	<b>\$31,662,140</b>	<b>\$24,493,647</b>	<b>\$19,423,803</b>	<b>\$16,847,972</b>	<b>\$11,452,603</b>
<b>Fund balance (deficit) at end of year</b>	<b>\$36,487,863</b>	<b>\$36,487,863</b>	<b>\$31,662,140</b>	<b>\$24,493,647</b>	<b>\$19,423,803</b>	<b>\$16,847,972</b>

**Note: Fiscal year 2023-24 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**

City of Dallas, Texas  
Design District Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2024

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$4,512,635 (in current \$) over the life of the Zone to reimburse the City for administrative costs. The Zone began reimbursing the general fund in fiscal year 2009-2010. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$305,845 on September 30, 2024 represents the Zone administration costs for the fiscal year 2019-2020 (\$51,813), 2020-2021 (\$53,668), fiscal year 2021-2022 (\$48,007), fiscal year 2022-2023 (\$75,525), and fiscal year 2023-2024 (\$76,833) that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF District funds. Note that these administrative costs do not include billing to other City departments.
6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.



## **Appendix B – Financial Obligations Estimated Payoff**

The Alexan Riveredge project had an obligation for up to \$7,800,000. A portion of the subsidy, \$150,000 is pending a plan for a trail connection that is part of district-wide set aside funds. The \$7,650,000 net obligation was fully paid in FY 2018-2019.

The Virgin Hotel Infrastructure Project has a total obligation for up to \$3,622,885. A payment of \$2,842,732 was made in fiscal year 2021. The remaining balance of \$780,153 will be paid upon the successful completion of Phase II of the Project.

The Cabana Design District: mixed-income, multi-family redevelopment project has a total obligation for up to \$41,000,000. The development agreement provides for the TIF subsidy to be paid in at least three installments. A payment of \$5,000,000 was made in FY 2023-2024. A second payment of \$5,000,000 will be made at 50% construction completion. The balance of \$31,000,000 will be disbursed upon completion of the project and availability of TIF district funds. Based on current projections, full payoff could occur by calendar year 2026.

## Appendix C – District-Wide Set-Aside Funds

The TIF Increment Allocation Policy adopted by the TIF District Board for the Design District TIF District currently provides for 20% of any District increment, after administrative expenses, to be set-aside for District-Wide Improvements. However, if the annual balance in the District-Wide Improvement Set-Aside exceeds \$500,000, the TIF District Board may evaluate whether to reduce this percentage set-aside in any given year. Specific improvement projects are to be determined and the amount of this set aside will be reviewed annually based on updated financial projections and District needs. The TIF District Board shall also have the discretion to release all or part of District-Wide Set-Aside funds towards payment of one or more TIF-eligible projects.

The unencumbered balance for the District-Wide Set-Aside, as of the end of FY 2023-2024, totals \$2,756,462 (*this unencumbered balance is anticipated to be needed for any increased construction costs for the Trinity Strand Trail Hi-Line Span Project*). An existing commitment includes \$150,000 set aside for a trail connection as part of the Alexan Riveredge project.

In February 2020, the TIF District Board approved up to \$7,000,000 in current and future District-Wide Set-Aside funds for the design and construction of the Trinity Strand Trail Hi-Line Span Project. The design phase expended \$631,225. The construction bidding process began in FY 2023-2024, and any potential budget increase was anticipated for evaluation in the fall of 2024.



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

**File #:** 25-597A

**Item #:** 30.

**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 13  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Robin Bentley

### **SUBJECT**

A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

### **BACKGROUND**

State law (the Tax Increment Financing Act (TIF), Texas Tax Code Section 311.016, as amended) requires that the City Council, as the City's governing body, submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as to the State Comptroller. On April 27, 2005, the City Council authorized Ordinance No. 25964, as amended, establishing the Vickery Meadow TIF District. On December 14, 2005, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26181, as amended.

The Vickery Meadow TIF District's assessed 2024 taxable value was \$662,146,342.00, an increase of \$497,367,252.00 (302%) over the adjusted base taxable value and an increase of \$11,228,938.00 (1.7%) over last year's final taxable value. With the participation of the City and Dallas County, this increase will result in the collection in 2025 of approximately \$3,887,118.00 in total incremental revenue for the Vickery Meadow TIF District for the 2024 tax year.

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

On April 27, 2005, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Nine, the Vickery Meadow TIF District by Resolution No. 05-1360; Ordinance No. 25964, as amended.

On December 14, 2005, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Vickery Meadow TIF District by Resolution No. 05-3542; Ordinance No. 26181, as amended.

On January 14, 2025, the Vickery Meadow TIF District Board of Directors recommended that the FY 2023-2024 Annual Report be accepted and approved.

[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)

### **FISCAL INFORMATION**

No cost consideration to the City.

February 26, 2025

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs including tax increment financing (TIF) districts; and

**WHEREAS**, the City established Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Vickery Meadow area pursuant to Ordinance No. 25964, authorized by the City Council on April 27, 2005, as authorized by the TIF Act, Section 311 of the Texas Tax Code, as amended (TIF Act); and

**WHEREAS**, on December 14, 2005, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Vickery Meadow TIF District by Resolution No. 05-3542; Ordinance No. 26181, as amended; and

**WHEREAS**, the TIF Act specifies that the governing body of a city shall submit an annual report on the financial status of the District to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on January 14, 2025, the Vickery Meadow TIF District Board of Directors passed a motion accepting the FY 2023-2024 Annual Report for the Vickery Meadow TIF District and recommended approval of same by the City Council.

**Now, Therefore,**

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

**SECTION 1.** That the FY 2023-2024 Annual Report (Annual Report) for Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District or District), City of Dallas, Texas, as of September 30, 2024, attached hereto (**Exhibit A**), is hereby accepted.

**SECTION 2.** That the City Manager is hereby authorized to submit the Annual Report for the Vickery Meadow TIF District to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

**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.



# **Vickery Meadow TIF District FY 2023-2024 Annual Report**



(Shops at Park Lane - Source: Visit Dallas)



**City of Dallas**

Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1685  
[www.dallasecocodev.org](http://www.dallasecocodev.org)

**October 1, 2023 to September 30, 2024**



## Reinvestment Zone Number Nine Vickery Meadow Tax Increment Financing District





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## Mission Statement

The Vickery Meadow Tax Increment Financing (TIF) District (“TIF District”) represents the outgrowth of the City of Dallas’ effort to provide a model for redeveloping urban corridors to take full advantage of the expanding Dallas Area Rapid Transit (“DART”) light rail system, to promote transit-oriented development and to implement appropriate urban design standards. The mission of the Vickery Meadow TIF District is to provide a source of public funding to enhance private investment in the real estate market for the Vickery Meadow TIF District area.

City Council established the Vickery Meadow TIF District by Ordinance Number 25964 on April 27, 2005. The Vickery Meadow TIF District took effect on January 1, 2006 and will terminate on December 31, 2027 (including collection of 2027 increment in calendar year 2028 and any related matters to be concluded in 2028) or when the budget of \$32.2 million (2006 dollars) has been collected. The City of Dallas (“City”) and Dallas County are the two participating jurisdictions. The City’s participation rate is 80%, and the County’s participation rate is 55%.

## District Accomplishments

The TIF District was established to facilitate the creation of a catalyst mixed-use development on North Central Expressway and Park Lane (The Shops at Park Lane) and to, ultimately, stimulate redevelopment activities within the TIF District’s remaining areas, including the area generally known as “Five Points” (located generally around the intersection of Park Lane, Ridgcrest Road and Fair Oaks Avenue).



Photo courtesy of Northwood Retail, LLC

(Source: Northwood Retail, LLC)

The Shops of Park Lane was completed in 2009. The 33.3 acre mixed-use, transit oriented development features 585 residential units, over 660,000 square feet of retail space, and over 380,000 square feet of office. In December 2005, City Council approved a development agreement for up to \$20 million in Vickery Meadow TIF District funding to support necessary public improvements and other eligible project costs associated with the Shops at Park Lane.

The first phase of Half Price Books, Records, Magazines, Inc.'s multi-phase plan to redevelop the former Parker Plaza site was completed in 2015. It included the demolition of two dilapidated structures and the conversion of a vacant warehouse into a REI sporting goods store that contains 34,296 square feet of retail space. During FY 2018-2019, Half Price Books broke ground on construction of a second phase of development, BookMark Center, just north of REI. The project, completed in 2023, includes a 5,000-square-foot restaurant currently leased by SteakYard Dallas and a four-level, 30,000-square-foot retail and office building, which is available for partial lease.



The REI sporting goods store that was built as part of Half Price Books' multi-phase plan to redevelop the former Parker Plaza site



Construction of BookMark Center retail and office space as part of Half Price Books' multi-phased development is complete and available for partial lease.

In Fall 2018, Costco announced plans to renovate the vacant Sam's Club building at 8282 Park Lane. Approximately \$10,000,000 was invested in the renovation. The 133,000 square foot building was the first North Texas site for Costco's Business Center concept, which focuses on small businesses and business-to-business sales. However, it is open to anyone with a Costco Membership. The store opened in September 2019.



The Vickery Meadow Branch Library located at 8333 Park Lane

As part of the November 2017 voter-approved general bond election, the City committed to the construction of a new library in the Vickery Meadow area. During FY 2018-2019, construction started on the library. The approximately \$8 million library includes a youth center funded by a \$752,000 grant from Crystal Charity Ball.

The 18,000-square-foot Vickery Park Branch Library was completed and opened on February 2, 2021 for curbside service. Vickery Park Branch Library provides program offerings that will assist job seekers and English language learners, early literacy workshops for parents and toddlers, and STEM programs for children and teens.

On March 25, 2020, City Council authorized a construction services contract for \$1,362,777 with J.C. Commercial for the renovation of the old Fire Station in the Vickery Meadow area as a permanent home for the Northeast Community Court. Vickery Meadow Community Court #15, completed in January 2021, is located at 6742 Greenville Ave, Dallas, TX 75231.

On December 9, 2020, City Council authorized an agreement with Vickery Midtown Management Corporation (VMMC) for the construction and maintenance of the SoPac Trail Lighting Project and acceptance of \$122,254, which is approximately 25 percent of the anticipated cost of the trail lighting project. The SoPac Trail was constructed by Dallas County in collaboration with the City and completed in July 2018. At the time of construction, funding was not available for lighting the trail; however, in anticipation of future lighting, light pedestals and conduit was constructed. By November 2021, 170 lights were installed along the trail.

<b>Vickery Meadow TIF District Projects<sup>1</sup></b>						
<b>Projects and Potential Projects Within TIF District Utilizing TIF District Funding</b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF</b>	<b>Approx. Value<sup>2</sup></b>	<b>TIF District Investment</b>
The Shops at Park Lane	8010 Park Lane	2009	Phase I Complete	585 apartment units; 666,524 square feet of retail space; 383,640 square feet of office space; and parking	\$378,950,000	\$20,000,000 (principal); \$13,000,000 (interest)
<b>Sub-Total</b>	<b>585 apartment units; 666,524 square feet of retail space; 383,640 square feet of office space; and parking</b>				<b>\$378,950,000</b>	<b>\$33,000,000</b>

Projects Within TIF District That Are Not Utilizing TIF District Funding						
Project	Location	Calendar Year Complete	Status	Units/ SF	Approx. Value <sup>2</sup>	TIF District Investment
Half Price Books Mixed-use Project	5929 and 5905 East Northwest Highway	2015	Complete	Approximately 39,296 square feet of retail space, 27,000 square foot mixed-use (approx. 6,750 retail and 20,250 sf office), and Starbucks location	\$26,144,040	\$0
	6730 Shady Brook Lane	2023				
Costco Business Center	8282 Park Lane	2019	Complete	135,780 square feet of retail	\$14,200,000	\$0
Sub-Total	Complete: 181,826 square feet of retail; 20,250 square feet of office				\$40,344,040	\$0
Total Projects Within TIF District Utilizing and Not Utilizing TIF District Funding						
Total	Complete: 403,890 square feet office space, 848,350 square feet retail space, 585 residential units				\$419,294,040	\$33,000,000

<sup>1</sup> All information updated as of September 30, 2024.

<sup>2</sup> Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.

TIF District Initiatives				
Activity	Scope	Status	Investment	Source
<b>Vickery Meadow Improvement District (VMID) – TREC 2006 Community Grant</b>	The Real Estate Council (TREC) of Dallas awarded a grant to be used to create a Planned Urban Design (Neighborhood Plan) for the Vickery Meadow Community	Organizational stages. James Harwick + Partners, Inc. architectural design firm was hired to complete the plan. The plan was completed in 2009 and was adopted by the VMID Executive Board January 15, 2010.	\$78,000 total Includes: \$50,000 \$28,000	TREC VMID
<b>The Real Estate Council Foundation, McCormack, Baron Salazar (MBS) – Economic Development Action Plans</b>	TREC and private donations provided financial support to engage McCormack Baron Salazar to develop action plans for economic development in three City Council designated areas: 1. Lancaster Corridor 2. South Dallas/ Fair Park 3. Five Points in Vickery Meadow	The Development Action Plans by MBS were released in January 2011.	\$750,000 min Includes: \$275,000 \$275,000 \$200,000	TREC MBS Investment Private Donations
<b>HUD Community Challenge Grant for Transit Oriented Development and Affordable Housing</b>	Community Challenge Planning Grant from HUD used for planning and preconstruction activities related to affordable housing and transit-oriented development for 7 DART stations. Completed 5 area plans, including the Vickery Meadow area plan. Also funded preconstruction and design work for a mixed-use development anchored by a new VM branch library.	City Council authorized a professional services contract with Fregonese Associates, Inc. for the related planning activities on December 14, 2011.  City Council authorized a professional services contract with DMA Development Company, LLC for the related activities on September 25, 2013	Total Federal Grant Amount: \$2,225,000/\$2,670,000 overall  Approximately \$950,000 spent in for the Vickery Meadow TIF District including \$445,000 as the local match	\$505,000 HUD funds  \$445,000 TIF District funds



TIF District Initiatives (Cont.)				
Activity	Scope	Status	Investment	Source
<b>Dallas Housing Trust Fund</b>	On December 12, 2018, City Council approved transfer of funds to seed the Dallas Housing Trust Fund	Transfer complete	\$649,097	TIF District funds (a portion of <i>Harvest NPE, L.P</i> deposit)
<b>Vickery Meadow Branch Library</b>	As part of the November 2017 voter-approved bond election, the City committed to the construction of a new library in the Vickery Meadow area located at 8255 Park Lane. Construction began on the library during FY 2018-2019 and was completed during FY 2020-2021.	Completed (February 2021)	\$5,429,640  \$217,200  \$752,454	Library Fund (2017 bond funds)  Park and Recreation Fund (2017 bond funds)  Library Private Donation Fund – The Crystal Charity Ball and Frieda Gayle Stern Family
<b>Vickery Meadow Station Area Plan Update</b>	In response to a request from the City for assistance updating the 2013 Vickery Meadow Transit-Oriented Development Area Plan, North Central Texas Council of Governments (NCTCOG) staff reviewed the 2013 Plan with the objective of supporting transit-oriented development and communities with access to opportunity. Using new area condition data and planning context, possible approaches were recommended for an update to the 2013 Plan.	Completed (June 2021)	Provided by NCTCOG	NCTCOG

TIF District Initiatives (Cont.)				
Activity	Scope	Status	Investment	Source
SoPac Trail Lighting	Construction and maintenance agreement with Vickery Midtown Management Corporation (VMMC) for the construction and maintenance of lighting improvements, lighting utility costs, and enhanced maintenance on the SoPac Trail.	Completed (August 2021)	\$489,017	\$122,254 VMMC
	Installation of 170 sixteen-foot light poles, light luminaires, flood lighting, and related materials, labor, permits, etc in the area located from East Northwest Highway in the south to approximately 600 feet north of Greenville Ave.			\$366,763 Equity Revitalization Funds (City Council District 13)

## Value and Increment Summary

The Vickery Meadow TIF District's 2005 adjusted base year taxable value is \$164,779,090. The TIF District's 2024 assessed taxable value is \$662,146,342. This represents an increase of \$497,367,252 (302%) over the 2005 adjusted base year and an increase of \$11,228,938 (1.7%) over the taxable value for 2023. With the participation of the City and Dallas County, the increase over the base year value will result in the collection of approximately \$3,387,118 (City \$2,803,958, County \$583,160) in incremental revenue for the District in 2025.



## Objectives, Programs and Success Indicators

The Vickery Meadow TIF District Project Plan and Reinvestment Zone Financing Plan ("Plan") was approved on December 14, 2005. The Plans' development goals are provided below:

- Facilitate private development within the Vickery Meadow TIF District to stimulate and diversify the area's economy, eliminate unemployment or underemployment, and develop or expand business, transportation, and commercial activity.

*The Shops at Park Lane has transformed that portion of the Vickery Meadow TIF District, leading to \$378,950,000 in property value.*

- Secure new private development consisting of at least 850,000 square feet of retail space, 200 hotel rooms, 625 residential units (rental and owner occupied), and 410,000 square feet of office space.

*The following progress has been made since the District's creation:*

- *0 hotel rooms have been built or are planned (0.0% of the goal)*
- *585 residential units have been built offering various types of housing for sale and rental at the Shops of Park Lane. Collectively, this represents 93.6% of the goal.*
- *403,590 square feet of office space has been built (98.5% of the goal).*
- *847,600 square feet of retail space has been built (99.8% of the goal).*
- Focus on traffic improvements and the redevelopment of properties within the Five-Points area as increment funds accumulate and can be supplemented with non-TIF sources.

*On March 9, 2022, City Council authorized a Project Specific Agreement with Dallas County for the purpose of study/conceptual development and preliminary engineering (phase I) for transportation improvements to the Dallas County 6<sup>th</sup> Call Major Capital Improvement Project (MCIP) 10228 Park Lane from Greenville to Abrams Road, and Fair Oaks Avenue from Ridgecrest Road to Walnut Hill Lane. Construction is estimated to begin in 2026. City Council also authorized a professional engineering services contract with Civil Associates, Inc. to design roadway modifications, improved connectivity to the SoPac and White Rock trails, and to design reconstruction of water and wastewater infrastructure in the project area.*

- Encourage the redevelopment of the “Park Lane” site and improve pedestrian connections between the existing DART Park Lane light rail station to increase density while providing enhanced urban design for the TIF District.

*The following progress has been made since the TIF District’s creation:*

- *Staff continues to work with DART and North Central Texas Council of Governments to identify potential funding for the construction of a pedestrian platform that would extend from the light rail station to the south side of Park Lane.*
- *Staff is investigating improved pedestrian connections between Park Lane and NorthPark Center.*
- Generate approximately \$32.2 million (2006 NPV) in increment over a 20-year period (approximately \$52.06 million in total collections).

*Including the estimated 2024 increment, the Vickery Meadow TIF District NPV collections are \$24 million (75% of the goal) and \$34.5 million in total collections (66.3% of the goal). There are three more years of increment collections remaining until TIF District is terminated.*

## Year-End Summary of Meetings

The Vickery Meadow TIF District Board of Directors (“TIF Board”) can consist of up to seven members, including six City of Dallas appointees and one Dallas County appointee. The TIF Board, which met one time during the fiscal year, on December 12, 2023, consisted of the following members:

- Kevin Griffeth (Chair) – City Representative (attended 1 of 1 meeting)
- Elsie Thurman (Vice Chair) – City Representative (attended 1 of 1 meeting)
- Annette Anderson – City Representative (attended 1 of 1 meeting)
- Jordan Wynn – City Representative (attended 1 of 1 meeting)
- Elizabeth Johnston – City Representative (attended 0 of 1 meeting)
- Luis Tamayo - Dallas County Representative (attended 1 of 1 meeting)

City Council approved one item directly related to the TIF District during the fiscal year. The item is summarized below:

On February 28, 2024, City Council approved Resolution Number 24-0341, accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

## Pending TIF District Items

The Vickery Meadow TIF District's pending items include the following:

- Consideration of the FY 2023-2024 TIF District Annual Report and a recommendation to the City Council for approval.

## Budget and Spending Status

The Vickery Meadow TIF District's Project Plan and Reinvestment Zone Financing Plan established a budget for public investments that are necessary to support private investment. The TIF District budget and spending to-date are provided on the following charts:

Vickery Meadow TIF District Project Plan Budget			
Projected Increment Revenues to Retire TIF Fund Obligations			
Category	TIF Budget (Actual) <sup>1</sup>	Allocated & Spent <sup>2</sup>	Remaining Balance
<b>"Park Lane" Project:</b> - Environmental remediation, interior/exterior demolition, street/utility improvements & relocation, streetscape improvements, land acquisition, enhanced pedestrian area design & acquisition, engineering & design, non project costs	\$33,306,623	\$33,306,623	\$0
<b>Five-Points Area Improvements:</b> - Environmental remediation, interior/exterior demolition, street/utility improvements & relocation, streetscape improvements, land acquisition, park/plaza design & acquisition, DART related improvements, engineering & design, non project costs	\$16,653,312	\$0	\$16,653,312
<b>Administration and implementation<sup>3</sup></b>	\$3,655,568	\$660,300	\$2,995,268
<b>Total</b>	<b>\$53,615,504</b>	<b>\$33,966,923</b>	<b>\$19,648,580</b>
<sup>1</sup> Budget shown above in total dollars; Project Plan shows the budget in net present value. <sup>2</sup> Allocated amount includes the total amount of principal and interest estimated to accrue on this project. <sup>3</sup> Administration and Implementation amount shown are expended or committed through FY 2023-2024 and includes \$50,000 for District audits through 2012 and \$2,500 for consultant fees.			

Vickery Meadow TIF District Project Plan Budget (NPV Values)	
Category	TIF Budget (NPV)*
<b>"Park Lane" Project:</b> - Environmental remediation, interior/exterior demolition, street/utility improvements & relocation, streetscape improvements, land acquisition, enhanced pedestrian area design & acquisition, engineering & design, non-project costs	\$20,000,000
<b>Five-Points Area Improvements:</b> - Environmental remediation, interior/exterior demolition, street/utility improvements & relocation, streetscape improvements, land acquisition, park/plaza design & acquisition, DART related improvements, engineering & design, non-project costs	\$10,000,000
<b>Administration and implementation</b>	\$2,195,100
<b>Total</b>	\$32,195,100
* As approved in the Project Plan and Reinvestment Zone Financing Plan in 2006 dollars.	

## M/WBE Participation

TIF District funded projects must comply with the Business Inclusion and Development ("BID") Plan for certified minority/women-owned business enterprises ("M/WBE") participation for both public and private improvements. TIF District-funded projects are not required to be publicly bid. As a result, TIF District-funded projects are privately bid and are monitored to ensure compliance with the City's BID Plan. Reporting is not required until project completion.

Vickery Meadow TIF District M/WBE Participation			
Project	Contractor	Total Contract Award Amount	Percentage Minority Participation
Park Lane (Public Work – goal 25%)	Varies	\$13,624,760	37.85% (\$5,156,683)
Park Lane (Private Shell – goal 5%)	Varies	\$195,538,520	9.67% (\$18,911,015)
<b>Total</b>		<b>\$209,163,280</b>	<b>11.51%</b> <b>(\$24,067,698)</b>

## **FY 2024-2025 Work Program**

The FY 2024-2025 work program for the Vickery Meadow TIF District is as follows:

- Identify additional redevelopment sites, potential developers and continue to seek growth in the TIF District through the attraction of mixed-use, high-density development.
- Work with DART, the Midtown Public Improvement District, and other entities on public improvement initiatives for the Vickery Meadow area.
- Investigate additional funding sources for district-wide improvements that include a pedestrian platform that would extend from the Park Lane Light Rail Station across Park Lane.
- Assist with funding solutions for the Five-Points Intersection redevelopment.
- Examine potential district-wide improvements that could provide impactful close-out to the TIF District.

## Appendix A – Financials

### City of Dallas, Texas

#### Vickery Meadow Tax Increment Financing District Fund (0048)

#### Balance Sheet as of September 30, 2024 (Unaudited)

#### With Comparative Totals for September 30, 2023, 2022, 2021, and 2020 (Audited)

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Assets:					
Pooled cash and cash equivalents	\$245,919	\$295,210	\$284,467	\$141,696	\$138,078
Interest receivable	\$3,554	\$1,705	\$468	\$29	\$134
Total assets	<u>\$249,474</u>	<u>\$296,915</u>	<u>\$284,935</u>	<u>\$141,724</u>	<u>\$138,212</u>
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$201,077	\$192,686	\$175,393	\$138,381	\$75,122
Total liabilities	<u>\$201,077</u>	<u>\$192,686</u>	<u>\$175,393</u>	<u>\$138,381</u>	<u>\$75,122</u>
Fund Balance (Deficit):					
Fund Balance (Deficit)	<u>\$43,588</u>	<u>\$104,229</u>	<u>\$109,542</u>	<u>\$3,343</u>	<u>\$63,090</u>
Total Liabilities and Fund Equity	<u>\$244,665</u>	<u>\$296,915</u>	<u>\$284,935</u>	<u>\$141,724</u>	<u>\$138,212</u>

### City of Dallas, Texas

#### Vickery Meadow Tax Increment Financing District Fund

#### Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)

#### For the Period September 30, 2024 (Unaudited)

#### With Comparative Totals for September 30, 2023, 2022, 2021, and 2020 (Audited)

	<u>ITD</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Revenues:						
Tax increment-Governmental	\$27,407,693	\$2,858,827	\$2,769,749	\$2,472,054	\$2,482,535	\$2,264,495
Tax increment-Intergovernmental	\$5,562,945	\$537,573	\$532,286	\$477,878	\$525,193	\$480,181
Interest income	\$241,826	\$24,363	\$44,726	\$3,886	\$1,653	\$9,324
Affordable housing payment	\$1,000,000	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of investments	(\$4,342)	\$6,325	(\$4,934)	(\$5,682)	(\$272)	(\$735)
Total revenues	<u>\$34,208,122</u>	<u>\$3,427,089</u>	<u>\$3,341,827</u>	<u>\$2,948,136</u>	<u>\$3,009,108</u>	<u>\$2,753,264</u>
Expenditures:						
Administrative expenses	\$660,300	\$42,308	\$51,209	\$37,012	\$61,415	\$75,122
Non-Capital Outlay	\$1,170,361	\$0	\$0	\$0	\$0	\$649,097
Capital outlay	\$0	\$0	\$0	\$0	\$0	\$0
Principal reimbursement	\$18,926,805	\$3,139,969	\$2,733,605	\$2,017,975	\$2,329,779	\$1,997,295
Interest and fiscal charges reimbursement	\$13,407,069	\$305,453	\$562,326	\$786,949	\$677,662	\$747,380
Total expenditures	<u>\$34,164,534</u>	<u>\$3,487,730</u>	<u>\$3,347,141</u>	<u>\$2,841,937</u>	<u>\$3,068,856</u>	<u>\$3,468,894</u>
Excess (Deficiency) of Revenues over Expenditures	<u>\$43,588</u>	<u>(\$60,641)</u>	<u>(\$5,313)</u>	<u>\$106,199</u>	<u>(\$59,747)</u>	<u>(\$715,630)</u>
Fund balance (Deficit) at beginning of year as previously reported	\$0	\$104,229	\$109,542	\$3,343	\$63,090	\$778,720
Fund balance (Deficit) at beginning of year, as restated	<u>\$0</u>	<u>\$104,229</u>	<u>\$109,542</u>	<u>\$3,343</u>	<u>\$63,090</u>	<u>\$778,720</u>
Fund balance (deficit) at end of year	<u>\$43,588</u>	<u>\$43,588</u>	<u>\$104,229</u>	<u>\$109,542</u>	<u>\$3,343</u>	<u>\$63,090</u>

**Note:** Fiscal year 2023-2024 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

**City of Dallas, Texas**  
**Vickery Meadow Tax Increment Financing District Fund**  
**Reinvestment Zone Number Nine**  
**As of September 30, 2024**

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the Zone:**

\$30,689	Interest Income & Net increase (decrease) in fair value of investments
\$3,396,401	Ad Valorem Taxes (Collected in FY 2023-24 based on 2023 Final Tax Roll)
<u>\$3,427,089</u>	<b>Total Revenue</b>

**2. Amount and purpose of expenditures from the fund:**

\$42,308	Administrative Expense - TIF admin cost for FY 2023-2024
\$0	Non-Capital Outlay
\$0	Capital outlay
\$3,139,969	Developer Principal reimbursement (1)
\$305,453	Additional Subsidy in Form of Grant (in lieu of interest expense) (1)
<u>\$3,487,730</u>	<b>Total Expenditures</b>

(1) These expenditures were incurred for the following services:

Principal pymt for FY 2024 - Shops at Park Lane Project	\$3,139,969
Interest expense pymt for FY 2024 - Shops at Park Lane Project	<u>\$305,453</u>
Total	<u>\$3,445,422</u>

3. The Zone began reimbursing the General Fund for administrative costs in fiscal year 2009-10.

**4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness:**

Vickery Meadow TIF District has incurred no bonded indebtedness as of September 30, 2024.

**b. The zone has reimbursed the following contingent obligations from available TIF funds as of September 30, 2024:**

Developer	Project	Advance Principal	Accrued Add'l Subsidy (1)	Less Payments	Total Outstanding
Northwood PL LLC	The Shops at Park Lane	\$20,000,000	\$13,427,095	(\$32,333,875)	\$1,093,221
Total		\$20,000,000	\$13,427,095	(\$32,333,875)	\$1,093,221

Reimbursement of the project's outstanding TIF-eligible project costs are subject to the availability of TIF funds.

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

**5. Tax increment base and current captured appraised value retained by the zone:**

Taxing Jurisdiction	Taxable Value 2024*	Base Year 2005 Value	Est. Captured Value 2024*
City of Dallas	\$662,146,342	\$164,779,090	\$497,367,252
Dallas County	\$662,146,342	\$170,131,750	\$492,014,592

\*2024 Taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

\*\*Based on DCAD Certified Taxable Value. The final values will be determined on February 01, 2025.

**6.**

**Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100***	Amount of Estimated 2024 Increment***
City of Dallas	0.56376	\$2,803,958
Dallas County	0.11853	\$583,160
Total for all Jurisdictions	\$0.68229	\$3,387,118

\*\*\*Participation rates for City of Dallas and Dallas County are 80% and 55% respectively for tax years 2008 - 2027.

B. The total amount of estimated tax increment to be billed for the 2024 tax year is \$3,387,118. For the 2023 tax year, increment in the amount of \$3,396,401 was received.

City of Dallas, Texas  
Vickery Meadow Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2024

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
3. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
4. The Zone's Financing Plan permits expenditures not to exceed \$3,655,568 over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the general fund in fiscal year 2009-10. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. The Zone entered into a development agreement with a developer on December 14, 2005, to pay the developer for TIF-eligible costs up to principal amount of \$20.0 million plus accrued interest thereon, at an interest rate of 4.86%, for the construction of the Shops at Park Lane Project. The developer satisfied all contingencies as required by the terms of the agreement and the liability for the principal amount of \$20.0 million plus the accrued interest was recorded in fiscal year 2008-09. The TIF District began paying the developer in fiscal year 2009-10. The developer obligation balance, including principal and accrued interest, outstanding on September 30, 2024, is \$1,093,221.
6. On the Balance Sheet, the "due to other funds" amount of \$201,077 on September 30, 2024, represents the Zone's administration expenses for FY 2019-2020 (\$7,288), FY 2020-2021 (\$63,259), FY 2021-2022 (\$37,012), FY 2022-2023 (\$51,209), and FY 2023-2024 (\$42,308) that have been earned but will be reimbursed to the City's General Fund based on the availability of future TIF District funds.
6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.



## Appendix B – Financial Obligations/Estimated Payoff

The Shops at Park Lane project is the only outstanding developer obligation. TIF District payment in the amount of \$20,000,000, plus interest, is underway. To date, \$32,333,875 has been paid.

Vickery Meadow TIF District Obligations		
Project Obligations	Anticipated Balance*	Projected Year Payoff
Shops at Park Lane	\$1,301,481	2025
* Subject to change given interest accrued by final payment date.		

## Appendix C – District-wide Set Aside Funds

Vickery Meadow TIF District Affordable Housing Set-Aside		
Budget*	Allocated	Balance
\$1,000,000	\$1,000,000	\$0
<p>* Funds deposited in the Vickery Meadow TIF District Tax Increment Fund by Harvest NPE, L.P. to support the development of affordable housing within the District in lieu of the developer constructing affording housing units as part of The Shops at Park Lane Project.</p> <p>\$445,000 allocated to local match for HUD grant used to complete five area plans, including the Vickery Meadow area plan and funded preconstruction and design work for a mixed-use development anchored by a new VM branch library. Additionally, during FY 2018-2019, \$649,097 (included interest earned) was transferred to the Dallas Housing Trust Fund.</p>		





## Agenda Information Sheet

**File #:** 25-598A

**Item #:** 31.

**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Robin Bentley

### **SUBJECT**

A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

### **BACKGROUND**

State law (the Tax Increment Financing Act (TIF), Texas Tax Code, Section 311.016, as amended) requires that the City Council as the City's governing body submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone as well as the State Comptroller. On April 27, 2005, the City Council authorized Ordinance No. 25965, as amended, establishing Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District). On January 11, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26204, as amended.

The Southwestern Medical TIF District's assessed 2024 taxable value was \$429,053,229.00, an increase of \$361,642,175.00 (537.0%) over the adjusted 2006/2020 base year value (\$67,411,054.00). The District's value increased by \$15,022,397.00 (7.9%) from the previous year. This increase in District value over the base year taxable value will result in the collection in 2025 of approximately \$1,380,860.00 (City - \$1,146,822.00; County - \$234,038.00) in incremental revenue for tax year 2024.

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

On April 27, 2005, the City Council held a public hearing and authorized the establishment of Tax Increment Financing Reinvestment Zone Number Ten, the Southwestern Medical TIF District by Resolution No. 05-1361; and Ordinance No. 25965, as amended.

On January 11, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Southwestern Medical TIF District by Resolution No. 06-0129; and Ordinance No. 26204, as amended.

The Southwestern Medical TIF District Board of Directors did not have enough appointed board members to meet and review the FY 2023-2024 Annual Report. State law does not require TIF Board action.

The Board of Directors of the Southwestern Medical TIF District does not currently have the minimum five appointed members to convene a meeting; therefore, the FY 2023-2024 Annual Report is being forwarded to City Council without a Board recommendation. State law does not require Board action.

[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)

### **FISCAL INFORMATION**

No cost consideration to the City.

February 26, 2025

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs including tax increment financing (TIF) districts; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Southwestern Medical area pursuant to Ordinance No. 25965, authorized by the City Council on April 27, 2005, as authorized by the TIF Act, Section 311 of the Texas Tax Code, as amended (TIF Act); and

**WHEREAS**, on January 11, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Southwestern Medical TIF District by Resolution No. 06-0129; and Ordinance No. 26204, as amended; and

**WHEREAS**, the TIF Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller.

**Now, Therefore,**

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

**SECTION 1.** That the FY 2023-2024 Annual Report (Annual Report) for Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District), City of Dallas, Texas, as of September 30, 2024, attached hereto **(Exhibit A)**, is hereby accepted.

**SECTION 2.** That the City Manager is hereby authorized to submit the Annual Report for the Southwestern Medical TIF District to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

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



**Exhibit A**  
**Southwestern Medical TIF District**  
**FY 2023-2024**  
**Annual Report**



*Texas Behavioral Health Center at UT Southwestern – Rendering Courtesy of CenterTimesPlus*



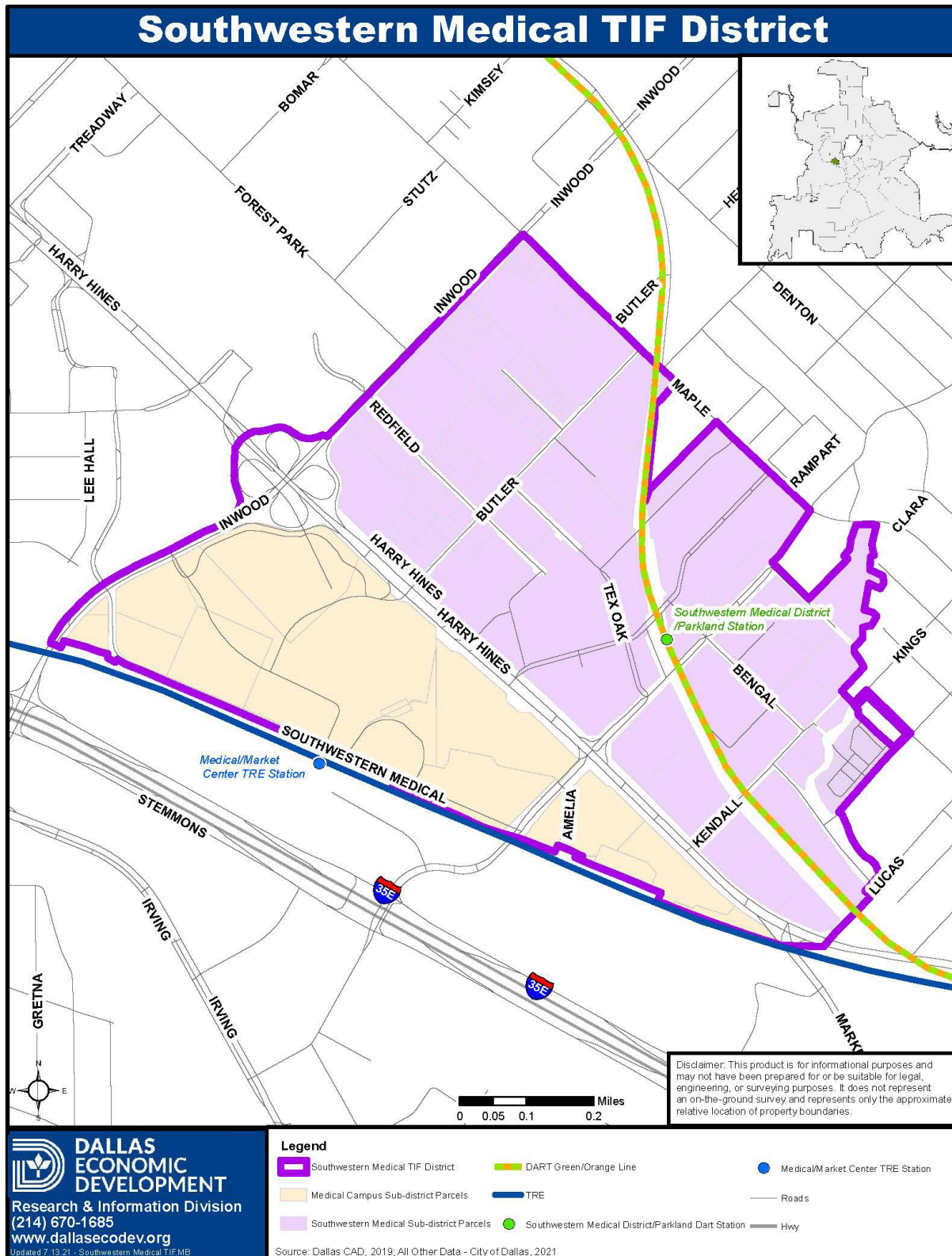
**City of Dallas**

Office of Economic Development 1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1685  
<http://www.dallas-ecodev.org>.

**October 1, 2023 to September 30, 2024**



## Reinvestment Zone Number Ten Southwestern Medical Tax Increment Financing District





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## **Mission Statement**

The mission of the Southwestern Medical Tax Increment Financing (TIF) District is to provide a source of funding for public investments anticipated to enhance the real estate market for the Southwestern Medical TIF District area. The Southwestern Medical TIF District (TIF District) represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping a former industrial and warehouse district to take full advantage of the expanding DART light rail system, to promote transit-oriented development, especially in areas that are major employment centers like the Medical District, and to implement appropriate urban design standards.

The Dallas City Council established the Southwestern Medical TIF District by Ordinance Number 25965 on April 27, 2005. The Southwestern Medical District took effect on January 1, 2006 and is scheduled to terminate on December 31, 2027 (including collection of the 2027 increment and any related matters to be concluded in 2028) or when the budget of \$31.1 million (2006 dollars) has been collected. The City of Dallas and Dallas County are the two participating jurisdictions.

On November 11, 2020, City Council approved Ordinance No. 31706 authorizing a reduction in the City's participation rate in the TIF District. Beginning with fiscal year 2019-2020 through the remaining term of the TIF District, the City's participation rate decreased from 80% to 45%. City Council also authorized an amendment of Dallas County's participation agreement to reduce the County's participation from 55% to 30% for the remaining term of the TIF District.

As part of the amendment of the TIF District in 2020, City Council also expanded the TIF District's boundary to create two sub-districts. The original boundary of the TIF District became the Southwestern Medical Sub-district, and the new Medical Campus Sub-district was created. The Medical Campus Sub-district is scheduled to terminate on December 31, 2045 (including collection of the 2045 increment and any related matters to be concluded in 2046) or when the budget of \$65 million (2020 dollars) has been collected. The City of Dallas participation rate for the Medical Campus Sub-district is 80% over the term of the new sub-district. Increment collection for the sub-district will begin in 2025 with collections received in 2026.

## **TIF District Accomplishments**

The initial development project completed in the Southwestern Medical TIF District was the MAA Medical District (formerly Colonial Reserve at Medical District) in 2007. The MAA provided 45,000 square feet of retail/office space and 278 apartment units near the Southwestern Medical District/Parkland light rail station.

Archer Medical District Apartments (formerly Vibe Medical District Apartments, developed by Trammel Crow Residential), a residential, transit-oriented development was completed in 2009 adding 396 luxury apartments to the TIF District. Adjacent to the Archer Medical District Apartments at 4707 Bengal Street, the Ronald McDonald House constructed 60

units of low-cost, temporary lodging/dorm facilities for families with children receiving medical care in 2009.

With the completion of the DART Green Line expansion (NW corridor), the Southwestern Medical District/Parkland light rail station opened in December 2010. The Orange Line, which opened in 2014, runs parallel to Green Line through the TIF District.

Bel Air on Maple (formerly The Link on Maple), a 120-unit apartment complex at 5219 Maple Avenue adjacent to Parkland East Parking Lot was completed in the summer of 2012.

In 2010, a formal groundbreaking was held to begin construction of the new Parkland Hospital that replaced the over-crowded 50+ year old facility located across Harry Hines Boulevard. The 1.7 million square foot facility, which included a new 380,000 square foot outpatient center, 275,000 square feet of office space and parking for 6,000 cars, opened in 2015. The total cost of the new facility was \$1.27 billion.

In early April 2018, the Simmons Comprehensive Cancer Center opened a new Radiation Oncology Building, a \$66 million structure on the east campus, with three floors and 63,000 square feet of space. Its modern design and array of leading-edge technology has garnered multiple awards.

The Phase I building of the University of Texas Southwestern (UTSW) West Campus Master Plan opened summer 2018, adding 275,000 square feet of space over 11 floors. Approximately half is used for academic and educational space, with the remainder for expansion of UTSW's Health System ambulatory clinics. Phase 1 also included the construction of a new thermal energy plant and a garage with 1,600 parking spaces to improve faculty, visitor, and patient access.

To meet the demand for specialty patient care in North Texas and the surrounding states, UTSW completed a \$520 million expansion of its flagship William P. Clements Jr. University Hospital. The third tower in the expansion opened in November 2020. The 12-story tower became the clinical home for the Peter O'Donnell Jr. Brain Institute, consolidating acute inpatient care services previously provided at Zale Lipshy University Hospital, and adding 144 beds, operating rooms, interventional suites, a newly expanded Emergency Department, and two new parking facilities. The project enhances both the quality of care and the efficiency of delivery to reduce expenses while accommodating growth.

In 2021, UTSW's East Campus underwent a \$71 million expansion of their Radiation Oncology center. The new facility allows cancer physicians to pioneer a new PULSAR radiation-therapy strategy for improved tumor control. Also in 2021, the doors of Parkland Hospital's new Moody Outpatient Center opened to patients. The six-story, 484,032 square-foot building provides both inpatient and outpatient services for patient care.

Parkland Hospital continues to enhance patient care by adding satellite clinics to the communities they serve and by moving outpatient services from the old campus at 5201 Harry Hines to the new campus at 5200 Harry Hines. To accommodate the relocation of

outpatient services, construction of a new 6-story, 500,000 square foot clinic began in February of 2019 and opened in 2021. Oncology, diabetes, breast health, infusion, ophthalmology and HIV are included among the specialty clinics that are housed in the new clinic. A new 1,400 space parking garage, located between Maple Street and the new clinic, was also completed.

In 2022, UTSW celebrated the groundbreaking for the new Texas Behavioral Health Center at UT Southwestern. The Texas Health and Human Services Commission (HHSC) partnered with UTSW in the design and construction of the facility. The Texas Legislature approved \$282.5 million in funding for design and construction of the new facility overseen by UTSW, while Children's Health donated \$200 million for a pediatric wing. The adult portion of the facility with 200 beds is anticipated for completion in late 2025, while the pediatric addition with 96 beds is scheduled for completion in early 2026.

Construction of a \$120 million, five-story, 150,000-square-foot building, located on the East Campus of UTSW completed construction during fiscal year 2022-2023. The Texas Instruments Biomedical Engineering and Sciences Building provides support to university faculty and their teams with wet and dry laboratory space and provides areas specifically designated to promote multidisciplinary interactions and a Biodesign Center that features a large assembly/design studio, a metal fabrication shop, and rooms for 3D printing.

Southwestern Medical TIF District Projects <sup>1</sup>						
Projects Within TIF District Utilizing TIF District Funding						
Project	Location	Calendar Year Complete	Status	Units/ SF <sup>2</sup>	Approx. Value <sup>3</sup>	TIF District Investment <sup>4</sup>
Cedar Branch Bridge <sup>6</sup>	Adj to Cedar Branch TH	TBD	Under design	N/A	\$826,500	\$826,500
Sub-Total				N/A	Non-Taxable Value \$826,500	\$826,500
Projects Within TIF District Not Utilizing TIF District Funding <sup>5</sup>						
Project	Location	Calendar Year Complete	Status	Units/ SF <sup>2</sup>	Approx. Value	TIF District Investment <sup>4</sup>
MAA Medical District (formerly Colonial Reserve)	2222 Medical District Dr	2007	Complete	278 res. units 45,000 sf comm	\$65,625,000	\$0
Archer Medical District Apts (formerly Vibe Medical District Apts.)	2140 Medical District Dr	2009	Complete	396 res units	\$80,000,000	\$0
Parkland Ambulatory Cntr <sup>6</sup>	4900 Harry Hines Blvd	2006	Complete	62,267 sf medical space	\$23,575,000	\$0
Ronald McDonald House <sup>6</sup>	4707 Bengal St	2009	Complete	64,000 sf lodging	\$21,095,390	\$0
Bel Air on Maple (formerly The Link on Maple)	5219 Maple Ave	2012	Complete	120 res. units	\$26,000,000	\$0
Parkland Hospital <sup>6</sup>	5134 Harry Hines Blvd	2014	Complete	2,000,000 sf medical space	\$1,004,482,260	\$0
Maple District Lofts (formerly Maple Ave. Lofts)	5415 Maple Ave	2015	Complete	342 res. units	\$73,350,000	\$0
W.P. Clements Jr. Hospital Expansion <sup>6</sup>	6201 Harry Hines Blvd	2021	Complete	650,000 sf medical space	\$520,000,000	\$0
Texas Instruments Biomedical Engineering & Science Bldg <sup>6</sup>	2336 Inwood Rd	2023	Complete	150,000 sf medical space	\$120,000,000	\$0
Texas Behavioral Health Center @ UT Southwestern <sup>6</sup>	4801 Harry Hines	2026	Under Construction	TBD	\$482,500,000	\$0
Cedar Branch Townhomes	4623 Hawthorne Ave	2027	Under Construction	115 res. units	\$37,771,480	\$0
Sub-Total				1,251 res. units 64,000 sf lodging 2,862,267 sf medical office 45,000 sf comm	Taxable Value \$282,746,480 Non-Taxable Value \$2,171,652,650	\$0
Total				1,251 res. units 64,000 sf lodging 2,862,267 sf medical office 45,000 sf comm	Taxable Value \$282,746,480 Non-Taxable Value \$2,172,479,150	\$826,500

<sup>1</sup>All information updated as of September 30, 2024.  
<sup>2</sup>Based upon information from developer, news articles and/or project announcements. For completed projects, information is actual unit count and square footage.  
<sup>3</sup>Based upon DCAD market value for completed projects (unless project has not been assessed) and estimated value for projects under construction/ planned.  
<sup>4</sup>Maximum TIF Subsidy amount per project's development agreement.  
<sup>5</sup>Includes select significant projects within the TIF District.  
<sup>6</sup>Tax-Exempt

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct, site-specific TIF District funding assistance from the TIF District are subject to the City's and County's established criteria for mixed-income housing. To date, all residential development within the TIF District has occurred without TIF District funding assistance.

## Value and Increment Revenue Summary

The base value of the TIF District is the total appraised value of all taxable real property in the TIF District, as determined by the Dallas Central Appraisal District's certified property tax roll for the base year. The base value is established the year a property is placed within TIF District boundaries.

The Southwestern Medical TIF District's 2006 adjusted base year value was \$67,411,054. The 2020 amendment of the TIF District's financing plan created two sub-districts: Southwestern Medical Sub-district and Medical Campus Sub-district. As a result, each sub-district has its own base year value.

**Southwestern Medical Sub-district** – In 2006, the Southwestern Medical sub-district's adjusted base year value was \$67,411,054. The sub-district's 2024 certified taxable value is \$429,053,229. This represents an increase of \$361,642,175 (537%) from the adjusted base year taxable value.

The sub-district's value increased by \$15,022,397 (7.9%) from the 2023 final value (\$414,030,832). The increase in value over the base year taxable value will result in the collection in 2025 of approximately \$1,380,860 (City - \$1,146,822; County - \$234,038) incremental revenue for the TIF District.

**Medical Campus Sub-district** – In 2020, the base year value for the Medical Campus Sub-district was \$0. Increment collection for this sub-district will begin in 2025. The sub-district's 2024 certified taxable value is \$0.

## Objectives, Programs, and Success Indicators

The Southwestern Medical TIF District Project Plan and Reinvestment Zone Financing Plan was approved in January 2006 and was amended in December 2008. In 2020, the TIF District's Project Plan and Reinvestment Zone Financing Plan was amended, and the goals and objectives were expanded to include additional public improvements as well as private development in the newly created Medical Campus Sub-district. The following objectives and action items set the framework for the planned improvements within the Southwestern Medical TIF District:

## Southwestern Medical Sub-district

- Additional taxable value attributed to new private investment in projects in the Southwestern Medical TIF District shall total approximately \$280 million.

*Total under construction and completed projects have added approximately \$361,642,175 (129% of goal) in new taxable value to the TIF District.*

- New private development in the Southwestern Medical TIF District shall add a total of approximately 300,000 square feet of retail/office space and at least 3,000 new apartment units.

*Projects under construction or completed within the TIF District have created 2,907,267 square feet of retail, medical office and commercial space (969% of goal) and 1,251 residential units (41.7% of goal).*

- Support the conversion of the Southwestern Medical area from industrial and warehousing land uses to a mixed-use, transit-oriented neighborhood that complements the Medical District.

*Staff and the TIF District Board of Directors (TIF Board) continue to foster a working relationship with Parkland, DART, and potential developers to encourage transit-oriented development that complements the area. The MAA Medical District and Archer Medical District Apartments projects have resulted in the conversion of former industrial and warehousing space to residential and retail uses.*

*The Stemmons Corridor - Southwestern Medical District Area Plan (Vision and Policy Plan) was adopted by the City Council in June 2010. The Vision and Policy Plan updates and refines the forwardDallas! Vision for the area, providing more context-specific policy direction to serve as an ongoing guide for future land development. It is intended to remain relevant through the long term with a 30-year planning horizon. This component is incorporated into the forwardDallas! Comprehensive Plan through an amending ordinance.*

- Generate an NPV of \$27.5 million (2006 dollars) or approximately \$31 million in total dollars of project revenues over the 20-year life of the TIF District.

*To date, the TIF District has collected \$14,741,106 in increment (48% of goal).*

- Develop a grant program to promote private medical industry and economic development in the TIF District.

*In June 2009, the TIF Board adopted the Southwestern Medical TIF District Loan or Grant Program. The purpose of the program is to provide grants from the TIF District's tax increment fund to development projects that promote: (1) development and diversification of the economy; (2) public infrastructure improvements including improvements to pedestrian connections and utility burial within the Southwestern Medical TIF District; 3) development of the private bio-medical industry and applied research associated with UT Southwestern Medical*

*Center; 4) new residential development to offset the cost of affordable housing requirement 5) retail or medical office development; 6) mixed- use, transit-oriented development, including development that provides additional linkages to existing transit services; and 7) high density development by offsetting costs associated with structured parking.*

### **Medical Campus Sub-district**

- Create approximately \$787 million in new taxable value attributable to new private investment in the Medical Campus Sub-district over the twenty-five (25) year life of the Sub-district.
- Attract new private development in the Medical Campus Sub-district that will add a total of approximately 1.8 million square feet of office/medical office space, 300,000 square feet of hotel space, 60,000 square feet of retail space and 500 residential units.
- Generate approximately \$65 million NPV in increment over the twenty-five (25) year term of the Medical Campus Sub-district.

## **Year-End Summary of Meetings**

The Southwestern Medical TIF District Board of Directors did not meet during the 2023-2024 fiscal year.

The Board of Directors consists of six members, including five (5) City of Dallas appointees and one (1) Dallas County appointee.

The TIF District Board consisted of the following members during the fiscal year:

Michael Quezada, City Appointee  
Se-Gwen Tyler, City Appointee  
Matthew Fulgham, City Appointee  
Vacant, City Appointee  
Vacant, City Appointee  
Luis Tamayo, Dallas County Appointee

During the fiscal year, City Council approved one (1) item associated with the Southwestern Medical TIF District:

- On February 28, 2024 City Council approved Resolution No. 24-0342 accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.



## Budget and Spending Status

Southwestern Medical Sub-district Projected Increment Revenues to Retire TIF Fund Obligations			
Category	TIF Budget*	Allocated	Balance
Paving, Streetscape, Utilities, Public-Use Improvements, Design & Engineering	\$7,694,763	\$826,500	\$6,868,263
Environmental Remediation and Demolition	\$2,173,405	\$0	\$2,173,405
Utility Burial	\$4,009,281	\$0	\$4,009,281
Economic Development Grant	\$6,206,596	\$0	\$6,206,596
Administration and Implementation**	\$824,259	\$796,209	\$28,050
<b>Total Project Costs***</b>	<b>\$20,908,304</b>	<b>\$1,622,709</b>	<b>\$19,285,595</b>
<i>*Revenues shown above are estimated current dollars to be collected over the life of the TIF District; TIF Project Plan shows the budget in net present value (2006 dollars)</i> <i>**Administration and Implementation costs for FY 2023-2024 are included in the above allocation.</i> <i>***Budget shown above in estimated current dollars and based on updated assumptions. The maximum budget capacity provided in the TIF Project Plan is unlikely to be reached within the term. TIF Project Plan shows the budget in net present value.</i>			

Medical Campus Sub-district Projected Increment to Retire TIF Fund Obligations			
Category	TIF Budget*	Allocated	Balance
Infrastructure/Utility Improvements	\$23,148,423	\$0	\$23,148,423
Environmental Remediation and Demolition	\$11,175,101	\$0	\$11,175,101
Mixed-Income Housing	\$20,753,759	\$0	\$20,753,759
Economic Development TIF Grants	\$19,157,315	\$0	\$19,157,315
Parks and Open Space	\$3,192,886	\$0	\$3,192,886
Administration and Implementation	\$2,394,664	\$0	\$2,394,664
<b>Total Project Costs</b>	<b>\$79,822,148</b>	<b>\$0</b>	<b>\$79,822,148</b>
<i>*Revenues shown above are estimated current dollars to be collected over the life of the TIF District; TIF District Project Plan shows the budget in net present value (2020 dollars).</i>			

<b>Southwestern Medical TIF District Budget</b>	
<b>Southwestern Medical Sub-district Project Plan Budget</b>	
<b>Category</b>	<b>Estimated TIF Expenditure 2006 NPV Dollars</b>
Infrastructure/Utility Improvements	\$15,422,203
Environmental Remediation and Demolition	\$2,863,856
Economic Development Grant	\$8,264,427
Administration and Implementation	\$1,000,000
<b>Southwestern Medical Sub-district Project Costs</b>	<b>\$27,550,486</b>
<b>Medical Campus Sub-district Project Plan Budget</b>	
<b>Category</b>	<b>Estimated TIF Expenditure 2020 NPV Dollars</b>
Infrastructure/Utility Improvements	\$20,000,000
Environmental Remediation and Demolition	\$10,000,000
Mixed Income Housing	\$16,100,000
Economic Development TIF Grants	\$15,256,000
Parks and Open Space	\$2,500,000
Administration and Implementation	\$1,215,283
<b>Medical Campus Sub-district Project Costs</b>	<b>\$65,071,283</b>
<b>Southwestern Medical TIF District Total Budget</b>	<b>\$92,621,769</b>

## M/WBE Participation

Public bidding is not required for TIF District projects. All TIF District-funded projects must follow the City's adopted Business Inclusion and Development Plan and make a good faith effort to include certified Minority and Women-Owned Business (M/WBE) participation in TIF District-funded projects. The BID Plan goal for TIF District projects listed below was twenty-five percent (25%) M/WBE participation in construction costs. During fiscal year 2020-2021, City Council increased the BID Plan goal for construction costs to thirty-two percent (32%).

M/WBE Participation			
Project	Contractor	Total Contract Award Amount	Percentage Minority Participation
MAA Medical District (formerly Colonial Reserve at Southwestern Medical) <sup>1</sup>	Davis Excavation	\$1,376,916.70	27.71% (\$381,544)
<sup>1</sup> Voluntarily participated in the M/WBE program			

## FY 2024-2025 Work Program

The work program for FY 2024-2025 for the Southwestern Medical TIF District includes:

- Adoption of the FY 2023-2024 Annual Report.
- Increase recreational opportunities and improved connections to the City of Dallas trails and open space system in the Southwestern Medical area.
- Assist with facility improvements included in Medical District Master Plan coordinated/adopted by Parkland Health and Hospital System, Children's Medical Center, and UT Southwestern Medical Center.
- Investigate the request to expand the TIF District to include the Pegasus Park development.
- Investigate the reconfiguration or termination of the Medical Campus Sub-district.

## Appendix A – Financials

**City of Dallas, Texas**  
**Southwestern Medical Tax Increment Financing District Fund**  
**Balance Sheet as of September 30, 2024 (Unaudited)**  
**With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)**

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$15,488,988	\$13,280,086	\$11,827,924	\$10,924,753	\$9,871,566
Interest receivable	\$197,765	\$70,563	\$19,465	\$2,252	\$7,646
<b>Total assets</b>	<b>\$15,686,753</b>	<b>\$13,350,649</b>	<b>\$11,847,389</b>	<b>\$10,927,006</b>	<b>\$9,879,212</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$0	\$0	\$0	\$0	\$0
Advances from developers	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$187,282	\$212,726	\$238,857	\$189,964	\$126,476
Accrued liability	\$0	\$0	\$0	\$0	\$0
<b>Total liabilities</b>	<b>\$187,282</b>	<b>\$212,726</b>	<b>\$238,857</b>	<b>\$189,964</b>	<b>\$126,476</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$15,471,141	\$13,137,924	\$11,608,532	\$10,737,041	\$9,752,736
<b>Total Liabilities and Fund Equity</b>	<b>\$15,658,423</b>	<b>\$13,350,649</b>	<b>\$11,847,389</b>	<b>\$10,927,006</b>	<b>\$9,879,212</b>

**Southwestern Medical Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**For the Period September 30, 2024 (Unaudited)**  
**With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)**

	<u>ITD</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$12,093,334	\$1,117,771	\$1,069,499	\$919,312	\$857,417	\$1,329,558
Tax increment-Intergovernmental	\$2,647,772	\$381,933	\$207,640	\$178,759	\$175,371	\$298,065
Interest income	\$1,492,872	\$584,810	\$364,360	\$58,146	\$29,924	\$80,730
Developer Participation & other revenue	\$1,481,970	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of investments	\$33,164	\$304,029	(\$57,469)	(\$235,834)	(\$15,759)	\$22,802
<b>Total revenues</b>	<b>\$17,749,112</b>	<b>\$2,388,543</b>	<b>\$1,584,030</b>	<b>\$920,383</b>	<b>\$1,046,953</b>	<b>\$1,731,155</b>
<b>Expenditures:</b>						
Administrative expenses	\$796,209	\$55,326	\$54,639	\$48,892	\$62,648	\$128,509
Non-Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0
Capital outlay	\$1,481,762	\$0	\$0	\$0	\$0	\$0
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$2,277,971</b>	<b>\$55,326</b>	<b>\$54,639</b>	<b>\$48,892</b>	<b>\$62,648</b>	<b>\$128,509</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$15,471,141</b>	<b>\$2,333,217</b>	<b>\$1,529,392</b>	<b>\$871,491</b>	<b>\$984,305</b>	<b>\$1,602,647</b>
<b>Fund balance (Deficit) at beginning of year as previously reported</b>	<b>\$0</b>	<b>\$13,137,924</b>	<b>\$11,608,532</b>	<b>\$10,737,041</b>	<b>\$9,752,736</b>	<b>\$8,150,089</b>
<b>Fund balance (Deficit) at beginning of year, as restated</b>	<b>\$0</b>	<b>\$13,137,924</b>	<b>\$11,608,532</b>	<b>\$10,737,041</b>	<b>\$9,752,736</b>	<b>\$8,150,089</b>
<b>Fund balance (deficit) at end of year</b>	<b>\$15,471,141</b>	<b>\$15,471,141</b>	<b>\$13,137,924</b>	<b>\$11,608,532</b>	<b>\$10,737,041</b>	<b>\$9,752,736</b>

**Note:** Fiscal year 2023-24 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided updated financial statements.

City of Dallas, Texas  
Southwestern Medical Tax Increment Financing District Fund  
Reinvestment Zone Number Ten  
As of September 30, 2024

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the Zone:**

\$888,840	Interest Income & change in fair value of investments
\$1,499,703	Ad Valorem Taxes (Collected in FY 2023-24 based on 2023 Final Tax Roll)
<u>\$2,388,543</u>	<b>Total Revenue</b>

**2. Amount and purpose of expenditures from the fund:**

\$55,326	Administrative Expense - TIF admin cost for FY 2023-2024
\$0	Non-Capital Outlay
\$0	Capital outlay
\$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
<u>\$55,326</u>	<b>Total Expenditures</b>

**3. The Zone began reimbursing the general fund for administrative costs in fiscal year 2008-09.**

**4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:**

Southwestern Medical TIF District has incurred no bonded indebtedness as of September 30, 2024.

**5. The Zone entered into a development agreement with Texas InTownHomes, LLC for the development of Cedars Branch Bridge project in an amount not to exceed \$826,500 and reimbursement to the developer will be made upon project completion in accordance with the terms and conditions of the development agreement and availability of TIF District funds.**

**6. Tax increment base and current captured appraised value retained by the zone:**

Taxing Jurisdiction	Taxable Value 2024 <sup>1</sup>	Base Year 2005 Value	Base Year 2020 Value	Est. Captured Value 2024 <sup>2</sup>
City of Dallas - Southwestern Medical Sub-district-Zone A & B	\$429,053,229	\$67,411,054	-	\$361,642,175
City of Dallas - Medical Campus Sub-district	\$0	-	\$0	\$0
Dallas County - Southwestern Medical Sub-district-Zone A & B	\$429,053,229	\$67,411,354	-	\$361,641,875
Dallas County - Medical Campus Sub-district	\$0	-	\$0	\$0

<sup>1</sup>2024 taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

<sup>2</sup>Based on DCAD Certified Taxable Value. The final values will be determined on February 1, 2025.

**7. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

a. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100	Amount of Estimated 2024 Increment
City of Dallas - Southwestern Medical Sub-district-Zone A & B	0.31712	\$1,146,822
City of Dallas - Medical Campus Sub-district	0.00000	\$0
Dallas County - Southwestern Medical Sub-district-Zone A & B	0.06472	\$234,038
Dallas County - Medical Campus Sub-district	0.00000	\$0
<b>Total for all Jurisdictions</b>		<u>\$1,380,860</u>

Note: According to City Ordinance No. 31706, the City reduced its participation rate from 80% to 45% and the County reduced its participation rate from 55% to 30% for Southwestern Medical Sub-district effective from fiscal year 2020 to termination date of December 31, 2027. Also, the City Ordinance established Medical Campus Sub-district with the City participation rate of 80% effective from fiscal year 2020 through the termination date of December 31, 2045.

b. The total amount of estimated tax increment to be billed for the 2024 tax year is \$1,380,860.

c. For the 2023 tax year, increment in the amount of \$1,499,703 was received.

**City of Dallas, Texas**  
**Southwestern Medical Tax Increment Financing District**  
**Notes to Financial Statements for the Year Ended September 30, 2024**

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan provides for staffing and other administrative expenses by the City of Dallas not to exceed \$3,218,923 (in current \$) over the life of the Zone. The City began billing the Zone for administrative costs in FY 2006-2007. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. Beginning January 1, 2020, City Ordinance 31706 established the new Medical Campus Sub-district. The Medical Sub-district term is set for twenty-five (25) years and will terminate December 31, 2045, with only twenty-one (21) years of actual increment collection. The City of Dallas will participate at a rate of 80%.
6. "Due to general fund" amount of \$187,282 on September 30, 2024 represents the Zone administration costs for the fiscal year 2020-2021 (\$28,425), fiscal year 2021-2022 (\$48,892), fiscal year 2022-2023 (\$54,639), and fiscal year 2023-2024 (\$55,326) that have been earned but will be reimbursed to the General Fund in future years based on the availability of Zone funds. These administrative costs do not include billing by other City departments.
7. All project costs resulting in public improvements which are owned by the City are capitalized.

## Appendix B – Project Pay-off Estimates

Project Name	TIF Award	Estimated Payoff
Cedar Branch Bridge	\$826,500	TBD

## **Appendix C – District-Wide Set-Aside Funds**

The TIF Increment Allocation Policy adopted by the Southwestern Medical TIF District Board of Directors currently provides for 10% of annual increment, after administrative expenses, to be set aside for District-Wide Improvements. To date, approximately \$1,509,638 has been collected and is available for expenditure as a District-Wide Set-Aside.

Potential uses as defined by the Increment Allocation Policy include:

- Gateways, trails, open space, public facilities, or utility/streetscape improvements benefiting multiple properties or blocks.

The Cedar Branch Bridge Project will be reimbursed from the District-Wide Set-Aside and will be given a payment priority until the \$826,500 subsidy is paid.





## Agenda Information Sheet

**File #:** 25-599A

**Item #:** 32.

**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 2, 14  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Robin Bentley

### **SUBJECT**

A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

### **BACKGROUND**

State law (the Tax Increment Financing Act (TIF), Texas Tax Code, Section 311.016, as amended) requires that the City Council, as the City's governing body submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. On June 8, 2005, the City Council authorized Ordinance No. 26020, as amended, establishing Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District). On August 29, 2005, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26096, as amended.

The Downtown Connection TIF District's 2024 certified assessed taxable value was \$7,822,404,603.00. This represents an increase of \$7,235,216,736.00 (1,232.0%) over the adjusted base year values (2005/2022). The District's value increased by \$669,572,219.00 (9.4%) from the previous year. This increase will result in an estimated collection in 2025 of approximately \$45,887,915.00 (City \$45,887,915.00; County \$0.00) in incremental revenue for the Downtown Connection TIF District. Dallas County's participation in the District ended with the collection of tax year 2019 increment.

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

On June 8, 2005, the City Council held a public hearing and authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eleven, the Downtown Connection TIF District by Resolution No. 05-1779; and Ordinance No. 26020, as amended.

On August 29, 2005, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Downtown Connection TIF District by Resolution No. 05-2544; and Ordinance No. 26096, as amended.

On January 16, 2025, the Downtown Connection TIF District Board of Directors recommended that the FY 2023-2024 Annual Report be accepted and approved.

[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)

### **FISCAL INFORMATION**

No cost consideration to the City.

February 26, 2025

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs including tax increment financing (TIF) districts; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Downtown Connection area pursuant to Ordinance No. 26020, authorized by the City Council on June 8, 2005, as authorized by the TIF Act, Section 311 of the Texas Tax Code, as amended (TIF Act); and

**WHEREAS**, on August 29, 2005, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Downtown Connection TIF District by Resolution No. 05-2544; and Ordinance No. 26096, as amended; and

**WHEREAS**, the TIF Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on January 16, 2025, the Downtown Connection TIF District Board of Directors passed a motion accepting the FY 2023-2024 Annual Report for the Downtown Connection TIF District and recommended approval of same by the City Council.

**Now, Therefore,**

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

**SECTION 1.** That the FY 2023-2024 Annual Report (Annual Report) for Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District or District), City of Dallas, Texas, as of September 30, 2024, attached hereto (**Exhibit A**), is hereby accepted.

**SECTION 2.** That the City Manager is hereby authorized to submit the Annual Report for the Downtown Connection TIF District to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

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



## Exhibit A

# Downtown Connection TIF District FY 2023-2024 Annual Report



*Photo Source: Downtown Dallas Inc.  
Photographer: Thomas Garza Photography*



**City of Dallas**

Office of Economic Development

1500 Marilla Street, 6DN • Dallas, Texas 75201

(214) 670-1685

<http://www.dallas-ecodev.org/>

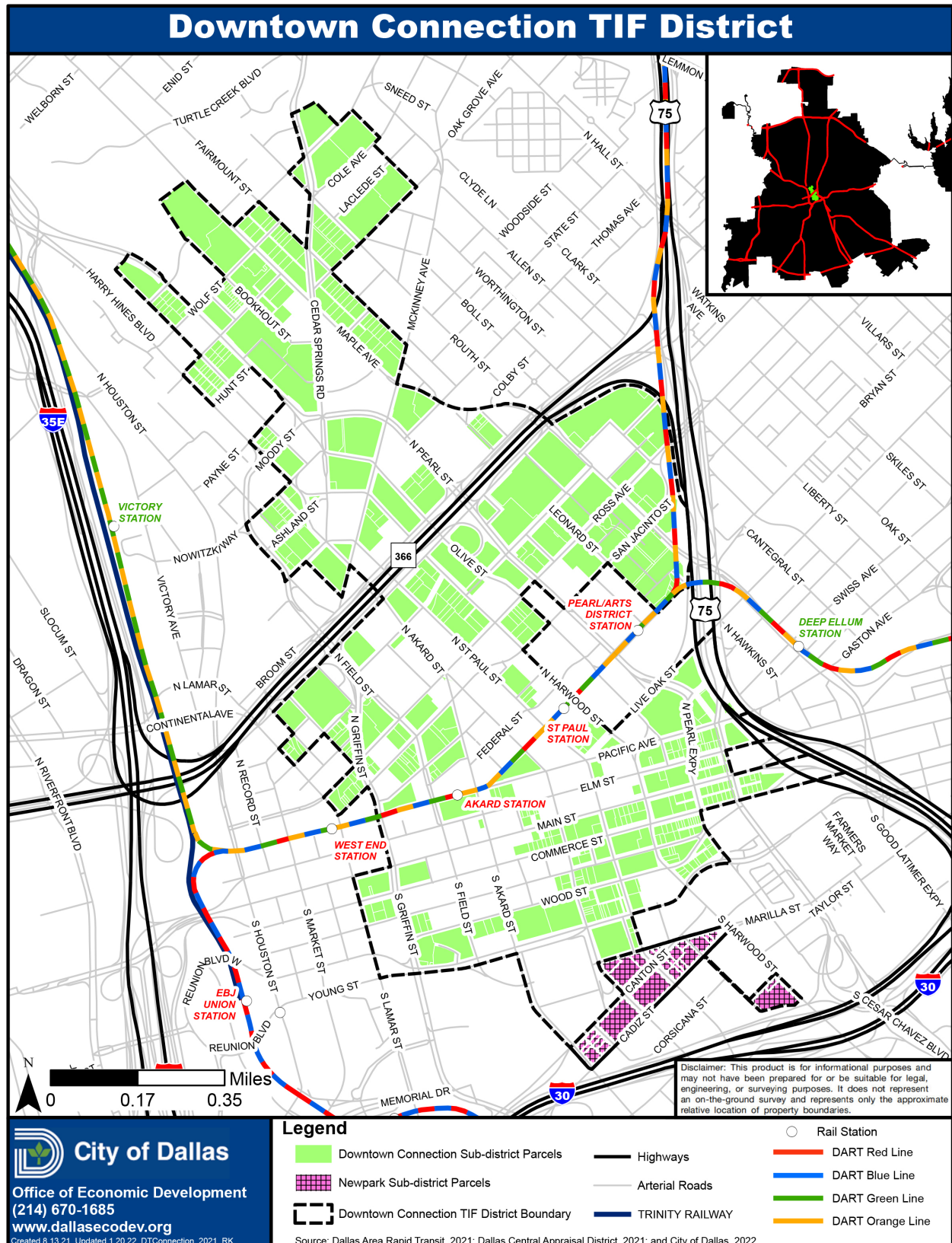
**October 1, 2023 to September 30, 2024**

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## Map of Reinvestment Zone Number Eleven



## Mission Statement

Initially, the mission of the Downtown Connection Tax Increment Financing District (“TIF District”) was to create a fund for public capital investments in the core of Downtown essential for development of key spaces and buildings as well as to focus on catalyst projects to create a greater density and critical mass of development within the Main Street core area.

The Downtown Connection TIF District was initiated by property owner petition, pursuant to Section 311.005 (a)(5), Texas Tax Code through the sponsorship of the Downtown Improvement District and the Uptown Improvement District. The Downtown Connection TIF District took effect on June 8, 2005, by Ordinance No. 26020 and is scheduled to terminate on December 31, 2035 (including collections of the 2035 increment in calendar year 2036 or when the budget has been collected).

To date, TIF District-supported projects have predominately included the redevelopment of existing buildings. The next phase of downtown development is anticipated to include redevelopment of vacant/surface parking lots with new ground-up construction of high-density, mixed-use projects. Currently, there are approximately 75 acres of vacant/surface parking lots within the boundary of the TIF District. Of those 75 acres, over 30 acres have been announced for potential redevelopment. Facilitating high-density redevelopment on these underutilized parcels will require significant public capital investment in roadways, water, sewer, storm drainage, sidewalks, lighting, mixed-income housing, etc.

In June 2022, City Council approved various amendments to the Downtown Connection TIF District Project Plan and Reinvestment Zone Financing Plan (“Amended Plan”) to provide a long-term funding mechanism to support future downtown redevelopment. The amendments included the following:

- A. create two sub-districts within the TIF District:
  - 1. Downtown Connection Sub-district (original District boundary); and
  - 2. Newpark Sub-district;
- B. increase the geographic area of the TIF District to add approximately 14.2 acres to create the Newpark Sub-district to facilitate anticipated redevelopment;
- C. increase the total budget of the TIF District (Downtown Connection Sub-district budget) from \$231,593,554.00 Net Present Value (NPV 2005 dollars) (approximately \$454,707,775.00 total dollars) to \$402,897,888.00 NPV (approximately \$1,059,227,817.00 total dollars, an increase of \$171,304,334.00 NPV (approximately \$604,520,042.00 total dollars);
- D. modify the Downtown Connection Sub-district budget to add a line item for a public safety building to replace Fire Station #18;



- E. establish a termination date for the Newpark Sub-district of December 31, 2052;
- F. establish the percentage of tax increment contributed by the City of Dallas during the term of the Newpark Sub-district at 90%;
- G. establish a total budget for the Newpark Sub-district of \$90,329,182.00 NPV 2022 dollars (approximately \$223,786,626.00 total dollars); and
- H. request Dallas County participation in the Newpark Sub-district at 55% for twenty years beginning in 2027.

Throughout fiscal year 2023-2024, Office of Economic Development (“OED”) staff have met with many stakeholders and office tower owners regarding the potential redevelopment of several downtown office towers struggling with unsustainable vacancy rates. Multiple development incentive applications have been submitted to the OED and are currently under staff review.

## TIF District Projects

Projects Within the TIF District Utilizing TIF District Funding <sup>1</sup>						
Project	Location	Calendar Yr Complete	Status	Units/ SF <sup>2</sup>	Approx. Value <sup>3</sup>	TIF District Investment <sup>4</sup>
Stoneleigh Hotel	2927 Maple	2008	Completed	17 additional hotel rooms	\$32,980,000	\$2,500,000
Mercantile Block	1800 & 1808 Main Street	2008	Completed	366 res. units; 33,770 sf retail	\$71,050,000	\$58,000,000
Santa Fe Lofts IV (Aloft Hotel)	1033 Young Street	2009	Completed	193 hotel rooms	\$19,930,490	\$3,734,419
Dallas Arts District Garage <sup>6</sup>	2301 Ross Avenue	2010	Completed	garage renovations/ updates	\$10,502,490	\$1,078,635
Continental Building	1810 Commerce Street	2013	Completed	203 res. units; 5,871 sf retail	\$31,000,000	\$20,449,878
Lone Star Gas Lofts Phase I	300 S. St. Paul Street	2013	Completed	107 res. units	\$7,080,000	\$4,256,965
Joule Hotel Expansion	Main and Commerce Streets	2013	Completed	32 hotel rooms; 24,700 sf retail; 9,221 sf office	\$10,173,000	\$23,852,953
Lone Star Gas Lofts Phase II	301 S. Harwood Street	2014	Completed	123 res. units; 9,500 sf retail	\$12,500,000	\$15,460,149
Hall Arts Center	2323 Ross Avenue	2015	Completed	430,000 sf office; 30,000 sf retail	\$184,829,860	\$7,347,845
LTV Tower	1600 Pacific Avenue	2015	Completed	171 hotel rooms; 186 res. units	\$24,380,000	\$25,730,391
Mayflower Building	411 N. Akard Street	2017	Completed	215 res units; 13,700 sf retail	\$39,960,860	\$10,000,000
Statler/Library	1914 & 1954 Commerce Street	2018	Completed	219 res units; 161 hotel rooms; 60,000 sf retail 88,000 sf office	\$107,500,090	\$46,500,000
Tower Petroleum Renaissance Saint Elm Hotel	1907 Elm Street	2018	Completed	150 hotel rooms; 6,174 sf retail	\$26,807,200	\$10,300,000
Corrigan Tower 1900 Pacific Residences	1900 Pacific Avenue	2018	Completed	150 res units	\$37,250,000	\$9,700,000
1712 Commerce	1712 Commerce Street	2019	Completed	244 hotel rooms; 16,428 sf retail	\$30,475,000	\$10,500,000
The National	1401 Elm Street	2020	Completed	324 res units; 23K sf retail; 36K sf office; 218 hotel rooms	\$220,000,000	\$50,000,000
One Newpark	Akard Street Canton Street Cadiz Street	2027	Planned	268 res units; 44,574 sf retail; 224,257 sf office; 245 hotel rooms	\$379,300,000	\$92,000,000
Subtotal				2,161 res. units; 1,431 hotel rooms; 268,205 sf retail; 787,186 sf office	\$1,245,718,990	\$391,411,235
Projects Within TIF District Not Utilizing TIF District Funding <sup>5</sup>						
Project	Location	Calendar Yr Complete	Status	Units/ SF	Approx. Value	Non- TIF District Incentives
Ashton	2215 Cedar Springs Road	2006	Completed	267 res. units	\$129,000,000	\$0
Trianon (Zom/ Rosewood)	2820 McKinnon Street	2006	Completed	317 res. units	\$89,075,730	\$0
Uptown Plaza Shopping I	2222 McKinney Avenue	2006	Completed	84,000 sf retail	\$21,500,000	\$0
Hunt Consolidated	1900 Akard Street	2007	Completed	400,000 sf office	\$83,372,550	\$6,300,000
Ritz-Carlton Hotel & Condos	2525 Pearl 2121 McKinney Avenue	2007	Completed	71 res. units; 218 hotel rooms	\$277,140,950	\$0

Exhibit A  
Downtown Connection TIF District

FY 2023-2024 Annual Report

Third Rail Lofts (1414 Elm portion)	1414 Elm Street	2007	Completed	14 res. units; 3,500 sf retail	\$3,700,650	\$1,800,000
Azure	2900 McKinnon Street	2008	Completed	154 res. units	\$178,624,860	\$0
1900 McKinney (Hanover)	1900 McKinney Avenue	2008	Completed	230 res. units	\$90,000	\$0
Rosewood Court	2101 Cedar Springs Road	2009	Completed	400,000 sf office; 12,000 sf retail	\$210,000,000	\$0
Alta Rosewood	2728 McKinnon Street	2008	Completed	375 res. units	\$126,000,000	\$0
AML/ Quadrangle	2717 Howell Street	2008	Completed	220 res. units; 14,800 sf retail	\$59,725,000	\$0
2000 McKinney	2000 McKinney Avenue	2009	Completed	15 res. units; 445,000 sf office; 6,500 sf retail	\$211,750,000	\$0
Ritz-Carlton Residences II	2555 Pearl Street	2009	Completed	92 res. units	\$208,427,610	\$0
St. Ann's Court	2501 Harwood Street	2010	Completed	320,000 sf office	\$156,000,000	\$0
Granite/Gables	1717 McKinney Avenue; 1700 Cedar Springs	2010	Completed	296 res. units; 382,980 sf office; 14,091 retail	\$279,750,000	\$0
CityWalk	511 N. Akard Street	2009	Completed	209 res. units	\$15,065,250	\$11,000,000
The Arts Apartment by JPI	2611 Ross Avenue	2010	Completed	228 res. units	\$52,500,000	\$0
Museum Tower	1918 Olive Street	2012	Completed	115 res. units	\$406,914,570	\$0
Residences at Stoneleigh	2300 Wolf Street	2014	Completed	76 res. units	\$194,473,550	\$0
The Brady	2728 Cedar Springs Road	2015	Completed	299 res. units	\$127,160,000	\$0
McKinney & Olive	2021 McKinney Avenue	2015	Completed	480,000 sf office; 50,000 sf retail	\$293,300,000	\$0
Uptown Plaza II	2212 McKinney Avenue	2016	Completed	203 res. units	\$80,000,000	\$0
Forty Five Ten	1615 Main Street	2016	Completed	37,000 sf retail	\$5,250,000	\$0
Rolex Building	2651 N. Harwood Street	2017	Completed	136,857 sf office	\$25,000,000	\$0
Parkview	1920 McKinney Avenue	2017	Completed	150,000 sf office; 8,500 sf retail	\$68,500,000	\$0
Blue Ciel	3130 N. Harwood Street	2017	Completed	158 res. units; 12,000 sf retail	\$192,032,870	\$0
500 S. Ervay	500 S. Ervay	2018	Completed	274 hotel rooms; 238 res. units; 29,400 sf retail	\$71,141,400	\$0
Park District	2121 N. Pearl Street	2018	Completed	228 res. units; 500,000 sf office; 20,000 sf retail	\$273,500,000	\$0
The Union	2300 N. Field Street	2018	Completed	309 res units; 417,000 sf office; 87,000 sf retail	\$228,000,000	\$0
2000 Ross Avenue	2000 Ross Avenue	2018	Completed	200 hotel rooms; 400 res units; 26,000 sf retail	\$101,322,470	\$0
Harwood No. 10	2822 N. Harwood Street	2018	Completed	220,548 sf office; 14,000 sf retail	\$119,595,000	\$0
Hall Arts Hotel	2323 Ross Avenue	2019	Completed	183 hotel rooms	\$184,829,860	\$0
Hall Arts Residences	1747 Leonard Street	2020	Completed	48 res. units	\$11,196,120	\$0
East Quarter Mixed Use Building	315 S. Cedar Chavez Blvd	2021	Completed	336 res. units; 180,000 sf office; 25,000 sf retail	\$129,000,000	\$0
J.W. Marriott Hotel	2000 Ross Avenue	2023	Completed	283 hotel rooms	\$101,322,470	\$0
The Residence at Harwood	Jackson Street & S. Harwood Street	2025	Under Construction	250 res units	\$100,000,000	\$0
The Modera St. Paul	St. Paul Street & Young Street	2024	Under Construction	333 res units	\$70,000,000	\$0

Dallas Gateway	Ross Avenue & Routh Street	TBD	Planned	900 res units 400,000 sf office 50,000 sf retail	TBD	\$0
<b>Subtotal</b>				6,381 res. units; 1,158 hotel rooms; 493,791 sf retail; 5,915,528 sf office	\$4,884,260,910	\$19,100,000
<b>Projects Utilizing and Not Utilizing TIF District Funding</b>						
<b>Total</b>				8,542 res. units; 2,589 hotel rooms; 761,996 sf retail; 6,702,714 sf office	\$6,129,979,900	\$410,511,235

<sup>1</sup>All information updated as of September 30, 2024.

<sup>2</sup>Based upon either incentive application or required minimums stated in development agreement. Updated for completed projects based on actual unit mix and square footage.

<sup>3</sup>Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed).

<sup>4</sup>Principal amounts not to be exceeded per the development agreement.

<sup>5</sup>Selected significant projects included.

<sup>6</sup>Tax-exempt properties

<sup>7</sup>Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information.

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, (1) ten percent (10%) of all housing units constructed as part of redevelopment of an existing building; (2) twenty percent (20%) of all housing units constructed as part of a new ground-up development; and (3) 30% of residential units constructed on City-owned land purchased by a private developer for residential development using direct, site-specific funding assistance from the TIF District are subject to the City's and County's established criteria for mixed-income housing.

In this TIF District, a total of 1,893 units have been built to-date with TIF District funding, and 342 (18%) have been set-aside as affordable.

## Value and Increment Revenue Summary

The base value of the TIF District is the total appraised value of all taxable real property in the TIF District, as determined by the Dallas Central Appraisal District's final property tax roll for the base year. The base value is established in the year a property is placed within the TIF District boundary.

The 2022 amendment of the TIF District's Project Plan and Reinvestment Zone Financing Plan created two sub-districts: Downtown Connection Sub-district (boundary prior to 2022 amendment) and Newpark Sub-district. As a result, each sub-district has its own base year value and separate increment collection funds.

**Downtown Connection Sub-district:** The 2005 adjusted base year taxable value of the Downtown Connection Sub-district was \$564,917,317. The Downtown Connection Sub-district's 2024 certified taxable value is \$7,795,780,421. This represents an increase of \$7,230,863,104 (1,280%) over the adjusted base year taxable value as well as an increase of \$667,522,037 (9.4%) over the 2023 final taxable value

(\$7,128,258,384). The increase over the adjusted base year taxable value will result in an estimated collection of approximately \$45,860,303 (City \$45,860,303; County \$0) in incremental revenue for the Downtown Connection Sub-district. Dallas County's participation in the Downtown Connection Sub-district ended with the collection of tax year 2019 increment.

**Newpark Sub-district:** The final 2022 base year taxable value of the Newpark Sub-district was \$22,270,550. The Newpark Sub-district's 2024 certified taxable value was \$26,624,182. This represents an increase of \$4,353,632 (19.6%) over the base year taxable value as well as an increase of \$2,049,482 (8.3%) over the 2023 final taxable value (\$24,574,000). The increase over the base year taxable value will result in an estimated collection of approximately \$27,612 (City \$27,612; County \$0) in incremental revenue for the Newpark Sub-district. Dallas County's participation in the Newpark Sub-district was requested to begin with the collection of tax year 2027 increment. To date, the Dallas County Commissioners Court has not yet formally approved the County's participation in the Newpark Sub-district.

The TIF District's (both sub-districts) total certified taxable value in 2024 was \$7,822,404,603, an increase of \$7,235,216,736 (1,232%) over the adjusted base year values (2005/2022). This increase will result in an estimated total collection in 2025 of approximately \$45,887,915 (City \$45,887,915; County \$0) in incremental revenue for the Downtown Connection TIF District.

## Development Goals and Objectives

The Downtown Connection Project Plan and Reinvestment Zone Financing Plan was adopted in 2005, as amended. The following goals, objectives, and action items set the framework for the planned improvements and investments within the Downtown Connection TIF District:

- Improve access between and within the Uptown and Downtown areas

*Construction of Klyde Warren Park, a deck park spanning Woodall Rodgers Freeway, connecting Downtown to Uptown, celebrated its grand opening October 2012.*

*In July of 2010, the McKinney Avenue Transit Authority received a \$4.9 million grant from the Federal Transit Administration and matching grant of \$5 million from the North Central Texas Council of Government to complete the M-Line loop that branches off McKinney Avenue at Olive Street. Construction of the Olive/St. Paul Street Loop began in 2012, with completion in 2015. The line improves connectivity between Uptown, Downtown, Klyde Warren Park, the Arts District and DART downtown transit mall.*

*In 2009, the North Central Texas Council of Governments (NCTCOG) Regional Transportation Council (RTC) issued its third Sustainable Development Program call for projects. The Sustainable Development Program provides funding of infrastructure improvements associated with development projects that reduce the overall demand for transportation infrastructure and improve air quality. Two Downtown Connection TIF District projects were awarded funds under this program to enhance pedestrian and transportation linkages, access and safety to nearby bus/rail transit and City of Dallas public investments. City Council approved agreements between the City, NCTCOG, State of Texas and the project's developer for each project. Lone Star Gas Lofts completed construction of the project in summer 2013, while construction of the Continental project completed in 2014.*

- Continental Building Project – \$607,739
- Lone Star Gas Lofts Project – \$462,686

*The creation of a circulator system for the downtown area was recommended by the Downtown Dallas 360 Area Plan. In September 2013, City Council approved funding to participate in a two-year pilot program D-Link, a special service from DART that provides residents, workers and visitors a way to get to some of the city's most popular arts, dining and historic destinations. The free bus route included destinations such as American Airlines Center, Klyde Warren Park, the Perot Museum of Nature and Science, The Sixth Floor Museum, Dallas Arts District and many other cultural, arts and entertainment-related stops.*



*The annual cost of the service was approximately \$1.1 million. DART, Downtown Dallas Inc. and the City of Dallas shared the costs of the program annually. The service was discontinued during the 2019 fiscal year.*

*Several significant construction projects are being planned, with Office of Economic Development input, that will enhance connectivity of portions of the TIF District to other destinations adjacent to downtown Dallas like Deep Ellum to the east and the Cedars area to the south. As part of the Texas Department of Transportation's (TxDOT) redesign of I-30, decking of portions of the interstate will re-connect the Farmers Market area and southern downtown (Kay Bailey Hutchinson Convention Center area to destinations in the Cedars area, Dallas Heritage Village and planned redevelopment along the Lamar Street/Botham Jean Boulevard. The I-345 Refined Hybrid Option will depress the current elevated freeway and better connect downtown to Deep Ellum. In order to coordinate and plan for a multitude of impactful downtown transportation and connectivity enhancements, the City of Dallas applied for and was awarded \$2,000,000 in fiscal year 2022-2023 Economic Development Initiative*

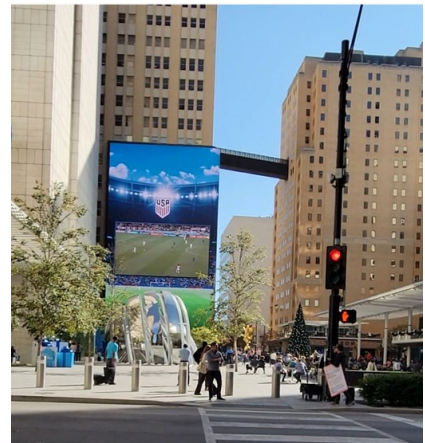
*Community Project Funding (Grant No. B-23-CP-TX-1428) through the U.S. Department of Housing and Urban Development (HUD) to support planning studies in downtown Dallas and surrounding neighborhoods.*

- Improve the image of the Downtown Connection Area

*With the installation of numerous high-tech digital (video) sign boards within the Main Street core, continued redevelopment of vacant buildings, and completion and programming of the various downtown parks, activity downtown has increased dramatically.*

*Major corporate relocations to the downtown connection area over the years have included Moneygram International, AT&T, and Comerica Bank. In 2014, three corporations relocated to buildings in the downtown core (Santander Consumer USA, Inc., Active Network, LLC and Omnitrac, LLC), adding over 2,000 people to downtown's daytime population.*

*In 2017, AT&T committed to investing in their global headquarters in downtown Dallas. The AT&T Discovery District project included private investment of approximately \$30 million in street and publicly accessible plaza improvements surrounding its complex of buildings and the addition of 65,000 square feet of retail and restaurant space. Total private investment, including interior improvements to existing buildings, was estimated to be \$100 million. The Discovery District opened during fiscal year 2020-2021.*



*The increased downtown daytime population, residency, and activities for residents and visitors have added to the evolving image of the area.*

- Support redevelopment of the existing building supply and surface parking lots located within the area

*There were not any new development projects approved during the 2023-2024 fiscal year within the Downtown Connection TIF District, but city staff has met with numerous development teams throughout the fiscal year regarding potential redevelopment and ground up new construction within the District.*

*During the 2023-2024 fiscal year, staff continued to work with the One Newpark development team to draft mutually agreed upon documents for the project. City Council approved on May 24, 2023 a development agreement with the Newpark Municipal Management District.*

- Develop a more diverse mixture of land uses within the Downtown Connection Area

*Projects planned, completed and/or underway within the TIF District will contribute approximately 8,542 residential units; 2,589 hotel rooms; 761,996 square feet of retail; and 6,702,714 square feet of new office space.*

- Increase open space and recreational opportunities in the Downtown Connection Area

*Browder Street Plaza Improvements - March 2012, the Office of Economic Development, in conjunction with Downtown Dallas, Inc., and the City Design Studio, issued a Request for Proposals for Browder Street Plaza retail development and leasing/management opportunities. The retail component of Browder Street Plaza, between Commerce Street and Jackson Street, was intended to add activity along this pedestrian thoroughfare and complement the public*



*improvements constructed on the site. The City of Dallas invested \$500,000 in public space improvements to install landscaping, shade, street furniture, paving, and other pedestrian and plaza improvements. Hamilton DPL Development Inc. and Hamilton DPL, LP won the solicitation with its proposed retail activation plan which focused on retail kiosks and food trucks within Browder Street Plaza.*

*The original Downtown Parks Master Plan called for the creation of four parks downtown. The first park, Main Street Garden Park, opened in 2009. Belo Garden opened May 2012. The third park, Klyde Warren Park opened in October of 2012. Land for the fourth park, Pacific Garden Plaza/Park was acquired using 2006 Bond funds, but construction of the park was unfunded at that time.*

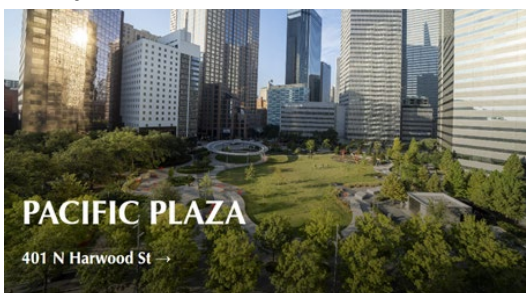
*The City of Dallas has contracted with Downtown Dallas Inc. to provide operations and programming of three of the four downtown parks (excludes Klyde Warren Park), as well as Pegasus Plaza. Main Street Garden Park hosts many events annually including Moonlight Movie Series showing free outdoor movies on Saturdays in the park and YMCA outdoor sporting leagues. Pegasus Plaza held the Taste of the Fair, where foods from the annual State Fair of Texas could be sampled during the fiscal year.*

*In March 2013, City Council endorsed an update of the Downtown Parks Master Plan that proposed construction of the Pacific Plaza Park and three new downtown parks: West End Plaza, Carpenter Park near Deep Ellum and Harwood Park next to the Farmers Market.*



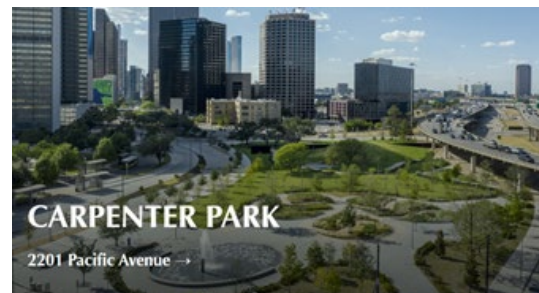
*At the beginning of the 2016 fiscal year, the Belo Foundation (now called Parks for Downtown Dallas) pledged \$30 million to complete implementation of the updated Downtown Dallas Parks Master Plan. The updated master plan called for \$70 million in private and public funding to build four additional parks in downtown Dallas (Harwood Park, Carpenter Park, Pacific Plaza and West End Plaza). Two of the four parks are within the boundaries of the Downtown Connection TIF District – Harwood Park and Pacific Plaza. Parks for Downtown Dallas raised an additional \$5 million, for a total pledge of \$35 million. The \$35 million committed by Parks for Downtown Dallas was offered to the City through a dollar-for-dollar matching grant, and the City was responsible for contributing matching capital.*

*On November 7, 2017, City of Dallas voters approved a General Obligation Bond Program totaling \$1.050 billion. The program allocated \$35 million to re-develop/develop three downtown parks: Carpenter Park, Harwood Park and the West End Plaza as a match for the Parks for Downtown Dallas grant. Additionally, \$10 million was allocated as matching funds for the future expansion of Klyde Warren Park.*



*On April 17, 2018, a groundbreaking was held for Pacific Plaza Park. The 3.7-acre park cost approximately \$15 million and opened to the public in October 2019. Photo Source: [downtowndallasparks.org](http://downtowndallasparks.org)*

*Carpenter Park, adjacent to the TIF District and downtown Dallas' largest park at approximately 5.8 acres in size, began construction in September of 2020. The \$20 million park opened May 3, 2022. Photo Source: [downtowndallasparks.org](http://downtowndallasparks.org)*



*Construction of the 3.8-acre Harwood Park began October 1, 2021. The approximately \$21.8 million Harwood Park opened to the public on September 23, 2023. Photo Source: [downtowndallasparks.org](http://downtowndallasparks.org)*

- Incentivize catalyst project(s) to accelerate reaching a critical mass of residential units, retail establishments, and public amenities for a vibrant downtown

*The TIF District's catalyst project included the Mercantile Block, Lone Star Gas Lofts Complex and Continental building. In 2008, the Mercantile Block completed redevelopment. Phase I of the Lone Star Gas Lofts Complex and Continental Building projects were completed in 2013. Phase II of the Lone Star Gas Lofts Complex project completed construction in July of 2014. These projects have added 799 residential units (inclusive of 211 affordable units) and 50,000 square feet of retail.*

## Year-End Summary of Meetings

The Downtown Connection TIF District Board of Directors met twice during FY 2023-2024 on January 11, 2024 and August 29, 2024.

The Downtown Connection TIF District Board of Directors consists of nine (9) members including six (6) City of Dallas appointees, one (1) State Senator's office appointee, one (1) Dallas County appointee and one (1) State Representative's office appointee.

During FY 2023-2024, the Downtown Connection TIF Board consisted of the following members:

### Board Member List

John Perry – City Appointee (Attended 2 of 2 meetings)  
Joseph Pitchford, Chair – City Appointee (Attended 2 of 2 meetings)  
Billy Prewitt – City Appointee (Attended 2 of 2 meetings)  
Nick Seamon – City Appointee (Attended 2 of 2 meetings)  
Vacant – City Appointee  
Luis Tamayo – Dallas County Appointee (Attended 1 of 2 meeting)  
Vacant – State Senator's Office Appointee  
Vacant – State Representative's Appointee

During FY 2023-2024, City Council approved twenty-one (21) items directly or indirectly associated with the Downtown Connection TIF District. The City Council actions are listed below.

- On February 28, 2024, City Council approved Resolution No. 24-0343 accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District or District) and authorized the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law
- On February 28, 2024, City Council approved Resolution No. 24-0367 authorizing the rejection of proposals received for solicitation BQZ23-00022138 for interactive digital kiosks for the Department of Public Works
- On February 28, 2024, City Council approved Resolution No. 24-0388 authorizing a thirty-one month professional services contract in the amount of \$7,682,340, with a \$300,000 contingency for potential scope enhancement, and one one-year renewal option, as detailed in the Fiscal Information section, for project management services and owner's representation for the implementation of Component Three of the Kay Bailey Hutchison Convention Center Dallas master plan, which includes project management of the process for the renovation and reconstruction of Dallas Memorial Arena using either the Design-Build Bid or Construction Manager At-Risk Delivery Model - McKissack &

McKissack of Washington, Inc., most highly qualified proposer of nine - Not to exceed \$7,982,340 - Financing: Convention Center Construction Fund (to include reimbursements from Brimer Bill Bonds)

- On February 28, 2024, City Council approved Resolution No. 24-0389 authorizing a forty-nine months professional services contract in the amount of \$9,252,031, with a \$300,000 contingency for potential scope enhancement, and one one-year renewal option as detailed in the Fiscal Information section, for project management services and owner's representation for the implementation of Component Four of the Kay Bailey Hutchison Convention Center Dallas master plan, which includes project management of the process for the renovation and reconstruction of The Black Academy of Arts and Letters and the temporary relocation and re-establishment of the existing lease holder - Dikita Enterprises, Inc. dba Dikita Enterprises, Inc., most highly qualified proposer of nine - Not to exceed \$9,552,031 - Financing: Convention Center Construction Fund (to include reimbursements from Brimer Bill Bonds)
- On April 24, 2024, City Council approved Resolution No. 24-0601 authorizing (1) a public hearing to be held on May 22, 2024, to receive comments concerning the Dallas Tourism Public Improvement District (the "District") expansion, in accordance with Chapter 372 of the Texas Local Government Code, allowing the City to include property in a hotel-public improvement district with the property owner's consent if such property could have been included in the District, when created, without violating the petition thresholds, to provide supplemental public services funded by assessments on Dallas hotels with 100 or more rooms (Qualifying hotels); and, at the close of the public hearing, (2) a resolution approving District boundary expansion to include one additional Qualifying hotel in the District not described in the resolution or petition renewing the District in 2016 or expanding the District's boundaries in 2020, 2022, or 2023
- On May 22, 2024, City Council conducted a public hearing and approved Resolution No. 24-0816 authorizing expansion of the Dallas Tourism Public Improvement District (the District) in accordance with Chapter 372 of the Texas Local Government Code, allowing the City to include property in a hotel-public improvement district (hotel-PID) with the property owner's consent if such property could have been included in the District, when created, without violating the petition thresholds, to provide supplemental public services funded by assessments on Dallas hotels with 100 or more rooms (Qualifying hotels); and, at the close of the public hearing authorize a resolution approving District boundary expansion to include an estimated one additional Qualifying hotel in the District not described in the resolution or petition renewing the District in 2016 and the resolutions approving the 2020, 2022, or 2023 boundary expansions
- On June 12, 2024, City Council approved Resolution No. 24-0876 stating that the City Council does not support construction of any aboveground rail lines through the Downtown, Uptown, and Victory Park areas of Dallas, except for streetcar

expansion projects currently under consideration and that the City Council will reconsider the Dallas to Fort Worth high-speed rail alignment upon completion of the economic impact study

- On June 26, 2024, City Council approved Resolution No. 24-0904 authorizing the ratification of a service contract for emergency repairs and modernization of the four elevators within the Hall Arts Garage located at 2301 Ross Avenue - K & M Elevator, LLC, lowest responsible bidder of three - Not to exceed \$755,980.00
- On June 26, 2024, City Council approved Resolution No. 24-0908 authorizing the selection of an underwriting syndicate for the issuance of bonds related to the Kay Bailey Hutchison Convention Center Dallas Venue Project and Fair Park Venue Project for Fiscal Year 2025
- On August 14, 2024, City Council approved Resolution No. 24-1077 authorizing a public hearing to be held on August 28, 2024, to receive comments concerning: (1) the proposed levy of assessment for the Dallas Downtown Improvement District (the "District") in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing (2) consider approval of an ordinance (a) levying a special assessment on property in the District for services and improvements to be provided during 2025; (b) establishing charges and liens against the property in the District and against the property owners thereof; (c) providing for the collection of the 2024 assessment; (d) requiring City staff to, not later than seven days after the City Council 's approval of the ordinance and Service Plan, file a copy of the approved Service Plan with the Dallas County Clerk; and (e) providing an effective date
- On August 14, 2024, City Council approved Resolution No. 24-1080 authorizing a public hearing to be held on August 28, 2024, to receive comments concerning: (1) the proposed levy of assessment for the Klyde Warren Park/Dallas Arts District (the "District") in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; (2) consider approval of an ordinance (a) levying a special assessment on property in the District for services and improvements to be provided during 2025; (b) establishing charges and liens against the property in the District and against the property owners thereof; (c) providing for the collection of the 2024 assessment; (d) requiring City staff to, not later than seven days after the City Council 's approval of the ordinance and Service Plan, file a copy of the approved Service Plan with the Dallas County Clerk; and (e) providing an effective date
- On August 14, 2024, City Council approved Resolution No. 24-1089 authorizing a public hearing to be held on August 28, 2024, to receive comments concerning:

(1) the proposed levy of assessment for the Uptown Public Improvement District (the "District") in accordance with Chapter 372, Texas Local Government Code (the "Act") for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and at the close of the public hearing (2) consider approval of an ordinance (a) levying a special assessment on property in the District for services and improvements to be provided during 2025; (b) establishing charges and liens against the property in the District and against the property owners thereof; (c) providing for the collection of the 2024 assessment; (d) requiring City staff to, not later than seven days after the City Council's approval of the ordinance and Service Plan, file a copy of the approved Service Plan with the Dallas County Clerk; (e) authorizing amendments to the District's adopted 2024 Service Plan in accordance with the Act; and (f) providing an effective date

- On August 28, 2024, City Council approved Resolution No. 24-1179 authorizing an increase in the construction services contract with Gibson & Associates, Inc. for additional in-field quantity adjustments associated with the construction of the Union Bikeway Connector Project from Houston Street and Nowitzki Way to the intersection of Harwood Street and Woodall Rodgers Freeway access road to allow for close-out of the completed project - Not to exceed \$180,468.44, from \$1,088,613.05 to \$1,269,081.49
- On August 28, 2024, City Council conducted a public hearing and approved Ordinance No. 32830 and Resolution No. 24-1234 authorizing: (1) the proposed levy of assessment for the Dallas Downtown Improvement District (the "District"), in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing: (2) authorize an ordinance approving and adopting the final 2025 Service Plan, the final 2024 Assessment Plan, the 2024 Assessment Roll (to be kept on file with the City Secretary) and 2025 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); (3) establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; (4) closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2025; (5) providing for reimbursement of city administrative costs for operational oversight of the District; (6) establishing charges and liens against the property in the District and against the owners thereof; (7) providing for the collection of the 2024 assessment; (8) authorizing the receipt and deposit of assessments from Dallas County; (9) authorizing the disbursement of assessments and interest to Downtown Dallas, Inc.; and (10) providing for an effective date - Not to exceed actual collections estimated at \$12,497,758.37 - Financing: Dallas Downtown Improvement District Fund (\$11,478,901.82), General Fund (\$684,361.15), and Convention and Event Services Enterprise Fund (\$334,495.40)

- On August 28, 2024, City Council conducted a public hearing and approved Ordinance No. 32831 and Resolution No. 24-1235 authorizing: (1) the proposed levy of assessment for the Dallas Tourism Public Improvement District (the "District"), in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on Dallas hotels with 100 or more rooms; and at the close of the public hearing, (2) authorize an ordinance approving and adopting the proposed and final FY 2024-25 Service Plan, the final FY 2024-25 Assessment Plan and the FY 2024-25 Assessment Roll (to be kept on file with the City Secretary), and FY 2024-25 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); (3) establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; (4) closing the hearing and levying a special assessment on Dallas hotels with 100 or more rooms for services and improvements to be provided during FY 2024- 25; (5) providing for reimbursement of city administrative costs for operational oversight of the District; (6) establishing charges and liens against the property in the District and against the owners thereof; (7) providing for the collection of the FY 2024-25 assessment; (8) authorizing the receipt and deposit of assessments; (9) authorizing the disbursement of assessments and interest to Dallas Tourism Public Improvement District Corporation; and (10) providing for an effective date - Not to exceed actual collections estimated at \$21,330,581.00
- On August 28, 2024, City Council conducted a public hearing and approved Ordinance No. 32833 and Resolution No. 24-1237 authorizing: (1) the proposed levy of assessment for the Klyde Warren Park/Dallas Arts District Public Improvement District (the "District"), in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; (2) authorize an ordinance approving and adopting the final 2025 Service Plan, the final 2024 Assessment Plan, the 2024 Assessment Roll (to be kept on file with the City Secretary) and 2025 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); (3) establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; (4) closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2025; (5) providing for reimbursement of city administrative costs for operational oversight of the District; (6) establishing charges and liens against the property in the District and against the owners thereof; (7) providing for the collection of the 2024 assessment; (8) authorizing the receipt and deposit of assessments from Dallas County; (9) authorizing the disbursement of assessments and interest to Woodall Rodgers Park Foundation; and (10) providing for an effective date - Not to exceed actual collections estimated at \$1,951,450.00

- On August 28, 2024, City Council conducted a public hearing and approved Ordinance No. 32842 and Resolution No. 24-1246 authorizing: (1) the proposed levy of assessment for the Uptown Public Improvement District (the "District"), in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing: (2) authorize an ordinance approving and adopting the final 2025 Service Plan, the final 2024 Assessment Plan, the 2024 Assessment Roll (to be kept on file with the City Secretary) and 2025 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); (3) establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; (4) closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2025; (5) providing for reimbursement of city administrative costs for operational oversight of the District; (6) establishing charges and liens against the property in the District and against the owners thereof; (7) providing for the collection of the 2024 assessment; (8) authorizing the receipt and deposit of assessments from Dallas County; (9) authorizing the disbursement of assessments and interest to Uptown Inc .; (10) authorizing amendments to the District's adopted 2024 Service Plan in accordance with the Act; (11) requiring City staff to file a copy of the amended service plan and notice with the Dallas county clerk; and (12) providing for an effective date
- On September 11, 2024, City Council approved Resolution No. 24-1266 authorizing an Advance Funding Agreement with the Texas Department of Transportation in an estimated amount of \$22,412,995.32 for the City of Dallas' portion of the construction of a deck cap over Interstate Highway 30 on Lamar Street in the City of Dallas - Total amount of \$22,412,995.32 - Financing: Convention Center Construction Fund
- On September 11, 2024, City Council approved Resolution No. 24-1279 authorizing: (1) an agreement with the Texas Department of Transportation (TxDOT) through a grant from the U.S. Department of Transportation Federal Highway Administration (CSJ 0009-11-254, Assistance Listing No. 20.205) for the 2021 Highway Safety Improvement Program in the amount of \$2,073,073.15 to provide cost reimbursement for material and labor incurred by the City related to the construction of traffic signals at the following intersections: Cadiz Street at Interstate Highway (IH) 35, Lamar/Botham Jean Boulevard at Canton Street, Botham Jean Boulevard at Cadiz Street, Griffin Street at IH 30, Griffin Street at Cadiz Street, Griffin Street at Canton Street, Akard Street at Parkway Street, Akard Street at Cadiz Street, Akard Street at Canton Street, Browder Street at Parkway Street, Ervay Street at Griffin Street West, Ervay Street at Griffin Street East, Ervay Street at Parkway Street, St. Paul Street at Griffin Street East/West, Harwood Street at Parkway Street, Harwood Street at R.L. Thornton Freeway Eastbound, Cesar Chavez Boulevard at IH 30, and Good Latimer Expressway at



IH 30, and retiming of directly impacted signals in the area related to the construction; (2) the establishment of appropriations in the amount of \$2,073,073.15 in the Canyon Traffic Signals Reimbursement Grant Fund; (3) the receipt and deposit of funds in the amount of \$2,073,073.15 in the Canyon Traffic Signals Reimbursement Grant Fund; and (4) execution of the agreement and all terms, conditions, and documents required by the agreement - Total amount of \$2,073,073.15 - Financing: Canyon Traffic Signals Reimbursement Grant Fund

- On September 11, 2024, City Council approved Resolution No. 24-1320 authorizing: (1) a contract with Perkins+Will, Inc. to provide architectural and engineering design services for the Kay Bailey Hutchison Convention Center Dallas Master Plan Component 1 Convention Center Expansion West of Lamar Only; and (2) the establishment of appropriations in an amount not to exceed \$141,502,525.00 in the Convention Center Revenue Bonds, Series 2023 Fund - Not to exceed \$141,502,525.00 - Financing: Convention Center Revenue Bonds, Series 2023 Fund
- On September 11, 2024, City Council approved Resolution No. 24-1322 authorizing: (1) the rejection of proposals received for components two, six, and seven for the project management services and owner's representation for the implementation of the Kay Bailey Hutchison Convention Center Dallas master plan; (2) the re-advertisement of the solicitation for components two, six, and seven; and (3) a three-year professional services contract in the amount of \$3,266,575.00 with a \$500,000.00 contingency for a one-year renewal option as detailed in the Fiscal Information section, for project management services and owner's representation for the implementation of component five of the Kay Bailey Hutchison Convention Center Dallas master plan, which includes project management of the process for the renovation and reconstruction of Pioneer Plaza and Cemetery - Metropolitan Infrastructure, PLLC, most highly qualified proposer of seven - Total not to exceed \$ 3,766,575.00 - Financing: Convention Center Construction Fund

## Budget and Spending Status

The Downtown Connection TIF District established a budget for eligible public capital investments necessary to support private investment in the District. The amended Project Plan and Reinvestment Zone Financing Plan estimates TIF expenditures totaling approximately \$402.9 million (in 2006 dollars) for the Downtown Connection Sub-district and approximately \$90.3 million (in 2022 dollars) for the Newpark Sub-district. The budget for each Sub-district is below.

Downtown Connection Sub-district Current Projected Increment Revenues to Retire TIF Fund Obligations			
Category	Estimated Total Dollars Budget <sup>1</sup>	Allocated <sup>2</sup>	Estimated Total Dollar Balance
<b>Catalyst Projects:</b> - <i>Environmental remediation, demolition, historic façade, restoration, street/utility improvements &amp; streetscape improvements, land acquisition, and non-project costs, including, but not limited to machinery, equipment, materials and supplies</i>	\$68,000,000	\$68,000,000	\$0
<b>Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots</b> - <i>Environmental remediation, interior/exterior demolition, historic façade restoration, street/utility improvements, land acquisition, TIF grants, affordable housing</i>	\$722,117,430	\$241,411,191	\$480,706,240
<b>Uptown/Downtown connection improvements<sup>3</sup></b>	\$0	\$0	\$0
<b>Park and plaza design and acquisition</b>	\$3,834,480	\$0	\$3,834,480
<b>Affordable Housing<sup>4</sup></b>	\$3,000,000	\$3,000,000	\$0
<b>Ground Floor Activation/Streetscape Improvements</b>	\$1,985,000	\$459,845	\$1,525,155
<b>Downtown Area Plan</b>	\$515,000	\$512,464	\$2,536
<b>Public Safety Building</b> <i>(replace Fire Station #18)</i>	\$13,438,980	\$0	\$13,438,980
<b>Administration and Implementation<sup>5</sup></b>	\$10,072,889	\$2,450,586	\$7,622,303
<b>Debt Service</b> <i>(Principal and Interest)</i>	\$206,972,265	\$206,972,265	\$0
<b>Total Project Costs</b>	\$1,029,936,044	\$522,652,798	\$507,129,694
<sup>1</sup> Budget shown above in total dollars. Project Plan shows the budget in 2005 net present value. Total Dollars Budget values are estimated based on annual Sub-district value, project costs, tax rates, increment collections and Debt Service schedules. These values will fluctuate annually.			
<sup>2</sup> The Allocated total shown for the Redevelopment of Vacant/Underutilized Downtown Building line item includes the sub-district's total commitment to projects currently in the TIF District's Reimbursement Queue.			
<sup>3</sup> Funds allocated to this line item have been reprogrammed to the Redevelopment line item.			
<sup>4</sup> The Affordable Housing line item has been reduced by the amount of sub-district funds allocated to the Continental and Mayflower Building projects. projects.			
<sup>5</sup> Administration and Implementation expenses shown are expended or committed through FY 2023-2024			

<b>Downtown Connection Sub-District Amended Plan Budget</b>	
<b>Category</b>	<b>Budget in 2005 Dollars</b>
<b>Catalyst Projects:</b> - <i>Environmental remediation, demolition, historic façade, restoration, street/utility improvements &amp; streetscape improvements, land acquisition, and non-project costs, including, but not limited to machinery, equipment, materials and supplies</i>	\$68,000,000
<b>Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots</b> - <i>Environmental remediation, interior/exterior demolition, historic façade restoration, street/utility improvements, land acquisition, TIF grants, affordable housing</i>	\$239,255,247
<b>Uptown/Downtown Connection Improvements</b>	\$0
<b>Park and Plaza Design and Acquisition</b>	\$1,500,000
<b>Affordable Housing</b>	\$3,000,000
<b>Ground Floor Activation/Streetscape Improvements</b>	\$1,985,000
<b>Downtown Area Plan</b>	\$515,000
<b>Public Safety Building</b> (replace Fire Station #18)	\$5,146,398
<b>Administration and Implementation</b>	\$3,940,386
<b>Debt Service</b> (Principal and Interest)	\$79,555,857
<b>Total Project Costs</b>	<b>\$402,897,888</b>
*Budget shown above in 2005 dollars; TIF Project Plan shows the budget in net present value.	

<b>Newpark Sub-district Current Projected Increment Revenues to Retire TIF Fund Obligations</b>			
<b>Category</b>	<b>Estimated Total Dollar Budget<sup>1</sup></b>	<b>Allocated<sup>2</sup></b>	<b>Estimated Total Dollar Balance</b>
<b>Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots</b> - <i>Environmental remediation, interior/exterior demolition, historic façade restoration, street/utility improvements, land acquisition, streetscape</i>	\$45,338,857	\$6,304,931	\$39,033,926
<b>Public Safety Building</b> (replace Fire Station #4)	\$13,150,388	\$0	\$13,150,388
<b>Economic Development TIF Grant</b> - <i>High density mixed-use development projects, mixed-income housing</i>	\$144,412,895	\$85,695,069	\$58,717,826
<b>Administration and Implementation<sup>3</sup></b>	\$4,163,773	\$9,186	\$4,154,587
<b>Total Project Costs</b>	<b>\$207,065,912</b>	<b>\$92,009,186</b>	<b>\$115,056,726</b>
<sup>1</sup> Budget shown above in total dollars. Project Plan shows the budget in 2022 net present value. Total Dollars Budget values are estimated base on annual Sub-district value, project costs, tax rates and increment collections. These values will fluctuate annually.			
<sup>2</sup> The Allocated total shown for the Redevelopment of Vacant/Underutilized Downtown Building line item includes the sub-district's total commitment to projects approved by City Council.			
<sup>3</sup> Administration and Implementation expenses shown are expended or committed through FY 2023-2024			

<b>Newpark Sub-district Amended Plan Budget</b>	
<b>Category</b>	<b>Budget in 2022 Dollars</b>
<b>Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots - <i>Environmental remediation, interior/exterior demolition, historic façade restoration, street/utility improvements, land acquisition, streetscape</i></b>	\$19,778,349
<b>Public Safety Building</b> <i>(replace Fire Station #4)</i>	\$5,461,246
<b>Economic Development TIF Grant - <i>High density mixed-use development projects, mixed-income housing</i></b>	\$63,273,208
<b>Administration and Implementation</b>	\$1,816,379
<b>Total Project Costs</b>	<b>\$90,329,182</b>

<b>Downtown Dallas Development Authority Status of DDDA Bond Sales and Repayment</b>				
<b>Project</b>	<b>Bond Sales</b>	<b>Principal + Interest</b>	<b>Total Paid</b>	<b>Balance Due</b>
Mercantile	Series 2006 \$50,605,343	\$139,671,210	\$57,028,793	\$82,642,417
Mercantile	Series 2007 \$28,950,514	\$67,301,055	\$38,402,670	\$28,898,385
<b>Totals</b>		<b>\$206,972,265</b>	<b>\$95,431,463</b>	<b>\$111,540,802</b>

## M/WBE Participation

Public bidding is not required for TIF District-funded projects. All TIF District-funded projects must follow the City's adopted Business Inclusion and Development Plan and make a good faith effort to include certified Minority and Women-Owned Business (M/WBE) participation in TIF District-supported projects. The BID Plan goal for the projects listed below was 25 percent (25%) M/WBE participation in construction costs. During fiscal year 2020-2021, City Council increased the BID Plan goal for construction costs to 32 percent (32%).

Downtown Connection TIF District Project M/WBE Participation <small>(completed projects only)</small>					
Project	Total Construction Contract Amount	Local MWBE Amount	Non-Local MWBE Amount	Total MWBE Participation	Total MWBE Participation Percentage
Continental Building	\$30,796,191	\$9,985,348	\$1,063,266	\$11,048,614	36%
Dallas Arts District Garage	\$852,764			\$439,839	52%
Hall Arts Center <sup>1</sup>	\$67,967,863	\$12,759,544	\$164,950	\$12,924,494	19%
Joule Hotel Expansion	\$70,464,515	\$12,054,208	\$9,668,098	\$21,722,305	31%
Lone Star Gas Lofts Complex Phase I	\$6,887,607	\$853,912	\$1,020,662	\$1,874,574	27%
Lone Star Gas Lofts Complex Phase II**	\$13,466,814	\$298,444	\$1,851,343	\$2,149,787	16%
Mayflower Building (411 N. Akard St.)	\$30,315,839	\$3,458,851	\$4,141,919	\$7,600,770	25%
Mercantile Complex	\$107,012,554			\$26,707,787	25%
Sante Fe IV (Aloft Hotel)	\$20,937,338			\$5,811,923	28%
Statler Hotel & Residences/Old Library Bldg	\$128,327,195	\$19,967,510	\$12,327,745	\$32,295,255	25%
Stoneleigh Hotel	\$25,106,706			\$4,998,000	20%
The National (1401 Elm)	\$145,539,429	\$8,897,043	\$30,218,101	\$39,115,144	27%
<b>Totals</b>	<b>\$647,674,816</b>	<b>\$68,274,860</b>	<b>\$60,456,085</b>	<b>\$166,688,493</b>	<b>26%</b>

\*M/WBE participation percentages for completed projects and as provided by the City's Business Inclusion and Development staff.

<sup>1</sup>Minimum M/WBE participation for Hall Arts Center project was 10%.

## **FY 2024-2025 Work Program**

The work program items for FY 2024-2025 for the Downtown Connection TIF District are as follows:

- Adoption of FY 2023-2024 Annual Report
- Continue to support City's office/business retention efforts in the downtown core
- Identify and promote redevelopment of key properties in the District
- Identify and support opportunities for improving physical connections between Downtown Core and surrounding districts including the Convention Center, Uptown, Victory, the Cedars and Deep Ellum neighborhoods
- Continue annual disbursement of funding to TIF District-funded projects, if any
- Continue working with the One Newpark development team to address development issues delaying execution of the project's development agreement
- Conduct City audit of TIF District projects completed by June 1, 2024 and begin payment process for completed projects, if any
- Coordinate with the State Senator and State Representative offices regarding appointments to the TIF District's board of directors
- Continue to work with relevant City departments, Downtown Dallas, Inc., and the TxDOT, as applicable, on public right-of-way improvement projects, transportation and connectivity initiatives and development projects:
  - I-30 Canyon Redesign
  - I-345 Sub-committee
  - High Speed Rail
- Participate in Reimagining Downtown Study funded through a HUD grant as it relates to Farmers Market and its connectivity to other downtown neighborhoods.
- Continue to coordinate with the TIF District Board's Dallas County representative to secure the County's participation in the Newpark Sub-district



## Appendix A: TIF District Financials – Downtown Connection Sub-district

City of Dallas, Texas

Downtown Connection Tax Increment Financing District - Downtown Connection Sub-district Fund

Balance Sheet as of September 30, 2024 (Unaudited)

With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)

	2024	2023	2022	2021	2020
<b>Assets:</b>					
Pooled cash and cash equivalents	\$28,072,423	\$29,427,879	\$8,824,808	\$3,169,819	\$1,200,945
Interest receivable	\$357,180	\$155,678	(\$158,761)	\$379	\$998
Accounts receivable from DDDA	\$0	\$0	\$0	\$0	\$25,587,890
Notes Receivable-Developers Loan	\$1,601,905	\$1,657,143	\$1,712,381	\$1,767,619	\$1,822,857
<b>Total assets</b>	<b>\$30,031,508</b>	<b>\$31,240,700</b>	<b>\$10,378,427</b>	<b>\$4,937,817</b>	<b>\$28,612,691</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and other payable	\$13,059,190	\$27,227,206	\$6,684,038	\$1,360,905	\$25,362,890
Advances from developers	\$1,601,905	\$1,657,143	\$1,712,381	\$1,767,619	\$1,822,857
Due to general fund	\$463,835	\$389,481	\$340,179	\$340,178	\$127,184
<b>Total liabilities</b>	<b>\$15,124,930</b>	<b>\$29,273,830</b>	<b>\$8,736,598</b>	<b>\$3,468,703</b>	<b>\$27,312,932</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$14,834,451	\$1,966,869	\$1,641,829	\$1,593,873	\$1,299,759
<b>Total Liabilities and Fund Equity</b>	<b>\$29,959,381</b>	<b>\$31,240,700</b>	<b>\$10,378,427</b>	<b>\$5,062,575</b>	<b>\$28,612,691</b>

Downtown Connection Tax Increment Financing District - Downtown Connection Sub-district Fund

Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)

Balance Sheet as of September 30, 2024 (Unaudited)

With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)

	ITD	2024	2023	2022	2021	2020
<b>Revenues:</b>						
Tax increment-Governmental	\$324,697,310	\$43,229,754	\$39,783,760	\$37,696,082	\$33,145,357	\$30,201,792
Tax increment-Intergovernmental	\$29,137,245	\$0	\$0	\$0	\$0	\$2,892,892
Interest income	\$2,250,488	\$461,155	\$586,030	\$70,357	\$44,958	\$96,851
Developer's Loan Payback - Principal	\$398,095	\$55,238	\$55,238	\$55,238	\$55,238	\$55,238
Developer's Loan Payback - Interest	\$51,745	\$7,180	\$7,180	\$7,180	\$7,180	\$7,180
Contributions from DDDA	\$254,169,236	\$34,556,316	\$31,365,984	\$29,531,143	\$25,328,564	\$25,587,890
Net increase (decrease) in fair value of investments	\$341,990	\$917,235	(\$427,900)	(\$172,722)	(\$2,200)	\$11,305
Sec 108 Developer Pymt- Principal	\$375,507	\$0	\$0	\$0	\$0	\$375,507
<b>Total revenues</b>	<b>\$611,421,616</b>	<b>\$79,226,878</b>	<b>\$71,370,293</b>	<b>\$67,187,278</b>	<b>\$58,579,097</b>	<b>\$59,228,654</b>
<b>Expenditures:</b>						
Administrative expenses	\$2,450,586	\$153,553	\$103,007	\$124,758	\$23,771	\$138,533
Non-Capital Outlay	\$137,473,852	\$20,858,508	\$31,025,968	\$6,145,738	\$1,216,675	\$35,578,703
Capital outlay	\$6,824,083	\$2,117,483	\$132,517	\$144,727	\$176,701	\$2,241,535
Affordable housing cost participation	\$2,000,000	\$0	\$0	\$0	\$0	\$0
Transfers to DDDA-Increment	\$353,834,555	\$43,229,754	\$39,783,760	\$37,696,082	\$33,145,357	\$33,094,684
Developer reimbursements-Principal	\$91,853,203	\$0	\$0	\$22,122,115	\$22,877,885	\$0
Interest and fiscal charges	\$2,150,886	\$0	\$0	\$905,901	\$844,594	\$0
<b>Total expenditures</b>	<b>\$596,587,165</b>	<b>\$66,359,297</b>	<b>\$71,045,253</b>	<b>\$67,139,322</b>	<b>\$58,284,983</b>	<b>\$71,053,455</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$14,834,451</b>	<b>\$12,867,581</b>	<b>\$325,040</b>	<b>\$47,956</b>	<b>\$294,114</b>	<b>(\$11,824,800)</b>
<b>Fund balance (Deficit) at beginning of year as previously reported</b>	<b>\$0</b>	<b>\$1,966,869</b>	<b>\$1,641,829</b>	<b>\$1,593,873</b>	<b>\$1,299,759</b>	<b>\$13,124,559</b>
<b>Fund balance (Deficit) at beginning of year, as restated</b>	<b>\$0</b>	<b>\$1,966,869</b>	<b>\$1,641,829</b>	<b>\$1,593,873</b>	<b>\$1,299,759</b>	<b>\$13,124,559</b>
<b>Fund balance (deficit) at end of year</b>	<b>\$14,834,451</b>	<b>\$14,834,451</b>	<b>\$1,966,869</b>	<b>\$1,641,829</b>	<b>\$1,593,873</b>	<b>\$1,299,759</b>

**Note: Fiscal year 2023-2024 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**



# Exhibit A

## Downtown Connection TIF District

FY 2023-2024 Annual Report

City of Dallas, Texas  
Downtown Connection Tax Increment Financing District - Downtown Connection Sub-district Fund  
Reinvestment Zone Number Eleven  
As of September 30, 2024

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District.  
Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the Downtown Connection Sub-district:**

\$461,155 Interest Income
\$55,238 Developer's loan payback- Principal -FC Continental Surplus Cash Note payment
\$7,180 Developer's loan payback- Interest-FC Continental Surplus Cash Note payment
\$34,556,316 Funds from Dallas Downtown Development Authority (DDDA), Trustee, U.S. Bank (net of the debt and Trustee Fee)
\$43,229,754 Ad Valorem Taxes (Collected in FY 2023-2024 based on 2023 Final Tax Roll)
\$917,235 Change in fair value of investments
<b>\$79,226,878 Total Revenue</b>

**2. Amount and purpose of expenditures from the Downtown Connection Sub-district:**

\$153,553 TIF administrative expense for FY 2023-2024 \$147,833.00; public works/real estate administrative expense \$5,720.00
\$20,858,508 Non-Capital Outlay (see detail #3 below)
\$2,117,483 Capital outlay accrued expenditures/Infrastructure expenditures (see detail #3 below)
\$43,229,754 Transfers to DDDA-FY2023-2024 increment collected (tax year 2023)
<b>\$66,359,297 Total Expenditures</b>

**3. Downtown Connection Sub-district Capital and Non-Capital Outlay Expenditures are as follows as of September 30, 2024:**

Description/Developer	Project	Capital Outlay	Non-Capital	Total
DDDA audit fees	Audit DDDA financial statement	\$0	\$20,450	\$20,450
Supreme Bright Dallas II, LLC.	1712 Commerce Street Building	\$1,750,000	\$8,146,350	\$9,896,350
PetroCorrigan Towers, LP	Corrigan Tower-Phase II	\$0	\$8,809,877	\$8,809,877
AP/APH Stoneleigh, L.P.	Stoneleigh Hotel	\$0	\$26,590	\$26,590
FC MERC COMPLEX P.P.	Continental Building A	\$0	\$155,487	\$155,487
Akard Owner, LLC.	411 N. Akard-Mayflower Building	\$367,483	\$3,699,754	\$4,067,237
		<b>\$2,117,483</b>	<b>\$20,858,508</b>	<b>\$22,975,990</b>

**4. a. Amount of Principal and Interest due-on outstanding indebtedness:**

The Downtown Connection Sub-District has a primary obligation to retire the bonds, issued by Downtown Dallas Development Authority (DDDA) from available tax increment generated over the life of the Zone.

**b. The Downtown Connection Sub-district has entered into a development agreement for each of the following projects and their status is as follows, as of September 30, 2024:**

Developer	Project Name	Principal TIF Award	Max Interest Add'l Subsidy (A)	Maximum TIF Award	Less Payments			Net Bal. Remaining
					Principal	Accrued Add'l Subsidy <sup>1</sup>	Total P & I	
AP/APH Stoneleigh, L.P.	Stoneleigh Hotel	\$2,500,000	\$0	\$2,500,000	\$2,500,000	\$0	\$2,500,000	(\$0)
SANTA FE IV HOTEL, L.P.	Santa Fe IV - A/Iof Hotel	\$3,734,419	\$0	\$3,734,419	\$3,734,419	\$0	\$3,734,419	\$0
Federal Deposit Insurance Corp.	1600 Pacific	\$8,830,000	\$4,040,200	\$12,870,200	\$8,830,000	\$400,391	\$9,230,391	\$0
TIF Hotel, Inc.	Joule Hotel Expansion	\$20,658,500	\$0	\$20,658,500	\$20,658,500	\$0	\$20,658,500	\$0
Hamilton Atmos, L.P.	Atmos Complex Phase I	\$3,250,000	\$3,000,000	\$6,250,000	\$3,250,000	\$1,006,000	\$4,256,000	\$0
Hamilton Atmos, L.P.	Atmos Complex Phase II	\$11,750,000	\$5,000,000	\$16,750,000	\$11,750,000	\$4,424,561	\$16,174,561	\$0
TIF Hotel, Inc.	Joule Hotel Expansion Amendment	\$3,194,403	\$0	\$3,194,403	\$3,194,403	\$0	\$3,194,403	\$0
FC MERC COMPLEX P.P.	Continental Building A (Inc. only)	\$3,700,000	\$0	\$3,700,000	\$1,884,009	\$0	\$1,884,009	\$1,815,991
FC MERC COMPLEX P.P.	Continental Building B	\$13,036,809	\$4,222,588	\$17,259,397	\$13,036,809	\$3,713,069	\$16,749,878	\$0
Hall Lone Star Associates, L.P.	Hall Lone Star Phase I	\$852,764	\$0	\$852,764	\$852,764	\$225,871	\$1,078,635	\$0
Hall Lone Star Associates, L.P.	Hall Lone Star Project - Phase II	\$6,147,236	\$2,000,000	\$8,147,236	\$6,147,236	\$1,200,609	\$7,347,845	\$0
PetroCorrigan Towers, LP	Tower Petroleum-Phase I	\$10,300,000	\$0	\$10,300,000	\$10,300,000	\$0	\$10,300,000	\$0
Federal Deposit Insurance Corp.	LTV Tower Project	\$16,500,000	\$0	\$16,500,000	\$16,500,000	\$0	\$16,500,000	\$0
Starwood Property Mortgage LLC	1401 Elm Street Redevelopment	\$45,000,000	\$5,000,000	\$50,000,000	\$45,000,000	\$1,750,495	\$46,750,495	\$0
Public Finance	Statler/Library/Jackson Street	\$46,500,000	\$0	\$46,500,000	\$46,500,000	\$0	\$46,500,000	(\$0)
Akard Owner, LLC.	411 N. Akard-Mayflower Building	\$9,000,000	\$1,000,000	\$10,000,000	\$9,000,000	\$1,000,000	\$10,000,000	\$0
Supreme Bright Dallas II, LLC.	1712 Commerce Street Building	\$10,500,000	\$0	\$10,500,000	\$10,500,000	\$0	\$10,500,000	\$0
PetroCorrigan Towers, LP	Corrigan Tower-Phase II	\$9,700,000	\$0	\$9,700,000	\$9,700,000	\$0	\$9,700,000	\$0
<b>Total</b>		<b>\$225,154,132</b>	<b>\$24,262,788</b>	<b>\$249,416,920</b>	<b>\$223,338,141</b>	<b>\$13,720,996</b>	<b>\$237,059,136</b>	<b>\$1,815,991</b>

Note: Reimbursements began in fiscal year 2014 and will continue each year after meeting bond requirements, project completion and upon availability of TIF funds  
<sup>1</sup>Additional Subsidy in Form of Grant (in lieu of interest expense)

**5. Surplus Cash Note Due from FC Continental Landlord LLC:**

Per the Surplus Cash Note Agreement, the payment status as of September 30, 2024 are as follows:

			Less Payments from FC Continental	
Principal	Total Interest	Total Due	Principal	Total Interest
\$2,000,000	\$259,945	\$2,259,945	\$398,095	\$51,743
				\$1,601,905
				\$208,202

**6. Tax increment base and current captured appraised value retained by the zone:**

	Taxable Value 2024	Base Year 2005 Value	Est. Captured Value 2024*
City of Dallas - Downtown Connection Sub-District	\$7,795,780,421	\$564,917,317	\$7,230,863,104
Dallas County - Downtown Connection Sub-District	\$7,779,389,077	\$561,696,337	\$7,217,692,740

\*Based on Certified Taxable Values. Final values will be determined on February 1, 2025.

**7. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

a. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

	Assessment	Estimated 2024
City of Dallas - Downtown Connection Sub-District	0.63423	\$45,860,303
Dallas County - Downtown Connection Sub-District	0.00000	\$0
<b>Total for all Jurisdictions</b>		<b>\$45,860,303</b>

b. Dallas County met their maxium participation amount (\$18.5 million 2006 NPV) with 2019 tax year increment collected during the fiscal year 2020 for Downtown Connection Sub-District.

c. The total amount of estimated tax increment to be billed for the 2024 tax year is \$45,860,303.

d. For the 2023 tax year, increment in the amount of \$43,229,754 was collected and transferred to Downtown Dallas Development Authority (DDDA) in accordance with the terms of

City of Dallas, Texas  
Downtown Connection Tax Increment Financing District – Downtown Connection Sub-district  
Notes to Financial Statements for the Year Ended September 30, 2024

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan provides for staffing and other administrative expenses by the City of Dallas not to exceed \$10,072,889 (in current \$) for the Downtown Connection Sub-district over the life of the Zone. The City began billing the Zone for Downtown Connection Sub-district administrative costs in FY 2007. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values in the Downtown Connection Sub-district.
5. "Due to general fund" amount of \$463,835 on September 30, 2024 represents the Downtown Connection Sub-District's administration costs for the fiscal year 2020-2021 (\$88,236), fiscal year 2021-22 (\$124,758), fiscal year 2022-23 (\$103,008) and fiscal year 2023-2024 (\$153,553) that have been earned but will be reimbursed to the General Fund in future years based on the availability of Downtown Connection Sub-district funds. Note that these administrative costs do not include billing to other City departments.
6. All project costs resulting in capital improvements which are owned by the City are capitalized in the City's fixed assets.

## Appendix B: TIF District Financials – Newpark Sub-district

**City of Dallas, Texas**  
**Downtown Connection Tax Increment Financing District - New Park Sub-District Fund**  
**Balance Sheet as of September 30, 2024 (Unaudited)**

	<u>2024</u>
Assets:	
Pooled cash and cash equivalents	\$15,658
Interest receivable	\$199
Accounts receivable from DDDA	\$0
Notes Receivable-Developers Loan	\$0
	<u>\$0</u>
Total assets	<u>\$15,857</u>
Liabilities and Fund Balance (Deficit):	
Liabilities:	
Accounts and other payable	\$0
Advances from developers	\$0
Due to general fund	\$9,186
	<u>\$9,186</u>
Total liabilities	<u>\$9,186</u>
Fund Balance (Deficit):	
Fund Balance (Deficit)	\$6,671
	<u>\$6,671</u>
Total Liabilities and Fund Equity	<u>\$15,857</u>

**Downtown Connection Tax Increment Financing New Park Sub-District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**Balance Sheet as of September 30, 2024 (Unaudited)**

	<u>ITD</u>	<u>2024</u>
Revenues:		
Tax increment-Governmental	\$15,492	\$15,492
Tax increment-Intergovernmental	\$0	\$0
Interest income	\$220	\$220
Developer's Loan Payback - Principal	\$0	\$0
Developer's Loan Payback - Interest	\$0	\$0
Net increase (decrease) in fair value of investments	\$145	\$145
	<u>\$15,857</u>	<u>\$15,857</u>
Total revenues	<u>\$15,857</u>	<u>\$15,857</u>
Expenditures:		
Administrative expenses	\$9,186	\$9,186
Non-Capital Outlay	\$0	\$0
Capital outlay	\$0	\$0
	<u>\$9,186</u>	<u>\$9,186</u>
Total expenditures	<u>\$9,186</u>	<u>\$9,186</u>
Excess (Deficiency) of Revenues over Expenditures	<u>\$6,671</u>	<u>\$6,671</u>
Fund balance (Deficit) at beginning of year as previously reported	\$0	\$0
Fund balance (Deficit) at beginning of year, as restated	<u>\$0</u>	<u>\$0</u>
Fund balance (deficit) at end of year	<u>\$6,671</u>	<u>\$6,671</u>

**Note: Fiscal year 2023-2024 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**

**City of Dallas, Texas**  
**Downtown Connection Tax Increment Financing District - Newpark Sub-District Fund**  
**Reinvestment Zone Number Eleven**  
**As of September 30, 2024**

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the Newpark Sub-District:**

\$220	Interest Income
\$15,492	Ad Valorem Taxes (Collected in FY 2023-2024 based on 2023 Final Tax Roll)
\$145	Change in fair value of investments
<b>\$15,857</b>	<b>Total Revenue</b>

**2. Amount and purpose of expenditures from the Newpark Sub-District:**

\$9,186	TIF administrative expense for FY 2022-2023 and FY 2023-2024
\$0	Non-Capital Outlay
\$0	Capital outlay
<b>\$9,186</b>	<b>Total Expenditures</b>

**3. Amount of Principal and Interest due-on outstanding indebtedness:**

The zone did not have any bonded indebtedness at fiscal year end.

**4. Tax increment base and current captured appraised value retained by the zone:**

<b>Taxing Jurisdiction</b>	<b>Taxable Value 2024</b>	<b>Base Year 2022 Value</b>	<b>Est. Captured Value 2024*</b>
City of Dallas - Downtown Connection New Park Sub-District	\$26,624,182	\$22,270,550	\$4,353,632
Dallas County - Downtown Connection New Park Sub-District	\$0	\$0	\$0

\*Based on Certified Taxable Values. Final values will be determined on February 1, 2025.

**5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

a. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

	<b>Assessment</b>	<b>Estimated 2024</b>
City of Dallas - Downtown Connection New Park Sub-District	0.63423	\$27,612
Dallas County - Downtown Connection New Park Sub-District	0.00000	\$0
<b>Total for all Jurisdictions</b>		<b>\$27,612</b>

b. The total amount of estimated tax increment to be billed for the 2024 tax year is \$27,612.00.

c. For the 2023 tax year, increment in the amount of \$15,492.00 was collected.

City of Dallas, Texas  
Downtown Connection Tax Increment Financing District – Newpark Sub-district  
Notes to Financial Statements for the Year Ended September 30, 2024

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan provides for staffing and other administrative expenses by the City of Dallas not to exceed \$4,163,773 for the Newpark Sub-district over the life of the Zone. The City began billing the Newpark Sub-district for administrative costs in fiscal year 2023. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values in the Newpark Sub-district.
5. "Due to general fund" amount of \$9,186 on September 30, 2024 represents the Newpark Sub-district's administration costs for the fiscal year 2022-2023 (\$7,796) and fiscal year 2023-2024 (\$1,390) that have been earned but will be reimbursed to the General Fund in future years based on the availability of Newpark Sub-district funds. Note that these administrative costs do not include billing to other City departments.
6. All project costs resulting in capital improvements which are owned by the City are capitalized in the City's fixed assets.

## Appendix C: Project Pay-Off Estimates

### Downtown Connection Sub-district

Downtown Connection Sub-district			
Developer	Project Name	Max. TIF Award	Pay-Off Date
FC MERC COMPLEX, P.P.	Continental Building (A) <i>increment only</i>	\$3,700,000	2035

Estimated pay-off dates may change and are subject to the following

- (1) Changes in increment collected annually;
- (2) Changes in the real property tax rates of participating taxing jurisdictions (City of Dallas and Dallas County);
- (3) Changes in the participation rate of participating taxing jurisdictions; and/or
- (4) Completion dates of projects listed in the District's reimbursement queue

### Newpark Sub-district

One Newpark was approved for up to \$92,000,000 in TIF District funding from the Newpark Sub-district. To date, the development agreement for this project has not been executed and construction has not started. During fiscal year 2023-2024, the project was not eligible for payment.

## **Appendix D: TIF District Set-Aside Funds**

There are no TIF District Set-Aside Funds.







## Agenda Information Sheet

**File #:** 25-600A

**Item #:** 33.

**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 2, 7, 14  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Robin Bentley

### **SUBJECT**

A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

### **BACKGROUND**

State law (the Tax Increment Financing Act (TIF), Texas Tax Code, Section 311.016, as amended) requires that the City Council, as the City's governing body submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone as well as the State Comptroller. On June 22, 2005, the City Council authorized Ordinance No. 26043, as amended, establishing Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District). On April 12, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26304, as amended.

The Deep Ellum TIF District's adjusted base year taxable value is \$189,162,613.00. The Deep Ellum TIF District's certified assessed 2024 taxable value is \$1,484,311,274.00. This represents an increase of \$86,716,079.00 (6.2%) from the 2023 final value and an increase of \$1,295,148,661.00 (685.0%) from the base year value. The resulting total increment revenue anticipated to be collected in 2025 (from 2024 values) is approximately \$7,757,876.00.

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

On June 22, 2005, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Twelve, the Deep Ellum TIF District by Resolution No. 05-1971; and Ordinance No. 26043, as amended.

On April 12, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Deep Ellum TIF District by Resolution No. 06-1077; and Ordinance No. 26304, as amended.

The Board of Directors of the Deep Ellum TIF District does not currently have the minimum five appointed members to convene a meeting; therefore, the FY 2023-2024 Annual Report is being forwarded to City Council without a Board recommendation. State law does not require Board action.

[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)

### **FISCAL INFORMATION**

No cost consideration to the City.

February 26, 2025

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs including tax increment financing (TIF) districts; and

**WHEREAS**, the City established Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Deep Ellum area pursuant to Ordinance No. 26043, authorized by City Council on June 22, 2005, as authorized by the TIF Act, Section 311 of the Texas Tax Code, as amended (TIF Act); and

**WHEREAS**, on April 12, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Deep Ellum TIF District by Resolution No. 06-1077; and Ordinance No. 26304, as amended; and

**WHEREAS**, the TIF Act specifies that the governing body of a city shall submit an annual report on the financial status of the District to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded the State Comptroller.

**Now, Therefore,**

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

**SECTION 1.** That the FY 2023-2024 Annual Report (Annual Report) for Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or District), City of Dallas, Texas, as of September 30, 2024, attached hereto **(Exhibit A)**, is hereby accepted.

**SECTION 2.** That the City Manager is hereby authorized to submit the Annual Report for the Deep Ellum TIF District to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

**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.



# **Deep Ellum TIF District FY 2023-2024 Annual Report**



The Stack Deep Ellum (credit: 5G Studio Collaborative)

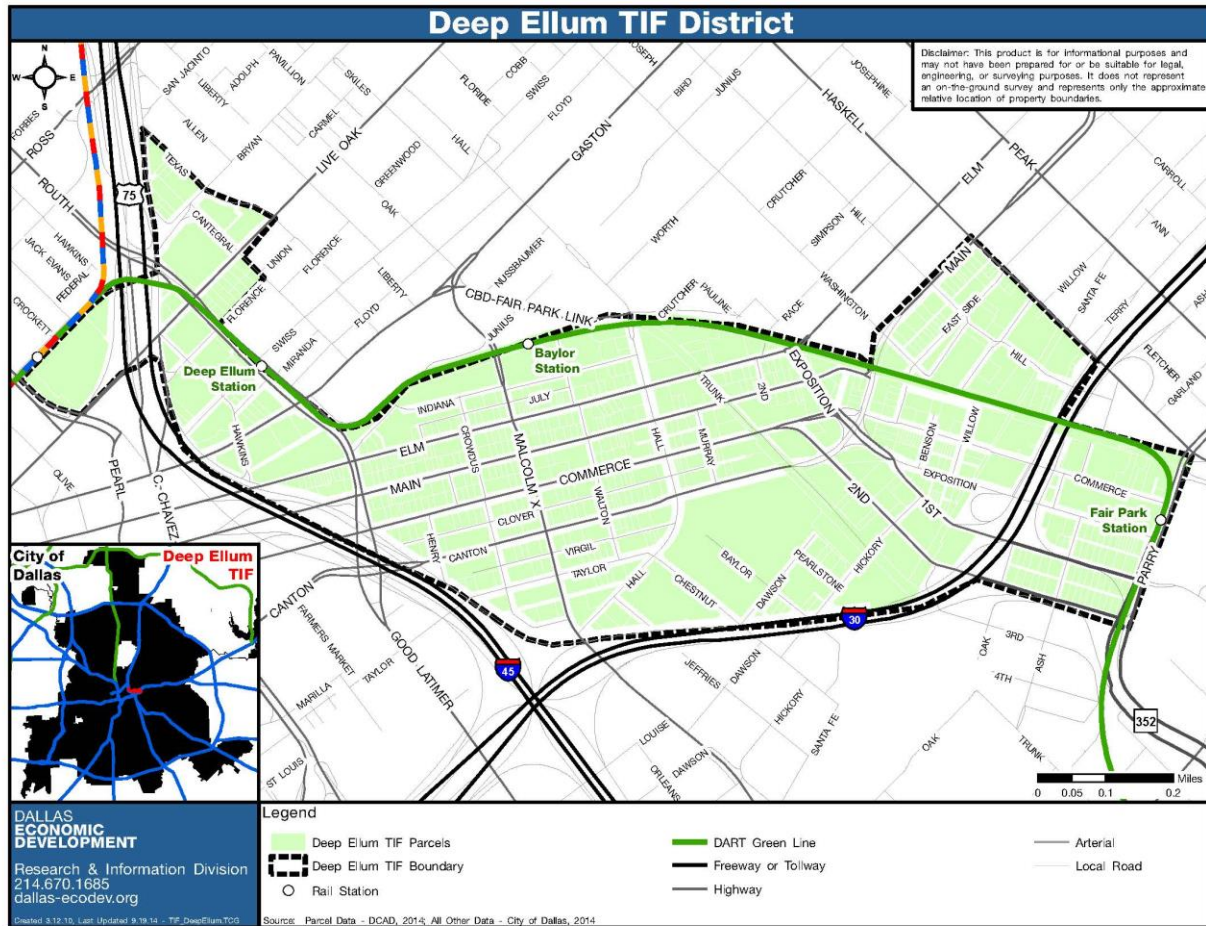


**City of Dallas**

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Dallas, Texas 75201  
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**October 1, 2023 to September 30, 2024**

## Reinvestment Zone Number Twelve Deep Ellum Tax Increment Financing District



Source: Parcels - DCAD, 2009; Rail - DART, 2009; All Other Data - City of Dallas, 2017

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## Mission Statement

The mission of the Deep Ellum Tax Increment Financing District is to provide a source of funding for public investments anticipated to enhance the real estate market for the Deep Ellum TIF District area. The Deep Ellum Tax Increment Financing (TIF) District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping districts to take full advantage of the expanding DART light rail system, promote transit oriented development, improve the historic core area of Deep Ellum, implement appropriate urban design standards to differentiate and brand the area, and improve the quality of development east of Downtown.

The Deep Ellum TIF District (the "TIF District") was established in June 2005 to assist in the transformation of the Deep Ellum area into a more diversified, pedestrian friendly, mixed-use neighborhood and improve the urban fabric and connections between Central Expressway and Fair Park. Strengths of the TIF District include a mix of unique and historic buildings that create an identifiable district, adjacency to three DART light rail stations and proximity to Downtown Dallas, the Arts District, Dallas Farmers Market, Baylor Medical Center, and Fair Park.

The City Council established the TIF District by Ordinance 26043 on June 22, 2005. The TIF District took effect on January 1, 2006 and is scheduled to terminate on December 31, 2027 (including collection of the 2027 increment in calendar year 2028 and any related matters to be concluded in 2028) or when the budget of \$46.4 million (2006 dollars) has been collected. The TIF District Project Plan and Reinvestment Zone Financing Plan ("Plan") was amended in 2008, 2011, 2014, and 2024 (current amended Plan). The 2024 Plan amendment increased the TIF District's total budget to \$46.4 million net present value (NPV) as well as redefined and reallocated budget categories. The City's participation rate is 85% of incremental property taxes collected, and the County's participation rate was 55% (cap reached with 2022 increment collection).

## TIF District Accomplishments

To date, 23 significant projects have been completed within the TIF District, resulting in \$1.1 billion in new taxable property value.

During FY 2011, DART completed construction of the SE-1 Corridor light rail line (Green Line), which included the Deep Ellum, Baylor, and Fair Park stations within the TIF District.

Redevelopment and reinvestment of consolidated property in the commercial core of Deep Ellum continue to expand dining and retail choices in the area. Projects by Asana Partners and Westdale Real Estate Investment and Management have provided additional commercial and retail opportunities in the TIF District.

The Old Dallas High School, added to the TIF District in 2014, was approved for TIF District funding in 2016 and was completed in 2018. The Case Building at Main Street



and Trunk Avenue and the Epic Project have brought additional residential units, office and retail space to the TIF District. The Epic, located at Elm and Good Latimer, includes 721,600 square feet of office space and 49,382 square feet of retail space. The Epic also includes The Hamilton, a 310 residential unit tower and The Pittman, a 164-key hotel in the historic Knights of Pythius Temple building.

The Continental Gin Redevelopment Project, approved for TIF District funding during fiscal year 2018-2019 and completed during fiscal year 2020-2021, improved 45,000 square feet of office space and 5,000 square feet of retail space in the historic building. The building houses Michelin star awarded Tatsu Dallas restaurant and Colossal Biosciences. The Continental Gin Project was awarded Dallas Business Journal's 2020 Best Real Estate Deals in the Rehab/Reuse category. In September 2022, the International Economic Development Council (IEDC) held its annual Excellence Awards in which the Office of Economic Development (OED) received a Gold Award in the Real Estate Redevelopment & Reuse category for its role in helping to facilitate the Continental Gin Redevelopment Project. The Continental Gin Building also won the 2024 Urban Land Institute (ULI) DFW Impact Award in the Innovation category.

The Stack Deep Ellum, a 16-story retail and office building, was approved for TIF funding in fiscal year 2019-2020. Construction completed in fiscal year 2021-2022, and a long-term lease was announced with TRG for 101,808 square feet within the building.

In 2021, the American Cancer Society Gene and Jerry Jones Family Hope Lodge, in partnership with Baylor Scott & White Health, completed construction of a free 50 guest-suite lodging facility on Elm Street between Hall and Trunk Avenue for cancer patients receiving treatment and their caregivers (excluded from page 7 chart).

At the IEDC 2022 Excellence Awards, the OED received a Silver Award in the Neighborhood Development category for its role in managing the TIF District since its creation in 2005.

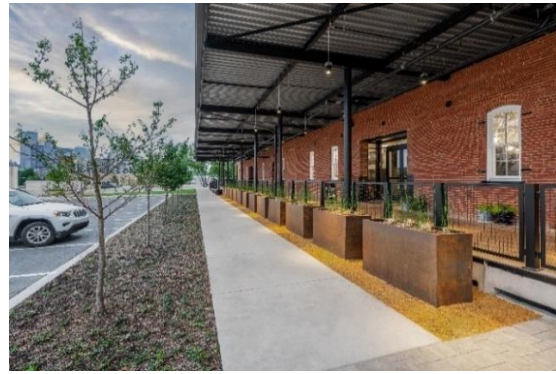
On June 30, 2023, the Deep Ellum Historic District was listed in the National Register of Historic Places (Reference Number 100009082), recognizing Deep Ellum as a place of historical and architectural significance.

On February 28, 2024, during the current fiscal year, City Council approved a TIF District Plan amendment that increased the budget capacity of the TIF District while keeping the scheduled termination date unchanged. The Plan amendment was designed to provide additional funding capacity to support a) close-out projects within the TIF District, b) homeowner stabilization and mixed-income housing in and surrounding the Deep Ellum TIF District, c) areas of public assembly (i.e. parks/open space) in and out of the Deep Ellum TIF District, and d) infrastructure improvements in the Grand Park South neighborhoods.

The chart that begins on page 7 is a comprehensive list of all TIF District-funded and significant non-TIF District-funded projects within the TIF District.



The Stack Deep Ellum



The Continental Gin Building



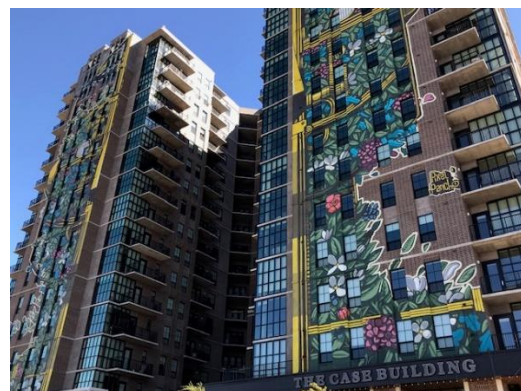
Reel FX



Novel Deep Ellum (Crescent)



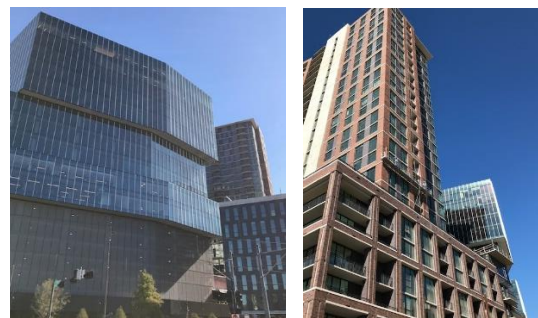
Old Dallas High School



Case Building



City Lights Phase II Site



The Epic

## Current Development Status in the TIF District

Deep Ellum TIF District Projects <sup>1</sup>						
Projects and Potential Projects Within TIF District Utilizing TIF District Funding <sup>2</sup>						
Project	Location	Calendar Year Complete	Status	Units/ SF	Approx. Value <sup>3</sup>	TIF Investment
Olympia Arts	4000 East Side Ave / 3995 Benson St	2010	Complete	25,116 SF office, 4,040 SF commercial	\$2,409,790	\$595,000
Reel FX/ Crowdus & Indiana Streetscape Improvements <sup>4</sup>	301 N Crowdus	2014	Complete	67,166 SF office, streetscape improvements	\$5,008,420	\$552,000
Westdale 2800 DE	2823 Main Street	2016	Complete	30,595 SF retail, open space	\$3,465,750	\$1,600,000
Old Dallas High School	2214 & 2218 Bryan	2017	Complete	114,272 SF office space	\$29,729,230	\$6,240,934
Continental Gin	3309 Elm Street	2021	Complete	45,000 SF office space, 5,000 SF retail	\$8,650,000	\$3,000,000
The Stack Deep Ellum	2700 Commerce Street	2021	Complete	200,000 SF office, 14,600 SF retail	\$76,000,000	\$2,576,125
SUBTOTAL		Complete: 451,554 SF Office and 54,235 SF Commercial/Retail			\$127,597,440	\$14,564,059
Projects Within TIF District Not Utilizing TIF District Funding <sup>1</sup>						
Broadstone Ambrose	2901 Indiana St.	2007	Complete	338 residential units	\$64,800,000	\$0
Commerce Street Lofts	3701, 3703, 3705,3707, 3709, 3711, 3713, & 3715 Commerce St.	2007	Complete	8 live/work units (approx. 18,000 SF)	\$3,974,340	\$0
Eastside Lofts	500, 502, 504, 506 1 <sup>st</sup> St.	2006	Complete	4 residential units (approx. 9,300 SF)	\$2,092,040	\$0
City Lights Phase I (aka Oak & Ellum)	2627 Live Oak St	2015	Complete	424 residential. units	\$72,500,000	\$0
The Case Building	3131 Main	2018	Complete	337 residential units, 10,738 SF retail	\$89,384,720	\$0
Deep Ellum Crossroads	Main and Commerce Streets	2017	Complete	46,008 SF retail	\$4,886,490	\$0
The Crosby	400 S. Hall	2018	Complete	336 residential units	\$69,575,000	\$0

Epic (Phase I)	2550 Pacific	2019	Complete	251,600 SF office, 49,382 SF retail	\$104,603,770	\$0
The Hamilton and The Pittman - Epic (Phase I)	2525 Elm and 2500 Pacific	2020	Complete	310 residential units, 164 hotel rooms, 5,004 SF retail	\$137,500,000	\$0
Novel Deep Ellum (Crescent)	2900-2930 Canton	2020	Complete	231 residential units, 10,500 SF retail	\$69,000,000	\$0
The Gabriella (City Lights Phase II)	2727 Live Oak	2020	Complete	368 residential units, 56,625 SF grocery	\$138,138,750	\$0
The Galbraith	2400 Bryan	2021	Complete	217 residential units, 10,000 SF retail	\$0 (Dallas Housing Finance Corp owned)	\$0 TIF (PPP, Bond, HOME and CDBG funds)
Epic (Phase II)	2500 Pacific	2022	Complete	470,000 SF office; 19,299 retail	\$150,000,000	\$0
Mark Cuban Cost Plus Drug Facility	320 S. Walton (3015 Taylor)	2023	Complete	22,000 SF manufacturing	\$11,961,480	\$0
Elm Street Lofts (Good E)	Main and Elm at Good Latimer	2023	Complete	20,272 SF retail plus 28,645 SF retail/office	\$4,621,510	\$0
The Willow	3900 Commerce	2023	Complete	190 residential units	\$48,902,390	\$0
Goodsurf	317 S 2 <sup>nd</sup> Ave	2024	Complete	3,116 SF retail	\$1,797,900	\$0
2800 Taylor	2800 Taylor	2024	Under Construction	192 residential units	\$60,000,000	\$0
Larkspur Fair Park <sup>5</sup>	3525 Ash Lane	2025	Planned	290 residential units	\$0	\$0
SUBTOTAL		Complete: 2,763 Residential Units, 775,361 SF Office, 230,944 SF Commercial/Retail, 164 hotel rooms Under Construction/Planned: 482 Residential Units			\$973,738,390 complete; \$60,000,000 underway	\$0

TOTAL PROJECTS WITHIN TIF DISTRICT UTILIZING AND NOT UTILIZING TIF DISTRICT FUNDS	Complete: 2,763 Residential Units, 1,223,799 SF Office, 285,179 SF Commercial/Retail and 164 hotel rooms Under Construction/Planned: 482 Residential Units	\$1,101,335,830 Complete; \$60,000,000 underway	\$14,564,059
<sup>1</sup> All information updated as of September 30, 2024; planned projects that have not started construction are not included unless City incentive has been approved <sup>2</sup> All TIF District funded projects. <sup>3</sup> Based upon estimated market value at completion or of comparable projects for anticipated projects, investment amount, or DCAD taxable value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value and/or the demolition of structures is netted out. <sup>4</sup> Reel FX was funded as part of a Streetscape project on Elm Street from Crowds Street to Indiana Street. Deep Ellum TIF District assisted with the costs, along with a Chapter 380 Economic Development Grant, Water Utilities Capital Improvement Funds, and 2006 Prop 8 Bonds. <sup>5</sup> Larkspur Fair Park has received City Council approval for a Public Facility Corporation (PFC) partnership which will result in the property being tax exempt. The anticipated investment is \$70.3 million.			

## Mixed-Income Housing Funding Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF District funding assistance are subject to the City's and County's established criteria for mixed-income housing. In this TIF District, there are no residential units supported with site-specific TIF District funding.

The Galbraith (2400 Bryan Street) mixed-income, mixed-use project was complete in 2021-2022 and includes 217 residential units, of which 111 are affordable. This project does not include TIF District funds but has a capital stack utilizing housing tax credits and other City controlled funds (HOME, CDBG, Public/Private Partnership Funds, City Bond Funds), requiring 51% of the units to be set aside as affordable (60% or below area median family income).

The proposed Larkspur Fair Park (3525 Ash Lane) mixed-income project was approved as a Public Facility Corporation (PFC) project by City Council on April 26, 2023. If constructed, the property will be tax-exempt and will produce 290 residential units, of which 146 units (50%) will be reserved for households earning 80% or below area median family income.

## Homeowner Stabilization, Home Repair, and Displacement Mitigation

Beginning with 2023 tax year (2024 calendar year) collections, twenty percent (20%) of each year's annual increment (net of administrative costs) will be transferred to the City's Housing and Community Development Department (HOU) to support homeowner stabilization, home repair, homebuyer assistance, and displacement mitigation programs within the Grand Park South area.

On September 25, 2024, City Council approved Resolution No. 24-0401, which authorized the annual transfer of funds to HOU to deploy pursuant to the Dallas Housing

Policy 2033 (DHP33) and the Dallas Housing Resource Catalog. Specific programs identified for this funding include the Home Improvement & Preservation Program (HIPP) and the Dallas Homebuyer Assistance Program (DHAP). The balance of the funds to be transferred from the Deep Ellum TIF District to HOU, as of the end of fiscal year 2023-2024, totals \$2,875,875. Beginning with the FY 2024-2025 Deep Ellum TIF District Annual Report, all expenditure of funds by HOU utilizing the transferred funds will be reported.

## Value and Increment Revenue Summary

The Deep Ellum TIF District's adjust base year taxable value is \$189,162,613. The TIF District's certified assessed 2024 taxable value is \$1,484,311,274. This represents an increase of \$86,716,079 (6.2%) from the 2023 final value and an increase of \$1,295,148,661 (685%) from the base year value. The resulting total increment revenue anticipated to be collected in 2025 (from 2024 values) is approximately \$7,757,876 (Dallas County NPV participation cap was reached during 2022 increment collections).

## Objectives, Programs, and Success Indicators

The Deep Ellum Project Plan and Reinvestment Zone Financing Plan ("Plan") was adopted on April 12, 2006 and was amended in 2008, 2011, 2014, and 2024. Among the goals of the Plan, as amended by the 2024 Plan amendment, are:

- To create additional taxable value attributed to new private investment in projects in the Deep Ellum TIF District exceeding \$1 billion.

*Completed projects within the TIF District (those captured in the chart on pages 7-8) have contributed approximately \$1.1 billion in taxable value (110% of goal). The current taxable value of the TIF District is \$1.48 billion (148% of goal).*

- To attract new private development in the Deep Ellum TIF District totaling approximately 650,000 square feet of retail space, 850,000 square feet of office space, 500 hotel rooms, and at least 3,500 new residential units including lofts, town homes and apartments.

*Completed projects within the TIF District contributed approximately 285,179 square feet of retail (43.4% of goal), 1,223,799 square feet of office (144% of goal), 164 hotel rooms (33% of goal), and 2,763 additional residential units (78.9% of goal). During the fiscal year, Goodsurf opened, adding to the commercial and entertainment venues within the TIF District.*

- To support the conversion of the Deep Ellum area to a mixed-use, transit-oriented neighborhood that complements Baylor Medical Center, Downtown Dallas, Latino Cultural Center and Fair Park.



*Several significant construction projects are being planned, with Office of Economic Development input, that will enhance connectivity of Deep Ellum to surrounding neighborhoods, including the I-345 Refined Hybrid Option and I-30 Canyon decking to Heritage Village. In order to coordinate and plan for a multitude of impactful downtown enhancements, the City of Dallas applied for and was awarded \$2,000,000 in FY 2023 Economic Development Initiative Community Project Funding (Grant No. B-23-CP-TX-1428) through the U.S. Department of Housing and Urban Development (HUD) to support planning studies in downtown Dallas and surrounding neighborhoods.*

*A Complete Street project for Commerce Street from Good Latimer to Exposition was approved in the 2017 Bond Program, and the construction contract was awarded on September 27, 2023 by Resolution No. 23-1324. The scope of the Commerce Street improvements is from Good Latimer Expressway to Exposition Avenue and will convert the existing five lanes of one-way traffic into a two-lane two-way street with on-street parking. The project will include the conversion of Elm Street from Good Latimer Expressway to Exposition Avenue from one-way to a two-way traffic pattern to complement Commerce Street. The work is being implemented in two phases, Phase I on the north side of Commerce Street and Phase II on the south side. The construction is anticipated to be complete in November 2026.*

*During fiscal year 2023-2024, City Council approved Supplemental Agreement No. 7 to the professional services contract for additional engineering design services for the Central Business District Fair Park Link. Construction for the CBD Fair Park Link has been paused due to design changes requested by DART. Once DART reviews and approves the revisions submitted to them, construction is expected to resume. Phase I of the project is approximately 70% complete and has not yet been opened for public use.*

*Public input meetings were hosted by North Central Texas Council of Governments (NCTCOG) to collect input on the draft recommendations on the Main Street to Parry Avenue segment of the CBD Fair Park Link (Phase II) through a study of multimodal transportation links connecting Downtown Dallas through Deep Ellum to Fair Park. The study, led by NCTCOG in coordination with the Texas Department of Transportation (TxDOT) and the City of Dallas, takes into account how these areas are linked considering new designs for IH-30 and IH-345.*

- To generate approximately \$46.4 million (net present value) in increment over 20 years of collections.

*The TIF District has generated \$26.725 million NPV (57.6% of the goal), with three years remaining until the expiration of the TIF District.*

- To diversify retail and commercial uses in the TIF District.

*In 2015, City Council approved the redevelopment of multiple buildings and parking lots along Main and Elm Streets for the Westdale 2800 DE project which added 30,595 square feet of retail and restaurant space along with the creation of 13,740 square feet of open space. The Westdale 2800 DE Project was completed in fiscal year 2017 and paid in full in fiscal year 2018.*

*The adaptive reuse of the historic Continental Gin building was completed during fiscal year 2020-2021 and includes co-working office space, a coffee shop and is anchored by Tatsu Dallas restaurant. Additionally, The Stack Deep Ellum added 14,600 square feet of ground floor commercial space within the TIF District. Several non-TIF District-funded projects have added to the diversification of retail and commercial uses in the District, including the Good E Project in the 2500 block of Elm Street.*

- To encourage the redevelopment of the property located on Live Oak Street north of the Latino Cultural Center including the sale of some City-owned property in the area and some street abandonment to create a more usable site.

*In 2008, the boundaries of the TIF District were amended to include the City of Dallas Latino Cultural Center and the site of the City Lights Project. These two sites comprise 10.2 acres. This boundary amendment was initiated to promote new development and increased urban density near the Latino Cultural Center and nearby the Deep Ellum DART Light Rail station. On August 10, 2016, City Council authorized amendments to deed restrictions placed on the property, including the requirement of a \$100,000 donation to the Latino Cultural Center to be made pursuant to the City Lights projects, prior to the issuance of a Certificate of Occupancy. During fiscal year 2019-2020, the Latino Cultural Center accepted and received a donation of \$100,000 to satisfy the related deed restriction requirement.*

- To implement mixed-income housing in and surrounding the Deep Ellum TIF District and to promote homeowner stabilization.

*The 2024 Plan amendment created a budget category to support mixed-income housing projects and homeowner stabilization efforts. Beginning with 2023 tax year (2024 calendar year) collections, twenty percent (20%) of each year's annual increment (net of administrative costs) will be transferred to HOU to support homeowner stabilization, home repair, homebuyer assistance, and displacement mitigation programs within the Grand Park South area. The balance of the funds to be transferred to HOU as of the end of FY 2023-2024 totals \$2,875,875 and, on September 25, 2024, City Council approved Resolution No. 24-0401, which authorized the transfer of funds, as approved by the 2024 Deep Ellum TIF District amended Plan, to HOU to deploy pursuant to the Dallas Housing Policy 2033 (DHP33).*



- To implement district-wide improvements including cultural identification initiatives within the Deep Ellum TIF District.

*The 2024 Plan amendment created a District-Wide budget category, and funding from this category may be used for improvements to the Latino Cultural Center as a place of public assembly, for cultural markers, and/or a cultural trail. Beginning with 2023 increment collections, twenty-five percent (25%) of the annual increment collections are intended to be used for the District-Wide budget category.*

- To provide funding for areas of public assembly (ie. parks/open space) in and out of the District.

*This goal was added with the 2024 Plan amendment.*

- To assist neighborhoods adjacent to Deep Ellum TIF District to the south by improvement infrastructure and reconnecting neighborhoods.

*This goal was added with the 2024 Plan amendment.*

## **Year-End Summary of Meetings**

The TIF District Board of Directors met one time during the fiscal year on December 5, 2023.

The TIF District Board can consist of up to seven members, including six City of Dallas appointees and one Dallas County appointee. TIF District Board members were (FY 2023-24 TIF District Board meetings attended):

- Jon Hetzel (Chair) – City Representative (attended 1 of 1 meeting)
- Jeff Brightwell – City Representative (attended 1 of 1 meeting)
- Cash Harbaugh – City Representative (attended 1 of 1 meeting)
- Evan August – City Representative (attended 1 of 1 meeting)
- Carl Anderson – City Representative (attended 1 of 1 meeting)
- Bryan Tony – City Representative (attended 0 of 1 meeting)
- Luis Tamayo – Dallas County Representative (attended 0 of 1 meeting)

During FY 2023-2024, the City Council considered six items directly related to the TIF District:

On January 24, 2024, the City Council approved Resolution No. 24-0175 authorizing Supplemental Agreement No. 7 to the professional services contract with Bartlett & West, Inc. to provide additional engineering design services for the Central Business District Fair Park Link from Hall Street to Interstate Highway 30 - Not to exceed \$88,980.00, from

\$886,191.32 to \$975,171.32 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund).

On February 14, 2024, the City Council approved Resolution No. 24-1270 authorizing a public hearing to be held on February 28, 2024, to receive comments on the proposed amendments to the Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan to: (1) increase the total budget for the Deep Ellum TIF District from \$29,992,935.00 net present value (approximately \$57,641,077.00 in total dollars) to \$46,408,080.00 net present value (approximately \$93,519,023.00 in total dollars); (2) redefine and reallocate budget categories; and (3) make corresponding modifications to the TIF District's Plan; and, at the close of the public hearing, consider an ordinance amending Ordinance No. 26043, previously approved on June 22, 2005, and Ordinance No. 26304, previously approved on April 12, 2006, as amended, to reflect these amendments.

On February 28, 2024, the City Council approved Resolution No. 24-0344, accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

On February 28, 2024, the City Council held a public hearing to receive comments on the proposed amendments to the Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan to: (1) increase the total budget for the Deep Ellum TIF District from \$29,992,935.00 net present value (approximately \$57,641,077.00 in total dollars) to \$46,408,080.00 net present value (approximately \$93,519,023.00 in total dollars), (2) redefine and reallocate budget categories, and (3) make corresponding modifications to the Deep Ellum TIF District Project Plan and Reinvestment Zone; and, at the close of the public hearing, approved an ordinance amending Ordinance No. 26043 previously approved on June 22, 2005, and Ordinance No. 26304 previously approved on April 12, 2006, as amended, to reflect these amendments by Resolution No. 24-0397, Ordinance No. 32670, and such amendment specifically provided for a budget category for homeowner stabilization, home repair, and displacement mitigation.

On September 25, 2024, City Council approved Resolution No. 24-1401, authorizing the annual transfer of funding from the Deep Ellum TIF District to HOU, over the term of the TIF District, to be deployed in the City's homeowner stabilization, home repair, homebuyer assistance, and displacement mitigation programs in an estimated amount of \$13,445,178 (NPV not to exceed \$6,672,064) and to establish appropriations in that amount.

## **Pending City Council TIF District Items**

Consideration of the FY 2023-2024 TIF District Annual Report and a recommendation to the City Council for approval.

## Budget and Spending Status

Each TIF district establishes a budget for the public investment necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The TIF District was established in June 2005 and was amended in 2008, 2011, 2014, and 2024. The current budget for the TIF District is below.

Deep Ellum TIF District Project Plan Budget Projected Increment Revenues to Retire TIF Fund Obligations			
Category	TIF Budget <sup>1</sup>	Allocated <sup>2</sup>	Balance
Water, Wastewater, Storm & Off-site Utility Replacement	\$3,039,175	\$1,813,183	\$1,225,992
Paving Streetscape & Lighting	\$6,078,350	\$2,309,759	\$3,768,591
District-Wide Improvements (Open Space, Trails & Areas of Public Assembly including Cultural Area or Facility Improvements); Public Parking	\$30,391,749	\$122,998	\$30,268,751
Façade Restoration/Environmental Remediation & Demolition	\$11,143,641	\$10,167,824	\$975,817
Affordable Housing	\$11,678,439	\$0	\$11,678,439
Transfer to Housing Department for Affordable Housing, including Homeowner Stabilization, Home Repair and Displacement Mitigation for Grand Park South area <sup>4</sup>	\$13,518,380	\$2,875,875	\$10,642,504
Set Aside for Infrastructure Improvements and Areas of Public Assembly in Grand Park South area	\$13,518,380	\$0	\$13,518,380
Administration & Implementation <sup>5</sup>	\$4,660,068	\$860,390	\$3,799,678
<b>Total Project Costs (excluding interest)</b>	<b>\$94,028,181</b>	<b>\$18,150,029</b>	<b>\$75,878,152</b>
<sup>1</sup> Budget shown above in current dollar; TIF Plan shows the budget in net present value.			
<sup>2</sup> Project and Administrative costs are allocated as increment collection began in FY 2008			
<sup>3</sup> Includes \$775,000 Grant under Façade Restoration/Environmental/Remediation/Demolition			
<sup>4</sup> The allocated amount was available and authorized to be transferred to the Housing Department during FY 2023-2024			
<sup>5</sup> TIF District administration costs shown are expended or committed through FY 2023-2024			

Deep Ellum TIF District Project Plan Budget	
Category	TIF Budget*
Water, Wastewater, Storm & Off-site Utility Replacement	\$1,500,000
Paving Streetscape & Lighting	\$3,000,000
District-Wide Improvements (Open Space, Trails & Areas of Public Assembly including Cultural Area or Facility Improvements); Public Parking	\$15,000,000
Façade Restoration/Environmental Remediation & Demolition	\$5,500,000
Affordable Housing	\$5,763,952
Transfer to Housing Department for Affordable Housing, including Homeowner Stabilization, Home Repair and Displacement Mitigation for Grand Park South area	\$6,672,064
Set Aside for Infrastructure Improvements and Areas of Public Assembly in Grand Park South area	\$6,672,064
Administration and Implementation	\$2,300,000
<b>Total Project Costs (excluding interest)</b>	<b>\$46,408,080</b>
* As approved in the Project Plan and Reinvestment Zone Financing Plan (amended February 28, 2024)	
Note: TIF District Board may amend Project Plan budget only with City Council approval	

Deep Ellum TIF M/WBE Participation				
Project	Contractor	Total Contract Award Amount	Total MWBE Amount	Percentage Minority Participation
Olympia Arts	Elstonaire	\$1,200,000	\$360,000	30%
Reel FX*	N/A	N/A	N/A	N/A
Westdale 2800 DE	CS1 Group, Inc	\$1,988,975	\$557,510	28.03%
Old Dallas High School	Balfour Beatty	\$17,054,775	\$4,104,694	23.54%
Continental Gin	Hill & Wilkinson	\$17,397,431	\$5,810,749	33.40%
The Stack Deep Ellum	Whiting-Turner	\$59,352,634	\$15,638,154	26.35%
* TIF District funds for streetscape work				

## FY 2024-2025 Work Program

The FY 2024-2025 work program for the TIF District includes:

- Examine potential District-Wide Improvements that could provide impactful close-out to the TIF District.
- Explore possible improvements to the pedestrian environment through sidewalk enhancements, landscaping, lighting and design standards.
- Explore possible upgrades to basic infrastructure including storm drainage, water/wastewater lines, and burial of overhead utilities to support redevelopment in the TIF District.
- Coordinate linkages with the three DART light rail stations located in the District by extending streetscape improvements between stations to create an extended pedestrian area to destinations such as the Latino Cultural Center, the Baylor Hospital Campus, the Old Dallas High School site, and Fair Park.
- Work with City's Department of Public Works and Transportation, Deep Ellum Foundation, Downtown Dallas, Inc., and TxDOT, as applicable, on public right-of-way improvements and connectivity initiatives, particularly I-345 Refined Hybrid Option and I-30 Canyon decking, to support the Deep Ellum neighborhood and to assist in connecting Deep Ellum with other downtown neighborhoods.
- Participate in Reimagining Downtown Study funded through HUD grant as it relates to Deep Ellum and its connectivity to surrounding neighborhoods.
- Encourage development of new mixed-income residential projects.
- Assist in coordination of Commerce Street improvements.
- Support examination of possible redevelopment of current City Central Service Center located at 3202 Canton Street.
- Where relevant, assist in implementation of the Deep Ellum Foundation's Strategic Plan.

## Appendix A: Financials

### City of Dallas, Texas

#### Deep Ellum Tax Increment Financing District Fund

#### Balance Sheet as of September 30, 2024 (Unaudited)

#### With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$24,453,655	\$18,829,557	\$13,899,969	\$7,562,654	\$5,497,079
Interest receivable	\$347,144	\$99,446	\$22,875	\$1,567	\$4,242
<b>Total assets</b>	<b>\$24,800,800</b>	<b>\$18,929,003</b>	<b>\$13,922,844</b>	<b>\$7,564,221</b>	<b>\$5,501,321</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$0	\$214,347	\$0	\$0	\$0
Advances from developers	\$0	\$0	\$0	\$0	\$0
Accrued interest	\$0	\$0	\$0	\$0	\$0
Accrued liability	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$359,621	\$285,338	\$216,917	\$169,710	\$161,731
<b>Total liabilities</b>	<b>\$359,621</b>	<b>\$499,686</b>	<b>\$216,917</b>	<b>\$169,710</b>	<b>\$161,731</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$24,401,254	\$18,429,318	\$13,705,927	\$7,394,511	\$5,339,591
<b>Total Liabilities and Fund Equity</b>	<b>\$24,760,875</b>	<b>\$18,929,003</b>	<b>\$13,922,844</b>	<b>\$7,564,221</b>	<b>\$5,501,321</b>

### Deep Ellum Tax Increment Financing District Fund

#### Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)

#### For the period September 30, 2024 (Unaudited)

#### With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)

	<u>ITD</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$36,563,437	\$7,549,668	\$7,023,130	\$5,599,227	\$4,253,507	\$3,656,528
Tax increment-Intergovernmental	\$4,302,491	\$0.00	\$0	\$973,146	\$834,116	\$743,633
Interest income	\$1,719,436	\$913,692	\$471,850	\$63,838	\$21,893	\$50,053
Developer contribution	\$53,491	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of investments	\$66,500	\$459,376	(\$127,044)	(\$277,588)	(\$8,873)	\$12,855
<b>Total revenues</b>	<b>\$42,705,355</b>	<b>\$8,922,736</b>	<b>\$7,367,936</b>	<b>\$6,358,623</b>	<b>\$5,100,643</b>	<b>\$4,463,069</b>
<b>Expenditures:</b>						
Administrative expenses	\$816,103	\$74,283	\$68,421	\$47,207	\$45,722	\$121,988
Non-Capital Outlay	\$12,984,438	\$2,876,518	\$1,645,500	\$0	\$1,750,000	\$3,500,260
Capital outlay	\$4,503,560	\$0	\$930,625	\$0	\$1,250,000	\$0
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$18,304,101</b>	<b>\$2,950,801</b>	<b>\$2,644,546</b>	<b>\$47,207</b>	<b>\$3,045,722</b>	<b>\$3,622,249</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$24,401,254</b>	<b>\$5,971,936</b>	<b>\$4,723,391</b>	<b>\$6,311,416</b>	<b>\$2,054,920</b>	<b>\$840,820</b>
<b>Fund balance (Deficit) at beginning of year as previously reported</b>	<b>\$0</b>	<b>\$18,429,318</b>	<b>\$13,705,927</b>	<b>\$7,394,511</b>	<b>\$5,339,591</b>	<b>\$4,498,771</b>
<b>Fund balance (Deficit) at beginning of year, as restated</b>	<b>\$0</b>	<b>\$18,429,318</b>	<b>\$13,705,927</b>	<b>\$7,394,511</b>	<b>\$5,339,591</b>	<b>\$4,498,771</b>
<b>Fund balance (deficit) at end of year</b>	<b>\$24,401,254</b>	<b>\$24,401,254</b>	<b>\$18,429,318</b>	<b>\$13,705,927</b>	<b>\$7,394,511</b>	<b>\$5,339,591</b>

**Note: Fiscal year 2023-24 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**

**City of Dallas, Texas****Deep Ellum Tax Increment Financing District Fund****Reinvestment Zone Number Twelve****As of September 30, 2024**

Chapter 311.016 of V.C.T.A. requires the following information  
as part of the annual report on the status of the TIF District.

Information is contained in detail on the attached  
financial statements.

**1. Amount and source of revenue in the tax increment fund established for the Zone:**

\$1,373,068	Interest Income & Net increase (decrease) in fair value of investments
\$7,549,668	Ad Valorem Taxes (Collected in FY 2023-24 based on 2023 Final Tax Roll)
\$0	Developer contribution
<u>\$8,922,736</u>	<b>Total Revenue</b>

**2. Amount and purpose of expenditures from the fund:**

\$74,283	Administrative Expenses - TIF Admin.cost for fiscal year 2023-2024
\$2,876,518	Non-Capital Outlay (Transfer to Housing Department \$2,875,875; Advertising fees \$643)
\$0	Capital Outlay
\$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
<u>\$2,950,801</u>	<b>Total Expenditures</b>

**3. TIF Administration Costs:**

The Zone continued to reimburse the General Fund for administrative costs incurred during the fiscal year.

**4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness:**

Deep Ellum TIF District has incurred no bonded indebtedness as of September 30, 2024.

**b.** The Zone entered into a development agreement with Westdale Properties America I, Ltd.  
for the redevelopment of Westdale 2800 DE Project in an amount not to exceed \$1,600,000. The Zone  
fully disbursed the TIF funds to the developer in fiscal year 2018.

<u>Project</u>	<u>Principal</u>	<u>Accrued Add'l Subsidy (1)</u>	<u>Less Payments (2)</u>	<u>Total (P &amp; I) Outstanding</u>
Westdale 2800 DE Project	\$1,600,000	\$0	\$1,600,000	\$0
Total	\$1,600,000	\$0	\$1,600,000	\$0

**(1)** Additional Subsidy in Form of Grant (in lieu of interest expense).

**(2)** Westdale 2800 DE Project expenditures were accrued in the fiscal year 2017 and paid in  
the fiscal year 2018.

**c.** The Zone entered into a Development Agreement dated May 23, 2017 with MSW Crozier Tech, LP  
for the redevelopment of the Old Dallas High School Project in an amount not to exceed \$6,240,934 of which  
up to \$200,898 may be payable in the form of a Grant as defined in the Development Agreement.  
Disbursement of TIF funds was fully complete in fiscal year 2020.

<u>Project</u>	<u>Principal</u>	<u>Accrued Add'l Subsidy (1)</u>	<u>Less Payments (2)</u>	<u>Total (P &amp; I) Outstanding</u>
Matthews Holdings Southwest, Inc.	\$3,500,260	\$0	\$3,500,260	\$0
Total	\$3,500,260	\$0	\$3,500,260	\$0

d. Development agreement with 42 Deep Ellum, LP for the development of Deep Ellum Crossroads Project was not executed as a result of the Developer unable to perform the Development Agreement's stated requirements (2018 termination).

e. The Zone entered into an agreement on January 22, 2020 with HW Commerce Office LP in an amount not to exceed \$2,576,125 payable from current or future Deep Ellum TIF District Funds in consideration of The Stack Deep Ellum Project on property currently addressed at 2700, 2712, and 2718 Commerce Street; final disbursement of TIF funds was made in fiscal year 2022-2023.

<u>Project</u>	<u>Principal</u>	<u>Accrued Add'l Subsidy (1)</u>	<u>Less Payments (2)</u>	<u>Total (P &amp; I) Outstanding</u>
HW Commerce Office LP	\$2,576,125	\$0	\$2,576,125	\$0
Total	\$2,576,125	\$0	\$2,576,125	\$0

f. The Zone entered into an agreement on April 10, 2019 with 3309 Elm TIF, Inc., in an amount not to exceed \$3,000,000 payable from current or future Deep Ellum TIF District Funds in consideration of the Continental Gin Redevelopment Project on property currently addressed at 3309 Elm Street. The zone fully disbursed the TIF District funds to the developer in fiscal year 2021.

<u>Project</u>	<u>Principal</u>	<u>Accrued Add'l Subsidy (1)</u>	<u>Less Payments (2)</u>	<u>Total (P &amp; I) Outstanding</u>
3309 Elm TIF, Inc.,	\$3,000,000	\$0	\$3,000,000	\$0
Total	\$3,000,000	\$0	\$3,000,000	\$0

g. On September 25, 2024, City Council approved transferring an estimated amount of \$13,445,178.00 (not to exceed NPV \$6,672,064.00) from the Deep Ellum TIF District Fund to the Housing and Community Development Department for homeowner stabilization, home repair, and displacement mitigation programs over the remaining term of the Deep Ellum TIF District. For the fiscal year 2023-2024, \$2,875,875.37 was transferred to the Housing and Community Development Department

**5. Tax increment base and current captured appraised value retained by the zone:**

<u>Taxing Jurisdiction</u>	<u>Taxable Value 2024*</u>	<u>Base Year 2008 Value</u>	<u>Est. Captured Value 2024**</u>
City of Dallas	\$1,484,311,274	\$189,162,613	\$1,295,148,661
Dallas County	\$1,486,137,919	\$189,363,589	\$1,296,774,330

\* 2024 taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

\*\* Based on Certified Taxable Values. Final values will be determined on February 01, 2025.

**6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

<u>Taxing Jurisdiction</u>	<u>Assessment Per \$100***</u>	<u>Amount of Estimated 2024 Increment****</u>
City of Dallas	0.59900	\$7,757,876
Dallas County	0.11853	\$0 *****
Total for all Jurisdictions	\$0.71752	\$7,757,876

\*\*\*Participation rates for City of Dallas and Dallas County are 85% and 55% respectively.

\*\*\*\*The District began collecting increment in fiscal year 2008-09.

\*\*\*\*\* Actual Dallas County collections reached the budget cap during fiscal year 2022.

B. The total amount of estimated tax increment to be billed for the 2024 tax year is \$7,757,876. For 2023 tax year, increment in the amount of \$7,549,668 was received.

City of Dallas, Texas  
Deep Ellum Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2024

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$4,660,068 (in current dollars) over the life of the Zone to reimburse the City for administrative costs. The Zone began reimbursing the General Fund in fiscal year 2009-10. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$359,621 on September 30, 2024 represents the Zone's administration expenses for FY 2018-2019 (\$52,879), FY 2019-2020 (\$62,162), FY 2020-2021 (\$54,669), FY 2021-2022 (\$47,207), FY 2022-2023 (\$68,422), and FY 2023-2024 (\$74,283) that have been earned but will be reimbursed to the City's General Fund based on the availability of future TIF District funds.
6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.



## **Appendix B: Financial Obligations Estimated Payoff**

There are no outstanding financial obligations.

## **Appendix C – Set-Aside Funds**

### **District-Wide Improvements**

The TIF District Increment Allocation Policy adopted by the Deep Ellum TIF District Board of Directors currently provides for twenty-five percent (25%) of annual District increment collected, after administrative expenses, to be set aside for District-Wide Improvements. Prior to 2023, the District wide set-aside was five percent (5%).

The district-wide set-aside balance as of the end of FY 2023-2024 totals \$3,315,284. There are no commitments at this time.

Potential uses for District-Wide Improvements include the development of open space, public plazas, trails or other related District-Wide Improvements (including areas of public assembly which may include public facilities) in the Deep Ellum TIF District. District-Wide Funds may be used for improvements to the Latino Cultural Center as a place of public assembly, for cultural markers, and/or a cultural trail. District-Wide Improvements may include public parking projects that benefit the TIF District.

### **Infrastructure and Areas of Public Assembly Set-Aside to support Grand Park South area**

Twenty percent (20%) of each year's annual increment (net of administrative costs) beginning with 2023 collections through TIF District termination will be dedicated to the Grand Park South area to support infrastructure improvements and areas of public assembly (i.e. parks/open space).

The balance as of the end of fiscal year 2023-2024 totals \$2,875,875. There are no commitments at this time.



## Agenda Information Sheet

**File #:** 25-601A

**Item #:** 34.

**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Robin Bentley

### **SUBJECT**

A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

### **BACKGROUND**

State law (the Tax Increment Financing Act (TIF), Texas Tax Code, Section 311.016, as amended) requires that the City Council, as the City's governing body, submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. On October 26, 2005, the City Council authorized Ordinance No. 26147 establishing Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District). On June 13, 2007, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26773.

The Grand Park South TIF District's assessed 2024 taxable value was \$187,811,558.00. This represents an increase of \$108,746,982.00 (137.5%) over the adjusted base taxable value and an increase of \$22,742,741.00 (13.8%) from the previous year. This increase will result in the collection in 2025 of approximately \$843,630.00 in total incremental revenue for the Grand Park South TIF District for tax year 2024.

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

On October 26, 2005, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Thirteen, the Grand Park South TIF District by Resolution No. 05-3066; and Ordinance No. 26147, as amended.

On June 13, 2007, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Grand Park South TIF District by Resolution No. 07-1738; and Ordinance No. 26773.

On December 5, 2024, the Grand Park South TIF District Board of Directors recommended that the FY 2023-2024 Annual Report be accepted and approved.

[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)

### **FISCAL INFORMATION**

No cost consideration to the City.

February 26, 2025

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

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Grand Park South area pursuant to Ordinance No. 26147, authorized by the City Council on October 26, 2005, as authorized by the TIF Act, Section 311 of the Texas Tax Code, as amended (TIF Act); and

**WHEREAS**, on June 13, 2007, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Grand Park South TIF District by Resolution No. 07-1738; and Ordinance No. 26773; and

**WHEREAS**, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on December 5, 2024, the Grand Park South TIF District Board of Directors passed a motion accepting the FY 2023-2024 Annual Report for the Grand Park South TIF District and recommended approval of same by the City Council.

**Now, Therefore,**

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

**SECTION 1.** That the FY 2023-2024 Annual Report (Annual Report) for Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District or District), City of Dallas, Texas, as of September 30, 2024, attached hereto (**Exhibit A**), is hereby accepted.

**SECTION 2.** That the City Manager is hereby authorized to submit the Annual Report for the Grand Park South TIF District to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

**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.



# **Grand Park South TIF District FY 2023-2024 Annual Report**

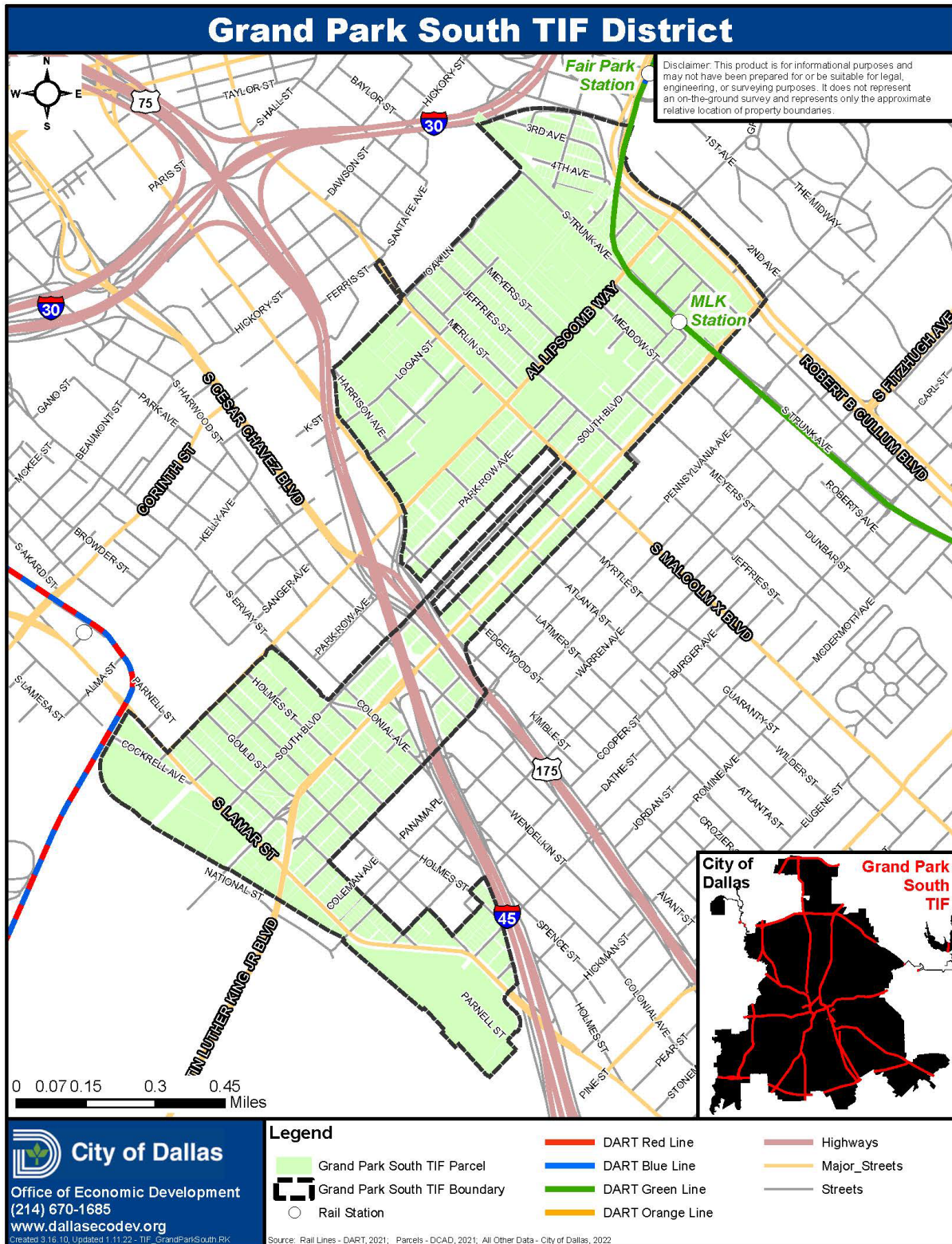


**City of Dallas**

Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1685  
<http://www.dallasecodev.org>

**October 1, 2023 to September 30, 2024**

## Reinvestment Zone Number Thirteen Tax Increment Financing District





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*The front cover shows a photo of the groundbreaking event for the Forest Theater Redevelopment Project, which took place on April 4, 2024, at 1920 Martin Luther King Jr. Blvd. Local and state dignitaries and other community stakeholders attended to support the project.*

## Mission Statement

The mission of the Grand Park South TIF District is to provide a source of funding for public investments necessary to enhance the real estate market for the Grand Park South TIF District area. The Grand Park South TIF District represents the outgrowth of the City of Dallas effort to provide a model for redeveloping a former residential area in decline to take full advantage of the expanding Dallas Area Rapid Transit (DART) light rail system, to promote transit-oriented development in the historical context of the neighborhood, to implement appropriate urban design standards, and to improve the quality of development south of downtown.

The Dallas City Council established the Grand Park South TIF District by Ordinance Number 26147 on October 26, 2005. The Grand Park South District took effect on January 1, 2006 and is scheduled to terminate on December 31, 2035 (including collection of the 2035 increment in calendar year 2036 and any related matters to be concluded in 2036) or when the budget of \$29.8 million (2006 dollars) has been collected. The City of Dallas and Dallas County are the two participating jurisdictions. The City's participation is 90%, and the County's participation is 65%.

## TIF District Accomplishments

The Grand Park South TIF District (TIF District) is composed of neighborhoods to the south of Fair Park including the Al Lipscomb Way, Martin Luther King, Jr. Boulevard, and Malcolm X Boulevard corridors. The TIF District exhibits deteriorated structures, inadequate sidewalks and streets, faulty lot layouts, unsanitary or unsafe conditions, and deteriorated site improvements. These conditions substantially arrest or impair the sound growth of the City and property within the area. The TIF District's strengths include the following:

- Proximity to downtown
- Adjacency to Fair Park
- J.B. Jackson Transit Center which includes DART's Green Line MLK Station
- South Boulevard – Park Row Historic District
- The intersection of Malcolm X and Martin Luther King, Jr. Boulevards, one of only a few such intersections in the country.

In March 2021, the TIF District's Board of Directors (Board) approved Urban Design Guidelines for projects located in Tax Increment Financing Districts to be applied to the Grand Park South TIF District. In June 2021, the Board reviewed a request by the City's Transportation Department in an amount not to exceed \$500,000 for a public street lighting improvement project and recommended City Council approval. The item was approved by City Council in October 2021. The public street lighting improvement project was completed in April 2022.

During 2021, the Board also reviewed and recommended approval of an amendment to increase the geographic area of the TIF District by approximately 151 acres in an area contiguous to the current TIF District and bounded by Al Lipscomb Way, South Ervay Street, South Boulevard, Pennsylvania Avenue, and Botham Jean Boulevard. No changes to the TIF District budget were recommended. The amendment was approved by City Council in December 2021.

During 2023, the Board reviewed and recommended approval of a development agreement with Vector Studies, LLC for TIF District funding support up to \$2,308,210 for the Legacy of Hope DFW Project, a proposed redevelopment of the former Forest Avenue Hospital building at 2516 Martin Luther King Jr. Boulevard. City Council authorized the agreement in June 2023 as the first TIF District-funded development project in this TIF District. The Board also approved Grant Program Guidelines and an Increment Allocation Policy for the TIF District.

Staff remains committed to the TIF District's growth and development potential. Efforts include coordinating predevelopment meetings, providing guidance to interested landowners and developers, and engaging with community stakeholders committed to improving the area. Development activity to date is shown on the table below.

## Current Development Status

Grand Park South TIF District – Past, Current and Anticipated Projects <sup>1</sup>						
Projects Within TIF District Utilizing TIF District Funding						
Project	Location	Units/SF <sup>2</sup>	Status	Year Complete	Approx. Investment <sup>3</sup>	TIF Investment <sup>4</sup>
Legacy of Hope	2516 MLK Jr. Blvd.	15,153 sf	Approved	2026	\$3,600,000	\$2,308,210
Subtotal	15,153 sf commercial space				\$3,600,000	\$2,308,210
Projects Within TIF District Not Utilizing TIF District Funding						
Project	Location	Units/SF <sup>2</sup>	Status	Year Complete	Approx. Investment <sup>3</sup>	TIF Investment <sup>4</sup>
Fair Park Estates, Phase I	Malcolm X Blvd. & Park Row Avenue; South Blvd. & Jefferies St.	30 houses	Completed	2014	\$3,998,934	\$0
Fair Park Estates, Phase II		13 houses	Completed	2017-2020	\$2,639,126	\$0
Urban Mixed-Use, LLC Ph I Project (3221 Flats)	3221 Elihu Street	38 apartments	Complete	2014	\$4,500,000	\$0
O'Reilly Auto Parts	3109 MLK Jr. Blvd.	6,000 sf	Complete	2013	\$1,334,930	\$0

Billy Earl Dade Middle School	2727 Al Lipscomb Way	213,616 sf	Complete	2013	\$32,182,840 (Non-Taxable)	\$0
Office Building (Social Security Admin – tenant)	2530 Malcom X Blvd.	12,288 sf	Complete	2014	\$4,440,680	\$0
Two Podners Restaurant/Retail <sup>(5)</sup>	1441 Robert B Cullum Blvd.	10,702 sf	Complete	2017 – Restaurant 2021 - Retail	\$2,560,440	\$0
South Side Apts. (remodel of former lodge)	3020 South Blvd.	6 apartments	Complete	2020	\$596,350	\$0
Fair Park Moderns Condos Phase I	3231 Elihu St.	5 condo units	Complete	2021	\$1,919,500	\$0
Fair Park Moderns Condos Phase II	3230 Elihu St	5 condo units	Complete	2023	\$1,919,500	\$0
The Crossing <sup>5</sup>	2839 South Ervay St.	5,000 sf laundromat community market & kitchen	Complete	2023	\$283,130	\$0
1632 MLK retail building <sup>5</sup>	1632 MLK Blvd.	12,000 sf retail	Under construction	2024	\$1,500,000	\$0
Forest Theater <sup>6</sup> Multi-faceted Redevelopment Project	1918 MLK Jr. Blvd.	64,000 sf theater/ retail space	Planned	2027	\$66,000,000	\$0
Malcolm's Point <sup>6</sup> Retail Project	2645 Merlin Street and 2801 Al Lipscomb Way	4,900 sf retail space	Planned	2026	\$2,300,000	\$0
Subtotal			44 apartments, 43 single-family houses, and 10 condo units; 102,602 sf retail/commercial; 12,288 sf office space		\$93,992,590	
Projects Utilizing and Not Utilizing TIF District Funding						
Total					\$97,592,590	\$2,308,210
44 apartments, 43 single-family houses, and 10 condo units 21,702 square feet retail/commercial space 12,288 square feet office 213,616 square feet Middle School 96,053 square feet retail/commercial					Completed Completed Completed Completed (non-taxable) Planned/Under Construction	
1 All information updated as of September 30, 2024.						
2 Based upon either the incentive application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.						

<sup>3</sup> Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.

<sup>4</sup> TBD indicates that development agreement has not yet been executed and TIF District investment is yet to be determined.

<sup>5</sup> Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information.

<sup>6</sup> Other incentives were pending City Council approval at the close of the fiscal year. Contact City of Dallas Office of Economic Development for more information.

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF District funding assistance are subject to the City's and County's established criteria for mixed-income housing. In this TIF District, there are no TIF District-funded residential projects.

A total of 44 apartments (43 single-family houses, and 10 condominium units) have been completed. The current market rents may be affordable relative to area median family income levels. There are potentially additional units using other incentives in the pipeline over the next several years. The City's Housing and Community Development Department has been coordinating with the Dallas Housing Foundation and Texas Community Builders on the development of single-family lots in the Jeffries-Meyers area with pre-development activities including environmental assessments underway.

## TIF District Initiatives

TIF District Initiatives – Other Public Support for Projects				
Activity	Scope	Status	Investment	Source
Roadway Safety Projects	Street/pedestrian improvements along Martin Luther King Jr and Cedar Crest Boulevards including reduced lanes with separated bike lanes; improved crosswalks; lighting upgrades; traffic signal enhancements; and enhanced access to transit.	Federal grant funding awarded in December 2023. A contract is being finalized with Federal Highway Administration (FHWA).  City Council action anticipated in FY 24-25.	\$21,800,000 <sup>1</sup>	US Department of Transportation (USDOT) Bipartisan Infrastructure Law for Safe Streets and Roads for All (SS4A)

MLK Jr Community Center (2922 Martin Luther King Jr Blvd)	Various interior and facility improvements including accessibility enhancements.	Federal Bill signed into law in early 2024	\$2,500,000	2024 Appropriations Bill
<sup>1</sup> The project includes \$5,250,000 in matching funds from the City and \$200,000 from DART for bus shelter upgrades.				

## Homeowner Stabilization, Home Repair & Displacement Mitigation

The Deep Ellum TIF District, also created in 2005 and abutting the Grand Park South TIF District, has experienced significant property value growth. Stakeholders within Deep Ellum and adjacent neighborhoods to the south desired to implement plans of the Deep Ellum TIF District and Grand Park South TIF District to ensure infrastructure needs and concerns about housing affordability, as well as housing displacement in the neighborhoods around Fair Park, are addressed. On February 28, 2024, City Council approved an ordinance to amend the Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan to increase the District's budget capacity and provide funding to support those needs and concerns.

Beginning with 2023 tax year (2024 calendar year) collections, 20% of each year's annual increment collection (net of administrative costs) from the Deep Ellum TIF District will be transferred to the City's Housing and Community Development Department (HOU) to support homeowner stabilization, home repair, homebuyer assistance, and displacement mitigation programs within the Grand Park South area. The total estimated TIF funding to be transferred is up to an estimated total of \$13,445,178 (not to exceed \$6,672,064 NPV).

In May 2024, the Grand Park South TIF District Board of Directors was briefed on the proposed annual transfer, a recommended funding area geography, and specific housing programs. The Board recommended that most of the funds be directed to home repair programs in the near term.

On September 25, 2024, City Council approved Resolution No. 24-0401, which authorized the annual transfer of funds from the Deep Ellum TIF District to HOU to deploy pursuant to the Dallas Housing Policy 2033 (DHP33) and the Dallas Housing Resource Catalog. Specific programs identified for this funding include the Home Improvement & Preservation Program (HIPP) and the Dallas Homebuyer Assistance Program (DHAP). Beginning with the FY 2024-2025 Grand Park South TIF District Annual Report, all expenditure of funds by HOU utilizing the transferred funds will be reported here. The balance of the funds to be transferred from the Deep Ellum TIF District to HOU as of the end of FY 2023-2024 totals \$2,875,875.

## Value and Increment Revenue Summary

The Grand Park South TIF District 2005/2021 base year value was \$79,064,576. The TIF District's 2024 certified taxable value was \$187,811,558 (and slightly varies for other taxing jurisdictions due to exemption levels). This represents an increase of \$108,746,982 (137.5%) over the base year (2005 and 2021), as amended and an increase of \$22,742,741 (13.8%) from the previous year. In FY 2024-2025, the TIF District anticipates collecting approximately \$843,630 (City \$689,706; County \$153,924) in incremental tax revenue for tax year 2024.

## Objectives, Programs and Success Indicators

The Grand Park South TIF District Project Plan and Reinvestment Zone Financing Plan was adopted in 2005 and amended in 2021. The Plan's development goals are provided below:

- Create additional taxable value attributed to new private investment in projects in the Grand Park South TIF District totaling approximately \$579 million.

*Property values in the TIF District have begun to increase. Nearly \$98 million in growth has occurred or is anticipated since the TIF District's creation in 2005 and amendment in 2021 representing 17% of the goal.*

- Encourage transit-oriented development within the TIF District. This includes the creation of a new town center in proximity to DART's Martin Luther King Jr (MLK) Green Line station while providing access and connections to the station that will allow ridership to exceed over 2,400 per day by 2015.

*The Green Line's MLK and Fair Park stations opened in September 2009 with an aim toward setting the stage for transit-oriented development throughout the TIF District. The COVID-19 pandemic negatively impacted transit ridership in 2020 and 2021; however, recovery has continued based on the 2024 ridership figures.*

*The annualized ridership for FY 2024 for the MLK station is 470,703, according to DART. This represents a 98% increase over the base year ridership count (FY 2010) and a 24% increase from last year. Average daily ridership is 1,353 (a 16% increase from last year).*

*The annualized ridership for FY 2024 for the Fair Park station is 352,343, according to DART. This represents a 10% decline over the base year ridership count (FY 2010) and a 5% increase from last year. Average daily ridership is 875 (a 1% decrease from last year). Staff will continue to monitor ridership trends.*



MLK station

- Attract new private development in the TIF District totaling approximately 2,400 residential units by 2035, including development of new single-family homes, mid-rise residential, such as townhomes, and higher density residential near the MLK Green Line station, while preserving and restoring historic single-family residences.

*The Fair Park Estates project located along Park Row, Malcolm X Boulevard, South Boulevard, and Jeffries Street has resulted in the development of 43 residential units. Urban Mixed Use LLC completed 38 multifamily units in 2016. The South Side Apartments created 6 apartment units from the remodel of a former lodge. Fair Park Moderns Condos Phase I has brought 5 units to the market. In 2023, Phase II of the Fair Park Moderns Condos project included the completion of 5 additional units for a total of 10. To date, 97 units in total have been completed or planned (4% of the goal).*



Examples of multifamily and single-family development. Urban Mixed Use LLC's 3221 Flats (left) and South Fair CDC's Fair Park Estates homes (right)



- Diversify housing options within the TIF District by providing various types of housing, including townhome, multi-family, and single-family projects, at a range of price points including approximately 20% of new units at or below 80% of Area Median Income (AMI) and 80% of new units at market rate. Replace existing multi-family housing stock in substandard condition (approximately 500 units) with new residential development at 60% of Area Median Income. Expand homeownership opportunities in the TIF District.

*There is an ongoing effort to provide a variety of housing options within the Grand Park South TIF District, especially needed market rate housing.*

*On January 11, 2012, the City approved 2006 bond funding and the use of Community Development Block Grant funds for the Urban Mixed Use LLC. Phase 1 located at 3221 Elihu Street (now called 3221 Flats) with 38 units completed in 2014.*

*In 2018, City Council adopted a Citywide comprehensive housing policy and subsequently in April 2023 adopted “Dallas Housing Policy 2033”. Future development in the Grand Park South area has the potential to support goals for expanding housing opportunities.*

- Grow and diversify retail and commercial uses within the TIF District. Consolidate new retail and other commercial activities to support a new town center in proximity to the MLK Green Line station; create a neighborhood retail center in proximity to the Al Lipscomb Way and Malcolm X Boulevard intersection; enhance retailing opportunities and design through infill development along Martin Luther King, Jr. Boulevard, and, in some cases, convert existing retail and commercial buildings to residential uses. Attract 300,000 square feet of retail space and 150,000 square feet of office or other commercial space in new private development by 2035.

*Completed commercial development includes a 12,288 square foot office building and 21,702 square feet of retail/commercial space, representing 8% and 7%, respectively, of the goals. The 3,000 square foot community kitchen named the “South Dallas Cloud Kitchen” as part of The Crossing project opened in 2023. Other projects in the pipeline include a retail building renovation at 1632 MLK Boulevard, the Forest Theater Redevelopment Project, and new ground-up construction of the Malcolm’s Point Retail Project.*



Retail building renovation at 1632 Martin Luther King Jr Boulevard.

- Expand parks and open space within the TIF District by encouraging the development of both private and public parks and open space, such as pocket parks, plazas, courtyards, and recreation areas, within walking distance (1/4 mile) of new residential development, especially new mid- and high-density residential development.

*During FY 2012, the City installed shared lane markings to encourage bicycling on Martin Luther King, Jr. Boulevard from Fair Park to Julius Schepps Freeway. The long-term plan is for this shared lane to connect to future bicycle facilities on the Cedar Crest Bridge.*

*\$1.4 million in Complete Streets improvements on Martin Luther King, Jr. Boulevard from Robert B. Cullum to S.M. Wright Freeway was completed in 2023.*

*\$8.6 million grant awarded from the U.S. Department of Interior to Fair Park to assist in the design and construction cost to replace 10 acres with a community park.*

- Improve security and safety through pedestrian lighting and design that encourages "eyes on the street."

*During FY 2021-2022, the TIF District funded \$500,000 towards a public street lighting improvement project that installed new and upgraded lighting along portions of Park Row Avenue, South Boulevard, Jeffries Street, and Meadow Street to assist in implementing public safety strategies identified*

*by the Mayor's Task Force on Safe Communities. The project was completed in April 2022.*



New streetlighting installed in 2022 shown in daytime and evening

- Generate approximately \$30.3 million (net present value) in increment over 25 years of collection.

*The TIF District's assessed property value has increased from its 2005/2021 adjusted base year value. It has to-date increased 137.5% from the adjusted base year value. The cumulative increment collection to-date is \$2,764,943 (9% of the goal).*

## Year-End Summary of Board Meetings

The Grand Park South TIF District Board of Directors met twice during the fiscal year from October 1, 2023 to September 30, 2024. The Board approved and forwarded one item to City Council.

The Board, based on amended composition, can consist of up to seven members, including six City of Dallas appointees and one Dallas County appointee. The list of Board members including the meeting attendance record during FY 2023-2024 is as follows:

Michael Hubbard, Chair	City Representative	2 of 2 meetings
Jason Brown, Vice Chair	City Representative	1 of 2 meetings
Todd Atkins	City Representative	1 of 2 meetings (only served part of the year)
Terry Flowers	City Representative	0 of 2 meetings (only served part of the year)
Sheri Mixon	City Representative	2 of 2 meetings
Diane Ragsdale	City Representative	2 of 2 meetings
Eva Taylor-Jones	City Representative	1 of 2 meetings (only served part of the year)
Luis Tamayo	Dallas County Representative	1 of 2 meetings

The Dallas City Council approved two items during the fiscal year directly related to the TIF District or other economic development incentives. The items are summarized below:

- On February 28, 2024, Resolution No. 24-0345 accepted the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen, (Grand Park South TIF District), and authorized the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.
- On September 25, 2024, Resolution No. 24-0401 authorized the annual transfer of funds from the Deep Ellum TIF District to the Housing and Community Development Department to support homeowner stabilization, home repair, homebuyer assistance, and displacement mitigation programs within the Grand Park South area (*details on page 8: Homeowner Stabilization, Home Repair, and Displacement Mitigation*).

### **Pending TIF District Items**

- Consideration of the FY 2023-2024 TIF District Annual Report and a recommendation to the City Council for approval.

## Budget and Spending Status

The TIF District's budget and spending to date are provided below:

Grand Park South TIF District Project Plan Budget Projected Increment Revenues to Retire TIF Fund Obligations			
Category	TIF Budget*	Allocated**	Balance
Infrastructure Improvements	\$36,584,408	\$600,000	<b>\$35,984,408</b>
Environmental Remediation	\$17,288,932	\$88,613	<b>\$17,200,319</b>
Façade Restoration	\$5,352,488	\$233,945	<b>\$5,118,543</b>
Parks, Open Space, and Signature Entries	\$5,798,528	\$0	<b>\$5,798,528</b>
Grant or Loan Programs	\$4,014,367	\$1,885,652	<b>\$2,128,715</b>
Administration and Implementation	\$3,791,347	\$595,301	<b>\$3,196,046</b>
<b>Total Project Costs (excluding interest)</b>	<b>\$72,830,070</b>	<b>\$3,403,511</b>	<b>\$69,426,559</b>
<p><i>*Budget shown above in estimated current dollars; however, based on updated development assumptions the maximum budget capacity provided in the Project Plan is unlikely to be reached within the term. The TIF District Project Plan shows the budget in net present value. Values above do not include interest payments or receipts.</i></p> <p><i>**TIF District administration costs shown are expended through FY 2023-2024.</i></p>			

Grand Park South TIF District Project Plan Budget (NPV Values)	
Category	TIF Budget (NPV)
Infrastructure Improvements	\$15,219,872
Environmental Remediation	\$7,192,554
Façade Restoration	\$2,226,746
Parks, Open Space, and Signature Entries	\$2,412,308
Grant or Loan Programs	\$1,670,060
Administration and Implementation	\$1,577,279
<b>Total Project Costs (excluding interest)</b>	<b>\$30,298,818</b>
<p><i>All values discounted to 2006 dollars at 5% annually. Actual expenditure value will depend on timing of the project costs</i></p>	

## FY 2024-2025 Work Program

The FY 2024-2025 work program for the Grand Park South TIF District includes:

- Support existing and encourage new development projects within the TIF District like the proposed Legacy of Hope DFW Project.
- Investigate additional sources of funding for the TIF District.
- Continue to provide staff support for the City's Brownfield's Redevelopment Program that focuses on the South Dallas/Fair Park community in revitalizing priority brownfields.



*Rendering for the Legacy of Hope DFW Project - a proposed redevelopment of the former Forest Avenue Hospital building at 2516 Martin Luther King Jr. Boulevard.*

## Appendix A: Financials

City of Dallas, Texas  
 Grand Park South Tax Increment Financing District Fund  
 Reinvestment Zone Number Thirteen  
 As of September 30, 2024

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the zone:**

109,593	Interest Income & Net increase (decrease) in fair value of investments
\$610,106	Ad Valorem Taxes (Collected in FY 2023-24 based on 2023 Final Tax Roll)
<u>\$719,699</u>	<b>Total Revenue</b>

**2. Amount and purpose of expenditures from the fund:**

\$74,428	Administrative Expense - TIF admin cost for FY 2023-2024
\$0	Non-Capital Outlay
\$0	Capital outlay
\$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
<u>\$74,428</u>	<b>Total Expenditures</b>

**3. The Zone began reimbursing the General Fund for administrative costs incurred through fiscal year 2008-09.**

**4. a. Amount of Principal and Interest due-on outstanding indebtedness:**

Grand Park South TIF District has incurred no bonded indebtedness as of September 30, 2024.

b. The City Council on June 14, 2023 authorized execution of a development agreement with Vector Studies LLC for the Legacy of Hope DFW redevelopment project in an amount not to exceed \$2,308,210. Payments will be made to the developer upon completion of the project.

**5. Tax increment base and current captured appraised value retained by the zone:**

Taxing Jurisdiction	Taxable Value 2024*	Base Year 2005/2021 Value	Est. Captured Value 2024**
City of Dallas	\$187,811,558	\$79,064,576	\$108,746,982
Dallas County	\$188,951,159	\$79,064,576	\$109,886,583

\*2024 taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

\*\*Based on Certified Taxable Value. The final values will be determined on February 01, 2025.

**6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100***	Amount of Estimated 2024 Increment
City of Dallas	0.63423	\$689,706
Dallas County	0.14008	\$153,924
Total for all Jurisdictions	<u>\$0.77431</u>	<u>\$843,630</u>

\*\*\*Participation rates for City of Dallas and Dallas County are 90% for tax years 2007-2035 and 65% for tax years 2007-2026 respectively.

B. The total amount of estimated tax increment to be billed for the 2024 tax year is \$843,630. For the 2023 tax year, increment in the amount of \$610,106 was received.



**City of Dallas, Texas**  
**Grand Park South Tax Increment Financing District Fund**  
**Balance Sheet as of September 30, 2024 (Unaudited)**  
**With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)**

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$2,098,679	\$1,395,133	\$805,207	\$1,017,640	\$743,284
Interest receivable	\$26,657	\$7,495	\$1,325	\$213	\$573
<b>Total assets</b>	<b>\$2,125,336</b>	<b>\$1,402,628</b>	<b>\$806,532</b>	<b>\$1,017,854</b>	<b>\$743,857</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$0	\$0	\$0	\$0	\$0
Advances from developers	\$0	\$0	\$0	\$0	\$0
Deferred tax revenue	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$311,413	\$236,985	\$184,994	\$125,003	\$82,444
<b>Total liabilities</b>	<b>\$311,413</b>	<b>\$236,985</b>	<b>\$184,994</b>	<b>\$125,003</b>	<b>\$82,444</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$1,810,913	\$1,165,642	\$621,538	\$892,851	\$661,413
<b>Total Liabilities and Fund Equity</b>	<b>\$2,122,326</b>	<b>\$1,402,628</b>	<b>\$806,532</b>	<b>\$1,017,854</b>	<b>\$743,857</b>

**Grand Park South Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**For the Period September 30, 2024 (Unaudited)**  
**With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)**

	<u>ITD</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$2,303,575	\$512,613	\$501,959	\$248,112	\$236,163	\$173,986
Tax increment-Intergovernmental	\$461,367	\$97,493	\$98,350	\$52,860	\$54,283	\$36,418
Interest income	\$130,472	\$69,835	\$33,828	\$3,737	\$2,546	\$5,466
Net increase (decrease) in fair value of investment:	\$10,800	\$39,758	(\$14,012)	(\$16,030)	(\$1,198)	\$1,634
<b>Total revenues</b>	<b>\$2,906,215</b>	<b>\$719,699</b>	<b>\$620,126</b>	<b>\$288,678</b>	<b>\$291,794</b>	<b>\$217,503</b>
<b>Expenditures:</b>						
Administrative expenses	\$595,301	\$74,428	\$76,022	\$59,991	\$60,356	\$64,612
Non-Capital Outlay	\$500,000	\$0	\$0	\$500,000	\$0	\$0
Capital outlay	\$0	\$0	\$0	\$0	\$0	\$0
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$1,095,301</b>	<b>\$74,428</b>	<b>\$76,022</b>	<b>\$559,991</b>	<b>\$60,356</b>	<b>\$64,612</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$1,810,913</b>	<b>\$645,271</b>	<b>\$544,104</b>	<b>(\$271,313)</b>	<b>\$231,438</b>	<b>\$152,891</b>
<b>Fund balance (Deficit) at beginning of year as previously reported</b>	<b>\$0</b>	<b>\$1,165,642</b>	<b>\$621,538</b>	<b>\$892,851</b>	<b>\$661,413</b>	<b>\$508,522</b>
<b>Fund balance (Deficit) at beginning of year, as restated</b>	<b>\$0</b>	<b>\$1,165,642</b>	<b>\$621,538</b>	<b>\$892,851</b>	<b>\$661,413</b>	<b>\$508,522</b>
<b>Fund balance (deficit) at end of year</b>	<b>\$1,810,913</b>	<b>\$1,810,913</b>	<b>\$1,165,642</b>	<b>\$621,538</b>	<b>\$892,851</b>	<b>\$661,413</b>

**Note: Fiscal year 2023-24 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**



City of Dallas, Texas  
Grand Park South Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2024

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$3,791,347 over the life of the Zone to reimburse the city for administrative costs. The Zone began reimbursing the General Fund for costs incurred through fiscal year 2008-09. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. On the Balance Sheet, the "due to other funds" amount of \$311,413 on September 30, 2024 represents the Zone's administration expenses for FY 2018-2019 (\$3,932), FY 2019-2020 (\$36,649), FY 2020-2021 (\$60,390), FY 2021-2022 (\$59,991), FY 2022-2023 (\$76,023), and FY 2023-2024 (\$74,428) that have been earned but will be reimbursed to the City's General Fund based on the availability of future TIF District funds.
6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

## **Appendix B – Financial Obligations Estimated Payoff**

A development agreement has been authorized for The Legacy of Hope DFW Project for up to \$2,308,210 in TIF District funding. Pending execution of the agreement and successful completion of the Project, full payoff is estimated by 2026.

## **Appendix C – District-Wide Set-Aside Funds**

There are currently no district-wide set-aside funds.





## Agenda Information Sheet

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**File #:** 25-602A

**Item #:** 35.

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**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 9,10,13,14  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

### **BACKGROUND**

State law (the Tax Increment Financing Act (TIF), Texas Tax Code, Section 311.016, as amended) requires that the City Council as the City's governing body submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone as well as the State Comptroller. On October 26, 2005, the City Council authorized Ordinance No. 26148, as amended, establishing Tax Increment Financing Reinvestment Zone Number Fourteen, (Skillman Corridor TIF District). On December 13, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26534, as amended.

The Skillman Corridor TIF District's assessed 2024 taxable value was \$1,610,231,086.00 (and varies for other participating taxing jurisdictions due to exemption levels). This represents an increase of \$1,248,416,415.00 (345.0%) over the adjusted base year value and an increase of \$117,139,574.00 (7.8%) over last year's final value. The District anticipates collecting in 2025 approximately \$10,946,467.00 in incremental tax revenue for tax year 2024, of which \$7,477,952.00 is the City's contribution. The anticipated Richardson Independent School District (RISD) portion totals \$1,982,805.00, and 30.0% or \$594,841.00 will be earmarked for the RISD Facility Improvements TIF District budget line item pursuant to RISD's interlocal agreement with the City. This represents a partial payment because RISD's participation budget cap will be reached.

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

On October 26, 2005, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Fourteen, the Skillman Corridor District TIF District by Resolution No. 05-3067; and Ordinance No. 26148, as amended.

On December 13, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Skillman Corridor TIF District by Resolution No. 06-3434; and Ordinance No. 26534, as amended.

On December 6, 2024, the Skillman Corridor TIF District Board of Directors recommended that the FY 2023-2024 Annual Report be accepted and approved.

[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)

**FISCAL INFORMATION**

No cost consideration to the City.

February 26, 2025

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs including tax increment financing (TIF) districts; and

**WHEREAS**, the City established Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Skillman Corridor area pursuant to Ordinance No. 26148, authorized by City Council on October 26, 2005, as authorized by the TIF Act, Section 311 of the Texas Tax Code, as amended (TIF Act); and

**WHEREAS**, on December 13, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Skillman Corridor District TIF District by Resolution No. 06-3434; and Ordinance No. 26534, as amended; and

**WHEREAS**, the TIF Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on December 6, 2024, the Skillman Corridor TIF District Board of Directors passed a motion accepting the FY 2023-2024 Annual Report for the Skillman Corridor TIF District and recommended approval of same by the City Council.

**Now, Therefore,**

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

**SECTION 1.** That the FY 2023-2024 Annual Report (Annual Report) for Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District or District), City of Dallas, Texas, as of September 30, 2024, attached hereto (**Exhibit A**), is hereby accepted.

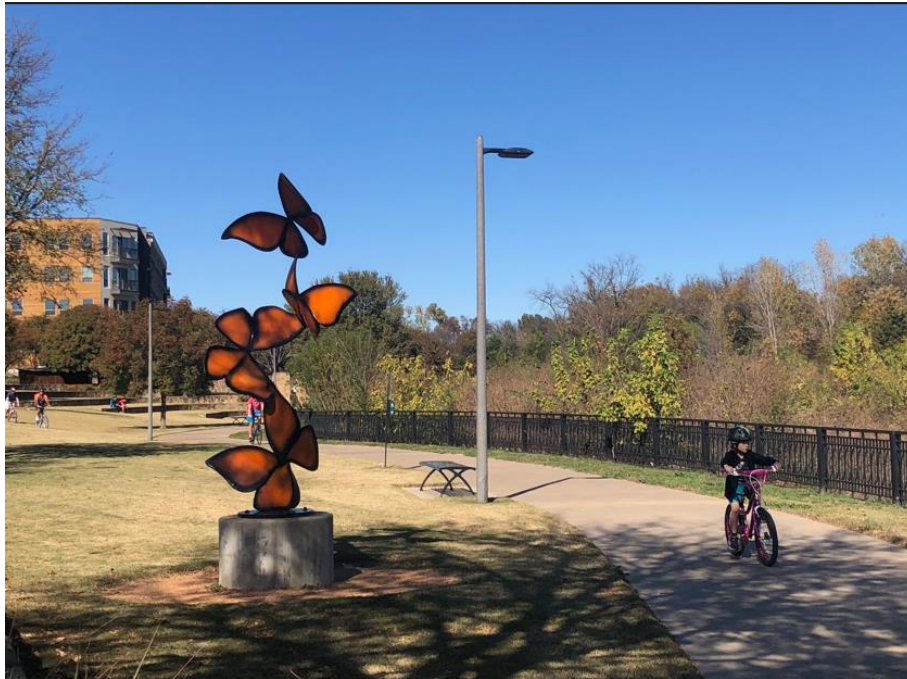
**SECTION 2.** That the City Manager is hereby authorized to submit the Annual Report for the Skillman Corridor TIF District to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

**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.





# **Skillman Corridor TIF District FY 2023-2024 Annual Report**



Lake Highlands Town Center

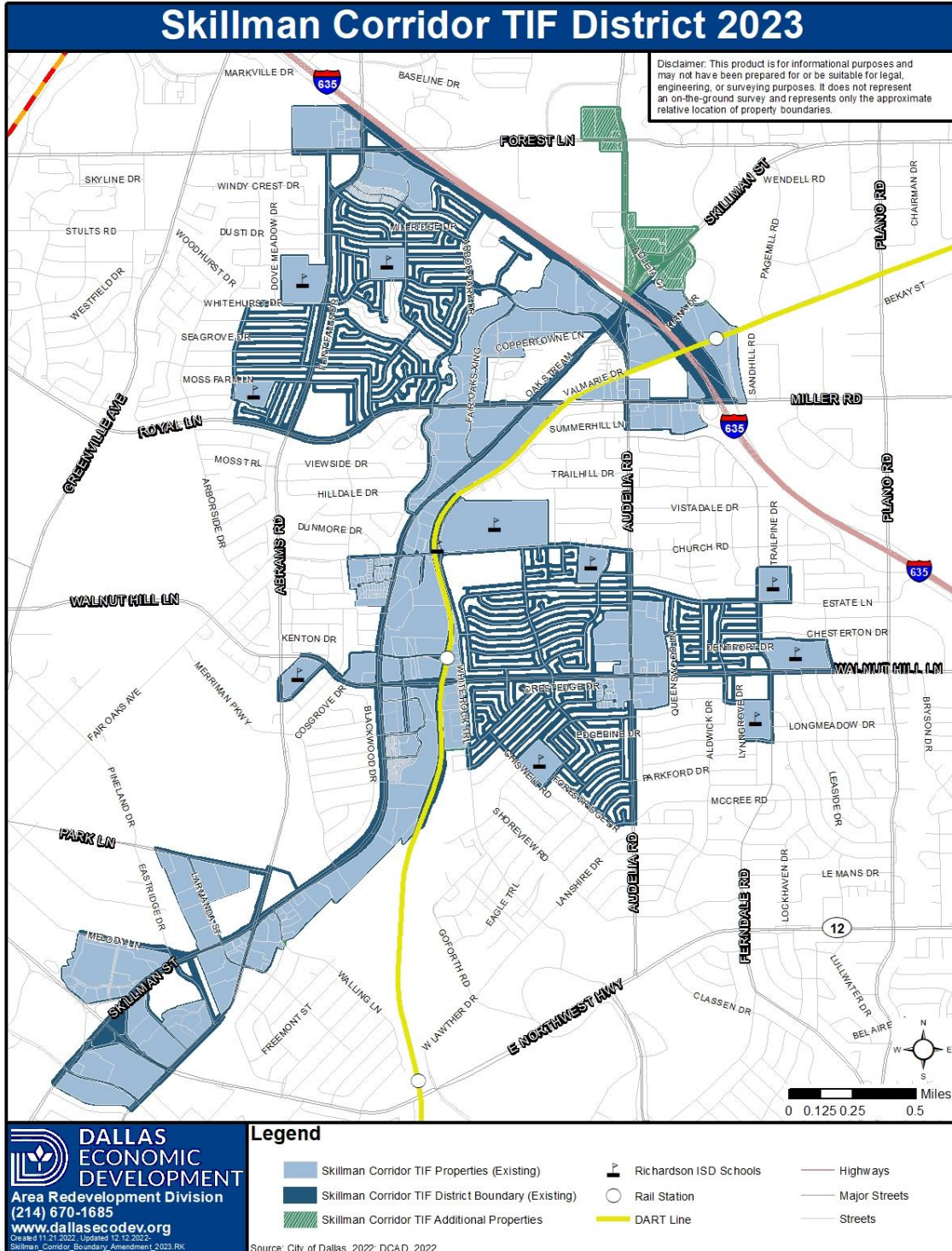


**City of Dallas**

Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1685  
[www.dallasecdev.org](http://www.dallasecdev.org)

**October 1, 2023 to September 30, 2024**

# Reinvestment Zone Number Fourteen Tax Increment Financing District (as amended March 8, 2023)



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## Mission Statement

The mission of the Skillman Corridor Tax Increment Financing District (“TIF District”) is to provide a source of funding for public investments that will assist in creating a more sustainable mix of rental and owner-occupied residential property in the Skillman Corridor. This effort will help encourage the redevelopment of structurally obsolete apartment complexes and retail centers, better trail and recreational connections, and transit-oriented development near the Skillman/Walnut Hill DART light rail station and the existing Skillman/LBJ DART light rail station. The Skillman Corridor TIF District began on January 1, 2006 and will terminate on December 31, 2035 (including collection of the 2035 increment in calendar year 2036 and any related matters to be concluded in 2036).

## Skillman Corridor TIF District Accomplishments

City Council established the Skillman Corridor TIF District by Ordinance 26148 on October 26, 2005. In December 2006, the TIF District’s boundaries were amended to include several Richardson Independent School District (RISD) campuses to help RISD meet changing campus needs as the area is redeveloped. The RISD Board of Trustees approved contributing the debt service portion of future RISD increment to the TIF District up to \$10 million net present value (or a total amount just over \$16 million). This financial participation marked the first financial participation by a school district in a Dallas TIF district since 1999. The City Council adopted the Skillman Corridor TIF District Project Plan and Reinvestment Zone Financing Plan (the “TIF District Plan”) on December 13, 2006 by Ordinance 26534.

In 2007, a development agreement with PC LH Land Partners, LP (PC LH) for the TIF District’s catalyst project “Lake Highlands Town Center (LHTC)” was approved by the Skillman Corridor TIF District Board of Directors (the “TIF Board”) and the City Council. The project also received funding commitments from Dallas Area Rapid Transit (DART) and the North Central Texas Council of Governments (NCTCOG) for a light rail station and related improvements at Skillman Street and Walnut Hill Lane along the existing DART Blue Line. In addition, the project received funds from Dallas County for infrastructure improvements and City of Dallas bond funds for infrastructure improvements.

Infrastructure and other public improvements as part of the LHTC horizontal site development phase were completed in 2011. An operation and maintenance agreement for non-standard public improvements was executed with PC LH, and the Lake Highlands Public Improvement District (“LHPID”) agreed to partial assignment of those responsibilities.

The 20 acres of park land and trails constructed as part of the project were conveyed to the City on March 31, 2011 and named “Watercrest Park.” Maintenance responsibility has been designated to PC LH, future owners, and/or the LHPID.

Due to the economic downturn between 2008-2010, vertical development at the LHTC was delayed. In June 2011, the City approved an amended development agreement for LHTC that increased the TIF District funding dedication for the project from \$23,000,000 to a maximum of \$40,000,000, subject to certain conditions.

In May 2009, the TIF Board adopted a “Skillman Corridor TIF Strategic Implementation Plan” to guide the next phases of development and improvements in the TIF District.

In FY 2011, a development agreement with Audelia WGK, LLC for the White Rock Place development was approved by the TIF Board and the City Council. TIF District funding assisted with reconfiguring the southwest corner of Walnut Hill Lane and Audelia Road into a smaller retail component of 18,000 square feet and infrastructure for 17 residential lots. All homes were completed in late 2013.

A development agreement with the Richardson Independent School District (RISD) was approved in FY 2011 to provide TIF District funding pursuant to the Interlocal Agreement between the City and RISD for stadium facility improvements adjacent to Lake Highlands High School as funds are available.

During FY 2012, the TIF Board approved by-law amendments to reflect changes in state law for TIF Board composition so that only taxing jurisdictions that participate financially can have representation on TIF Boards and a change in the TIF design review process to have the function undertaken as part of the City’s Urban Design Peer Review Panel. The TIF Board also approved mixed-income housing guidelines.

During FY 2013, a development agreement with WRT/DK Residential, L.P. for the White Rock Trail Apartments project was approved by the TIF Board and City Council. The development, now called NorthRock Lake Highlands, was completed in late 2014. In FY 2016, the developer terminated the agreement, forgoing the TIF subsidy.

In 2015, Phase I requirements under the LHTC agreement were completed, and the City began disbursement of TIF District funding. In September 2015, PC LH decided to terminate the remainder of the LHTC agreement.

During FY 2016, the TIF Board approved district-wide funding commitments including \$349,800 in local match funding for the Lake Highlands TOD Multimodal Connectivity Project (hike/bike trail extension) and \$35,000 to share in the cost for a Phase I Master Plan to study and prepare schematic design for enhancements to the proposed Lake Highlands Gateway Bridge at the intersection of Skillman Street and IH 635.

During FY 2017, a development agreement with NADG/SHOP Lakeridge LP for the Lakeridge shopping center project was approved by the TIF Board and City Council.

In June 2018, the TIF Board recommended district-wide funding up to \$350,000 toward median/gateway improvements along Skillman Street near the hike/bike trail extension project.



During fiscal year 2018-2019, the Lakeridge shopping center project was completed, and the \$4,500,630 TIF District funding was paid in full. The 90,476 square feet upgraded retail space has resulted in more than doubling of the project's taxable value. The project replaced much of the parking lot with 8,000 square feet of public open space. The City of Dallas and SHOP Development were awarded the 2019 Urban Land Institute's "Next Big Idea" award for three of their local projects, including the Lakeridge center project.



In 2021, the TIF Board recommended district-wide funding to support dredging and studying Watercrest Park pond at Lake Highlands Town Center. On March 9, 2022, City Council authorized a construction contract for dredging of Watercrest Park, and dredging work was substantially complete in July 2024. In 2021, the TIF Board also recommended district-wide funding for 26 new City light-emitting diode (LED) street lights and approximately 5,200 linear feet of fiber optics within the TIF District. The lights are operational and the fiber optics are under construction.

In March 2023, at the recommendation of the TIF Board, City Council approved amendments to the TIF District Plan (the "TIF District Plan Amendment"), expanding the District boundary, and dedicated \$5,551,590 in TIF District funds to support design and construction of a new City park and multi-purpose facility at the northwest corner of Forest Lane and Audelia Road (the "Forest/Audelia Project").

Significant TIF District projects are shown in the following table.

<b>Skillman Corridor TIF District Projects<sup>1</sup></b>						
<b>Projects Within TIF District Utilizing TIF District Funding</b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF</b>	<b>Approx. or Estimated Value<sup>3</sup></b>	<b>TIF Investment<sup>4</sup></b>
Lake Highlands Town Center, Phase I <sup>2 6</sup>	Walnut Hill/Skillman; Haven Apts (7707 Watercrest Parkway)	Public Improv – 2010; Ph I – 2014	Complete	200 units; 7,500 square sf retail	\$38,000,000	\$10,000,000
White Rock Place	SW Corner Walnut Hill & Audelia	2013	Complete	17 SF lots; 18,000 sf retail reconfig.	\$18,787,775	\$2,372,000
Lakeridge	SE corner of Walnut Hill & Audelia	2019	Complete	90,476 sf upgraded retail	\$12,334,250	\$4,500,630
<b>Subtotal</b>				<b>217 res. units; 115,976 square feet retail</b>	<b>\$69,122,025</b>	<b>\$16,872,630</b>

Projects Within TIF District Not Utilizing TIF District Funding <sup>5</sup>						
Project	Location	Calendar Year Complete	Status	Units/ SF	Approx. Value <sup>3</sup>	TIF Investment <sup>4</sup>
Trimark Town Homes	9400 Block Timberleaf Dr	2005	Complete	84 units	\$19,294,117	n/a
Medallion Retail Center expansion/renov.	6300 E Northwest Hwy & 5720 Skillman St.	2006	Complete	88,800 square feet new space	\$32,430,730	n/a
Kingsley Square Redevelopment	7203 & 7211 Skillman St.	2007	Complete	76,000 square feet retail	\$20,214,690	n/a
Wal Mart Supercenter	9382 LBJ Fwy.	2008	Complete	204,000 square feet retail	\$13,029,500	n/a
The Avery on Southwestern (formerly Village View Apts)	8910 Southwestern Blvd.	2009	Complete	422 units	\$84,000,000	n/a
Timbercreek redevelopment	Skillman St @Northwest Hwy	2011-2012	Complete	485,000 square feet retail	\$57,711,290	n/a
Century Lake Highlands (formerly White Rock Trail/ NorthRock Apts.)	6808 Skillman St	2014	Complete	362 units	\$69,575,000	n/a
The Bordeaux at Lake Highlands	SW corner Skillman St & Church Rd.	2014-2017	Complete	37 single family homes	\$29,542,536	n/a
The Shops at Lake Highlands Town Center	SE corner Walnut Hill/Skillman	2017	Complete	59,600 sf grocery/retail restaurant	\$24,561,480	n/a
Lookout Apartments at Lake Highlands Town Center	Lookout Point/ Watercrest Parkway	2018	Complete	259 units	\$65,000,000	n/a
The Enclave at Lake Highlands Town Center	Skillman & Segwick Dr.	2018-2021	Complete	86 townhomes	\$47,008,179	n/a
Highpoint Crossing	6375 & 6411 E. Northwest Hwy	2018	Complete	181,993 square feet retail	\$47,639,170	n/a
Lenox Lake Highlands (Lake Highlands Town Center North)	Whistle Stop Place	2023	Complete	403 units	\$69,492,350	n/a
Havenwood Heights	9601 White Rock Trail	2026	Under Construction	36 homes	\$23,000,000	n/a

<b>Subtotal</b>	<b>1,689 res units; 1,095,393 square feet retail</b>	<b>\$602,499,042</b>	<b>\$0</b>
<b>Projects Utilizing and Not Utilizing TIF District Funding</b>			
<b>Total</b>	<b>1,906 res units; 1,211,369 square feet retail</b>	<b>\$671,621,067</b>	<b>\$16,872,630</b>
<sup>1</sup> All information updated as of September 30, 2024. <sup>2</sup> As of 2015, only Phase I of the project relates to the TIF District funding agreement. <sup>3</sup> Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD taxable value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out. <sup>4</sup> Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown. <sup>5</sup> Selected significant projects included. <sup>6</sup> Per the TIF program mixed-income housing requirement, the project is providing at least 20% of units as affordable for 15 years.			

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF District funding assistance are subject to the City's and County's established criteria for mixed-income housing. In this TIF District, and as a result of TIF District funding, a total of 217 units have been built to-date, of which 40 are required to be set-aside as affordable. The White Rock Place project involved TIF District funding for infrastructure for 17 single-family lots, and previously, on a case-by-case basis, for-sale housing was not subject to specific affordability requirements.

## TIF District Initiatives

In addition to TIF District funding, there have been other public funding commitments in support of the LHTC and improvements to trails and gateways as shown in the TIF District Initiatives table below. A unique partnership was formed with PC LH and several public agencies (City, Dallas County, DART, and NCTCOG) as a result of the interdependent layering of funding for infrastructure and public improvements requiring coordination in support of the LHTC.

In June 2010, NCTCOG Regional Transportation Council ("RTC") awarded funding for two Sustainable Development Projects in the Skillman Corridor TIF District including the LBJ/Skillman Urban Planning Initiative (planning study) and the Lake Highlands TOD Sustainable Development Infrastructure Project.



The LBJ/Skillman Urban Planning Initiative included evaluating the best land use and development mix in the LBJ/Skillman DART Station area and strategies to encourage transit-oriented development (TOD) and supporting pedestrian/bike improvements. In August 2009, the TIF Board approved a pledge of TIF District funding in the amount of \$25,000 as matching funds for the project. NCTCOG funding includes \$100,000 with a required local 20% match of \$25,000 for a total study amount of \$125,000. The completed study was adopted by City Council in October 2014.

The Lake Highlands TOD Sustainable Development Infrastructure Project, with Dallas County and PC LH as partners, was selected for funding as an infrastructure project totaling \$3,243,000 to expand the hike and bike trail south from the LHTC to the existing White Rock Creek Trail (at Skillman Street, north of Abrams Road). In late 2015, the City took the lead on managing the project with the TIF District providing \$346,800 in local match support and Dallas County committing up to \$271,000 (net project management costs). The trail extension construction was completed in 2021.

In June 2018, the TIF Board recommended up to \$350,000 in TIF District funding toward the construction costs of median/gateway improvements along Skillman Street between Merriman Parkway and Abrams Road. The Lake Highlands Public Improvement District funded the design work. Construction was implemented in conjunction with the construction of the trail extension project. The median improvements were completed in 2022.

During fiscal year 2020-2021, the TIF Board recommended dedicating \$1,600,000 in TIF District funds to match \$1,600,000 available in 2017 proposition D (flood protection and storm drainage) bond funds for dredging of the Watercrest Park pond at Lake Highlands Town Center with the following conditions: (1) that the



dredging is consistent with Alternative 7A as presented in Garver's Technical Memorandum dated April 1, 2021 (partial dredge of the whole pond to a shallow 1.5 foot depth to remove all sediment above the normal water surface elevation and dredging of the southern "bowl" portion of the pond to full design depth to provide additional volume), with additional focus that the northern portion of the waterway receive a light dredge so as to preserve natural habitat, (2) that the TIF Board will not entertain future dredging funding requests, and (3) that the findings as presented in the recommended action are accepted. At the same TIF Board meeting, the TIF Board also recommended dedicating up to \$60,000 to supplement the professional services contract with Garver for Watercrest Park pond dredging improvements to provide engineering evaluations and cost estimates for up to three beautification and maintenance-reducing concepts of Watercrest Park pond. The Watercrest Park Pond study was completed in 2022. On March 9, 2022, City Council approved the construction contract to dredge Watercrest Park pond which included \$1,200,700 of the TIF District's \$1,600,000 commitment. A

subsequent change order approved by City Council on April 12, 2023 that compensated the contractor for additional work required for an agreed-upon alternative construction entrance and staging area increased the TIF District funds by \$399,300, thereby utilizing the full Skillman Corridor TIF District dedication amount of \$1,600,000. The dredging project was substantially completed in July 2024.

On December 3, 2021, the TIF Board recommended a request by the City of Dallas Department of Transportation for TIF District funding of public street lighting improvements including (a) installation of approximately 26 new City LED street lights in the amount of \$286,000 and (b) approximately 5,200 linear feet of fiber optics in the amount of \$286,000, for a total amount not to exceed \$572,000, along the following locations: (1) West and East Ferris Branch Boulevard: 3 street light poles, (2) Ferris Branch Boulevard from West/East Ferris Branch Boulevard to Whitehurst Drive: 5 street light poles, (3) Fair Oaks Crossing from Royal Lane to Whitehurst Drive: 12 street light poles, and (4) Fair Oaks Crossing from Royal Lane to Skillman Street: 6 street light poles. On March 9, 2022, the City Council approved Resolution 22-0456, authorizing \$572,000 to be transferred from the Skillman Corridor TIF District Fund to the Transportation Special Projects Fund to implement the public street lighting improvement project. The new street lights became operational in 2023 and the fiber optic installation will be completed after the LBJ East construction is complete in 2025 (one of the termination points for the fiber).

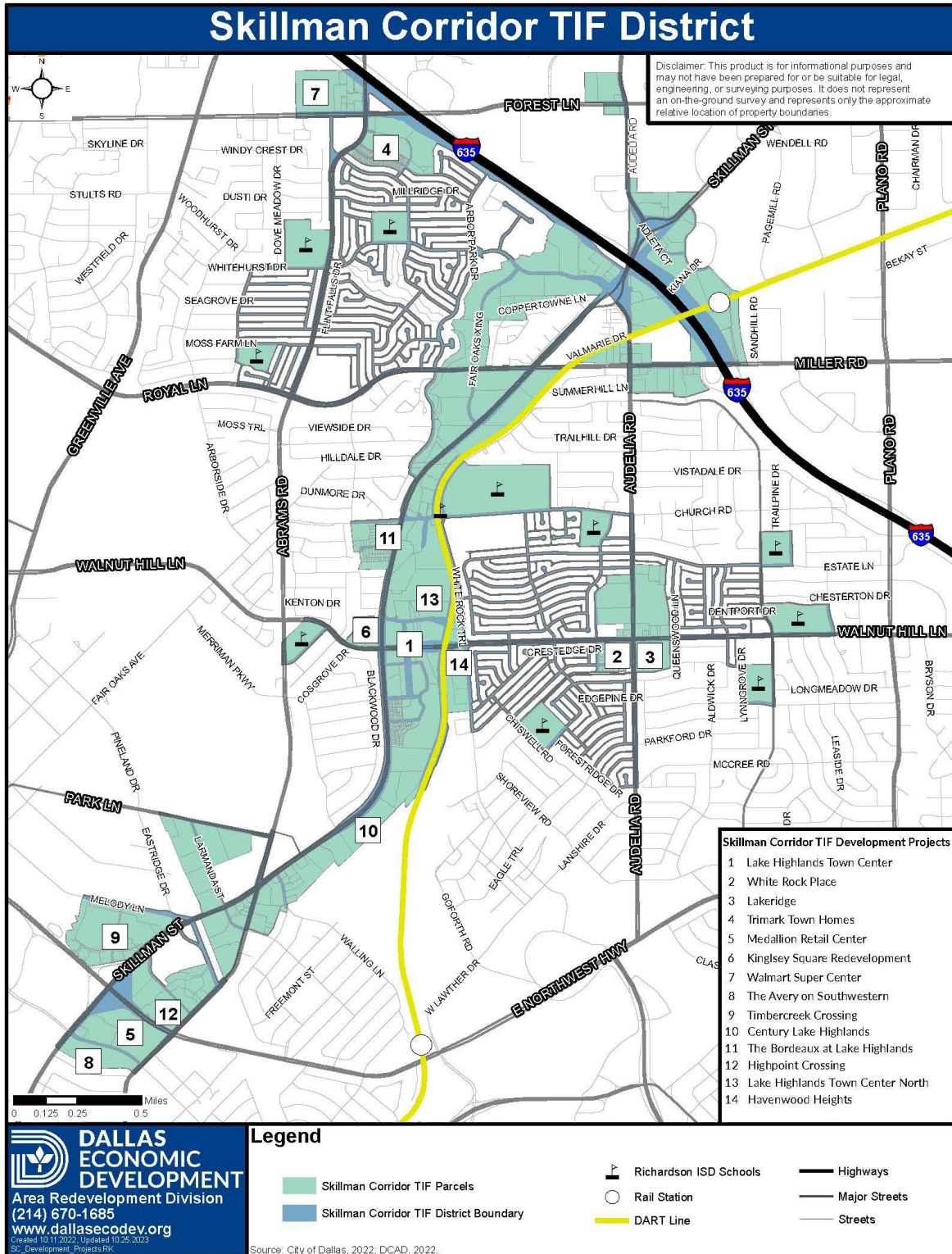
On April 13, 2022, City Council approved Resolution 22-0583 authorizing a construction services contract for the construction of the Lake Highlands Trail - Phase 2A/2B, Northern Extension Project from Harry S Moss Park located at 7601 Greenville Avenue, a portion of which falls within the Skillman Corridor TIF District. Funding for the contract awarded to RoeschCo Construction, Inc. totals an amount not to exceed \$4,392,297 (no TIF funding). Phase 2A connects Arbor Park to the existing White Rock Creek Trail at Harry Moss Park; Phase 2B connects Arbor Park to the existing Lake Highlands Trail Phase 1. The Lake Highlands Trail Northern extension, which is substantially complete, provides a safe route to schools and connects the Lake Highlands Trail Phase 1 at Lake Highlands High School to the Lake Highlands DART Station at Walnut Hill Lane.

On December 2, 2022, the TIF Board recommended transferring \$5,551,590 in Skillman Corridor TIF District funds to the Park and Recreation Department to support the design and construction of the Forest/Audelia Project, and, on March 8, 2023, City Council approved the transfer of funds by Resolution 23-0372. Demolition of a portion of the existing building has been complete and design is underway, including public input, for the park and public facility.

District Initiatives				
Activity	Scope	Status	Investment	Source
<b>Lake Highlands Town Center (LHTC) related</b>				
<b>New DART Light Rail Station – Skillman St./Walnut Hill Ln.</b>	Along the existing DART Blue Transit Line, a new station will be added on the northeast side.	Funding approved by DART Board in 2006. Station opened Dec 2010	\$10,000,000	DART
<b>City 2006 Bond Funds – Proposition 8</b>	Public infrastructure support for a transit-oriented development at Skillman St/Walnut Hill Ln.	Bond sale and Chapter 380 grant authorized in 2007. Infrastructure completed 2010	\$4,677,282	2006 City Bond Prop 8
<b>Dallas County Major Capital Improvement Program (MCIP)</b>	Funding for LHTC transportation infrastructure including bridge over Jackson Creek, collector streets, and pedestrian improvements.	Improvements completed in 2010	\$3,421,846	Dallas County MCIP Fund 196, Project 8201
<b>NCTCOG with DART local funding exchange.</b>	Traffic and median improvements, collector streets, and pedestrian access and transit related improvements.	NCTCOG RTC approved 2007. Interlocal agreement executed 2008; Construction completed 2010	\$5,150,000 \$1,287,500	NCTCOG/RTC Local Match – Private ( <i>eligible for TIF reimbursement</i> )
<b>Watercrest Park pond dredge</b>	Partial dredge of pond to 1.5 foot depth and dredging of the southern “bowl” to full design depth, with focus that northern portion of the waterway receive a light dredge to preserve natural habitat	Complete	\$3,200,000 = \$1,600,000 + \$1,600,000	2017 City Bond Prop D 2017 City Bond Prop B Skillman Corridor TIF District
<b>Watercrest Park pond study</b>	Evaluations and cost estimates for up to 3 beautification and maintenance-reducing concepts of pond	Complete	\$60,000	Skillman Corridor TIF District
<b>Other District-Wide Initiatives</b>				
<b>Regional Transportation Council (RTC) 2009-10 Sustainable Development Program – Lake Highlands TOD Sustainable Development Infrastructure Project</b>	Hike/bike trail extending from south end of Lake Highland Town Center Trail into the White Rock Creek Trail near Skillman Street. The original scope included intersection improvements at Walnut Hill and Skillman	Project selected by the RTC in June 2010. City Council authorized agreements in 2012	\$3,467,778 includes: \$2,774,222 \$346,800	RTC funds Skillman Corridor TIF District
<b>Skillman Street median/gateway improvements</b>	Improvements to medians between Merriman Parkway and Abrams Road near the trail extension.	Construction complete	\$346,778 (\$271,000, <i>net project management costs</i> ) \$350,000	Dallas County Major Capital Improvement Program (MCIP) funds. LHPID funded design as part of a larger contract. TIF District funds toward construction

<b>Regional Transportation Council (RTC) 2009-10 Sustainable Development Program –</b> LBJ/Skillman Urban Planning Initiative	Planning study to determine future land use, development scenarios, and zoning to facilitate transit-oriented development (TOD) near the LBJ/Skillman DART Station area, potential linkages, and opportunities for new trails and open spaces.	Project selected by RTC in June 2010  Study completed, and City Plan Commission approved. Council adopted October 8, 2014	\$125,000 total includes: \$100,000  \$25,000	RTC funds  Local match from Skillman Corridor TIF District
<b>Lake Highlands Trail - Phase 2A/2B</b>	Partially within TIF District Boundary; 12-foot wide multi-use trail from existing White Rock Creek Trail at Harry S Moss Park to Arbor Park, continuing from Arbor Park to the existing Lake Highlands Trail, new signalization with pedestrian/cycling enhancements at Abrams Road and approximately 800 linear feet of concrete boardwalk	Construction substantially complete	\$4,392,298 Total includes: \$3,513,838  \$63,143  \$733,300  \$82,017	Phase 2 Trans Alternative Set-Aside Program  2012 City Bond Prop 1  2017 City Bond Prop A  2017 City Bond Prop B
<b>Phase I Master Plan for schematic design of enhancements to the Skillman Gateway Bridge</b>	Plan to build on the Lake Highlands Gateway Bridge project, a \$64 million interchange reconfiguration for Skillman and IH 635 "LBJ Freeway" that both TXDOT and the City of Dallas have committed construction funding. Enhancements being constructed as designed	Lake Highlands Improvement District Corp (LHIDC) managed the consultant and design was completed in 2017	\$55,000 estimated total cost  \$35,000  \$25,000	Skillman Corridor TIF District  LHIDC funds
<b>Public Street Light Improvements</b>	Installation of approx. 26 City light-emitting diode (LED) street lights and approximately 5,200 linear feet of fiber optics	Street lights complete; fiber optics in progress	\$572,000	Skillman Corridor TIF District
<b>Forest/Audelia Project</b>	Design and construction of a new City park and multi-purpose facility	Funding approved; Demo complete and design underway	\$7,551,590 = \$5,551,590 + \$750,000 + \$332,000 + \$918,000	Skillman Corridor TIF District  Park Department  2017 City Bond Prop B  City ARPA funds
<b>Total Investment</b>			<b>\$42,672,794</b>	

## TIF District Development Project Map





## Value and Increment Revenue Summary

The Skillman Corridor TIF District's assessed 2024 taxable value was \$1,610,231,086 (and varies for other participating taxing jurisdictions due to exemption levels). The taxable value includes 19 parcels added to the TIF District in 2023. This represents an increase of \$1,248,416,415 (345%) over the 2023 adjusted base year value and an increase of \$117,139,574 (7.8%) over last year's final value. The TIF District anticipates collecting approximately \$10,946,467 in incremental tax revenue for tax year 2024 (collected in 2025), of which \$7,477,952 is the City's contribution. The anticipated RISD portion totals \$1,982,805, and 30% or \$594,841 will be earmarked for the RISD Facility Improvements TIF budget line item pursuant to RISD's interlocal agreement with the City. This represents a partial payment because RISD's participation budget cap will be reached.

## Objectives, Programs, and Success Indicators

Among the goals of the Plan are:

- To create additional taxable value attributed to new private investment in projects in the Skillman Corridor TIF District totaling approximately \$592 million.  
*Over \$648.6 million in new investment is complete (110% of the goal).*
- To attract new private development in the Skillman Corridor TIF District totaling approximately 740,000 square feet of new or upgraded retail space and 6.4 million square feet of new or upgraded residential development including town home, multi-family, and single-family projects.  
*1,211,369 square feet of new and upgraded retail space has been completed (exceeding the goal by 64%). 1,870 residential units have been completed and 36 units are under construction, approximately 2,164,800 square feet total (calculated by using estimated average size by unit type; includes units only) (34% of the goal).*



Lenox Lake Highlands (2024)



Enclave townhomes at Lake Highlands  
Town Center (2018)

- To focus on encouraging the redevelopment of properties on the Skillman Street corridor and the existing DART Light Rail Station at LBJ and Skillman to increase density and provide enhanced urban design for the District.

*In 2009, the TIF Board adopted a TIF District Strategic Implementation Plan to focus redevelopment activities and TIF expenditures including supporting the Skillman/LBJ Gateway planning effort to promote TOD development at the LBJ/Skillman DART Station area. A NCTCOG Regional Transportation Council (RTC) funded planning study was completed in 2014 to explore development options and public improvements needed to facilitate TOD development around the LBJ DART station.*

*The Lake Highlands Gateway Bridge project, a \$64 million interchange reconfiguration for Skillman Street (incorporating the extensive efforts made by community leaders to present an alternative to an original flyover bridge design) and the LBJ East project is moving forward as one project. Construction began Fall 2020 and was ongoing during the fiscal year. The TIF Board funded \$35,000 to share in the cost with the Lake Highlands Public Improvement District for a Phase I Master Plan that studied and prepared schematic design for bridge enhancements (completed in 2017).*

- To maintain the stability of local schools as redevelopment occurs in the housing market.

*In May 2007, the TIF Board adopted "Skillman Corridor TIF District Relocation Assistance/Student Retention Program Guidelines" with substantial input from the Richardson Independent School District (RISD) and private partners as part of negotiating the LHTC development agreement. A concerted effort was made at the start of the LHTC redevelopment to relocate remaining tenants to other apartment complexes within the RISD. Occupancy levels were low at the time and, of the 110 unit relocations specifically tracked in August 2007, 78% relocated to another complex within RISD.*

*Current RISD enrollment data for FY 2024 indicates that overall enrollment for the ten RISD campuses within the TIF District (includes new Lake Highlands Middle School; excludes Thurgood Marshall due to consolidation) is up 38% compared to the 2006-07 school year when tracking for the potential impact of TIF related redevelopment began. Over the eighteen-year period, all RISD schools gained students, and Lake Highlands High School enrollment has increased 67.5% since the 2006-2007 school year.*

- To reach ridership at existing and future DART light rail stations in the District averaging over 3,000 riders per weekday by 2015.

*The annualized ridership for FY 2024 for the LBJ/Skillman station is 213,790, according to DART. This represents a decrease of 46.4% over the base year (FY 2005) and 14.6% increase from last year. The average daily (weekday) ridership level is 660, a 6.1% increase from last year.*

*The annualized ridership for FY 2024 for the Lake Highlands station is 116,781 which represents a 14.1% increase over the base year (FY 2011) and a 31.2% increase over last year. The average daily (weekday) ridership level is 364, a 21.7% increase from last year.*

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2005	LBJ/Skillman	398,664	-	-
FY 2006	LBJ/Skillman	412,972	3.59%	3.59%
FY 2007	LBJ/Skillman	410,944	-0.49%	3.08%
FY 2008	LBJ/Skillman	458,432	11.56%	14.99%
FY 2009	LBJ/Skillman	466,593	1.78%	17.04%
FY 2010	LBJ/Skillman	419,418	-10.11%	5.21%
FY 2011	LBJ/Skillman	420,294	0.21%	5.43%
FY 2012	LBJ/Skillman	455,667	8.42%	14.30%
FY 2013	LBJ/Skillman	465,269	2.11%	16.71%
FY 2014	LBJ/Skillman	427,755	-8.06%	7.30%
FY 2015	LBJ/Skillman	415,159	-2.94%	4.14%
FY 2016	LBJ/Skillman	385,132	-7.23%	-3.39%
FY 2017	LBJ/Skillman	363,885	-5.52%	-8.72%
FY 2018	LBJ/Skillman	361,137	-0.76%	-9.41%
FY 2019	LBJ/Skillman	361,148	.003%	-9.41%
FY 2020	LBJ/Skillman	240,001	-33.54%	-39.80%
FY 2021	LBJ/Skillman	168,278	-29.88%	-57.79%
FY 2022	LBJ/Skillman	183,897	9.28%	- 53.87%
FY 2023	LBJ/Skillman	186,601	6.76%	-53.19%
FY 2024	LBJ/Skillman	213,790	14.57%	-46.37%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2011	Lake Highlands	102,394	-	-
FY 2012	Lake Highlands	153,439	49.85%	49.85%
FY 2013	Lake Highlands	175,425	14.33%	71.32%
FY 2014	Lake Highlands	161,445	-7.97%	57.67%
FY 2015	Lake Highlands	162,719	0.79%	58.91%
FY 2016	Lake Highlands	153,156	-5.88%	49.58%
FY 2017	Lake Highlands	145,841	-4.78%	42.43%
FY 2018	Lake Highlands	138,839	-4.80%	35.59%
FY 2019	Lake Highlands	137,806	-.74%	34.58%
FY 2020	Lake Highlands	92,665	-32.76%	-9.5%
FY 2021	Lake Highlands	55,191	-40.44%	-46.1%
FY 2022	Lake Highlands	73,269	32.76%	-28.44%
FY 2023	Lake Highlands	88,999	21.47%	-13.08%
FY 2024	Lake Highlands	116,781	31.22%	14.05%



- To improve access and connections to the DART light rail system within the District.

*The Lake Highlands DART light rail station opened December 6, 2010. The station is the first infill station constructed while DART Rail is in operation. The station area was intended to be incorporated with the development of the Lake Highlands Town Center (LHTC).*

- To increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the District.

*The 20 acres of park and trails as part of the LHTC was completed and conveyed to the City in March 2011. Maintenance of this recreational space is handled privately and/or by the Lake Highlands Public Improvement District (PID).*

*In 2010, the NCTCOG Regional Transportation Council (RTC) committed funding to expand the hike and bike trail south from the LHTC to the existing White Rock Creek Trail (at Skillman, north of Abrams). The project was completed in 2021.*

- To generate approximately \$49.7 million net present value (NPV) in increment over 20 years of collections.

*The TIF District's 2024 total taxable value is \$1,610,231,086 (includes the addition of 19 parcels added to the TIF District with the 2023 approved TIF District Plan Amendment). The total NPV of collections to-date is \$36.6 million (73.6% of the goal).*

- To diversify retail and commercial uses in the TIF District.

*Upgrades were made at the Kingsley Square and Medallion Center. Timbercreek Crossing development is complete with Wal Mart/Sam's Club as an anchor. The White Rock Place project included upgraded signage and site improvements as part of consolidating viable retail space that attracted new tenants. The Shops at Lake Highlands Town Center includes a Sprouts grocery anchor along with new restaurants and retail. An additional 181,993 square feet in retail space, including a Marshalls, Burlington and Academy, was added to the TIF District with the development of Highpoint Crossing in 2018.*



Taco Diner at the Shops at Lake Highlands Town Center (left) and Andy's Frozen Custard (right) at the upgraded "White Rock Place" retail center.



The 2023 TIF District Plan Amendment added the two following development goals and objectives:

- To create a public park and public multipurpose facility which may include a cultural center, library, recreation center and/or police sub-station to provide needed amenities in the Forest-Audelia area.
- To encourage development and redevelopment of the property north of LBJ Freeway, along Audelia, in conjunction with the LBJ East improvements and the enhanced Skillman bridge along the new alignment.

## **Year-End Summary of Meetings**

The Skillman Corridor TIF District Board of Directors met two times during the fiscal year: November 3, 2023 and December 1, 2023.

The TIF Board, based on amended composition, can consist of up to nine members, including seven City of Dallas appointees, one Richardson Independent School District appointee, and one Dallas County appointee. During FY 2023-2024, the Board members were (FY 2023-2024 Board meetings attended):

John Dean – City Representative (2 of 2 meetings)  
Gregory Duval - City Representative (2 of 2 meetings)  
Bill Boyd – City Representative (2 of 2 meetings)  
Susan Morgan – City Representative (2 of 2 meetings)  
Marcus Walther – City Representative (1 of 2 meetings)  
Asheya Warren - City Representative (1 of 2 meetings)  
Luis Tamayo – Dallas County Representative (1 of 2 meetings)  
Chris Poteet – RISD Representative (1 of 1 meeting)  
Vanessa Pacheco – RISD Representative (1 of 1 meeting)

During the fiscal year, the City Council approved one item directly associated with the Skillman Corridor TIF District:

- On February 28, 2024, City Council approved Resolution 24-0346 accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

## **Pending City Council TIF District Items**

- Consideration of the FY 2023-2024 TIF District Annual Report and a recommendation to the City Council for approval.

## Budget and Spending Status

Each TIF district establishes a budget for the public investment necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The current budget for the TIF District is below.

Skillman Corridor TIF District Projected Increment Revenue to Retire TIF Fund Obligations			
Category	TIF Budget <sup>1</sup>	Allocated <sup>2</sup>	Balance
<b>Skillman/Walnut Hill TOD Town Center:</b> environmental remediation, interior/exterior demolition, street & utility improvements, streetscape, land acquisition, park/plaza design & acquisition, and economic development grants	\$45,622,064	\$12,006,800	\$33,615,264
<b>Other Skillman Corridor Improvements:</b> environmental remediation, interior/exterior demolition, street & utility improvements, streetscape, land acquisition, park/plaza design & acquisition, economic development grants, and redevelopment of public facilities	\$54,197,999	\$12,938,194	\$41,259,805
<b>Relocation Assistance/Student Retention</b>	\$1,000,000	\$0	\$1,000,000
<b>RISD Facility Improvements</b>	\$5,000,000	\$5,000,000	\$0
<b>Administration and implementation<sup>3</sup></b>	\$6,043,668	\$817,452	\$5,226,216
<b>Total Project Costs</b>	<b>\$111,863,731</b>	<b>\$30,762,446</b>	<b>\$81,101,285</b>
<sup>1</sup> . Budget shown above in total dollars. However, TIF District Plan shows the budget in net present value. <sup>2</sup> . Allocated amount for Other Skillman Corridor Improvements category includes a portion as a grant in lieu of interest up to \$457,000; Interest paid on White Rock Place was in the amount of \$13,974. <sup>3</sup> . TIF District administration costs shown are expended or committed through FY 2023-2024 .			

Skillman Corridor TIF District Project Plan Budget	
Category	TIF Budget*
<b>Skillman/Walnut Hill TOD Town Center:</b> environmental remediation, interior/exterior demolition, street & utility improvements, streetscape, land acquisition, park/plaza design & acquisition, and economic development grants	\$20,000,000
<b>Other Skillman Corridor Improvements:</b> environmental remediation, interior/exterior demolition, street & utility improvements, streetscape, land acquisition, park/plaza design & acquisition, economic development grants, and redevelopment of public facilities	\$23,809,003
<b>Relocation Assistance/Student Retention</b>	\$531,833
<b>RISD Facility Improvements</b>	\$2,659,164
<b>Administration and implementation</b>	\$2,684,296
<b>Total</b>	<b>\$49,684,296</b>
* As approved in the Project Plan and Reinvestment Zone Financing Plan (discounted to 2006 dollars).	

Skillman Corridor TIF M/WBE Participation			
Project	Contractor	Total Contract Award Amount	Minority Participation
<b>Lake Highlands Town Center (LHTC) Project</b>			
LHTC Civil Engineering/Design	Pacheco Koch & TBG Landscape Architects	\$1,225,000	76%
LHTC – Environmental Consulting ( <i>private competitive bidding</i> )	Southwest Geoscience	\$256,365	100%
LHTC – Abatement ( <i>private competitive bidding</i> )	AMX Environmental	\$2,954,777	33%
LHTC – Demolition ( <i>private competitive bidding</i> )	Intercon Demolition	\$1,861,230	21%
LHTC – Geotechnical Services ( <i>private competitive bidding</i> )	Terracon	\$11,500	47%
LHTC – Public Bid (City) Package #1 for dirtwork, storm sewer, sanitary sewer, and retaining wall construction	Walton Construction	\$9,782,947	18%
LHTC – Utilities ( <i>private competitive bidding</i> )	Tri-Dal	\$1,102,291	6%
LHTC – Tree relocation/ test lab	Environmental Design & Terracon	\$567,331	n/a
LHTC – Park/Trail improvements ( <i>private competitive bidding</i> )	Valley Crest	\$2,500,000	35%
<b>City/Private Bid Total</b>		<b>\$20,261,441</b>	<b>\$5,227,256 (25.8%)</b>
<b>Dallas County Public Bid Package – LHTC bridge, roads, streetscape, signals</b>	Austin Bridge and Road, Inc.	<b>\$8,076,506</b>	<b>9%</b>
<b>White Rock Place (WRP) Project</b>			
WRP – Flat work	W.O.E. Construction	\$5,179	0.70%
WRP – Erosion control	Brock Environmental Services, LLC	\$14,459	1.96%
WRP - Utilities	JT Dersner	\$369,204	49.99%
WRP – Building demo	E.W. Wells Group, LLC	\$272,360	40.39%
<b>WRP Bid Total</b>		<b>\$1,412,775</b>	<b>\$661,202 (46.8%)</b>
<b>White Rock Trail Apartments (WRT) Project</b>			
WRT – Building demo	Lindamood Demolition, Inc.	\$553,665	37.9%
WRT - Abatement	Southwest Geoscience	\$60,500	4.14%
<b>WRT Bid Total</b>		<b>\$1,460,986</b>	<b>\$614,165 (42%)</b>
<b>Overall Total</b>		<b>\$31,211,708</b>	<b>\$7,229,509(23.2%)</b>
<b>Overall Total (excluding Dallas County bid)</b>		<b>\$23,135,202</b>	<b>\$6,502,623 (28.1%)</b>

<b>Skillman Corridor TIF M/WBE Participation Continued</b>			
<b>Project</b>	<b>Contractor</b>	<b>Total Contract Award Amount</b>	<b>Minority Participation</b>
<b>Lakeridge Project</b>			
<b>Lakeridge – Electrical Services</b>	Vanguard Electrical Services	<b>\$175,000</b>	<b>31.76%</b>
<b>Lakeridge – Asbestos remediation/abatement</b>	Ponce Contractors	<b>\$176,816</b>	<b>32.09%</b>
<b>Lakeridge Overall Total</b>		<b>\$551,018</b>	<b>\$351,816 (63.85%)</b>

## FY 2024-2025 Work Program

The FY 2024-2025 work program includes:

- Continuing work to support the efforts of the Skillman Street Corridor Master Plan and other public improvements that enhance walkability and vehicular safety throughout the corridor.
- Promoting development within the newly added TIF District boundary as LBJ East construction approaches completion.
- Continuing coordination efforts for the LHTC and other development projects.
- Supporting the Park and Recreation Department in the design and construction of the new City park and multipurpose facility located at the northwest quadrant of Forest and Audelia.
- Continuing work to support the efforts of the LBJ/Skillman Gateway Plan.
- Continuing work on improved connections to the City of Dallas trails and open space system in the TIF District and enhancing TIF District open space amenities.
- Monitoring the impact of redevelopment on RISD student enrollment.

## Appendix A – Financials

**City of Dallas, Texas**  
**Skillman Corridor Tax Increment Financing District Fund**  
**Balance Sheet as of September 30, 2024 (Unaudited)**  
**With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)**

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$37,440,906	\$26,014,304	\$23,263,281	\$17,048,563	\$10,549,256
Interest receivable	\$475,568	\$137,390	\$38,346	\$3,527	\$8,131
<b>Total assets</b>	<b>\$37,916,474</b>	<b>\$26,151,695</b>	<b>\$23,301,627</b>	<b>\$17,052,090</b>	<b>\$10,557,387</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$79,750	\$115,477	\$24,872	\$23,840	\$307,312
Advances from developers	\$0	\$0	\$0	\$0	\$0.00
Accrued interest	\$0	\$0	\$0	\$0	\$0.00
Due to general fund	\$367,725	\$305,762	\$223,699	\$170,737	\$161,140
<b>Total liabilities</b>	<b>\$447,475</b>	<b>\$421,239</b>	<b>\$248,571</b>	<b>\$194,577</b>	<b>\$468,452</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$37,348,609	\$25,730,457	\$23,053,056	\$16,857,513	\$10,088,935
<b>Total Liabilities and Fund Equity</b>	<b>\$37,796,084</b>	<b>\$26,151,695</b>	<b>\$23,301,626</b>	<b>\$17,052,090</b>	<b>\$10,557,387</b>

**Skillman Corridor Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**Balance Sheet as of September 30, 2024 (Unaudited)**  
**With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)**

	<u>ITD</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$40,862,920	\$7,061,387	\$5,947,721	\$4,926,975	\$4,609,814	\$3,656,790
Tax increment-Intergovernmental	\$22,502,408	\$4,259,684	\$3,593,017	\$2,903,916	\$2,752,046	\$2,257,501
Interest income	\$2,463,572	\$1,268,699	\$686,756	\$110,401	\$38,553	\$83,878
Net increase (decrease) in fair value of investments	\$85,962	\$631,973	(\$99,380)	(\$464,969)	(\$17,220)	\$24,105
<b>Total revenues</b>	<b>\$65,914,862</b>	<b>\$13,221,743</b>	<b>\$10,128,112</b>	<b>\$7,476,322</b>	<b>\$7,383,193</b>	<b>\$6,022,274</b>
<b>Expenditures:</b>						
Administrative expenses	\$896,131	\$61,963	\$82,063	\$52,961	\$69,286	\$100,824
Non-Capital Outlay	\$15,699,099	\$952,600	\$6,297,498	\$1,169,148	\$545,330	\$3,955,955
Capital outlay	\$11,957,049	\$589,028	\$1,071,150	\$58,670	\$0	\$1,453,622
Interest and fiscal charges	\$13,974	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$28,566,253</b>	<b>\$1,603,591</b>	<b>\$7,450,712</b>	<b>\$1,280,779</b>	<b>\$614,616</b>	<b>\$5,510,401</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$37,348,609</b>	<b>\$11,618,153</b>	<b>\$2,677,401</b>	<b>\$6,195,543</b>	<b>\$6,768,577</b>	<b>\$511,874</b>
<b>Fund balance (Deficit) at beginning of year as previously reported</b>	<b>\$0</b>	<b>\$25,730,457</b>	<b>\$23,053,056</b>	<b>\$16,857,513</b>	<b>\$10,088,935</b>	<b>\$9,577,062</b>
<b>Fund balance (Deficit) at beginning of year, as restated</b>	<b>\$0</b>	<b>\$25,730,457</b>	<b>\$23,053,056</b>	<b>\$16,857,513</b>	<b>\$10,088,935</b>	<b>\$9,577,062</b>
<b>Fund balance (deficit) at end of year</b>	<b>\$37,348,609</b>	<b>\$37,348,609</b>	<b>\$25,730,457</b>	<b>\$23,053,056</b>	<b>\$16,857,513</b>	<b>\$10,088,935</b>

**Note: Fiscal year 2023-24 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**

**City of Dallas, Texas****Skillman Corridor Tax Increment Financing District Fund****Reinvestment Zone Number Fourteen****As of September 30, 2024**

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the Zone:**

1,900,672	Interest Income & net change (increase/(decrease) in FV of Investments
\$11,321,071	Ad Valorem Taxes (Collected in FY 2023-24 based on 2023 Final Tax Roll)
<u>\$13,221,743</u>	<b>Total Revenue</b>

**2. Amount and purpose of expenditures from the fund:**

\$0	Administrative Expense - Actual TIF admin. cost for FY 2023-2024 are in process
\$952,600	Non-Capital outlay (1)
\$589,028	Capital outlay (1)
\$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
<u>\$1,541,628</u>	<b>Total Expenditures</b>

**(1) These expenditures were for the following projects:**

Non Capital - Partial payment #15 for RISD Public Improvements	\$893,737
Non Capital - Engineering services - LHTC dredging project	\$58,863
Other	\$0
<b>Total Non - Capital</b>	<b>\$952,600</b>
Capital - Public Improvements (Lake Highlands Town Center (LHTC) dredging project	\$589,028
<b>Total Capital</b>	<b>\$589,028</b>
<b>Total Capital and Non-Capital</b>	<b>\$1,541,628</b>

**3. The Zone began reimbursing the General Fund for administrative costs in fiscal year 2008-09.****4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:**

Skillman Corridor TIF District has incurred no bonded indebtedness as of September 30, 2024.

b. The Zone entered into a development agreement; as amended, with PC LH Land Partners, LP for the "Lake Highland Town Center" development in the TIF in an amount not to exceed \$40,000,000; however, developer opted to terminate the agreement after Phase I, (\$10 million TIF commitment), and zone began disbursing payments to the developer in fiscal year 2011 with the status as follows:

<u>Project</u>	<u>Principal</u>	<u>Accrued Add'l Subsidy (1)</u>	<u>Less Payments</u>	<u>Total Outstanding</u>
Demolition, Env. Remediation, etc.	\$643,000	\$0	\$643,000	\$0
Water, Wastewater & San. Sewers	\$257,000	\$0	\$257,000	\$0
Street & Utility Improvements	\$6,100,000	\$0	\$4,437,748	\$1,662,252
Land Acquisition	\$3,000,000	\$0	\$3,000,000	\$0
Grant	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$10,000,000</b>	<b>\$0</b>	<b>\$8,337,748</b>	<b>\$1,662,252</b>

c. The Zone also entered into a development agreement with Audelia WGK, LLC for the White Rock Place redevelopment in an amount not to exceed \$2,372,000. The Zone fully disbursed payment to the developer in fiscal year 2014 with status as follows:

<u>Project</u>	<u>Principal</u>	<u>Accrued Add'l Subsidy (1)</u>	<u>Less Payments</u>	<u>Total (P &amp; I) Outstanding</u>
White Rock Place Project	\$1,915,000	\$13,974	\$1,928,974	\$0
<b>Total</b>	<b>\$1,915,000</b>	<b>\$13,974</b>	<b>\$1,928,974</b>	<b>\$0</b>

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

d. The Zone entered into a development agreement with WRT/DK Residential, L.P. for the White Rock Trail Apartments project in 2013 in an amount up to \$4,000,000 however, developer opted to terminate the agreement in FY 2016; therefore no payment occurred.

e. The Zone entered into a development agreement with NADG/SHOP Lakeridge LP for the development of the Lakeridge Project in an amount not to exceed \$4,500,630 with payment to begin upon completion of the all requirements and the availability of funds. Full payment was made in FY 2020.

Project	Principal	Accrued Add'l Subsidy	Less Payments	Total (P & I) Outstanding
Environmental Remediation	\$286,799	\$0	\$286,799	\$0
Street & Utility Improvements	\$529,500	\$0	\$529,500	\$0
Streetscape Improvements	\$463,271	\$0	\$463,271	\$0
Economic Development Grant	\$3,221,060	\$0	\$3,221,060	\$0
Total	\$4,500,630	\$0	\$4,500,630	\$0

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2024*	Base Year 2005/2023 Value	Est. Captured Value 2024*
City of Dallas-Skillman Corridor Sub-District Zone A	1,583,240,436	\$335,957,311	\$1,247,283,125
City of Dallas-Skillman Corridor Sub-District Zone B	26,990,650	\$25,857,360	\$1,133,290
Dallas County-Skillman Corridor Sub-District Zone A	1,588,274,761	\$335,909,087	\$1,252,365,674
Dallas County-Skillman Corridor Sub-District Zone B	\$26,990,650	\$25,857,360	\$1,133,290
Richardson School District # 1 (INS) Sub-District A	\$1,162,943,513	\$235,461,409	\$927,482,104
Richardson School District # 1 (INS) Sub-District B	\$26,990,650	\$25,857,360	\$1,133,290
Richardson School District # 2 (Operating)	\$0	\$0	\$0

\*Taxable value shown for participating taxing jurisdictions. County & RISD #1 values are approximate and will vary slightly from the City value due to different exemption levels.

\*\*Based on Certified Taxable Value. The final values will be determined on February 01, 2025.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100***	Amount of Estimated 2024 Increment***
City of Dallas-Skillman Corridor Sub-District Zone A	0.59900	\$7,471,164
City of Dallas-Skillman Corridor Sub-District Zone B	0.59900	\$6,788
Dallas County-Skillman Corridor Sub-District Zone A	0.11853	\$1,484,366
Dallas County-Skillman Corridor Sub-District Zone B	0.11853	\$1,343
Sub-Total		\$8,963,662
Richardson School District # 1 (INS) Sub-District A	0.35000	\$3,246,187
Richardson School District # 1 (INS) Sub-District B	0.35000	\$3,967
Richardson Independent School District # 2 (Operating)	0.96460	\$0
		\$3,250,154

**Note: RISD Collections Adjusted:**

Per the interlocal agreement with RISD, the maximum amount to be collected from RISD is \$16,577,358.00 of which \$14,594,552.92 has been collected through FY 2024. The final amount due from RISD will be \$1,982,805.08 for the fiscal year 2024-2025.

Amt due from RISD \$1,982,805 \*\*\*\*

**Total for all Jurisdictions**

**\$10,946,467**

\*\*\*Participation rate for City of Dallas is 85% for tax years 2008 - 2035.

\*\*\*Participation rate for Dallas County is 55% for tax years 2008 - 2027.

\*\*\*\* Richardson Independent School District (RISD) participates with the debt service portion of the tax rate, currently \$0.35 per \$100 for tax year 2024.

Per the interlocal agreement, RISD participation in the TIF District is conditioned upon \$5,000,000 for RISD facilities. \$4,378,366 has been paid through fiscal year 2023-2024 with the remaining \$621,634 to be available in fiscal year 2024-2025.

B. The total amount of estimated tax increment to be billed for the 2024 tax year is \$10,946,467.00 For the 2023 tax year, increment in the amount of \$11,321,071 was received.



City of Dallas, Texas  
Skillman Corridor Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2024

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
3. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
4. The Zone's Financing Plan permits expenditures not to exceed \$6,043,668 (in current dollars) over the life of the Zone to reimburse the City for administrative costs. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$367,725 on September 30, 2024 represents the Zone's administration expenses for FY 2018-2019 (\$49,921), FY 2019-2020 (\$50,840), FY 2020-2021 (\$69,976), FY 2021-2022 (\$52,961), FY 2022-2023 (\$82,063) and FY 2023-2024 (\$61,963) that have been earned but will be reimbursed to the City's General Fund based on the availability of future TIF District funds.
6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

## **Appendix B – Financial Obligations Estimated Payoff**

The TIF District currently has one outstanding developer obligation:

- Lake Highlands Town Center, Phase I has an outstanding obligation of \$1,662,252. An available payment of this final amount is pending verification of compliance.

## Appendix C – District-Wide Set-Aside Funds

The Increment Allocation Policy for the TIF District allows the TIF Board discretion to set aside increment for “district-wide improvements” such as gateways, trails, open space, public facilities, or utility/streetscape improvements benefiting multiple properties or blocks. The intent of these funds is to leverage TIF District funds as a match for other funding.

Below are district-wide funding commitments to date:

- In 2009, TIF District funding of \$25,000 was paid toward the required 20% local match for the LBJ/Skillman Urban Planning Initiative that evaluated the best land use and development mix in the LBJ/Skillman DART Station area and strategies to encourage transit-oriented development (TOD) and supporting pedestrian/bike improvements. NCTCOG funded \$100,000 toward the total study amount of \$125,000.
- In 2016, a TIF District funding commitment of \$346,800 was recommended towards the local match for the NCTCOG “Lake Highlands TOD Sustainable Development Infrastructure” Project, to expand the hike and bike trail south from the LHTC to the existing White Rock Creek Trail (at Skillman Street, north of Abrams Road). The \$3.4 million project is complete.
- In 2016, a TIF District funding commitment of \$35,000 was recommended to share in the cost for a Phase I Master Plan to study and prepare schematic design for enhancements to the proposed Lake Highlands Gateway Bridge at the intersection of Skillman Street and IH 635. The Lake Highlands Public Improvement District (LHPID) also committed at least \$25,000 toward the cost and managing the process. TIF District funds have been used to reimburse the LHPID for the completed study and schematic designs.
- In 2018, a TIF District funding commitment of \$350,000 was recommended towards the construction costs of median/gateway improvements along Skillman Street between Merriman Parkway and Abrams Road. The Lake Highlands Public Improvement District funded the design work. Construction was implemented in conjunction with the construction of the trail extension project.
- In 2021, a TIF District funding commitment of \$1,600,000 was recommended to match the \$1,600,000 available in 2017 Proposition D bond funds for dredging of the Watercrest Park pond at Lake Highlands Town Center. Funds were transferred to Dallas Water Utilities to implement the project and the project is complete.
- In 2021, a TIF District funding commitment of \$60,000 was recommended to supplement the professional services contract with Garver for Watercrest Park pond at Lake Highlands Town Center dredging improvements to provide engineering evaluations and cost estimates for up to three beautification and maintenance-reducing concepts of Watercrest Park pond. Funds were transferred to Dallas Water Utilities to implement the project.
- In 2021, a TIF District funding commitment of \$572,000 was recommended to provide 26 new City LED street lights and approximately 5,200 linear feet of fiber optics in the Skillman Corridor TIF District. Funds were transferred to the Transportation Department to implement the project and \$105,396.78 is unspent as of fiscal year-end 2023-2024.
- In 2022, a TIF District funding commitment of \$5,551,590 was recommended to support design and construction of the Forest/Audelia Project. The funds were transferred to the Department of Parks and Recreation to implement the project (City Council approved 2023) and \$0 has been spent as of fiscal year-end 2023-2024.





# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

**File #:** 25-603A

**Item #:** 36.

**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 1, 6  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Robin Bentley

### **SUBJECT**

A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

### **BACKGROUND**

State law (the Tax Increment Financing Act (TIF), Texas Tax Code, Section 311.016, as amended) requires that the City Council as the City's governing body submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. On June 13, 2007, the City Council authorized Ordinance No. 26798, as amended, establishing the Fort Worth Avenue TIF District. On March 26, 2008, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 27129, as amended.

The adjusted base year taxable value is \$558,406,007.00. The Fort Worth Avenue TIF District's 2024 assessed taxable value was \$1,491,858,425.00 (Dallas County assessed value varies due to exemption levels). This represents an increase of \$933,452,418.00 (167.2%) over the base year value (2007 and 2023) and \$178,142,721.00 (13.6%) increase over the 2023 taxable value. With the City and County's participation, the increase over the base value will result in the collection in 2025 of approximately \$5,711,890.00 in total incremental revenue for the District for tax year 2024.

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

On June 13, 2007, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Fifteen, the Fort Worth Avenue TIF District by Resolution No. 07-1805; and Ordinance No. 26798, as amended.

On March 26, 2008, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Fort Worth Avenue TIF District by Resolution No. 08-0926; and Ordinance No. 27129, as amended.

On December 3, 2024, the Fort Worth Avenue TIF District Board of Directors recommended that the FY 2023-2024 Annual Report be accepted and approved.

[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)

### **FISCAL INFORMATION**

No cost consideration to the City.

February 26, 2025

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs including tax increment financing (TIF) districts; and

**WHEREAS**, the City established Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Fort Worth Avenue area pursuant to Ordinance No. 26798, authorized by City Council on June 13, 2007, as amended, as authorized by the TIF Act, Section 311 of the Texas Tax Code, as amended (TIF Act); and

**WHEREAS**, on March 26, 2008, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Fort Worth Avenue TIF District by Resolution No. 08-0926; and Ordinance No. 27129, as amended; and

**WHEREAS**, the TIF Act specifies that the governing body of a city shall submit an annual report on the financial status of the District to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on December 3, 2024, the Fort Worth Avenue TIF District Board of Directors passed a motion accepting the FY 2023-2024 Annual Report for the Fort Worth Avenue TIF District and recommended approval of same by the City Council.

**Now, Therefore,**

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

**SECTION 1.** That the FY 2023-2024 Annual Report (Annual Report) for Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District or District), City of Dallas, Texas, as of September 30, 2024, attached hereto **(Exhibit A)**, is hereby accepted.

**SECTION 2.** That the City Manager is hereby authorized to submit the Annual Report for the Fort Worth Avenue TIF District to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

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





**EXHIBIT A**  
**Fort Worth Avenue TIF District**  
**FY 2023-2024**  
**Annual Report**



Mariposa (Villas) at Western Heights



**City of Dallas**

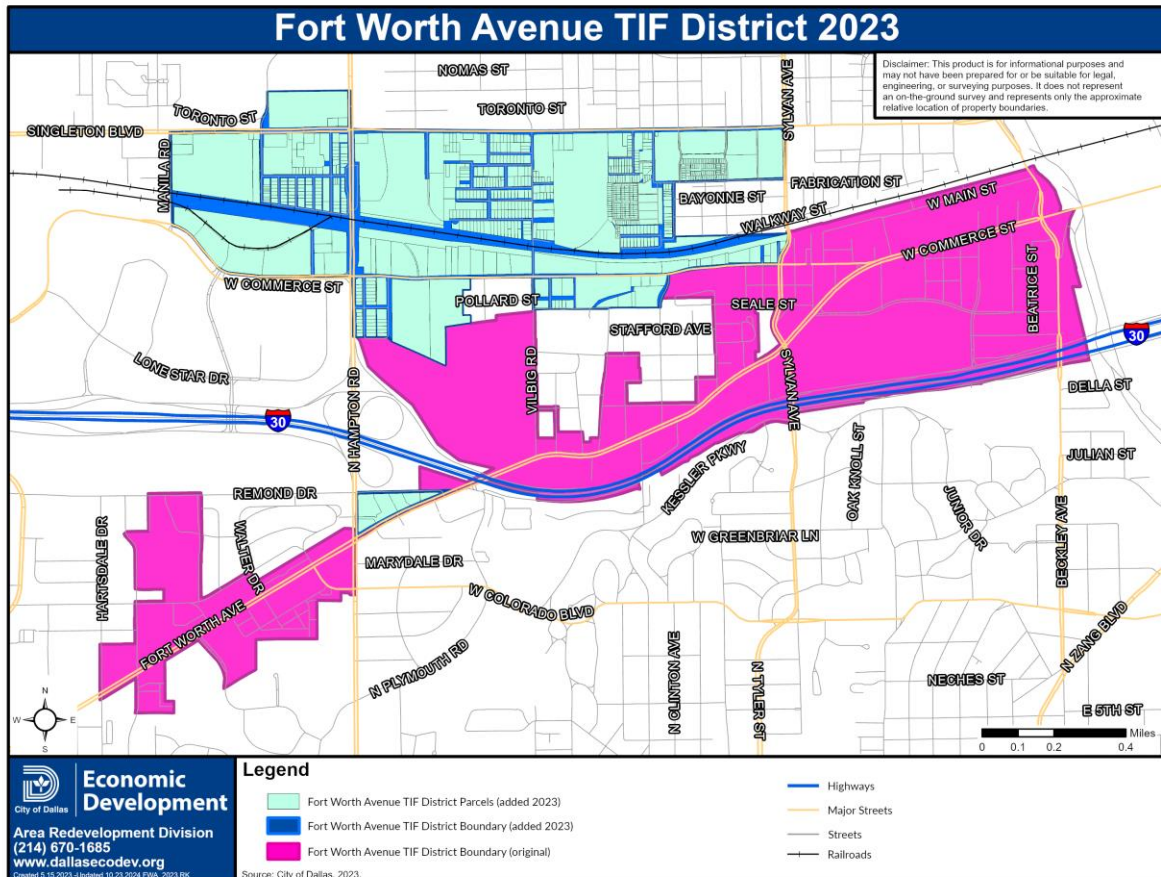
Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1685  
[www.dallasecodel.org](http://www.dallasecodel.org)

**October 1, 2023 to September 30, 2024**

# Reinvestment Zone Number Fifteen

## Fort Worth Avenue

### Tax Increment Financing District



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## Mission Statement

The mission of the Fort Worth Avenue TIF District (“Fort Worth Avenue TIF District” or “TIF District”) is to provide a source of funding for public investments necessary to enhance the real estate market for the Fort Worth Avenue TIF District area. The Fort Worth Avenue TIF District represents the outgrowth of the City of Dallas’ effort to provide a model for redeveloping urban corridors to take full advantage of the Trinity River project, the signature Santiago Calatrava bridges, and the undeveloped/underdeveloped land parcels near downtown Dallas.

The Fort Worth Avenue TIF District was proposed in April 2007 to assist the creation of a more sustainable mix of rental and for-sale residential property in the Fort Worth Avenue area. This shift would help to encourage the creation of more owner-occupied residential units and mixed-use development, the removal and redevelopment of structurally obsolete apartment complexes and retail centers, and the facilitation of necessary environmental remediation and redevelopment of the property near the Trinity River and downtown Dallas, as well as better trail and recreational connections.

The City Council established the Fort Worth Avenue TIF District by Ordinance Number 26798 on June 13, 2007. The TIF District took effect on January 1, 2008, and it is scheduled to terminate on December 31, 2029 (including collection of the 2029 increment in calendar year 2030 and any related matters to be concluded in 2030). The TIF District Project Plan and Reinvestment Zone Financing Plan (“Plan”) was amended in 2009 and in 2023 (current amended Plan, approved during FY 2023-2024). The 2023 Plan amendment increased the TIF District boundary by approximately 372 acres, increased the City’s participation between 2023 through termination, and reallocated budget categories. The City of Dallas and Dallas County are the TIF District’s participating jurisdictions. The City’s annual participation rates are as follows:

- 0% in 2008
- 55% in 2009 and 2010
- 70% in 2011 through 2013
- 85% in 2014 through 2020
- 70% in 2021 through 2029

The County’s participation was 0% in 2008 and increased to 55% in 2009 through 2028.

## TIF District Accomplishments

The Fort Worth Avenue TIF District is generally bounded by commercial and multi-family developments along the Fort Worth Avenue corridor between the Trinity River and Hartsdale Avenue. Many of these properties were underutilized and/or deteriorated initially. The TIF District also contains many outdated industrial structures, vacant office buildings, sparingly used parking lots and undeveloped land. The TIF District is appealing given its proximity to downtown Dallas, the Santiago Calatrava bridges, the Coombs Creek, stable single-family neighborhoods and planned transit-service improvements.

The 2023 amended Plan does not alter the \$69,459,794 (NPV) budget for the TIF District. The amended Plan does reallocate anticipated expenditures among budget categories

and further defines budget category allowances, including, but not limited to, adding homeowner stabilization, home repair, and displacement mitigation as part of the Affordable Housing budget category. The expanded boundary and maintaining the City's 70% participation rate will increase budget capacity a) for programs addressing homeowner stabilization, home repair, and displacement, b) to support district-wide initiatives including substantial public infrastructure and public facility needs and c) for redevelopment projects on vacant/underutilized properties within the expanded boundary.

Since inception, City Council has approved TIF District funding for three completed projects and one project currently under construction. The first project, the Metro Paws Animal Hospital, was completed in 2012. The second project, the *Sylvan / Thirty* mixed-use development, was completed in 2015. Cliff View multi-family housing development was approved for TIF District funding in 2014 but was never built. Mariposa (Villas) at Western Heights, a 130-unit mixed-income senior residential development located at 1515 Fort Worth Avenue, completed construction during FY 2023-2024.



Mariposa (Villas) at  
Western Heights



On November 8, 2023, after the TIF District Board of Director's recommendation (and approval of the Plan amendment which expanded the TIF District boundary), City Council approved a City subsidy for Vista at Kessler/Stevens Retail Redevelopment Project located at 1340 North Hampton and 2045 Fort Worth Avenue. The Project includes environmental remediation and demolition of two existing retail buildings, ground-up construction of a build-to-suit building to be leased by Sprouts Farmers

Market Grocer, ground up construction of an approximately 6,700 square foot building for multi-tenant retail users, ground up construction of a 2,500 square foot building to be constructed by others pursuant to a ground lease, development of a minimum 3,500 square foot publicly accessible green space, site improvements, and perimeter streetscape improvements. The City subsidy includes \$5,124,811 sourced from Fort Worth Avenue TIF District funds and \$1,175,189 payable from 2017 Proposition I general obligation bond funds (District 1), for a total City subsidy in an amount not to exceed \$6,300,000.



In addition, twenty-one significant non-TIF District-funded projects have added commercial, office, retail and restaurant space within the TIF District.

## Past, Current and Anticipated Projects

Significant past, current, and anticipated projects within the TIF District as of September 30, 2024 are as follows (within the approximately 372 acres added to the TIF District during the 2023-2024 fiscal year, only projects completed during the fiscal year are included):

Projects Within the Fort Worth Avenue TIF District Utilizing TIF District Funding						
Project	Location	Calendar Year Complete	Status	Units/Square Feet	Approximate Investment/ Assessed Value <sup>1</sup>	TIF District Investment
Metro Paws Animal Hospital	1021 Fort Worth Avenue	2012	Complete	4,006 square feet of veterinary hospital space	\$1,176,560	\$116,000
Sylvan   Thirty	750 Fort Worth Avenue; 1868 Sylvan Avenue	2015	Complete	201 apartment units* and 48,609 square feet of retail/ restaurant space	\$53,541,320	\$3,200,000
Mariposa (Villas) at Western Heights	1515 Fort Worth Avenue	2024	Complete	130 apartment units*	\$30,458,473 (investment)	\$7,678,874
Vista at Kessler/ Stevens Retail Redevelopment Project	1340 N. Hampton; 2045 Fort Worth Avenue	2026	Under Construction	32,550 square feet retail, including grocer	\$15,000,000 (investment)	\$5,124,811**
<b>TIF District Funded Projects Total (includes completed and under construction)</b>				<b>331 units; 85,165 square feet of retail space</b>	<b>\$100,176,353</b>	<b>\$16,119,685</b>
* Per the TIF program mixed-income housing requirement, the project is providing at least 20% of units as affordable.						
** Excludes \$1,175,189 in City general obligation bond funds.						

Projects Within the Fort Worth Avenue TIF District Not Utilizing TIF District Funding						
Project	Location	Calendar Year Complete	Status	Units/Square Feet	Approximate Investment/ Assessed Value <sup>1</sup>	TIF District Investment
Comerica Bank	2727 Fort Worth Avenue	2010	Complete	3,714 square feet of commercial space	\$1,674,420	\$0
Meridian at Kessler Park	2522 Fort Worth Avenue	2010	Complete	198 apartment units	\$26,000,000	\$0

Aldi	2505 Fort Worth Avenue	2011	Complete	16,657 square feet of retail space	\$2,440,730	\$0
Retail center	2605 Fort Worth Avenue	2011	Complete	10,143 square feet of retail space	\$2,300,000	\$0
Pike (Alta) West Commerce	444 West Commerce Street	2015	Complete	252 apartment units; 14,400 square feet of retail space	\$47,000,000	\$0
Alta Yorktown	660 Yorktown Street	2016	Complete	226 apartment units;	\$40,609,000	\$0
Alexan West Dallas	604 Fort Worth Avenue	2017	Complete	340 apartment units and 13,000 square feet of retail space	\$70,289,440	\$0
Broadstone Ltd	305 West Commerce Street	2018	Complete	308 apartment units and 15,035 square feet retail space	\$60,500,000	\$0
Lincoln Kessler Park	2222 and 2400 Fort Worth Ave	2018	Complete	299 apartment units, 20,000 square feet of retail & 37,034 sf gym	\$81,700,000	\$0
Magnolia on Pollard	707 Seale	2019	Complete	60 apartment units	\$12,075,450	\$0
Manhattan Beer Company	2215 Sulphur	2019	Complete	10,000 square feet retail	\$999,000	\$0
The Westerly	411 West Commerce	2021	Complete	331 apartment units	\$67,797,220	\$0
The Langford	200 West Commerce	2021	Complete	308 apartment units	\$66,000,000	\$0
707 W. Commerce	707 West Commerce	2021	Complete	16 townhomes	\$5,365,540	\$0
Centre Living Townhomes	Rook Drive	2022	Complete	56 townhomes	\$21,833,332	\$0
Meridian	Seale and Willomet	2022	Complete	31 single family homes*	\$12,331,174	\$0
**Megatel SOHO Square	Carmelita Street and Carolwood	2024	Complete	39 townhomes	\$22,726,628	\$0
Modera Trinity	2350 North Beckley Ave	2024	Complete	204 apartment units 3,925 square feet of retail space	\$45,545,240	\$0
Kessler Bluffs (Larkspur)	1210 Fort Worth Ave	2024	Complete	146 townhomes	\$40,710,350	\$0
Trinity Phase II	1002 Singleton	2024	Complete	408 apartment units	\$65,793,340	\$0
The Villas at the Belmont	Malone Cliff View and Wickmere Mews	2024	Under Construction	29 single family homes (23 complete, 6 under construction/ planned)	\$12,210,129 (assessed) + \$2,185,251 (est comps)	\$0

<b>Total Non-TIF District-Funded Projects in TIF District (complete and under construction)</b>	<b>3,251 residential units; 143,908 square feet of retail space</b>	<b>\$708,086,244</b>	<b>\$0</b>
<b>Total TIF District and Non-TIF District-Funded Projects in TIF District (complete and under construction)</b>	<b>3,582 residential units; 229,073 square feet of retail space</b>	<b>\$808,262,597</b>	<b>\$16,119,685</b>
<i>All information updated as of September 30, 2024</i> <i><sup>1</sup> Value is based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD taxable value for completed projects (unless project has not yet been assessed).</i> <i>*68 homes total of which 31 are within the TIF District boundary; value shown for the homes within the boundary.</i> <i>** Only townhomes completed during FY 2023-2024 are included</i> <i>Note: Two Public Facility Corporation (PFC) planned projects are not included in the chart. The projects, which will be tax exempt, have been approved by the PFC Board of Directors and City Council. They are Coop at Singleton located at 2901 Borger Street (176 residential units planned) and The Standard West Commerce located at 1400 West Commerce (300 residential units planned), both in the expanded TIF District boundary.</i>			

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using TIF District funding assistance are subject to the City's and County's established criteria for mixed-income housing. In the Fort Worth Avenue TIF District, as part of TIF District funding, a total of 331 units have been built to-date, and 144 units (43.5%) are currently set-aside as affordable. Two City of Dallas Public Facility Corporation (PFC) planned projects are anticipated to add an additional 241 affordable residential units.

The residential units produced by Mariposa (previously Villas) at Western Heights, which completed construction during FY 2023-2024, is included in the unit count above. Mariposa at Western Heights is a 130 unit mixed-income senior residential multi-family development. The low-income housing tax credit project includes 104 (80%) affordable units, of which 11 units are set aside at 30% of the Area Median Family Income (AMFI), 42 units are set aside at 50% AMFI, and 51 units are set aside at 60% AMFI.

## Homeowner Stabilization, Home Repair, and Displacement Mitigation

Beginning with 2023 tax year (2024 calendar year) collections, ten percent (10%) of each year's annual increment will be transferred to the City's Housing and Community Development Department (HOU), to support homeowner stabilization, home repair, homebuyer assistance, and displacement mitigation programs.

On September 25, 2024, City Council approved Resolution No. 24-0401, which authorized the annual transfer of funds to HOU to deploy pursuant to the Dallas Housing Policy 2033 (DHP33) and the Dallas Housing Resource Catalog. Specific programs identified for this funding include the Home Improvement & Preservation Program (HIPP) and the Dallas Homebuyer Assistance Program (DHAP). The balance of the funds to be



transferred from the Fort Worth Avenue TIF District to HOU as of the end of fiscal year 2023-2024 totals \$912,287. Beginning with the FY 2024-2025 Fort Worth Avenue TIF District Annual Report, all expenditure of funds by HOU utilizing the transferred funds will be reported.

## TIF District Initiatives

The City and community partners have several initiatives within and adjacent to the TIF District which are expected to help accomplish the following:

- Facilitate new mixed-use development in the area
- Create a vibrant neighborhood along the Fort Worth Avenue corridor
- Increase recreational opportunities and connections to the Trinity River corridor and downtown

A summary of the specific initiatives is as follows:

- The Texas Department of Transportation (TxDOT) completed the Horseshoe project which upgraded the I-30 and I-35E bridges over the Trinity River and a portion of the Mixmaster. The project includes: a) reconstruction of I-30 between Sylvan Avenue and the I-35 interchange; b) reconstruction of I-35 from its interchange with I-30 south to Eighth Avenue; and c) installation of additional lanes and a dedicated bicycle and pedestrian facility on the I-30 bridge over the Trinity River. The Horseshoe Project opened during fiscal year 2020-2021.
- The Coombs Creek Trail connects Hampton Road to Riverfront Boulevard and the Katy Trail (east of the TIF District). The trail's first phase, which spans from just west of Beckley Avenue to Sylvan Avenue, was completed in March 2009. Phase II, which spans from Sylvan Avenue to the tennis courts at Stevens Park Golf Course, was completed in September 2010. Phase III, which spans from the tennis courts at Stevens Park Golf Course to Colorado Boulevard and Plymouth Road to Hampton Road was completed in 2016.

On September 28, 2022, City Council approved Resolution No. 22-1453, authorizing a construction services contract for Phase IV, the eastern end of the Coombs Creek Trail, adjacent to the TIF District. The construction cost is \$3,852,762.50, of which Dallas County will fund \$1,675,000, and the City is responsible for the remaining \$2,177,762.50, including any cost overruns (no TIF District funds). Phase IV construction is substantially complete.



The Coombs  
Creek Trail  
Source: City of  
Dallas

- The Trinity Overlook is a pavilion and observation deck located east of the TIF District near the southeast corner of the Beckley Avenue and West Commerce Street intersection. The project was financed with \$248,815 from the City's 1998 bond program and a \$100,000 donation from the MetLife Foundation. It was completed in October 2008.



The Trinity Overlook

Source: City of Dallas

- The West Dallas Signature Point project was selected for funding through the North Central Texas Council of Governments (NCTCOG) Regional Transportation Council's Sustainable Development Program Call for Projects in 2005. This planning project used the goals and standards established in the West Dallas Urban Structure and Guidelines to create a redevelopment and investment strategy for prioritizing capital improvement projects in the West Dallas area bounded by Singleton Boulevard (north), the Trinity River levee (east), I-30 (south) and Sylvan Avenue (west). It was completed in 2014.
- In 2011, the City's Park and Recreation Department completed an \$8,000,000 renovation of the Stevens Park Golf Course which is adjacent to the TIF District. Renovations included 1) erosion control for Coombs Creek; 2) renovation of the golf course to include drainage, bridge construction, cart paths; 3) irrigation improvements; and 4) construction of a maintenance facility.
- The City's Public Works Department began construction on infrastructure improvements at the North Beckley Avenue and West Commerce Street intersection in FY 2015. The \$7,800,000 project improved pedestrian and bicycle access to the Trinity River corridor; upgraded storm sewer, water and sanitary sewer systems; and augmented wider sidewalks, street trees, street furniture, bike lanes and enhanced pedestrian lighting. The project also reused storm water runoff for irrigation purposes. The project was completed in January 2019.
- In January 2013, a partnership with the Fort Worth Avenue Development Group (FWADG) enabled the City to stripe buffered bike lanes on Fort Worth Avenue between North Edgefield Avenue and Sylvan Avenue. The pilot project helped determine the feasibility of a proposed thoroughfare plan amendment to modify Fort Worth Avenue from six lanes of vehicular traffic to four lanes and continuation of connecting buffered bike lanes throughout the TIF District. The thoroughfare plan amendment was approved by City Council on September 11, 2013.

- The reconstruction of Sylvan Avenue between I-30 and Fort Worth Avenue (adjacent to the Sylvan | Thirty project) was completed in FY 2016. The project added bike lanes, on-street parking, wide sidewalks, and new traffic signals along this segment of Sylvan Avenue. It also upgraded the existing storm drainage, replaced the water and wastewater mains, and added new landscaping and streetscaping improvements that include pedestrian lighting. Reconstruction of Sylvan Avenue between Fort Worth Avenue and Singleton Boulevard was completed in September 2019.
- In 2011, the Texas Transportation Commission approved the Collective Sustainable Development Infrastructure Development Project (the “Collective”) and its funding of \$1,986,250. In December 2016, the Fort Worth Avenue TIF District Board of Directors recommended approval of up to \$496,563 in Fort Worth Avenue TIF District District-Wide funds as the City’s required 20% match. In 2017, City Council approved the Fort Worth Avenue TIF District fund dedication. Phase 1 included sidewalks and pedestrian lighting improvements along Fort Worth Avenue between Colorado Boulevard and Bahama Drive, which was completed in August 2017.

On April 13, 2022, City Council approved Resolution No. 22-0543, authorizing a construction services contract for Phase 2 of the Collective in the amount of \$1,980,984, which included \$384,928 in TIF District funds. Phase 2 improvements include bike lanes on Fort Worth Avenue from Bahama Drive to Interstate Highway 30, on Colorado Boulevard from Fort Worth Avenue to Hampton Road, and on Bahama Drive from Fort Worth Avenue to Plymouth Road; intersection improvements including signal upgrades on Fort Worth Avenue at Bahama Drive and at Jacqueline Drive and on Plymouth Road at Hampton Road; and, sidewalk improvements and connection to the completed portion of the trail.

On February 21, 2023, the Fort Worth Avenue TIF District Board of Directors approved and forwarded a recommendation of approval to City Council for a request by the City of Dallas Department of Public Works for a dedication of TIF District district-wide set-aside funds in an amount not to exceed \$327,500 to support the design (in an estimated amount of \$40,000) and construction (in an estimated amount of \$287,500) of signalization and pedestrian modifications for the Collective project. On November 8, 2023, during the current fiscal year, City Council approved an increase in the construction services contract with The Fain Group, Inc. for additional traffic signal and pedestrian improvements at Fort Worth Avenue and Bahama Drive not included in the original Phase 2 scope for the Collective project in an amount of \$287,499, increasing the contract amount from \$1,980,984 to \$2,268,483. As of the close of FY 2023-2024, the construction of the project is 90% complete.

TIF District Initiatives				
Activity	Scope	Status	Investment	Source
Coombs Creek Trail	<p>Multi-use trail system along Coombs Creek. Phases I-III extends from Beckley Ave through Stevens Park Golf Course tennis area to Hampton Road.</p> <p>Phase IV extends the eastern end of the trail to Beckley Avenue.</p> <p>Additional phases: connect to Trinity Skyline Trail, connect to IH 30 bike and pedestrian bridges, and extend trail further west of Plymouth/Hampton; and connect around Colorado and Fort Worth Ave.</p>	<p>Phase I: Complete</p> <p>Phase II: Complete.</p> <p>Phase III: Complete.</p> <p>Phase IV (connection to Beckley Avenue): Substantially Complete</p>	<p>Cost to date:</p> <p>Phase I (total): \$394,896</p> <p>Phase II (total): \$541,917</p> <p>Phase III (total): \$1,529,880</p> <p>Phase IV: (eastern terminus to Beckley): \$3,852,762.50</p> <p>Horseshoe pedestrian and bicycle facilities: \$8,438,228</p>	<p>2003 and 2006 City Bond for Phases I II, and III.</p> <p>Phase IV: Dallas County \$1,675,000 and City (2017 bond funds) \$2,177,762.50.</p> <p>Horseshoe Project: combination of federal, private, and bond funding.</p>
Trinity Overlook	Pavilion and observation deck at southeast corner of Beckley Ave and West Commerce Street	Complete	\$248,815	1998 City Bond
			\$100,000	MetLife Foundation via the Trust for Public Land
West Dallas Signature Project	Infrastructure planning project	Complete	\$ 25,406	West Dallas Chamber of Commerce
			\$101,625	Regional Transportation Council
Sylvan Avenue reconstruction	Sylvan Avenue from the I-30 service road to Fort Worth Avenue	Complete	\$2,093,756	2006 Bond and Dallas Water Utility funds
	Sylvan Avenue from Fort Worth Ave to Singleton Boulevard	Complete	\$2,552,600	2006 City Bond
Fort Worth Avenue Streetscape Improvements	Master plan for roadway and streetscape design for Fort Worth Avenue from Beckley Avenue to Westmoreland Road.	Public feedback resulted in a new project design being sought. On September 11, 2013, City Council approved an amendment to the City's Thoroughfare Plan which included modifications to Fort Worth Avenue.	Up to \$200,000	2003 City Bond

TIF District Initiatives				
Fort Worth Avenue reconstruction	Fort Worth Avenue modification between Sylvan Avenue and Commerce Street from six lanes to four divided lanes, a buffered bike lane, and on-street parking.	Complete	\$3,000,000	2006 City Bond: \$1,500,000 Dallas County: \$1,500,000
N. Beckley Avenue and West Commerce Street Intersection Improvements	Design, engineering, and construction of intersection improvements that include sidewalks, bike lanes, and street trees.	Complete	\$7,873,032 (total)	1998 City Bond: \$2,050,043 2003 City Bond: \$44,983 2006 City Bond: \$3,566,089 2012 City Bond: \$1,175,630 DWU funds: \$1,036,287
Fort Worth Avenue from Edgefield Avenue to Plymouth Road	Street resurfacing	Complete	\$323,032	2006 City Bond
The Collective Bicycle/Pedestrian Improvements	Add bicycle facilities on Fort Worth Ave, Colorado Boulevard, Plymouth & Bahama	Phase 2 Construction, including additional intersection work, 90% complete	\$2,810,313	NCTCOG Sustainable Development Grant (80%); TIF District Funds (20% - \$496,563) + \$327,500 TIF District Funds for intersection

## TIF District-wide Set-Aside Funds

Beginning with the 2023 amended Plan, the TIF District-Wide Set-Aside for the Fort Worth Avenue TIF District is twenty percent (20%) of all incremental revenues (prior to the 2023 amended Plan, the TIF District-Wide Set-Aside was ten percent (10%)). Currently, approximately \$3,391,117 is set aside, of which \$824,063 is committed as a match for the Collective project. The remaining \$2,567,054 in District-Wide Set-Aside funds has not been committed.

## Value and Increment Revenue Summary

The adjusted base year taxable value is \$558,406,007. The Fort Worth Avenue TIF District's 2024 assessed taxable value was \$1,491,858,425 (Dallas County assessed value varies due to exemption levels). This represents an increase of \$933,452,418 (167.2%) over the base year value (2007 and 2023) and \$178,142,721 (13.6%) increase over the 2023 taxable value. With the City and County's participation, the increase over the base value will result in the collection of approximately \$5,711,890 in total incremental revenue for fiscal year 2024-2025 (from 2024 taxable values) for the TIF District.

## Objectives, Programs, and Success Indicators

The Fort Worth Avenue Project Plan and Reinvestment Zone Financing Plan ("Plan") was adopted on March 26, 2008, as amended. The Plan's defined development goals are provided below, including one additional goal added as part of the 2023 amended Plan:

- Create additional taxable value attributable to new private investment in projects totaling approximately \$1,290,239,340 over the term of the TIF District.

*The TIF District's taxable value has increased approximately \$933,452,418 since its inception (72% of the goal). Completed projects include several apartments (Sylvan Thirty, Meridian Kessler Park, Pike (Alta) West Commerce, Alta Yorktown, Broadstone Ltd, Alexan West Dallas, Lincoln Kessler Park, Magnolia on Pollard, and, most currently, Mariposa (Villas) at Western Heights) as well as a variety of retail and commercial projects including Metro Paws Animal Hospital, 7-11, Comerica banking center, Aldi grocery store, and the Sylvan Thirty retail center.*

- Attract new, higher density, private development in the Fort Worth Avenue TIF District totaling approximately 1,033,910 square feet of retail space and 9,444 residential units including townhome, multi-family, single-family, and condominium projects. Note that only significant developments are included in this report, and, therefore, the actual retail square footage and residential unit count is likely higher than reported.

*Since its inception, 196,523 square feet of retail space has been completed within the TIF District. This represents 19% of the goal. An additional 32,550 square feet is under construction with the Vista at Kessler/Stevens development, including an approximately 23,350 square foot Sprouts Farmers Market Grocery Store.*

*Residential development continues to grow the TIF District area's population with 3,576 residential units completed, representing 38% of the goal. This number excludes residential units completed in the expanded TIF District boundary prior to FY 2023-2024. Only significant developments are included in this report, and, therefore, the actual retail square footage and residential unit count is likely higher than reported.*

- Focus on encouraging the redevelopment of properties in the Fort Worth Avenue corridor to increase density and to provide enhanced urban design for the TIF District that meets the intent of the *Fort Worth Avenue Corridor Land Use and Urban Design Study* and the requirements of the West Commerce Street/Fort Worth Avenue Special Purpose District (PD 714), adopted by Ordinance No. 25898 on February 23, 2005, as amended.

*As seen in the project list on pages 5 -7 of this Annual Report, many TIF District-funded projects and those not utilizing TIF District funds have*

*increased the density along the Fort Worth Avenue corridor. In addition to the projects listed, several smaller projects, including Manny Rodriguez Photography, a 4,620 square foot studio and a renovated single-family home, add to the interest, density and diversification of the TIF District. All projects applying for TIF District funds are reviewed by the City's Urban Design Peer Review Panel and comments made by the Panel are incorporated into the project plans.*

*In addition to the project design, the following projects within and adjacent to the TIF District provides public infrastructure improvements that comply with PD 714 including wide sidewalks, street trees, bicycle, and pedestrian amenities:*

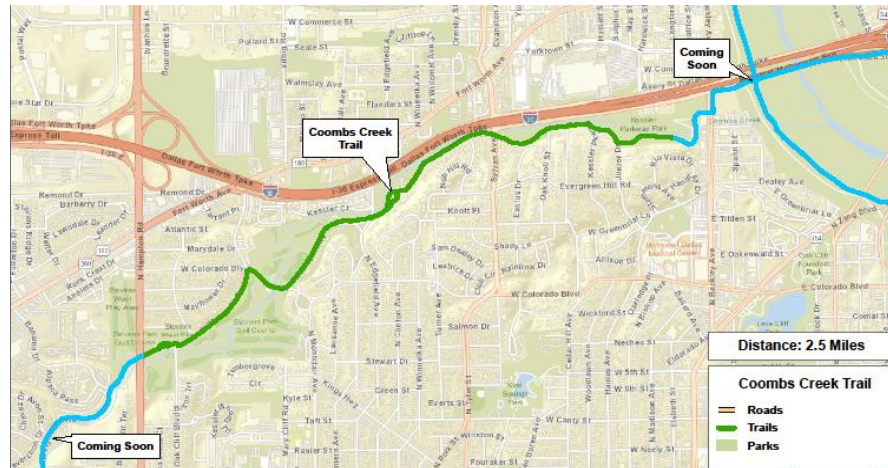
- |  |  |
|--|--|
| – Coombs Creek Trail                     | – Fort Worth Avenue Streetscape Improvements |
| – West Dallas Signature Point            | – Reconstruction of Sylvan Avenue            |
| – Reconstruction of West Commerce Street | – Reconstruction of Beckley Avenue           |
| – Trinity Overlook                       |  |
| – TxDOT's Horseshoe                      |  |
- Improve access and connections to the planned improvement of transit services, including a light rail or modern streetcar line, within the TIF District.

*Projects requesting TIF District funding are reviewed individually to ensure wide sidewalks and improved transit stops with features such as shelters or pedestrian shading are included.*

- Increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the TIF District, especially the Trinity River and Coombs Creek.

*Phases I and II of the Coombs Creek Trail, from Beckley Avenue to North Oak Cliff Greenspace, Inc. (next to Stephens Park tennis courts) was completed in 2010. Phase III, from the tennis courts to Plymouth and Colorado up to Hampton Road, was completed in 2016. Phase IV construction began February 2023, continuing the trail to the east to the east side of Beckley Avenue.*





*Further, the Vista at Kessler/Stevens Retail Redevelopment Project will include a 3,500 square foot open space available to the public.*

- Maintain the stability of local schools as redevelopment occurs in the housing market.

*Administrators from the Dallas Independent School District have been invited to participate in the TIF District's TIF Board meetings, as applicable.*

- Diversify retail and commercial uses in the TIF District.

*Since its inception, the TIF District has added retail and commercial spaces which cater to residents and visitors with a variety of desires and necessities, including dining and grocery options, shopping, and household services for access and attractive living.*

- Generate approximately \$69.5 million (2008 NPV) in increment over 21 years, with up to 85 percent participation by the City and 55 percent participation by the County.

*The increase in TIF District value to-date has generated approximately \$16 million in incremental revenue (NPV), 23% of goal.*

- Assist in homeowner stabilization.

*This goal was added as part of the 2023 Plan amendment and resulted in approval of the transfer of \$912,287 (fiscal year 2023-2024) from the TIF District to HOU to deploy pursuant to the Dallas Housing Policy 2033 (DHP33) and the Dallas Housing Resource Catalog for homeowner stabilization, home repair, homebuyer assistance, and displacement mitigation programs.*



## Year-End Summary of Meetings

The Fort Worth Avenue TIF District Board can consist of up to nine members, including eight City of Dallas appointees and one Dallas County representative. The Board met twice during the fiscal year, on October 10, 2023 and December 5, 2023. The FY 2023-2024 Board members were as follows:

- Brian Teefey – City appointee, Vice Chair/Presiding Officer (2 of 2 meetings)
- Dan Hunt – City appointee (0 out of 2 meetings)
- Joshua Paul Kumler – City appointee (1 out of 2 meetings)
- Stephani Kyle - City appointee (2 of 2 meetings)
- Marie Morin – City appointee (1 of 2 meetings)
- Jose Rivera – City appointee (1 of 2 meetings)
- Debbie Solis – City appointee (2 of 2 meetings)
- Lydia Ann Torrez – City appointee (1 out of 2 meetings)
- Luis Tamayo – Dallas County appointee (2 out of 2 meetings)

The City Council approved six items directly related to the Fort Worth Avenue TIF District during the fiscal year, as summarized below:

- On October 25, 2023, the City Council approved Resolution No. 23-1477, authorizing a public hearing to be held on November 8, 2023 to receive comments on the proposed amendments to the Project Plan and Reinvestment and Reinvestment Zone Financing Plan (“Plan”) for Tax Increment Reinvestment Zone Number Fifteen, the Fort Worth Avenue Tax Increment Financing (“TIF”) District (the “TIF District”) to: (1) increase the geographic area of the TIF District by approximately 372 acres, extending west along West Commerce Street and Singleton Boulevard, to west of North Hampton Road, primarily to Manila Road, and incorporating property north of Fort Worth Avenue and south of Remond Drive, east of North Hampton Road; (2) maintain 70% City participation in the TIF District through the remaining term of the TIF District; (3) redefine and reallocate budget categories; and (4) make corresponding modifications to the TIF District’s boundary and Plan; and, at the close of the public hearing, consider an ordinance amending Ordinance No. 27129, previously approved on March 26, 2008, as amended, to reflect these amendments.
- On November 8, 2023, the City Council held a public hearing to receive comments on proposed amendments to the Fort Worth Avenue TIF District Project Plan and Reinvestment Zone Financing Plan to: (1) increase the geographic area of the Fort Worth Avenue TIF District by approximately 372 acres, extending west along West Commerce Street and Singleton Boulevard, to west of North Hampton Road, primarily to Manila Road, and incorporating property north of Fort Worth Avenue and south of Remond Drive, east of North Hampton Road, (2) maintain 70% City participation in the Fort Worth Avenue TIF District through the remaining term of the Fort Worth Avenue TIF District, (3) redefine and reallocate budget categories,

and (4) make corresponding modifications to the Fort Worth Avenue TIF District's boundary and Fort Worth Avenue TIF District Project Plan and Reinvestment Zone Financing Plan; and, at the close of the public hearing, approved an ordinance amending Ordinance No. 26798, previously approved on June 13, 2007, and Ordinance No. 27129, previously approved on March 26, 2008, as amended, to reflect these amendments by Resolution No. 23-1598; Ordinance No. 32602.

- On November 8, 2023, City Council approved Resolution No. 23-1570, authorizing a tax increment financing ("TIF") development agreement and all other necessary documents in an amount not to exceed \$5,124,811 ("TIF Subsidy") payable from current and future Fort Worth Avenue TIF District funds and a Chapter 380 economic development grant agreement in an amount not to exceed \$1,175,189 ("Grant") payable from 2017 General Obligation Bond Funds (Proposition I City Council District 1 discretionary allocation) with WD FW Avenue Partners, L.P. and Columbus Trail-94, Ltd. and/or its affiliates, in consideration of the Vista at Kessler/Stevens Retail Redevelopment Project ("Project") on property currently addressed as 1340 North Hampton Road and 2045 Fort Worth Avenue in Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District) - Total not to exceed \$6,300,000.
- On November 8, 2023, City Council approved Resolution No. 23-1561, authorizing an increase in the construction services contract with The Fain Group, Inc. for additional traffic signal and pedestrian improvements at Fort Worth Avenue and Bahama Drive for the Collective Mixed-Use Sustainable Development Project - Not to exceed \$287,498.84, from \$1,980,984 to \$2,268,482.84.
- On February 28, 2024, City Council approved Resolution No. 24-0347, accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District), submitted by the Fort Worth Avenue TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.
- On September 25, 2024, City Council approved Resolution No. 24-1401, authorizing the annual transfer of funding from the Fort Worth Avenue TIF District to HOU, over the term of the TIF District, to be deployed in the City's homeowner stabilization, home repair, homebuyer assistance, and displacement mitigation programs in an estimated amount of \$16,070,868 (NPV not to exceed \$6,315,196) and to establish appropriations in that amount.

## **Pending City Council TIF District Items**

The pending items for the Fort Worth Avenue TIF District are as follows:

- Approval of the FY 2024-2025 Annual Report

## Budget and Spending Status

The Fort Worth Avenue TIF District's Project Plan and Reinvestment Zone Financing Plan established a budget for public investments that are necessary to support private investment. The TIF District's budget and spending to date are provided on the following charts:

Fort Worth Avenue TIF District Projected Increment Revenues to Retire TIF Fund Obligations			
Category	TIF Budget	Allocated	Balance
<b>Public Infrastructure Improvements:</b> paving, streetscape, water/wastewater, storm sewer, utility burial/relocation, and land acquisition	\$30,653,457	\$1,790,063	\$28,863,394
<b>Affordable Housing, including Homeowner Stabilization, Home Repair and Displacement Mitigation</b>	\$37,504,860	\$8,591,161	\$28,913,699
<b>Redevelopment/Development Projects</b>	\$25,003,240	\$0	\$25,003,240
<b>Parks, Open Space, Trails, Gateways and other District-Wide Improvements including public facilities</b>	\$37,504,860	\$1,850,000	\$35,654,860
<b>Economic Development Grants</b>	\$37,504,860	\$5,624,811	\$31,880,049
<b>Administration and Implementation</b>	\$5,500,713	\$921,716	\$4,578,997
<b>Total project costs</b>	<b>\$173,671,990</b>	<b>\$18,777,751</b>	<b>\$154,894,239</b>
Budget shown above in estimated current dollars based on assumption of aggressive growth for the remaining term of the TIF District; this assumption results in the Plan budget not being realized; TIF Plan shows the budget in net present value; Values above do not include interest payments or receipts.			
Public Infrastructure Improvements category includes local match for The Collective in the amount of \$824,063.			
* TIF Administration costs shown are expensed through FY 2023-2024.			

Fort Worth Avenue TIF District Project Plan Budget (NPV, 2008 dollars)	
Category	TIF Budget* (Unadjusted)
<b>Public infrastructure improvements:</b> paving, streetscape, water/wastewater, storm sewer, utility burial/relocation, & land acquisition	\$12,259,794
<b>Affordable Housing, including Homeowner Stabilization, Home Repair and Displacement Mitigation</b>	\$15,000,000
<b>Redevelopment/Development Projects</b>	\$10,000,000
<b>Parks, Open Space, Trails, Gateways and other District-Wide Improvements including public facilities</b>	\$15,000,000
<b>Economic development grants</b>	\$15,000,000
<b>Administration and implementation</b>	\$2,200,000
<b>Total project costs</b>	<b>\$69,459,794</b>
* As approved in the Project Plan and Reinvestment Zone Financing Plan.	

Fort Worth Avenue TIF District M/WBE Participation			
Project	Total M/WBE Award Amount	Total Contract Award Amount	Percentage Minority Participation
Sylvan Thirty/Private – Goal 10%	\$6,509,800	\$54,652,149	11.91%
Sylvan Thirty/Public – Goal 25%	\$768,594	\$3,882,849	19.79%
Metro Paws/Private – Goal 10%	\$117,391	\$825,531	14.22%
Metro Paws/Public – Goal 25%	\$53,333	\$100,647	52.99%
Total Private	\$6,627,191	\$55,477,680	11.95%
Total Public	\$396,226	\$1,801,509	22.99%
<b>Total</b>	<b>\$7,278,394</b>	<b>\$58,534,968</b>	<b>12.43%</b>

## FY 2024-2025 Work Program

The FY 2024-2025 work program for the Fort Worth Avenue TIF District includes:

- Support implementation of the Fort Worth Avenue TIF District Plan
- Close-out and make payment (if eligible) to Mariposa (Villas) at Western Heights
- Coordinate with Vista at Kessler/Stevens Retail Redevelopment Project development team to support the development at Fort Worth Avenue and North Hampton
- Continue work to coordinate public improvement efforts, including assessing public facility needs
- Coordinate with Harrold Simmons Park and support adjacent development opportunity



Public infrastructure improvements that were completed along Sylvan Avenue as part of the Sylvan | Thirty Mixed-use Development Project



## Appendix A - Financials

### City of Dallas, Texas

#### Fort Worth Avenue Tax Increment Financing District Fund

#### Balance Sheet as of September 30, 2024 (Unaudited)

#### With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Assets:					
Pooled cash and cash equivalents	\$19,317,279	\$14,617,733	\$10,176,369	\$9,015,816	\$5,254,021
Interest receivable	\$342,873	\$100,448	\$19,258	\$2,032	\$5,762
Total assets	\$19,660,152	\$14,718,180	\$10,195,627	\$9,017,848	\$5,259,783
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	\$21,922	\$76,681	\$31,043	\$1,884	\$0
Advances from developers	\$0	\$0	\$0	\$0	\$0
Accrued interest	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$380,548	\$288,162	\$199,384	\$144,888	\$126,863
Total liabilities	\$402,470	\$364,843	\$230,428	\$146,772	\$126,863
Fund Balance (Deficit):					
Fund Balance (Deficit)	\$19,150,162	\$14,353,337	\$9,965,199	\$8,871,076	\$5,132,920
Total Liabilities and Fund Equity	\$19,552,632	\$14,718,180	\$10,195,627	\$9,017,848	\$5,259,783

#### Fort Worth Avenue Tax Increment Financing District Fund

#### Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)

#### Balance Sheet as of September 30, 2024 (Unaudited)

#### With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)

	<u>ITD</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Revenues:						
Tax increment-Governmental	\$21,309,851	\$3,875,661	\$3,589,675	\$3,253,189	\$3,150,639	\$1,918,021
Tax increment-Intergovernmental	\$4,413,343	\$846,757	\$810,776	\$624,496	\$628,037	\$387,119
Interest income	\$1,632,989	\$905,453	\$462,547	\$57,995	\$23,578	\$42,945
Grant from City	\$0	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of investments	\$64,803	\$460,936	(\$171,620)	(\$233,408)	(\$12,011)	\$14,693
Total revenues	\$27,420,986	\$6,088,807	\$4,691,379	\$3,702,273	\$3,790,243	\$2,362,777
Expenditures:						
Administrative expenses	\$890,953	\$93,967	\$88,778	\$54,497	\$48,388	\$96,538
Non-capital outlay	\$6,296,065	\$912,287	\$0	\$2,500,827	\$0	\$0
Capital outlay	\$1,083,806	\$285,728	\$214,462	\$52,827	\$3,698	\$6,181
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
Total expenditures	\$8,270,824	\$1,291,983	\$303,240	\$2,608,150	\$52,086	\$102,719
Excess (Deficiency) of Revenues over Expenditures	\$19,150,162	\$4,796,825	\$4,388,138	\$1,094,123	\$3,738,156	\$2,260,059
Fund balance (Deficit) at beginning of year as previously reported	\$0	\$14,353,337	\$9,965,199	\$8,871,076	\$5,132,920	\$2,872,861
Fund balance (Deficit) at beginning of year, as restated	\$0	\$14,353,337	\$9,965,199	\$8,871,076	\$5,132,920	\$2,872,861
Fund balance (Deficit) at end of year	\$19,150,162	\$19,150,162	\$14,353,337	\$9,965,199	\$8,871,076	\$5,132,920

**Note: Fiscal year 2023-24 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**

City of Dallas, Texas  
**Fort Worth Avenue Tax Increment Financing District Fund**  
**Reinvestment Zone Number Fifteen**  
**As of September 30, 2024**

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the zone:**

\$1,366,389	Interest Income & Net increase (decrease) in fair value of investments
\$4,722,418	Ad Valorem Taxes (Collected in FY 2023-24 based on 2023 Final Tax Roll)
<u>\$6,088,807</u>	<b>Total Revenue</b>

**2. Amount and purpose of expenditures from the fund:**

\$93,967	Administrative Expenses -TIF admin costs for fiscal year 2023-2024, including public hearing publication
\$912,287	Non-Capital outlay -Transfer to Housing \$912,287
\$285,728	Capital outlay (1)
\$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
<u>\$1,291,983</u>	<b>Total Expenditures</b>

(1) These capital expenditures were for the following project:

<u>Project</u>	<u>Capital</u>	<u>Non-Capital</u>	<u>Total</u>
Collective Sustainable Development Project - Engineering Design, Testing and Streets/Roadways/Highways/Alleys	\$285,728	0	\$285,728
<b>Total</b>	<u>\$285,728</u>	<u>\$0</u>	<u>\$285,728</u>

3. The Zone began reimbursing the general fund for the TIF administrative costs in fiscal year 2009-10.

**4. a. Amount of Principal and Interest due on outstanding bonded indebtedness:**

Fort Worth TIF District has incurred no bonded indebtedness as of September 30, 2024.

b. The Zone entered into a developer agreement with Lynxette Exploration, LLC assigned to Sylvan-Arc Apts LLC for the Sylvan Thirty project in an amount not to exceed \$3,200,000. Payment began in fiscal year 2015-16. The payments were made in full by September 30, 2019.

<u>Project</u>	<u>Principal</u>	<u>Accrued Add'l Subsidy (1)</u>	<u>Less Payments</u>	<u>Total Outstanding</u>
Public Infrastructure improvements	\$397,412	\$0	\$397,412	\$0
Grant	\$2,802,588	\$0	\$2,802,588	\$0
<b>Total</b>	<u>\$3,200,000</u>	<u>\$0</u>	<u>\$3,200,000</u>	<u>\$0</u>

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

c. The Zone entered into a development agreement with Villas at WH 20, LP and Villas Development Corporation for the Villas at Western Heights Mixed-Income Project in an amount not to exceed \$7,678,874.00 with the payment status as below. The first payment was made in 2022.

<u>Project</u>	<u>Principal</u>	<u>Add'l Subsidy (1)</u>	<u>Payments</u>	<u>Outstanding</u>
Villas at Western Heights Mixed-Income Project	\$7,678,874	\$0	\$2,500,000	\$5,178,874
<b>Total</b>	<u>\$7,678,874</u>	<u>\$0</u>	<u>\$2,500,000</u>	<u>\$5,178,874</u>

d. The Zone entered into a development agreement with SEC IH30 AND HAMPLTON, J.V. for the Vista at Kessler/Stevens Retail Redevelopment Project in an amount not to exceed \$5,124,811.00 with the payment status as below.

<u>Project</u>	<u>Principal</u>	<u>Accrued Add'l Subsidy (1)</u>	<u>Less Payments</u>	<u>Total (P &amp; I) Outstanding</u>
Vista at Kessler/Stevens Retail Redevelopment Project	\$5,124,811	\$0	\$0	\$5,124,811
<b>Total</b>	<b>\$5,124,811</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,124,811</b>

e. On September 25, 2024, City Council authorized the transfer of an estimated amount of \$16,070,868.00 (not to exceed NPV \$6,315,196.00) from the Fort Worth Avenue TIF District Fund to the Department of Housing and Community Development for homeowner stabilization, homebuyer assistance, home repair, and displacement mitigation programs over the term of the Fort Worth Avenue TIF District. For the fiscal year 2023-2024, \$912,286.98 (actual) was transferred to the Department of Housing and Community Development.

5. **Tax increment base and current captured appraised value retained by the zone:**

<u>Taxing Jurisdiction</u>	<u>Taxable Value 2024*</u>	<u>Base Year 2007/2023 Value**</u>	<u>Est. Captured Value 2024***</u>
City of Dallas - Zone A	\$946,651,886	\$86,133,447	\$860,518,439
City of Dallas - Zone B	\$545,206,539	\$472,272,560	\$72,933,979
Dallas County - Zone A	\$947,120,975	\$86,133,447	\$860,987,528
Dallas County - Zone B	\$545,487,072	\$472,272,560	\$73,214,512

\*2024 taxable value for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

\*\*2007 Base Value is for Zone A and 2023 Base Value is for Zone B. The Fort Worth Avenue TIF District Plan and Reinvestment Zone Financing Plan was amended by Ordinance 32602 (City Council Resolution No. 23-1598) on November 8, 2023 to include Zone B.

\*\*\*Based on Certified Taxable Value. The final values will be determined on February 01, 2025.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

<u>Taxing Jurisdiction</u>	<u>Assessment Per \$100 ***</u>	<u>Amount of Estimated 2024 Increment****</u>
City of Dallas - Zone A	0.49329	\$4,244,851
City of Dallas - Zone B	0.49329	\$359,776
Dallas County - Zone A	0.11853	\$1,020,485
Dallas County - Zone B	0.11853	\$86,778
<b>Total for all Jurisdictions</b>	<b>\$1.22363</b>	<b>\$5,711,890</b>

\*\*\* Participation rate for Dallas County is 0% for 2008 and 55% for years 2009 to 2028.

City of Dallas participates at variable rates as follows:

<u>Tax Year</u>	<u>Rate</u>
2008	0%
2009 - 2010	55%
2011 - 2013	70%
2014 - 2020	85%
2021 - 2029	70%

\*\*\*\*The District began collecting increment in fiscal year 2009-10.

B. The total amount of estimated tax increment to be billed for the 2024 tax year is \$5,711,890. For the 2023 tax year, increment in the amount of \$4,722,418 was received.

City of Dallas, Texas  
Fort Worth Avenue Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2024

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$5,500,713 (in current dollars) over the life of the Zone to reimburse the City for administrative costs. The Zone began reimbursing the general fund in fiscal year 2009-10. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$380,548 on September 30, 2024 represents the Zone's administration expenses for FY 2018-2019 (\$32,515), FY 2019-2020 (\$63,496), FY 2020-2021 (\$48,877), FY 2021-2022 (\$54,497), FY 2022-2023 (\$88,778), and FY 2023-2024 (\$92,385) that have been earned but will be reimbursed to the City's General Fund based on the availability of future TIF District funds.
6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.



## Appendix B – Financial Obligations Estimated Payoff

TIF District funding for Mariposa (formerly Villas) at Western Heights was approved during FY 2019-2020 in the amount of \$7,678,874. Installment number one, in the amount of \$2,500,000, was disbursed at acquisition closing, December 14, 2021. The project was completed in FY 2023-2024, but payment of the remaining \$5,178,874 is anticipated to be made after the close of the fiscal year (if and when it is determined that project conditions are satisfied).

<b>Estimated Payment Year</b>	<b>TIF Payment Amount</b>
2025	\$5,178,874

During FY 2023-2024, Vista at Kessler/Stevens Retail Redevelopment Project was awarded a City Subsidy in the amount of \$6,300,000. Of the total City Subsidy, \$5,124,811 is sourced from the TIF District fund. The TIF District funds will be payable upon project completion and verification that all project conditions are satisfied (anticipated to be FY 2025-2026).





## Agenda Information Sheet

**File #:** 25-604A

**Item #:** 37.

**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 1  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Robin Bentley

### **SUBJECT**

A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

### **BACKGROUND**

State law (the Tax Increment Financing Act (TIF), Texas Tax Code, Section 311.016, as amended) requires that the City Council as the City's governing body submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone as well as the State Comptroller. On June 13, 2007, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Sixteen, the Davis Garden TIF District by Resolution No. 07-1806; Ordinance No. 26799, as amended. On February 27, 2008, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Davis Garden TIF District by Resolution No. 08-0657; Ordinance No. 27090, as amended.

The Davis Garden TIF District's assessed 2024 taxable value was \$588,353,749.00, an increase of \$450,519,152.00 over the adjusted base year. This property value change represents a 327% increase from the adjusted base value. The 2024 taxable value increased \$48,853,245.00 (9%) over the 2023 taxable value. The total incremental revenue collected in 2025 from 2024 tax year is expected to be \$3,592,424.00.

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

On June 13, 2007, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Sixteen, the Davis Garden TIF District by Resolution No. 07-1806; Ordinance No. 26799, as amended.

On February 27, 2008, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Davis Garden TIF District by Resolution No. 08-0657; Ordinance No. 27090, as amended.

On January 8, 2025, the Davis Garden TIF District Board of Directors recommended the FY 2023-2024 Annual Report be accepted and approved.

[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)

### **FISCAL INFORMATION**

No cost consideration to the City.

February 26, 2025

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs including tax increment financing (TIF) districts; and

**WHEREAS**, the City established Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Davis Garden area pursuant to Ordinance No. 26799, authorized by the City Council on June 13, 2007, as authorized by the Tax Increment Financing Act, Section 311 of the Texas Tax Code, as amended (TIF Act); and

**WHEREAS**, on February 27, 2008, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Davis Garden TIF District by Resolution No. 08-0657; Ordinance No. 27090, as amended; and

**WHEREAS**, the TIF Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on January 8, 2025, the Davis Garden TIF District Board of Directors passed a motion accepting the FY 2023-2024 Annual Report for the Davis Garden TIF District and recommended approval of same by City Council.

**Now, Therefore,**

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

**SECTION 1.** That the FY 2023-2024 Annual Report (Annual Report) for Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District), City of Dallas, Texas, as of September 30, 2024, attached hereto **(Exhibit A)**, is hereby accepted.

**SECTION 2.** That the City Manager is hereby authorized to submit the Annual Report for the Davis Garden TIF District to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

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



**Exhibit A**  
**Davis Garden TIF District**  
**FY 2023-2024**  
**Annual Report**



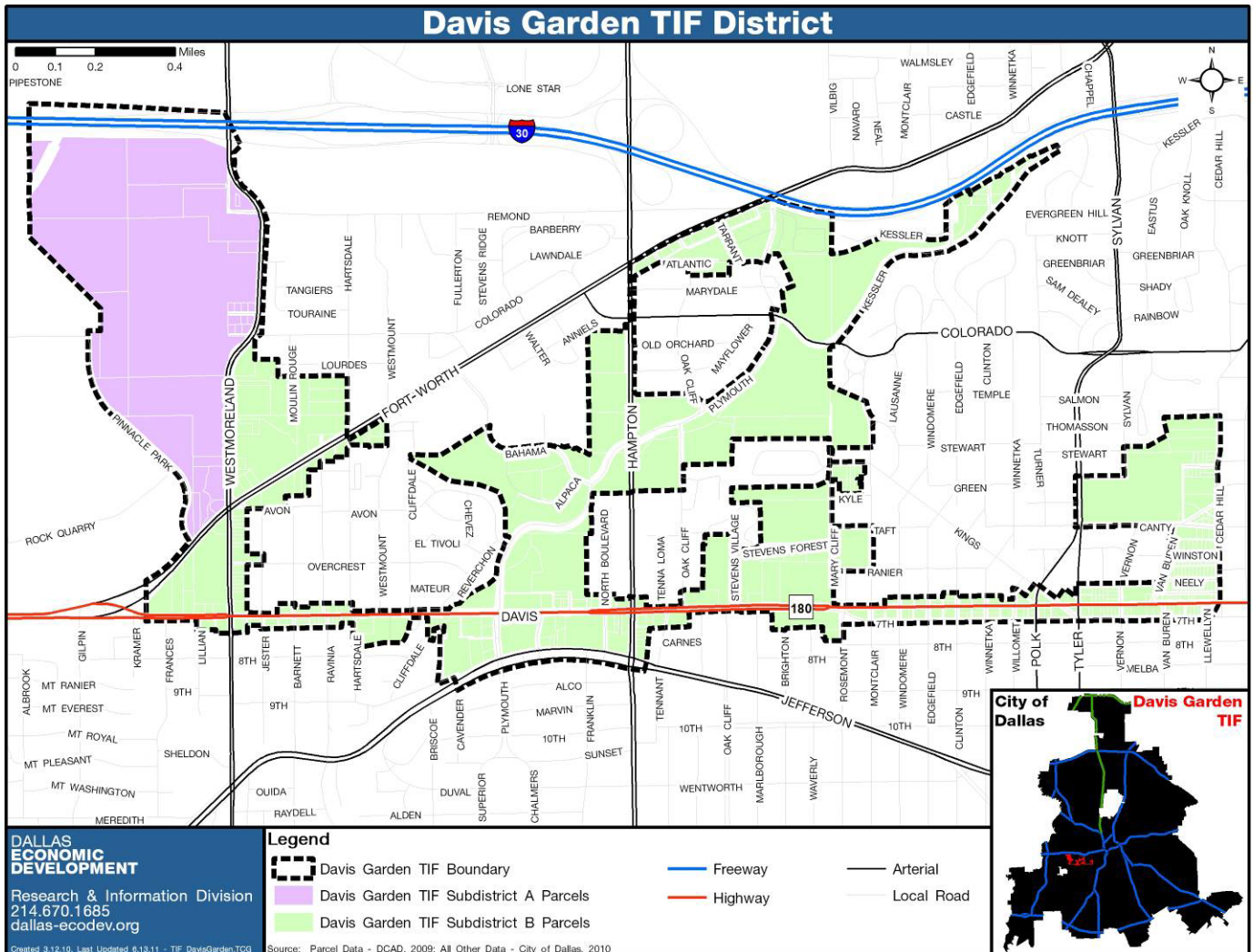
*Rendering – Metrocare Mental Health and Disability Innovation Center Hillside Campus*  
*Image courtesy of Metrocareservices*



**City of Dallas**  
Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
214-671-9825

**October 1, 2023 to September 30, 2024**

# Reinvestment Zone Number Sixteen Davis Garden Tax Increment Financing District





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## TIF District Mission Statement

The mission of the Davis Garden TIF District is to provide a funding source to facilitate public investments to enhance the area's real estate market. The TIF District exemplifies the City of Dallas' efforts to provide a model for redeveloping urban corridors and transitioning deteriorated multi-family properties and large infill tracts of vacant land into a more sustainable mix of for-sale and rental housing. It is anticipated to provide linkages to stable neighborhoods in north Oak Cliff, redevelop aging retail centers, and enhance connectivity through improvements to area trails.

City Council established the Davis Garden TIF District by Ordinance Number 26799 on June 13, 2007, as amended. The TIF District took effect on January 1, 2008, and is scheduled to terminate on December 31, 2039 (including collection of the 2039 increment in calendar year 2040 and any related matters to be concluded in 2040). The City of Dallas and Dallas County are the TIF District's participating taxing jurisdictions. The City's annual participation rates are as follows:

- 0% in 2008
- 55% in 2009 and 2010
- 70% in 2011
- 90% in 2012 through 2039

Dallas County's participation rate was 55% from 2008 through 2011. The County's annual participation rate increased to 75% from 2012 through 2039.

## TIF District Accomplishments

The Davis Garden TIF District is located southwest of downtown Dallas in the north Oak Cliff neighborhood. It includes portions of the Davis Street, Fort Worth Avenue, and Hampton Road corridors, as well as land adjacent to Pinnacle Park, commercial property, and multi-family developments. The TIF District features numerous opportunities for redevelopment in areas near amenities such as Coombs Creek Trail, Kidd Springs Park, Stevens Park Golf Course, and the Twelve Hills Nature Center.

Single-family neighborhoods were excluded from the TIF District since they are not targeted for development or redevelopment activities. Kidd Springs Park, Stevens Park Golf Course, and the Twelve Hills Nature Center were included to enable improvements and enhance the connectivity between surrounding neighborhoods. The local elementary schools were included for similar reasons.

Originally, the TIF District's geographic area contained approximately 583 acres (excluding rights-of-way). However, the TIF District's boundary was expanded in 2009 to include approximately 105 acres of adjacent properties. With the boundary expansion, the TIF District's geographic area increased to approximately 688 acres.

Since the TIF District's creation, City Council has approved TIF District funding for 11 projects in the TIF District. This includes SLF III – Davis Garden TIF, L.P.'s (SLF) horizontal development project in 2008, which resulted in the demolition of 1,503 outdated apartment units in accordance with the TIF District's goal to replace 2,100 functionally obsolete apartments and 85,000 square feet of commercial space with approximately 2,200 for-sale units, 4,400 rental units and 663,300 square feet of improved, reconfigured, or new neighborhood retail space. To date, 461 residential units have been constructed or are under construction on these sites. Development of the newly created development sites, such as the Bell Bishop Arts Apartments, is anticipated to further improve north Oak Cliff's successful residential market as well as stimulate the expansion of residential and commercial activity throughout the TIF District. Several conversions of automobile repair garages to restaurant and retail space have also occurred along West Davis Street in the TIF District.



*Bell Bishop Arts Apartments*

The Canyon in Oak Cliff project includes 196 acres of previously undeveloped land located southwest of Interstate Highway 30 and North Westmoreland Road. On June 8, 2011, City Council awarded SLF up to \$128,875,756 in TIF District funding for the construction of public infrastructure improvements in The Canyon. Prior to City Council's approval of the public subsidies, this vast area was not served by public utilities or streets. Construction of the project's public infrastructure improvements was anticipated to help facilitate development of the following:

- 2,762 residential units
- 368,296 square feet of retail space
- 48,200 square feet of flex/retail space



**The Canyon in Oak Cliff - Conceptual Site Plan**



In 2011, City Council approved a project to design Phase One of a new eastbound frontage road for I-30 located between Cockrell Hill Road and Westmoreland Road to improve access to The Canyon project. The design and construction of the frontage road were completed during Fiscal Years 2012 and 2013, respectively.

In 2012, GroundFloor Development constructed a 160-unit, mixed-income multi-family project called Taylors Farm on the northeast corner of Pinnacle Park Boulevard and Rock Quarry Road as part of The Canyon project. One year later, GroundFloor completed their second project in The Canyon, Hillside West, a 130-unit affordable senior housing project, one block north of Taylors Farm on the northeast corner of Pinnacle Park Boulevard and Falls Bluff Drive. Of the new residential units, 274 (94%) are designated for affordable housing.



The Kessler Theater and the buildings occupied by Encina, E-Creative Space, Oak Cliff Coffee Roasters, and Davis Street Espresso are properties with historic significance that have been renovated or converted for commercial use since the TIF District's creation. In 2012, the TIF District supported the renovation of Kessler Theater, which, as a result, now provides office and retail space for independent businesses, an instructional arts center for children, and a performance venue.



As a result of public infrastructure improvements completed by SLF and the City, and after construction of Colorado and Canyon Bluff Boulevards, work began on the IH-30 Frontage Retail portion of The Canyon project, an approximately eight-acre tract on the southwest corner of IH-30 and North Westmoreland Road. The site attracted Residence Inn by Marriott, Buffalo Wild Wings restaurant, and Olive Garden restaurant, all of which opened to guests in 2018.



The hotel, retail, and restaurant improvements and streetscape improvements supporting development along Canyon Bluff and Colorado Boulevards, the Loop Road, and the utilities within the Loop Road, were completed in 2018.

In May 2022, LMC, a subsidiary of Lennar Corporation and a vertically integrated multi-family apartment builder, developer, and asset manager, purchased the remaining undeveloped portions of The Canyon property from SLF. In July 2022, LMC re-branded to Quarterra Multifamily.

In June 2024, Quarterra Multifamily broke ground on a new 372-unit multi-family development at 3500 Colorado Boulevard. The project is estimated to cost \$70 million with a completion date of 2026. The newest addition to the site, Starbucks Coffee Company, also started construction during Fiscal Year 2023-2024 and is planned for opening in early 2025.

On June 28, 2024, after extensive review of The Canyon's development agreement for compliance, the City issued a Notice of Default to LMC. LMC was given 90 days to cure the defaults detailed in the notice. Since the identified defaults were not cured within the cure period provided under the development agreement, on September 30, 2024, the City issued a Notice of Termination to LMC, and the development agreement between the City and LMC was subsequently terminated. The City recognizes The Canyon as a significant and valuable property within the TIF District and remains fully committed to supporting its future development.



Metrocare's new \$96 million Mental Health and Disability Innovation Center Hillside Campus is under construction at 1353 N. Westmoreland Road with a planned opening date of Fall 2025. The campus will feature outdoor therapy areas for children, a tranquility garden, an outdoor terrace, and abundant nature views for clients and staff from two new buildings. A 45,000 square foot Mental Health Clinic will serve as the centerpiece of the new campus. And a 98,000 square foot Client Services Building, adjacent to the Clinic, will integrate Metrocare's extensive countywide operations, including training and research.

## TIF District Projects

Projects within the Davis Garden TIF District utilizing TIF District Funding <sup>1</sup>						
Project	Location	Status	Date Completed	Units/SF <sup>2</sup>	Approximate Value <sup>3</sup>	TIF District Investment <sup>4</sup>
SLF's Horizontal Development Project	Various Sites	Complete	2011	N/A	N/A	\$4,008,247
I-30 Frontage Road Design Project	South side of I-30 between Cockrell Hill Rd & Westmoreland Rd	Complete	2012	N/A	N/A	\$436,919
The Canyon - Taylors Farm Apartments	1150 Pinnacle Park Blvd	Complete	2012	160 res units	\$11,625,000	\$2,071,197
Kessler Theater Renovation Project	1230 W. Davis St.; 1215 W. 7th St	Complete	2012 (Phase I) 2015 (Phase II)	6,300 sf retail 5,100 sf entertainment	\$650,580	\$136,343
The Canyon - Hillside West Apartments	3757 Falls Bluff Drive	Complete	2013	130 res units	\$6,821,000	\$1,600,000
<b>Subtotal</b>				<b>290 res. units 6,300 sf retail 5,100 sf entertainment</b>	<b>\$19,096,580</b>	<b>\$8,252,706</b>
Projects within the Davis Garden TIF District Not Utilizing TIF District Funding <sup>1</sup>						
Project	Location	Status	Date Completed	Units/SF <sup>2</sup>	Approximate Value <sup>3</sup>	TIF District Investment <sup>4</sup>
Encina Restaurant (Formerly Bolsa Restaurant)	614 W. Davis St	Complete	2007	3,879 sf retail	\$277,750	\$0
Berkley's Market (Formerly P3 Holdings, LLC; Formerly Bolsa Mercado)	634 W. Davis St	Complete	2008	4,000 sf retail	\$251,500	\$0
Twelve Hills Nature Center's Urban Prairie Trailhead Project	817 Mary Cliff Rd	Complete	2010	N/A	\$39,640	\$0
The Dakota at Bishop Arts (formerly Bell Bishop Arts)	1836 W. Davis St.	Complete	2012	207 res. units	\$41,087,500	\$0
Oak Cliff Coffee Roasters	817 W. Davis St	Complete	2013	3,920 sf retail	\$246,960	\$0
7 Eleven	408 N. Hampton	Complete	2013	2,400 sf retail	\$1,121,530	\$0

Fort Worth Ave Plaza	3225 Fort Worth Ave	Complete	2013	6,696 sf retail	\$1,200,000	\$0
E-Creative Space (formerly Common Desk)	633 W. Davis St	Complete	2015	10,400 sf office	\$439,500	\$0
Davis Street Espresso	819 W. Davis St	Complete	2015	2,600 sf rest.	\$212,620	\$0
bbbop Seoul Kitchen	828 W. Davis St	Complete	2016	3,280 sf rest.	\$1,250,000	\$0
West Davis Village	1314 W. Davis St	Complete	2016	14,580 sf retail	\$1,959,000	\$0
Retail Strip	600/610 N. Tyler St	Complete	2016	20,048 sf retail	\$1,711,500	\$0
Bishop Heights	829-901 Cedar Hill	Complete	2018	48 res. units	\$31,079,770	\$0
1600 Kings Hwy	1604 Kings Hwy	Complete	2018	36 res. units	\$23,628,120	\$0
The Canyon - Residence Inn Hotel	3425 Canyon Bluff Blvd	Complete	2018	103 hotel rooms	\$11,570,000	\$0
The Canyon - Olive Garden	3333 Canyon Bluff Blvd	Complete	2018	4,669 sf rest.	\$2,012,500	\$0
Clinton Retail	611 N Clinton	Complete	2018	7,500 sf retail	\$135,000	\$0
Kessler Hills Addition	1080 N Westmoreland	Complete	2018	12,868 sf retail	\$3,300,000	\$0
The Canyon - Buffalo Wild Wings	3333 Canyon Bluff Blvd	Complete	2018	6,655 sf rest.	\$1,950,000	\$0
Kessler Reserve	Cedar Hill Ave; Kessler Reserve Crt.	Complete	2018	15 res. units	\$17,352,200	\$0
High Grove at West Kessler Heights	1919-1988 Kessler Heights	Complete	2020	53 res. units	\$37,163,200	\$0
Echelon at Reverchon Bluffs	2603 W. Davis St.	Complete	2022	82 res. units	\$35,885,240	\$0
Kessler West	610 N. Oak Cliff	Under Construction	2024	73 res. units	\$16,484,770	\$0
The Canyon – Starbucks	3413 Canyon Bluff Blvd.	Complete	2024	2,000 sf retail	\$192,540	\$0
The Canyon – Multi-Family	3500 W. Colorado Blvd.	Under Construction	2026	372 res. units	\$70,000,000	\$0
<b>Subtotal</b>				<b>77,891 sf retail 886 res. units 17,204 sf rest. 10,400 sf office 103 hotel rooms</b>	<b>\$300,550,840</b>	<b>\$0</b>

<b>Total</b>	1,176 res. units 17,204 sf rest. 103 hotel rooms 84,191 sf retail 10,400 sf office 5,100 sf entertainment	<b>\$319,647,420</b>	<b>\$8,252,706</b>
<sup>1</sup> All information updated as of September 30, 2024. <sup>2</sup> Based upon information from developer, news articles and/or project announcements for projects under construction or planned. For completed projects, information is actual unit mix and square footage. <sup>3</sup> Based upon 1) DCAD market value for completed projects (unless project has not yet been assessed) and 2) estimated DCAD value for projects under construction, planned or announced. <sup>4</sup> Principal amount not to be exceeded per the project's development agreement.			

TIF District Initiatives				
Activity	Scope	Status	Investment	Source
<b>Rosemont Plaza</b>	Pocket Park at Rosemont St and W. Davis St	Completed September 2015	\$395,659	Davis Garden TIF District
<b>Rosemont Safe Routes to School</b>	Streetscape/roadway improvements adjacent to Rosemont campus	Completed September 2015	\$115,569	Davis Garden TIF District
<b>North Oak Cliff Streetcar Extension</b>	Service benefits the TIF District. Extension of the startup line from Methodist Regional Medical Center to Davis St at Zang Blvd.	Completed August 2016	\$18,000,000	Texas Mobility Funds \$15,000,000 for added segment Davis Garden TIF District \$3,000,000 (operations/maintenance)
<b>Rosemont Safe Routes to School – design/engineering</b>	Engineering study for additional pedestrian, traffic calming and bicycle improvements	Completed September 2024	\$270,991	TXDOT Transportation Alternatives Program \$69,566 Davis Garden TIF District \$201,425
<b>Rosemont Safe Routes to School – additional scope – design/engineering</b>	Additional supplemental design costs associated with the Rosemont Safe Routes to School Project.	In progress	\$50,500	Davis Garden TIF District
<b>Total Investment</b>			<b>\$18,832,719</b>	



## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF District funding assistance are subject to the City's and County's established criteria for mixed income housing. In the Davis Garden TIF District, a total of 290 units have been constructed with the direct support of TIF District funding. Of these units, 274 (94.5%) are currently set-aside as affordable.

## Value and Increment Revenue Summary

The Davis Garden TIF District's 2007 adjusted base year taxable value was \$137,834,597. The TIF District's 2024 certified taxable value, as determined by the Dallas Central Appraisal District, is \$588,353,749. This represents an increase of approximately \$450,519,152 (327%) over the adjusted base year value. The TIF District's value increased by \$48,853,245 (9%) from the previous year's final value (\$539,500,504). This increase in value will result in the collection in 2025 of \$3,592,424 (City - \$2,857,327 and County - \$735,097) in incremental revenue for the TIF District.

## Objectives, Programs and Success Indicators

The Davis Garden TIF District Project Plan and Reinvestment Zone Financing Plan (Plan) was approved on February 27, 2008, as amended. The Plan's defined development goals are summarized below:

- Utilize TIF District funding to encourage needed horizontal improvements and site preparation in the TIF District. This includes environmental remediation and demolition of structurally and functionally obsolete structures to set the stage for future redevelopment activities as described in this plan.

*The environmental remediation and demolition of six obsolete apartment buildings (1,503 units) have been completed since the TIF District's creation. The buildings' former sites were prepared for future redevelopment activities.*

- *Cliffwood Apartments redeveloped into Bell Bishop Arts (multi-family)*
- *Chateau Crete Apartments redeveloped into High Grove at West Kessler Heights (single family)*
- *King's Highway Apartments redeveloped into 1600 Kings Highway (single family)*
- *Kidd Springs Apartments redeveloped into Bishop Heights (single family)*

- *Acorn Tree Apartments redeveloped into Kessler West (single family)*
  - *North Hills Apartments redeveloped into Echelon at Reverchon Bluffs (single family)*
- Utilize TIF District funding to encourage the needed redevelopment of the large area (The Canyon) located southwest of the intersection of Interstate Highway 30 and North Westmoreland Road.

*The following progress has been made since the TIF District's creation:*

- *The Canyon in Oak Cliff development agreement was approved by City Council on June 8, 2011.*
- *Taylor's Farm, a 160-unit multi-family project approved by City Council on November 9, 2009, was completed during Fiscal Year 2012.*
- *Hillside West, a 130-unit senior housing project approved by City Council on April 28, 2010, was completed during Fiscal Year 2013.*
- *Residence Inn by Marriott hotel containing 103 rooms was completed in 2018.*
- *Two restaurant spaces (Olive Garden and Buffalo Wild Wings) were completed in 2018.*
- *Starbucks Coffee Company is currently under construction and planned for opening early 2025.*
- *In June 2024, Quarterra Multifamily broke ground on a 372-unit multi-family development. The project is estimated to cost \$70 million with a completion date of 2026.*
- *On June 28, 2024, after extensive review of The Canyon's development agreement for compliance, the City issued a Notice of Default to LMC. LMC was given 90 days to cure the defaults detailed in the notice. Since the identified defaults were not cured within the cure period provided under the development agreement, on September 30, 2024, the City issued a Notice of Termination to LMC, and the development agreement between the City and LMC was subsequently terminated. The City recognizes The Canyon as a significant and valuable property within the TIF District and remains fully committed to supporting its future development.*
- *Metrocare's new \$96 million Mental Health and Disability Innovation Center Hillside Campus is under construction at 1353 N. Westmoreland Road with opening planned for Fall 2025.*

- Create additional taxable value attributed to new private development and appreciation totaling approximately \$1.7 billion over the TIF District's 32-year life.

*Added value for the TIF District as of the 2024 tax year totals \$450,519,152 (26.5% of the goal). The development timeline in The Canyon has been much slower than projected, limiting property value increases and incremental revenue collections for the TIF District. The TIF District will remain in effect until 2039, allowing time to generate additional revenue.*

- Attract new private development in the TIF District by replacing approximately 2,100 residential units with new residential units that will establish a more sustainable mix of for-sale and rental units; add approximately 6,600 residential units to increase population density in the area; and develop approximately 663,300 square feet of retail space and 1,245,000 square feet of other commercial space.

*Preparation of six sites for future redevelopment activities which included the demolition of 1,503 obsolete apartment units (71% of the goal) has occurred since the TIF District's creation. 1,176 new residential units have been constructed or are under construction in the TIF District (17% of the goal). Of the new residential units, 274 (23%) are designated as affordable housing as part of the Taylors Farm and Hillside West projects.*

*New retail development has resulted in 84,191 square feet (12% of the goal). New restaurant, office and entertainment development has resulted in 32,704 square feet of new and redeveloped space (2.6% of the goal). These projects greatly increased commercial activity in the West Davis corridor. Limited retail development has occurred in The Canyon with construction of 13,324 square feet of restaurant space, along with 103 hotel rooms.*

- Encourage the redevelopment of properties along the West Davis Street, Fort Worth Avenue, North Westmoreland Road, and Hampton Road corridors for new residential and commercial uses that feature enhanced urban design standards which are complementary to the historic and conservation districts in the immediate area.

*The following progress has been made since the TIF District's creation:*

- *Six sites throughout the TIF District have redeveloped:*
  - *Cliffwood Apartments redeveloped into Bell Bishop Arts (multi-family)*
  - *Chateau Crete Apartments redeveloped into High Grove at West Kessler Heights (single family)*
  - *King's Highway Apartments redeveloped into 1600 Kings Highway (single family)*
  - *Kidd Springs Apartments redeveloped into Bishop Heights (single family)*

- *Acorn Tree Apartments redeveloped into Kessler West (single family)*
  - *North Hills Apartments redeveloped into Echelon at Reverchon Bluffs (single family)*
- *The City of Dallas Design Studio has completed a study of the West Davis Street Corridor. The findings are being used to develop a plan for public improvements along West Davis Street.*
- *The West Oak Cliff Area Plan (WOCAP) produced by the City's Planning and Development Department was approved by the City Plan Commission formally on September 15, 2022 and was approved by City Council on October 26, 2022. An approximate 1.5-mile portion of West Davis Street is included in the plan, and approximately 1 mile of that portion is included in the Davis Garden TIF District. Recommendations for improvements to West Davis in the WOCAP include but are not limited to opportunities to install a traffic signal or hawk signal along West Davis between Westmoreland and Plymouth to provide safe crossing for pedestrians, as well as providing bike lanes and public realm improvements along West Davis between Westmoreland and Hampton.*
- *Sustain the stability of local schools while redevelopment activities occur within the area's neighborhoods by encouraging strong communication between the Dallas Independent School District and area developers.*

*Staff has worked closely with neighborhood schools to coordinate redevelopment activities that address the schools' needs. This includes meeting with the principal of the Rosemont Elementary and Primary Schools and DISD Administrators as part of the planning process for the Rosemont Safe Routes to School Project.*

- *Diversify commercial and retail uses in the TIF District by restoring historic commercial buildings and finding redevelopment options for commercial structures that are architecturally less significant.*

*The Kessler Theater and the buildings occupied by Encina, E-Creative Space, Oak Cliff Coffee Roasters, and Davis Street Espresso are properties with historic significance that have been renovated or converted for commercial use since the TIF District's creation:*

- *The Settles Garage was converted into Encina Restaurant and approximately 1,850 square feet of office space.*
- *The Kemp Garage was converted into approximately 4,000 square feet of commercial space that was occupied by Bolsa Mercado. In July 2022, Berkley's Market, a specialty grocery and café with indoor and outdoor seating opened but closed in September 2024. The space is currently available for lease.*

- *The retail building at 633 West Davis Street was converted into approximately 10,400 square feet of shared workspace that is occupied by the E-Creative Space.*
- *The renovated Kessler Theater contains office and retail space for independent businesses, an instructional arts center for children and a performance venue.*
- *The two automotive garages that comprised Miguel's Auto Body Shop was renovated into two separate retail spaces. The first of which is occupied by Oak Cliff Coffee Roasters. It contains a coffee roaster and a 1,300 square foot café. The second building is occupied by Davis Street Espresso.*
- Improve recreational opportunities and connections to City trails and open space within the TIF District while providing better connections to County trails and other recreational amenities in the area.

*The following progress has been made since the TIF District's creation:*

- *The Twelve Hills Nature Center, Inc.'s Urban Prairie Trailhead project, approved by City Council on October 14, 2009, was completed during Fiscal Year 2009-2010.*
- *Work was completed on the Coombs Creek Trail along Kessler Parkway from Sylvan Avenue to Colorado Boulevard, Colorado Boulevard from Kessler Parkway to Plymouth Road and Plymouth Road from Colorado Boulevard to Hampton Road. The project was funded by General Obligation Bond Funds.*
- *Approximately \$8 million in upgrades for Stevens Park Golf Course were completed during Fiscal Year 2011-2012. The upgrades were funded by several funding sources including the 2003 and 2006 Bond Fund programs.*
- *A new pavilion at Kidd Springs Park was completed in 2015 funded by the 2006 Bond Fund program. Construction of a new aquatic center at Kidd Springs Park was completed and opened to the public in the summer of 2019. Proceeds from the Elgin B. Robertson land sale in 2015 provided funding for several regional family aquatic centers throughout the City.*
- *Shared bicycle lanes were constructed in the new section of Colorado Boulevard, located in the Canyon sub-district between IH-30 and Westmoreland Road.*

Improve transportation including but not limited to hike and bike trails, bus, trolley, streetcar, and freeway access, street improvements and construction of new public streets and thoroughfares.

*The following progress has been made since the TIF District's creation:*

- *City Council approved funding for the design of Phase One of a new eastbound frontage road for I-30 located between Cockrell Hill Road and Westmoreland Road during Fiscal Year 2010-2011. The design and construction of the frontage road were completed during Fiscal Years 2012 and 2013, respectively.*
- *SLF III – The Canyon TIF, L.P.’s North Oak Cliff Streetcar Extension project was approved by City Council during Fiscal Year 2010-2011.*
- *During Fiscal Year 2011-2012, the Davis Garden TIF District Board made the following recommendations concerning the best utilization for SLF’s \$1 million deposit into the Davis Garden TIF District Increment Fund for future TIF District infrastructure improvements that benefit the TIF District in lieu of the developer constructing median improvements, streetscape, or other public improvements (note: funding includes interest earnings):*
  - Rosemont Plaza Project – comprised the closure of the diagonal portion of 7th Street between Mary Cliff Road/West Davis Street and Montclair Avenue to create a pedestrian plaza that combined the abandoned right-of-way with two small triangular medians to create a larger pedestrian plaza. Project Budget – \$395,659. The project was completed Fiscal Year 2014-2015.
  - Matching Funds for the Kessler Theater project’s infrastructure improvements component – approximately \$60,000 in TIF District funding leveraged an additional \$179,200 in matching funds from TxDOT (NCTCOG Grant). The funds were used to construct streetscape improvements outside the theater along West Davis and Clinton Streets. The project was completed Fiscal Year 2014-2015.
  - Rosemont Safe Routes to School Project – improved bicycle safety in the vicinity of schools through improved routing, signage, and pedestrian amenities. The project consists of sidewalk improvements on the north side of Stevens Forest Drive, a 10’ bike trail that connects the sidewalk on Mary Cliff Road to the internal drive for the Rosemont Chris Semos Campus (through DISD property) and sidewalk improvements along Mary Cliff Road. Project Budget – \$115,569. The project was completed Fiscal Year 2014-2015.
  - Davis Corridor Urban Design Study – the study was conducted by the City of Dallas Design Studio. The study’s findings were used to develop a concept for reconfiguring West Davis Street between Montclair Avenue and Zang Boulevard. Project Budget – \$35,880. The project was completed Fiscal Year 2013-2014.

- The Rosemont Safe Routes to School design/engineering study, funded by TXDOT and local match funds from the TIF District, was completed in 2024. Additional scope to include improvements directly adjacent to the Rosemont Primary Campus is currently in the design/engineering study phase. Completion of design/engineering and commencement of construction is anticipated in Fiscal Year 2024-2025.
- During Fiscal Year 2022-2023, the Davis Garden TIF District Board of Directors made a recommendation to the City's Department of Transportation and Public Works to include a warrant analysis for a Hawk signal at Mary Cliff Road and North Clinton Avenue as part of the West Davis St. Reconstruction Project. Design work began in May 2024, and construction is expected to be completed in May 2026.
- In an effort to improve traffic efficiency and safety, two new traffic signals are planned for installation at Davis-Hampton and Hampton-Plymouth. Design work for the signals is expected to be complete in November 2025.
- Generate an NPV of \$103.7 million in 2008 dollars or approximately \$367,212,757 total dollars in real property tax increment for the TIF District Fund over 32 years of collections.

*This initial goal was set in net present value (NPV). Collections to date equal \$17.4 million NPV (16.8% of the goal).*

## Year-End Summary of Meetings

The Davis Garden TIF District Board of Directors had one meeting during Fiscal Year 2023-2024: December 20, 2023 (regular meeting).

The Board can consist of up to seven members, including six (6) City of Dallas appointees and one (1) Dallas County appointee. During Fiscal Year 2023-2024, the Board members were (Fiscal Year 2023-2024 Board meetings attended):

Jennifer Longfellow - City representative (0 of 1 meeting)  
Nicolas Carmona - City representative (0 of 1 meeting)  
William Zimmerman (Chair) - City representative (1 of 1 meeting)  
Augustin Torres (Vice Chair) - City representative (1 of 1 meeting)  
Lauren Clayton - City representative (1 of 1 meeting)  
Greg McCormack - City representative (0 of 1 meeting)  
Luis Tamayo - Dallas County representative (1 of 1 meeting)

During Fiscal Year 2023-2024, City Council acted on one item associated with the Davis Garden TIF District:

- On February 28, 2024, City Council approved Resolution No. 24-0348 accepting the Fiscal Year 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City.

## Pending TIF District Items

- Consideration of the Fiscal Year 2023-2024 TIF District Annual Report and a recommendation to City Council for approval.

## Budget and Spending Status

The Davis Garden TIF District's Project Plan and Reinvestment Zone Financing Plan established a budget for public investments that are necessary to support private investment. The TIF District's budget and spending to date are provided on the following charts:

Davis Garden TIF District Projected Increment Revenues to Retire TIF District Fund Obligations			
Category	TIF District Budget*	Allocated**	Balance
Infrastructure Improvements	\$119,930,208	\$8,082,206	\$111,848,002
Environmental Remediation/Demolition	\$15,523,980	\$3,313,246	\$12,210,734
Affordable Housing	\$43,035,486	\$4,671,197	\$38,364,289
Historic Façade Restoration	\$7,028,601	\$86,535	\$6,942,066
TIF District Wide Improvements - Parks, Open Space, Trails, Trolley/Streetcar	\$15,736,813	\$3,088,145	\$12,648,668
The Canyon in Oak Cliff Improvements <sup>1</sup>	\$166,197,313	\$0	\$166,197,313
Administration and Implementation <sup>2</sup>	\$6,778,546	\$1,054,105	\$7,832,651
<b>Total Project Costs</b>	<b>\$374,230,947</b>	<b>\$20,295,434</b>	<b>\$356,043,723</b>



*\*Budget shown above is in current dollars anticipated to be collected over the life of TIF District. TIF District Project Plan shows the budget in net present value.*

*\*\*Includes funds expended and committed for existing and future projects as of the end of FY 2023-2024.*

*<sup>1</sup>TIF District funds allocated for the project may be reduced if other sources of funds are identified and allocated to The Canyon.*

*<sup>2</sup>TIF District Administration costs shown are expensed through FY 2023-2024.*

<b>Davis Garden TIF District Project Plan Budget (NPV Values)</b>	
<b>Category</b>	<b>TIF District Budget (NPV)</b>
Infrastructure Improvements	\$33,219,568
Environmental Remediation/Demolition	\$4,300,000
Affordable Housing	\$11,920,435
Historic Façade Restoration	\$1,946,858
TIF District Wide Improvements - Parks, Open Space, Trails, Trolley/Streetcar	\$4,358,953
The Canyon in Oak Cliff Improvements *	\$46,035,132
Administration and Implementation	\$1,877,595
<b>Total Project Costs</b>	<b>\$103,658,541</b>
<i>All values discounted to 2008 dollars at 5% annually. Actual expenditure values will depend on the timing of project costs.  * Amount will be reduced if other sources of improvement funds are identified and allocated to The Canyon in Oak Cliff.</i>	

## M/WBE Participation

Public bidding is not required for TIF District-funded projects. All TIF District-funded projects must follow the City's adopted Business Inclusion and Development (BID) Plan and make a good faith effort to include certified Minority and Women-Owned Business (M/WBE) participation. The BID Plan goal for TIF District-funded projects was twenty-five percent (25%) M/WBE participation in construction costs of completed public improvements but changed to thirty-two percent (32%) in Fiscal Year 2020-2021.

<b>Davis Garden TIF District M/WBE Participation</b>			
<b>CONSTRUCTION OF PUBLIC PORTIONS OF PROJECT</b>			
<b>Project</b>	<b>Contractor</b>	<b>Total Contract Award Amount</b>	<b>Percentage Minority Participation</b>
SLF Horizontal Public Improvements (Goal – 25%)	Varies	\$2,080,979	48.43%
Kessler Theater Public Improvements (Goal – 25%)	Varies	\$88,141	44.77%
<b>CONSTRUCTION OF PRIVATE PORTIONS OF PROJECT</b>			

Kessler Theater Private Improvements (Goal – 10%)	Varies	\$1,002,073	12.57%
<b>Total - Public</b>		<b>\$2,169,120</b>	<b>48.28%</b>
<b>Total - Private</b>		<b>\$1,002,073</b>	<b>12.57%</b>
<b>Total – All</b>		<b>\$3,171,193</b>	<b>37.00%</b>

## FY 2024-2025 Work Program

The Fiscal Year 2024-2025 work program for the Davis Garden TIF District includes:

- Encourage development projects within the TIF District in accordance with its Project Plan and Reinvestment Zone Financing Plan.
- Implement the Rosemont Safe Routes to School design/engineering study recommendations and construction of improvements.

## Appendix A – Financials

City of Dallas, Texas  
 Davis Garden Tax Increment Financing District Fund  
 Balance Sheet as of September 30, 2024 (Unaudited)  
 With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Assets:					
Pooled cash and cash equivalents	\$6,762,751	\$4,401,434	\$1,526,810	\$788,033	\$2,220,616
Interest receivable	\$0	\$0	\$0	\$0	\$0
Total assets	<u>\$6,762,751</u>	<u>\$4,401,434</u>	<u>\$1,526,810</u>	<u>\$788,033</u>	<u>\$2,220,616</u>
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	\$0	\$848,102	\$1,606	\$0	\$1,648,616
Advances from developers	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$312,164	\$252,359	\$181,588	\$121,200	\$92,084
Accrued liability	\$0	\$0	\$0	\$0	\$0
Total liabilities	<u>\$312,164</u>	<u>\$1,100,461</u>	<u>\$183,193</u>	<u>\$121,200</u>	<u>\$1,740,700</u>
Fund Balance (Deficit):					
Fund Balance (Deficit)	<u>\$6,450,587</u>	<u>\$3,300,974</u>	<u>\$1,343,616</u>	<u>\$666,833</u>	<u>\$479,916</u>
Total Liabilities and Fund Equity	<u>\$6,762,751</u>	<u>\$4,401,434</u>	<u>\$1,526,810</u>	<u>\$788,033</u>	<u>\$2,220,616</u>

City of Dallas, Texas  
 Davis Garden Tax Increment Financing District Fund  
 Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)  
 For the period September 30, 2024 (Unaudited)  
 With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)

	<u>ITD</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Revenues:						
Tax increment-Governmental	\$13,249,694	\$2,661,937	\$2,451,787	\$1,820,944	\$1,540,431	\$1,308,895
Tax increment-Intergovernmental	\$3,125,651	\$628,181	\$585,126	\$445,343	\$393,317	\$345,975
Developer participation/Other income	\$1,000,162	\$0	\$0	\$0	\$0	\$0
Interest income	\$0	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of investments	(\$0)	\$0	\$0	\$0	\$0	\$0
Total revenues	<u>\$17,375,507</u>	<u>\$3,290,118</u>	<u>\$3,036,913</u>	<u>\$2,266,287</u>	<u>\$1,933,748</u>	<u>\$1,654,870</u>
Expenditures:						
Administrative expenses	\$1,054,106	\$59,805	\$70,771	\$60,388	\$49,173	\$71,246
Non-Capital Outlay	\$6,531,021	\$0	\$845,794	\$1,526,910	\$1,155,750	\$0
Capital outlay	\$3,339,793	\$80,698	\$162,991	\$2,206	\$541,908	\$1,652,492
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
Total expenditures	<u>\$10,924,919</u>	<u>\$140,504</u>	<u>\$1,079,556</u>	<u>\$1,589,503</u>	<u>\$1,746,831</u>	<u>\$1,723,738</u>
Excess (Deficiency) of Revenues over Expenditures	<u>\$6,450,587</u>	<u>\$3,149,614</u>	<u>\$1,957,357</u>	<u>\$676,784</u>	<u>\$186,916</u>	<u>(\$68,868)</u>
Fund balance (Deficit) at beginning of year as previously reported	\$0	\$3,300,974	\$1,343,616	\$666,833	\$479,916	\$548,784
Fund balance (Deficit) at beginning of year, as restated	\$0	\$3,300,974	\$1,343,616	\$666,833	\$479,916	\$548,784
Fund balance (deficit) at end of year	<u>\$6,450,587</u>	<u>\$6,450,587</u>	<u>\$3,300,974</u>	<u>\$1,343,616</u>	<u>\$666,833</u>	<u>\$479,916</u>

**Note:** Fiscal year 2023-24 unaudited financial statements are based on preliminary close numbers and are subject to review by City Controller's Office prior to City Council approval. In case of any material changes, TIF board will be provided updated financial statements.

City of Dallas, Texas  
 Davis Garden Tax Increment Financing District Fund  
 Reinvestment Zone Number Sixteen  
 As of September 30, 2024

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of status of the TIF District. Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the Zone:**

\$0	Interest Income & Net increase (decrease) in fair value of investments
\$3,290,118	Ad Valorem Taxes (Collected in FY'23-24 based on 2023 Final Tax Roll)
<b>\$3,290,118</b>	<b>Total Revenue</b>

**2. Amount and purpose of expenditures from the fund:**

\$59,805	Administrative Expense - TIF admin cost for FY 2023-2024
\$0	Non-Capital Outlay
\$80,698	Capital Outlay *
\$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
<b>\$140,504</b>	<b>Total Expenditures</b>

\* Capital Outlay expenditure represents: Engineering Design services for Rosemont Safe Routes to School Pedestrian Project

**3. The zone began reimbursing the General Fund for TIF administration costs in fiscal year 2009-10.**

**4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness:**

Davis Garden TIF District has incurred no bonded indebtedness as of September 30, 2024.

b. The Zone entered into an agreement with SLF III – The Davis Garden TIF, L.P. to dedicate an amount not to exceed \$4,008,247 for horizontal development work throughout the TIF District. The project was completed in fiscal year 2012. Payment of its TIF-eligible project costs are as follows as of September 30, 2024:

\*The final TIF payment for this project of \$24,207.00 was made in fiscal year 2021.

Developer	Project Name	Principal TIF Award	Payment To Date	Net Balance Due
SLF III-Davis Garden TIF, L.P.	Horizontal Development	\$4,008,247	\$4,008,247	\$0
	<b>Total</b>	<b>\$4,008,247</b>	<b>\$4,008,247</b>	<b>\$0</b>

c. The Zone entered into an agreement with Twelve Hills Nature Center, Inc. to dedicate an amount not to exceed \$118,820 for the Twelve Hills Nature Center's Urban Prairie Trailhead project. The project was completed in fiscal year 2010. This agreement was terminated by Twelve Hills Nature, Inc. on October 18, 2021. No payments were made, and the TIF funding obligation was also terminated.

d. The Zone entered into an agreement with GFD Opportunity I, LLC to dedicate an amount not to exceed \$1,218,789 for the Taylors Farm project. The project was completed in fiscal year 2012. Payment of its TIF-eligible project costs are as follows, as of September 30, 2024:

\*The final TIF payment for this project of \$471,140.00 was made in fiscal year 2021.

Developer	Project Name	Principal TIF Award	Payment To Date	Net Balance Due
TF TIF Holdings, LLC	Taylor's Farm Project	\$1,218,789	\$1,218,789	\$0
	<b>Total</b>	<b>\$1,218,789</b>	<b>\$1,218,789</b>	<b>\$0</b>

e. The Zone entered into an agreement with SLF III – The Canyon TIF, L.P. to dedicate an amount not to exceed \$436,919 for the I-30 Frontage Road Design project. The project was completed in fiscal year 2012. Payment of its TIF-eligible project costs are as follows for September 30, 2024: increment collections.

\*The project was fully paid (\$436,919.00) in fiscal year 2021.

Developer	Project Name	Principal TIF Award	Payment To Date	Net Balance Due
SLF III - The Canyon TIF, L.P.	I-30 Frontage Rd.	\$436,919	\$436,919	\$0
	<b>Total</b>	<b>\$436,919</b>	<b>\$436,919</b>	<b>\$0</b>

f. The Zone entered into an agreement with Kessler Theater, LLC to dedicate an amount not to exceed \$136,343 for the Kessler Theater project. The project has been completed and payment of its TIF-eligible project costs are as follows for September 30, 2024:

\*The project was fully paid (\$136,343) in fiscal year 2021.

Developer	Project Name	Principal TIF Award	Payment To Date	Net Balance Due
Kessler Theater, LLC	Kessler Theater Project	\$136,343	\$136,343	\$0
	<b>Total</b>	<b>\$136,343</b>	<b>\$136,343</b>	<b>\$0</b>

g. The Zone entered into a development agreement with GFD Opportunity II, LLC to dedicate an amount not to exceed \$1,600,000 for the Hillside West project. The project was completed in fiscal year 2013. Payment of its TIF-eligible project costs of \$234,871 were fully completed in fiscal year 2019.

<b>Developer</b>	<b>Project Name</b>	<b>Principal TIF Award</b>	<b>Payment To Date</b>	<b>Net Balance Due</b>
HSW TIF Holdings, LLC	Hillside West	\$234,871	\$234,871	\$0
	<b>Total</b>	<b>\$234,871</b>	<b>\$234,871</b>	<b>\$0</b>

h. The Zone entered into a development agreement with SLF III – The Canyon TIF, L.P. to dedicate an amount not to exceed \$128,875,756 for The Canyon In Oak Cliff project. The development agreement was assigned to LMC Canyon Holdings, LLC, dated May 17, 2022. On September 30, 2024, the City issued a Notice of Termination to LMC, and the development agreement between the City and LMC was terminated.

i. The Zone entered into an agreement with SLF III – The Canyon TIF, L.P. to dedicate an amount not to exceed \$3,000,000 for the North Oak Cliff Streetcar Extension project. The project agreement was assigned to LMC Canyon Holdings, LLC, dated May 17, 2022. The project is complete and payment of the project's TIF-eligible project costs are as follows for September 30, 2024:

<b>Developer</b>	<b>Project Name</b>	<b>Principal TIF Award</b>	<b>Payment To Date</b>	<b>Net Balance Due</b>
LMC Canyon Holdings, LLC	Oak Cliff Streetcar Support	\$3,000,000	\$3,000,000	\$0
	<b>Total</b>	<b>\$3,000,000</b>	<b>\$3,000,000</b>	<b>\$0</b>

#### 5. Tax increment base and current captured appraised value retained by the zone:

<b>Taxing Jurisdiction<sup>1</sup></b>	<b>Taxable Value 2024<sup>2</sup></b>	<b>Base Year 1996 Value</b>	<b>Est. Captured Value 2024</b>
City of Dallas - Zone A	515,159,799	\$120,395,392	\$394,764,407
City of Dallas-Zone B	73,193,950	\$17,439,205	\$55,754,745
Dallas County-Zone A	519,151,060	\$120,368,830	\$398,782,230
Dallas County-Zone B	73,460,950	\$17,426,885	\$56,034,065

<sup>1</sup>2024 taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

<sup>2</sup>Based on certified DCAD taxable values. Final values will be determined on February 1, 2025.

#### 6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

a. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

<b>Taxing Jurisdiction</b>	<b>Assessment Per \$100*</b>	<b>Estimated 2024 Increment</b>
City of Dallas - Zone A	0.63423	\$2,503,714
City of Dallas-Zone B	0.63423	\$353,613
Dallas County-Zone A	0.16163	\$644,532
Dallas County-Zone B	0.16163	\$90,565
<b>Total for all Jurisdictions</b>		<b>\$3,592,424</b>

\*Participation rate for Dallas County is 0% for tax year 2008, 55% for tax years 2009 to 2011 and 75% thereafter. City of Dallas participates at variable rates as follows:

<b>Tax Year</b>	<b>Rate</b>
2008	0%
2009 - 2010	55%
2011	70%
2012 - 2029	90%

b. The total amount of estimated tax increment to be billed for the 2024 tax year is \$3,592,424. For the 2023 tax year, increment in the amount of \$3,290,118 was received.

**City of Dallas, Texas**  
**Davis Garden Tax Increment Financing District**  
**Notes to Financial Statements for the Year Ended**  
**September 30, 2024**

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$6,778,546 (in current \$) over the life of the Zone to reimburse the City for administrative costs. The Zone began reimbursing the general fund in Fiscal Year 2009-10. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$312,164 on September 30, 2024 represents the Zone administration costs for the Fiscal Year 2018-2019 (\$30,990), Fiscal Year 2019-2020 (\$40,127), Fiscal Year 2020-2021 (\$50,083), Fiscal Year 2021-2022 (\$60,388), Fiscal Year 2022-2023 (\$70,771), and Fiscal Year 2023-2024 (\$59,805) that have been earned but will be reimbursed to the General Fund in future years based on the availability of Zone funds. Note that these administrative costs do not include billing to other City departments.
6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

## **Appendix B – TIF District-Wide Set-Aside Funds**

The TIF District Increment Allocation Policy adopted by the TIF Board for the Davis Garden TIF District currently provides for 5% of the annual total increment, after administrative expenses and the Affordable Housing Set-aside, to be set aside annually for District-Wide Improvements. Specific improvement projects are to be determined and the amount of this set-aside will be reviewed annually based on updated financial projections and District needs. The TIF District Board shall also have the discretion to release all or part of district-wide set-aside funds towards reimbursement of one or more TIF eligible projects. The intent of this set-aside is to leverage TIF District funds as a match for other funding.

The district-wide set-aside balance as of the end of Fiscal Year 2023-2024 totals \$306,303.19. There are no commitments at this time.

Potential uses as defined by the Increment Allocation Policy include:

- Public parks, gateways, trails, public open space, public facilities, transportation facilities or utility/streetscape improvements

## **Appendix C – Financial Obligations Estimated Payoff**

The TIF District has no existing obligations.





## Agenda Information Sheet

**File #:** 25-605A

**Item #:** 38.

**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 2, 3, 4, 8, 9, 14  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Robin Bentley

### **SUBJECT**

A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

### **BACKGROUND**

State law (the Tax Increment Financing Act (TIF), Texas Tax Code Section 311.016, as amended) requires that the City Council, as the City's governing body, submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. On December 10, 2008, the City Council authorized Ordinance No. 27432, as amended, establishing Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District). On April 14, 2010, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 27854, as amended.

The TOD TIF District's assessed 2024 taxable value was \$884,035,202.00. This represents an increase of \$682,037,091.00 (338%) over the adjusted base value and an increase of \$37,482,869.00 (4%) over the final value for the previous year. With the participation of the City and Dallas County, this increase in taxable value will result in the collection in 2025 of approximately \$4,885,774.00 in total incremental revenue for the 2024 tax year.

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

On December 10, 2008, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Seventeen, the TOD TIF District by Resolution No. 08-3392; and Ordinance No. 27432, as amended.

On April 14, 2010, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the TOD TIF District by Resolution No. 10-0915; and Ordinance No. 27854, as amended.

On December 3, 2024, the TOD TIF District Board of Directors recommended that the FY 2023-2024 Annual Report be accepted and approved.

[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)

### **FISCAL INFORMATION**

No cost consideration to the City.

February 26, 2025

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs including tax increment financing (TIF) districts; and

**WHEREAS**, the City established Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District or District) and established a Board of Directors for the District to promote development or redevelopment of Transit-Oriented Development (TOD) sites pursuant to Ordinance No. 27432, as amended, authorized by the City Council on December 10, 2008, as authorized by the TIF Act, Section 311 of the Texas Tax Code, as amended (TIF Act); and

**WHEREAS**, on April 14, 2010, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the TOD TIF District by Resolution No. 10-0915; and Ordinance No. 27854, as amended; and

**WHEREAS**, the TIF Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on December 3, 2024, the TOD TIF District Board of Directors passed a motion accepting the FY 2023-2024 Annual Report for the TOD TIF District and recommended approval of same by the City Council.

**Now, Therefore,**

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

**SECTION 1.** That the FY 2023-2024 Annual Report (Annual Report) for Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District or District), City of Dallas, Texas, as of September 30, 2024, attached hereto **(Exhibit A)**, is hereby accepted.

**SECTION 2.** That the City Manager is hereby authorized to submit the Annual Report for the TOD TIF District to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

**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.



# **TOD TIF District FY 2023-2024 Annual Report**



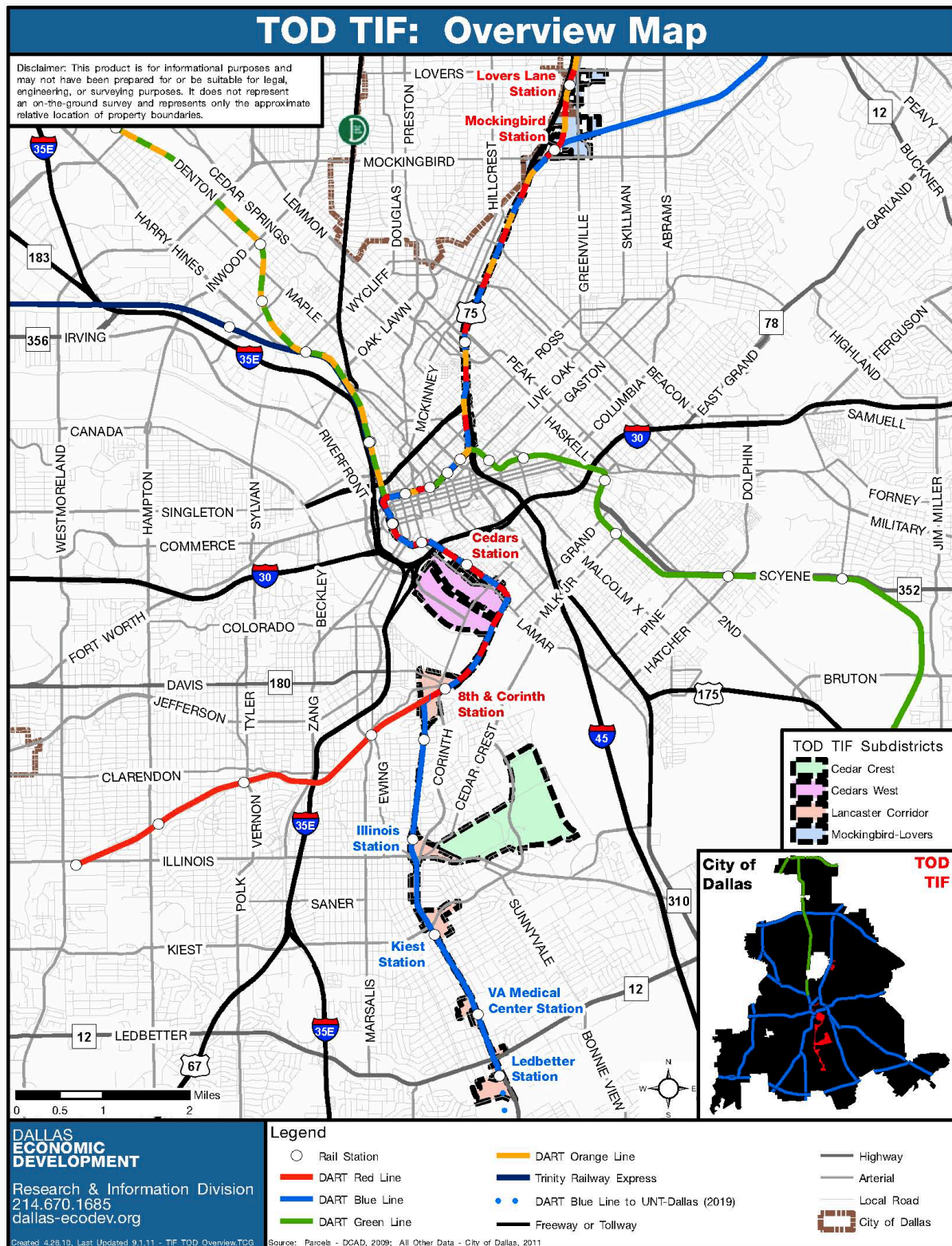
**City of Dallas**

Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 671-9821  
<http://www.dallasecodev.org>

**October 1, 2023 to September 30, 2024**



# Reinvestment Zone Number Seventeen Tax Increment Financing District



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*The front cover photo shows a rendering of the proposed Lancaster-Corning Retail Development project, which will include Frost Bank as the anchor tenant.*

## **Mission Statement**

The mission of the TOD TIF District is to provide a source of funding for public investments that will help create a series of unique destinations as well as foster the construction of structures or facilities that will be useful or beneficial to the development of transit stations along the DART light rail system in the central portion of the City. Redevelopment of the Lancaster Corridor and encouragement of transit-oriented mixed-use development (TODs) around DART stations are top City priorities. Linkage of areas proximate to the Lovers Lane/Mockingbird, Cedars West, and Lancaster Corridor transit stations via the DART Rail Lines facilitates higher density urban development in all areas and permits tax increment sharing to occur.

City Council established the TOD TIF District by Ordinance Number 27432 on December 10, 2008, as amended.

The TOD TIF District term began on January 1, 2009 and will terminate on December 31, 2038 (including collection of the 2038 increment in calendar year 2039 and any related matters to be concluded in 2039).

## **TOD TIF District Accomplishments**

The TOD TIF District contains a series of DART light rail station areas connected by the rail line. Section 311 of the Texas Tax Code was amended in 2007 to allow the creation of a reinvestment zone for properties that have some connection to and will benefit a mass transit rail system. The original TIF District boundary included three sub-districts (and eight DART light rail stations) – Mockingbird/Lovers Lane, Cedars West, and the Lancaster Corridor within the TIF District defined by the relationship of areas geographically and/or to redevelopment goals.

City Council adopted the TOD TIF District Project Plan and Reinvestment Zone Financing Plan on April 14, 2010 by Ordinance 27854, as amended in April and November 2010 and May 2012.

In FY 2010, the TIF District Board and City Council approved a development agreement dedicating up to \$8,492,273 in future TIF District revenues in support of the Lancaster Urban Village Project. The Lancaster Urban Village Project was an important seed project for the Veterans Hospital “VA” DART Station area and was planned in conjunction with a related project to expand the Dallas Urban League offices and training facilities. Staff continued to work extensively with City Wide Community Development Corporation (Citywide CDC) and their partner Catalyst Urban Development, LLC on coordination for other funding programs to complete the financing package for the Project. In 2009, City Council approved an economic development forgivable loan agreement to assist with land assemblage and related costs for the Dallas Urban League expansion and adjacent mixed-use development. Amendments related to the Project were approved in 2011 and 2012.



In October 2010, the City was awarded a \$2.225 million U.S. Department of Housing and Urban Development (HUD) Community Challenge Planning Grant to be shared among three focus areas: 1) Lancaster Corridor/TOD TIF District (primarily Kiest and VA Station areas), 2) the DART Green Line Corridor including Hatcher Station-Spring Avenue JB Jackson, and Buckner Station areas, and 3) the Vickery Meadow / Five Points Area. In 2013, the area plan for the Lancaster Corridor was adopted as an amendment to the forwardDallas! Comprehensive Plan.

In 2011, \$400,000 in TIF District funding for the SMU Boulevard streetscape and trail extension project was approved as a local match for a North Central Texas Council of Governments (NCTCOG) Sustainable Development grant. Amendments to extend project deadlines were approved in 2012, 2013 and 2015. The project construction as part of the NCTCOG scope has been completed.

In 2012, the TIF District Board approved by-law amendments to reflect changes in state law for TIF District Board composition recognizing that only taxing jurisdictions that participate financially can have representation and a change in the TIF District-funded project design review process to have that function undertaken as part of the City Design Studio Peer Review Panel. The TIF District Board also approved a set of master design guidelines and mixed-income housing guidelines.

The Lancaster Urban Village Project was completed and began leasing in 2014. The Project has won numerous awards including National Association of Homebuilders Pillar of the Industry Award for The Best Affordable Apartment Community and a best in creative financing award from the National Development Council (NDC) in 2015.

In 2015, a development agreement for up to \$1,405,000 in TIF District funding and a Chapter 380 grant agreement for \$450,000 was approved in support of the Alamo Draffhouse Cinema Project in the Cedars West Sub-District. The Alamo Draffhouse Cinema Project was completed in 2016.

The City's Housing and Neighborhood Revitalization Department had been working with City Wide CDC on plans for a multi-phased Lancaster Kiest Village project with the first phase beginning with a new Rudy's Chicken restaurant. Serenity Place Apartments, a supportive housing development was completed in 2015, and an office building at 3155 S. Lancaster Road opened in 2017.

In May 2019, City Council approved up to \$750,000 in 2017 Proposition I Bond funds to assist in the renovation of the former Urban League Building located at 4315 South Lancaster Road for new office and retail tenants. The building is now open as the "4315 Innovation Center" with Dallas College as a lead tenant providing workforce training programs.

During FY 2021-2022, the TIF District Board and City Council approved a development agreement dedicating up to \$29 million in future TOD TIF District funds in support of the Mockingbird Station East mixed-income and transit-oriented development project.

A development agreement in support of the Longhorn Ballroom Redevelopment Project was also approved during FY 2021-2022 that included both future TOD TIF District funding not to exceed \$2,100,000 and an economic development grant in the amount of \$2,050,000 (with \$250,000 payable from Equity Revitalization Capital Fund and \$1,800,000 payable from 2012 General Obligation Bond fund).

On October 26, 2022, through solicitation BVZ22-00019439 City Council selected a proposal from UCR Development Services LLC ("the Developer") as the most advantageous proposal to construct a community retail development on 1.23 acres of City-owned land located at 3011-3039 South Lancaster Road. The property previously housed a city library, which had since been demolished, and is located within the TOD TIF District. Based on the Developer's due diligence and pre-development processes, staff anticipated there would be a financial gap to deliver the Lancaster-Corning Retail Development Project.

During FY 2023-2024, the TIF District Board and City Council approved a development agreement dedicating up to \$1,778,000 in TOD TIF District funding in support of the Lancaster-Corning Retail Development project.

Initial projects within the TIF District completed, under construction, or in the development stage are shown in the table below.

TOD TIF District Projects <sup>1</sup>						
Projects Within TIF District Utilizing TIF District Funding						
Project	Location	Calendar Year Complete	Status	Units/ SF <sup>2</sup>	Approx. or Estimated Value <sup>3</sup>	TIF Investment <sup>4</sup>
Lancaster Urban Village – Mixed Use Building <sup>(7)</sup> <sup>(8)</sup>	4417 S. Lancaster Rd.	2014	Complete	193 resid. units; 14,131 square feet retail	\$22,400,000	\$8,492,273
Alamo Drafthouse Cinema <sup>(7)</sup>	1005 S. Lamar St.	2016	Complete	38,000 square feet retail	\$8,800,000	\$1,405,000
Longhorn Ballroom Redevelopment <sup>(7)</sup>	200 N. Corinth & 2202-2222 Riverfront Boulevard	Ballroom Completed 2023; Multi-purpose building 2025; Infrastructure 2026	Under renovation	45,000 square feet entertainment/commercial space & 2-acre outdoor event space	\$10,000,000	\$2,100,000

Mockingbird Station East, Phase I <sup>8</sup>	5465 East Mockingbird Lane	2026	Planned	429 resid. units	\$117,342,796	\$29,000,000
Lancaster-Corning Retail Development	3011-3039 S. Lancaster Road	2026	Planned	11,000 square feet retail	\$5,548,755	\$1,778,000
<b>Subtotal</b>				<b>622 resid. units; 108,131 square feet retail; (incl. entertainment space)</b>	<b>\$164,091,551</b>	<b>\$42,775,273</b>
<b>Projects Within TIF District Not Utilizing TIF District Funding<sup>5</sup></b>						
<b>Project</b>	<b>Location</b>	<b>Calendar Year Complete</b>	<b>Status</b>	<b>Units/ SF<sup>2</sup></b>	<b>Approx. Value<sup>3</sup></b>	<b>TIF Investment<sup>4</sup></b>
The Shelby	5609 SMU Blvd.	2009	Complete	55 resid. units; 3,720 square feet retail	\$18,900,730	n/a
Crest Plaza Shopping Ctr. Remodel <sup>(7)</sup>	2603 S. Lancaster Rd.	2010	Complete	112,000 square feet retail	\$1,000,000 Added Investment	n/a
The BLVD (former Shamburger site)	5600 SMU Blvd.	2013	Complete	417 resid. units; 9,100 square feet retail	\$84,000,000	n/a
Sphinx Development Corp. – Fiji/Compton Phase I	201 Fran Way	2010	Complete	130 senior apt. units	\$6,700,000	n/a
Sphinx Development Corp. –	Fran Way at 8 <sup>th</sup> and Corinth Streets	2016-2017	Complete	49 townhomes	\$12,061,121	n/a
Canvas Hotel (formerly NYLO Dallas South Side Hotel) <sup>(7)</sup>	1325 S. Lamar	2012	Complete	76 hotel rooms (55,000 square feet total with amenities)	\$9,800,000	n/a
Signature Pointe redevelopment, Phase I <sup>(7)</sup>	5201 Amesbury Dr	2014	Complete	336 resid. units	\$71,000,000	n/a
Signature Pointe redevelopment, Phase II <sup>(7)</sup>	5850 Lovers Fiji/Compton Phase II <sup>(7)</sup> Lane	2015	Complete	202 senior housing units; 109 assisted living units; 13,929 medical office	\$54,000,000	n/a
CVS Pharmacy	5050 S. Lancaster Rd.	2013	Complete	14,991 sf retail	\$2,852,310	n/a
Lancaster Kiest Village - Rudy's Chicken <sup>(7)</sup>	3107 S. Lancaster Rd.	2014	Complete	1,625 sf restaurant	\$601,560	n/a

Lancaster Kiest Village - Serenity Place Apartments <sup>(7)</sup>	3124 Denley Drive.	2015	Complete	45 resid. units	\$1,977,990	n/a
Lancaster Kiest Village – commercial/office space <sup>(7)</sup>	3155 S. Lancaster Rd.	2017	Complete	10,000 sf office	\$1,910,000	n/a
Southern Methodist Univ. (SMU) Aquatics Center <sup>(6)</sup>	5550 SMU Blvd.	2017	Complete	43,770 sf facility	\$31,328,120	n/a
Longhorn Ballroom <sup>(7)</sup>	200 N. Corinth	2017	Phase I complete	Minor building/façade restoration	\$2,000,000	n/a
4315 Innovation Center (Urban League Building Renovation) <sup>(7)</sup>	4315 S. Lancaster Rd.	2021	Complete	23,777 sf office; 3,484 sf retail	\$2,450,000	n/a
Eastline Apartments	6080 N. Central Expressway	2021	Complete	330 resid. units; 14,948 sf retail	\$134,650,000	n/a
Skyline at Cedar Crest <sup>(7)</sup>	2720 E Kiest Blvd.	2026	Under construction	107 resid. units	\$27,715,000	n/a
Fiji Lofts <sup>(6)</sup>	303 Ave A	2026	Under construction	204 resid units	\$35,960,920	n/a
<b>Subtotal</b>				<b>1,984 resid. units; 76 hotel rooms; 159,868 square feet retail; 47,706 square feet office; 43,770 square feet aquatics center</b>	<b>\$498,907,751</b>	<b>\$0</b>
<b>Projects Utilizing and Not Utilizing TIF Funding</b>						
<b>Total</b>				<b>2,606 resid. units; 76 hotel rooms; 267,999 square feet retail (incl entertainment space); 47,706 square feet office; 43,770 sf aquatics center</b>	<b>\$662,999,302</b>	<b>\$42,775,273</b>
<sup>1</sup> All information updated as of September 30, 2024. <sup>2</sup> Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage. <sup>3</sup> Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out. <sup>4</sup> Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown. <sup>5</sup> Selected significant projects included. <sup>6</sup> Tax-exempt property. Amount shown is approximate investment in improvements. <sup>7</sup> Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information. <sup>8</sup> Per the TIF program mixed-income housing requirement, the project is providing at least 20% of units as affordable.						

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF district funding assistance are subject to the City's and County's established criteria for mixed-income housing. In this TIF District, as part of TIF District funding, a total of 193 units have been built to-date, and 98 are currently set-aside as affordable (HUD funding associated with Lancaster Urban Village requires 51% affordable units).

A total of 1,866 residential units have been completed. The 1,449 units completed in the Mockingbird/Lovers Lane Sub-District are market rate and were built without TIF District subsidy. Units built without TIF District subsidy in the Lancaster Corridor Sub-District may be affordable as part of other assistance programs.

Two planned projects in the TIF District will include mixed-income units as follows:

- Mockingbird Station East with 429 total units – 20% of the units (86 units) will be affordable to households at 80% Area Median Income (AMI) or below based on the TIF District requirements.
- Skyline at Cedar Crest at 2720 E. Kiest Boulevard will utilize 9% low-income housing tax credits (LIHTC) and was approved by City Council for \$3,750,000 in HOME Investment Partnership Program funds. Upon completion of the 107 units, 80% of the units will be affordable (reserved for households between 30-60% AMI), and 20% of the units will be market rate.

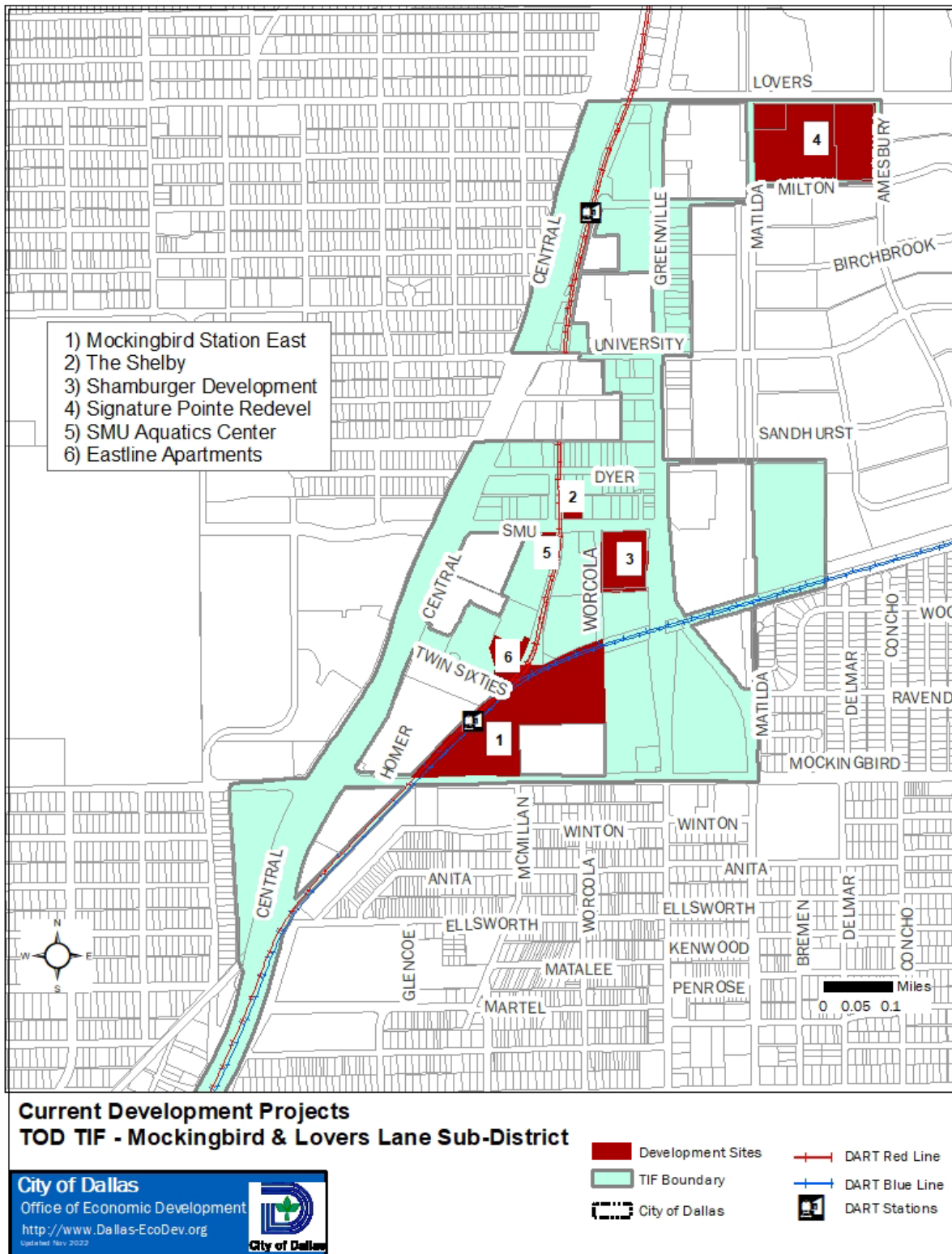
## TIF District Initiatives

The City and community partners have been engaged in District-wide initiatives that have resulted in additional public infrastructure benefiting the TIF District. Two projects received funding commitments in 2006 from the North Central Texas Council of Government's Sustainable Development Call for Projects. Project details are shown below.

District Initiatives – Other Public Support for Projects				
Activity	Scope	Status	Investment	Source
<b>Mockingbird Plaza Sustainable Development Project</b>	Streetscape improvements along SMU Blvd. and trail/bicycle improvements from SMU Blvd to Mockingbird DART Station.  City bond funds also authorized for SMU Blvd. improvements.	Funding approved by the NCTCOG's RTC on April 13, 2006. City Council authorized Interlocal Agreement December 2006 (amended June 2011). A TIF agreement with SMU to reimburse for the local match was authorized in June 2011 and deadlines extended in 2013. Construction was completion in 2015.	\$1,600,000  \$ 400,000  \$1,038,300	NCTCOG/RTC 2006  Local Match – Private ( <i>agreement for TIF eligible reimbursement</i> )  2006 City bond funds
<b>Sphinx at Fiji/Compton – Phase I-II Sustainable Development Project</b>	Infrastructure including paving and drainage	Funding approved by the RTC on April 13, 2006. City Council authorized Interlocal Agreement December 2006. Street infrastructure work is complete.	\$2,811,986  \$ 702,997	NCTCOG/RTC 2006  Local Match – 2003 City bond funds
<b>HUD Community Challenge Grant for Transit Oriented Development and Affordable Housing</b>	Funding for planning and pre-development assistance related to affordable housing and TOD. Funding allocated to a portion of the Lancaster Corridor, Vickery Meadow/5-Points, and three Green Line DART stations areas - Hatcher, MLK and Buckner.	The City was awarded the grant under the HUD Sustainable Communities Challenge Grants program in 2010. Fregonese Associates was selected as the consultant for planning activities (contract award up to \$799,968) related to the grant. In April 2013, the Dallas TOD Lancaster Corridor Area Plan was adopted.	\$2,225,000  Required Local Match for Grant: 20%	HUD funding  TIF District Funds (Vickery Meadow)

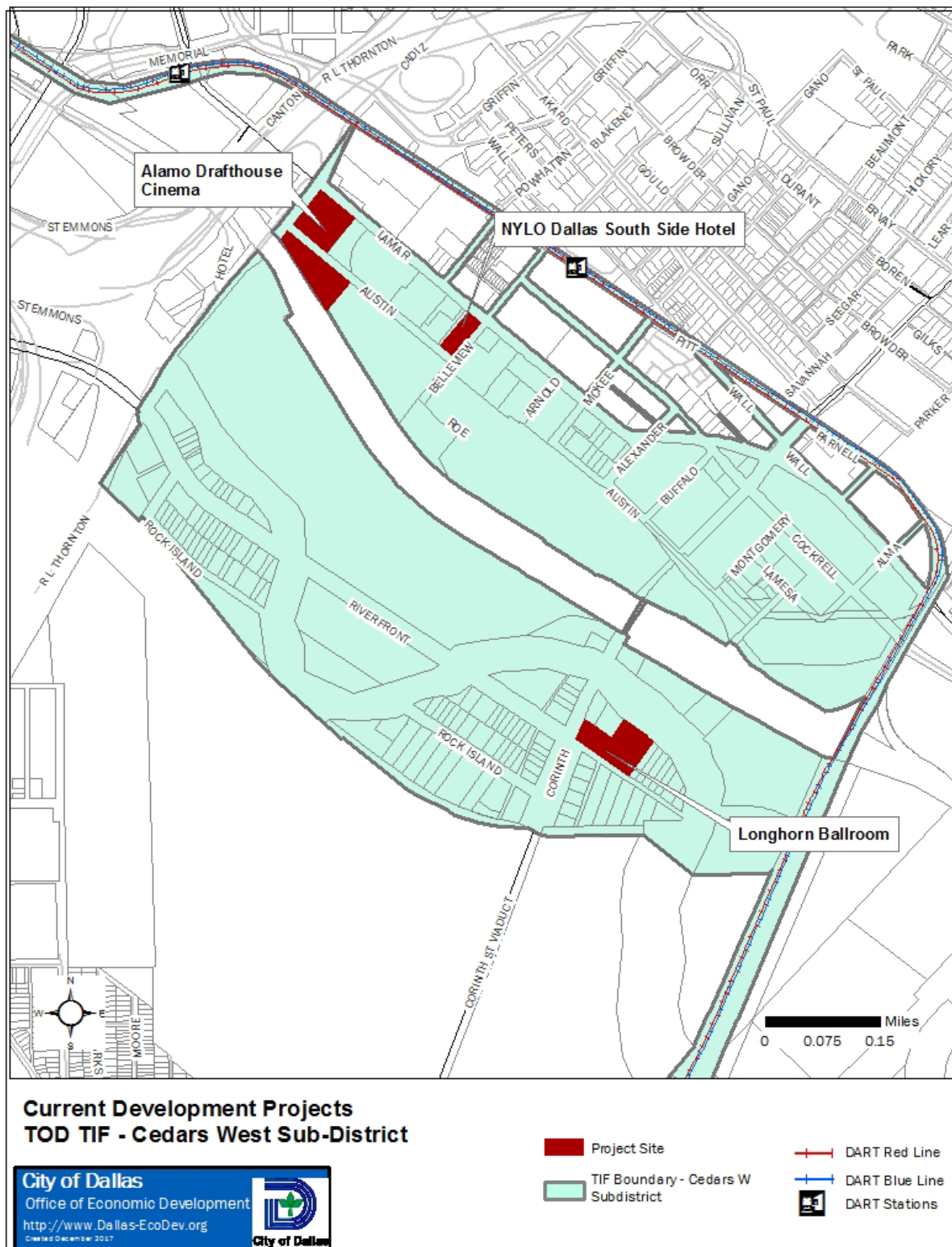
<b>High Speed Rail (HSR)</b>	Planning underway that includes a potential station in the Cedars West portion of the TOD District.	This project is being led by Amtrak and Texas Central Partners ("Texas Central"), a private group developing the Dallas to Houston HSR.	The Station Zone Assessment Plan was funded and contracted by Texas Central Rail.  The build-out cost for the system is estimated at \$12 billion	Texas Central Rail  Private sources
<b>Mockingbird Bridge &amp; Redline Bridge</b>	As part of larger Katy Trail project – a bridge over Mockingbird Lane for pedestrians and bicycles. A bridge over DART LRT Redline track just north of Twin Sixties Drive	Completed in 2017	\$17,575,000	City bond funds - \$10,095,000 RTR - \$6,480,000 Dallas County - \$1,000,000

## TIF District Development Project Map – Part 1 of 5

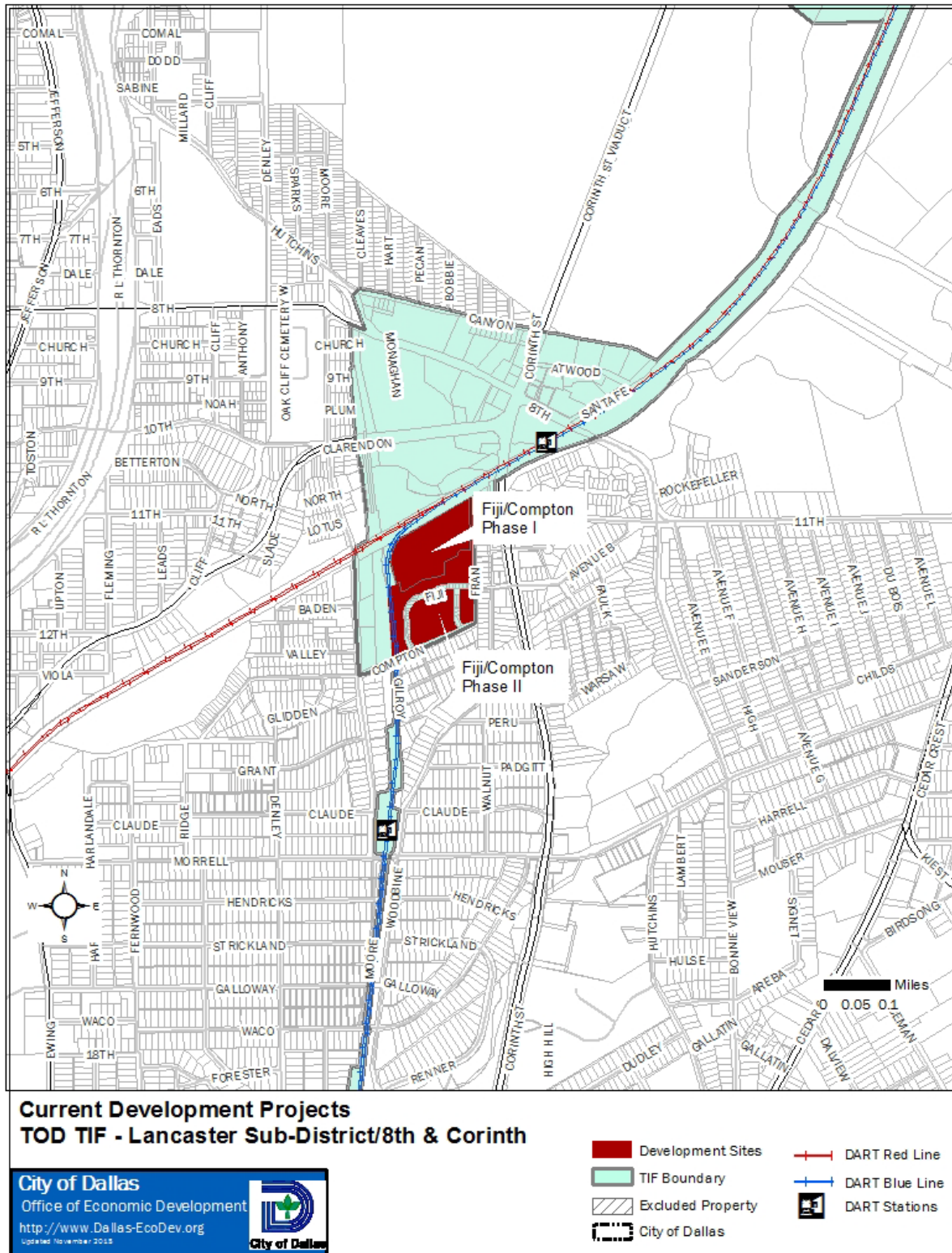




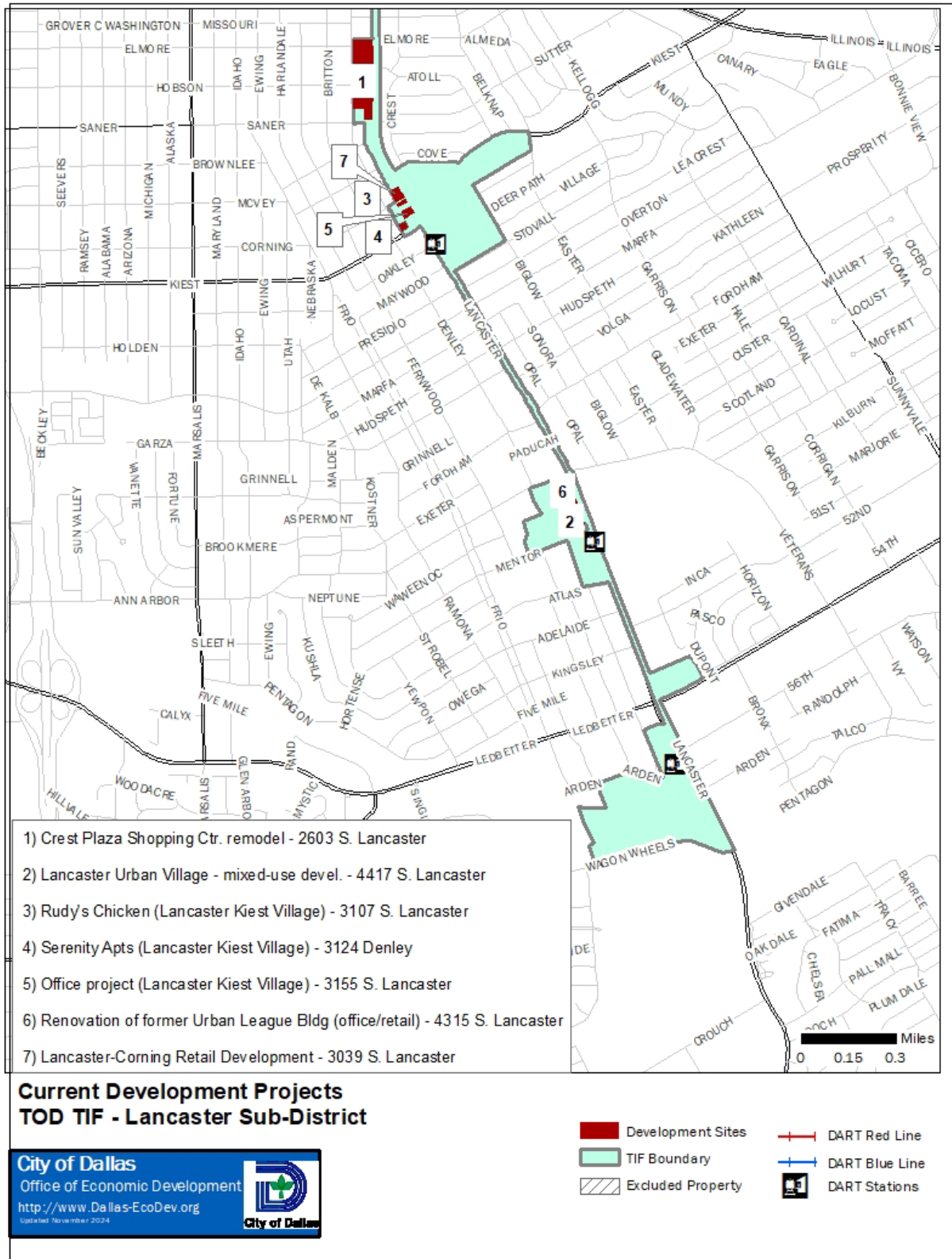
## TIF District Development Project Map – Part 2 of 5



## TIF District Development Project Map – Part 3 of 5

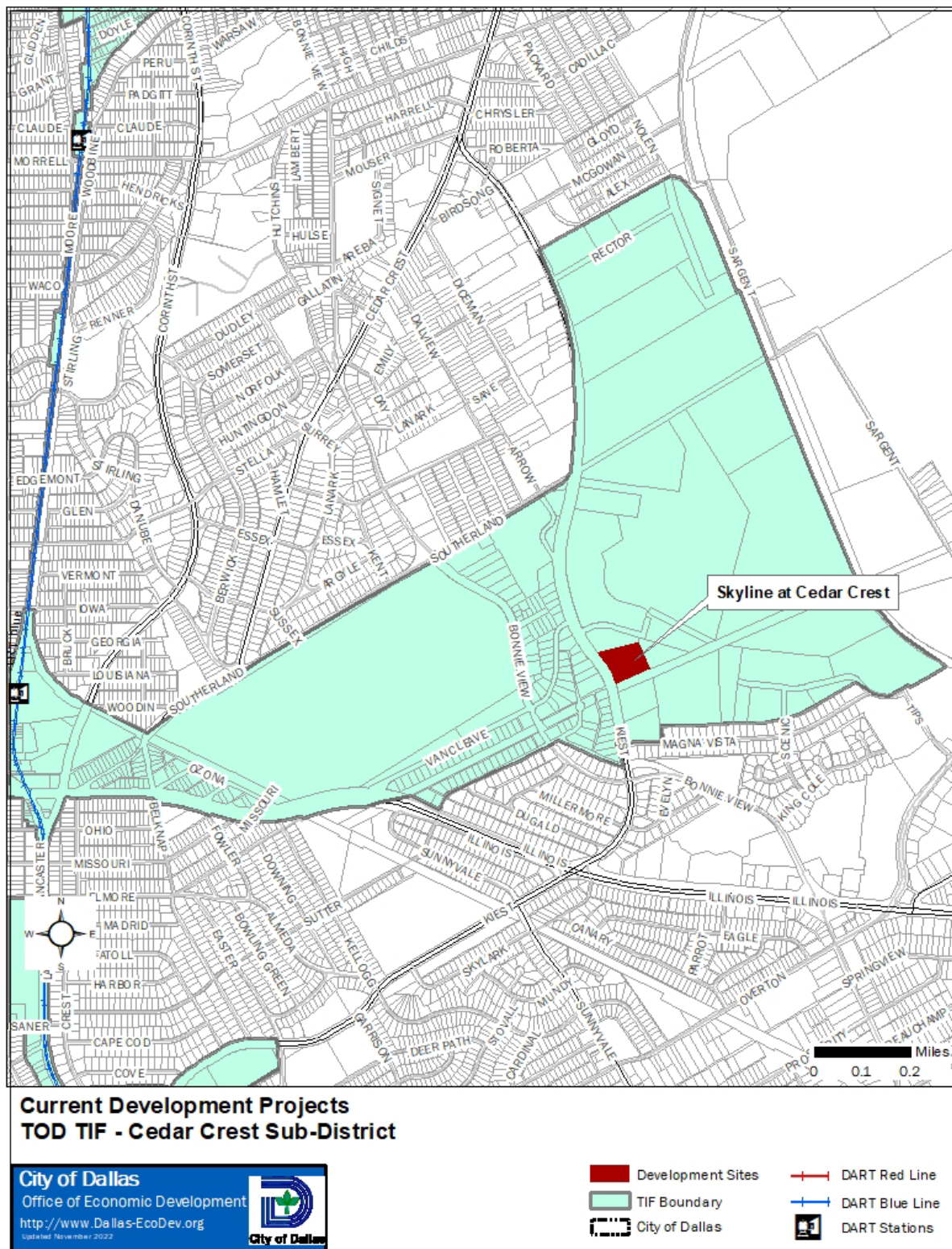


## TIF District Development Project Map – Part 4 of 5





## TIF District Development Project Map – Part 5 of 5



## Value and Increment Revenue Summary

The TOD TIF District's assessed 2024 taxable value was \$884,035,202 (and varies for other taxing jurisdictions due to exemption levels). This represents an increase of \$682,037,091 or 338% over the base year (2008 and 2010) value, as amended. The TIF District anticipates collecting approximately \$4,885,774 in incremental tax revenue in 2025 for tax year 2024.

## Objectives, Programs, and Success Indicators

The TOD TIF District Project Plan and Reinvestment Zone Financing Plan was adopted in April 2010. Among the goals of the Plan are:

- To create additional taxable value attributable to new private investment in projects in the TOD TIF District totaling approximately \$2,431,000,000  
*Over \$662 million in new investment has been completed, is underway, or planned (27% of the goal).*
- To attract higher density new private development in the TOD TIF District totaling approximately 2,480,000 square feet of new or upgraded retail and office space and 13,900 residential units, including townhome, multi-family, and single-family projects.  
*267,999 square feet of new and upgraded retail/commercial space and 47,706 square feet of office space has been completed, is underway, or planned (13% of the goal). Approximately 2,606 residential units have been completed or planned (19% of the goal).*



Lancaster Urban Village completed in 2014.

- To focus on encouraging the redevelopment of properties in the TOD TIF District, increase density and provide enhanced urban design for the various station areas that is commensurate with forwardDallas!, the City's Comprehensive Plan.

*In December 2021, the City and DART entered into a Memorandum of Understanding (MOU) to allow the City to market six DART-owned sites for transit-oriented development. In September 2022, the City issued 6 individual Request for Proposals (RFP), including an RFP for the DART-owned property at the 8<sup>th</sup> and Corinth DART Station. Generally, for each RFP, respondents were invited to submit ambitious TOD proposals including affordable and mixed-income residential components. Each RFP also prioritized proposals maximizing public benefit and producing development consistent with DART TOD Policy and DART TOD Guidelines. In June 2023, City Council authorized an Exclusive Negotiation Agreement (ENA) with the selected most advantageous proposer for each of the 6 sites. However, shortly thereafter, the City decided not to move forward with the selected proposer for the 8<sup>th</sup> & Corinth Station.*

- Encourage development projects that will increase DART ridership at rail stations within the TOD TIF District.

*Development projects completed to-date have added 1,866 new households near DART stations. The most recent average daily ridership figures (over the fiscal year) as of September 2024 for the eight DART light rail stations in or adjacent to the District are shown in the table below. The COVID-19 pandemic had negatively impacted transit ridership in 2020-2021; however, current trends show recovery. Annualized ridership figures for the stations can be found in **Appendix D**.*

Average Daily Ridership at DART LRT Stations in or adjacent to the District					
Station	Daily ridership Sept 2008 (base yr)	Daily ridership – Sept 2023	Daily ridership – Sept 2024	%change from 2023- 2024	%change from base year
Lovers Lane	1,300	665	660	-0.7%	-49.23%
Mockingbird	3,557	1,874	2,002	6.8%	-43.23%
Cedars	1,171	759	810	6.7%	-30.85%
8 <sup>th</sup> & Corinth	2,158	1,146	1,329	16.0%	-38.40%
Illinois	1,113	910	1,045	14.8%	-6.10%
Kiest	1,282	662	727	9.9%	-43.28%
VA Medical Center	868	435	461	6.1%	-46.84%
Ledbetter	2,786	780	875	9.0%	-69.23%

- To improve access and connections between DART light rail station areas and strategic Dallas area amenities such as the campus and future research facilities of Southern Methodist University, the Bush Presidential Library, the Trinity River,

Southside on Lamar, and the heart of Cedars to the Convention Center area, Dallas Zoo, Cedar Crest Golf Course, and Veterans Memorial Hospital.

*The Mockingbird Plaza Sustainable Development Project and 2006 bond program public improvements were completed in summer 2015 and are facilitating better pedestrian connectivity along SMU Boulevard and to the Mockingbird DART Station along with connections to Southern Methodist University and the Bush Presidential Library. Improvements completed as part of the Lancaster Urban Village have improved connectivity to the Veterans Memorial Hospital and DART station.*

- To increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the TIF District.

*The Mockingbird Plaza Sustainable Development Project included a pedestrian/bicycle trail between SMU Boulevard and the Mockingbird DART station. An extension of the Katy Trail, with City bond funds, included the Mockingbird Pedestrian Bridge that opened in 2017.*

- To maintain the stability of local schools as redevelopment occurs in the housing market and promote improved training and job creation through partnerships with Southern Methodist University, Dallas College District, the VA Hospital, Urban League, and the University of North Texas Law School.

*The renovation of the former Urban League Building into the “4315 Innovation Center” with Dallas College as a lead tenant is bringing workforce training opportunities to the Lancaster Corridor community. The Longhorn Ballroom Redevelopment Project includes a provision to partner with Dallas College’s Commercial Music Program at the Cedar Valley Campus (or equivalent) to create paid experiential learning opportunities in the commercial music industry.*



The 4315 Innovation Center



- To generate approximately \$185.2 million (NPV; 2009 dollars) in increment over 28 years of collections, with up to 85 percent participation by the City and 55 percent participation by Dallas County.

*The TIF District's 2024 total taxable value of \$884,035,202 is approximately 32% of the original projection of \$2,798,004,781. The economic downturn early in the term of the TIF District impacted the pace of new construction and existing property values.*

- To diversify retail and commercial uses in the District.

*Retail leasing as part of The Shelby and BLVD developments has brought new restaurants along SMU Boulevard. Upgrades at the Crest Plaza Shopping Center have doubled the size of a grocery store in an underserved area. The Alamo Drafthouse Cinema opened in 2016 adding to the entertainment venues in the Cedars area. The renovation of the former Urban League Building into the "4315 Innovation Center" has brought new office and workforce training tenants to the Lancaster Corridor across from the VA Medical Center DART Station. The Longhorn Ballroom reopened in March 2023 and additional work includes the restoration of a mixed-use building and new outdoor music venue on the historic property.*



The Longhorn Ballroom entryway and restored mural

- Add residential density including but not limited to provisions for affordable housing, elderly and special needs housing, and a sustainable mix of product types and destination related activities near DART light rail station within the TIF District to promote overall system ridership and increase ridership levels at the specific stations in the TIF District.

*Initial projects completed have added a significant number of new units adjacent or near DART stations.*



## Year-End Summary of Meetings

The TOD TIF District Board of Directors met three times during the fiscal year from October 1, 2023 to September 30, 2024.

The Board, based on amended composition, can consist of up to nine members, including eight City of Dallas appointees and one appointee from Dallas County. The list of Board members including the meeting attendance record during FY 2023-2024 is as follows: Robbie Good, Vice Chair – City Representative (3 of 3 meetings), Jonathan Braddick - City Representative (1 of 3 meetings), Allison Griffin - City Representative (3 of 3 meetings), Todd Eich - City Representative (3 of 3 meetings), Kevin Rachel – City Representative (2 of 3 meetings), Kyle Wick - City Representative (1 of 3 meetings), and Luis Tamayo - Dallas County Representative (3 of 3 meetings).

During the fiscal year, City Council approved two items directly associated with the TOD TIF District. The items are summarized below:

- On December 13, 2023, Resolution No. 23-1650 authorized an amendment to the development agreement with Island Rock Holdings, LLC previously authorized by City Council Resolution No. 22-1463 to allow the Director of the Office of Economic Development to approve an assignment of the construction of the public infrastructure component of the Longhorn Ballroom Redevelopment Project and the remaining unexpended portion of the TIF Subsidy (net of costs incurred by Developer for the engineering design of the public infrastructure component) to the City's Department of Public Works and/or Department of Transportation for bidding and construction.
- On February 28, 2024, Resolution No. 24-0349 accepted the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District), and authorized the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.
- On February 28, 2024, Resolution Number 24-0356 authorized a tax increment financing ("TIF") development agreement and all other necessary documents in an amount not to exceed \$1,778,000.00 ("TIF Subsidy") payable from current and future Transit-Oriented Development ("TOD") TIF District funds with UCR Development Services LLC and/or its affiliates, in consideration of the Lancaster-Corning Retail Development Project on property currently addressed at 3011 through 3039 South Lancaster Road in Tax Increment Financing Reinvestment Zone Number Seventeen ("TOD TIF District") - Not to exceed \$1,778,000.00 - Financing: TOD TIF District Fund (subject to annual appropriations from tax increments).

## Pending TIF District Items

- Consideration of the FY 2023-2024 TOD TIF District Annual Report and a recommendation to the City Council for approval.

## Budget and Spending Status

Each TIF District establishes a budget for the public investments necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The current TIF District budget is shown below:

TOD TIF District Projected Increment Revenue to Retire TIF Fund Obligations			
Category	TIF Budget*	Allocated	Balance
<b>Lancaster Corridor Sub-Districts:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$123,072,092	\$5,993,673	\$117,078,419
<b>Cedar Crest Sub-District:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$56,696,392	\$0	\$56,696,392
<b>Mockingbird/Lovers Lane Sub-District:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$70,265,933	\$19,920,416	\$50,345,517
<b>Cedars (West) Sub-District:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$140,822,759	\$3,505,000	\$137,317,759
<b>Affordable Housing</b>	\$52,735,811	\$13,756,184	\$38,979,627
<b>Administration and implementation**</b>	\$8,894,453	\$881,483	\$8,012,970
<b>Total Project Costs</b>	<b>\$452,487,440</b>	<b>\$44,056,756</b>	<b>\$408,430,684</b>

*\* NOTE: Budget shown above in estimated current dollars and based on updated assumptions the maximum budget capacity provided in the Project Plan is unlikely to be reached within the term. Project Plan shows the budget in net present value.*

*\*\*TIF administration costs shown are expended through FY 2023-2024.*

<b>TOD TIF District Final Project Plan Budget</b>	
<b>Category</b>	<b>TIF Budget*</b>
<b>Lancaster Corridor Sub-Districts:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$49,781,005
<b>Cedar Crest Sub-District:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$25,326,728
<b>Mockingbird/Lovers Lane Sub-District:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$30,020,910
<b>Cedars (West) Sub-District:</b> public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	\$54,576,532
<b>Affordable Housing</b>	\$21,832,521
<b>Administration and implementation</b>	\$3,640,000
<b>Total</b>	<b>\$185,177,697</b>
<i>* As approved in the Project Plan and Reinvestment Zone Financing Plan (discounted to 2009 dollars).</i>	

<b>TOD TIF M/WBE Participation</b>			
<b>Project</b>	<b>Contractor</b>	<b>Total Contract Award Amount</b>	<b>Percentage Minority Participation</b>
Lancaster Urban Village	A&A Construction, Foliage Factory Landscape, Inc. & Rumsey Site Construction	\$1,325,696	61.1%
Alamo Drafthouse Cinema	Chubbs Landscaping, Pegasus Texas & Pate Jones Paving	\$481,882	46.07%
<b>Total</b>		<b>\$1,807,578</b>	<b>\$810,453 (57.1%)</b>

## **FY 2024-2025 Work Program**

The FY 2024-2025 work program includes:

- Provide staff support for current projects in the TIF District.
- Work with interested developers on potential TIF District-funded project proposals.
- Continue coordinating with DART and private partners on redevelopment efforts at Mockingbird Station.
- Work to improve connections to the City of Dallas trails and open space system in the TIF District.
- Investigate additional sources of funding for the TIF District.
- Coordinate with City and private partner efforts to plan for potential high-speed rail connections into the TIF District.
- Evaluate opportunities for cross-departmental collaboration with the Parks and Recreation Department on the Roland G. Parrish Park project.

## Appendix A – Financials

City of Dallas, Texas

TOD Tax Increment Financing District Fund

Reinvestment Zone Number Seventeen

As of September 30, 2024

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

### Amount and source of revenue in the tax increment fund established for the zone:

\$991,656	Interest Income & Net increase (decrease) in fair value of investments
\$4,741,036	Ad Valorem Taxes (Collected in FY 2023-24 based on 2023 Final Tax Roll)
<b>\$5,732,692</b>	<b>Total Revenue</b>

### Amount and purpose of expenditures from the fund:

\$132,109	Administrative Expenses (TIF Admin Cost for FY 2023-2024 = \$131,552; Admin cost for Real Estate (PBW) = \$557)
\$3,750	Non-Capital outlay (Appraisal Fee for 3099 S. Lancaster)
\$0	Capital outlay
\$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
<b>\$135,859</b>	<b>Total Expenditures</b>

TIF administrative costs associated with staff time spent are being accumulated thru fiscal year 2011-12. The Zone began reimbursing the General Fund for these costs in fiscal year 2011-12.

### a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:

TOD TIF District has incurred no bonded indebtedness as of September 30, 2024.

b. The Zone entered into a development agreement with City Wide CDC for the "Lancaster Urban Village" development in the TIF in an amount not to exceed \$8,492,273. Full payment was made in fiscal year 2020.

Project	Principal	Accrued	Less	Total (P & I)
		Add'l Subsidy	Payments	Outstanding
Lancaster Urban Village - Residential & Commercial Project	\$8,492,273	\$0	\$8,492,273	\$0
<b>Total</b>	<b>\$8,492,273</b>	<b>\$0</b>	<b>\$8,492,273</b>	<b>\$0</b>

### c. The Zone entered into a development agreement with CCH Alamo, LP for the Alamo Draffhouse Cinema Project development in the TIF in an amount not to exceed \$1,405,000 with payment status as follows:

Final payment of \$786,243 was made in fiscal year 2020.

Project	Principal	Accrued	Less	Total (P & I)
		Add'l Subsidy (1)	Payments	Outstanding
CCH Alamo Draffhouse Cinema Project	\$1,405,000	\$0	\$1,405,000	\$0
<b>Total</b>	<b>\$1,405,000</b>	<b>\$0</b>	<b>\$1,405,000</b>	<b>\$0</b>

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

d. The Zone authorized a development agreement with Trammell Crow Company Development, LLC for the development of the "Mockingbird Station East" mixed-income and transit-oriented development project in an amount not to exceed \$29,000,000. Payments will begin upon completion of all obligations and upon availability of TIF District funds.

e. The Zone entered into a development agreement with Rock Island Holdings, LLC for the "Longhorn Ballroom Redevelopment" project in an amount not to exceed \$2,100,000. Payments will begin upon completion of all obligations and upon availability of TIF district funds.

f. The Zone authorized a development agreement with UCR Development Services, LLC for the Lancaster-Corning Retail Development project in an amount not to exceed \$1,778,000.00. Payments will begin upon completion of all obligations and upon availability of TIF district funds.

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2024*	Base Year 2008/2010 Value	Est. Captured Value 2024**
City of Dallas	\$884,035,202	\$201,998,111	\$682,037,091
Dallas County	\$884,703,753	\$209,397,838	\$675,305,915

\*Taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

\*\*Based on DCAD Certified Taxable Value. The final values will be determined on February 01, 2025.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100***	Amount of Estimated 2024 Increment
City of Dallas	0.59900	\$4,085,368
Dallas County	0.11853	\$800,406
Total for all Jurisdictions	\$0.71752	\$4,885,774

\*\*\*Participation rates for City of Dallas are 70% for tax years 2009-2011, 85% for tax years 2012-2029 and 70% for tax years 2030-2038.

\*\*\*Participation rates for Dallas County are 0% for tax years 2009-2010 and 55% for tax years 2011-2030.

B. The total amount of estimated tax increment to be billed for the 2024 tax year is \$4,885,774. For the 2023 tax year, increment in the amount of \$4,741,036 was received.

**City of Dallas, Texas**  
**TOD Tax Increment Financing District Fund**  
**Balance Sheet as of September 30, 2024 (Unaudited)**  
**With Comparative Totals for September 30, 2023, 2022, 2021, and 2020 (Audited)**

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$19,280,644	\$13,695,794	\$9,037,706	\$5,178,823	\$1,875,795
Interest receivable	\$244,907	\$72,333	\$14,873	\$0	\$0
<b>Total assets</b>	<b>\$19,525,551</b>	<b>\$13,768,127</b>	<b>\$9,052,580</b>	<b>\$5,178,823</b>	<b>\$1,875,795</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$0	\$0	\$0	\$0	\$0
Advances from developers	\$0	\$0	\$0	\$0	\$0
Accrued interest	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$460,545	\$328,993	\$238,711	\$156,993	\$142,921
<b>Total liabilities</b>	<b>\$460,545</b>	<b>\$328,993</b>	<b>\$238,711</b>	<b>\$156,993</b>	<b>\$142,921</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$19,035,966	\$13,439,133	\$8,813,869	\$5,021,830	\$1,732,874
<b>Total Liabilities and Fund Equity</b>	<b>\$19,496,511</b>	<b>\$13,768,127</b>	<b>\$9,052,580</b>	<b>\$5,178,823</b>	<b>\$1,875,795</b>

**TOD Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**Balance Sheet as of September 30, 2024 (Unaudited)**  
**With Comparative Totals for September 30, 2023, 2022, 2021, and 2020 (Audited)**

	<u>ITD</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$24,459,563	\$4,012,321	\$3,801,007	\$3,392,982	\$2,792,854	\$2,108,445
Tax increment-Intergovernmental	\$4,681,420	\$728,715	\$687,543	\$619,995	\$549,141	\$418,941
Interest income	\$1,043,192	\$661,531	\$339,980	\$41,681	\$0	\$0
Grant from City	\$0	\$0	\$0	\$0	\$0	\$0
Net increase (decrease) in fair value of investments	\$36,239	\$330,125	(\$112,984)	(\$180,901)	\$0	\$0
<b>Total revenues</b>	<b>\$30,220,414</b>	<b>\$5,732,692</b>	<b>\$4,715,546</b>	<b>\$3,873,757</b>	<b>\$3,341,995</b>	<b>\$2,527,386</b>
<b>Expenditures:</b>						
Administrative expenses	\$881,483	\$132,109	\$90,282	\$81,718	\$53,038	\$101,221
Non-Capital Outlay	\$8,347,222	\$3,750	\$0	\$0	\$0	\$3,785,272
Capital outlay	\$1,955,743	\$0	\$0	\$0	\$0	\$0
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$11,184,447</b>	<b>\$135,859</b>	<b>\$90,282</b>	<b>\$81,718</b>	<b>\$53,038</b>	<b>\$3,886,493</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$19,035,966</b>	<b>\$5,596,833</b>	<b>\$4,625,264</b>	<b>\$3,792,039</b>	<b>\$3,288,957</b>	<b>(\$1,359,107)</b>
<b>Fund balance (Deficit) at beginning of year as previously reported</b>	<b>\$0</b>	<b>\$13,439,133</b>	<b>\$8,813,869</b>	<b>\$5,021,830</b>	<b>\$1,732,874</b>	<b>\$3,091,981</b>
<b>Fund balance (Deficit) at beginning of year, as restated</b>	<b>\$0</b>	<b>\$13,439,133</b>	<b>\$8,813,869</b>	<b>\$5,021,830</b>	<b>\$1,732,874</b>	<b>\$3,091,981</b>
<b>Fund balance (deficit) at end of year</b>	<b>\$19,035,966</b>	<b>\$19,035,966</b>	<b>\$13,439,133</b>	<b>\$8,813,869</b>	<b>\$5,021,830</b>	<b>\$1,732,874</b>

**Note: Fiscal year 2023-24 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**

City of Dallas, Texas  
TOD Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2024

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
3. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
4. The Zone's Financing Plan permits expenditures not to exceed \$8,894,453 (in current \$) over the life of the Zone to reimburse the City for administrative costs. The Zone began reimbursing the General Fund upon collection of tax increment in fiscal year 2011-12. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. On the Balance Sheet, the "due to other funds" amount of \$460,545 on September 30, 2024, represents the Zone's administration expenses for FY 2018-2019 (\$44,395), FY 2019-2020 (\$52,605), FY 2020-2021 (\$59,993), FY 2021-2022 (\$81,718), FY 2022-2023 (\$90,283), and FY 2023-2024 (\$131,552) that have been earned but will be reimbursed to the City's General Fund based on the availability of future TIF District funds.
6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.



## **Appendix B – Financial Obligations Estimated Payoff**

The TIF District has three obligations:

- An agreement has been authorized (but not yet executed) for up to \$29 million in support of the Mockingbird Station East mixed-income and transit-oriented development project. Based on current projections, the obligation could be fully paid by calendar year 2033.
- An agreement has been executed for up to \$2.1 million in support of the Longhorn Ballroom Redevelopment project. The obligation will be paid pending project completion.
- An agreement has been authorized (but not yet executed) for up to \$1.778 million in support of the Lancaster-Corning Retail Development project. Based on current projections, the obligation could be fully paid by calendar year 2026, pending project completion.

## **Appendix C – District-Wide Set-Aside Funds**

The TIF Increment Allocation Policy adopted by the TIF District Board gives the option for annually setting aside a portion of funds for District-wide improvements. Currently, there is not an annual fixed set-aside amount. To date, the only District-wide commitment has been \$400,000 for a local match as part of SMU Boulevard Improvements. This commitment has been fully paid.

## Appendix D – Annualized DART Ridership Figures

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	Lovers Lane	388,916	-	-
FY 2009	Lovers Lane	381,092	-2.01%	-2.01%
FY 2010	Lovers Lane	352,583	-7.48%	-9.34%
FY 2011	Lovers Lane	343,315	-2.63%	-11.73%
FY 2012	Lovers Lane	415,064	20.90%	6.72%
FY 2013	Lovers Lane	485,329	16.93%	24.79%
FY 2014	Lovers Lane	460,277	-5.16%	18.35%
FY 2015	Lovers Lane	460,000	-0.06%	18.28%
FY 2016	Lovers Lane	429,794	-6.57%	10.51%
FY 2017	Lovers Lane	408,864	-4.87%	5.13%
FY 2018	Lovers Lane	380,581	-6.92%	-2.14%
FY 2019	Lovers Lane	360,459	-5.29%	-7.32%
FY 2020	Lovers Lane	252,302	-30.01%	-35.13%
FY 2021	Lovers Lane	195,888	-22.36%	-49.63%
FY 2022	Lovers Lane	241,701	23.39%	-37.85%
FY 2023	Lovers Lane	214,028	-11.45%	-44.97%
FY 2024	Lovers Lane	230,853	7.86%	-40.64%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	Mockingbird	1,078,001	-	-
FY 2009	Mockingbird	1,041,461	-3.39%	-3.39%
FY 2010	Mockingbird	951,833	-8.61%	-11.70%
FY 2011	Mockingbird	937,940	-1.46%	-12.99%
FY 2012	Mockingbird	985,065	5.02%	-8.62%
FY 2013	Mockingbird	1,149,210	16.66%	6.61%
FY 2014	Mockingbird	1,139,581	-0.84%	5.71%
FY 2015	Mockingbird	1,118,252	-1.87%	3.73%
FY 2016	Mockingbird	1,032,351	-7.68%	-4.23%
FY 2017	Mockingbird	1,011,853	-1.99%	-6.14%
FY 2018	Mockingbird	1,011,853	-6.77%	-12.49%
FY 2019	Mockingbird	912,562	-3.27%	-15.35%
FY 2020	Mockingbird	628,140	-31.17%	-41.73%
FY 2021	Mockingbird	420,593	-33.04%	-60.98%
FY 2022	Mockingbird	497,834	18.36%	-53.82%
FY 2023	Mockingbird	578,971	16.30%	-46.29%
FY 2024	Mockingbird	662,885	14.49%	-38.51%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	Cedars	347,029	-	-
FY 2009	Cedars	340,164	-1.98%	1.98%
FY 2010	Cedars	281,023	-17.39%	-19.02%
FY 2011	Cedars	288,685	2.73%	-16.81%
FY 2012	Cedars	230,948	-20.00%	-33.45%
FY 2013	Cedars	211,458	-8.44%	-39.07%
FY 2014	Cedars	211,657	0.09%	-39.01%
FY 2015	Cedars	215,091	1.62%	-38.02%
FY 2016	Cedars	229,992	6.93%	-33.73%
FY 2017	Cedars	252,331	9.71%	-27.29%
FY 2018	Cedars	261,578	3.66%	-24.62%
FY 2019	Cedars	262,981	0.54%	-24.22%
FY 2020	Cedars	209,500	-20.34%	-39.63%
FY 2021	Cedars	180,554	-13.82%	-47.97%
FY 2022	Cedars	203,010	12.44%	-41.50%
FY 2023	Cedars	236,909	16.70%	-31.73%
FY 2024	Cedars	261,215	10.26%	-24.73%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	8 <sup>th</sup> & Corinth	656,642	-	-
FY 2009	8 <sup>th</sup> & Corinth	630,305	-4.01%	-4.01%
FY 2010	8 <sup>th</sup> & Corinth	531,037	-15.75%	-19.13%
FY 2011	8 <sup>th</sup> & Corinth	488,222	-8.06%	-25.65%
FY 2012	8 <sup>th</sup> & Corinth	490,938	0.56%	-25.24%
FY 2013	8 <sup>th</sup> & Corinth	515,290	4.96%	-21.53%
FY 2014	8 <sup>th</sup> & Corinth	494,818	-3.97%	-24.64%
FY 2015	8 <sup>th</sup> & Corinth	513,607	3.80%	-21.78%
FY 2016	8 <sup>th</sup> & Corinth	495,367	-3.55%	-24.56%
FY 2017	8 <sup>th</sup> & Corinth	500,279	0.99%	-23.81%
FY 2018	8 <sup>th</sup> & Corinth	484,148	-3.22%	-26.27%
FY 2019	8 <sup>th</sup> & Corinth	467,830	-3.37%	-28.75%
FY 2020	8 <sup>th</sup> & Corinth	351,790	-24.80%	-46.43%
FY 2021	8 <sup>th</sup> & Corinth	292,930	-16.73%	-55.39%
FY 2022	8 <sup>th</sup> & Corinth	324,442	10.76%	-50.59%
FY 2023	8 <sup>th</sup> & Corinth	353,485	8.95%	-46.17%
FY 2024	8 <sup>th</sup> & Corinth	439,212	24.25%	-33.11%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	Illinois	336,798	-	-
FY 2009	Illinois	335,744	-0.31%	-0.31%
FY 2010	Illinois	297,528	-11.40%	-10.81%
FY 2011	Illinois	289,843	-2.58%	-13.94%
FY 2012	Illinois	297,786	2.74%	-11.58%
FY 2013	Illinois	332,623	11.70%	-1.24%
FY 2014	Illinois	312,913	-5.93%	-7.09%
FY 2015	Illinois	329,027	5.15%	-2.31%
FY 2016	Illinois	330,459	0.44%	-1.88%
FY 2017	Illinois	348,863	5.57%	3.58%
FY 2018	Illinois	347,429	-0.41%	3.16%
FY 2019	Illinois	370,729	6.71%	10.07%
FY 2020	Illinois	260,119	-29.84%	-22.77%
FY 2021	Illinois	188,109	-27.68%	-44.15%
FY 2022	Illinois	223,902	19.03%	-33.52%
FY 2023	Illinois	277,390	23.89%	-17.64%
FY 2024	Illinois	343,302	23.76%	1.93%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	Kiest	393,222	-	-
FY 2009	Kiest	395,829	0.66%	0.66%
FY 2010	Kiest	350,702	-11.40%	-10.81%
FY 2011	Kiest	340,456	-2.92%	-13.42%
FY 2012	Kiest	342,802	0.69%	-12.82%
FY 2013	Kiest	356,646	4.04%	-9.30%
FY 2014	Kiest	319,175	-10.51%	-18.83%
FY 2015	Kiest	312,272	-2.16%	-20.59%
FY 2016	Kiest	314,895	0.84%	-19.92%
FY 2017	Kiest	329,132	4.52%	-16.30%
FY 2018	Kiest	319,870	-2.81%	-18.65%
FY 2019	Kiest	313,639	-1.95%	-20.24%
FY 2020	Kiest	225,648	-28.05%	-42.62%
FY 2021	Kiest	188,328	-16.54%	-52.11%
FY 2022	Kiest	204,599	8.64%	-47.97%
FY 2023	Kiest	199,117	-2.68%	-49.36%
FY 2024	Kiest	234,430	17.73%	-40.38%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	VA Medical Ctr	249,549	-	-
FY 2009	VA Medical Ctr	259,023	3.80%	3.80%
FY 2010	VA Medical Ctr	266,295	2.81%	6.71%
FY 2011	VA Medical Ctr	248,288	-6.76%	-0.51%
FY 2012	VA Medical Ctr	262,728	5.82%	5.28%
FY 2013	VA Medical Ctr	254,007	-3.32%	1.79%
FY 2014	VA Medical Ctr	230,898	-9.10%	-7.47%
FY 2015	VA Medical Ctr	227,267	-1.57%	-8.93%
FY 2016	VA Medical Ctr	228,635	0.60%	-8.38%
FY 2017	VA Medical Ctr	224,258	-1.91%	-10.13%
FY 2018	VA Medical Ctr	205,666	-8.29%	-17.59%
FY 2019	VA Medical Ctr	205,251	-0.20%	-17.75%
FY 2020	VA Medical Ctr	137,283	-33.11%	-44.99%
FY 2021	VA Medical Ctr	96,511	-29.70%	-61.33%
FY 2022	VA Medical Ctr	117,179	21.42%	-53.04%
FY 2023	VA Medical Ctr	123,745	5.60%	-50.41%
FY 2024	VA Medical Ctr	139,433	12.68%	--44.13%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	Ledbetter	838,701	-	-
FY 2009	Ledbetter	806,150	-3.88%	-3.88%
FY 2010	Ledbetter	683,950	-15.16%	-18.45%
FY 2011	Ledbetter	668,353	-2.28%	-20.31%
FY 2012	Ledbetter	721,788	8.00%	-13.94%
FY 2013	Ledbetter	696,695	-3.48%	-16.93%
FY 2014	Ledbetter	714,688	2.58%	-14.79%
FY 2015	Ledbetter	688,625	-3.65%	-17.89%
FY 2016	Ledbetter	665,792	-3.32%	-20.62%
FY 2017	Ledbetter	631,405	-5.16%	-24.72%
FY 2018	Ledbetter	488,925	-22.57%	-41.70%
FY 2019	Ledbetter	497,552	1.76%	-40.68%
FY 2020	Ledbetter	352,226	-29.21%	-58.00%
FY 2021	Ledbetter	248,571	- 29.43%	-70.36%
FY 2022	Ledbetter	253,347	1.92%	-69.79%
FY 2023	Ledbetter	234,827	-7.31%	-72.00%
FY 2024	Ledbetter	276,981	17.95%	-66.97%



## Agenda Information Sheet

**File #:** 25-606A

**Item #:** 39.

**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Robin Bentley

---

### **SUBJECT**

A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

### **BACKGROUND**

State law (the Tax Increment Financing Act (TIF), Texas Tax Code, Section 311.016, as amended) requires that the City Council, as the City's governing body submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. On December 10, 2008, the City Council authorized Ordinance No. 27435, as amended, establishing Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District). On September 23, 2009, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 27690, as amended.

The Maple/Mockingbird TIF District's assessed 2024 taxable value was \$1,110,253,603.00. This represents an increase of \$926,248,594.00 (503%) from the 2009 base year value. The District's value increased by \$128,042,097.00 (13%) from last year's value. This increase in District value will result in the collection in 2025 of approximately \$6,645,452.00 (City \$5,548,183.00; County \$1,097,270.00) in incremental revenue for the District.

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

On December 10, 2008, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eighteen, the Maple/Mockingbird TIF District by Resolution No. 08-3398 and Ordinance No. 27435, as amended.

On September 23, 2009, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Maple/Mockingbird TIF District by Resolution No. 09-2362 and Ordinance No. 27690, as amended.

On January 15, 2025, the Maple/Mockingbird TIF District Board of Directors recommended the FY 2023-2024 Annual Report be accepted and approved.

[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)

### **FISCAL INFORMATION**

No cost consideration to the City.



February 26, 2025

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs including tax increment financing (TIF) districts; and

**WHEREAS**, the City established Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Maple/Mockingbird area pursuant to Ordinance No. 27435, authorized by the City Council on December 10, 2008, as authorized by the Tax Increment Financing Act, Section 311 of the Texas Tax Code, as amended (TIF Act); and

**WHEREAS**, on September 23, 2009, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Maple/Mockingbird TIF District by Resolution No. 09-2362; and Ordinance No. 27690; and

**WHEREAS**, the TIF Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller.

**Now, Therefore,**

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

**SECTION 1.** That the FY 2023-2024 Annual Report (Annual Report) for Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District or District), City of Dallas, Texas, as of September 30, 2024, attached hereto (**Exhibit A**), is hereby accepted.

**SECTION 2.** That the City Manager is hereby authorized to submit the Annual Report for the Maple/Mockingbird TIF District, to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

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



## **Exhibit A**

# **Maple/Mockingbird TIF District FY 2023-2024 Annual Report**

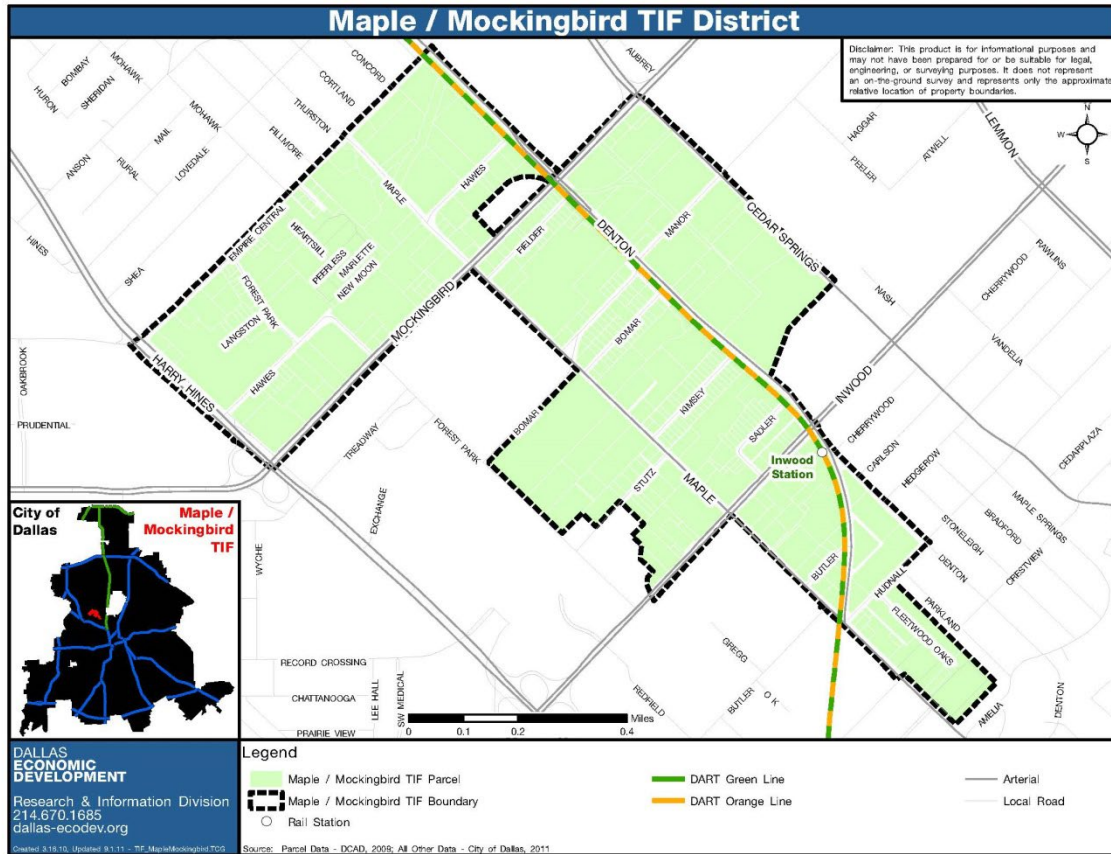


*Oak Lawn Place – photo courtesy of Resource Center of Dallas, Inc.*

Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1685  
<http://www.dallas-ecodev.org>

**October 1, 2023 to September 30, 2024**

## Reinvestment Zone Number Eighteen Maple/Mockingbird Tax Increment Financing District



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## **Mission Statement**

The mission of the Maple/Mockingbird Tax Increment Financing (TIF District) is to generate funding for critical public investments that will revitalize and enhance the real estate market within the TIF District. This initiative stems from the City of Dallas' vision to set a benchmark for redeveloping underutilized land near key employment hubs, capitalizing on the expanding Dallas Area Rapid Transit (DART) light rail system and proximity to important assets such as Love Field Airport and the Medical District. Established to foster the transformation of outdated multi-family housing, commercial properties, aging retail centers, and neglected industrial spaces, the TIF District focuses on promoting the construction of denser, pedestrian-friendly residential communities, the growth of retail activity, and the support of existing medical facilities. In doing so, it aims to fully leverage the opportunities presented by DART's light rail expansion.

City Council established the Maple/Mockingbird TIF District by Ordinance No. 27435 on December 10, 2008. The TIF District took effect on January 1, 2009, and will terminate on December 31, 2033 (including collection of the 2033 increment in calendar year 2034 and any related matters to be concluded in 2034). The City and Dallas County are the two participating jurisdictions. The City participated at 70% in 2009 through 2011, then increased to 85% beginning in 2012 through 2026. The participation rate decreases to 70% in 2027 through 2033. Dallas County's participation is 55% for the first twenty years of the TIF District.

## **TIF District Accomplishments**

In September 2009, the City sponsored a grant application for a development located within the Maple/Mockingbird TIF District's boundaries (Maple Crossing) as part of the 2010 North Central Texas Council of Government's (NCTCOG) Sustainable Development call for projects. Also in September 2009, the boundaries of the TIF District were expanded to include three parcels totaling approximately 19 acres. The addition of these parcels maximized redevelopment opportunities for the TIF District and created sufficient TIF District increment revenue to support the various public improvements associated with the catalyst and other planned projects in the TIF District. The Project Plan and Reinvestment Zone Financing Plan (Plan) for the TIF District was approved in FY 2009.

DART Green Line expansion (NW corridor) opened in December 2010 and the Orange Line, which runs parallel with the Green Line through Downtown Dallas to Bachman Station in Northwest Dallas, opened in 2012. DART's Inwood/Love Field light rail station also opened in December 2010. During the first year of operations, average daily ridership was 874. Average daily ridership for FY 2023-2024 was 1,044, a 19% increase from the first year of operations and a 6% increase over last year (987). The annualized ridership for FY 2023-2024 was 348,743 according to DART. The Inwood/Love Field light rail station is ranked 20<sup>th</sup> out of 65 city-wide stations for overall ridership totals, climbing three spots from last year (23<sup>rd</sup>).

Maple at Med Center (formerly Alta Maple Station), a transit-oriented development project near the Inwood Station, consisting of approximately 249 residential units located at 5252 and 5602 Maple Avenue, opened in 2015. Maple at Med Center was the first residential TIF District-funded project in the Maple/Mockingbird TIF District.

In 2015, the first commercial project received approval of development agreement and TIF District funding in the Maple/Mockingbird TIF District. The Aloft Dallas Love Field Hotel (formerly aloft-Element Hotel at West Love), located at 2333 W. Mockingbird Lane, completed construction in early 2017. The total private investment for the project was \$42.8 million. The cost related to TIF District-eligible public improvements was \$3,000,000. The public improvements included paving, pedestrian friendly streetscape, sidewalk improvements, and connectivity to the adjacent mixed-use development West Love.

Oak Lawn Place was the second residential project to receive approval of a development agreement and TIF District funding in 2021. The \$31 million project is an affordable multi-family development serving seniors and is located at 5717 Sadler Circle. The project was initially approved for funding in an amount not to exceed \$4,438,154. In 2022, due to increases in construction costs, supply chain problems and inflation, the developer submitted a request for an increase to the subsidy needed to make the Project financially feasible. The request for an amended development agreement and TIF District funding was approved by City Council on September 28, 2022, increasing the TIF subsidy to \$5,414,006. Construction began in early 2023, and Oak Lawn Place welcomed its first residents in mid-2024.



*Oak Lawn Place is a 79,000 square foot, five-story, 84-unit apartment building, 100% rent-restricted households. Photo courtesy of Resource Center of Dallas, Inc.*

Love Field Airport, located just 2,000 feet from the TIF District, is planning major upgrades to the Lemmon Avenue-Love Field Gateway. Design and construction of streetscape enhancements includes sidewalks, bicycle paths, landscaping, gateway features, lighting, intersection safety improvements, traffic signals, wayfinding signage, and neighborhood pocket parks. In FY 2023-2024 new sidewalk/bicycle paths from Shorecrest Dr. to University Dr. were installed as well as trail & median lighting along Lemmon Avenue. There is an on-going concerted effort during construction to minimize community disruptions in addition to having the trail closed to pedestrian use until full completion of the project. The \$22 million upgrade is expected to be completed by Fall 2025.

Maple/Mockingbird TIF District Projects <sup>1</sup>						
Projects Within TIF District Utilizing TIF District Funding						
Project	Location	Calendar Year Complete	Status	Units/ SF <sup>2</sup>	Approx. Value <sup>3</sup>	TIF District Investment <sup>4</sup>
Maple at Med Center (formerly Alta Maple Station)	5522 Maple Ave	2015	Completed	249 res. units	\$29,340,360	\$8,000,000
Aloft Dallas Love Field	2333 W Mockingbird Ln	2016	Completed	232 hotel rooms	\$24,200,000	\$3,000,000
Oak Lawn Place	5717 Sadler Circle	2024	Completed	84 res. units	\$31,000,000	\$5,414,006
Sub-Total				333 res. units 232 hotel rooms	\$84,540,360	\$16,414,006
Projects Within TIF District Not Utilizing TIF District Funding						
Project	Location	Calendar Year Complete	Status	Units/ SF <sup>2</sup>	Approx. Value <sup>3</sup>	TIF District Investment <sup>4</sup>
Reserve on the Campus	2325 Stutz Rd 2335 Stutz Rd	2012	Completed	18 res. units	\$7,637,890	\$0
ALMA on Maple (formerly AMLI on Maple)	6008 Maple Ave	2012	Completed	300 res. units	\$65,550,000	\$0
Park 5940 MD	5940 Forest Park Rd	2013	Completed	343 res. units	\$72,000,000	\$0
The Southwestern Apartments	5959 Maple Ave	2014	Completed	359 res. units	\$65,500,000	\$0
Century Medical District Apartments	6162 Maple Ave	2015	Completed	288 res. units	\$51,300,000	\$0
Inwood Station <sup>5</sup>	2727 Inwood Road	2017	Completed	347 res. units	\$0 (Dallas Housing Authority owned)	\$0
West Love	2293 Hawes Ave	2019	Completed	368 res. units	\$73,000,000	\$0
West Mockingbird	2223 Hawes Ave	2020	Completed	354 res. units	\$74,000,000	\$0
Lenox Maplewood Phase I	5490 Denton Dr	2021	Completed	287 res. units	\$59,000,000	\$0
Lenox Maplewood Phase II	5495 Denton Dr	2023	Completed	288 res. units	\$54,766,000	\$0
Lantower West Love	2275 Hawes Ave.	2024	Completed	413 res. units	\$51,846,140	\$0
Co-Op @ Maple <sup>6</sup> (formerly Maple Highline)	5908 Maple Ave	2024	Completed	130 res. units	\$0 (Dallas Public Facility Corp. owned)	\$0
Sub-Total				3,495 res. units	\$574,600,030	\$0



<sup>1</sup> All information updated as of September 30, 2024.  
<sup>2</sup>Based upon information from developer, news articles and/or project announcements. For completed projects, information reflects actual unit mix and square footage.  
<sup>3</sup>Based on DCAD market value for completed projects or estimated DCAD value for projects under construction or announced.  
<sup>4</sup>Principal amount not to be exceeded per the development agreement for projects not yet closed out.  
<sup>5</sup> Inwood Station has been acquired by Dallas Housing Authority (DHA) which will result in the property being tax exempt. DHA acquired the property in 2020. In 2024 DCAD market value for the property was \$34,279,540.  
<sup>6</sup> Co-Op @ Maple has been acquired by the Dallas Public Facility Corporation (PFC) which will result in the property being tax exempt. The property was acquired in 2023. In 2024 DCAD market value was \$28,058,088.

**Maple/Mockingbird TIF Development Status**

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**

- Maple/Mockingbird TIF Boundary
- Highways
- Major Streets
- Streets
- DART Red Line
- DART Blue Line
- DART Green Line
- DART Orange Line

**Numbered Sites:**

- The Reserve on the Campus
- AMLI on Maple
- The Southwestern Apartments
- Park 5940 MD
- Lenox Maplewood Phase I
- Century Medical District
- Maple at Medical Center
- aLoft/Element Hotel
- West Love Apartments
- West Mockingbird
- Inwood Station
- Oak Lawn Place
- Maple Highline
- Lenox Maplewood Phase II
- Lantower West Love

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct, site-specific TIF District funding assistance are subject to the City's and County's established criteria for mixed-income housing. Since the TIF District's creation, two residential projects have received TIF District funding, Maple at Med Center, and Oak Lawn Place. Of the 333 residential units constructed with TIF funding, 134 (40%) have been set-aside as affordable.

Inwood Station (2727 Inwood Road) was purchased by the Dallas Housing Authority (DHA) in 2020. As a result, the property is tax exempt. As required by the DHA, 164 of the 327 total units (50%) will be reserved for households earning 80% or below area median family income.

Co-Op @ Maple (formerly Maple Highline) (5908 Maple Ave.) was approved as a Public Facility Corporation (PFC) project by City Council on November 8, 2023. As a result, the property is tax exempt. As required by the PFC, 65 of the 130 total units (50%) will be reserved for households earning 80% or below area median family income.

## Value and Increment Summary

The TIF District's 2008/2009 adjusted base year taxable value was \$184,005,009. The TIF District's 2024 certified taxable value is \$1,110,253,603. This represents an increase of \$926,248,594 (503%) over the base year value, as amended.

The TIF District's certified value increased by \$128,042,097 (13%) from the previous year's final value (\$982,211,506). This increase in TIF District value will result in the collection in 2025 of approximately \$6,645,452 (City \$5,548,183; County \$1,097,270) in incremental revenue for the TIF District.

## Objectives, Programs, and Success Indicators

The TIF District Plan was adopted in September 2009. The goals of the Plan are summarized below:

- Create additional taxable value in the Maple/Mockingbird TIF District of a minimum of \$374.2 million over the term of the TIF District.

*The TIF District's taxable value in 2024 is \$926,248,594 over the base year value (247.5% of the goal).*

- Attract new private development adding approximately 2,500 new residential units and 650,000 square feet of retail space to increase the area's population density and shopping options, adding approximately 1.2 million square feet of new retail, office and medical.

*In total, 3,828 residential units have completed construction (153% of the goal). Additionally, 232 hotel rooms have been added to the TIF District.*

- Generate an NPV of \$27.8 million or approximately \$52.6 million in total dollars in TIF District revenues over 25 years of collections.

*As of the end of the FY 2023-2024, approximately \$37 million in TIF District revenue has been collected (70.4% of total dollars goal) in 16 years of collections.*

## **Year-End Summary of Meetings**

The TIF District Board of Directors (TIF Board) met once during FY 2023-2024 on December 21, 2023. The TIF Board consists of seven (7) members, including six (6) City of Dallas appointees and one (1) Dallas County appointee. During FY 2023-2024, the TIF Board consisted of the following members:

Greer Christian (Chair) – City Appointee (attended 1 of 1 meeting)  
Jared Burnett – City Appointee (attended 1 of 1 meeting)  
Dave Fulton – City Appointee (attended 1 of 1 meeting)  
JB Hayes – City Appointee (attended 1 of 1 meeting)  
Betsy Orton – City Appointee (attended 1 of 1 meeting)  
Se-Gwen Tyler – City Appointee (attended 0 of 1 meeting)  
Luis Tamayo (Vice Chair) – Dallas County Appointee (attended 1 of 1 meeting)

During FY 2023-2024, City Council acted on two items associated with the Maple/Mockingbird TIF District:

- On February 28, 2024, City Council approved Resolution No. 24-0350 accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City.
- On June 12, 2024, City Council approved Resolution No. 24-0862 authorizing the (1) acceptance of a grant from the United States Department of Transportation Federal Highway Administration through the Texas Department of Transportation (TxDOT) for the Surface Transportation Block Grant Program (Agreement No. CSJ 0918-47-484, Assistance Listing No. 20.205) in the amount of \$3,000,000.00 as

federal share in the total project cost of \$3,135,240.00 (includes \$2,940,000.00 in Federal reimbursement, \$60,000.00 in Direct State Cost, \$135,240.00 in Indirect State Cost, and the City of Dallas' portion covered by the use of 600,000 regional Transportation Development Credits in lieu of a local cash match) for engineering costs to reconstruct the intersection at Harry Hines Boulevard and Mockingbird Lane in the City of Dallas; (2) receipt and deposit of funds in the amount of \$2,940,000.00 in the FY24 TxDOT Surface Transportation Block Grant Program Fund; (3) establishment of appropriations in the amount of \$2,940,000.00 in the FY24 TxDOT Surface Transportation Block Grant Program Fund; and (4) execution of the Advance Funding Agreement with TxDOT and all terms, conditions, and documents required by the grant agreement - Total amount of \$2,940,000.00 - Financing: Texas Department of Transportation Grant Funds

## Pending TIF District Items

- Consideration of the FY 2023-2024 TIF District Annual Report and a recommendation to City Council for approval.

## Budget and Spending Status

The TIF District's Plan established a budget for public investments that are necessary to support private investment. The TIF District budget and spending to-date are provided on the following charts:

Maple/Mockingbird TIF District Project Plan Budget Projected Increment Revenues to Retire TIF District Fund Obligations			
Budget Category	TIF District Budget <sup>1</sup>	Allocated	Balance
Infrastructure/Utility Improvements - design and engineering; street paving construction and resurfacing; utility improvement, relocation, and burial; streetscape; open space	\$29,841,903	\$3,623,948*	\$26,217,955
Environmental Remediation and Demolition	\$4,249,638	\$608,241*	\$3,641,397
Affordable Housing	\$8,027,094	\$8,491,817*	(\$464,723)
Retail/High Density Grant Program	\$7,658,792	\$3,690,000	\$3,968,792
Administration and Implementation**	\$2,692,142	\$627,477	\$2,064,665
<b>Total Project Costs</b>	<b>\$52,469,569</b>	<b>\$17,041,483</b>	<b>\$35,428,086</b>
<sup>1</sup> Revenue shown above are estimated total dollars to be collected over the life of the TIF District; Plan shows the budget in net present value (2009 dollars)			
*Reflects planned allocation for Oak Lawn Place Project and will be updated with actual allocation upon project completion.			
**TIF District Administration costs shown are expensed through FY 2023-2024.			

<b>Maple/Mockingbird TIF District Project Plan Budget</b>	
<b>Category</b>	<b>TIF District Budget (NPV)*</b>
<b>Infrastructure/Utility Improvements</b> - design and engineering; street paving construction and resurfacing; utility improvement, relocation, and burial; streetscape; open space	\$15,800,000
<b>Environmental Remediation and Demolition</b>	\$2,250,000
<b>Affordable Housing</b>	\$4,250,000
<b>Retail/High Density Grant Program</b>	\$4,055,000
<b>Administration and Implementation</b>	\$1,425,373
<b>Total Project Costs</b>	\$27,780,373
<i>* As approved in the Plan in 2009 dollars.</i>	

## M/WBE Participation

Public bidding is not required for TIF District-funded projects. All TIF District-funded projects must follow the City's adopted Business Inclusion and Development (BID) Plan and make a good faith effort to include certified Minority and Women-Owned Business (M/WBE) participation. The BID Plan goal for TIF District-funded projects is twenty-five percent (25%) M/WBE participation in construction costs of completed public improvements but changed to thirty-two percent (32%) in FY 2020-2021.

<b>M/WBE Participation</b>			
<b>Project</b>	<b>Contractor</b>	<b>Total Contractor Award Amount</b>	<b>Percentage Minority Participation</b>
<b>CONSTRUCTION OF PUBLIC PORTIONS OF PROJECT</b>			
Maple at Med Center	Varies	\$1,503,599.00	94%
Aloft Dallas Love Field	Varies	\$405,746.00	29%
Oak Lawn Place	Varies	\$48,797.00	.25%
<b>Total Public BID Amount</b>		<b>\$1,958,142.00</b>	<b>41%</b>
<b>CONSTRUCTION OF PRIVATE PORTIONS OF PROJECT</b>			
Maple at Med Center	Varies	\$2,535,984.00	11%
Aloft Dallas Love Field	Varies	\$6,078,716.00	28%
Oak Lawn Place	Varies	\$7,254,623.00	37%
<b>Total Private BID Amount</b>		<b>\$15,869,323.00</b>	<b>25%</b>
<i>Good faith effort goals were 25% MWBE of Public BID and 10% of Private BID for Maple at Med Center            Good faith effort goals were 25% MWBE of Public BID and 25% of Private BID for Aloft Dallas Love Field            Good faith effort goals were 36% of Private BID for Oak Lawn Place</i>			

## **FY 2024-2025 Work Program**

The FY 2024-2025 work program for the Maple/Mockingbird TIF District is as follows:

- Promote new development projects in the TIF District, including development sites along Mockingbird.
- Identify additional redevelopment sites including the Inwood DART Station area, work with developers of anticipated development projects within the TIF District to bring them to fruition and continue to seek growth in the TIF District through the attraction of mixed-use, high-density development.

## Appendix A – Financials

**City of Dallas, Texas**  
**Maple/Mockingbird Tax Increment Financing District Fund**  
**Balance Sheet as of September 30, 2024 (Unaudited)**  
**With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)**

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>Assets:</b>					
Pooled cash and cash equivalents	\$25,361,808	\$18,368,054	\$12,872,175	\$8,400,574	\$4,112,899
Interest receivable	\$322,645	\$97,009	\$21,183	\$1,741	\$3,170
<b>Total assets</b>	<b>\$25,684,454</b>	<b>\$18,465,063</b>	<b>\$12,893,359</b>	<b>\$8,402,316</b>	<b>\$4,116,069</b>
<b>Liabilities and Fund Balance (Deficit):</b>					
<b>Liabilities:</b>					
Accounts and contracts payable	\$0	\$0	\$0	\$0	\$10,467
Advances from developers	\$0	\$0	\$0	\$0	\$0
Accrued interest	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$249,872	\$227,584	\$166,954	\$118,561	\$122,292
<b>Total liabilities</b>	<b>\$249,872</b>	<b>\$227,584</b>	<b>\$166,954</b>	<b>\$118,561</b>	<b>\$132,759</b>
<b>Fund Balance (Deficit):</b>					
Fund Balance (Deficit)	\$25,395,635	\$18,237,479	\$12,726,405	\$8,283,755	\$3,983,310
<b>Total Liabilities and Fund Equity</b>	<b>\$25,645,507</b>	<b>\$18,465,063</b>	<b>\$12,893,359</b>	<b>\$8,402,316</b>	<b>\$4,116,069</b>

**Maple/Mockingbird Tax Increment Financing District Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)**  
**For the Period September 30, 2024 (Unaudited)**  
**With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)**

	<u>ITD</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>Revenues:</b>						
Tax increment-Governmental	\$29,752,436	\$4,983,787	\$4,435,179	\$3,945,664	\$3,622,690	\$3,337,157
Tax increment-Intergovernmental	\$5,722,903	\$917,124	\$810,757	\$742,003	\$708,743	\$676,686
Interest income	\$1,500,377	\$878,887	\$464,138	\$60,319	\$17,828	\$16,807
Net increase (decrease) in fair value of investments	\$47,395	\$440,185	(\$138,370)	(\$256,944)	(\$6,863)	\$7,232
<b>Total revenues</b>	<b>\$37,023,111</b>	<b>\$7,219,983</b>	<b>\$5,571,704</b>	<b>\$4,491,043</b>	<b>\$4,342,398</b>	<b>\$4,037,883</b>
<b>Expenditures:</b>						
Administrative expenses	\$627,477	\$61,827	\$60,630	\$48,393	\$41,953	\$76,557
Non-Capital Outlay	\$9,349,999	\$0	\$0	\$0	\$0	\$656,231
Capital outlay	\$1,650,000	\$0	\$0	\$0	\$0	\$0
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total expenditures</b>	<b>\$11,627,476</b>	<b>\$61,827</b>	<b>\$60,630</b>	<b>\$48,393</b>	<b>\$41,953</b>	<b>\$732,788</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$25,395,635</b>	<b>\$7,158,156</b>	<b>\$5,511,074</b>	<b>\$4,442,650</b>	<b>\$4,300,445</b>	<b>\$3,305,095</b>
<b>Fund balance (Deficit) at beginning of year as previously reported</b>	<b>\$0</b>	<b>\$18,237,479</b>	<b>\$12,726,405</b>	<b>\$8,283,755</b>	<b>\$3,983,310</b>	<b>\$678,216</b>
<b>Fund balance (Deficit) at beginning of year, as restated</b>	<b>\$0</b>	<b>\$18,237,479</b>	<b>\$12,726,405</b>	<b>\$8,283,755</b>	<b>\$3,983,310</b>	<b>\$678,216</b>
<b>Fund balance (deficit) at end of year</b>	<b>\$25,395,635</b>	<b>\$25,395,635</b>	<b>\$18,237,479</b>	<b>\$12,726,405</b>	<b>\$8,283,755</b>	<b>\$3,983,310</b>

**Note: Fiscal year 2023-24 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.**

City of Dallas, Texas  
Maple/Mockingbird Tax Increment Financing District Fund  
Reinvestment Zone Number Eighteen  
As of September 30, 2024

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District.  
Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the Zone:

\$1,319,072	Interest Income & Net increase (decrease) in fair value of investments
\$5,900,911	Ad Valorem Taxes (Collected in FY'2023-24 based on 2023 Final Tax Roll)
<u>\$7,219,983</u>	<b>Total Revenue</b>

2. Amount and purpose of expenditures from the fund:

\$61,827	Administrative Expense - TIF admin cost for FY 2023-2024
\$0	Non-Capital outlay
\$0	Capital outlay
\$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
<u>\$61,827</u>	<b>Total Expenditures</b>

3. The Zone started reimbursing the General Fund for TIF administrative costs in fiscal year 2010-11.

4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness:  
Maple Mockingbird TIF District has incurred no bonded indebtedness as of September 30, 2024

- b. The zone has the following contingent obligations from available TIF funds as of September 30, 2024:

Project Description	Balance Due (Since Inception)			Payments/Adjustments To Date			Net Bal. Due
	Principal	Accrued Add'l Subsidy (1)	Total Due	Principal	Accrued Add'l Subsidy (1)	Total Paid	
Alta Maple Station Project	\$8,000,000	\$0	\$8,000,000	\$8,000,000	\$0	\$8,000,000	\$0
Love Field Hotel Project	\$3,000,000	\$0	\$3,000,000	\$3,000,000	\$0	\$3,000,000	(\$0)
<b>Totals</b>	<b>\$11,000,000</b>	<b>\$0</b>	<b>\$11,000,000</b>	<b>\$11,000,000</b>	<b>\$0</b>	<b>\$11,000,000</b>	<b>(\$0)</b>

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

5. The Zone entered a development agreement with Resource Center of Dallas, Inc. on September 28, 2022 in an amount not to exceed \$5,414,006.00 for the development of the Oaklawn Place Project. Payment will be made upon completion of all obligations in accordance with the terms and conditions of the development agreement.

6. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2024 <sup>1</sup>	Base Year 2008/2009 Value	Est. Captured Value 2024 <sup>2</sup>
City of Dallas	1,110,253,603	\$184,005,009	\$926,248,594
Dallas County	1,111,008,001	\$185,237,382	\$925,770,619

<sup>1</sup>Taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

<sup>2</sup>Based on Certified Taxable Value. The final values will be determined on February 01, 2025.

7. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

8. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100	Amount of Estimated 2024 Increment
City of Dallas <sup>1</sup>	0.59900	\$5,548,183
Dallas County <sup>2</sup>	0.11853	\$1,097,270
<b>Total for all Jurisdictions</b>	<b>\$0.71752</b>	<b>\$6,645,452</b>

<sup>1</sup>Participation rates for City of Dallas are 70% for tax years 2009-2011, 85% for tax years 2012-2026 and 70% for tax years 2027-2033.

<sup>2</sup>Participation rate for Dallas County is 55% for tax years 2009-2029.

\*The District began collecting increment in fiscal year 2009-10 for tax tax year 2009.

- b. The total amount of estimated tax increment to be billed for the 2024 tax year is \$6,645,452. For the 2023 tax year, the Zone collected \$5,900,911 in increment.



**City of Dallas, Texas**  
**Maple/Mockingbird Tax Increment Financing District**  
**Notes to Financial Statements for the Year Ended**  
**September 30, 2024**

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$2,692,142 over the life of the Zone to reimburse the City for administrative costs. The Zone began reimbursing the General Fund in fiscal year 2010-11. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. "Due to general fund" amount of \$289,412 on September 30, 2024 represents the Zone administration costs for the fiscal year 2018-2019 (\$39,539), fiscal year 2019-2020 (\$37,018), fiscal year 2020-2021 (\$42,004), fiscal year 2021-2022 (\$48,393), fiscal year 2022-2023 (\$60,630), and fiscal year 2023-2024 (\$61,827) that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF Zone funds. Note that these administrative costs do not include billing to other City departments.
6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

## **Appendix B – Financial Obligations Estimated Payoff**

On September 28, 2022, City Council approved Resolution No. 22-1462 authorizing a TIF District development agreement for funding up to \$5,414,006 in support of the Oak Lawn Place senior affordable multi-family development project. Full payment will occur in 2025 upon Developer's submission and City's review of all required project documents.

## **Appendix C – TIF District-Wide Set-Aside Funds**

The TIF District Increment Allocation Policy adopted by the TIF Board currently provides for the set-aside of 5% of any shared increment for TIF District-Wide Improvements, after administrative expenses. Specific improvement projects are to be determined and the amount of this set-aside will be reviewed annually based on updated financial projections and TIF District needs. The TIF District Board shall also have the discretion to release all or part of TIF District-Wide Set-Aside funds towards disbursement of payments to one or more TIF District eligible projects.

Potential uses as defined by the Increment Allocation Policy include:

- Gateways, trails, open space, public facilities, or utility/streetscape improvements benefiting multiple properties or blocks
- Leverage TIF District-Wide Set-Aside funds as a match for other funding

The balance for the TIF District-Wide Set-Aside as of the end of FY 2023-2024 is \$1,771,208. There are no commitments of these funds.



## Agenda Information Sheet

**File #:** 25-607A

**Item #:** 40.

**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

### **BACKGROUND**

State law (the Tax Increment Financing Act (TIF), Texas Tax Code, Section 311.016, as amended) requires that the City Council, as the City's governing body submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as to the State Comptroller. On December 8, 2010, the City Council authorized Ordinance No. 28074, as amended, establishing Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District). On June 8, 2011, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 28224, as amended.

The Cypress Waters TIF District's assessed 2024 certified taxable value was \$1,219,813,623.00. This represents an increase of approximately \$1,219,742,186.00 (1,707,438%) over the 2010 base year value of \$71,437.00. The District's value increased by \$84,525,785.00 (7%) from the previous year's value. This increase in District value over the base year value will result in the collection in 2025 of approximately \$8,751,894.00 (City - \$7,306,195.00; County - \$1,445,699.00) in incremental revenue for the District. The final amount of increment collected may increase as roll back taxes for 2024 are paid.

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

On December 8, 2010, the City Council held a public hearing and authorized the establishment of Tax Increment Financing Reinvestment Zone Number Nineteen, the Cypress Waters TIF District by Resolution No. 10-3052; and Ordinance No. 28074, as amended.

On June 8, 2011, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cypress Waters TIF District by Resolution No. 11-1545; and Ordinance No. 28224, as amended.

On January 30, 2025, the Cypress Waters TIF District Board of Directors recommended the FY 2023-2024 Annual Report be accepted and approved.

[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)

### **FISCAL INFORMATION**

No cost consideration to the City.

February 26, 2025

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs including tax increment financing (TIF) districts; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Cypress Waters area pursuant to Ordinance No. 28074, authorized by the City Council on December 8, 2010, as authorized by the TIF Act, Section 311 of the Texas Tax Code, as amended (TIF Act); and

**WHEREAS**, on June 8, 2011, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cypress Waters TIF District by Resolution No. 11-1545; and Ordinance No. 28224, as amended; and

**WHEREAS**, the TIF Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

**WHEREAS**, on January 30, 2025, the Cypress Waters TIF District Board of Directors passed a motion accepting the FY 2023-2024 Annual Report for the Cypress Waters TIF District and recommended approval of same by the City Council.

**Now, Therefore,**

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

**SECTION 1.** That the FY 2023-2024 Annual Report (Annual Report) for Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District), City of Dallas, Texas, as of September 30, 2024, attached hereto **(Exhibit A)**, is hereby accepted.

**SECTION 2.** That the City Manager is hereby authorized to submit the Annual Report for the Cypress Waters TIF District to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

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



## Exhibit A

# Cypress Waters TIF District FY 2023-2024 Annual Report



*Source: Billingsley Company*



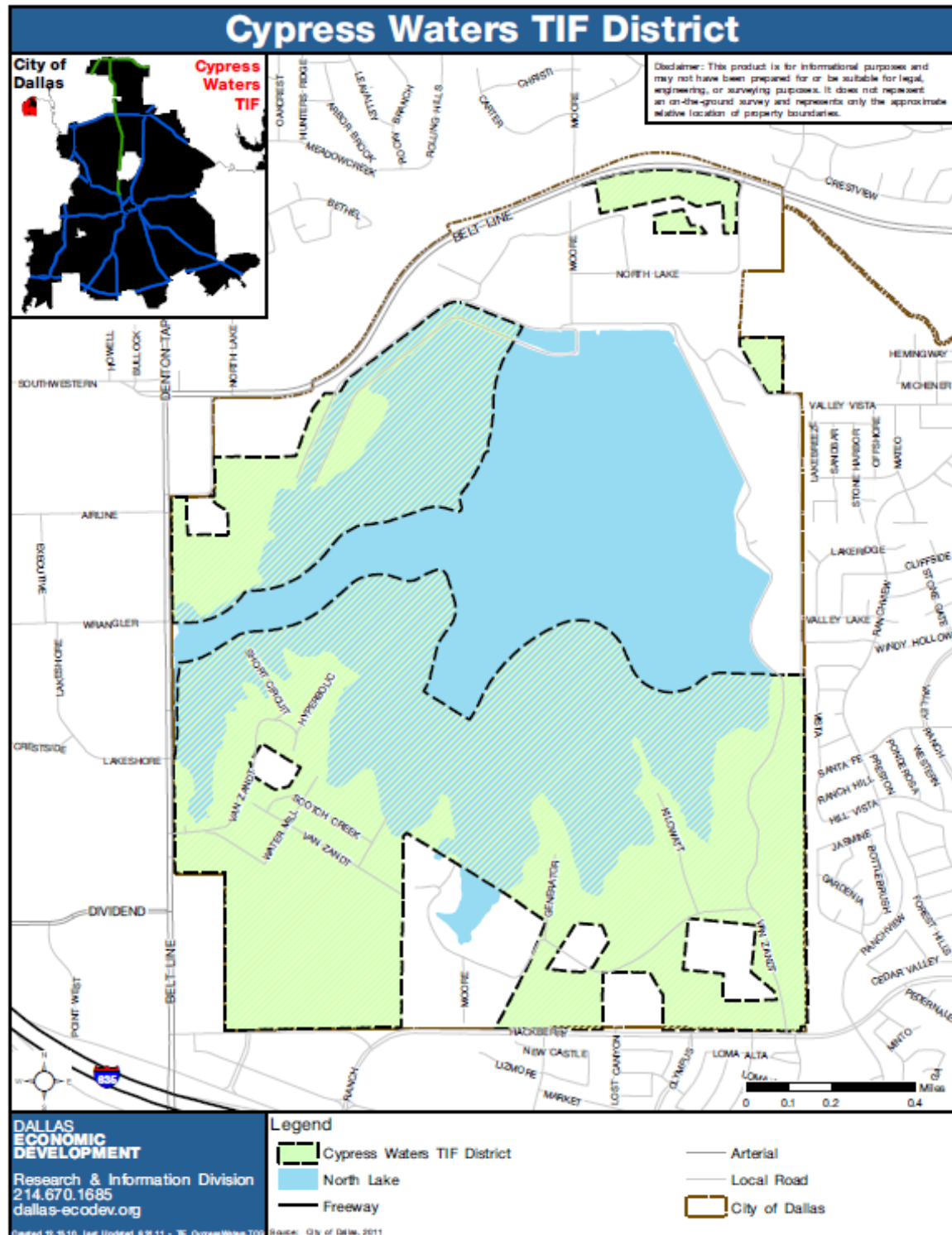
**City of Dallas**

Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1685

[www.dallas-ecodev.org/redevelopment](http://www.dallas-ecodev.org/redevelopment)

**October 1, 2023 to September 30, 2024**

## Reinvestment Zone Number Nineteen Cypress Waters Tax Increment Financing District Map





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## Mission Statement

The Cypress Waters Tax Increment Financing (TIF) District ("TIF District") represents the outgrowth of the City of Dallas' effort to provide a model for supporting the development of land near DFW Airport and to take full advantage of the planned expansion of the DART light rail system along the Cotton Belt Line.

The Cypress Waters TIF District was established on December 8, 2010 to encourage the initial development of a large tract of undeveloped land within the city of Dallas (approximately 1,661 acres in total) surrounding North Lake. This TIF District promotes the creation of pedestrian-oriented, traditional neighborhood development (TND) containing multifamily and single-family residential development, a potential senior housing component, pedestrian-oriented retail development, offices, and additional commercial development.

The City Council authorized establishment of the Cypress Waters TIF District by Ordinance No. 28074 on December 8, 2010. The Cypress Waters TIF District began collecting funds on January 1, 2012, and it is scheduled to terminate on December 31, 2040 (including collection of the 2040 increment in calendar year 2041 and any related matters to be concluded in 2041), or when the full budget has been collected, or when all of the TIF District's obligations have been retired. The City of Dallas and Dallas County are the two participating jurisdictions. The City started to participate at 85% in 2012. The County's participation is 55% from 2014 to 2033 or until the County's participation reaches its budget limit of \$10,500,000 (NPV).

In 2015, City Council authorized amendment of the TIF District's Project Plan and Reinvestment Zone Financing Plan to remove approximately 28 acres on the northern end of the TIF District, making the amended base value \$71,437. The plan amendment also reduced the budget from \$65,698,583 to \$25,779,665 NPV, 2010 dollars. The new budget provided for Cypress Waters Phases 1 and 2 infrastructure projects, construction of a temporary public safety building within the TIF District, a budget line item for a future permanent public safety building, administration expenses, and funding to support a proposed interlocal agreement with the City of Irving to more efficiently provide water service to the TIF District.

## Cypress Waters Master Plan



## TIF District Projects

Projects Within the Cypress Waters TIF District Utilizing or Supported by TIF District Funding <sup>1</sup>						
Project	Location	Calendar Year Complete	Status	Units/ SF <sup>2</sup>	Approx. Value <sup>3</sup>	TIF District Investment <sup>4</sup>
Cypress Waters Phase 1 <i>Public Infrastructure Improvements &amp; 814 Residential Units (listed below)</i>	Cypress Waters Blvd. & Chapel Oaks Dr., northeast of Belt Line and Hackberry Rd.	2014	Complete	N/A	N/A	\$9,527,524
<i>Parsons Green I</i>	3325 Scotch Creek Dr. 3330 Scotch Creek Dr.	2014	Complete	65 res. units	\$19,247,640	-
<i>Scotch Creek</i>	3211 Scotch Creek Dr. 3220 Scotch Creek Dr.	2014	Complete	608 res. units	\$93,158,020	-
<i>Sycamore Park</i>	9190 Cypress Waters Blvd.	2014	Complete	Included in Scotch Creek	\$24,841,980	-
<i>Parson's Green II</i>	3451 Chapel Oaks Dr.	2016	Complete	141 res. units	\$41,752,360	-
Cypress Waters Phase 2 <i>Public Infrastructure Improvements</i>	Cypress Waters Blvd. and Saintsbury St.	2015	Complete	N/A	N/A	\$6,522,398
Cypress Waters Public Safety Building/Fire Station 58	9393 Watermill Rd	2023	Complete	16,800 sf public bldg	\$12,300,000	\$12,300,000
<b>Subtotal</b>				814 res. units 16,800 sf public bldg	\$191,300,000	\$28,349,922
Projects Within the Cypress Waters TIF District Not Utilizing or Supported by TIF District Funding <sup>1</sup>						
Project	Location	Calendar Year Complete	Status	Units/ SF <sup>2</sup>	Approx. Value <sup>3</sup>	TIF District Investment <sup>4</sup>
Single Tenant Office Bldg	8950 Cypress Waters Blvd.	2015	Complete	175,585 sf office	\$31,250,000	\$0
Multi-Tenant Office Bldg	8951 Cypress Waters Blvd.	2015	Complete	187,710 sf office	\$32,352,380	\$0
Multi-Tenant Office Bldg	8840 Cypress Waters Blvd.	2015	Complete	166,140 sf office	\$25,987,830	\$0
Single Tenant Office Bldg	9001 Cypress Waters Blvd.	2016	Complete	214,520 sf office	\$38,250,000	\$0
Single Tenant Office Bldg	3001 Hackberry Rd	2016	Complete	327,183 sf office	\$56,109,360	\$0
Single Tenant Office Bldg	9111 Cypress Waters Blvd.	2017	Complete	217,000 sf office	\$32,352,380	\$0
Signet Repair Center	9121 Watermill Rd.	2017	Complete	31,000 sf office	\$25,987,830	\$0
Signet Jewelers/Zales Campus	9797 Rombauer Rd	2018	Complete	250,000 sf office	\$38,250,000	\$0

The Sound Retail	3111 Olympus Blvd	2018	Complete	35,000 sf retail	\$5,900,000	\$0
The Wharf at The Sound	9655 Wharf Rd	2018	Complete	296 res. units	\$66,000,000	\$0
Bleecker Street at The Sound	3333 Bleecker St	2018	Complete	243 res. units	\$53,000,000	\$0
Brinker International	3000 Olympus Blvd.	2018	Complete	216,400 sf office	\$39,215,190	\$0
Multi-Tenant Office Building	3100 Olympus Blvd.	2018	Complete	250,000 sf office	\$43,001,000	\$0
Nokia of America Corporation	3201 Olympus Blvd	2018	Complete	250,000 sf office	\$47,000,000	\$0
Harpers Bay at The Sound	9553 Rombauer Rd	2019	Complete	272 res. units	\$55,594,020	\$0
Byron Bay at The Sound	9707 Harpers Rd	2019	Complete	262 res. units	\$54,500,000	\$0
Bleeker Townhomes	3304 Bleecker St 3335 Olympus Blvd	2020	Complete	50 res. units	\$11,700,000	\$0
Multi-Tenant Office Bldg	3200 Olympus Blvd	2020	Complete	250,000 sf office	\$45,500,000	\$0
Rombauer Townhomes	9595 Rombauer Rd	2020	Complete	14 res. units	\$3,400,000	\$0
Multi-Tenant Office Bldgs	3401 Olympus Blvd 3501 Olympus Blvd	2020	Complete	420,000 sf office	\$70,251,380	\$0
Sage Hill @ Cypress Waters	8875 Chaparral Waters Way	2022	Complete	385 res units	\$73,293,350	\$0
Multi-Tenant Office Building	2999 Olympus Blvd	2022	Complete	300,000 sf office	\$57,260,000	\$0
Flats on Olympus	2829 Olympus Blvd	2022	Complete	93 res units	\$28,142,980	\$0
Hastings End	9600 Wharf Blvd	2023	Complete	499 res units	\$78,393,850	\$0
Single Tenant Office Building	3300 Olympus Blvd	2023	Complete	300,000 sf office	\$68,392,030	\$0
August Hills	TBD	2025	Under Construction	541 res units	\$40,000,000	\$0
<b>Subtotal</b>				2,657 res units 3,555,538 sf office 35,000 sf retail	\$1,113,364,500	\$0
<b>Total</b>				3,471 res units 3,555,538 sf office 35,000 sf retail 16,800 sf public bldg	\$1,304,664,500	\$28,349,922

<sup>1</sup> All information updated as of September 30, 2024.

<sup>2</sup> Based upon either the incentive application, required minimum stated in the development agreement or project information from outside sources. May be updated for completed projects based on actual unit mix and square footage.

<sup>3</sup> Reflects 1) DCAD value for completed projects (unless project has not yet been assessed) and 2) estimated DCAD value for projects under construction.

<sup>4</sup> Principal amount not to be exceeded per the development agreement or actual amount paid to developer.

**Note:**

**Dallas Water Utilities has committed over \$2.2 million to water and wastewater infrastructure improvements within the TIF District.**

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in residential projects using direct, site-specific funding assistance from the TIF District are subject to the City's and County's established criteria for mixed-income housing. In this TIF District, four residential projects were supported by TIF District funding. Of the 814 residential units constructed with the support of TIF District funding, 163 (20%) have been set-aside as affordable.

## Value and Increment Revenue Summary

The base value of the TIF District is the total appraised value of all taxable real property in the TIF District, as determined by the Dallas Central Appraisal District's certified property tax roll for the base year. The base value is established the year a property is placed within TIF District boundaries.

The Cypress Waters TIF District's adjusted base year taxable value for 2010 was \$71,437. This base value reflects final adjusted 2010 values for parcels in the TIF District. The TIF District's 2024 certified taxable value is \$1,219,813,623. This represents an increase of approximately \$1,219,742,186 (1,707,438%) over the adjusted base year value.

The TIF District's value increased by \$84,525,785 (7%) from the previous year's final value (\$1,135,287,638). This increase in TIF District value over the base year value will result in the collection in 2025 of approximately \$8,751,894 in incremental revenue for the TIF District (City - \$7,306,195; County - \$1,445,699).

## Objectives, Programs, and Success Indicators

The Cypress Waters Project Plan and Reinvestment Zone Financing Plan was adopted on June 8, 2011. In 2015, the TIF District's Project Plan and Reinvestment Zone Financing Plan was amended, and two of the development goals and objectives were revised to reflect a decrease in the budget for the TIF District. The amended goals are in bold. Specific actions addressing each goal and objective follow in italics.

- Create additional taxable value attributable to new private investment in projects in the Cypress Waters TIF District totaling approximately ~~\$2.2 billion~~ **\$1.5 billion** over the thirty-year life of the TIF district.

*The TIF District has seen an increase in value of approximately \$1.2 billion, (or 81% of amended goal) from a combination of agricultural exemption being removed from some parcels and completed private development within the TIF District.*



- Attract new private development, including approximately 10,000 new residential units, 4,000,000 square feet of commercial space (including approximately 700,000 square feet of data center use and 2,000,000 square feet of light warehouse/industrial use), and an estimated 150,000 square feet of pedestrian-oriented retail space, all of which are anticipated to create an estimated 9,000 on-site jobs.

*Three residential development projects supported by Phase 1 public infrastructure improvements were completed by December 2014, adding 673 multi-family units to the TIF District (including 135 affordable units). Construction of an additional 141 residential units, as part of Phase II of the Parson's Green development, was completed during the 2016 fiscal year. In total, approximately 814 residential units (inclusive of approximately 163 affordable units) have been supported by TIF District funding. An additional 2,657 residential units were completed or under construction all without the assistance of TIF District funding. Approximately 3,471 residential units have completed construction or are under construction within the TIF District, representing 34.7% of the housing goal.*

*In total, approximately 3,555,538 square feet of office space has completed construction within the TIF District, representing 89% of the commercial space goal.*

*During FY 2018-2019 construction of 35,000 square feet of retail was completed in the TIF District, representing 23% of the pedestrian-oriented retail space goal.*

*To date, an estimated 18,024 on-site jobs have been added to the TIF District, exceeding the on-site jobs goal of 9,000.*

- To improve ridership on Dallas Area Rapid Transit (DART) via the planned expansion along the Silver Line (formerly called the Cotton Belt Line).

*The master plan for the District includes development adjacent to the planned Silver Line Station on the north side of the District. See page 6. Citing delays from COVID-19, agreements on land and rail access, DART announced during the 2020-2021 fiscal year that the opening of the 26-mile east-west Silver Line will be pushed back to 2024. Completion of the project was pushed back again to late 2025/early 2026 by DART.*

- Improve recreational opportunities for the community and the future residents within the TIF District via extensive, publicly accessible green space on the site along the lake edge and along power line easements, in addition to multiple parks, hike and bike trails, and pedestrian connections throughout the District.

Additional open space may be available through the utilization of Coppell ISD land and as part of an MMD and/or TIF District-funded public amenity center.

*The Phase 1 development installed wide sidewalks leading to the adjacent power line easement and to a future connection to the lake trail.*

*The Phase 2 development installed a combination cycle track and pedestrian path along Cypress Waters Boulevard and three large green spaces in the TIF District.*

*In 2018, Dallas County provided \$3 million for the construction of a trail that connects the TIF District with Irving's Campion Trail providing a continuous 12-mile trail from Cypress Waters to Irving's Las Colinas Urban Center. The trail opened in October of 2019.*

- Create a model for exceptional development standards in terms of its complexity, scope, design, environmental sensitivity, and connectivity.

*The private development and public infrastructure improvements completed with Cypress Waters Phases 1 and 2 projects are a model for dense, pedestrian-oriented development on under-utilized, infill property.*

*On August 13, 2012, the TIF District Board approved the Urban Design Guidelines for Projects Located in City of Dallas Tax Increment Financing Districts.*

*The City Design Studio reviewed design for the Phase 2 public and private development, which provided pedestrian and bicycle connectivity between the housing, commercial, and recreational space.*

*Coppell Independent School District opened Richard J. Lee Elementary School in the fall of 2014. Lee Elementary was the first net-zero elementary school in the state of Texas. The campus includes daylight harvesting, rainwater collection, and geothermal heating and cooling.*

- Generate an NPV of ~~\$65 million~~ **\$26 million** or approximately ~~\$160 million~~ **\$51 million** in total dollars in projected TIF District revenues over the 30-year life of the TIF District.

*City participation in TIF District increment collections began in tax year 2012. As of the end of the 2023-2024 fiscal year, approximately \$41 million in TIF District revenue has been generated, representing 80% of the TIF District's amended goal.*



## Year-End Summary of Meetings and City Council Items

The Cypress Waters TIF District Board of Directors met once during the 2023-2024 fiscal year on January 25, 2024.

The Board of Directors consists of seven (7) members, including six (6) City of Dallas appointees and one (1) Dallas County appointee. During FY 2023-2024, the Cypress Waters TIF Board consisted of the following members:

Derek Sandler (Chairperson), City appointee (Attended 1 of 1 meeting)  
Marijke Lantz, City appointee (Attended 1 of 1 meeting)  
Claire Oliver, City appointee (Attended 1 of 1 meeting)  
Staci Reznik, City appointee (Attended 0 of 1 meeting)  
Victor Toledo, City appointee (Attended 1 of 1 meeting)  
City appointee - Vacant  
Luis Tamayo, Dallas County appointee (Attended 1 of 1 meeting)

During fiscal year 2023-2024, the City Council approved two (2) items directly or indirectly associated with the Cypress Waters TIF District. The City Council action is listed below:

- On February 28, 2024, City Council approved Resolution No. 24-0351 accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.
- On June 12, 2024, City Council approved Resolution No. 24-0867 authorizing an Interlocal Agreement with Dallas County for designing, constructing, and maintaining a portion of the Cypress Waters Trail which contributes to a comprehensive trail system in the City of Dallas, Dallas County, and the over 1,800 mile, ten-county Regional Veloweb.

## Budget and Spending Status

Each TIF district, in the Project Plan and Reinvestment Zone Financing Plan, establishes a budget for public investment expenditures necessary to support private investment in the district. The TIF District's budget was reduced in 2015. The amended budget and spending status are shown below.

Cypress Waters TIF District Projected Increment Revenues to Retire TIF Fund Obligations*			
Category	TIF Budget	Allocated	Balance
Public infrastructure improvements	\$35,760,042	\$19,600,000	\$16,160,042
Public safety improvements	\$12,300,000	\$12,300,000	\$0
Administration and implementation**	\$2,969,695	\$576,512	\$2,393,183
<b>Total project costs</b>	<b>\$51,029,738</b>	<b>\$32,476,512</b>	<b>\$18,553,226</b>
*Budget shown above in current dollars, updated yearly; TIF District Project Plan shows the budget in net present value. Values above do not include estimated interest on TIF District subsidies.			
**Administration and implementation costs for FY 2023-2024 are included in the above allocation.			

Cypress Waters TIF District Project Plan Budget (NPV, 2010 dollars)	
Category	TIF Budget*
<b>Public infrastructure improvements:</b> paving, streetscape, water/wastewater, storm sewer, utility burial/relocation, and land acquisition	\$17,459,665
<b>Public safety</b>	\$6,820,000
<b>Administration and implementation</b>	\$1,500,000
<b>Total project costs</b>	<b>\$25,779,665</b>
* As approved in the Final Project Plan and Reinvestment Zone Financing Plan.	

## M/WBE Participation

Public bidding is not required for TIF District projects. All TIF District-funded projects must follow the City's adopted Business Inclusion and Development Plan and make a good faith effort to include certified Minority and Women-Owned Business (M/WBE) participation in TIF District-funded projects. The BID Plan goal for TIF District-funded projects listed below was 25 percent (25%) M/WBE participation in construction costs. During fiscal year 2020-2021, City Council increased the BID Plan goal for construction costs to 32 percent (32%).

Cypress Waters TIF Project M/WBE Participation <small>(completed projects only)</small>					
Project	Total Construction Contract Amount	Local M/WBE Amount	Non-Local M/WBE Amount	Total M/WBE Participation	Total M/WBE Participation Percentage
Cypress Waters Phase I	\$9,301,593	\$914,998	\$1,077,591	\$1,992,589	21%
Cypress Waters Phase II	\$6,273,789	\$695,260	\$552,087	\$1,247,346	20%
Cypress Waters Public Safety Building/Fire Station 58	\$8,728,079	\$458,604	\$3,610,542	\$4,069,146	47%
<b>Totals</b>	<b>\$24,303,461</b>	<b>\$2,068,861</b>	<b>\$5,240,220</b>	<b>\$7,309,082</b>	<b>30%</b>

## FY 2024-2025 Work Program

Items for the Cypress Waters TIF District include:

- Adoption of FY 2023-2024 Annual Report
- Encourage development projects within the TIF District, in accordance with the Project Plan and Reinvestment Zone Financing Plan.
- Analyze and present a recommendation to the TIF District Board and City Council for an amendment and expansion of the Cypress Waters TIF District Project Plan and Reinvestment Zone Financing Plan to create a Hensley Field Sub-district to support redevelopment of the 738-acre City-owned property in southern Dallas, as recommended in the Hensley Field Master Plan adopted by City Council on December 14, 2022.

## Appendix A: TIF District Financials

City of Dallas, Texas  
 Cypress Waters Tax Increment Financing District Fund  
 Balance Sheet as of September 30, 2024 (Unaudited)  
 With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Assets:					
Pooled cash and cash equivalents	\$9,817,634	\$1,268,796	\$5,713,929	\$232,452	\$179,190
Interest receivable	\$125,464	\$6,655	\$9,403	\$55	\$138
Total assets	<u>\$9,943,099</u>	<u>\$1,275,451</u>	<u>\$5,723,333</u>	<u>\$232,507</u>	<u>\$179,328</u>
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	\$427,657	\$0	\$0	\$0	\$0
Due to general fund	\$299,450	\$304,152	\$246,708	\$205,698	\$192,052
Total liabilities	<u>\$727,107</u>	<u>\$304,152</u>	<u>\$246,708</u>	<u>\$205,698</u>	<u>\$192,052</u>
Fund Balance (Deficit):					
Fund Balance (Deficit)	<u>\$9,207,625</u>	<u>\$971,298</u>	<u>\$5,476,624</u>	<u>\$26,809</u>	<u>(\$12,724)</u>
Total Liabilities and Fund Equity	<u>\$9,934,732</u>	<u>\$1,275,451</u>	<u>\$5,723,333</u>	<u>\$232,507</u>	<u>\$179,328</u>

Cypress Waters Tax Increment Financing District Fund  
 Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)  
 For the period September 30, 2024 (Unaudited)  
 With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)

	<u>ITD</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Revenues:						
Tax increment-Governmental	\$34,231,632	\$7,099,019	\$5,718,196	\$5,267,523	\$4,940,532	\$3,544,063
Tax increment-Intergovernmental	\$6,498,725	\$1,334,641	\$1,015,587	\$994,010	\$980,648	\$721,490
Interest income	\$427,966	\$210,082	\$127,363	\$25,288	\$7,023	\$11,603
Net increase (decrease) in fair value of investments	\$36,271	\$75,540	\$72,784	(\$114,341)	(\$289)	\$1,079
Total revenues	<u>\$41,194,595</u>	<u>\$8,719,281</u>	<u>\$6,933,930</u>	<u>\$6,172,481</u>	<u>\$5,927,913</u>	<u>\$4,278,235</u>
Expenditures:						
Administrative expenses	\$576,512	\$55,298	\$57,444	\$41,010	\$44,069	\$101,695
Non-Capital Outlay	\$3,129,156	\$0	\$0	\$111,348	\$967,195	\$2,050,613
Capital outlay	\$28,281,302	\$427,657	\$11,381,812	\$570,307	\$4,877,116	\$2,452,000
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
Total expenditures	<u>\$31,986,970</u>	<u>\$482,954</u>	<u>\$11,439,256</u>	<u>\$722,665</u>	<u>\$5,888,380</u>	<u>\$4,604,307</u>
Excess (Deficiency) of Revenues over Expenditures	<u>\$9,207,625</u>	<u>\$8,236,327</u>	<u>(\$4,505,326)</u>	<u>\$5,449,816</u>	<u>\$39,533</u>	<u>(\$326,072)</u>
Fund balance (Deficit) at beginning of year as previously reported	\$0	\$971,298	\$5,476,624	\$26,809	(\$12,724)	\$313,348
Fund balance (Deficit) at beginning of year, as restated	\$0	\$971,298	\$5,476,624	\$26,809	(\$12,724)	\$313,348
Fund balance (deficit) at end of year	<u>\$9,207,625</u>	<u>\$9,207,625</u>	<u>\$971,298</u>	<u>\$5,476,624</u>	<u>\$26,809</u>	<u>(\$12,724)</u>

**Note:** Fiscal year 2023-24 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas  
 Cypress Waters Tax Increment Financing District Fund  
 Reinvestment Zone Number Nineteen  
 As of September 30, 2024

Section 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District.  
 Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the Zone:

\$285,622	Interest Income & Net increase (decrease) in fair value of investments
\$8,433,659	Ad Valorem Taxes (Collected in Fiscal Year 2023-2024 based on 2023 Final Tax Roll)
<u>\$8,719,281</u>	<b>Total Revenue</b>

2. Amount and purpose of expenditures from the fund:

\$55,298	TIF Administrative Expense for Fiscal Year 2023-2024
\$0	Non-Capital Outlay
\$427,657	Capital Outlay <sup>1</sup>
<u>\$482,954</u>	<b>Total Expenditures</b>

<sup>1</sup> Capital Outlay: Cypress Waters Public Safety Building/Fire Station 58
\$427,657 Public Safety Building/Fire Station 58
\$0 Engineering & Architectural Fees
<u>\$427,657</u> <b>Total Capital Outlay expenditures</b>

3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:

Cypress Waters TIF District has incurred no bonded indebtedness as of September 30, 2024.

b. The TIF District has entered into a development agreement for each of the following projects and their status is as follows as of September 30, 2024:

Developer	Project	Balance Due (Since Inception)			Payment To Date			Net Balance Due
		Principal	Accrued Add'l Subsidy (1)	Total Due	Principal	Accrued Add'l Subsidy (1)	Total Paid	
Billingsley LD, Ltd.	Cypress Waters Phase I	\$9,527,524	\$1,496,887	\$11,024,410	\$9,527,524	\$1,496,887	\$11,024,410	\$0
Billingsley LD, Ltd.	Cypress Waters Phase II	\$6,522,398	\$1,948,156	\$8,470,554	\$6,522,398	\$1,948,156	\$8,470,554	\$0
Billingsley LD, Ltd.	CW Public Safety Bldg. Project	\$11,809,469	\$0	\$11,809,469	\$11,809,469	\$0	\$11,809,469	\$0

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

4. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2024*	Base Year 2010 Value	Est. Captured Value 2024**
City of Dallas	1,219,813,623	\$71,437	\$1,219,742,186
Dallas County	1,219,813,623	\$71,437	\$1,219,742,186

\*Taxable value shown for participating taxing jurisdictions. Dallas County began participating in tax year 2014. County values may vary slightly from City values due to different exemption levels.

\*\*Based on Dallas Central Appraisal District Certified Taxable Value. The final values will be determined on February 1, 2025.

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

a. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Amount of	
	Assessment Per \$100*	Estimated 2024 Increment*
City of Dallas	0.59900	\$7,306,195
Dallas County	0.11853	\$1,445,699
Total for all Jurisdictions	<u>\$0.71752</u>	<u>\$8,751,894</u>

\*Participation rates for City of Dallas and Dallas County are 85% for tax years 2012 to 2034 and 55% for tax years 2014 to 2033, respectively.

b. The total amount of estimated tax increment to be billed for the 2024 tax year is \$8,751,895.

c. For 2023 tax year, the Zone received increment of \$8,433,659.

**City of Dallas, Texas**  
**Cypress Waters Tax Increment Financing District**  
**Notes to Financial Statements for the Year Ended September 30, 2024**

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. The Zone fund's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
3. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
4. The Zone's Financing Plan provides for staffing and other administrative expenses by the City of Dallas not to exceed \$2,969,695 (in current \$) over the life of the Zone. The City began billing the Zone for administrative costs in fiscal year 2009-2010. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. On the Balance Sheet, the "due to other funds" amount of \$299,450 on September 30, 2024 represents the Zone's administration expenses for fiscal year 2018-2019 (\$37,176), fiscal year 2019-2020 (\$64,362), fiscal year 2020-2021 (\$44,159), fiscal year 2021-2022 (\$41,010), fiscal year 2022-2023 (\$57,444), and fiscal year 2023-2024 (\$55,298) that have been earned but will be reimbursed to the City's General Fund based on the availability of future Zone funds.
6. All expenditures resulting in capital improvements that are owned by the City are capitalized on the City's books.

## **Appendix B: Project Pay-Off Estimates**

The TIF District does not have any outstanding project obligations

## **Appendix C: TIF District Set-Aside Funds**

The TIF District does not have any set-aside funds.







## Agenda Information Sheet

**File #:** 25-608A

**Item #:** 41.

**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 8, 11  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Robin Bentley

### **SUBJECT**

A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

### **BACKGROUND**

State law (the Tax Increment Financing Act (TIF), Texas Tax Code Section 311.016, as amended) requires that the City Council, as the City's governing body, submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as to the State Comptroller.

On May 14, 2014, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District) by Ordinance No. 29340, as amended. On June 17, 2015, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District by Ordinance 29771.

For tax year 2024, the total appraised value of all taxable real property in the Mall Area Redevelopment TIF District (as certified by the Dallas Central Appraisal District) was \$434,040,002.00, representing an increase of \$257,752,922.00 (146.2%) over the adjusted base value.

In the Montfort-IH 635 Sub-District, the total appraised value of all taxable real property in tax year 2024 was \$372,526,538.00, representing an increase of \$223,934,798.00 (150.7%) over the base value.

In the Westmoreland-IH 20 Sub-District, the total appraised value of all taxable real property in tax year 2024 was \$61,513,464.00, representing an increase of \$33,818,124.00 (122.1%) over the adjusted base value.

With the City's participation in the District this year at 90.0%, the captured incremental tax revenue anticipated to be collected in 2025 for tax year 2024 is approximately \$1,634,746.00.

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

On May 14, 2014, the City Council held a public hearing and authorized the establishment of Tax Increment Reinvestment Zone Number Twenty, the Mall Area Redevelopment TIF District by Resolution No. 14-0783 and Ordinance No. 29340, as amended.

On June 17, 2015, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District by Resolution No. 15-1145 and Ordinance No. 29771.

The Board of Directors of the Mall Area Redevelopment TIF District does not currently have the minimum five appointed members to convene a meeting; therefore, the FY 2023-2024 Annual Report is being forwarded to City Council without a Board recommendation. State law does not require Board action.

[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)

### **FISCAL INFORMATION**

No cost consideration to the City.

February 26, 2025

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs including tax increment financing (TIF) districts; and

**WHEREAS**, the City has established Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District) and established a Board of Directors for the District to pursuant to Ordinance No. 29340, authorized by the City Council on May 14, 2014, as authorized by the TIF Act, Chapter 311 of the Texas Tax Code, as amended (TIF Act); and

**WHEREAS**, on June 17, 2015, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District by Resolution No. 15-1145 and Ordinance No. 29771; and

**WHEREAS**, the TIF Act specifies that the governing body of a city shall submit an annual report on the financial status of the District to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller.

**Now, Therefore,**

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

**SECTION 1.** That the FY 2023-2024 Annual Report (Annual Report) for Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District), City of Dallas, Texas, as of September 30, 2024, attached hereto (**Exhibit A**), is hereby accepted.

**SECTION 2.** That the City Manager is hereby authorized to submit the Annual Report for the Mall Area Redevelopment TIF District to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

**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.



# MALL AREA REDEVELOPMENT TIF DISTRICT (REINVESTMENT ZONE NUMBER TWENTY)

ANNUAL REPORT  
FY 2023-2024



**City of Dallas**

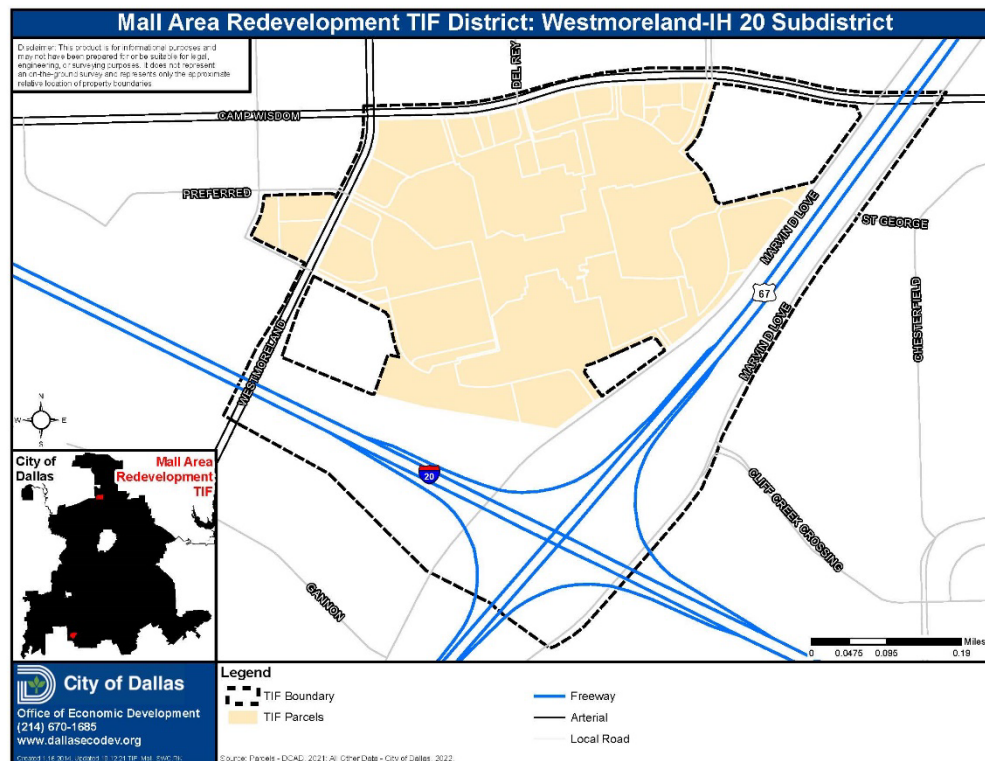
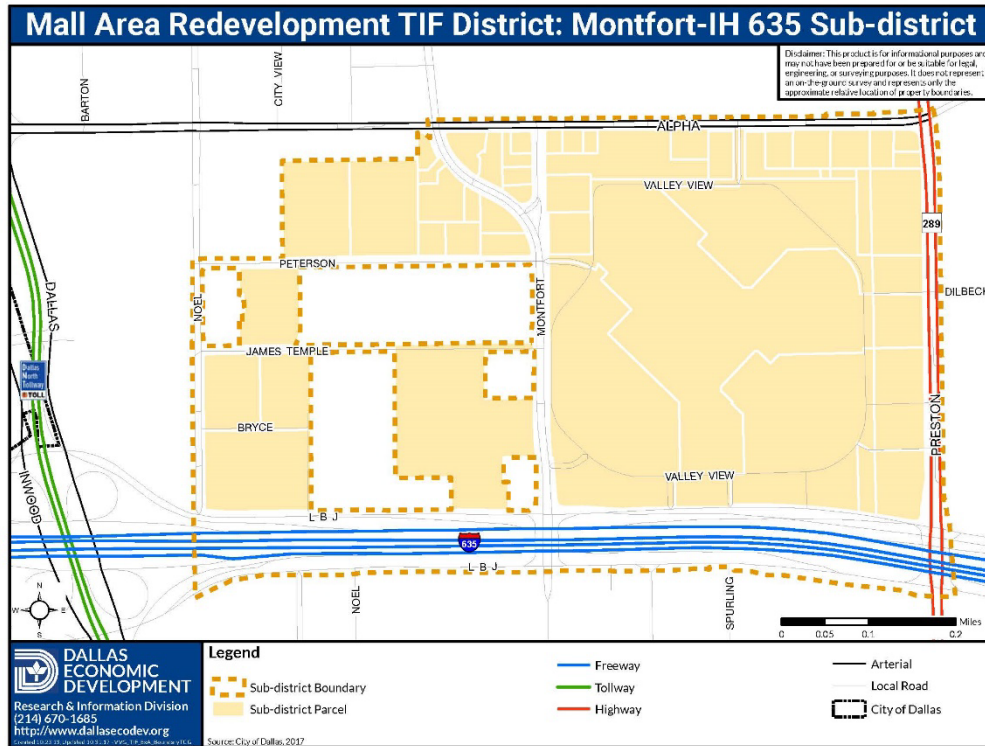
Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1691  
<https://www.dallasecocodev.org/>

October 1, 2023 to September 30, 2024

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## TIF District Map





## **TIF District Mission Statement**

The Mall Area Redevelopment Tax Increment Financing District (TIF District) represents the City of Dallas' effort to encourage the sustainable redevelopment of properties including and around two obsolete shopping malls while taking advantage of each area's strategic regional location at the crossroads of key transportation corridors.

As allowed by Chapter 311 of the Texas Tax Code, the TIF District comprises two non-contiguous sub-districts—the Montfort-IH 635 Sub-District for the Valley View Center Mall area in northern Dallas and the Westmoreland-IH 20 Sub-District for the Redbird Mall (formerly Southwest Center Mall) area 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). The Montfort-IH 635 Sub-District encompasses approximately 173.9 acres, not including rights-of-way. The Montfort-IH 635 Sub-District is recommended by and consistent with the City's adopted Valley View-Galleria Area Plan (2013) and serves as a long-term funding tool to help implement the shared vision for the area by further leveraging other implementation tools (PD 887 form-based zoning and Thoroughfare Plan amendments) enacted by the City Council.

The Westmoreland-IH 20 Sub-District is generally bounded by Westmoreland Road, Camp Wisdom Road, Highway 67 (Marvin D. Love Freeway), and Interstate Highway 20 (LBJ Freeway). The Westmoreland-IH 20 Sub-District encompasses approximately 112.2 acres, not including rights-of-way. The Westmoreland-IH 20 Sub-District is recommended by and consistent with the City-sponsored Advisory Services Panel report entitled "Southwest Center Mall" published by the Urban Land Institute (2009) and serves as a long-term funding tool to help implement many of the report's recommendations over time.

The mission of the TIF District is to provide a source of funding for a program of public investments (e.g. infrastructure improvements, economic development grants, and land acquisition/assembly for public open space), which is intended to stimulate private investment and redevelopment in each mall area to occur earlier and to a much greater extent than would occur solely through private investment in the reasonably foreseeable future.

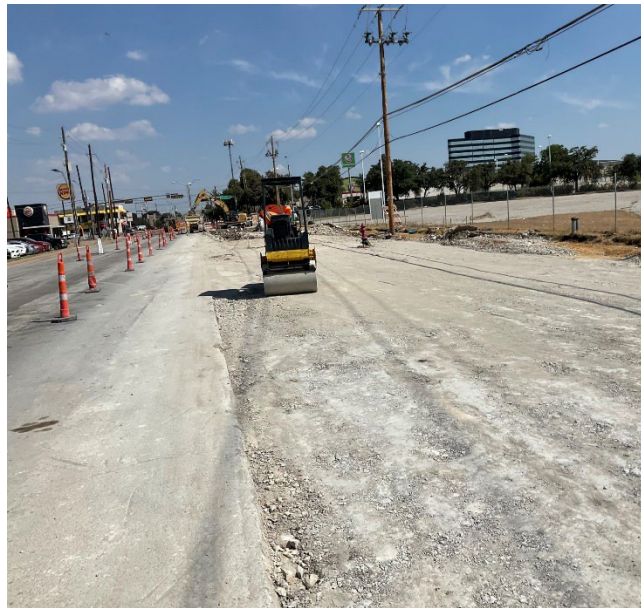
Originally in the 1960s and 1970s, the Valley View Center Mall and the Southwest Center Mall were created by complex configurations of super-blocks, private land ownership, and reciprocal easement agreements that bound multiple owners together. Over the past 20 years, as market conditions shifted significantly, these same configurations heavily burdened each mall area, making redevelopment and revitalization extremely difficult without public participation and intervention.

With the assistance of this TIF District, each mall area is to be reconfigured into a traditional pattern of public streets, public open space, public infrastructure, and smaller parcels of private land ownership, thereby setting the stage for incremental redevelopment that is flexible to meet market demands and community needs.



## TIF District Accomplishments in FY 2023-2024

- In November 2020, voters approved a Dallas Independent School District (DISD) bond package, including \$75 million to design and build a new preK-12 vertically integrated choice school in North Dallas. During the first half of FY 2021-2022, DISD actively evaluated potential sites in the Valley View-Galleria area. In July 2022, DISD closed on the purchase of the 12-story office building and associated parking garage located on 6.2 acres at 5501 LBJ Freeway within the Montfort-IH 635 Sub-District of the Mall Area Redevelopment TIF District. During FY 2023-2024, DISD continued the process of planning and designing the building's conversion into a school with support from the City of Dallas. DISD anticipates opening the school in 2026.
- In June 2021, City Council approved Resolution No. 21-1095 authorizing a construction services contract (not to exceed \$4,470,719) with Vescorp Construction, LLC dba Chavez Concrete Cutting for the construction of a complete street project on Montfort Drive from Interstate Highway 635 Frontage Road to Alpha Road. The project includes improving the existing street pavement with reinforced concrete pavement, storm drainage, water and wastewater, concrete sidewalk, shared-use concrete path, buffered bike lanes, street and pedestrian lighting, traffic signals, pavement markings, speed control treatments, and pedestrian enhancements. Originally, construction of the project was scheduled to start in early 2022 and be completed by mid-2023. However, due to delays in utility pole relocation by Oncor as well as contract disputes between the City and Vescorp Construction, construction of the project did not commence in 2022; however, construction did commence in March 2023 and is anticipated to be completed by early 2025.



*Construction progress along Montfort Drive*

- In March 2023, City Council approved Resolution No. 23-0369 authorizing the City's acceptance of a \$7,854,750 grant from the U.S. Department of Transportation through TxDOT under the Congestion Mitigation and Air Quality Improvement Program and the execution of an Advance Funding Agreement with TxDOT. The project includes \$6,354,750 of federal/state funding and \$1,500,000 of local match funding (\$1,400,000 sourced from the City's 2017 General Obligation Bond Fund – Street and Transportation Proposition A and \$100,000 sourced from the City's Coronavirus State and Local Fiscal Recovery Fund) to reconstruct and widen sidewalks, install pedestrian streetlights, and upgrade crosswalks and traffic signal infrastructure along West Camp Wisdom Road from U.S. Highway 67 to Westmoreland Road. In October 2023, the City executed the Advance Funding Agreement with TxDOT (with the City agreeing to lead implementation of the environmental assessment, engineering, and construction for the project). In April 2024, the City issued Request for Qualifications CIZ24-TRN-3070 "Camp Wisdom Road – Pedestrian Improvements Engineering Services (CSJ 0918-47-368)." The City's selection of an engineering services firm is anticipated in early 2025. Commencement of construction is anticipated in late 2026.
- In September 2023, City Council approved Resolution No. 23-1331 authorizing a professional engineering services contract with HDR Engineering, Inc. to conduct traffic corridor studies for three roadway segments in the city of Dallas that are on the Vision Zero High Injury Network, specifically including Camp Wisdom Road from Cockrell Hill Road to IH 35, at a total cost not to exceed \$853,093 (sourced from the City's General Fund). The study includes three main phases: (1) assess existing transportation conditions and evaluate multi-modal mobility and crash history, (2) analyze alternative designs for the corridor, and (3) finalize recommended transportation improvements to reduce instances of severe crashes and improve the quality of life for roadway users. In June 2024, the City's Transportation & Public Works Department held a public meeting to provide an overview of the study, present existing conditions, discuss improvement options to be evaluated, and lay out next steps. A second public meeting is scheduled for late 2024 to review potential roadway improvements and community survey results.
- Following award by TxDOT in March 2022 of \$400,000 of federal/state funding and authorization by City Council in January 2023 of an Advance Funding Agreement with TxDOT, City Council approved Resolution No. 24-0264 in February 2024 authorizing (1) a construction services contract for the construction of landscape enhancements for U.S. Highway 67 (U.S. 67) at Camp Wisdom Road Project (CSJ No. 0261-03-070, Assistance Listing No. 20.205) – Central North Construction, lowest responsible bidder of two in the amount of \$404,859.00; (2) the establishment of appropriations in an amount not to exceed \$420,000.00 in the U.S. 67 at Camp Wisdom Rd, TxDOT Green Ribbon Project Fund – Not to exceed \$424,859.00 – Financing: Bond Program Administration Fund (\$4,859.00) and U.S. 67 at Camp Wisdom Rd, TxDOT Green Ribbon Project Fund (\$420,000). Completion of the Green Ribbon project is anticipated in late 2024.



*Northwest Quadrant of Green Ribbon Project*

- In 2022, following a strategic planning effort initiated by the City's Office of Economic Development and developed by the City's consultant, Social Impact Architects, the City established a specific brand and identity for the Valley View-Galleria area as the "Dallas International District." The Dallas International District is a designated area focused on fostering international trade, foreign direct investment, and cultural exchange. The Prism building at 5580 Peterson (acquired by the City partially with Mall Area Redevelopment TIF District funds in April 2021) serves as a key hub for attracting foreign trade offices. In December 2022, the first trade office, the Trade Office of France, opened in The Prism, and, in May 2023, the European American Chamber of Commerce of Texas opened in The Prism. In May 2024, the Tanzanian American Chamber of Commerce opened its national office in The Prism.



*Ribbon Cutting of Tanzanian American Chamber of Commerce*



- During FY 2023-2024, significant progress continued to be made on the redevelopment project at Red Bird Mall (now known as the Shops at RedBird), including:
  - Completion of new 4,680 square foot Chick-fil-A restaurant at 3502 W. Camp Wisdom Road. Grand opening was celebrated on November 9, 2023.



*Chick-fil-A Grand Opening Ribbon Cutting*

- Completion of Dallas College's \$5 million 53,000 square foot Workforce Development and Training Center. The workforce center delivers training in the fields of information technology, health care, manufacturing, logistics, customer care and more. Grand opening was celebrated on December 8, 2023.



*Dallas College Workforce Development & Training Center*

- Substantial completion of a new multi-tenant retail building (5,400 square feet) following demolition of vacant former Blockbuster Video building (7,000 square feet) at 3420 W. Camp Wisdom Road.
- Completion of \$2.1 million 12,600 square foot expansion of the Dallas Entrepreneur Center (DEC) at RedBird. The DEC at Redbird is now a 20,000 square foot state-of-the-art incubation center primarily offering membership and co-working services to southern Dallas entrepreneurs.

The center provides entrepreneurs access to education, mentorship, and advocacy resources through a variety of events and programming to help entrepreneurs start, build, and grow their businesses. Grand opening was celebrated on April 18, 2024.



*DEC at RedBird Expansion Grand Opening Ribbon Cutting*

- Following City Council's approval in April 2023 of Resolution No. 23-0505 authorizing an economic development incentive agreement with Randall's Food & Drugs LP (Albertsons Companies, Inc.) in consideration of the development and operation of a new approximately \$19 million 50,000 square foot full-service Tom Thumb grocery store at RedBird, the Shops at RedBird developer and Albertsons Companies progressed through design and permitting in FY 2023-2024, with commencement of construction anticipated in late 2024.
- Following City Council's approval in June 2023 of Resolution No. 23-0793 authorizing a New Markets Tax Credit transaction between the Dallas Development Fund and its subsidiaries, JPMorgan Chase and its subsidiaries, and Vogel Alcove for a new approximately \$6.1 million 14,477 square foot childcare and resource center at RedBird (with capacity to serve 134 children ages 6 weeks through prekindergarten), interior construction commenced and continued during FY 2023-2024. Completion of construction and opening of the childcare center is anticipated in early 2025.
- During FY 2023-2024, the Shops at RedBird developer proceeded with construction of an approximately \$9.3 million improvement project for the West Wing of the mall, including interior renovations to common areas and new tenant spaces as well as exterior renovations including façade improvements, new entryway, new windows and storefronts, new signage, new landscaping and hardscaping, and new open space amenities (with new playground). Completion of the West Wing improvements is anticipated in late 2024.





*Exterior of West Wing improvements - Shops at RedBird*



*Interior of West Wing improvements - Shops at RedBird*

Projects Within the Mall Area Redevelopment TIF District Utilizing TIF District Funding <sup>1</sup>							
Project	Location	Sub-District	Completion Date (Calendar Year)	Status	Development Amount/Type <sup>2</sup>	Approx Value <sup>3</sup>	TIF District Investment <sup>4</sup>
Reimagine RedBird <sup>6</sup>	3662 W. Camp Wisdom	Westmoreland-IH 20	2025	Under Construction	demolition of 100,000 square feet retail renovation of 600,000 square feet retail new construction of 40,000 square feet retail	\$150,000,000	\$15,600,000
TOTAL					demolition of 100,000 square feet retail renovation of 600,000 square feet retail new construction of 40,000 square feet retail	\$150,000,000	\$15,600,000

Projects Within the Mall Area Redevelopment TIF District Not Utilizing TIF District Funding <sup>1,5</sup>							
Project	Location	Sub-District	Completion Date (Calendar Year)	Status	Development Amount/Type <sup>2</sup>	Approx Value <sup>3</sup>	TIF District Investment <sup>4</sup>
Windsor by the Galleria	13290 Noel Road	Montfort-IH 635	2017	Complete	new construction of multi-family residential (321 units)	\$69,250,000	\$0
AC Hotel and Residence Inn (by Marriott) by the Galleria	5460 James Temple	Montfort-IH 635	2018	Complete	new construction of hotel (256 rooms)	\$25,480,000	\$0
Cornell Midtown	13001 Cornell	Montfort-IH 635	2020	Complete	new construction of multi-family residential (344 units)	\$70,000,000	\$0
Palladium RedBird <sup>6, 7</sup>	7202 S. Westmoreland	Westmoreland-IH 20	2021	Complete	new construction of multi-family residential (300 units)	\$46,500,000	\$0
Hazel by the Galleria	13100 Noel	Montfort-IH 635	2023	Complete	new construction of multi-family residential (398 units)	\$64,587,000	\$0
TOTAL					new construction of multi-family residential (1,363 units) new construction of hotel (256 rooms)	\$275,817,000	\$0

Grand Total - All Projects Utilizing and Not Utilizing TIF District Funding					Approx Value <sup>3</sup>	TIF District Investment <sup>4</sup>
GRAND TOTAL					new construction of multi-family residential (1,363 units) new construction of hotel (256 rooms) demolition of 100,000 square feet retail renovation of 600,000 square feet retail new construction of 40,000 square feet retail	\$425,817,000 \$15,600,000

<sup>1</sup> All information updated as of September 30, 2024.

<sup>2</sup> Based upon: either the incentive application or the required minimum stated in the Development Agreement. May be updated for completed projects based on actual unit mix and square footage.

<sup>3</sup> Based upon: (1) market value of comparable projects for anticipated projects, (2) required minimum private investment stated in the Development Agreement for projects that have been approved for TIF District funding or are under construction, or (3) DCAD market value for completed projects (unless project has not yet been assessed).

<sup>4</sup> TIF District funding amount not to be exceeded per an approved City Council Resolution.

<sup>5</sup> Selected significant projects included.

<sup>6</sup> Project also includes other City subsidies; contact the Office of Economic Development for more information.

<sup>7</sup> Tax-exempt property.

TIF District Initiatives							
Project	Location	Sub-District	Completion Date (Calendar Year)	Status	Project Description	Investment	Source
Acquisition of real property for future central park	5580 Peterson Lane	Montfort-IH 635	2021	Complete	acquisition from Peterson Lane Partners LLC of approximately 1.66 acres, including a 53,730 square foot two-story multi-tenant office building	\$1,510,785.21	Park and Recreation Facilities Fund (2006 General Obligation Bond Funds)
						\$3,000,000.00	ECO (Proposition I in 2017 General Obligation Bond Funds- Council District 11 allocation)
						\$213,301.46	Valley View-Galleria Open Space Fund (park fee in lieu fund in PD 887)
						\$652,913.33	Mall Area Redevelopment TIF District
						\$300,000.00	Equity Revitalization Capital Fund (Council District 11 allocation)
Total						\$5,677,000.00	

## Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF district funding assistance are subject to the City's and County's established criteria for mixed-income housing.

In the Montfort-IH 635 Sub-District, construction was completed in 2017 on the 321-unit Windsor by the Galleria apartment project located at 13290 Noel Road. The Windsor by the Galleria multi-family project did not utilize direct site-specific TIF District funding and, as such, does not set aside any affordable units. Additionally, in the Montfort-IH 635 Sub-District, construction was completed in 2020 on the 344-unit Cornell Midtown (formerly Modera Dallas Midtown) multi-family project located at 13001 Cornell. The Cornell Midtown multi-family project did not utilize direct site-specific TIF District funding and, as such, does not set aside any affordable units. Additionally, in the Montfort-IH 635 Sub-District, construction was completed in 2023 on the 398-unit Hazel by the Galleria multi-



family project located at 13100 Noel. The Hazel by the Galleria project did not utilize direct site-specific TIF District funding and, as such, does not set aside any affordable units. In the Westmoreland-IH 20 Sub-District, construction was completed in 2021 on the 300-unit Palladium Redbird mixed-income apartment project located at 7202 S. Westmoreland Road within the Reimagine Redbird redevelopment. As a requirement of the funding sources (i.e. housing tax credits; tax exempt bonds; CDBG/HOME funds; City general obligation bond funds) utilized to develop the project, 70% of the 300 units (i.e. 210 units) are reserved and leased solely to households earning at or below 60% of Area Median Family Income as defined by the U.S. Department of Housing and Urban Development. The 210 affordable units are required to remain affordable for a minimum of 20 years. The remaining 30% of the units in the project (i.e. 90 units) can be leased at market rates.

## Value and Increment Revenue Summary

The adjusted base value of the TIF District is \$176,287,080 (\$148,591,740 in the Montfort-IH 635 Sub-District and \$27,695,340 in the Westmoreland-IH 20 Sub-District).

In the 2024 certified tax roll, the total appraised value of all taxable real property in the TIF District as determined by the Dallas Central Appraisal District was \$434,040,002, representing an increase of \$257,752,922 (146.2%) over the adjusted base value.

In the Montfort-IH 635 Sub-District, the certified total appraised value of all taxable real property in tax year 2024 was \$372,526,538, representing an increase of \$223,934,798 (150.7%) over the base value.

In the Westmoreland-IH 20 Sub-District, the certified total appraised value of all taxable real property in tax year 2024 was \$61,513,464, representing an increase of \$33,818,124 (122.1%) over the adjusted base value.

Year-over-year, the TIF District's 2024 certified total value increased by \$29,921,612 (7.4%) over the TIF District's 2023 final value of \$404,118,390.

With the City's participation in the TIF District for tax year 2024 at 90%, the captured incremental tax revenue anticipated to be collected and deposited into the TIF fund in 2025 for tax year 2024 is approximately \$1,634,746.

Note about Dallas County's participation in the TIF District: In August 2015, the Dallas County Commissioners Court approved Court Order 2015-1122 authorizing the participation of Dallas County in the Mall Area Redevelopment TIF District, beginning on January 1, 2020, subject to Valley View Mall (excluding Sears and the existing theater) being demolished by the same date, by providing 55% of its increment for either twenty years, until the County's total net present value contribution reaches \$21.6 million (using a discount rate of 4%), or the City of Dallas terminates the district, whichever comes first. Between 2015 and 2019, Dallas County staff delayed executing the interlocal agreement until seeing evidence that Valley View Mall had been demolished in accordance with the County's qualifying condition of participation. In early 2020, following completion of the

demolition work made to the in-line portion of the mall by TX Dallas Midtown, L.P., Dallas County staff concluded that the County's qualifying condition of participation had not been fully satisfied because Dallas Midtown, L.P. had kept a portion of the mall intact in order to specifically keep the movie theater operating. As a result, Dallas County's participation in the TIF District for tax year 2024 is currently 0%. With the remaining portions of the mall having been fully demolished in 2023, Dallas County staff has indicated strong support for pursuing a new Court Order in 2025 to authorize the County's participation for the same duration (20 years) and at the same rate (55%) as development activities in the Montfort-IH 635 Sub-District begin to regain momentum again following the COVID-19 pandemic.

## Objectives, Programs, and Success Indicators

The Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District was approved in June 2015. The following goals are included in the Project Plan and Reinvestment Zone Financing Plan:

- Goal 1: To create additional taxable value attributed to new private investment in projects in the Montfort-IH 635 Sub-District totaling approximately \$3.92 billion in total dollars over the 30-year life of the Sub-District.

*Taxable value in the Montfort-IH 635 Sub-District has increased \$223,934,798 over the base value (representing 5.7% of goal).*

- Goal 2: To create additional taxable value attributed to new private investment in projects in the Westmoreland-IH 20 Sub-District totaling approximately \$295.2 million in total dollars over the 30-year life of the Sub-District.

*Taxable value in the Westmoreland-IH 20 Sub-District has increased \$33,818,124 over the base value (representing 11.5% of goal).*

- Goal 3: To attract new higher density private development in the Montfort-IH 635 Sub-District totaling approximately 707,870 square feet of new retail space; 72,991 square feet of renovated movie theater; 3,987,022 square feet of new office space; 957 new hotel rooms; and 7,674 new residential units (including apartments and condominiums).

*In the Montfort-IH 635 Sub-District, 1,063 multi-family residential units have been completed (14% of goal). Additionally, 256 hotel rooms have been completed (27% of goal).*

- Goal 4: To attract new higher density private development in the Westmoreland-IH 20 Sub-District totaling approximately 140,000 square feet of new retail space; 45,000 square feet of movie theater; 70,000 square feet of new office space; 80

new hotel rooms; and 1,620 new residential units (including apartments and townhomes).

*In the Westmoreland-IH 20 Sub-District, 32,893 square feet of new retail space have been completed, including Chick-fil-A (4,680 square feet), Starbucks (2,550 square feet), and Foot Locker (20,493 square feet). As of September 30, 2024, a new 5,170 square-foot multi-tenant retail building at 3420 W. Camp Wisdom Road is also nearing completion (23.5% of goal). Additionally, 300 new multi-family residential units have been completed, representing (19% of goal). There are no new hotel rooms planned (0% of goal).*

*Approximately 142,705 square feet of former retail space has been converted for office use (Dallas Entrepreneur Center—20,000 square feet; Jarvis Christian College—6,018 square feet; Workforce Solutions Greater Dallas—30,000 square feet; Chime Solutions, Inc.—33,687 square feet; Dallas College Workforce Development and Training Center – 53,000 square feet).*

*Additionally, approximately 193,000 square feet of former retail space has been converted for medical office use (Parkland Hospital Clinic—43,000 square feet; UT Southwestern Medical Center—150,000 square feet).*

- Goal 5: To encourage the sustainable redevelopment of properties including and around two severely declining shopping malls in a manner in which negative fiscal impacts for the remainder of the City are limited and a walkable development pattern is achieved that is a net benefit to the City from a fiscal, land use, and quality of life standpoint.

*During FY 2023-2024, substantial progress was made on the Montfort Drive Complete Street Project, which spans Montfort Drive from the Interstate Highway 635 Frontage Road to Alpha Road, with completion anticipated by the early 2025. The project will include improving the existing street pavement with reinforced concrete pavement, storm drainage, water and wastewater, concrete sidewalk, shared-use concrete path, buffered bike lanes, street and pedestrian lighting, traffic signals, pavement markings, speed control treatments, and pedestrian enhancements.*

- Goal 6: To increase public open space in the District.

*During FY 2023-2024, staff supported ongoing efforts to acquire/assemble property for the future Dallas International Commons Park. On May 4, 2024, City of Dallas voters approved all 10 propositions comprising the 2024 General Obligation Bond Program totaling \$1.25 billion. Included in the 2024 Bond Program is Proposition B: Park & Recreation Facilities, which allocates \$345.27 million, specifically including \$20 million for Dallas International District – Land Acquisition. Funds will be utilized to acquire*

*property for the future 20-acre central park envisioned in the Montfort-IH 635 Sub-District.*

- Goal 7: To generate approximately \$431.4 million (net present value of approximately \$182.5 million in 2014 dollars) in TIF fund revenues over the 30-year life of the District.

*Total collection of TIF District fund revenues: \$4,961,611 (1.15% of goal).*

## **Year-End Summary of Meetings and City Council Items**

The Mall Area Redevelopment TIF District Board of Directors had two (2) meetings during FY 2023-2024: January 22, 2024 (special called meeting); and April 29, 2024 (special called meeting).

The Board can consist of up to seven members, including six (6) City of Dallas appointees and one (1) Dallas County appointee. During FY 2023-2024, the Board members were (FY 2023-2024 Board meetings attended):

- Position 1: Oscar Joyner—City representative (2 of 2 meetings)
- Position 2: Mahesh Gehani—City representative (2 of 2 meetings)
- Position 3: Kiyundra Jones—City representative (0 of 2 meetings)  
*\*Termed out in June 2024*
- Position 4: Vacant
- Position 5: Mike Sims—City representative (2 of 2 meetings)
- Position 6: Amy Monier—City representative (2 of 2 meetings)
- Position 7: Dallas County's appointment of a Board member for Position 7 cannot occur until after the County's approval of a new interlocal agreement with the City to participate in the Mall Area Redevelopment TIF District (see page 13)

During FY 2023-2024, City Council acted on four (4) items associated with the Mall Area Redevelopment TIF District:

- On February 14, 2024, City Council approved Resolution No. 24-0264 authorizing (1) a construction services contract for the construction of landscape enhancements for U.S. Highway 67 (U.S. 67) at Camp Wisdom Road Project (CSJ No. 0261-03-070, Assistance Listing No. 20.205) – Central North Construction, lowest responsible bidder of two in the amount of \$404,859.00; (2) the establishment of appropriations in an amount not to exceed \$420,000.00 in the

U.S. 67 at Camp Wisdom Rd, TxDOT Green Ribbon Project Fund – Not to exceed \$424,859.00 – Financing: Bond Program Administration Fund (\$4,859.00) and U.S. 67 at Camp Wisdom Rd, TxDOT Green Ribbon Project Fund (\$420,000)

- On February 28, 2024, City Council approved Resolution No. 24-0352 accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
- On May 15, 2024, City Council received the report of the Ad Hoc City Council Canvassing Committee and adopted Resolution No. 24-0695 and order accepting the canvassing committee's report declaring the results of the May 4, 2024 special bond election held within the City of Dallas – Financing: No cost consideration to the City
- On May 22, 2024, City Council approved Resolution 24-0779 authorizing a fourth amendment to the Tax Increment Development, Chapter 380 Grant, and Chapter 380 Loan Agreement ("2018 TIF/Chapter 380 Agreement") with WCWRD Inc and its affiliates or subsidiaries ("Developer"), approved as to form by the City Attorney, related to the Reimagine RedBird Mall Redevelopment Project ("Project"), now known as the Shops at RedBird, generally located at the southeast corner of Camp Wisdom Road and Westmoreland Road in the Mall Area Redevelopment TIF District, specifically including modifications to Section 2.C(7), Section 2.D(2), and Section 5.E, and any modifications to any other associated Project documents as may be necessary to effectuate the specific modifications; and as consideration for the fourth amendment, increase the Developer's minimum Investment Requirement by \$15,000,000.00 for the Project from \$135,000,000.00 to \$150,000,000.00 - Financing: No cost consideration to the City.

## Budget and Spending Status

Each TIF district establishes a budget for the public investments necessary to support private investment in the district. As included in the Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District, the budget is shown below:

Mall Area Redevelopment TIF District Projected Increment Revenue to Retire TIF Fund Obligations			
	B	C	B - C
Category	TIF Budget**	Allocated	TIF Balance
Montfort-IH 635 Sub-District			
Public Infrastructure Improvements; Environmental Remediation & Demolition; Grants for Economic Development	\$264,229,113	\$0	\$264,229,113
Land Acquisition for Sub-District-Wide Central Open Space***	\$72,659,277	\$652,913	\$72,006,364
Sub-District-Wide Infrastructure Improvements	\$24,219,759	\$0	\$24,219,759
Westmoreland-IH 20 Sub-District			
Public Infrastructure Improvements; Environmental Remediation & Demolition; Parks, Open Space, Trails, Gateways; Grants for Economic Development	\$72,665,022	\$15,600,000	\$57,065,022
Administration and Implementation*	\$7,684,059	\$802,224	\$6,881,835
Total Project Costs	\$441,457,229	\$17,055,137	\$424,402,093
* TIF District administration costs shown are expended through FY 2023-2024			
** TIF District Budget shown above is in current dollars (updated yearly); TIF District Project Plan and Reinvestment Zone Financing Plan shows the budget in net present value.			
*** For land acquisition and associated costs; not for design, construction, maintenance, or operating/programming costs.			

Mall Area Redevelopment TIF District Project Plan Budget (NPV)*	
Category	TIF District NPV Budget (2014 dollars)
Montfort-IH 635 Sub-District	
Public Infrastructure Improvements; Environmental Remediation & Demolition; Grants for Economic Development	\$109,123,655
Set Aside for Land Acquisition for Sub-District-Wide Central Open Space	\$30,000,000
Set Aside for Sub-District-Wide Infrastructure Improvements	\$10,000,000
Westmoreland-IH 20 Sub-District	
Public Infrastructure Improvements; Environmental Remediation & Demolition; Parks, Open Space, Trails, Gateways; Grants for Economic Development	\$30,088,432
Administration and Implementation	\$3,250,000
Total Project Costs	\$182,462,088
* As approved in the Project Plan and Reinvestment Zone Financing Plan.	

## **FY 2024-2025 Work Program**

The FY 2024-2025 work program for the Mall Area Redevelopment TIF District includes:

- Continued coordination with interested property owners/investors/developers on potential development incentive applications.
- Consideration of any potential TIF District boundary amendments and/or plan amendments that are necessary or convenient to further implement the Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District.
- Continued coordination and staff support for City-initiated public infrastructure projects benefitting the TIF District.
- Continued coordination with Dallas County on execution of an interlocal agreement for participation in the TIF District.
- Continued coordination and staff support for the continued implementation of the Valley View-Galleria Area Plan and the ULI vision for Southwest Center Mall (now Red Bird Mall), including funding opportunities from other governmental entities or private philanthropic entities; City bond projects; park land acquisition; public improvement district; etc.
- Continued coordination with Dallas Independent School District (DISD) regarding the new preK-12 vertically integrated school to be located in the 12-story office building at 5501 LBJ Freeway. DISD is expected to open the school in 2026.
- Continued coordination with City of Dallas Economic Development Corporation and the City's Office of Government Affairs to continue implementation of the Strategic Plan for the International District.

## Appendix A: Financials

### City of Dallas, Texas

#### Mall Area Redevelopment Tax Increment Financing District Fund

#### Reinvestment Zone Number Twenty

As of September 30, 2024 (Unaudited)

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

#### 1. Amount and source of revenue in the tax increment fund established for the Zone:

\$161,291	Interest Income & net change in fair value of investments
\$1,507,805	Ad Valorem Taxes (Collected in FY 2023-24 based on 2023 Final Tax Roll)
<u>\$1,669,097</u>	Total Revenue

#### 2. Amount and purpose of expenditures from the fund:

\$54,816	Administrative Expense - TIF admin cost for fiscal year 2023-24
\$215,791	Non-Capital Outlay - Interest Payment on RedBird Loan #1 & #2 for fiscal year 2023-2024
\$0	Capital outlay
\$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
<u>\$270,607</u>	Total Expenditures

#### 3. Amount of Principal and Interest due-on outstanding indebtedness:

The zone did not have any bonded indebtedness at fiscal year end September 30, 2024.

#### 4. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2024*	Base Year	Base Year Value	Est. Captured Value 2024
City of Dallas - Montfort IH 635 Subdist	\$372,526,538	2014 Value	\$148,591,740	\$223,934,798
City of Dallas - Westmoreland IH20 Subdistrict Zone A	\$52,176,280	2014 Value	\$19,765,890	\$32,410,390
City of Dallas - Westmoreland IH20 Subdistrict Zone B	\$9,337,184	2021 Value	\$7,929,450	\$1,407,734
	<u>\$434,040,002</u>		<u>\$176,287,080</u>	<u>\$257,752,922</u>

\*Based on Certified Taxable Value. The final values will be determined on February 01, 2025.

#### 5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

##### A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100	Estimated 2024 Increment**
City of Dallas	0.63423	\$1,634,746
Total for all Jurisdictions	<u>\$0.63423</u>	<u>\$1,634,746</u>

\*\*Dallas County does not participate in the zone in 2024. Participation rates for City of Dallas is as follows:

City of Dallas	Dallas County
90% for tax years 2016-2042	See Note on page 13 of this Annual Report
75% for tax year 2043	
55% for tax year 2044	

B. The total amount of estimated tax increment to be billed for the 2024 tax year is \$1,634,746.00. For the 2023 tax year, the Zone received increment of \$1,507,805.00



## Appendix A: Financials

### City of Dallas, Texas

#### Mall Area Redevelopment Tax Increment Financing District Fund

#### Balance Sheet as of September 30, 2024 (Unaudited)

#### With Comparative Totals for September 30, 2023, 2022, 2021, and 2020 (Audited)

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Assets:					
Pooled cash and cash equivalents	\$3,301,405	\$1,901,775	\$1,048,283	\$691,706	\$890,437
Interest receivable	\$44,986	\$11,257	\$1,725	\$142	\$787
Total assets	<u>\$3,346,391</u>	<u>\$1,913,032</u>	<u>\$1,050,008</u>	<u>\$691,848</u>	<u>\$891,224</u>
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Due to other funds	\$234,134	\$203,784	\$196,642	\$137,115	\$85,355
Total liabilities	<u>\$234,134</u>	<u>\$203,784</u>	<u>\$196,642</u>	<u>\$137,115</u>	<u>\$85,355</u>
Fund Balance (Deficit):					
Fund Balance (Deficit)	<u>\$3,107,737</u>	<u>\$1,709,248</u>	<u>\$853,366</u>	<u>\$554,732</u>	<u>\$805,869</u>
Total Liabilities and Fund Equity	<u>\$3,341,872</u>	<u>\$1,913,032</u>	<u>\$1,050,008</u>	<u>\$691,848</u>	<u>\$891,224</u>

#### Mall Area Redevelopment Tax Increment Financing District Fund

#### Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)

#### Balance Sheet as of September 30, 2024 (Unaudited)

#### With Comparative Totals for September 30, 2023, 2022, 2021, and 2020 (Audited)

	<u>ITD</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Revenues:						
Tax increment-Governmental	\$4,961,611	\$1,507,805	\$1,067,995	\$424,533	\$518,053	\$516,926
Tax increment-Intergovernmental	\$0	\$0	\$0	\$0	\$0	\$0
Interest income	\$178,961	\$106,438	\$48,424	\$4,946	\$2,442	\$6,982
Net increase (decrease) in fair value of investments	\$11,534	\$54,853	(\$23,740)	(\$20,925)	(\$1,585)	\$2,185
Total revenues	<u>\$5,152,106</u>	<u>\$1,669,097</u>	<u>\$1,092,679</u>	<u>\$408,554</u>	<u>\$518,910</u>	<u>\$526,093</u>
Expenditures:						
Administrative expenses	\$802,224	\$54,816	\$68,031	\$59,526	\$50,977	\$86,649
Non-Capital Outlay	\$589,894	\$215,791	\$168,767	\$50,393	\$66,817	\$84,860
Capital outlay	\$652,251	\$0	\$0	\$0	\$652,251	\$0
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
Total expenditures	<u>\$2,044,369</u>	<u>\$270,607</u>	<u>\$236,798</u>	<u>\$109,919</u>	<u>\$770,045</u>	<u>\$171,509</u>
Excess (Deficiency) of Revenues over Expenditures	<u>\$3,107,737</u>	<u>\$1,398,490</u>	<u>\$855,881</u>	<u>\$298,635</u>	<u>(\$251,135)</u>	<u>\$354,584</u>
Fund balance (Deficit) at beginning of year as previously reported	\$0	\$1,709,248	\$853,367	\$554,732	\$805,868	\$451,285
Fund balance (Deficit) at beginning of year, as restated	\$0	\$1,709,248	\$853,367	\$554,732	\$805,868	\$451,285
Fund balance (deficit) at end of year	<u>\$3,107,737</u>	<u>\$3,107,737</u>	<u>\$1,709,248</u>	<u>\$853,367</u>	<u>\$554,732</u>	<u>\$805,869</u>

**Note:** Fiscal Year 2023-24 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

## **Appendix A: Financials**

### **City of Dallas, Texas**

#### **Mall Area Redevelopment Tax Increment Financing District**

#### **(Reinvestment Zone #20)**

#### **Notes to Financial Statements for the Year Ended September 30, 2024**

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. All project costs resulting in capital improvements which are owned by the City are capitalized in the City's fixed assets.
5. The Zone's Financing Plan permits expenditures not to exceed \$7,684,059 (current dollars) over the life of the Zone to reimburse the City for administrative expenses.
6. On the Balance Sheet, the "due to other funds" amount of \$234,134 on September 30, 2024 represents the Zone's administration expenses for FY 2020-2021 (\$51,760), FY 2021-2022 (\$59,526), FY 2022-2023 (\$68,031), and FY 2023-2024 (\$54,816) that have been earned but will be reimbursed to the City's General Fund based on the availability of future Zone funds.
7. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

## Appendix B: Financial Obligations

As of the end of FY 2023-2024, there is one TIF District funding obligation:

- Tax Increment Development, Chapter 380 Grant, and Chapter 380 Loan Agreement (Agreement) with WCWRD Inc (Developer) in an amount not to exceed \$15,600,000 (TIF Subsidy). Note: Per the Agreement, Developer has assigned all rights to receive payment of the TIF Subsidy to the City of Dallas as collateral for and in payment of a loan in an amount not to exceed \$12,000,000 from the City's Public/Private Partnership Fund. The City made the first disbursement of the Loan in an amount of \$6,000,000 to Developer on June 10, 2019, in accordance with the terms and conditions as set forth in the Agreement. As of September 30, 2019, notes receivable in the amount of \$6,000,000 had been set up in the City's Public/Private Partnership Fund, and accrued interest through September 30, 2024 was \$408,973.00 (including additional accrued interest for FY 2023-2024 of \$120,000.00). Of the outstanding accrued interest of \$408,973.00, \$107,895.00 was transferred from the Mall Area Redevelopment TIF District Fund to the Public/Private Partnership Fund to pay down a portion of the outstanding accrued interest in accordance with the terms and conditions of the Agreement. On September 30, 2024, the net accrued remaining interest balance is \$301,078.00.
- The City made the second disbursement of the Loan in an amount of \$6,000,000 to Developer on February 19, 2020, in accordance with the terms and conditions as set forth in the Agreement. As of September 30, 2020, notes receivable in the amount of \$6,000,000 had been set up in the City's Public/Private Partnership Fund, and accrued interest through September 30, 2024 was \$410,655.00 (including additional accrued interest for FY 2023-2024 of \$120,000.00). Of the outstanding accrued interest of \$410,655.00, \$107,895.00 was transferred from the Mall Area Redevelopment TIF District Fund to the Public/Private Partnership Fund to pay down a portion of the outstanding accrued interest in accordance with the terms and conditions of the Agreement. On September 30, 2024, the net accrued remaining interest balance is \$302,760.00.

## Appendix C: Sub-District-Wide Set-Aside Funds

Consistent with the Project Plan and Reinvestment Zone Financing Plan, the Increment Allocation Policy adopted by the Board of Directors for the Mall Area Redevelopment TIF District includes two sub-district-wide set asides (in the Montfort-IH 635 Sub-District) and an inter-sub-district transfer (from the Montfort-IH 635 Sub-District to the Westmoreland-IH 20 Sub-District) as described below:

### Annual Process (Montfort-IH 635 Sub-District)

First, the Montfort-IH 635 Sub-District Gross Increment will pay:

- 1) Administrative Expenses: After the Total Gross Increment has been deposited into the District fund, the City's Administrative Expenses for the District will be reimbursed first in each year of the District. The Montfort-IH 635 Sub-District's portion of the District's Administrative Expenses will be paid from the Montfort-IH 635 Sub-District Gross Increment based on the ratio of the Montfort-IH 635 Sub-District Gross Increment to the Total Gross Increment.

Then, the Montfort-IH 635 Sub-District Net Increment will be transferred or set aside as follows:

- 2) Transfer to the Westmoreland-IH 20 Sub-District: Ten percent (10%) of the Montfort-IH 635 Sub-District Net Increment will be annually transferred to the Westmoreland-IH 20 Sub-District to help facilitate the revitalization and redevelopment of the Redbird Mall area.  
**FY 2023-2024 Transfer Amount: \$103,037.94**
- 3) Set Aside for Sub-District-Wide Public Infrastructure Improvements: Ten percent (10%) of the Montfort-IH 635 Sub-District Net Increment will be set aside annually for Sub-District-Wide Public Infrastructure Improvements (i.e. improvements not specific to a single development site such as gateways, trails, parks/open space, public facilities, or utility/streetscape improvements benefitting multiple parcels or blocks, regardless of ownership).  
**FY 2023-2024 Allocation Amount: \$103,037.94**
- 4) Set Aside for Land Acquisition for Sub-District-Wide Central Open Space: Since the long-term redevelopment potential of the area will be limited without a large central open space and since TIF funding assistance of land acquisition for the large central open space will be critical to making the Montfort-IH 635 Sub-District a dense, walkable, livable, and sustainable place, thirty percent (30%) of the Montfort-IH 635 Sub-District Net Increment will be set aside annually for Land Acquisition for Sub-District-Wide Central Open Space.  
**FY 2023-2024 Allocation Amount: \$309,113.83**



## Agenda Information Sheet

**File #:** 25-609A

**Item #:** 42.

**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 8,12  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty-One (University TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

### **BACKGROUND**

State law (the Tax Increment Financing Act (TIF), Texas Tax Code, Section 311.016, as amended) requires that the City Council, as the City's governing body, submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the zone as well as to the State Comptroller.

On December 13, 2017, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Twenty-One (University TIF District) by Ordinance No. 30733, as amended. On December 9, 2020, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 31713.

The University TIF District's assessed 2024 taxable value was \$463,625,272.00. This represents an increase of \$413,850,830.00 (831%) from the taxable value of the base year (2017) and an increase of \$43,230,705.00 (10%) over last year's final taxable value. With the participation of the City, this increase in taxable value will result in the collection in 2025 of approximately \$2,624,766.00 in total incremental revenue for the University TIF District for the 2024 tax year. It should be noted that participation in the University TIF District by Dallas County is pending approval by the Dallas County Commissioners Court.

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

On December 13, 2017, the City Council authorized the establishment of Tax Increment Reinvestment Zone Number Twenty-One, the University TIF District by Resolution No. 17-1941; and Ordinance No. 30733, as amended.

On December 9, 2020, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Resolution No. 20-1894; and Ordinance No. 31713.

The Board of Directors of the University TIF District does not currently have the minimum five appointed members to convene a meeting; therefore, the FY 2023-2024 Annual Report is being forwarded to City Council without a Board recommendation. State law does not require Board action.

[The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.](#)

**FISCAL INFORMATION**

No cost consideration to the City.

February 26, 2025

**WHEREAS**, the City recognizes the importance of its role in local economic development initiatives and programs including tax increment financing (TIF) districts; and

**WHEREAS**, the City established Tax Increment Financing Reinvestment Zone Number Twenty-One (University TIF District or District) pursuant to Ordinance No. 30733, authorized by the City Council on December 13, 2017, as authorized by the TIF Act, Section 311 of the Texas Tax Code, as amended (TIF Act); and

**WHEREAS**, on December 9, 2020, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Resolution No. 20-1894; and Ordinance No. 31713; and

**WHEREAS**, the TIF Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone and a copy of the report shall be forwarded to the State Comptroller.

**Now, Therefore,**

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

**SECTION 1.** That the FY 2023-2024 Annual Report (Annual Report) for Tax Increment Financing Reinvestment Zone Number Twenty-One (University TIF District or District), City of Dallas, Texas, as of September 30, 2024, attached hereto **(Exhibit A)**, is hereby accepted.

**SECTION 2.** That the City Manager is hereby authorized to submit the Annual Report for the University TIF District to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

**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.





# **UNIVERSITY TIF DISTRICT FY 2023-2024 Annual Report**



**City of Dallas**

Office of Economic Development  
1500 Marilla Street, 6DN  
Dallas, Texas 75201  
(214) 670-1685  
[www.dallasecdev.org](http://www.dallasecdev.org)

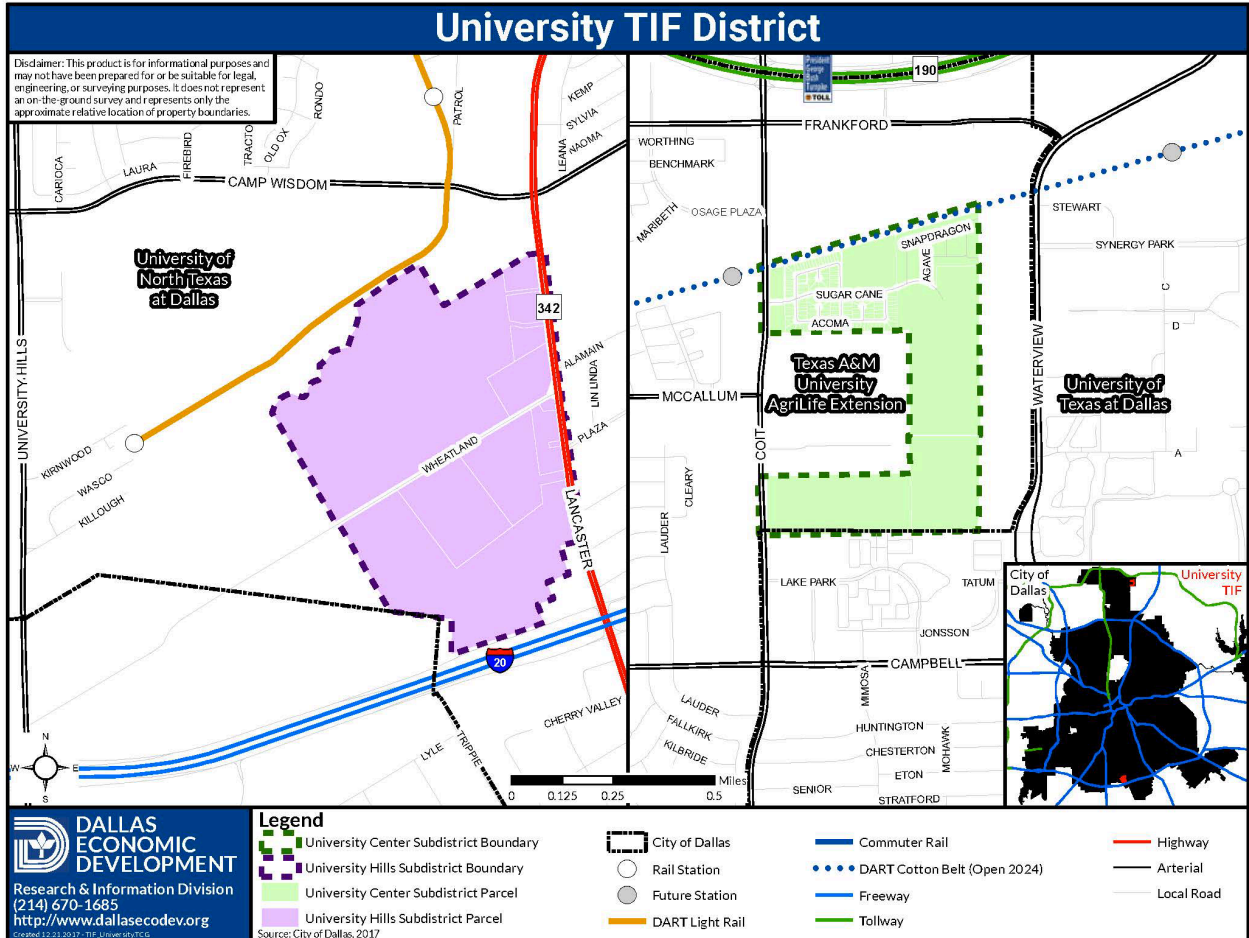
**October 1, 2023 to September 30, 2024**

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*Front cover features a photo of the entrance to the University Place community.*

## University TIF District Map Reinvestment Zone Number Twenty-One



## Mission Statement

The University Tax Increment Financing District (TIF District) represents an effort to establish a funding mechanism to stimulate private investment and development in Dallas' southern sector and provide public amenities including trail connections in northern Dallas while taking advantage of each area's strategic regional location adjacent to major universities and transportation corridors.

As allowed by Section 311 of the Texas Tax Code, the TIF District comprises two non-contiguous sub-districts — the University Center Sub-District in northern Dallas adjacent to the University of Texas at Dallas and Texas A&M AgriLife Research and Extension Center and the University Hills Sub-District in southern Dallas adjacent to the University of North Texas at Dallas.

The TIF District will provide for public open space improvements including connections to universities and future rail transit in the northern sub-district while providing for a significant share of its increment to be transferred to the southern sub-district to catalyze new residential and commercial development in an area lacking basic infrastructure and facing an unproven real estate market.

## TIF District Accomplishments

City Council established the University TIF District by Ordinance Number 30733 on December 13, 2017.

The University TIF District was initiated in 2017 by petition of property owners in both sub-districts. There was common ownership in both sub-districts.

The University Center Sub-District is generally located east of Coit Road, west of Waterview Parkway, and south of the Dallas Area Rapid Transit (DART) rail line (future Silver Line of the DART Rail System). The University Hills Sub-District is generally located north of Interstate Highway 20 (Lyndon B. Johnson Freeway), west of Lancaster Road, and south of the DART rail Blue line.

The City's participation is 90% from 2018 through 2047. A potential scenario for Dallas County participation (for the University Hills Sub-District only) has been included in the Project Plan and Reinvestment Zone Financing Plan (the "Plan") that forecasts County participation at sixty-five percent (65%) for twenty (20) years in tax years 2025-2044, pending formal approval by the Dallas County Commissioners Court at a later date.

During FY 2020-2021, the University TIF District Board of Directors ("Board") adopted the Project Plan and Reinvestment Zone Financing Plan and By-Laws. These items were also approved by City Council.

During FY 2021-2022, the TIF District Board approved grant program guidelines and an increment allocation policy for the TIF District. In June 2022, the TIF District Board

recommended and City Council approved a development agreement with I-20 Lancaster Development, LLC (an affiliate of Hoque Global) for a City subsidy not to exceed \$34,210,966 comprised of up to \$2,800,000 in the form of an economic development grant payable from the City's Public/Private Partnership and up to \$31,410,966 plus an additional grant in lieu of interest payable from future University TIF District funds in consideration of the University Hills Phase I Project on property generally bounded by Interstate Highway 20 (Lyndon B. Johnson Freeway), Lancaster Road, and the DART rail line and within the University Hills Sub-District of the University TIF District.

During FY 2023-2024, City staff engaged in ongoing negotiations for an amendment to the University Hills Phase I Project development agreement, with City Council approval anticipated by the end of 2024.

New development completed, under construction, or planned in the TIF District is shown in the following table.

University TIF District Projects <sup>1</sup>						
Projects Within TIF District Utilizing TIF District Funding						
Project	Location	Calendar Year Complete	Status	Units/ SF <sup>2</sup>	Approx. Value <sup>3</sup>	TIF District Investment <sup>4</sup>
University Hills Phase I <sup>5</sup>	Property bounded by Interstate Highway 20, Lancaster Road, and the DART rail Blue line.	Multi-phased development including significant public infrastructure 2025-2032	Planned	500 single-family homes; 200 multi-family residential units; 30,000 square feet of retail/office space.	\$207,000,000	\$31,410,966*
Subtotal				700 resid. units; 30,000 sf retail/office	\$207,000,000	\$31,410,966*
Projects Within TIF District Not Utilizing TIF District Funding						
Project	Location	Calendar Year Complete	Status	Units/ SF	Approx. Value	TIF District Investment
University Place single-family homes	Single-family subdivision in University Center Sub-District	2018-2023	Completed	796 single-family homes	\$457,716,062	\$0
Subtotal				796 resid. units	\$457,716,062	\$0
Projects Utilizing and Not Utilizing TIF District Funding						
Total				796 resid. units completed 700 resid. units; 30,000 sf retail/office planned	\$664,716,062	\$31,410,966*

<sup>1</sup> All information updated as of September 30, 2024.

<sup>2</sup> Based upon either the incentive application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.

<sup>3</sup> Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) Based upon DCAD and CCAD taxable value of completed homes and estimate for those under construction.

<sup>4</sup> Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes a grant in lieu of interest.

<sup>5</sup> Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information.

## Value and Increment Revenue Summary

The base value of the TIF District is the total appraised value of all taxable real property in the TIF District as determined by the Dallas Central Appraisal District and the Collin Central Appraisal District in the 2017 certified roll. The TIF District's base value was \$49,774,442 (approximately \$44,523,105 in the University Center Sub-District and approximately \$5,251,337 in the University Hills Sub-District).

The TIF District's assessed 2024 taxable value was \$463,625,272 and varies for other taxing jurisdictions due to exemption levels. This represents an increase of \$413,850,830 or 831% over the base year (2017) value. The TIF District anticipates collecting approximately \$2,624,766 in City incremental tax revenue in 2025 for tax year 2024.

## Objectives, Programs, and Success Indicators

The University TIF District Project Plan and Reinvestment Zone Financing Plan was adopted in December 2020. The following development goals and objectives for the TIF District are included in the Project Plan and Reinvestment Zone Financing Plan:

- Goal 1: To create additional taxable value attributed to new private investment in projects in the University TIF District totaling approximately \$685 million in total dollars over the 30-year life of the TIF District.

*Taxable value in the TIF District has increased \$413,850,830 over the base year (representing 60% of the goal).*

- Goal 2: To attract new private development in the University Center Sub-District totaling approximately 795 new residential units.

*To-date, 796 residential units have been completed (representing 100% of the goal).*

- Goal 3: To diversify retail, residential, and commercial uses in the TIF District.

*To-date, a mix of traditional single-family detached and townhome style units have been built in the University Center Sub-District. Conceptual*



*plans for development in the University Hills Sub-District include a range of for-sale and rental residential units along with retail and supporting commercial uses.*

- Goal 4: To create an over 250-acre mixed-use development in the University Hills Sub-District.

*Phase I of the University Hills development is planned to include at least 500 single-family homes, 200 multi-family residential units, and 30,000 square feet of retail/office space.*

*City bond program investments in major public infrastructure in the area are already underway that will provide a foundation for development in the TIF District as well as the greater University Hills area.*

- Goal 5: To encourage the development of properties in close proximity to mass transit and institutes of higher education.

*To-date, residential development has occurred in the University Center Sub-District near the University of Texas at Dallas and Texas A&M AgriLife Research and Extension Center and the future Cotton Belt (Silver Line) of the DART Rail System. There are conceptual plans for development in the University Hills Sub-District in proximity to the University of North Texas (UNT) Dallas campus and the DART Blue Line's UNT Rail Station.*

- Goal 6: To generate approximately \$55.9 million (NPV) (estimated \$133 million in total dollars, to be adjusted annually) in TIF District fund revenues over the 30-year life of the TIF District.

*Total collection of TIF District fund revenues (including estimated collection for this year) = \$10,884,957 (19% of goal).*



*University Center Sub-District development*

## Year-End Summary of Meetings

The Board can consist of up to nine (9) members, including six (6) City of Dallas appointees, one (1) appointee by the State Senator's Office in whose district the University Hills Sub-District is located, one (1) appointee by the State Representative's Office in whose district the University Hills Sub-District is located, and one (1) Dallas County appointee; however, the County's appointment of a Board member cannot occur until after the County's approval of an interlocal agreement with the City to participate in the TIF District.

During FY 2023-2024, the appointed Board members were:

- Position 4: Karla Beth Saucedo, Chair - City representative
- Position 5: Sarah Weyandt - City representative

Due to a lack of appointed members, the Board was unable to meet during the fiscal year. The Board's last meeting was held on June 14, 2022.

During FY 2023-2024, City Council acted on two items associated with the University TIF District:

- On February 28, 2024, Resolution Number 24-0353 accepted the FY 2022-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty-One, (University TIF District) and authorized the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the TIF District, and to the State Comptroller, as required by state law.
- On August 14, 2024, Resolution Number 24-1090 authorized the consent to and permission for the creation of the University Hills Municipal Management District (the "District") by special act of the 85<sup>th</sup> Texas Legislature, codified in the Act, and the inclusion of property in the District, which property is within the City's corporate limits and is described more fully in the field notes attached to the Petition and the Mayor and City Secretary are hereby authorized to execute any documents necessary to effectuate this Resolution.



## Budget and Spending Status

Each TIF District establishes a budget for the public investment expenditures necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The current TIF District budget is shown below:

University TIF District			
Projected Increment Revenues to Retire TIF Fund Obligations			
Category	TIF Budget <sup>1</sup>	Allocated	Balance
<b>University Center Sub-District:</b>			
Landscape, Trails, Open Space	\$4,249,930	\$0	\$4,249,930
<b>University Hills Sub-District:</b>			
Public infrastructure improvements	\$109,731,337	\$31,410,966 <sup>2</sup>	\$78,320,371
Public open space/parks			
Economic Development Grants			
Affordable Housing	\$8,052,992	\$0	\$8,052,992
Administration and implementation <sup>3</sup>	\$5,706,633	\$317,065	\$5,389,568
<b>Total Project Costs</b>	<b>\$127,740,892</b>	<b>\$31,728,031</b>	<b>\$96,012,861</b>
<sup>1</sup> Budget shown above in current dollars; TIF Project Plan shows the budget in net present value.  <sup>2</sup> Allocated amount provides for a grant in lieu of interest that will begin to accrue once certain agreement milestones are complete.  <sup>3</sup> TIF administration costs shown are expended through FY 2023-2024.			

University TIF District Project Plan Budget	
Category	TIF NPV Budget*
<b>University Center Sub-District:</b>	
Landscape, Trails, Open Space	\$1,861,838
<b>University Hills Sub-District:</b>	
Public infrastructure improvements	\$48,071,841
Public open space/parks	
Economic Development Grants	
Affordable Housing	\$3,527,909
Administration and implementation <sup>2</sup>	\$2,500,000
<b>Total</b>	<b>\$55,961,588</b>
* Based on Final Project Plan and Reinvestment Zone Financing Plan.	

## FY 2024 - 2025 Work Program

The FY 2024 - 2025 work program for the University TIF District includes:

- Consideration/adoption of several policies for the TIF District, including Mixed-Income Housing Guidelines and Urban Design Guidelines.
- Coordination and staff support for City-initiated public infrastructure projects in/near the TIF District, including bond-funded street improvements and wastewater improvements.
- Coordination efforts with Hoque Global on the University Hills Phase I development.
- Coordination with Dallas County on TIF District participation/interlocal agreement.



Conceptual view of future University Hills development looking west.

## Appendix: Financials

**City of Dallas, Texas**  
**University Tax Increment Financing District Fund**  
**Reinvestment Zone Number Twenty One**  
**As of September 30, 2024 (Unaudited)**

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. **Amount and source of revenue in the tax increment fund established for the zone:**

\$427,156	Interest Income & Net increase (decrease) in fair value of investments
\$2,446,009	Ad Valorem Taxes (Collected in FY 2023-2024 based on 2023 Final Tax Roll)
<u>\$2,873,165</u>	<b>Total Revenue</b>

2. **Amount and purpose of expenditures from the fund:**

\$66,134	Administrative Expense - TIF admin cost for FY 2023-2024
\$0	Non-Capital Outlay
\$0	Capital outlay
\$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
<u>\$66,134</u>	<b>Total Expenditures</b>

3. **Amount of Principal and Interest due-on outstanding indebtedness:**

- a. The zone did not have any bonded indebtedness at fiscal year end.

4. **Tax increment base and current captured appraised value retained by the zone:**

Taxing Jurisdiction	Taxable Value 2024*	Base Year 2017 Value	Est. Captured Value 2024
City of Dallas - University Center Sub-District	\$457,748,462	\$44,523,105	\$413,225,357
City of Dallas - University Hills Sub-District	\$5,876,810	\$5,251,337	\$625,473

*Taxable value shown for participating taxing jurisdictions. Dallas County is not anticipated to contribute increment in the University Center Sub-District. In addition a portion of the University Center Sub-District is located in Collin County; however, no financial participation is anticipated.*

*Dallas County participation in the University Hills Sub-District is pending adoption of a County Court Order.*

\*Based on Certified Taxable Value. The final values will be determined on February 01, 2025.

- a. The Zone authorized a development agreement with I-20 Lancaster Development for the "University Hills Phase I" project in an amount not to exceed \$31,410,966 plus an additional grant in lieu of interest that will begin to accrue once certain agreement milestones are complete. Payments will begin upon completion of all obligations and upon availability of TIF district funds.

5. **Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

- A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100	Estimated 2024 Increment**
City of Dallas - University Center Sub-District	0.63423	\$2,620,799
City of Dallas - University Hills Sub-District	0.63423	\$3,967
Total for all Jurisdictions	<u>\$1.26846</u>	<u>\$2,624,766</u>

Participation rate for City of Dallas is as follows:

City of Dallas  
 90% for tax years 2018-2047

- B. The total amount of estimated tax increment to be billed for the 2024 tax year is \$2,624,766. For the 2023 tax year, the Zone received \$2,446,009 in tax increment revenues.

City of Dallas, Texas  
University Tax Increment Financing District Fund  
Balance Sheet as of September 30, 2024 (Unaudited)  
With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Assets:					
Pooled cash and cash equivalents	\$8,563,464.98	\$5,756,111	\$3,756,373	\$2,256,542	\$874,203
Interest receivable	\$108,772.05	\$30,654	\$6,182	\$465	\$691
Total assets	<u>\$8,672,237.03</u>	<u>\$5,786,765</u>	<u>\$3,762,554</u>	<u>\$2,257,007</u>	<u>\$874,894</u>
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	\$0.00	\$0	\$0	\$0	\$0
Due to other funds	\$245,573.32	\$179,440	\$172,977	\$122,644	\$79,391
Total liabilities	<u>\$245,573.32</u>	<u>\$179,440</u>	<u>\$172,977</u>	<u>\$122,644</u>	<u>\$79,391</u>
Fund Balance (Deficit):					
Fund Balance (Deficit)	\$8,414,356.95	\$5,607,326	\$3,589,577	\$2,134,363	\$795,503
Total Liabilities and Fund Equity	<u>\$8,659,930.27</u>	<u>\$5,786,765</u>	<u>\$3,762,554</u>	<u>\$2,257,007</u>	<u>\$874,894</u>

University Tax Increment Financing District Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)  
As of September 30, 2024 (Unaudited)  
With Comparative Totals for September 30, 2023, 2022, 2021 and 2020 (Audited)

	<u>ITD</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Revenues:						
Tax increment-Governmental	\$8,260,190	\$2,446,009	\$1,979,049	\$1,563,180	\$1,380,333	\$748,964
Tax increment-Intergovernmental	\$0	\$0	\$0	\$0	\$0	\$0
Interest income	\$452,747	\$284,851	\$142,167	\$17,366	\$4,421	\$3,226
Net increase (decrease) in fair value of investments	\$18,484	\$142,305	(\$48,952)	(\$74,999)	(\$1,531)	\$1,545
Total revenues	<u>\$8,731,422</u>	<u>\$2,873,165</u>	<u>\$2,072,264</u>	<u>\$1,505,547</u>	<u>\$1,383,224</u>	<u>\$753,735</u>
Expenditures:						
Administrative expenses	\$317,065	\$66,134	\$54,515	\$50,333	\$44,364	\$79,115
Non-Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0
Capital outlay	\$0	\$0	\$0	\$0	\$0	\$0
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
Total expenditures	<u>\$317,065</u>	<u>\$66,134</u>	<u>\$54,515</u>	<u>\$50,333</u>	<u>\$44,364</u>	<u>\$79,115</u>
Excess (Deficiency) of Revenues over Expenditures	<u>\$8,414,357</u>	<u>\$2,807,031</u>	<u>\$2,017,749</u>	<u>\$1,455,214</u>	<u>\$1,338,859</u>	<u>\$674,620</u>
Fund balance (Deficit) at beginning of year as previously reported	\$0	\$5,607,326	\$3,589,577	\$2,134,363	\$795,503	\$120,883
Fund balance (Deficit) at beginning of year, as restated	<u>\$0</u>	<u>\$5,607,326</u>	<u>\$3,589,577</u>	<u>\$2,134,363</u>	<u>\$795,503</u>	<u>\$120,883</u>
Fund balance (deficit) at end of year	<u>\$8,414,357</u>	<u>\$8,414,357</u>	<u>\$5,607,326</u>	<u>\$3,589,577</u>	<u>\$2,134,363</u>	<u>\$795,503</u>

Note: Fiscal Year 2023-2024 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas  
University Tax Increment Financing District  
Notes to Financial Statements for the Year Ended September 30, 2024  
(Unaudited)

1. The measurement focus used for the Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. The Zone's Financing Plan permits expenditures not to exceed \$5,706,633 over the life of the Zone to reimburse the City for administrative costs. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. On the Balance Sheet, the "due to other funds" amount of \$245,573 on September 30, 2024 represents the Zone's administration expenses for FY 2019-2020 (\$30,227), FY 2020-2021 (\$44,364), FY 2021-2022 (\$50,333), FY 2022-2023 (\$54,515), and FY 2023-2024 (\$66,134) that have been earned but will be reimbursed to the City's General Fund based on the availability of future TIF District funds.
6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.



## Agenda Information Sheet

**File #:** 25-588A

**Item #:** 43.

**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Robin Bentley

### **SUBJECT**

Authorize a New Markets Tax Credit (NMTC) transaction between the Dallas Development Fund, a Dallas-based Texas nonprofit corporation and certified CDE or a subsidiary thereof (DDF), St. Philip's School and Community Center and Capital One, National Association and its subsidiaries thereof, of up to \$7 million of DDF's \$55 million NMTC allocation for a project located at 1600 Pennsylvania Ave, Dallas, Texas (Project), a qualified project under Section 45D of the Internal Revenue Code of 1986, as amended, as further described in Attachment A, and for DDF to collect related closing costs and annual fees - Financing: No cost consideration to the City

### **BACKGROUND**

On February 11, 2009, the City Council authorized the creation of the Dallas Development Fund (DDF), a Texas nonprofit corporation and certified Community Development Entity (CDE), and submission of a New Markets Tax Credit (NMTC) allocation application to the U.S. Department of Treasury's Community Development Financial Institutions Fund (CDFI), by Resolution No. 09-0461. DDF was most recently awarded \$55 million in NMTC allocation during the CDFI's 2021 allocation cycle. Previously, DDF has been awarded a total of \$185 million in allocation from the 2009, 2012, 2014, 2017 cycles to date, DDF has closed 24 NMTC transactions involving \$222 million in allocation.

Under DDF's bylaws, in addition to DDF board approval, any DDF activity involving the use, transfer or allocation of NMTC must also be approved by the City through a City Council resolution indicating the allocation amount (\$7 million) and beneficiary of the NMTC subsidy St. Philip's School and Community Center (St. Philip's).

The NMTC Program permits taxpayers to receive a federal income tax credit for making qualified equity investments in designated CDEs. These investments must be used by the CDE for qualified projects and investments in low-income communities, as defined by the NMTC Program regulations. The investor's tax credit totals 39 percent of the investment and is claimed over a seven-year credit allowance period.

On January 17, 2025, the DDF Board of Directors review and approved a NMTC transaction between DDF, Capital One, National Association and its subsidiaries thereof (Capital One), and the beneficiary, St. Philip's. This NMTC transaction will use up to \$7 million of DDF's 2021 NMTC allocation of \$55 million. Additionally, Texas Mezzanine Fund (TMF) is expected to provide \$9 million in NMTC allocation to the project. Capital One, as the tax credit investor, is anticipated to provide approximately \$5 million in NMTC equity (gross) to support DDF's \$7 million allocation and TMF's \$9 million in allocation.

This Project supports the addition of a new approximately 15,000 square foot Fine Arts Pavilion to St. Philip's 80,000 square foot campus. The addition will include a performing arts center and auditorium, music practice rooms, state-of-the-art design, dance, and culinary arts studios, a cafeteria, and community storm shelter. In addition to the Fine Arts Pavilion, NMTC proceeds will be used to fund working capital for St. Philip's and a recently completed rehabilitation of a 4,500 square foot former church into a client-choice food pantry located across the street from St. Philip's primary campus.

The Project will allow St. Philip's to expand both the capacity of educational programs they provide and their impact in the surrounding community through providing 2,300+ low-income students and community members annually with arts education and emergency food access. Specifically, the Fine Arts Pavilion will allow St. Philip's to double the number of annual events, classes, and activities from 15 to 30, and the expanded cafeteria will allow the school to increase capacity of their Kids Café program, serving dinner to hundreds of children in the surrounding community.

The Project will serve over 2,300 low-income individuals annually across its programs, including:

**High-Quality Academic Enrichment.** The Project will provide daily instructional training in music, dance, visual arts, and theater to 300+ students from Pre-K through 8th grade. In addition to an auditorium, the Project includes Digital Arts Studio, Dance Studio, Art Room, and Music Room to offer arts-based programming in dedicated spaces both during the school day and in after school programs. Additionally, 150 students benefit from summer camps and spring break programming, ensuring they continue to engage in enriching educational experiences year-round.

**Expanded Healthy Foods Food Access.** Through its client-choice pantry, St. Philip's addresses food insecurity by offering high-quality emergency food items to neighborhood residents. Through the expanded food pantry, St. Philip's is able to increase food distribution from 600,000 to 750,000 pounds of food per year. Additionally, the Fine Arts Pavilion includes a kitchen that will be used to host cooking classes to teach neighborhood residents to prepare healthy meals and support St. Philip's Kids Café program to serve dinner to hundreds of neighborhood children.

The Project site is located at 1600 Pennsylvania Avenue in Dallas, Texas. The Project falls within Census Tract 48113020900, which is NMTC-qualified and considered "severely distressed" per the CDFI Fund based on a poverty rate of 22.4% and an unemployment rate 2.24x the national average.

NMTC funding is a critical source to allow the Project to proceed. St. Philip's lacks the resources to develop the necessary capital from operating revenue, and servicing debt is not possible; therefore, a capital campaign is the largest part of the capital stack. St. Philip's has maximized its fundraising abilities with this campaign, and NMTC funding is essential to bridge the remaining gap. Without the subsidy generated from DDF's NMTC allocation, St. Philip's would need to increase their capital



campaign, in turn likely pulling from and reducing donor contributions typically used to support operations; given that St. Philip's subsidizes a large portion of students' tuition with scholarships, this reduction in operating revenue would jeopardize the organization's ability to sustain operations of the expanded school and food pantry. To reduce this risk, the capital campaign goal includes funding an endowment with three years of operating revenue.

Additional Project information can be found in **Attachment A** to the Resolution.

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

On February 11, 2009, the City Council authorized the creation of the Dallas Development Fund, a non-profit Community Development Entity by Resolution No. 09-0461.

On January 13, 2010, the City Council authorized the acceptance of the initial \$55 million NMTC allocation by Resolution No. 10-0210.

On January 19, 2010, the Economic Development Committee was briefed on the DDF and the NMTC Program.

On September 21, 2015, the Economic Development Committee was briefed on the DDF and the NMTC Program.

On January 17, 2025, the DDF Board of Directors was briefed on the St. Philip's Project and approved the NMTC transaction.

[The Economic Development Committee was briefed by memorandum on this matter on February 3, 2025.](#)

### **FISCAL INFORMATION**

No cost consideration to the City.

### **OWNER/EXECUTIVE**

#### **St. Philip's School and Community Center**

Dr. Terry Flowers, The Perot Family Headmaster



February 26, 2025

**WHEREAS**, the City is committed to supporting enhanced economic development opportunities for low-income communities within the City and to low-income persons residing within those communities; and

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

**WHEREAS**, the use of economic development incentives is a necessary tool in promoting community sustainability; and

**WHEREAS**, the United States Department of Treasury has established the New Markets Tax Credit (NMTC) program to stimulate investments in predominately low-income communities; and

**WHEREAS**, the goals and purposes of the NMTC program are consistent with and complementary to the economic development programs previously established by the City to support expanded economic development opportunities for low-income communities within the City and to low-income persons residing within those communities; and

**WHEREAS**, under the NMTC program, tax credits are competitively awarded annually by the Treasury Department through its Community Development Financial Institutions (CDFI) Fund to qualified Community Development Entities (CDEs) after review and evaluation of applications submitted by CDEs, which are then made available to investors; and

**WHEREAS**, the City of Dallas created the Dallas Development Fund (DDF) as a non-profit Texas corporation in order to apply for an award under the NMTC program; and

**WHEREAS**, DDF was awarded a \$55 million NMTC allocation under the 2009 NMTC program; and

**WHEREAS**, DDF was awarded a \$30 million NMTC allocation under the 2012 NMTC program; and

**WHEREAS**, DDF was awarded a \$45 million NMTC allocation under the 2014 NMTC program; and

**WHEREAS**, DDF was awarded a \$55 million NMTC allocation under the 2017 NMTC program; and

**WHEREAS**, DDF was awarded a \$55 million NMTC allocation under the 2021 NMTC program; and

February 26, 2025

**WHEREAS**, the DDF board has approved awarding of up to \$7 million in NMTC allocation to St. Philip's School and Community Center (St. Philip's), and its affiliates for the addition to and renovation of their facilities located at 1600 Pennsylvania Ave, Dallas (Project); and

**WHEREAS**, both DDF and the City will substantially benefit from authorizing the NMTC transaction and the deployment of NMTC funding as a qualified low-income community investment loan between DDF and subsidiaries, and St. Philip's and subsidiaries, to be used for the Project in a qualified low-income community.

**Now, Therefore,**

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

**SECTION 1.** That the City Council hereby authorizes a New Markets Tax Credit (NMTC) transaction between the Dallas Development Fund, a Dallas-based Texas nonprofit corporation and certified CDE or a subsidiary thereof (DDF), St. Philip's School and Community Center (St. Philip's) and Capital One, National Association and its subsidiaries thereof (Capital One), of up to \$7 million of DDF's \$55 million NMTC allocation for a project located at 1600 Pennsylvania Ave, Dallas, Texas (Project), a qualified project under Section 45D of the Internal Revenue Code of 1986, as amended, as further described in Attachment A, and for DDF to collect related closing costs and annual fees related to the Project.

**SECTION 2.** That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation

**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, and it is accordingly so resolved.

**DATE:** January 2025

**SUBJECT:** St. Philip's

**FROM:** City of Dallas Office of Economic Development

## PROJECT OVERVIEW

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### Project Description

St. Philip's School and Community Center ("St. Philip's") is adding a new ~15,000 SF Fine Arts Pavilion to its 80,000 sf campus. The addition will include a performing arts center and auditorium, music practice rooms, state-of-the-art design, dance, and culinary arts studios, a cafeteria, and community storm shelter. In addition to the Fine Arts Pavillion, NMTC proceeds will be used to fund working capital for St. Philip's and a recently completed rehabilitation of a ~4,500 SF former church into a client-choice food pantry located across the street from St. Philip's primary campus. Collectively, the Fine Arts Pavilion, working capital, and food pantry are the Project.

The Project will allow St. Philip's to expand both the capacity of educational programs they provide and their impact in the surrounding community through providing 2,300+ low-income students and community members annually with arts education and emergency food access. Specifically, the Fine Arts Pavilion will allow St Philip's to double the number of annual events, classes, and activities from 15 to 30, and the expanded cafeteria will allow the school to increase capacity of their Kids Café program, serving dinner to hundreds of children in the surrounding community.

Please refer to Exhibit 1 for the floor plan and Exhibit 2 for photos of the food pantry.

### Project Location

The Project site is located at 1600 Pennsylvania Avenue in Dallas, TX. The Project falls within Census Tract 48113020900, which is NMTC-qualified and considered "severely distressed" per the CDFI Fund based on a poverty rate of 22.4% and an unemployment rate 2.24x the national average.

Please refer to Exhibit 3 for a map showing the project site.

## PROJECT SPONSOR AND RELATED ENTITIES

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### Project Sponsor/Borrower: St. Philip's School and Community Center

Established in 1946, St. Philip's began as a ministry of the Episcopal Diocese of Dallas with a goal of providing programs specifically targeted to area youth. Over the last nearly 80 years, St. Philip's has remained committed to investing in the South Dallas community, embracing the distinct mission of providing unparalleled education as well as compatible community services. This dual-mission is carried out through providing high-quality, private education to PreK through 8<sup>th</sup> grade students, as well as facilitating various community programs, including a client-choice food pantry, resource assistance,

after-school care, and community arts and athletic programming. Through their continued work, St. Philip's has established itself as a pillar in the South Dallas community, serving over 2,300 low-income individuals annually, including enrolling 260 students in daily instructional training and employing over 80 full-time positions.

### **Related/Sponsoring Entities**

The deal structure includes two NMTC borrowers: St. Philip's School and Community Center and 1600 Pennsylvania, a previously created nonprofit supporting organization of St. Philip's. The NMTC Leverage Lender is anticipated to be St. Philip's School & Community Center Foundation.

## **FINANCING TERMS**

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### **NMTC Allocation**

DDF will allocate up to \$7 million in Federal NMTC Allocation to support the Project. Additionally, Texas Mezzanine Fund is anticipated to allocate up to \$9 million in Federal NMTC Allocation to support the Project.

### **NMTC Investor**

Capital One, National Association.

### **Anticipated DDF Closing Costs and Fees**

DDF will charge upfront fees totaling 4% of the Qualified Equity Investment ("QEI") estimated at \$280,000. In addition, DDF will charge an annual Asset Management Fee of \$24,500 per year for seven years and an annual Audit and Tax Fee of \$13,000 per year for eight years.

DDF will separately secure reimbursement for costs associated with closing this transaction as well as audit and tax return preparation costs associated with maintaining the financing structure during the 7-year NMTC compliance period.

### **Financing Structure**

NMTC Investor will provide a total of approximately \$5 million in NMTC Equity (\$0.80 pricing) to support the \$7 million in allocation from DDF and \$9 million in allocation from Texas Mezzanine Fund. Project Sponsor will provide approximately \$11.4 million in the form of a "Leverage Loan" for the transaction. The underlying sources for the Leverage Loan are previously spent Project costs, a line of credit, and cash in hand.

NMTC Investor will form a special purpose investment fund entity and will be responsible for management of this fund. The equity and leverage debt will be combined to capitalize the investment fund (a subsidiary of NMTC Investor) which in turn will make a QEI of up to \$7 million into a subsidiary of Dallas Development Fund ("DDF Sub-CDE") and pay a 2% CDE Fee to DDF.

DDF, through the aforementioned Sub-CDE, will make a Qualified Low-Income Community Investment (QLICI) loan to two QALICBs. DDF's QLICI loans will be used to support real estate costs of 1600 Pennsylvania and equipment and working capital costs of a Portion of the Business of St. Philip's School and Community Center. As Pursuant to DDF's Allocation Agreement, DDF will take a fee of 2% of the QEI

to finance its activities. The total DDF QLICI loans to the QALICB will be up to approximately \$6.86 million. Please refer to Exhibits 3 and 4 for budget and structure chart, respectively.

### Closing Timeline

This project financing is expected to close by March 2025.

## COMMUNITY BENEFITS

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### Community Services

The Project will serve over 2,300 low-income individuals annually across its programs, including:

- **High-Quality Academic Enrichment.** The Project will provide daily instructional training in music, dance, visual arts, and theater to 300+ students from Pre-K through 8th grade. In addition to an auditorium, the Project includes Digital Arts Studio, Dance Studio, Art Room, and Music Room to offer arts-based programming in dedicated spaces both during the school day and in after school programs. Additionally, 150 students benefit from summer camps and spring break programming, ensuring they continue to engage in enriching educational experiences year-round.
- **Expanded Healthy Foods Food Access.** Through its client-choice pantry, St. Philip's addresses food insecurity by offering high-quality emergency food items to neighborhood residents. Through the expanded food pantry, St. Philip's is able to increase food distribution from 600,000 to 750,000 pounds of food per year. Additionally, the Fine Arts Pavilion includes a kitchen that will be used to host cooking classes to teach neighborhood residents to prepare healthy meals and support St. Philip's Kids Café program to serve dinner to hundreds of neighborhood children.
- **Community Wellbeing.** St. Philip's commitment to community well-being extends across generations, offering a variety of programs to serve diverse and evolving needs. These include initiatives for teens and young adults, services for seniors, athletic enrichment programs, and comprehensive food and meal services. Through this Project, St. Philip's will be able to continue enhancing the services it offers the surrounding community.

### Quality, Accessible Jobs

St. Philip's campus supports 83 full-time equivalent jobs (FTEs), consisting of 72 full-time and 18 part-time positions. Approximately 86% of employees earn a living wage, with an average hourly rate of \$23.70. All full-time employees are provided with a robust benefits package that includes employer-paid health insurance, paid time off, retirement plans, and tuition reimbursement.

## NMTC DUE DILIGENCE

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### Financial Considerations of the Project

The non-NMTC financing for the Project includes ~\$4.2MM cash from St. Philip's capital campaign and up to \$6.5MM of funds drawn from a line of credit with Tolleson Bank (already in place; \$0 balance) as needed. The line of credit will be paid back by capital campaign proceeds. The Project does not anticipate requiring any permanent debt.

At stabilization, the Project will have an ~\$9.9 million annual operating budget that is supported by tuition and other programmatic fees, donor contributions, and investment income/endowment support. The Project is currently projecting annual net income to be ~\$240,000 upon project completion. These projections align with recent historical financials for St. Philip's.

### Project Completion

St. Philip's has completed multiple large- and small-scale real estate projects and has an experienced team. Its existing 80,000 SF school and community center facility was completed in multiple phases, including a prior classroom phase that was funded with NMTCs. In addition to their main campus, St. Philip's has been active redeveloping single family housing in the surrounding neighborhood and smaller scale retail developments, including transforming a former liquor store into a space for partner agencies to provide services.

KAI is serving as the architect for the Project; over the last 45 years, they have been involved in a variety of different projects, working with each unique client to meet needs and discover solutions that meet both practical and aesthetic needs. Their nationally recognized team of design experts work closely with clients, and are also able to tap into the expertise of KAI colleagues that focus on the engineering and building portions of the development process.

MAPP will be the general contractor for the Project. With offices in Austin, Baton Rouge, Dallas, and New Orleans, MAPP has significant experience in leading construction project over the last three decades. In particular, they have built over 2.1MM square-feet of educational spaces, totaling over \$250MM of higher education and K-12 work. MAPP entered into a Guaranteed Maximum Price contract with St. Philip's in August of 2024.

### Management Team

**Dr. Terry Flowers, Perot Family Headmaster**, joined St. Philip's as principal in 1983, and over the last four decades, he has been integral in developing and enacting the school's primary vision: to be the ultimate school-based model for successful community transformation. Dr. Flowers' various experiences as an educator in difficult urban environments shaped his firm belief in the need for holistic efforts to address the erosion of inner-city neighborhoods; thus, he has established a three-pronged educational curriculum at St. Philip's, including academic excellence, a positive self-image, and a faith-focus for life. He has also driven the school's focus on neighborhood transformation through providing social services and community development to rejuvenate the vicinity around the school. Dr. Flowers holds a bachelor's degree in Elementary Education from Upper Iowa University, a master's degree in Early Childhood Education from the University of Northern Iowa, and two additional master's degrees and a doctorate in Education from Columbia University. He also serves on several boards and advisory councils, and in 2016, he was honored with the respected J. Erik Jonsson Ethics Award for his inspirational and visionary



leadership in education.

**Kellee Murrell, Principal**, has several decades of experience in education in the Dallas area, including as a teacher, assistant principal, and principal at various schools and grade-levels. She began her career as a history teacher, and soon expanded her role in the lives of her students through active participation in coaching, after school programming, and other extracurricular activities. Mrs. Murrell's life's work and passion is education, and she has proven to be instrumental in establishing support and programming to help students thrive both in and out of the classroom. She holds a bachelor's degree in History Education from Clark Atlanta University, a master's degree in Christian Education from Dallas Theological Seminary, and she is currently pursuing her Doctorate at Southern Methodist University.

**Greg Quaglieri, Senior Associate at Building Solutions**, is serving as the owner's representative. Greg joined Building Solutions as a Senior Associate in the Construction and Project Management department. He has over nine years of experience in project engineering, designing, and overseeing many different project types. Greg has handled multiple clients ranging from education to multifamily projects. The knowledge gained from his exposure to different construction types and project timelines provides him with an in-depth knowledge of the construction process from project's inception to completion. Greg earned his Bachelor of Arts in Architecture at NewSchool of Architecture & Design in San Diego, California.

## Market Demand

Currently, 82.5% of the census tract's population age 25+ have less than a high school diploma, and the tract is designated "Very Low" on the Child Opportunity Level, indicating limited educational, economic, and health resources. St. Philip's currently lacks the space to provide high quality arts education. With the facility, they will be able to increase the arts-focused programming for both students and neighborhood residents. In planning the project, the Fine Arts Pavillion was designed to be accessible to the surrounding community when the school was not in session to be able to provide needed services.

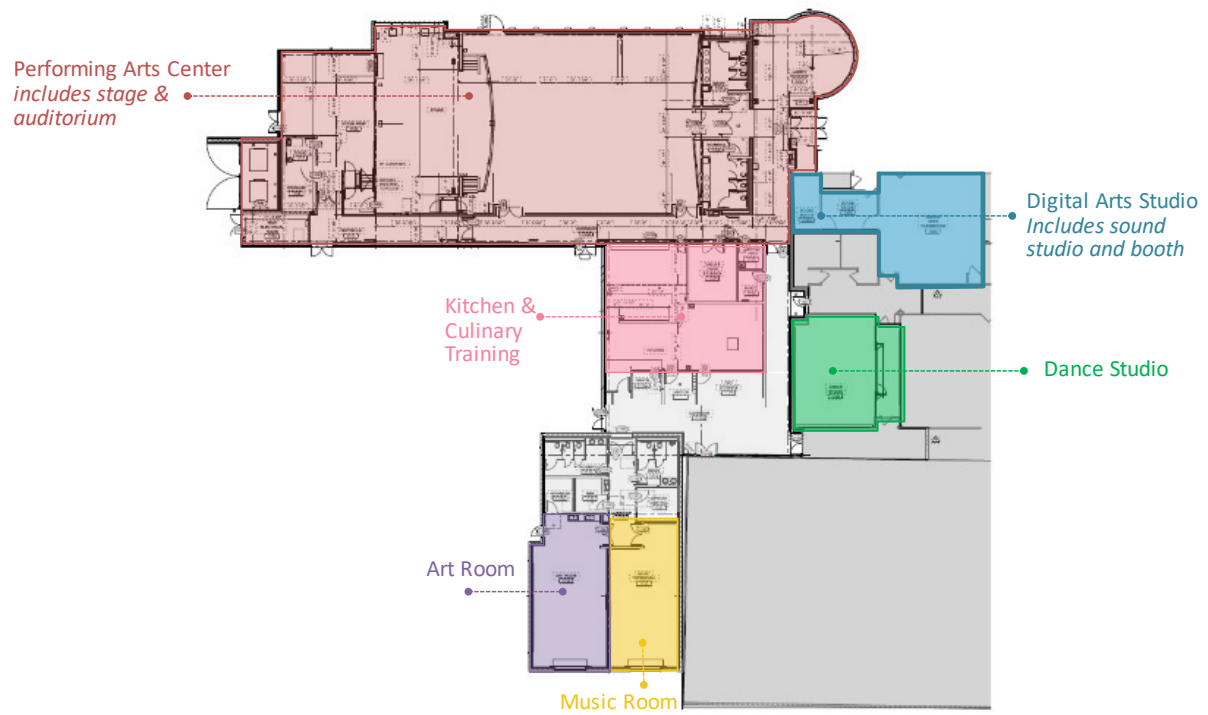
The site is located in a USDA Food Desert, and the food pantry is in direct response to neighborhood demand for healthy food. St. Philip's established a smaller pantry in 2013 to serve 200 individuals per month and over time demand continued to increase, which spurred the new client choice food pantry.

## NEED FOR NMTC ASSISTANCE

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NMTC funding is a critical source to allow the Project to proceed. St. Philip's lacks the resources to develop the necessary capital from operating revenue, and servicing debt is not possible; therefore, a capital campaign is the largest part of the capital stack. St. Philip's has maximized its fundraising abilities with this campaign, and NMTC funding is essential to bridge the remaining gap. Without the subsidy generated from DDF's NMTC allocation, St. Philip's would need to increase their capital campaign, in turn likely pulling from and reducing donor contributions typically used to support operations; given that St. Philip's subsidizes a large portion of students' tuition with scholarships, this reduction in operating revenue would jeopardize the organization's ability to sustain operations of the expanded school and food pantry. To reduce this risk, the capital campaign goal includes funding an endowment with three years of operating revenue.

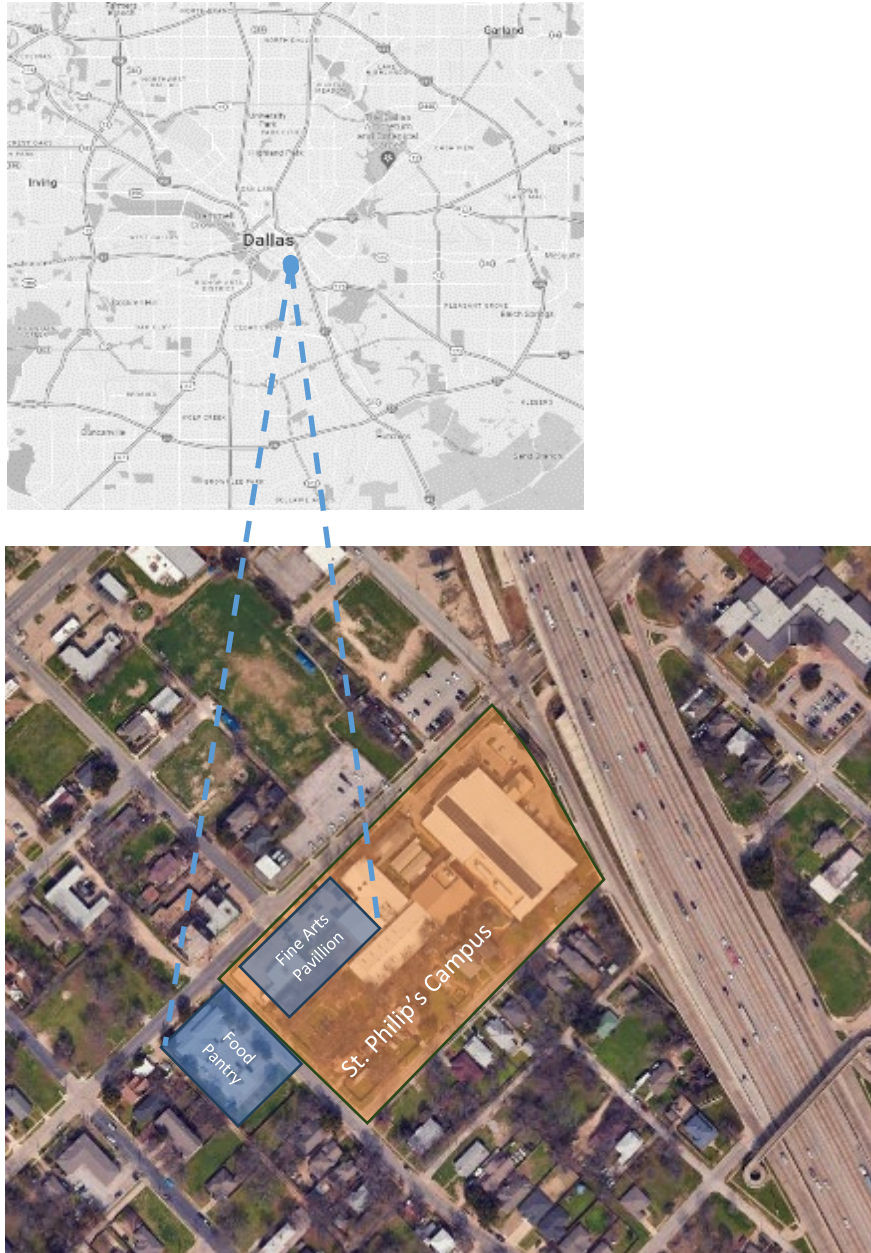
## Exhibit 1: Floor Plan



## Exhibit 2: Pictures of Renovated Food Pantry



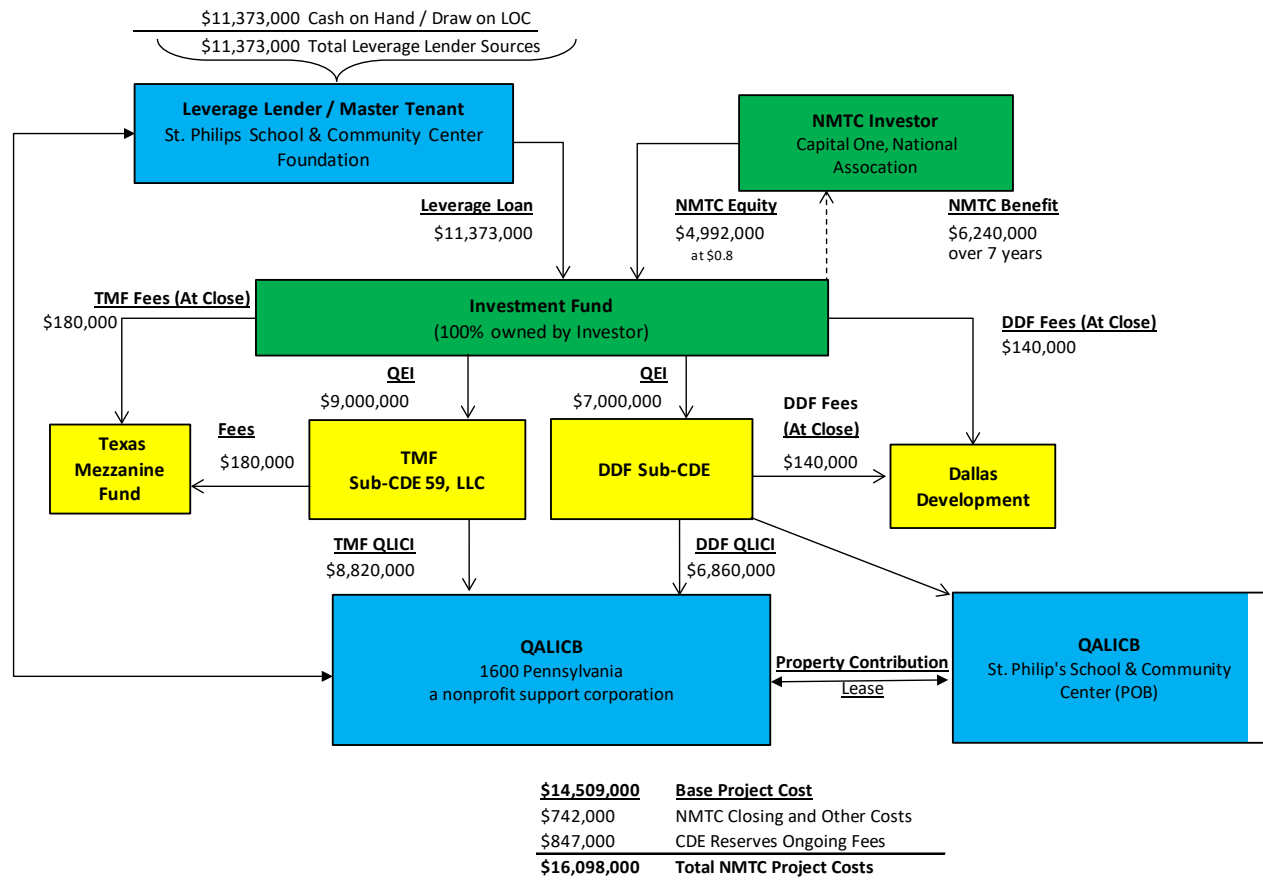
### Exhibit 3: Project Location



## Exhibit 4: Preliminary Sources and Uses

Sources (Collapsed)		Uses	
DDF B Note ("NMTC Gross Subsidy")	\$ 2,184,000	Acquisition: Food Pantry	\$ 508,000
TMF B Note ("NMTC Gross Subsidy")	\$ 2,808,000	Hard Costs	\$ 10,660,004
Previous Spent Cash / Cash on Hand / Draw on LOC	\$ 11,373,000	Owner's Contingency	\$ 261,018
St. Philip's Contribution - Food Pantry Acquisition	\$ 508,000	Soft Costs	\$ 1,049,016
		FF&E	\$ 456,947
		Operating Expenses	\$ 1,574,015
		<b>Estimated Base Project Costs</b>	<b>\$ 14,509,000</b>
		NMTC Closing and Other Costs	\$ 742,000
		CDE Reserves Ongoing Fees	\$ 847,000
		CDE At Close Fees	\$ 775,000
<b>Total</b>	<b>\$ 16,873,000</b>	<b>Total</b>	<b>\$ 16,873,000</b>

## Exhibit 4: Preliminary NMTC Structure (Subject to change)







## Agenda Information Sheet

**File #:** 25-232A

**Item #:** 44.

**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Robin Bentley

### SUBJECT

Authorize amendment and restatement of the Chapter 380 economic development loan agreement and the Chapter 380 economic development grant agreement (collectively, the "Agreement") with MLK Kingdom Complex, LLC ("Borrower/Grantee") previously approved on June 22, 2022, by Resolution No. 22-0993 related to the MLK Wellness Project ("Project") proposed for the properties addressed as 3101 Martin Luther King, Jr. Boulevard and 2904 Meadow Street, including the following: **(1)** amend the Project completion deadlines [to September 1, 2025](#); **(2)** replace the tenant Jasz LLC with Kadosh Coffee, LLC or similar business as approved by the City Manager or designee; **(3)** extend the tenant investment deadline [to September 1, 2025](#); **(4)** amend the lease and occupancy dates [to September 1, 2025](#); **(5)** amend the date by which the facility is opened to the public [to September 1, 2025](#); **(6)** delete the minimum square footage requirement for the tenant leases; **(7)** delete the job creation requirement; **(8)** replace Exhibit B1 (budget) to the Agreement with Amended Exhibit B1 to reflect changes to the Project budget; **(9)** amend the Agreement to replace all references to "Small Business Center" with "Office of Economic Development"; **(10)** amend the loan payment schedule to reflect a six month forbearance as attached in Exhibit A, and in consideration; **(11)** [amend the offset provision in the grant agreement to clarify that Grantee and its affiliates must be in good standing with the City for grant payment to occur](#); and **(12)** increase the Borrower/Grantee's required minimum investment of non-City funding by \$120,305.00, from \$671,608.00 to \$791,913.00, in accordance with the Economic Development Incentive Policy - Financing: No cost consideration to the City

### BACKGROUND

The South Dallas/Fair Park Opportunity Fund ("Opportunity Fund") was established by City Council in 1989 to support projects within the Opportunity Fund service area. Under the current Program Statement, the Opportunity Fund may provide loans and grants to promote economic development projects that create new jobs, retain existing jobs, or increase the service area tax base as well as provide grants that support human development initiatives in the neighborhoods surrounding Fair Park.

On June 22, 2022, the City Council authorized the Agreement with Borrower/Grantee, including (1) a Chapter 380 economic development grant in an amount not to exceed \$100,000.00 and (2) a Chapter 380 economic development loan in an amount not to exceed \$350,000.00, in consideration of the MLK Wellness Project proposed for the properties addressed as 1301 Martin Luther King, Jr. Boulevard and 2904 Meadow Street by Resolution No. 22-0993.

The Agreement was conditioned upon Borrower/Grantee's redevelopment of a vacant building and a vacant unimproved lot into a neighborhood retail health and wellness complex that consists of a single-story building for a 3,000 square foot fitness center, a 1,200 square foot healthy food restaurant, and a 863 square foot office space ("MLK Wellness Project"). The Agreement was subsequently executed by all parties on December 2, 2022 ("Execution Date").

The Agreement was authorized with the following key terms and conditions: (1) construction completion of the Project improvements, including obtaining final certificates of occupancy (or equivalent evidence of completion issued by the City) by December 31, 2022; (2) full lease and occupancy of the 5,063 square foot retail building by November 30, 2022, consisting of a 3,000 square foot fitness center, a 1,200 square foot healthy food restaurant, and 863 square foot office space; (4) execution of a lease with G3 Health Club, Jasz LLC, and Kingdom Sandwich for minimum 5-year terms by the Execution Date; (5) opening to the public the retail and office space by December 31, 2022; and (6) creation of 27 jobs prior to the termination date of the loan compliance period, in conjunction with the hiring plan.

Due to construction delays and other changes, Borrower/Grantee submitted a request to City staff to amend the Agreement as follows: **(1)** amend the Project completion deadlines [to September 1, 2025](#); **(2)** replace the tenant Jasz LLC with Kadosh Coffee, LLC or similar business as approved by the City Manager or designee; **(3)** extend the tenant investment deadline [to September 1, 2025](#); **(4)** amend the lease and occupancy dates [to September 1, 2025](#); **(5)** amend the date by which the facility is opened to the public [to September 1, 2025](#); **(6)** delete the minimum square footage requirement for the tenant leases; **(7)** delete the job creation requirement; **(8)** replace Exhibit B1 (budget) to the Agreement with Amended Exhibit B1 to reflect changes to the Project budget; **(9)** amend the Agreement to replace all ~~instances~~ [references to](#) of "Small Business Center" with "Office of Economic Development"; ~~and~~ **(10)** amend the [loan](#) payment schedule to reflect a six month forbearance [as attached in Exhibit A, and in consideration](#); **(11)** [amend the offset provision in the grant agreement to clarify that Grantee and its affiliates must be in good standing with the City for grant payment to occur](#); and **(12)** increase the Borrower/Grantee's required minimum investment of non-City funding by \$120,305.00, from \$671,608.00 to \$791,913.00, in accordance with the Economic Development Incentive Policy.

While the Project has suffered from construction delays, Borrower/Grantee has remained current on loan payments to the City of Dallas; however, the Borrower/Grantee has requested six months forbearance of monthly loan payments to facilitate the completion of the Project. The \$7,914.30 in total forborne loan payments would accrue and be due at loan maturity in July 2032. The amended loan payment schedule is attached as **Exhibit A**.



The additional consideration to the City for the amendments requested by the Borrower/Grantee is an increase in the Borrower/Grantee's required minimum investment of non-City funding by \$120,305.00, from \$671,608.00 to \$791,913.00.

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

On June 22, 2022, the City Council authorized the execution of a Chapter 380 economic development loan agreement and Chapter 380 economic development loan agreement with MLK Kingdom Complex, LLC in consideration of the MLK Wellness Project proposed for the properties addressed as 3101 Martin Luther King, Jr. Boulevard and 2904 Meadow Street by Resolution No. 22-0993.

On January 27, 2025, the Board of Directors of the South Dallas/Fair Park Opportunity Fund was briefed regarding the proposed amendment and restatement of the Agreement and unanimously recommended City Council approval.

[Information about this item was provided to City Council through a City Manager Friday Memo on February 21, 2025.](#) ~~The Economic Development Committee was briefed by memorandum regarding this matter on February 3, 2025.~~

**FISCAL INFORMATION**

No cost consideration to the City.

**BORROWER/GRANTEE**

**MLK Kingdom Complex, LLC**

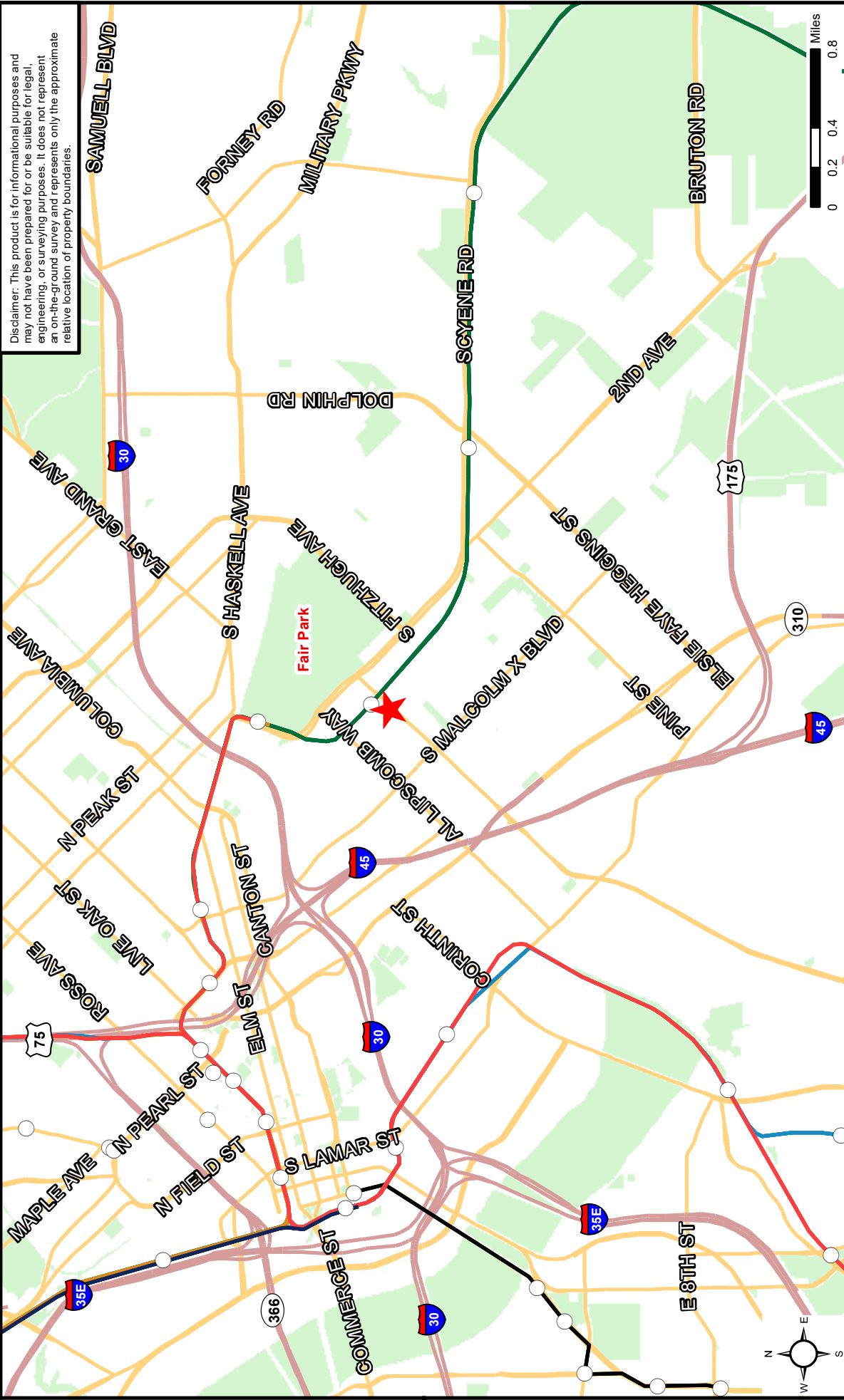
Ferrell Fellows, Manager

**MAP**

Attached

**3101 Martin Luther King Jr Blvd.**

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



City of Dallas  
Economic Development

**Business & Community Development  
(214) 670-1685  
[www.dallasecdev.org](http://www.dallasecdev.org)**

Source: City of Dallas. 2024: DART. 2024.

— DART Blue Line  
— DART Green Line  
— DART Orange Line  
— DART Red Line  
— Streetcar/Trolley  
— TRE

Highways  
Major Streets  
Park  
Rail Stops

★ 3101 Martin Luther King Jr Blvd

TRE

February 26, 2025

**WHEREAS**, the City of Dallas (“City”) recognizes the importance of its role in local economic development and supporting small business enterprises; and

**WHEREAS**, the South Dallas/Fair Park Opportunity Fund was established by City Council in 1989 to support projects its service area, including providing loans and grants to promote economic development projects that create new jobs, retain existing jobs, or increase the service area tax base as well as grants that support human development initiatives in the neighborhoods surrounding Fair Park; and

**WHEREAS**, on June 22, 2022, by Resolution No. 22-0993, in consideration of the MLK Wellness Project (“Project”) proposed for the properties addressed as 3101 Martin Luther King, Jr. Boulevard and 2904 Meadow Street, City Council authorized a Chapter 380 economic development loan agreement and a Chapter 380 economic development grant agreement (collectively, the “Agreement”) with MLK Kingdom Complex, LLC (“Borrower/Grantee”) specifically including (1) a Chapter 380 economic development grant in an amount not to exceed \$100,000.00 and (2) a Chapter 380 economic development loan in an amount not to exceed \$350,000.00; and

**WHEREAS**, the Agreement was conditioned upon Borrower/Grantee’s redevelopment of a vacant building and a vacant unimproved lot into a neighborhood retail health and wellness complex that consists of a single-story building for a 3,000 square foot fitness center, a 1,200 square foot healthy food restaurant, and an 863 square foot office space; and

**WHEREAS**, the Agreement was subsequently executed by all parties on December 2, 2022 (“Execution Date”); and

**WHEREAS**, while the Project has suffered from construction delays, the Borrower/Grantee has remained current on loan payments to the City of Dallas; and

**WHEREAS**, due to construction delays and other changes, the Borrower/Grantee submitted a request to City staff to amend the Agreement; and

**WHEREAS**, the additional consideration to the City for the amendments requested by the Borrower/Grantee is an increase in the Borrower/Grantee’s required minimum investment of non-City funding by \$120,305.00, from \$671,608.00 to \$791,913.00; and

**WHEREAS**, the Board of Directors of the South Dallas/Fair Park Opportunity Fund was briefed on January 27, 2025, regarding the proposed amendment and restatement of the Agreement and unanimously recommended City Council approval.

February 26, 2025

**Now, Therefore,**

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

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

**SECTION 2.** That the City Manager is hereby authorized to amend and restate the Chapter 380 economic development loan agreement and the Chapter 380 economic development grant agreement with MLK Kingdom Complex, LLC ("Borrower/Grantee") previously approved on June 22, 2022, by Resolution No. 22-0993 related to the MLK Wellness Project ("Project") proposed for the properties addressed as 3101 Martin Luther King, Jr. Boulevard and 2904 Meadow Street, including the following: **(1)** amend the Project completion deadlines [to September 1, 2025](#); **(2)** replace the tenant Jasz LLC with Kadosh Coffee, LLC or similar business as approved by the City Manager or designee [to September 1, 2025](#); **(3)** extend the tenant investment deadline [to September 1, 2025](#); **(4)** amend the lease and occupancy dates [to September 1, 2025](#); **(5)** amend the date by which the facility is opened to the public [to September 1, 2025](#); **(6)** delete the minimum square footage requirement for the tenant leases; **(7)** delete the job creation requirement; **(8)** replace Exhibit B1 (budget) to the Agreement with Amended Exhibit B1 to reflect changes to the Project budget; **(9)** amend the Agreement to replace all references to "Small Business Center" with "Office of Economic Development"; **(10)** amend the payment schedule to reflect a six month forbearance as attached in **Exhibit A**, and in consideration; **(11)** [amend the offset provision in the grant agreement to clarify that Grantee and its affiliates must be in good standing with the City for grant payment to occur](#); and **(12)** increase the Borrower/Grantee's required minimum investment of non-City funding by \$120,305.00, from \$671,608.00 to \$791,913.00, in accordance with the Economic Development Incentive Policy, approved as to form by the City Attorney.

**SECTION 3.** That the monthly debt service payments shall be forborne for a six-month period beginning March 1, 2025, and ending August 31, 2025, with monthly payment to be due again on September 1, 2025. All accrued and forborne payments (totaling \$7,914.30) shall be due in full upon loan maturity on July 1, 2032.

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

# Payment Schedule for MLK Wellness

## Exhibit A

Loan Amount \$ 350,000.00  
Interest Rate 1.00%  
Term (Amortization) 25  
Term (Payment) 10

Payment	Date	Loan Balance	Interest	Principal	Amount due	Amount paid
1	6/1/2023	\$ 350,000.00	\$ 291.67	\$1,027.39	\$ 1,319.05	1319.05
2	7/1/2023	\$ 348,972.61	\$ 290.81	\$1,028.24	\$ 1,319.05	1319.05
3	8/1/2023	\$ 347,944.37	\$ 289.95	\$1,029.10	\$ 1,319.05	1319.05
4	9/1/2023	\$ 346,915.27	\$ 289.10	\$1,029.96	\$ 1,319.05	1319.05
5	10/1/2023	\$ 345,885.31	\$ 288.24	\$1,030.82	\$ 1,319.05	1319.05
6	11/1/2023	\$ 344,854.50	\$ 287.38	\$1,031.67	\$ 1,319.05	1319.05
7	12/1/2023	\$ 343,822.82	\$ 286.52	\$1,032.53	\$ 1,319.05	1319.05
8	1/1/2024	\$ 342,790.29	\$ 285.66	\$1,033.40	\$ 1,319.05	1319.05
9	2/1/2024	\$ 341,756.89	\$ 284.80	\$1,034.26	\$ 1,319.05	1319.05
10	3/1/2024	\$ 340,722.64	\$ 283.94	\$1,035.12	\$ 1,319.05	1319.05
11	4/1/2024	\$ 339,687.52	\$ 283.07	\$1,035.98	\$ 1,319.05	1319.05
12	5/1/2024	\$ 338,651.54	\$ 282.21	\$1,036.84	\$ 1,319.05	1319.05
13	6/1/2024	\$ 337,614.69	\$ 2,479.00	\$1,037.71	\$ 1,319.05	1319.05
14	7/1/2024	\$ 336,576.99	\$ 280.48	\$1,038.57	\$ 1,319.05	1319.05
15	8/1/2024	\$ 335,538.41	\$ 279.62	\$1,039.44	\$ 1,319.05	1319.05
16	9/1/2024	\$ 334,498.97	\$ 278.75	\$1,040.30	\$ 1,319.05	1319.05
17	10/1/2024	\$ 333,458.67	\$ 277.88	\$1,041.17	\$ 1,319.05	1319.05
18	11/1/2024	\$ 332,417.50	\$ 277.01	\$1,042.04	\$ 1,319.05	1319.05
19	12/1/2024	\$ 331,375.46	\$ 276.15	\$1,042.91	\$ 1,319.05	1319.05
20	1/1/2025	\$ 330,332.55	\$ 275.28	\$1,043.78	\$ 1,319.05	
21	2/1/2025	\$ 329,288.78	\$ 274.41	\$1,044.65	\$ 1,319.05	
22	3/1/2025	\$ 328,244.13	\$ -	\$0.00		
23	4/1/2025	\$ 328,244.13	\$ -	\$0.00		
24	5/1/2025	\$ 328,244.13	\$ -	\$0.00		
25	6/1/2025	\$ 328,244.13	\$ -	\$0.00		
26	7/1/2025	\$ 328,244.13	\$ -	\$0.00		
27	8/1/2025	\$ 328,244.13	\$ -	\$0.00		
28	9/1/2025	\$ 328,244.13	\$ 273.54	\$1,045.52	\$ 1,319.05	
29	10/1/2025	\$ 327,198.61	\$ 272.67	\$1,046.39	\$ 1,319.05	
30	11/1/2025	\$ 326,152.22	\$ 271.79	\$1,047.26	\$ 1,319.05	
31	12/1/2025	\$ 325,104.96	\$ 270.92	\$1,048.13	\$ 1,319.05	
32	1/1/2026	\$ 324,056.83	\$ 270.05	\$1,049.01	\$ 1,319.05	
33	2/1/2026	\$ 323,007.83	\$ 269.17	\$1,049.88	\$ 1,319.05	
34	3/1/2026	\$ 321,957.95	\$ 268.30	\$1,050.76	\$ 1,319.05	
35	4/1/2026	\$ 320,907.19	\$ 267.42	\$1,051.63	\$ 1,319.05	
36	5/1/2026	\$ 319,855.56	\$ 266.55	\$1,052.51	\$ 1,319.05	
37	6/1/2026	\$ 318,803.05	\$ 265.67	\$1,053.38	\$ 1,319.05	
38	7/1/2026	\$ 317,749.67	\$ 264.79	\$1,054.26	\$ 1,319.05	
39	8/1/2026	\$ 316,695.40	\$ 263.91	\$1,055.14	\$ 1,319.05	
40	9/1/2026	\$ 315,640.26	\$ 263.03	\$1,056.02	\$ 1,319.05	
41	10/1/2026	\$ 314,584.24	\$ 262.15	\$1,056.90	\$ 1,319.05	

42	11/1/2026	\$	313,527.34	\$	261.27	\$1,057.78	\$	1,319.05
43	12/1/2026	\$	312,469.56	\$	260.39	\$1,058.66	\$	1,319.05
44	1/1/2027	\$	311,410.90	\$	259.51	\$1,059.54	\$	1,319.05
45	2/1/2027	\$	310,351.36	\$	258.63	\$1,060.43	\$	1,319.05
46	3/1/2027	\$	309,290.93	\$	257.74	\$1,061.31	\$	1,319.05
47	4/1/2027	\$	308,229.62	\$	256.86	\$1,062.20	\$	1,319.05
48	5/1/2027	\$	307,167.42	\$	255.97	\$1,063.08	\$	1,319.05
49	6/1/2027	\$	306,104.34	\$	255.09	\$1,063.97	\$	1,319.05
50	7/1/2027	\$	305,040.37	\$	254.20	\$1,064.85	\$	1,319.05
51	8/1/2027	\$	303,975.52	\$	253.31	\$1,065.74	\$	1,319.05
52	9/1/2027	\$	302,909.78	\$	252.42	\$1,066.63	\$	1,319.05
53	10/1/2027	\$	301,843.15	\$	251.54	\$1,067.52	\$	1,319.05
54	11/1/2027	\$	300,775.63	\$	250.65	\$1,068.41	\$	1,319.05
55	12/1/2027	\$	299,707.23	\$	249.76	\$1,069.30	\$	1,319.05
56	1/1/2028	\$	298,637.93	\$	248.86	\$1,070.19	\$	1,319.05
57	2/1/2028	\$	297,567.74	\$	247.97	\$1,071.08	\$	1,319.05
58	3/1/2028	\$	296,496.66	\$	247.08	\$1,071.97	\$	1,319.05
59	4/1/2028	\$	295,424.69	\$	246.19	\$1,072.87	\$	1,319.05
60	5/1/2028	\$	294,351.82	\$	245.29	\$1,073.76	\$	1,319.05
61	6/1/2028	\$	293,278.06	\$	244.40	\$1,074.66	\$	1,319.05
62	7/1/2028	\$	292,203.41	\$	243.50	\$1,075.55	\$	1,319.05
63	8/1/2028	\$	291,127.85	\$	242.61	\$1,076.45	\$	1,319.05
64	9/1/2028	\$	290,051.41	\$	241.71	\$1,077.34	\$	1,319.05
65	10/1/2028	\$	288,974.06	\$	240.81	\$1,078.24	\$	1,319.05
66	11/1/2028	\$	287,895.82	\$	239.91	\$1,079.14	\$	1,319.05
67	12/1/2028	\$	286,816.68	\$	239.01	\$1,080.04	\$	1,319.05
68	1/1/2029	\$	285,736.64	\$	238.11	\$1,080.94	\$	1,319.05
69	2/1/2029	\$	284,655.70	\$	237.21	\$1,081.84	\$	1,319.05
70	3/1/2029	\$	283,573.86	\$	236.31	\$1,082.74	\$	1,319.05
71	4/1/2029	\$	282,491.12	\$	235.41	\$1,083.64	\$	1,319.05
72	5/1/2029	\$	281,407.48	\$	234.51	\$1,084.55	\$	1,319.05
73	6/1/2029	\$	280,322.93	\$	233.60	\$1,085.45	\$	1,319.05
74	7/1/2029	\$	279,237.48	\$	232.70	\$1,086.36	\$	1,319.05
75	8/1/2029	\$	278,151.12	\$	231.79	\$1,087.26	\$	1,319.05
76	9/1/2029	\$	277,063.86	\$	230.89	\$1,088.17	\$	1,319.05
77	10/1/2029	\$	275,975.69	\$	229.98	\$1,089.07	\$	1,319.05
78	11/1/2029	\$	274,886.62	\$	229.07	\$1,089.98	\$	1,319.05
79	12/1/2029	\$	273,796.64	\$	228.16	\$1,090.89	\$	1,319.05
80	1/1/2030	\$	272,705.75	\$	227.25	\$1,091.80	\$	1,319.05
81	2/1/2030	\$	271,613.95	\$	226.34	\$1,092.71	\$	1,319.05
82	3/1/2030	\$	270,521.24	\$	225.43	\$1,093.62	\$	1,319.05
83	4/1/2030	\$	269,427.62	\$	224.52	\$1,094.53	\$	1,319.05
84	5/1/2030	\$	268,333.09	\$	223.61	\$1,095.44	\$	1,319.05
85	6/1/2030	\$	267,237.65	\$	222.70	\$1,096.36	\$	1,319.05
86	7/1/2030	\$	266,141.29	\$	221.78	\$1,097.27	\$	1,319.05
87	8/1/2030	\$	265,044.02	\$	220.87	\$1,098.18	\$	1,319.05
88	9/1/2030	\$	263,945.84	\$	219.95	\$1,099.10	\$	1,319.05
89	10/1/2030	\$	262,846.74	\$	219.04	\$1,100.01	\$	1,319.05
90	11/1/2030	\$	261,746.73	\$	218.12	\$1,100.93	\$	1,319.05
91	12/1/2030	\$	260,645.80	\$	217.20	\$1,101.85	\$	1,319.05
92	1/1/2031	\$	259,543.95	\$	216.29	\$1,102.77	\$	1,319.05

93	2/1/2031	\$	258,441.18	\$	215.37	\$1,103.69	\$	1,319.05
94	3/1/2031	\$	257,337.49	\$	214.45	\$1,104.61	\$	1,319.05
95	4/1/2031	\$	256,232.89	\$	213.53	\$1,105.53	\$	1,319.05
96	5/1/2031	\$	255,127.36	\$	212.61	\$1,106.45	\$	1,319.05
97	6/1/2031	\$	254,020.91	\$	211.68	\$1,107.37	\$	1,319.05
98	7/1/2031	\$	252,913.54	\$	210.76	\$1,108.29	\$	1,319.05
99	8/1/2031	\$	251,805.25	\$	209.84	\$1,109.22	\$	1,319.05
100	9/1/2031	\$	250,696.04	\$	208.91	\$1,110.14	\$	1,319.05
101	10/1/2031	\$	249,585.90	\$	207.99	\$1,111.07	\$	1,319.05
102	11/1/2031	\$	248,474.83	\$	207.06	\$1,111.99	\$	1,319.05
103	12/1/2031	\$	247,362.84	\$	206.14	\$1,112.92	\$	1,319.05
104	1/1/2032	\$	246,249.92	\$	205.21	\$1,113.85	\$	1,319.05
105	2/1/2032	\$	245,136.08	\$	204.28	\$1,114.77	\$	1,319.05
106	3/1/2032	\$	244,021.30	\$	203.35	\$1,115.70	\$	1,319.05
107	4/1/2032	\$	242,905.60	\$	202.42	\$1,116.63	\$	1,319.05
108	5/1/2032	\$	241,788.97	\$	201.49	\$1,117.56	\$	1,319.05
109	6/1/2032	\$	240,671.41	\$	200.56	\$1,118.49	\$	1,319.05
110	7/1/2032	\$	239,552.91	\$	199.63	\$1,119.43	\$	1,319.05
111	8/1/2032	\$	238,433.49	\$	198.69	\$1,120.36	\$	1,319.05
112	9/1/2032	\$	237,313.13	\$	197.76	\$1,121.29	\$	1,319.05
113	10/1/2032	\$	236,191.83	\$	196.83	\$1,122.23	\$	1,319.05
114	11/1/2032	\$	235,069.61	\$	195.89	\$1,123.16	\$	1,319.05
115	12/1/2032	\$	233,946.44	\$	194.96	\$1,124.10	\$	1,319.05
116	1/1/2033	\$	232,822.35	\$	194.02	\$1,125.03	\$	1,319.05
117	2/1/2033	\$	231,697.31	\$	193.08	\$1,125.97	\$	1,319.05
118	3/1/2033	\$	230,571.34	\$	192.14	\$1,126.91	\$	1,319.05
119	4/1/2033	\$	229,444.43	\$	191.20	\$1,127.85	\$	1,319.05
120	5/1/2033	\$	228,316.58	\$	190.26	\$1,128.79	\$	1,319.05
	6/1/2033	\$	227,187.79	\$	29,757.55	\$	122,812.21	<b>227,187.79</b>

Total payment  
\$ 25,061.95

Balance Due on June 1, 2033	\$ 227,187.79
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<b>Acquisition:</b>	<b>Total:</b>
Building	\$480,000
Land	\$60,000
Closing/Title Fees	\$27,262
<b>Construction:</b>	
Permits/Fees	\$8,016
Architecture/Engineering	\$9,350
Construction Hard Costs	\$482,554
GA Expenses	\$134,408
Debt Service	\$79,097
<b>Total Development Cost</b>	<b>\$1,280,687</b>





## Agenda Information Sheet

File #: 25-506A

Item #: 45.

**STRATEGIC PRIORITY:** Transportation & Infrastructure

**AGENDA DATE:** February 26, 2025

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

**DEPARTMENT:** Office of Government Affairs

**EXECUTIVE:** Elizabeth Saab

### SUBJECT

Authorize the City of Dallas to approve revisions to Chapter 3 of the Code of Rules and Regulations of the Dallas Fort Worth International Airport Board An ordinance approving Dallas-Fort Worth International Airport Board Resolution No. 2024-11-294. Adopted on November 14, 2024, for the purpose of amending Chapter 3 of the Code of Rules and Regulations of the Dallas-Fort Worth International Airport Board as follows: Section 3-25(o) is deleted in its entirety, Section 3-25(p) becomes the new Section 3-25(o); and the phrase "in any way" is deleted from the new Section 3-25(o) - Financing: No cost consideration to the City

### BACKGROUND

~~Specifically, the owner cities approval would update the following codes:~~

- ~~• This action will approve revisions to Chapter 3 of the Code of Rules and Regulations of the Dallas Fort Worth International Airport Board as follows:~~

~~Delete the phrase "using their voice directed at members of the public in a manner that causes a breach of the peace to the public;" from Section 3-25(m).~~

~~Delete the phrase "in any way" from Section 3-25(n).~~

- ~~• The changes were proposed during the September 16, 2024, meeting of the city of Dallas' Transportation and Infrastructure Committee.~~

~~This item was briefed and approved by the Dallas Fort Worth International Airport Board at the November 14, 2024, meeting. Dallas Fort Worth International Airport Board is requesting that the Owner Cities of Dallas and Fort Worth approve of amendments to Chapter 3 of the Airport Board's Code of Rules and Regulations as follows:~~

~~This action will approve revisions to Chapter 3 of the Code of Rules and Regulations of the Dallas-Fort Worth International Airport Board as follows:~~

- Section 3-25(o) is deleted in its entirety;
- Section 3-25(p) becomes the new Section 3-25(o);
- The phrase "in any way" is deleted from Section 3-25(o).

The Airport Board approved these amendments at its November 14, 2024, meeting, by Resolution No. 2024-11-294. Resolution 2024-11-294 contains typographic errors in referencing the sections to be amended - it references Section 3-25(n) twice instead of Section 3-25(o) and the new Section 3-25(o). The DFW Board, through its legal counsel, confirmed that the intent was to reference Section 3-25(o) and the new Section 3-25(o); stated its belief that despite the typographical errors the Board clearly approved the substance of the changes; and noted that the clean and redlined versions of the code of Rules and Regulations that were attached to the Resolution and presented to the Board were correct.

In accordance with the Contract and Agreement of 1968, any amendments to the Airport Board's Code of Rules and Regulations require approval of the Owner Cities Attachments showing the proposed amendments to Chapter 3 and the approved Official Board Action will be provided for this agenda item.

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

On September 16, 2024, the proposed changes were presented to the Transportation and Infrastructure Committee.

On February 18, 2025, the Transportation and Infrastructure Committee approved Amendments to Chapter 3, Article III of the DFW International Airport Code of Rules and Regulations. ~~the Government Performance and Financial Management Committee will reviewed and approved the Dallas Fort Worth International Airport Updated Chapter 3 Codes.~~

#### **FISCAL INFORMATION**

No cost consideration to the City.

January 24, 2025

To the Honorable Members of the Transportation and Infrastructure Committee of the Dallas City Council:

The Dallas Fort Worth International Airport Board is requesting that the Owner Cities of Dallas and Fort Worth approve revisions to the DFW Airport Code of Rules and Regulations.

Specifically, the owner cities approval would update the following codes:

- This action will approve revisions to Chapter 3 of the Code of Rules and Regulations of the Dallas Fort Worth International Airport Board as follows:
  - Delete the phrase “using their voice directed at members of the public in a manner that causes a breach of the peace to the public;” from Section 3-25(m);
  - Delete the phrase "in any way" from Section 3-25(n).
- The changes were proposed during the September 16, 2024, meeting of the City of Dallas' Transportation and Infrastructure Committee.

This item was briefed and approved by the Dallas Fort Worth International Airport Board at the November 14, 2024 meeting. The DFW Airport Board of Directors recommends that the City Councils of Dallas and Fort Worth approve this item.

Should you have any questions on this item, please contact Paul Tomme at 972-973-5488.

EXHIBIT A

Dallas Fort Worth International Airport Board  
Official Board Action / Resolution

Date: November 14, 2024

Finance, Audit, and IT  
Committee

Resolution No.: 2024-11-294

Subject: Amendments to the Code of Rules and Regulations

Department: Legal

Amount: Revised Amount:

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approve and request the Cities of Dallas and Fort Worth to approve revisions to Chapter 3, Article III of the Code of Rules and Regulations for the Dallas Fort Worth International Airport Board.

BACKGROUND:

- This action will approve revisions to Chapter 3 of the Code of Rules and Regulations of the Dallas Fort Worth International Airport Board as follows:
  - 1. Delete Section 3-25(n);
  - 2. Delete the phrase "in any way" from Section 3-25(n).
- The changes were proposed during the September 16, 2024, meeting of the City of Dallas' Transportation and Infrastructure Committee.

D/S/M/WBE INFORMATION:

- Not Applicable

ADDITIONAL INFORMATION:

Fund	Project Number	External Funding Source
Attachments: Code of Rules and Regulations Chapter 3 redlined, Code of Rules and Regulations Chapter 3 10-10-2024 Clean		

Approvals

Elaine Rodriguez, General Counsel - Legal	Approved - 10/30/2024
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 10/30/2024
Abel Palacios, Vice President - Finance	Approved - 10/31/2024
Elaine Rodriguez, General Counsel - Legal	Approved - 10/31/2024
Sean Donohue, Chief Executive Officer	Final Approval - 11/15/2024

## **Chapter 3**

### **Miscellaneous Offenses**

#### **ARTICLE I. IN GENERAL.**

- Sec. 3-1. General State Law.
- Sec. 3-2. Definitions.

#### **ARTICLE II. GENERAL OFFENSES.**

- Sec. 3-3. Animals.
- Sec. 3-4. Defecation by Animals.
- Sec. 3-5. Urinating or Defecating in Public.
- Sec. 3-6. Throwing or Depositing Litter.
- Sec. 3-7. Prohibiting the Posting of Notices and Signs on Poles, Trees, Structures, and Vehicles; Presumptions.
- Sec. 3-8. Obstruction to Aviation.
- Sec. 3-9. Camping, Swimming, Picnicking, etc.
- Sec. 3-10. Noise.
- Sec. 3-11. Tables and Chairs.
- Sec. 3-12. Food, etc.
- Sec. 3-13. Pins, etc.
- Sec. 3-14. Obstruction of Passage.
- Sec. 3-15. Fraudulent Misrepresentation.
- Sec. 3-16. Unauthorized Transfer of Authorization.
- Sec. 3-17. Unauthorized Use of Authorization.
- Sec. 3-18. Temporary or Permanent Residence.
- Sec. 3-19. Smoking.
- Sec. 3-20. Possession or Consumption of an Alcoholic Beverage.

Sec. 3-21. Reflective Garments.

Sec. 3-22. Failure to Return Security Credentials

### **ARTICLE III. FIRST AMENDMENT ACTIVITY.**

Sec. 3-23. Permits Required.

Sec. 3-24. Permit Applications.

Sec. 3-25. Mandatory Permit Conditions.

Sec. 3-26. Distribution of Literature.

Sec. 3-27. Solicitation of Funds.

Sec. 3-28. Surveys.

Sec. 3-29. Picketing.

### **ARTICLE I. IN GENERAL.**

#### **SEC. 3-1. GENERAL STATE LAW.**

The provisions of this Chapter shall not be construed as limitations upon the civil or criminal laws of this State which are in full force and effect within the areas under the jurisdiction of the Airport Board.

#### **SEC. 3-2. DEFINITIONS.**

**ANIMAL** shall mean any nonhuman vertebrate.

**AUTHORIZATION, DECAL, or DEVICE** shall mean any permit, badge, parking decal or other authorization issued by the CEO.

**AUTHORIZED THERAPY ANIMAL** shall mean any animal individually trained and authorized to do work or perform tasks for the purpose of relieving stress of individual members of the public. For purposes of this Chapter, "authorized" means the animal has met the Airport Board's therapy animal program requirements and has been approved by the CEO to be a therapy animal at the Airport.

**AUTHORIZED THERAPY ANIMAL HANDLER** shall mean any individual trained and authorized to handle a therapy animal that is trained to do work or perform tasks for the purpose of relieving stress of individual members of the public. For purposes of this Chapter, "authorized" means the person has met the Airport Board's therapy animal program requirements and has been approved by the CEO to be a therapy animal handler at the Airport.

**ELECTRONIC SMOKING DEVICE** shall mean any battery powered device that provides doses of nicotine to be inhaled by the user by way of a vaporized solution.

**GARBAGE** means animal and vegetable wastes resulting from the handling, preparation, cooking and consumption of food.

**LITTER** shall mean "Garbage", "refuse" and "rubbish" as defined herein and all other waste material which, if thrown or deposited as prohibited, tends to create a danger to public health, safety and welfare.

**LITERATURE** shall mean books, pamphlets, handbills, tracts, cards, circulars, pictures, films, magazines, or any other like item.

**PICKETING** means the stationing, parading, patrolling and/or assembling of one or more persons to apprise the public vocally or by standing or marching with signs, banners, or other means, of an opinion or a message or to discourage entry thereto by non-striking workers or by customers.

**PUBLIC AREA** shall mean any interior area to which the general public routinely has access.

**REFUSE** shall mean all solid wastes (except body wastes), including garbage, rubbish, ashes, street cleaning, dead animals, abandoned automobiles, and solid market and industrial wastes.

**RESIDES** shall mean intent to establish a temporary or permanent domicile.

**RETAIL OR SERVICE ESTABLISHMENT** shall mean any establishment which sells goods, food or services to the general public but excludes any private club operated by an Airport tenant within its leasehold and to which access is limited to a membership other than the general public.

**RUBBISH** shall mean solid wastes consisting of both combustible and noncombustible wastes, such as paper, wrappings, cigarettes, cardboard, tin cans, yard clippings, leaves, wood, glass, bedding, crockery and similar materials.

**SERVICE ANIMAL** shall mean:

- (a) any guide dog, signal dog, or other animal individually trained to do work or perform tasks for the benefit of an individual with a disability, including, but not limited to, guiding individuals with impaired vision, alerting individuals with impaired hearing to intruders or sounds, and assisting non-ambulatory persons by pulling a wheelchair or fetching dropped items; or
- (b) any trained animal used by a governmental agency in police or rescue work.

**SURVEY** shall mean the act of repeated in-person polling or questioning of persons for the purpose of obtaining information related to, and/or securing opinions or viewpoints on, issues, candidacies, products or services.

## **ARTICLE II. GENERAL OFFENSES.**

### **SEC. 3-3.     ANIMALS.**

- (a) A person commits an offense if while having care, custody, and control of an animal, he brings the animal, other than a service animal or an animal traveling by air, into any terminal or terminal extension located on the Airport.
- (b) A person commits an offense if while having care, custody, and control of an animal, he brings an animal traveling by air, other than a service animal, into the sterile area of a terminal building or terminal extension and removes it from its transport carrier, except in areas designated by the Airport Board as animal relief areas.
- (c) A person commits an offense if while having care, custody, and control of an animal he fails to restrain the animal at all times in an enclosed pen, carrier, or structure, or by a tether or leash while on Airport property.
  - (1) No animal may be restrained by a tether or leash unless the animal is in the immediate possession of and accompanied by the person in care, custody, and control of the animal.
  - (2) Nothing in this section shall prevent any trained animal used by a governmental agency in police or rescue work from being unleashed in the course of its official duties.
- (d) It is a defense to prosecution under this section that the person is an authorized therapy animal handler engaged in activities related to the Airport Board's therapy animal program and the animal is an authorized therapy animal.



**SEC. 3-4. DEFECATION BY ANIMALS.**

- (a) A person commits an offense if while having care, custody, and control of an animal he knowingly permits, or by insufficient control, allows the animal to defecate on Airport property and does not remove and dispose of any excretion the animal may deposit on Airport property in a sanitary and lawful manner.
- (b) This section does not apply to a law enforcement dog being used in law enforcement activities or to a service dog that is specially trained to assist a person with a disability and is in the custody or control of that disabled person at the time it defecated.

**SEC. 3-5. URINATING OR DEFECATING IN PUBLIC.**

- (a) A person commits an offense if he urinates or defecates:
  - (1) in or on a public street, alley, sidewalk, yard, park, building, structure, plaza, public or utility right-of-way, or other public place; or
  - (2) in public view.
- (b) It is a defense to prosecution under this section if the person was in a restroom.

**SEC. 3-6. THROWING OR DEPOSITING LITTER.**

A person commits an offense if he places, throws, deposits, or discharges litter, on the Airport, except in public or private receptacles for collection or at such places and under such conditions as the Airport Board prescribes.

**SEC. 3-7. PROHIBITING THE POSTING OF NOTICES AND SIGNS ON POLES, TREES, STRUCTURES AND VEHICLES; PRESUMPTIONS.**

- (a) A person commits an offense if he posts or causes to be posted any notice, poster, paper, sign, or device, designed to attract the attention of the public, to any lamp-post, utility pole, telephone pole, tree, structure, building, or vehicle on Airport property.
- (b) Whenever any notice, poster, paper, sign, or device is posted, or caused to be posted, in violation of subsection (a) of this section, it is presumed the person whose address or telephone number listed or who is otherwise identified is the person who committed the violation, either personally or through an agent or employee.
- (c) It is a defense to prosecution under subsection (a) of this section that the notice poster, paper, or device was posted in a manner and location authorized or

required by the airport operator, a lease holder within its leased area, or by state or federal law.

#### **SEC. 3-8. OBSTRUCTION TO AVIATION.**

A person commits an offense if he:

- (a) operates or releases any kite, balloon, model aircraft, model rocket, parachute, or other such device upon or above the Airport without written permission from the CEO; or
- (b) allows foreign object debris to remain on a portion of the AOA that he is obligated to keep clean pursuant to a Ground Handling/Maintenance Permit of a lease, sublease or contract with a tenant or subtenant of airline

#### **SEC. 3-9. CAMPING, SWIMMING, PICNICKING, ETC.**

A person commits an offense if he uses Airport premises for the purpose of camping, athletic games or contests, fishing, swimming, hunting or picnicking in a place not specifically designated for that purpose or without a permit issued by the CEO.

#### **SEC. 3-10. NOISE.**

A person commits an offense if he knowingly makes unreasonably loud or raucous noises, considering the location, inside terminals or other Airport buildings.

#### **SEC. 3-11. TABLES AND CHAIRS.**

A person commits an offense if he places or maintains a table, bench, chair, stool, easel, tripod or other item designed or adapted to serve a similar purpose on Airport premises unless such space has been leased from the Airport Board by that person or is authorized by another section of this code.

#### **SEC. 3-12. FOOD, ETC.**

A person commits an offense if he sells or distributes any food product at the Airport except from premises leased to that person by the Airport Board for that purpose, or pursuant to a permit issued by the CEO.

#### **SEC. 3-13. PINS, ETC.**

A person commits an offense if he pins, ties, or otherwise attaches any items on the clothing, luggage, body or vehicle of any person at the Airport, without such person's consent.

#### **SEC. 3-14. OBSTRUCTION OF PASSAGE.**

A person commits an offense if he knowingly obstructs the free passage of other persons along Airport roadways, sidewalks or into, out of, or within Airport buildings.

#### **SEC. 3-15. FRAUDULENT MISREPRESENTATION.**

A person commits an offense if he fraudulently misrepresents any material fact in making application for any permit, authorization or device issued by the CEO.

#### **SEC. 3-16. UNAUTHORIZED TRANSFER OF AUTHORIZATION.**

A person commits an offense if he sells, conveys, grants or transfers any decal, device, permit or other authorization granted by the CEO to another person, without prior written consent of the CEO.

#### **SEC. 3-17. UNAUTHORIZED USE OF AUTHORIZATION.**

A person commits an offense if he possesses or controls any decal, authorization or device not issued to him by the CEO or which has previously been reported as lost or stolen.

#### **SEC. 3-18. TEMPORARY OR PERMANENT RESIDENCE.**

- (a) A person commits an offense if he resides in or upon Airport premises.
- (b) This section does not apply to any space expressly designated by the CEO for such purposes or any period of time during which an Airport patron awaits connecting flights for which he holds a valid ticket.

#### **SEC. 3-19. SMOKING.**

- (a) The Airport CEO shall have authority to designate areas within the Airport where smoking is permitted or prohibited.
- (b) Smoking at DFW Airport is prohibited, except as follows:
  - (1) Smoking is permitted in the designated smoking areas which are identified by an appropriate sign;
  - (2) The person in control of a retail or service establishment located outside of an Airport passenger terminal or the Air Operations Area may post a

conspicuous sign at the appropriate areas of the establishment designating smoking or no smoking areas.

- (c) A person commits an offense if he or she smokes or possesses a burning tobacco product, weed, other plant product, or uses an electric smoking device in violation of this Section.

#### **SEC. 3-20. POSSESSION OR CONSUMPTION OF AN ALCOHOLIC BEVERAGE.**

- (a) A person commits an offense if he is in possession of an alcoholic beverage on the Air Operations Area unless he is:
  - (1) an airline employee serving an alcoholic beverage in performance of his duties; or
  - (2) an employee of an airline or a contracted delivery person delivering alcohol to an aircraft or a terminal building.
- (b) A person commits an offense if the person consumes an alcoholic beverage on the Air Operations Area unless he is a ticketed passenger on an aircraft where alcoholic beverages are served by airline personnel.

#### **SEC. 3-21. REFLECTIVE GARMENTS.**

- (a) A person commits an offense if he fails to wear a highly visible reflective garment, such as a reflective safety vest, at all times while he is within the movement or non-movement area of the Air Operations Area.
- (b) It is a defense to prosecution under this section that:
  - (1) The person is inside an aircraft cargo compartment at the time the garment is not being worn;
  - (2) The person is inspecting or performing maintenance on a motorized belt, conveyor, ground equipment engine, electrical equipment, or other high energy source;
  - (3) The person is a member of the Airport Board Department of Public Safety engaged in performance of his official duties or is a Transportation Security Inspector or Federal Aviation Administration Inspector acting in an official capacity;
  - (4) The person is under lawful escort;

- (5) The person is present due to a public safety emergency, as declared by a government official or determined by the CEO or Airport Board Department of Public Safety; or
- (6) The person is attending an event and is separated from routine airport operations.

#### **SEC. 3-22. FAILURE TO RETURN SECURITY CREDENTIALS**

A person commits an offense if he fails to return to the Airport Board all Board-issued security credentials upon cessation or termination of employment at the Airport or upon notice from the Airport Board that such security credentials have been revoked. It is not a defense to prosecution that such security credentials were lost or stolen unless the person pays to the Airport Board the fee charged for lost or stolen security credentials.

### **ARTICLE III. FIRST AMENDMENT ACTIVITY.**

#### **SEC. 3-23. PERMITS REQUIRED.**

No person may engage in Distribution of Literature, Solicitation of Funds, Surveys, or Picketing without a permit issued by the CEO. Failure to obtain a permit and follow mandatory permit conditions provided in this Article III will constitute a violation of this Code.

#### **SEC. 3-24. PERMIT APPLICATIONS.**

- (a) An application shall be submitted to the Legal Department of the Airport at least three (3) business days in advance of the first day sought for the activity, using the form provided by the Airport, which shall include the following:
  - (1) the full name and street address of the applicant;
  - (2) the name, phone number, and email address of the person in charge of the activity;
  - (3) the full name and mailing address of the person or organization sponsoring, conducting, or promoting the activity, if other than the applicant or the person in charge of the activity;
  - (4) whether the sponsoring organization is a branch or division of a national organization and, if so, the organizations name and street address;

- (5) if the sponsoring organization is a Texas corporation, a copy of its certificate of incorporation shall be furnished; if it is a foreign corporation, a copy of its Authorized Certificate to do business in the State of Texas shall accompany the application;
  - (6) the dates and hours of the activity;
  - (7) each exact Airport Location for which request is made;
  - (8) the nature of the activity and the subject thereof; and
  - (9) the approximate number of persons who will participate in such activity.
- (b) Permits will be issued on a first come first served basis, and will be issued within three (3) business days of receipt of the application, provided the Airport staff is reasonably able to evaluate and accommodate the request within that amount of time. Permit applications may be denied, or a permit granted may be revoked, if one or more of the statements in the application is found to be untrue or contrary to the mandatory permit conditions, and any application may be denied for reasons of public safety or the impact on Airport operations. Permits will be issued for a period of not more than thirty (30) days. When an application for a permit hereunder is denied or revoked, the Legal Department will, within five (5) business days of the denial or revocation, furnish the Applicant a written explanation of the reasons for the denial or revocation.

### **SEC. 3-25. MANDATORY PERMIT CONDITIONS.**

Permittees, other than the Airport Board or a representative of the Airport Board, will not be permitted to conduct the activity for which the Permit is issued:

- (a) in Airport roadways;
- (b) inside airline gate departure lounges;
- (c) in areas restricted to airline or Airport personnel;
- (d) in restrooms;
- (e) in premises leased to a concessionaire;
- (f) in stairwells, staircases, elevators, or escalators;
- (g) in baggage claim areas;

- (h) in any area temporarily or permanently restricted for security or construction reasons to necessary personnel;
- (i) within twenty (20) feet of any ticket counter, departure lounge, check-in counter, baggage check-in counter, or security screening check point;
- (j) to any person waiting in line at those areas listed above or loading or unloading baggage from a public or private vehicle;
- (k) inside any passenger terminal building if prohibited by this Code;
- (l) in parking garages or parking areas;
- (m) using tables, chairs, easels, or any other structural elements;
- (n) using sound or voice amplification systems, musical instruments, radio communications systems, or other mechanical sound devices, donation boxes, or vending machines while conducting permitted activities; or
- (o) that interferes with free movement of pedestrian traffic or in any manner that assails, coerces, threatens, or physically disturbs any other person.

While engaging in a permitted activity, a permit holder or a designee must be present at the location for the duration of the permitted activity and wear a badge, nameplate, card, or other personal identification on the upper torso and clearly visible to the public. That identification must state the true and correct legal name of the person and the organization or cause represented.

### **SEC. 3-26. DISTRIBUTION OF LITERATURE.**

- (a) No literature may be disseminated in the secure or sterile area of an Airport Terminal.
- (b) Nothing herein prohibits the distribution of literature by or on behalf of the Airport Board on Airport property.

### **SEC. 3-27. SOLICITATION OF FUNDS.**

- (a) A person commits an offense if he solicits funds for himself or on behalf of another without a permit from the Airport Board. Solicitation of funds includes any oral or written request for money or other things of value, in person or by drop-in device, even if the solicitation seeks delivery of funds at another time or another place. Solicitation of charitable donations is never permitted inside a terminal, not even for tenants or permittees.

- (b) This prohibition does not include airlines or concessionaires selling goods or services pursuant to an airline agreement or concession permit. All persons, including airlines and concessionaires, are prohibited within an airport passenger terminal from soliciting funds or other things not authorized by their agreements or permits.

#### **SEC. 3-28. SURVEYS.**

- (a) No person may conduct a survey within a passenger terminal, except for:
  - (1) an Airport tenant in that part of an Airport passenger terminal exclusively leased to that tenant; and
  - (2) the Airport Board or its designees.

#### **SEC. 3-29. PICKETING.**

- (a) Permittees may not carry pickets, devices, or similar signs with a dimension that exceeds the Permittee's height or width. Any conflict between this rule and applicable State law shall be resolved in favor of State law, provided that State law impresses more stringent requirements on the conduct regulated hereby.
- (b) Picketing may be conducted only in the following areas:
  - (1) Sidewalk near Terminal A upper level, between A8 and A10;
  - (2) Sidewalk near Terminal B upper level, between B43 and B47;
  - (3) Sidewalk near Terminal C upper level, between C35 and C38;
  - (4) Sidewalk near Terminal D upper level, between D28 and D29;
  - (5) Sidewalk near Terminal E upper level, between E1 and E2;
  - (6) Other areas of the Airport which the CEO deems conducive to the safety, security, and operations of the Airport.



## **Chapter 3**

### **Miscellaneous Offenses**

#### **ARTICLE I. IN GENERAL.**

- Sec. 3-1. General State Law.
- Sec. 3-2. Definitions.

#### **ARTICLE II. GENERAL OFFENSES.**

- Sec. 3-3. Animals.
- Sec. 3-4. Defecation by Animals.
- Sec. 3-5. Urinating or Defecating in Public.
- Sec. 3-6. Throwing or Depositing Litter.
- Sec. 3-7. Prohibiting the Posting of Notices and Signs on Poles, Trees, Structures, and Vehicles; Presumptions.
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Sec. 3-22. Failure to Return Security Credentials

### **ARTICLE III. FIRST AMENDMENT ACTIVITY.**

Sec. 3-23. Permits Required.

Sec. 3-24. Permit Applications.

Sec. 3-25. Mandatory Permit Conditions.

Sec. 3-26. Distribution of Literature.

Sec. 3-27. Solicitation of Funds.

Sec. 3-28. Surveys.

Sec. 3-29. Picketing.

### **ARTICLE I. IN GENERAL.**

#### **SEC. 3-1. GENERAL STATE LAW.**

The provisions of this Chapter shall not be construed as limitations upon the civil or criminal laws of this State which are in full force and effect within the areas under the jurisdiction of the Airport Board.

#### **SEC. 3-2. DEFINITIONS.**

**ANIMAL** shall mean any nonhuman vertebrate.

**AUTHORIZATION, DECAL, or DEVICE** shall mean any permit, badge, parking decal or other authorization issued by the CEO.

**AUTHORIZED THERAPY ANIMAL** shall mean any animal individually trained and authorized to do work or perform tasks for the purpose of relieving stress of individual members of the public. For purposes of this Chapter, "authorized" means the animal has met the Airport Board's therapy animal program requirements and has been approved by the CEO to be a therapy animal at the Airport.

**AUTHORIZED THERAPY ANIMAL HANDLER** shall mean any individual trained and authorized to handle a therapy animal that is trained to do work or perform tasks for the purpose of relieving stress of individual members of the public. For purposes of this Chapter, "authorized" means the person has met the Airport Board's therapy animal program requirements and has been approved by the CEO to be a therapy animal handler at the Airport.

**ELECTRONIC SMOKING DEVICE** shall mean any battery powered device that provides doses of nicotine to be inhaled by the user by way of a vaporized solution.

**GARBAGE** means animal and vegetable wastes resulting from the handling, preparation, cooking and consumption of food.

**LITTER** shall mean "Garbage", "refuse" and "rubbish" as defined herein and all other waste material which, if thrown or deposited as prohibited, tends to create a danger to public health, safety and welfare.

**LITERATURE** shall mean books, pamphlets, handbills, tracts, cards, circulars, pictures, films, magazines, or any other like item.

**PICKETING** means the stationing, parading, patrolling and/or assembling of one or more persons to apprise the public vocally or by standing or marching with signs, banners, or other means, of an opinion or a message or to discourage entry thereto by non-striking workers or by customers.

**PUBLIC AREA** shall mean any interior area to which the general public routinely has access.

**REFUSE** shall mean all solid wastes (except body wastes), including garbage, rubbish, ashes, street cleaning, dead animals, abandoned automobiles, and solid market and industrial wastes.

**RESIDES** shall mean intent to establish a temporary or permanent domicile.

**RETAIL OR SERVICE ESTABLISHMENT** shall mean any establishment which sells goods, food or services to the general public but excludes any private club operated by an Airport tenant within its leasehold and to which access is limited to a membership other than the general public.

**RUBBISH** shall mean solid wastes consisting of both combustible and noncombustible wastes, such as paper, wrappings, cigarettes, cardboard, tin cans, yard clippings, leaves, wood, glass, bedding, crockery and similar materials.

**SERVICE ANIMAL** shall mean:

- (a) any guide dog, signal dog, or other animal individually trained to do work or perform tasks for the benefit of an individual with a disability, including, but not limited to, guiding individuals with impaired vision, alerting individuals with impaired hearing to intruders or sounds, and assisting non-ambulatory persons by pulling a wheelchair or fetching dropped items; or
- (b) any trained animal used by a governmental agency in police or rescue work.

**SURVEY** shall mean the act of repeated in-person polling or questioning of persons for the purpose of obtaining information related to, and/or securing opinions or viewpoints on, issues, candidacies, products or services.

## **ARTICLE II. GENERAL OFFENSES.**

### **SEC. 3-3.     ANIMALS.**

- (a) A person commits an offense if while having care, custody, and control of an animal, he brings the animal, other than a service animal or an animal traveling by air, into any terminal or terminal extension located on the Airport.
- (b) A person commits an offense if while having care, custody, and control of an animal, he brings an animal traveling by air, other than a service animal, into the sterile area of a terminal building or terminal extension and removes it from its transport carrier, except in areas designated by the Airport Board as animal relief areas.
- (c) A person commits an offense if while having care, custody, and control of an animal he fails to restrain the animal at all times in an enclosed pen, carrier, or structure, or by a tether or leash while on Airport property.
  - (1) No animal may be restrained by a tether or leash unless the animal is in the immediate possession of and accompanied by the person in care, custody, and control of the animal.
  - (2) Nothing in this section shall prevent any trained animal used by a governmental agency in police or rescue work from being unleashed in the course of its official duties.
- (d) It is a defense to prosecution under this section that the person is an authorized therapy animal handler engaged in activities related to the Airport Board's therapy animal program and the animal is an authorized therapy animal.

**SEC. 3-4. DEFECATION BY ANIMALS.**

- (a) A person commits an offense if while having care, custody, and control of an animal he knowingly permits, or by insufficient control, allows the animal to defecate on Airport property and does not remove and dispose of any excretion the animal may deposit on Airport property in a sanitary and lawful manner.
- (b) This section does not apply to a law enforcement dog being used in law enforcement activities or to a service dog that is specially trained to assist a person with a disability and is in the custody or control of that disabled person at the time it defecated.

**SEC. 3-5. URINATING OR DEFECATING IN PUBLIC.**

- (a) A person commits an offense if he urinates or defecates:
  - (1) in or on a public street, alley, sidewalk, yard, park, building, structure, plaza, public or utility right-of-way, or other public place; or
  - (2) in public view.
- (b) It is a defense to prosecution under this section if the person was in a restroom.

**SEC. 3-6. THROWING OR DEPOSITING LITTER.**

A person commits an offense if he places, throws, deposits, or discharges litter, on the Airport, except in public or private receptacles for collection or at such places and under such conditions as the Airport Board prescribes.

**SEC. 3-7. PROHIBITING THE POSTING OF NOTICES AND SIGNS ON POLES, TREES, STRUCTURES AND VEHICLES; PRESUMPTIONS.**

- (a) A person commits an offense if he posts or causes to be posted any notice, poster, paper, sign, or device, designed to attract the attention of the public, to any lamp-post, utility pole, telephone pole, tree, structure, building, or vehicle on Airport property.
- (b) Whenever any notice, poster, paper, sign, or device is posted, or caused to be posted, in violation of subsection (a) of this section, it is presumed the person whose address or telephone number listed or who is otherwise identified is the person who committed the violation, either personally or through an agent or employee.
- (c) It is a defense to prosecution under subsection (a) of this section that the notice poster, paper, or device was posted in a manner and location authorized or

required by the airport operator, a lease holder within its leased area, or by state or federal law.

#### **SEC. 3-8. OBSTRUCTION TO AVIATION.**

A person commits an offense if he:

- (a) operates or releases any kite, balloon, model aircraft, model rocket, parachute, or other such device upon or above the Airport without written permission from the CEO; or
- (b) allows foreign object debris to remain on a portion of the AOA that he is obligated to keep clean pursuant to a Ground Handling/Maintenance Permit of a lease, sublease or contract with a tenant or subtenant of airline

#### **SEC. 3-9. CAMPING, SWIMMING, PICNICKING, ETC.**

A person commits an offense if he uses Airport premises for the purpose of camping, athletic games or contests, fishing, swimming, hunting or picnicking in a place not specifically designated for that purpose or without a permit issued by the CEO.

#### **SEC. 3-10. NOISE.**

A person commits an offense if he knowingly makes unreasonably loud or raucous noises, considering the location, inside terminals or other Airport buildings.

#### **SEC. 3-11. TABLES AND CHAIRS.**

A person commits an offense if he places or maintains a table, bench, chair, stool, easel, tripod or other item designed or adapted to serve a similar purpose on Airport premises unless such space has been leased from the Airport Board by that person or is authorized by another section of this code.

#### **SEC. 3-12. FOOD, ETC.**

A person commits an offense if he sells or distributes any food product at the Airport except from premises leased to that person by the Airport Board for that purpose, or pursuant to a permit issued by the CEO.

#### **SEC. 3-13. PINS, ETC.**

A person commits an offense if he pins, ties, or otherwise attaches any items on the clothing, luggage, body or vehicle of any person at the Airport, without such person's consent.

#### **SEC. 3-14. OBSTRUCTION OF PASSAGE.**

A person commits an offense if he knowingly obstructs the free passage of other persons along Airport roadways, sidewalks or into, out of, or within Airport buildings.

#### **SEC. 3-15. FRAUDULENT MISREPRESENTATION.**

A person commits an offense if he fraudulently misrepresents any material fact in making application for any permit, authorization or device issued by the CEO.

#### **SEC. 3-16. UNAUTHORIZED TRANSFER OF AUTHORIZATION.**

A person commits an offense if he sells, conveys, grants or transfers any decal, device, permit or other authorization granted by the CEO to another person, without prior written consent of the CEO.

#### **SEC. 3-17. UNAUTHORIZED USE OF AUTHORIZATION.**

A person commits an offense if he possesses or controls any decal, authorization or device not issued to him by the CEO or which has previously been reported as lost or stolen.

#### **SEC. 3-18. TEMPORARY OR PERMANENT RESIDENCE.**

- (a) A person commits an offense if he resides in or upon Airport premises.
- (b) This section does not apply to any space expressly designated by the CEO for such purposes or any period of time during which an Airport patron awaits connecting flights for which he holds a valid ticket.

#### **SEC. 3-19. SMOKING.**

- (a) The Airport CEO shall have authority to designate areas within the Airport where smoking is permitted or prohibited.
- (b) Smoking at DFW Airport is prohibited, except as follows:
  - (1) Smoking is permitted in the designated smoking areas which are identified by an appropriate sign;
  - (2) The person in control of a retail or service establishment located outside of an Airport passenger terminal or the Air Operations Area may post a

conspicuous sign at the appropriate areas of the establishment designating smoking or no smoking areas.

- (c) A person commits an offense if he or she smokes or possesses a burning tobacco product, weed, other plant product, or uses an electric smoking device in violation of this Section.

#### **SEC. 3-20. POSSESSION OR CONSUMPTION OF AN ALCOHOLIC BEVERAGE.**

- (a) A person commits an offense if he is in possession of an alcoholic beverage on the Air Operations Area unless he is:
  - (1) an airline employee serving an alcoholic beverage in performance of his duties; or
  - (2) an employee of an airline or a contracted delivery person delivering alcohol to an aircraft or a terminal building.
- (b) A person commits an offense if the person consumes an alcoholic beverage on the Air Operations Area unless he is a ticketed passenger on an aircraft where alcoholic beverages are served by airline personnel.

#### **SEC. 3-21. REFLECTIVE GARMENTS.**

- (a) A person commits an offense if he fails to wear a highly visible reflective garment, such as a reflective safety vest, at all times while he is within the movement or non-movement area of the Air Operations Area.
- (b) It is a defense to prosecution under this section that:
  - (1) The person is inside an aircraft cargo compartment at the time the garment is not being worn;
  - (2) The person is inspecting or performing maintenance on a motorized belt, conveyor, ground equipment engine, electrical equipment, or other high energy source;
  - (3) The person is a member of the Airport Board Department of Public Safety engaged in performance of his official duties or is a Transportation Security Inspector or Federal Aviation Administration Inspector acting in an official capacity;
  - (4) The person is under lawful escort;



- (5) The person is present due to a public safety emergency, as declared by a government official or determined by the CEO or Airport Board Department of Public Safety; or
- (6) The person is attending an event and is separated from routine airport operations.

#### **SEC. 3-22. FAILURE TO RETURN SECURITY CREDENTIALS**

A person commits an offense if he fails to return to the Airport Board all Board-issued security credentials upon cessation or termination of employment at the Airport or upon notice from the Airport Board that such security credentials have been revoked. It is not a defense to prosecution that such security credentials were lost or stolen unless the person pays to the Airport Board the fee charged for lost or stolen security credentials.

### **ARTICLE III. FIRST AMENDMENT ACTIVITY.**

#### **SEC. 3-23. PERMITS REQUIRED.**

No person may engage in Distribution of Literature, Solicitation of Funds, Surveys, or Picketing without a permit issued by the CEO. Failure to obtain a permit and follow mandatory permit conditions provided in this Article III will constitute a violation of this Code.

#### **SEC. 3-24. PERMIT APPLICATIONS.**

- (a) An application shall be submitted to the Legal Department of the Airport at least three (3) business days in advance of the first day sought for the activity, using the form provided by the Airport, which shall include the following:
  - (1) the full name and street address of the applicant;
  - (2) the name, phone number, and email address of the person in charge of the activity;
  - (3) the full name and mailing address of the person or organization sponsoring, conducting, or promoting the activity, if other than the applicant or the person in charge of the activity;
  - (4) whether the sponsoring organization is a branch or division of a national organization and, if so, the organizations name and street address;

- (5) if the sponsoring organization is a Texas corporation, a copy of its certificate of incorporation shall be furnished; if it is a foreign corporation, a copy of its Authorized Certificate to do business in the State of Texas shall accompany the application;
  - (6) the dates and hours of the activity;
  - (7) each exact Airport Location for which request is made;
  - (8) the nature of the activity and the subject thereof; and
  - (9) the approximate number of persons who will participate in such activity.
- (b) Permits will be issued on a first come first served basis, and will be issued within three (3) business days of receipt of the application, provided the Airport staff is reasonably able to evaluate and accommodate the request within that amount of time. Permit applications may be denied, or a permit granted may be revoked, if one or more of the statements in the application is found to be untrue or contrary to the mandatory permit conditions, and any application may be denied for reasons of public safety or the impact on Airport operations. Permits will be issued for a period of not more than thirty (30) days. When an application for a permit hereunder is denied or revoked, the Legal Department will, within five (5) business days of the denial or revocation, furnish the Applicant a written explanation of the reasons for the denial or revocation.

### **SEC. 3-25. MANDATORY PERMIT CONDITIONS.**

Permittees, other than the Airport Board or a representative of the Airport Board, will not be permitted to conduct the activity for which the Permit is issued:

- (a) in Airport roadways;
- (b) inside airline gate departure lounges;
- (c) in areas restricted to airline or Airport personnel;
- (d) in restrooms;
- (e) in premises leased to a concessionaire;
- (f) in stairwells, staircases, elevators, or escalators;
- (g) in baggage claim areas;

- (h) in any area temporarily or permanently restricted for security or construction reasons to necessary personnel;
- (i) within twenty (20) feet of any ticket counter, departure lounge, check-in counter, baggage check-in counter, or security screening check point;
- (j) to any person waiting in line at those areas listed above or loading or unloading baggage from a public or private vehicle;
- (k) inside any passenger terminal building if prohibited by this Code;
- (l) in parking garages or parking areas;
- (m) using tables, chairs, easels, or any other structural elements;
- (n) using sound or voice amplification systems, musical instruments, radio communications systems, or other mechanical sound devices, donation boxes, or vending machines while conducting permitted activities; **or**
- ~~(o) using their voice directed at members of the public in a manner that causes a breach of the peace to the public; or~~
- (o) in any way** that interferes with free movement of pedestrian traffic or in any manner that assails, coerces, threatens, or physically disturbs any other person.

While engaging in a permitted activity, a permit holder or a designee must be present at the location for the duration of the permitted activity and wear a badge, nameplate, card, or other personal identification on the upper torso and clearly visible to the public. That identification must state the true and correct legal name of the person and the organization or cause represented.

### **SEC. 3-26. DISTRIBUTION OF LITERATURE.**

- (a) No literature may be disseminated in the secure or sterile area of an Airport Terminal.
- (b) Nothing herein prohibits the distribution of literature by or on behalf of the Airport Board on Airport property.

### **SEC. 3-27. SOLICITATION OF FUNDS.**

- (a) A person commits an offense if he solicits funds for himself or on behalf of another without a permit from the Airport Board. Solicitation of funds includes

any oral or written request for money or other things of value, in person or by drop-in device, even if the solicitation seeks delivery of funds at another time or another place. Solicitation of charitable donations is never permitted inside a terminal, not even for tenants or permittees.

- (b) This prohibition does not include airlines or concessionaires selling goods or services pursuant to an airline agreement or concession permit. All persons, including airlines and concessionaires, are prohibited within an airport passenger terminal from soliciting funds or other things not authorized by their agreements or permits.

### **SEC. 3-28. SURVEYS.**

- (a) No person may conduct a survey within a passenger terminal, except for:
  - (1) an Airport tenant in that part of an Airport passenger terminal exclusively leased to that tenant; and
  - (2) the Airport Board or its designees.

### **SEC. 3-29. PICKETING.**

- (a) Permittees may not carry pickets, devices, or similar signs with a dimension that exceeds the Permittee's height or width. Any conflict between this rule and applicable State law shall be resolved in favor of State law, provided that State law impresses more stringent requirements on the conduct regulated hereby.
- (b) Picketing may be conducted only in the following areas:
  - (1) Sidewalk near Terminal A upper level, between A8 and A10;
  - (2) Sidewalk near Terminal B upper level, between B43 and B47;
  - (3) Sidewalk near Terminal C upper level, between C35 and C38;
  - (4) Sidewalk near Terminal D upper level, between D28 and D29;
  - (5) Sidewalk near Terminal E upper level, between E1 and E2;
  - (6) Other areas of the Airport which the CEO deems conducive to the safety, security, and operations of the Airport.



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 25-593A

**Item #:** 46.

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

**AGENDA DATE:** February 26, 2025

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

**DEPARTMENT:** Office of Procurement Services

**EXECUTIVE:** Donzell Gipson

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### **SUBJECT**

Authorize **(1)** the rejection of the six proposals received for an inventory management system for the Department of Information and Technology Services; and **(2)** the re-advertisement for a new solicitation - Financing: No cost consideration to the City

### **BACKGROUND**

This action will authorize the rejection of six proposals received for solicitation BCZ24-00024447 for an inventory management system for the Department of Information and Technology Services.

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

This item has no prior action.

### **FISCAL INFORMATION**

No cost consideration to the City.

February 26, 2025

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

**SECTION 1.** That the six proposals received for solicitation BCZ24-00024447 for an inventory management system for the Department of Information and Technology Services are hereby rejected and authorization to advertise a solicitation is granted.

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



## Agenda Information Sheet

**File #:** 25-567A

**Item #:** 47.

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

**AGENDA DATE:** February 26, 2025

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Office of Procurement Services

**EXECUTIVE:** Donzell Gipson

### SUBJECT

Authorize a one-year service contract in the amount of \$200,000.00, with a one-year renewal option in the amount of \$200,000.00 as detailed in the Fiscal Information section, for the administration of a city-wide [pre-tax preparation](#) assistance program for the Office of Community Care and Empowerment - Foundation Communities, Inc., only proposer - Total amount not to exceed \$400,000.00 - Financing: [General Fund \(subject to annual appropriations\)](#) [ARPA Redevelopment Fund](#)

### BACKGROUND

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

This service contract will provide for the administration of a city-wide [pre-tax preparation](#) assistance program for the Office of Community Care and Empowerment. This city-wide program provides for free tax assistance at a large scale, targeted to communities with high concentrations of Earned Income Tax Credit (EITC) eligible filers, delivered in community sites. This program will also have a secondary goal of enhancing financial literacy by using the EITC as the anchor for wrap-around services and as a connection to additional financial empowerment services.

This program also sought out administrators to increase capacity for the Volunteer Income Tax Assistance (VITA) service delivery. The recommended proposer will facilitate year-round outreach and education and expanded service delivery. The Office of Community Care and Empowerment sought nonprofit organizations through an open application process.

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

- Department of Dallas Animal Services (1)
- Office of Community Care and Empowerment (2)
- Office of Equity and Inclusion (1)

- Office of Procurement Services (1)\*

\*The Office of Procurement Services only evaluated cost.

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

- Approach/Programming work plan 40 points
- Organizational capacity and historic narrative evaluation 20 points
- Evaluation plan 20 points
- Cost and plan 20 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 the 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 calculated living wage during the solicitation process of this contract is \$18.24; the selected vendor meets this requirement.

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

~~This item has no prior action.~~ [The Workforce, Education, and Equity Committee was briefed by memorandum regarding this matter on January 18, 2025.](https://cityofdallas.legistar.com/View.ashx?M=F&ID=13669201&GUID=0334934F-A31D-49E9-A30B-BEB0C5BA679F)  
<<https://cityofdallas.legistar.com/View.ashx?M=F&ID=13669201&GUID=0334934F-A31D-49E9-A30B-BEB0C5BA679F>>

#### **FISCAL INFORMATION**

Initial term: \$200,000.00  
Renewal Option: Year 1: \$200,000.00  
  
Total: \$400,000.00

Fund	FY 2025	FY 2026	Future Years
General <a href="#">ARPA</a> <a href="#">Redevelopment</a> Fund	\$200,000.00	\$200,000.00	\$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
\$400,000.00	Other Services	N/A
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
N/A	N/A	N/A
• This item is Other Services which does not have an availability and disparity participation goal.		
• Foundation Communities, Inc. - Local; Workforce - 100.00% Local		

### **PROCUREMENT INFORMATION**

Method of Evaluation for Award Type:

Request for Proposals	<ul style="list-style-type: none"> <li>• Utilized for professional, personal, revenue, and planning services</li> <li>• 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</li> <li>• Always involves the evaluation by committee</li> <li>• Allows for negotiation on contract terms, including price</li> </ul>
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The Office of Procurement Services received the following proposal from solicitation number BWZ24-00024914. We opened it on July 5, 2024. We recommend the City Council award this service contract in its entirety to the only proposer.

<b><u>Proposer</u></b>	<b><u>Address</u></b>	<b><u>Score</u></b>
Foundation Communities, Inc.	300 South IH 35 Frontage Rd. #300 Austin, TX 78704	87.50

Note: The Office of Procurement Services conducted a single proposal review and found no exceptions.

### **OWNER/EXECUTIVE**

**Foundation Communities, Inc.**

Walter Moreau, Chief Executive Officer

February 26, 2025

**WHEREAS**, the City of Dallas recognizes a public need within the City to assist targeted communities with financial literacy; and

**WHEREAS**, on May 30, 2024, the Office of Procurement Services issued a Request for Proposals (Solicitation No. BWZ24-0024914) for the administration of a city-wide tax assistance program funded by the City's General Fund, including free tax assistance targeted to communities with high concentrations of Earned Income Tax Credit eligible filers and seeking administrators for the Volunteer Income Tax Assistance (VITA) service delivery; and

**WHEREAS**, the Office of Procurement Services received one proposal from Solicitation No. BWZ24-00024914 and recommends City Council award the service contract in its entirety to the only proposer, Foundation Communities, Inc.

**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 contract with Foundation Communities, Inc. (VS0000081894), approved as to form by the City Attorney, for the administration of a city-wide [pre-tax preparation](#) assistance program for the Office of Community Care and Empowerment for a term of one-year in the amount of \$200,000.00, with a one-year renewal option in the amount of \$200,000.00, in a total amount not to exceed amount of \$400,000.00. Payments made to Foundation Communities, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Foundation Communities, Inc. under the service contract.

**SECTION 2.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$400,000.00 (subject to annual appropriations) to Foundation Communities, Inc. from Service Contract No. OCC-2024-00024914, ~~General~~ [ARPA Redevelopment](#) Fund, Fund ~~0004~~ [0A72](#), Department MGT, Unit ~~5337~~ [AR87](#), Object 3070. Total disbursement not to exceed amount as follows:

Initial term:	\$200,000.00
Renewal Option: Year 1:	<u>\$200,000.00</u>
Total:	\$400,000.00

**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 #:** 25-579A

**Item #:** 48.

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

**AGENDA DATE:** February 26, 2025

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Office of Procurement Services

**EXECUTIVE:** Donzell Gipson

### SUBJECT

Authorize a one-year service contract, with two one-year renewal options, for maintenance and repair of solar power equipment for the Department of Facilities and Real Estate Management - Axiom Solar, Inc., most advantageous proposer of four - Not to exceed \$536,965.00 - Financing: Capital Construction 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 will provide for maintenance and repair of solar power equipment for Department of Facilities and Real Estate Management. Currently the City has 11 active solar systems installed on City-owned facilities. This agreement will provide annual preventive maintenance and corrective maintenances to existing and future solar systems. Solar operations and maintenance (O&M) are crucial in ensuring the long-term sustainability and optimal performance of solar energy systems. This agreement will also ensure the reliable and efficient operation of solar installations by maximizing energy generation and minimizing downtime. Effective O&M practices contribute to the longevity of the system by reducing the need for premature replacement while lowering environmental impact. Proper maintenance also protects site personnel and the surrounding environment.

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

- Department of Facilities and Real Estate Management (2)
- Office of Environmental Quality & Sustainability (1)
- Park & Recreation Department (1)
- Office of Procurement Services (2)\*

\*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                                      | 35 points |
| • Experience                                | 25 points |
| • Approach                                  | 20 points |
| • Business Inclusion and Development Policy | 15 points |
| • Local Preference Program                  | 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 calculated living wage during the solicitation process of this contract is \$18.24; the selected vendor meets this requirement.

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

This item has no prior action.

#### **FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
Capital Construction Fund	\$178,988.33	\$178,988.33	\$178,988.34

#### **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
\$536,965.00	Other Services	N/A
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
37.97%	37.97%	\$203,866.56
• The Business inclusion and Development Policy does not apply to Other Service contracts, however the prime contractor is subcontracting with certified M/WBEs.		
• Axium Solar, Inc. - Local; Workforce - 0.00% Local		

**PROCUREMENT INFORMATION**

Method of Evaluation for Award Type:

Request for Competitive Sealed Proposal	<ul style="list-style-type: none"> <li>• Utilized for high technology procurements, insurance procurements, and other goods and services</li> <li>• Recommended offeror whose proposal is most advantageous to the City, considering the relative importance of price, and other evaluation factors stated in the specifications</li> <li>• Always involves a team evaluation</li> <li>• Allows for negotiation on contract terms, including price</li> </ul>
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The Office of Procurement Services received the following proposals from solicitation number BMZ24-00023800. We opened them on July 19, 2024. We recommend the City Council award this service contract in its entirety to the most advantageous proposer.

\*Denotes successful proposer

<b><u>Proposers</u></b>	<b><u>Address</u></b>	<b><u>Score</u></b>
*Axium Solar, Inc.	3499 FM 1461 McKinney, TX 75071	84.74
Sunbox Pros, LLC	2451 West Grapevine Mills Cr. Suite 1020 Grapevine, TX 76051	70.25
Diversified Wiring Solutions LLC	2414 Arbuckle Ct. Dallas, TX 75229	62.13
Kosmos Solar	1320 Post North Paddock Rd. Suite 500 Grand Prairie, TX 75050	Non-responsive

**OWNER/EXECUTIVE**

**Axium Solar, Inc.**

Yvonne Kendrick, President

February 26, 2025

**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 Axiom Solar, Inc. (VS0000074713), approved as to form by the City Attorney, for maintenance and repair of solar power equipment for the Department of Facilities and Real Estate Management for a term of one year, with two one-year renewal options, in an amount not to exceed \$536,965.00. If the service was bid or proposed on an as needed basis, unit price basis for performance of specified tasks, payments made to Axiom Solar, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Axiom Solar, Inc. under the contract.

**SECTION 2.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$536,965.00 (subject to annual appropriations) to Axiom Solar, Inc. from Service Contract No. FRM-2024-00023800.

**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 #:** 25-573A

**Item #:** 49.

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

**AGENDA DATE:** February 26, 2025

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Office of Procurement Services

**EXECUTIVE:** Donzell Gipson

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### **SUBJECT**

Authorize a three-year master agreement for the purchase of kitchen and cafeteria supplies for the Dallas Fire-Rescue Department - Always Available Wholesales & Supply Services Corp., lowest responsible bidder of four - Estimated amount of \$136,500.00 - 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 kitchen and cafeteria supplies for the Dallas Fire-Rescue Department. This agreement will provide miscellaneous kitchen and cafeteria supplies to be used at Dallas Fire-Rescue Department stations and facilities for a three-year period. Examples of items which are included in this agreement are as follows:

- Dinnerware
- Baking Utensils
- Kitchen Utensils
- Serving Ware
- Cookware
- Other Miscellaneous Kitchen Supplies.

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)**

This item has no prior action.

**FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
General Fund	\$35,000.00	\$50,750.00	\$50,750.00

**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
\$136,500.00	Goods	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
0.00%	0.00%	\$0.00
<ul style="list-style-type: none"> <li>The Request for Bid method of procurement resulted in the lowest responsive bidders being select, which resulted in no M/WBE.</li> <li>Always Available Wholesales &amp; Supply Services Corp. - Non-local; Workforce - 0.00% Local</li> </ul>		

**PROCUREMENT INFORMATION**

Method of Evaluation for Award Type:

Low Bid	<ul style="list-style-type: none"> <li>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</li> <li>Negotiations are not allowed</li> </ul>
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The Office of Procurement Services received the following bids from solicitation number BF24-00026329. We opened them on January 3, 2025. We recommend the City Council award this master agreement in its entirety to the lowest responsive and responsible bidder.

\*Denotes successful bidder

<b><u>Bidder</u></b>	<b><u>Address</u></b>	<b><u>Amount</u></b>
*Always Available Wholesales & Supply Services Corp.	464 Bass Cr. Huntsville, AL 35801	\$136,500.00



Dream Big Ventures LLC	1314 Emancipation Ave. Houston, TX 77003	\$157,100.00
Chef's Depot, Inc.	800 Gessner Rd. Suite 600 Houston, TX 77024	\$175,500.00
USA Restaurant Suppliers	2833 Crockett St. Suite 207 Fort Worth, TX 76107	\$195,000.00

**OWNER/EXECUTIVE****Always Available Wholesales & Supply Services Corp.**

Debra Holt, Chief Executive Officer

February 26, 2025

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

**SECTION 1.** That a master agreement for the purchase of kitchen and cafeteria supplies for the Dallas Fire-Rescue Department is authorized with Always Available Wholesales & Supply Services Corp. (VC0000033944), approved as to form by the City Attorney, for a term three years, in the estimated amount of \$136,500.00. 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 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 kitchen and cafeteria supplies for the Dallas Fire-Rescue Department. If a written contract is required or requested for any or all purchases of kitchen and cafeteria supplies for the Dallas Fire-Rescue 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 \$136,500.00, but not more than the amount of budgetary appropriations for this master agreement during its term to Always Available Wholesales & Supply Services Corp. from Master Agreement Contract No. DFD-2024-00026329.

**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

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**File #:** 25-545A

**Item #:** 50.

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

**AGENDA DATE:** February 26, 2025

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Office of Procurement Services

**EXECUTIVE:** Donzell Gipson

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### **SUBJECT**

Authorize a three-year service price agreement for laboratory instruments preventative maintenance services for the Dallas Water Utilities Department - HACH Company, lowest responsible bidder of two - Estimated amount of \$111,198.00 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

### **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 laboratory instruments preventive maintenance services for the Dallas Water Utilities Department (DWU). This service agreement allows for the proper and timely calibration, maintenance, and repairs of DWU laboratory instruments. Routine maintenance of the instruments safeguards DWU's ability to perform accurate analysis and comply with the standards for our National Laboratory Accreditation Program Certification.

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 calculated living wage during the solicitation process of this contract is \$22.05; the selected vendor meets this requirement.

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

On September 9, 2021, the City Council authorized a three-year service price agreement for laboratory instruments preventive maintenance services for the Water Utilities Department with Brinkmann Instruments, Inc. dba Metrohm USA, Inc., Thermo Electron North America LLC, Agilent Technologies, Inc., and Biotage LLC by Resolution No. 21-1469.

**FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
Dallas Water Utilities Fund	\$37,066.00	\$37,066.00	\$37,066.00

**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
\$111,198.00	Other Services	<del>32.00%</del> <a href="#">N/A</a>
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
<del>0.00%</del> <a href="#">N/A</a>	<del>0.00%</del> <a href="#">N/A</a>	<del>\$0.00</del> <a href="#">N/A</a>
<ul style="list-style-type: none"> <li>The Request for Bid method of procurement resulted in the lowest responsive bidders being select, which resulted in no M/WBE.</li> <li>HACH Company - Non-local; Workforce - 0.00% Local</li> </ul>		

**PROCUREMENT INFORMATION**

Method of Evaluation for Award Type:

Low Bid	<ul style="list-style-type: none"> <li>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</li> <li>Negotiations are not allowed</li> </ul>
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The Office of Procurement Services received the following bids from solicitation number BK24-00025727. We opened them on September 20, 2024. We recommend the City Council award this service price agreement in its entirety to the lowest responsive and responsible bidder.

\*Denotes successful bidder

<b><u>Bidders</u></b>	<b><u>Address</u></b>	<b><u>Amount</u></b>
*HACH Company	5600 Lindbergh Drive Loveland, CO 80538	\$111,198.00
PerkinElmer U.S. LLC	710 Bridgeport Avenue Shelton, CT 06484	*Non-responsive

**OWNER/EXECUTIVE**

**HACH Company**

Tom Bolling, President

February 26, 2025

**WHEREAS**, on September 9, 2021, the City Council authorized a three-year service price agreement for laboratory instruments preventive maintenance services for the Water Utilities Department with Brinkmann Instruments, Inc. dba Metrohm USA, Inc. in the estimated amount of \$191,227.65, Thermo Electron North America LLC in the estimated amount of \$136,520.15, Agilent Technologies, Inc. in the estimated amount of \$53,908.48, and Biotage LLC in the estimated amount of \$43,100.00, in a total estimated amount of \$424,756.28, by Resolution No. 21-1469.

**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 HACH Company (029911), approved as to form by the City Attorney for laboratory instruments preventative maintenance services for the Dallas Water Utilities Department for a term of three years, in the estimated amount of \$111,198.00. 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 HACH Company shall be based only on the amount of the services directed to be performed by the City and properly performed by HACH Company 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 \$111,198.00 (subject to annual appropriations), but not more than the amount of budgetary appropriations for this service price agreement during its term to HACH Company from Service Price Agreement Contract No. DWU-2024-00025727.

**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 #:** 25-300A

**Item #:** 51.

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

**AGENDA DATE:** February 26, 2025

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Office of Procurement Services

**EXECUTIVE:** Donzell Gipson

### **SUBJECT**

Authorize a three-year service price agreement for bi-annual preventative maintenance services and repairs for variable frequency drives and soft starters for the Dallas Water Utilities Department - Shermco Industries, Inc., most advantageous proposer of two - Estimated amount of \$2,088,850.00 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

### **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 bi-annual preventative maintenance services and repairs for variable frequency drives and soft starters for the Dallas Water Utilities Department. These bi-annual preventive maintenance services and evaluations are for teardown and repair services for variable drives, and soft starters operating within the City's water system. Maintenance and repairs are required to ensure the drives and soft starters perform at their peak levels and provide continuous pump and motor operation. This contract will service variable frequency drives of various sizes ranging from 25HP to 3,000HP and soft starters, from 100HP to 5,000HP.

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

- Dallas Water Utilities Department (2)
- Department of Information and Technology Services (1)
- Parks & Recreation Department (1)
- Office of Procurement Services (2)\*

\*The Office of Procurement Services evaluated cost and local preference, if applicable.

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

- Cost and timeframe 30 points
- Experience 25 points
- Approach 25 points
- Business Inclusion and Development 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 calculated living wage during the solicitation process of this contract is \$18.24; the selected vendor meets this requirement.

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

This item has no prior action.

#### **FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
Dallas Water Utilities Fund	\$696,283.33	\$696,283.33	\$696,283.34

#### **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
\$2,088,850.00	Other Services	N/A
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
N/A	N/A	N/A
• M/WBE goal waived due to no M/WBE availability.		
• Shermco Industries, Inc. - Local; Workforce - 25.00% Local		



**PROCUREMENT INFORMATION**

Method of Evaluation for Award Type:

Request for Competitive Sealed Proposal	<ul style="list-style-type: none"><li>• Utilized for high technology procurements, insurance procurements, and other goods and services</li><li>• Recommended offeror whose proposal is most advantageous to the City, considering the relative importance of price, and other evaluation factors stated in the specifications</li><li>• Always involves a team evaluation</li><li>• Allows for negotiation on contract terms, including price</li></ul>
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The Office of Procurement Services received the following proposals from solicitation number BVZ24-00025737. We opened them on August 29, 2024. We recommend the City Council award this service price agreement in its entirety to the most advantageous proposer.

\*Denotes successful proposer

<b><u>Proposers</u></b>	<b><u>Address</u></b>	<b><u>Score</u></b>
*Shermco Industries, Inc.	2425 East Pioneer Drive Irving, TX 75061	71.75
Flexa Systems	860 Hembry Street Suite 401 Lewisville, TX 75022	40.66

**OWNER/EXECUTIVE**

**Shermco Industries, Inc.**

Phil Petrocelli, Chief Executive Officer

February 26, 2025

**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 Shermco Industries, Inc. (VS0000057130), approved as to form by the City Attorney, for bi-annual preventative maintenance services and repairs for variable frequency drives and soft starters for the Dallas Water Utilities Department for a term of three years, in the estimated amount of \$2,088,850.00. 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 Shermco Industries, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Shermco Industries, Inc. 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 \$2,088,850.00 (subject to annual appropriations), but not more than the amount of budgetary appropriations for this service price agreement during its term to Shermco Industries, Inc. from Service Price Agreement Contract No. DWU-2024-00025737.

**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 #:** 25-473A

**Item #:** 52.

**STRATEGIC PRIORITY:** Quality of Life, Arts, and Culture

**AGENDA DATE:** February 26, 2025

**COUNCIL DISTRICT(S):** 1

**DEPARTMENT:** Park & Recreation Department

**EXECUTIVE:** John D. Jenkins

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### **SUBJECT**

Authorize **(1)** a six-month service contract to complete a sand bunker renovation project at Stevens Park Golf Course for the Park & Recreation Department with Landscapes Unlimited, LLC in the amount of \$499,538.06 through The Interlocal Purchasing System cooperative agreement; and **(2)** an increase in appropriations not to exceed \$499,538.06 in the Golf Improvement Fund - Not to exceed \$499,538.06 - Financing: Golf Improvement Fund

### **BACKGROUND**

This service contract will be used to complete the Stevens Park Golf Course sand bunker renovation project with the goal of enhancing the playing conditions and aesthetics of the golf course. The scope of work will include the removal and disposal of existing sand, bunker liner and pea gravel. In addition, the project will allow for the inspection and repair of existing drain lines, the reshaping of bunker faces, installation of capillary concrete and the pouring of new sand.

Selecting proper bunker sand is critical to the playability, aesthetic, performance and maintenance of golf courses. Sand chosen for bunkers can also impact the style of construction and architecture of the course. This service contract will ensure that patrons of Stevens Park Golf Course will continue to enjoy the quality and playability associated with City of Dallas golf course bunkers.

The Interlocal Purchasing System 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 authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization.

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

On December 13, 2023, the City Council authorized the purchase of 960 tons of bunker white premium golf course sand for Park & Recreation Department with Turf Aggregates, LLC dba Turf Materials by Resolution No. 23-1680.

On December 12, 2024, the Park and Recreation Board authorized a six-month service contract to complete a sand bunker renovation project at Stevens Park Golf Course for the Park & Recreation Department with Landscapes Unlimited, LLC in an amount not to exceed \$499,538.00 through The Interlocal Purchasing System Cooperative Agreement.

### **FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
Golf Improvement Fund	\$499,538.06	\$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
\$499,538.06	Other Services	N/A
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
N/A	N/A	N/A
<ul style="list-style-type: none"> <li>The Business Inclusion and Development Policy does not apply to Cooperative Purchasing Agreements.</li> <li>Landscapes Unlimited, LLC - Non-local; Workforce - 0.00% Local</li> </ul>		

### **PROCUREMENT INFORMATION**

Method of Evaluation for Award Type:

Cooperative Purchasing Agreement	<ul style="list-style-type: none"> <li>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</li> <li>Cooperative Purchasing is an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement</li> </ul>
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### **OWNER/EXECUTIVES**

#### **Landscapes Unlimited, LLC**

1201 Aries Drive  
Lincoln, Nebraska 68512

William M. Kubly, Founder  
John Pugliese, Chief Executive Officer  
Jim Flynn Chief Marketing Officer/President

February 26, 2025

**WHEREAS**, on June 12, 2019, the City Council authorized the purchase of replacement bunker golf course sand to be utilized at the Tenison Park Golf Course for the Park & Recreation Department with Texas Sports Sand, Inc. in an amount not to exceed \$97,572.00, by Resolution No. 19-0895; and

**WHEREAS**, on December 13, 2023, the City Council authorized the purchase of 960 tons of bunker white premium golf course sand to be utilized at Stevens Park Golf Course and Keeton Park Golf Course for the Park & Recreation Department with Turf Aggregates, LLC. dba Turf Materials in an amount not to exceed \$124,320.00, by Resolution No. 23-1680.

**Now, Therefore,**

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

**SECTION 1.** That the Park and Recreation Board President and the City Manager are hereby authorized to execute a service contract with Landscapes Unlimited, LLC, approved as to form by the City Attorney, to complete a sand bunker renovation project at Stevens Park Golf Course for the Park & Recreation Department for a term of six months, in an amount not to exceed \$499,538.06, through The Interlocal Purchasing System cooperative agreement. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Landscapes Unlimited, LLC, shall be based only on the amount of the services directed to be performed by the City and properly performed by Landscapes Unlimited, LLC under the contract.

**SECTION 2.** That the City Manager is hereby authorized an increase in appropriations in an amount not to exceed \$499,538.06 in the Golf Improvement Fund, Fund 0332, Department PKR, Unit W115, Object 3210.

**SECTION 3.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$499,538.06 to Landscapes Unlimited, LLC from the Golf Improvement Fund, Fund 0332, Department PKR, Unit W115, Object 3210, Commodity 91250, Vendor VC0000008415, Service Contract No. PKR-2024-00025845.

**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.



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

**File #:** 25-649A

**Item #:** 53.

**STRATEGIC PRIORITY:** Quality of Life, Arts, and Culture

**AGENDA DATE:** February 26, 2025

**COUNCIL DISTRICT(S):** 12

**DEPARTMENT:** Park & Recreation Department

**EXECUTIVE:** John D. Jenkins

### **SUBJECT**

Authorize **(1)** an Advance Funding Agreement with the United States Department of Transportation Federal Highway Administration through the Texas Department of Transportation (TxDOT) (Agreement Nos. CSJ 0918-22-287 and 0918-24-288, Assistance Listing No. 20.205) for the Congestion Mitigation & Air Quality (CMAQ) Program for the construction and reconstruction of the Timberglen Trail from Moss Glen Park to the Preston Ridge Trail including associated transportation improvements in the amount of \$3,229,340.00 as federal share in the total project cost of \$3,739,844.00 (includes \$3,173,513.00 in Federal reimbursement, \$55,827.00 in Direct State Cost), \$180,885.00 in Indirect State participation cost from TxDOT, local match for City participation in the amount of \$329,619.00 for CSJ 0918-22-287 and Transportation Development Credits used in lieu of a local match for CSJ 0918-24-288, valued at \$438,000.00, and Direct State Costs participation from the City in the amount of \$83,741.00; **(2)** [the establishment of appropriations in the amount of \\$3,173,513.00 in the TxDOT CMAQ Timberglen Trail Project Fund](#); **(3)** the receipt and deposit of funds in the amount of \$3,173,513.00 in the TxDOT CMAQ Timberglen Trail Project Grant Fund; **(4)** the disbursement of a warrant check payable to TxDOT for the amount of \$139,568.00; and **(5)** the execution of the agreement with TxDOT and all terms, conditions, and documents required by the agreement - Total amount of \$3,503,132.00 - Financing: Street and Transportation Improvements (A) Fund (2017 General Obligation Bond Fund) (\$329,619.00), and TxDOT CMAQ Timberglen Trail Project Grant Fund (\$3,173,513.00)

### **BACKGROUND**

In 2023, the City of Dallas was awarded Congestion Mitigation & Air Quality Program funding from the North Central Texas Council of Governments, in the amount of \$3,739,844.00, for the construction of the Timberglen Trail from Moss Glen Park to the Preston Ridge Trail.

The project is funded with federal sources, with the use of Transportation Development Credits and 2017 Bond Funds to serve as the required local match.

A Transportation Development Credit (TDC) is a financial accounting tool approved by the Federal Highway Administration allowing the use of federal funding without the requirement of a cash match. These credits are non-cash credits allocated to states as a representative value to account for toll road and tolled managed lanes that benefit the federal system.

Mobility 2045, the region's current Metropolitan Transportation Plan, makes recommendations consisting of policies, programs, and projects that reflect regional priorities and support Mobility 2045 goals. However, the construction of infrastructure projects alone cannot achieve the goals of Mobility 2045.

To encourage the development of alternative, strategic solutions, Mobility 2045 includes a voluntary list of policies that local governments and transportation agencies can choose to adopt. These policies aim to address issues that affect transportation in the region and cover a wide range of topics. By voluntarily adopting 50 percent of these policies, participating agencies will receive an offset of local funds in federal transportation projects in the form of Transportation Development Credits. The City of Dallas participates in this program and is therefore eligible for the use of TDC's.

The CMAQ Program utilizes federal funding, administered by the TxDOT. Acceptance of all federal-aid project funds are subject to Disadvantaged Business Enterprises Program (DBE) requirements and the City must operate under TxDOT's DBE Program, rather than the City's Business Inclusion and Development Plan. This Advance Funding Agreement sets forth the parameters for both agencies and specifies the responsibilities of each.

### **ESTIMATED SCHEDULE OF PROJECT**

Began Design	August 2023
Complete Design	August 2025
Begin Construction	February 2026
Complete Construction	January 2027

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

On January 9, 2025, the Park and Recreation Board approved the Advanced Funding Agreement and acceptance of a grant from the United States Department of Transportation Federal Highway Administration through the TxDOT for the CMAQ Program (Agreement Nos. CSJ 0918-22-287 and 0918-24-288, Assistance Listing No. 20.205) for the construction of the Timberglen Trail from Moss Glen Park to the Preston Ridge Trail including associated transportation improvements.

### **FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
TxDOT CMAQ Timberglen Trail Project Grant Fund	\$3,173,513.00	\$0.00	\$0.00
Street and Transportation Improvements (A) Fund (2017 General Obligation Bond Fund)	\$ 329,619.00	\$0.00	\$0.00
Total	\$3,503,132.00	\$0.00	\$0.00



The City of Dallas will be responsible for project cost-overruns and future maintenance once the project is complete.

**MAP**

Attached



February 26, 2025

**WHEREAS**, the City of Dallas was awarded Congestion Mitigation Air Quality Program funding in the amount of \$3,739,844.00, from the North Central Texas Council of Governments for construction and reconstruction of the Timberglenn Trail from Moss Glen Park to the Preston Ridge Trail; and

**WHEREAS**, the City of Dallas desires to enter into an Advance Funding Agreement with the Texas Department of Transportation (TxDOT) for a Congestion Mitigation Air Quality Program Project (Agreement Nos. CSJ: 0918-24-287 and CSJ: 0918-24-288) for the design and construction of the Timberglenn Trail; and

**WHEREAS**, the Federal portion is \$3,229,340.00, the State's portion is \$180,885.00, and the City of Dallas' portion is \$329,619.00 for CSJ 0918-22-287 and Transportation Development Credits used in lieu of a local match for CSJ 0918-24-288 valued at \$438,000.00; and

**WHEREAS**, the City of Dallas will be responsible for any change orders or bid overruns.

**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 Advance Funding Agreement with the United States Department of Transportation Federal Highway Administration through the Texas Department of Transportation (TxDOT) (Agreement Nos. CSJ 0918-22-287 and 0918-24-288, Assistance Listing No. 20.205) for the Congestion Mitigation & Air Quality (CMAQ) Program for the construction and reconstruction of the Timberglenn Trail from Moss Glen Park to the Preston Ridge Trail including associated transportation improvements in the amount of \$3,229,340.00 as federal share in the total project cost of \$3,739,844.00 (includes \$3,173,513.00 in Federal reimbursement, \$55,827.00 in Direct State Cost), \$180,885.00 in Indirect State participation cost from TxDOT, local match for City participation in the amount of \$329,619.00 for CSJ 0918-22-287 and Transportation Development Credits (TDC) used in lieu of a local match for CSJ 0918-24-288 valued at \$438,000.00, and Direct State Costs participation from the City in the amount of \$83,741.00, approved as to form by the City Attorney.

**SECTION 2.** That the City Manager is hereby authorized to execute all terms, conditions, and documents required by the grant agreement which may be terminated under the conditions as stated in the Agreement. This Advance Funding Agreement may be terminated by the State of Texas if the project is inactive for thirty-six months or longer and no expenditure has been charged against Federal funds.

February 26, 2025

**SECTION 3.** That the City Manager is hereby authorized to establish appropriations in the amount of \$3,173,513.00 in the TxDOT CMAQ Timberglen Trail Project Fund, Fund F784, Department PKR, Unit 682A, Object 4599.

**SECTION 4.** That the Chief Financial Officer is hereby authorized to receive and deposit funds in the amount of \$3,173,513.00 in the TxDOT CMAQ Timberglen Trail Project Grant Fund, Fund F784, Department PKR, Unit 682A, Revenue Code 6506.

**SECTION 5.** That the Chief Financial Officer is hereby authorized to disburse funds in the amount ~~not to exceed~~ of \$3,173,513.00 in accordance with the terms and conditions of the agreement in the TxDOT CMAQ Timberglen Trail Project Grant Fund, Fund F784, Department PKR, Unit 682A, Object 4599.

**SECTION 6.** That the Chief Financial Officer is hereby authorized to disburse funds to TxDOT in the amount ~~not to exceed~~ of \$139,568.00 in accordance with the terms and conditions of the agreement from Street and Transportation Improvements (A) Fund (2017 General Obligation Bond Fund), Fund 1V22, Department TRN, Unit VA40, Object 4820, Activity INVG, Program TP17VA40, Encumbrance/Contract No. PKR-2024-00025306, Vendor 020318.

**SECTION 7.** That the Chief Financial Officer is hereby authorized to disburse funds in the amount ~~not to exceed~~ of \$190,051.00 in accordance with the terms and conditions of the agreement from Street and Transportation Improvements (A) Fund (2017 General Obligation Bond Fund) Fund, Fund 1V22, Department TRN, Unit VA40, Object 4820, Activity INVG, Program TP17VA40, Encumbrance/Contract No. PKR-2024-00025306, Vendor 020318.

**SECTION 8.** That the Chief Financial Officer is hereby authorized to reclassify the disbursement to a Prepaid Expense, Balance Sheet Account 032B, if required by Generally Accepted Accounting Principles.

**SECTION 9.** 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 10.** That this contract is designated as Contract No. PKR-2024-00025306.~~

**SECTION 104.** 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  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 25-493A

**Item #:** 54.

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**AGENDA DATE:** February 26, 2025

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

**DEPARTMENT:** City Secretary's Office

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**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)





# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 25-760A

**Item #:** 55.

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**Real Estate (Sec. 551.072 T.O.M.A.) and Attorney Briefing (Sec. 551.071 T.O.M.A.)**

- (1) Deliberate the purchase, exchange, lease, or value of real property located at 508 Young Street because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person; and (2) seek the advice of the City Attorney on this matter (Sec. 551.071 T.O.M.A.).



## Agenda Information Sheet

**File #:** 25-755A

**Item #:** 56.

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

**AGENDA DATE:** February 26, 2025

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

**DEPARTMENT:** City Secretary's Office

**EXECUTIVE:** Bilierae Johnson

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### **SUBJECT**

A resolution authorizing **(1)** a joint election agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas County, for the conduct of a joint election to be held on Saturday, May 3, 2025, in an amount not to exceed \$1,033,010.75; **(2)** legal advertising in connection with the Saturday, May 3, 2025 General Election, in an amount not to exceed \$150,000.00; and **(3)** \$300.00 for translation services for publication and posting notices related to the election - Not to exceed \$1,183,310.75 - Financing: General Fund

### **BACKGROUND**

Subchapter D of Chapter 31 of the Texas Election Code provides that the City may contract with the county elections administrator for certain election services. Chapter 271 of the Texas Election Code provides that the City may enter into an agreement with other political jurisdictions that may be conducting elections on the same day in election precincts that can be served by common polling places.

The City of Dallas, Dallas County, and other Dallas County political jurisdictions will conduct elections on Saturday, May 3, 2025. This action authorizes the City to hold the election jointly with jurisdictions that share common polling places and contract with the Dallas County Elections Department for election services, including the selection, training and compensation of precinct election judges, subject to the approval of the City and the other contracting authorities. For any election held, political jurisdictions are required to use only county polling places. Therefore, the City may only contract with Dallas County Elections Department to handle only those polling places that are within their county.

Chapter IV, Section 11 of the Dallas City Charter states, in part, "If no candidate for a particular office receives a majority of the votes cast for all candidates for that office in the first election, a runoff election for that office is required." In the event a runoff election is necessary, the Elections Administrator will provide the City Secretary with an itemized list of additional estimated election expenses which will be presented for city council approval at a future date.



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

The item has no prior action.

**FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
General Fund	\$1,183,310.75	\$0.00	\$0.00

February 26, 2025

**WHEREAS**, the City Council has ordered a general election to be held on Saturday, May 3, 2025; and

**WHEREAS**, the purpose of the general election to elect one member to the city of Dallas to be designated as Member of Council, Places 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 as the term ends June 16, 2025; and

**WHEREAS**, Dallas County and other jurisdictions have also ordered elections to be held on Saturday, May 3, 2025; and

**WHEREAS**, the City of Dallas and other jurisdictions holding elections on Saturday, May 3, 2025, desire to hold the elections jointly in accordance with Chapter 271 of the Texas Election Code; and

**WHEREAS**, the City of Dallas and other jurisdictions holding elections on Saturday, May 3, 2025, desire to contract with the Dallas County Elections Administrator for election services in accordance with Subchapter D of Chapter 31 of the Texas Election Code; and

**WHEREAS**, the election services contract provides that the Elections Administrator will arrange for the selection, training and compensation of precinct election judges, subject to the approval of the City and the other contracting authorities.

**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 joint election agreement and election services contract between the City of Dallas, other jurisdictions holding elections for a joint election to be held on Saturday, May 3, 2025, to be administered by the Dallas County Elections Administrator in accordance with Subchapter D of Chapter 31 and Chapter 271 of the Texas Election Code.

**SECTION 2.** That the contract will provide that the Elections Administrator perform or to supervise the performance of any or all of the corresponding duties and functions that the Elections Administrator performs in connection with a county-wide election.

**SECTION 3.** That the contract will provide that the Elections Administrator may contract with third parties for election services and supplies and pay the claims for those election expenses from funds deposited by the City and the other contracting authorities in an election services contract fund in the county treasury established for this election.

February 26, 2025

**SECTION 4.** That the Elections Administrator has provided the City Secretary with an itemized list of estimated election expenses to be paid from the election services contract fund prior to execution of the contract, and will provide an itemized list of actual election expenses to be paid from the election services contract fund no later than the 180th day after the date of the election.

**SECTION 5.** That the City Secretary is authorized to approve on behalf of the City of Dallas any changes in the list of recommended election judges which may become necessary because of the inability or refusal to serve of any of the persons named in the contract.

**SECTION 6.** That the Chief Financial Officer is hereby authorized to pay the Dallas County Treasurer an amount not to exceed \$1,033,010.75 for deposit in the election services contract fund as the City's estimated share of the costs of the Saturday, May 3, 2025 joint election from General Fund, Fund 0001, Department SEC, Unit 1190, Object 3070, Fiscal Year 2022-2023, Encumbrance/Contract No. SEC-2025-00026994, Vendor 014003.

**SECTION 7.** That the Chief Financial Officer is hereby authorized to pay for advertising services in an amount not to exceed \$150,000.00 from General Fund, Fund 0001, Department SEC, Unit 1190, Object 3320.

**SECTION 8.** That the Chief Financial Officer is hereby authorized to pay for translation services in an amount not to exceed \$300.00 from General Fund, Fund 0001, Department SEC, Unit 1190, Object 3099.

**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.

**ELECTION SERVICES CONTRACT (“Election Services Contract” or “Contract”)  
BETWEEN THE DALLAS COUNTY ELECTIONS ADMINISTRATOR**

**AND**

**City of Balch Springs (COBS)  
City of Cedar Hill (COCH)  
City of Cockrell Hill (COCKH)  
City of Combine (COCb)  
City of Dallas (COD)  
City of DeSoto (CODE)  
City of Duncanville (CODu)  
City of Farmers Branch (COFB)  
City of Garland (COG)  
City of Grand Prairie (COGP)  
City of Hutchins (COH)  
City of Irving (COI)  
City of Lancaster (COL)  
City of Lewisville (COLe)  
City of Richardson (COR)  
City of Rowlett (CORo)  
City of Sachse (COSa)  
City of Seagoville (COS)  
City of Wilmer (COW)  
City of Wylie (COWy)  
Carrollton-Farmers Branch ISD (CFBISD)  
Cedar Hill ISD (CHISD)  
Coppell ISD (CpISD)  
Dallas ISD (DISD)  
DeSoto ISD (DeISD)  
Duncanville ISD (DUISD)  
Ferris ISD  
Garland ISD (GISD)  
Grand Prairie ISD (GPISD)  
Highland Park ISD (HPISD)  
Lancaster ISD (LISD)  
Mesquite ISD (MISD)  
Richardson ISD (RISD)  
Sunnyvale ISD  
Town of Addison (TOA)  
Town of Highland Park (TOHP)  
Town of Sunnyvale (TOS)  
Lancaster Municipal Utility District 1 (LMUD1)  
Northwest Dallas County Flood Control District 1 (NWDCFCD1)  
(Collectively, “Participating Political Subdivision(s)”)**

**FOR THE CONDUCT OF JOINT ELECTION  
TO BE HELD SATURDAY, MAY 3, 2025  
TO BE ADMINISTERED BY THE DALLAS COUNTY ELECTIONS DEPARTMENT**

**1) STATUTORY AUTHORITY FOR AND PARTIES TO THIS ELECTION SERVICES CONTRACT**

- a) Heider Garcia is the duly appointed County Elections Administrator (“Elections Administrator”) of Dallas County, Texas (“County”) and the Department Head of the Dallas County Elections Department (“DCED”). As such, Heider Garcia is the County’s Voter Registrar and the Election Officer of Dallas County, Texas, and is authorized by Subchapter D of Chapter 31 of Title 3 and Chapter 271 of Title 16 of the Texas Election Code to enter into this Election Services Contract (“Election Services Contract” or “Contract”) with the contracting authorities of the Participating Political Subdivisions listed in “**Attachment E**” of this Election Services Contract. DCED acts at the direction of the Elections Administrator. **The Elections Administrator, DCED, and the Participating Political Subdivisions together may be referred to collectively as “Parties” or individually as “Party.”**
- b) The Participating Political Subdivisions are hereby participating with each other in this **Joint Election to be held in Dallas County, Texas on Saturday, May 3, 2025**, under Chapter 271 of Title 16 of the Texas Election Code (“Joint Election”); and are hereby contracting with the Elections Administrator of Dallas County, Texas to perform the election services set forth in this Election Services Contract under Subchapter D of Chapter 31 of Title 3 and Chapter 271 of Title 16 of the Texas Election Code. The Participating Political Subdivisions acknowledge that they are participating in this Joint Election with each other to the extent that they have candidates and/or propositions on the ballot in this Joint Election. The terms and conditions of this Elections Services Contract also apply to any run-off election or re-count related to this Joint Election unless otherwise agreed in writing.
- c) The Elections Administrator will coordinate, supervise, and handle all aspects of administering this Joint Election in accordance with the provisions of the Texas Election Code and as outlined in this Election Services Contract. Each contracting authority of each Participating Political Subdivision will pay its share of the Election Costs to the Elections Administrator for the equipment, supplies, services, and administrative costs outlined in this Election Services Contract. The Elections Administrator will administer the election; however, each Participating Political Subdivision will be responsible for the duties directly administered by the Participating Political Subdivision. Pursuant to Texas Election Code §§ 31.093 and 31.098, the Elections Administrator may enter a contract to furnish the election services requested within this Election Services Contract.
- d) Pursuant to Texas Election Code Section 2.025 and Texas Secretary of State Election Advisory No. 2024-38, if a runoff election is necessary, the date of the runoff for this Joint Election would be **Saturday, June 7, 2025 (“Joint Runoff Election”)**. This Elections Services Contract and its terms will be automatically extended to cover the Joint Runoff

Election unless a Participating Political Subdivision states in writing **on or before Friday, May 16, 2025**, that it does not wish to participate in a Joint Runoff Election contemplated herein. DCED will provide each Participating Political Subdivision to which this Section 1(d) applies an estimated cost based on the formula in Section 10(b), and such estimated costs will be paid in accordance with Section 10(e) ("Joint Runoff Fees"). Early voting polling place(s) and vote centers for any runoff will be established in accordance with Texas Election Code §§ 43.004 and 43.007.

- e) Joint Runoff Fees will be deposited into a special and separate Joint Runoff Election account. The Joint Runoff Fees must be deposited by the Participating Political Subdivisions that are participating in the Joint Runoff Election within seven (7) days after DCED provides unofficial results of the Joint Election to the Participating Political Subdivisions.
  - f) In the event of a recount and upon a Participating Political Subdivision's written request, the DCED will provide assistance for a recount to the extent permitted and in accordance with Title 13 of the Texas Election Code ("Recount(s)"). The Participating Political Subdivisions requesting a Recount shall deposit with DCED the deposit received by the candidate requesting the Recount. DCED will bill each requesting Participating Political Subdivision for providing assistance for any Recounts, and such costs will be in accordance with the allowable costs under the Texas Election Code ("Recount Fees"). Recount Fees will be paid by the requesting Participating Political Subdivisions in accordance with Section 10 (e).
- 2) **ATTACHMENTS** The following attachments are hereby incorporated into this Election Services Contract as if set forth herein in their entirety. The Participating Political Subdivisions acknowledge that the following attachments are subject to reasonable changes by the Dallas County Elections Administrator before, during, and after Election Day and any runoff election(s), if any runoff election(s) are required by law to be held.
- a) **"Attachment A"** is an itemized list of the estimated election expenses for this Joint Election and the amounts that each Participating Political Subdivision must deposit with the Dallas County Elections Department. It also includes the Deposit Detail for each entity. The Elections Administrator will amend "Attachment A" to reflect the changing estimates of election expenses that are caused by changing circumstances and by the withdrawal of Participating Political Subdivision(s), if any, from this Election Services Contract.
  - b) **"Attachment B"** is a list of the early voting polling places for this Joint Election. ("early voting vote center(s), or "early voting polling place(s)"
  - c) **"Attachment C"** is a list of the Election Day Countywide polling places ("vote center(s)") for this Joint Election.
  - d) **"Attachment D"** is a list of the presiding election judges and alternate election judges for Election Day for this Joint Election..
  - e) **"Attachment E"** is a list of the Participating Political Subdivisions that will be holding

elections in Dallas County election precincts and sub-precincts and the number of registered voters in each of those election precincts or sub-precincts. "Attachment E" will be amended if any of the Participating Political Subdivisions withdraw from this Election Services Contract. "Attachment E" will be amended to reflect the number of registered voters in each election precinct and sub-precinct as of the statutory deadline of **April 3, 2025**, for voters to submit applications to register to vote or changes of address in this Joint Election.

- f) **"Attachment F"** will contain, for each Participating Political Subdivision, the full name of the person serving as a point of contact, the physical address, the mailing address, a facsimile number, and an email address. "Attachment F" will be amended if any of the Participating Political Subdivisions withdraw from this Election Services Contract.
- g) Notwithstanding Section 18, if any of the foregoing attachments are amended by the Elections Administrator, the Elections Administrator will send each Participating Political Subdivision an amended version of the attachment by email to the email address provided by each Participating Political Subdivision in **"Attachment F"**. Such amended attachments will be emailed no later than before the start of early voting by personal appearance. If any amendments of any attachments are necessary after the start of early voting by personal appearance, such amended attachments will be emailed no later than five (5) calendar days after Election Day.

### 3) LEGAL DOCUMENTS

- a) Each Participating Political Subdivision will prepare, adopt, and publish all legally required election orders, resolutions, notices, and other documents that are required by, or of, their governing bodies. Any orders, resolutions, notices, or other documents that are required to be posted to the County's website shall be provided by each Participating Political Subdivision to the Elections Administrator at least three (3) business days before the statutory deadline to post and such orders, resolutions, notices, or other documents shall be posted to the County's website as directed by the Participating Political Subdivisions. Any orders, resolutions, notices, or other documents that are required to be posted at an early voting or election day vote center shall be provided by each Participating Political Subdivision to the Elections Administrator at least seven (7) business days before the statutory deadline to post and such orders, resolutions, notices, or other documents will be provided to each election judge or clerk for posting. **The Elections Administrator and DCED are not responsible for the proper posting or verification of posting of any required notice, order, resolution, or other documents at any early voting or election day vote center. The election judge, clerk, or their designee, at each early voting or election day vote center will be responsible for the posting of any such notice, order, resolution, or other documents.** Such documents can be sent to the attention of:

**Heider Garcia  
Elections Administrator  
1520 Round Table Drive,  
Dallas, Texas 75247;**

or, emailed to

[DCECommunications@dallascounty.org](mailto:DCECommunications@dallascounty.org)

**With a copy sent to [Heider.Garcia@dallascounty.org](mailto:Heider.Garcia@dallascounty.org) on all communications related to legal documents and questions regarding this election.**

- b) Each Participating Political Subdivision is responsible for having its own election orders, resolutions, notices, or official ballot wording translated into the Spanish and Vietnamese languages.

#### **4) VOTING SYSTEMS**

- a) Each Participating Political Subdivision agrees that, during this Joint Election, voters will cast their ballots on the following voting systems, that are approved by the Texas Secretary of State in accordance with the Texas Election Code and the Texas Administrative Code: the ES&S ExpressVote Universal Voting System Ballot Marking Devices (“BMD(s)”), and the ES&S DS200 Digital Vote Center Scanner (“Tabulators”). Each of these systems are accessible to voters with physical disabilities. **On March 17, 2025, beginning at 10:00 A.M.**, until completed, at the County Elections Department at 1520 Round Table Drive, Dallas, Texas 75247, the Elections Administrator will test the BMDs and Tabulators used for counting ballots at the central counting station. At least 48 hours before the date and hour of each test, the Elections Administrator will publish a newspaper notice with the date, hour, and place of the testing.
- b) The Elections Administrator will provide Electronic Poll Books, BMDs, Tabulators, and any other necessary equipment for this Joint Election. For Early Voting and on Election Day, the Elections Administrator will allocate voting equipment to the vote centers in amounts reasonably sufficient for the anticipated turnout of voters.
- c) The itemized list of the estimated election expenses for this Joint Election are in **“Attachment A,”** which includes, but may not be limited to the number of Electronic Poll Books, BMDs, Tabulators, and any other necessary equipment.

#### **5) POLLING PLACES/VOTE CENTERS**

- a) The Elections Administrator will select and arrange for the use of and payment for all of the early voting vote centers listed in **“Attachment B”** and the Election Day vote centers listed in **“Attachment C”**. Early voting polling places and vote centers identified in Attachments “B” and “C” cannot be changed by a Participating Political Subdivision, but the Elections Administrator may consider changes requested by a Participating Political Subdivision. Any changes to vote centers are subject to the procedures outlined in Section 43.007 of the Texas Election Code. The Elections Administrator will finalize the vote centers as soon as possible before this Joint Election, amend “Attachment B” and “Attachment C” accordingly and send each Participating Political Subdivision the amended “Attachment B” or “Attachment C” in accordance with Section 2(g).



- b) Whenever possible, previously used vote centers that voters are accustomed to using will be used in this Joint Election; however, the Participating Political Subdivisions acknowledge that sometimes previously used vote centers are not available or appropriate for every election. Accessibility under the Americans with Disabilities Act is an important consideration for all vote centers in this Joint Election.
- c) In accordance with Section 43.007(o) of the Texas Election Code, the Elections Administrator will post a notice at each vote center of the four nearest vote centers by driving distance. The Elections Administrator shall be responsible for any notices required under Section 43.062 of the Texas Election Code.

**6) PRESIDING ELECTION JUDGES, ALTERNATE PRESIDING ELECTION JUDGES, ELECTION CLERKS, AND OTHER ELECTION DAY PERSONNEL**

- a) In accordance with Section 32.005 of the Texas Election Code, the Participating Political Subdivisions are responsible for the appointment of the presiding election judges and alternate election judges listed in "Attachment D" for each vote center listed in "Attachment C" subject to the eligibility requirement found in the Texas Election Code Subchapter C, Chapter 32 and Subchapter A, Chapter 83. Approval of this Election Services Contract by the Participating Political Subdivisions shall constitute approval and appointment by the Participating Political Subdivisions of the presiding election judges and alternate election judges listed in "Attachment D" and as amended in accordance with this Contract. The alternate presiding judge shall serve as presiding judge for an election if the regularly appointed presiding judge cannot serve. The Elections Administrator will be responsible for the administration of the election judges listed in "Attachment D".
- b) In accordance with Section 32.007 of the Texas Election Code, if both the presiding election judge and alternate election judge are ineligible, unable, or unwilling to serve in this Joint Election, and the presiding officer of the appointing authority is unavailable to appoint a replacement, then the Election Administrator will name a replacement presiding election judge or alternate election judge, amend "Attachment D" accordingly, and send each Participating Political Subdivision the amended "Attachment D" in accordance with Section 2(g).
- c) If amendments to "Attachment D" are necessary due to a presiding election judge or an alternate election judge vacancy that is created before the emergency appointment period begins, then the Elections Administrator will name a replacement presiding election judge or alternate election judge, amend "Attachment D" accordingly, and send each Participating Political Subdivision the amended "Attachment D" in accordance with Section 2(g).
- d) The Elections Administrator will provide county training programs and applicable notice of such training programs, in accordance with Section 32.114 of the Texas Election Code, for all presiding election judges, alternate election judges, and election clerks for this Joint Election. Pursuant to Section 32.114(b), the training programs will be open to the public free of charge.

- e) To serve in this Joint Election, each presiding election judge and alternate election judge must have attended an in-person training class which includes information regarding recent law changes, court rulings, Voter ID laws, poll watcher rules, election equipment, and election procedures. New judges and election clerks must attend an in-person training class.
- f) The Elections Administrator will notify the Participating Political Subdivisions by email and post on the DCED's website the dates, times, and locations of training classes for both Early Voting and Election Day workers.
- g) To comply with the Federal Voting Rights Act of 1965, as amended, vote centers are required to have interpreter assistance. If a presiding election judge of such a vote center is not bilingual and is unable to hire a bilingual election clerk, the Elections Administrator may recommend an individual to provide interpreter assistance. If the Elections Administrator is unable to recommend an individual to provide interpreter assistance for such a vote center, the Elections Administrator will notify the Participating Political Subdivision in which the vote center is located and request assistance in identifying an interpreter. If a bilingual election clerk is hired by the Elections Administrator for a vote center required to have interpreter assistance, the bilingual clerk will be paid according to a rate set by the Elections Administrator. The Elections Administrator will charge that expense to the funds deposited with the Dallas County Elections Department for the conduct of the elections listed in this Election Services Contract. A Participating Political Subdivision may pay more money to a bilingual clerk than the rate set by the Elections Administrator, however that expense will be borne by that Participating Political Subdivision individually and that extra expense will not be charged to the funds deposited with the Dallas County Elections Department for the conduct of the elections listed in this Election Services Contract.
- h) The Elections Administrator will notify all presiding election judges and alternate election judges about the eligibility requirements of Subchapter C of Chapter 32 of Title 3 of the Texas Election Code and Section 271.005 of the Texas Election Code. The Elections Administrator will take the necessary steps to ensure that all presiding election judges, and alternate election judges appointed to serve during this Joint Election are eligible to serve and qualified to serve in this Joint Election. Under Section 32.031 of the Texas Election Code, the presiding election judge for each vote center shall appoint the election clerks to assist the presiding election judge in the conduct of the election at the vote center served by the presiding election judge on Election Day.
- i) The presiding election judges are responsible for picking up election supplies at the time and place determined by the Elections Administrator, which will be set forth in the letter to the presiding election judges requesting service for this election. Payments for the presiding election judge will be specified in "**Attachment A.**"

- j) Any Participating Political Subdivision electing to pay their election workers for attending a training class must bear that expense separately from the funds deposited into this Joint Election account.
- k) The Elections Administrator will employ and or contract for other personnel necessary for the proper administration of the election, including such part-time help as is necessary to prepare for the election, to ensure the timely delivery of services, supplies, assistance, and equipment, during the period of early voting and on Election Day, and for the efficient tabulation of ballots at the central counting station.

#### **7) SUPPLIES AND PRINTING**

- a) The Elections Administrator will obtain and distribute all election supplies and election printing necessary for this Joint Election, including, but not limited to, all forms, signs, and other materials used by the presiding election judges and clerks at the vote centers.
- b) The Elections Administrator will provide maps, if necessary, instructions, and other information that the presiding election judges need to conduct this Joint Election.
- c) Each Participating Political Subdivision must deliver a list to the Elections Administrator of candidates and propositions for their elections no later than **February 25, 2025**. The list must be in English, Spanish, and Vietnamese. The list must include the ballot positions for the candidates and the propositions. The list must include the correct spelling of each candidate's name and the precise wording of all the propositions. As soon as possible after each Participating Political Subdivision has determined its ballot positions for the candidates and propositions in its election, the Participating Political Subdivision must email the completed list to the Elections Administrator. The Elections Administrator will use the lists received from the Participating Political Subdivisions to create the ballot styles for this Joint Election. The Elections Administrator will deliver the proposed ballots to the Participating Political Subdivisions for approval. Each Participating Political Subdivision will be responsible for proofreading the proposed ballots and notifying the Elections Administrator of any corrections that are required for their particular ballots. The Elections Administrator is responsible for implementing the corrections made by the Participating Political Subdivisions to their ballots and then producing the ballots for this Joint Election.

#### **8) OPTICAL SCAN CARD BALLOTS**

- a) The Elections Administrator will supply a sufficient number of ballots to ensure that there will be more than enough ballots for the Joint Election.

#### **9) RETURNS OF ELECTIONS**

- a) Pursuant to Section 127.001 of the Texas Election Code, the Participating Political Subdivisions will establish a central counting station to receive and tabulate ballots cast in this Joint Election under Chapter 127 of Title 8 of the Texas Election Code. As such, the Participating Political Subdivisions authorize the establishment of a central counting station at the Dallas County Elections Department to be managed and operated by the personnel listed in this section in accordance with this Contract and Chapter 127 of the

Texas Election Code.

- b) The Participating Political Subdivisions hereby, in accordance with Sections 127.002, 127.003, and 127.004 of the Texas Election Code, appoint the following central counting station officials:

Central Count Station Manager: **Heider Garcia,**  
Dallas County Elections Administrator

Tabulation Supervisor: **Danielle Grant,**  
Central Count Station Manager

Assistant Tabulation Supervisor: **Angelica Munoz,**  
Central Count Station Lead Clerk

Assistant Tabulation Supervisor: **Michelle Lee,**  
Central Count Station Lead Clerk

The Participating Political Subdivisions hereby, in accordance with Sections 127.005 of the Texas Election Code, appoint the following central counting station officials:

Presiding Judge: **Brylon Franklin,**  
Appointed by the Participating Entities

Alternate Presiding Judge: **Veree Hawkins Brown,**  
Appointed by the Participating Entities

The Participating Political Subdivisions acknowledge that approval of this Election Services Contract by the Participating Political Subdivisions shall constitute approval and appointment of the Presiding and Alternate Presiding Judge listed above for the central counting station.

- c) The Central Count Station Manager or their representative will deliver timely, cumulative reports of the Joint Election results as vote centers are tabulated. The Central Count Station Manager will be responsible for releasing cumulative totals and vote center election returns from the Joint Election to the Participating Political Subdivisions, candidates, press, and the public by the distribution of hard copies or electronic transmittals (where accessible). The Elections Administrator will operate an election result center to release election results in the **Dallas County Elections Operations Facility, 1520 Round Table Dr., Dallas, Texas 75247.**
- d) The Elections Administrator will link any Participating Political Subdivision's website to DCED's website. Participating Political Subdivisions that want such website linkage should deliver their website address to the Tabulation Supervisor at DCED.
- e) The Elections Administrator will prepare the unofficial canvass report after the results from all vote centers have been counted and will email a copy of the unofficial canvass to

each Participating Political Subdivision as soon as possible after all returns, provisional ballots, and late overseas ballots have been tabulated, but no later than **May 12, 2025**. All Participating Political Subdivisions will be responsible for the official canvass of their respective elections.

- f) The Elections Administrator will be responsible for conducting the post-election manual recount, unless the Texas Secretary of State grants a waiver under Section 127.201 of the Texas Election Code. If no such waiver is given, the Elections Administrator will provide notice and copies of the recount to each Participating Political Subdivision and the Secretary of State's Office. Each Participating Political Subdivision must notify the Elections Administrator if such a waiver has been granted or denied as soon as possible, but no later than five (5) calendar days before Election Day.

#### 10) ELECTION EXPENSES

- a) The Participating Political Subdivisions agree to share the costs of administering this Joint Election as specified in "**Attachment A**." The Election Administrator will charge a general supervisory fee not to exceed ten (10%) percent of the total cost of this Joint Election as authorized by Section 31.100 of the Texas Election Code. In no event will the ten (10%) percent general supervisory fee be refunded to any Participating Political Subdivision. If the ballot, candidates, or propositions supplied by the Participating Political Subdivision are changed after their initial programming and/or printing by the Elections Administrator due to a court order from a court of competent jurisdiction, an incorrect submission of ballot language by the Participating Political Subdivision, or the failure of a Participating Political Subdivision to submit their final ballot language, then the affected Participating Political Subdivision(s) agrees to pay all expenses associated with re-printing and re-programming the ballots including expenses for expedited services and "**Attachment A**" will be amended by the Election Administrator. Any additional expenses, including but not limited to, additional early voting polling places and/or election day vote centers, that are ordered by a court of competent jurisdiction, shall be paid for by the Participating Political Subdivisions using the same formula listed in Section 10(b).
- b) Allocation of costs among the Participating Political Subdivisions will be according to a formula based on the total cost of the Joint Election multiplied by the Participating Political Subdivision's percentage of the total current, and active registered voters for the Joint Election ("Election Cost(s)"). Any special request(s) for additional vote center(s), early voting polling place(s), supplies, personnel, or equipment beyond what is allocated and anticipated for the Joint Election will be billed separately as additional costs ("Special Request Fee(s)"). Special Request Fees will be paid by the Participating Political Subdivision making the request. If the special request(s) is agreed to by all Participating Political Subdivisions and stated in this Election Services Contract, then the fees for the special request(s) will be allocated amongst all the Participating Political Subdivisions based on the formula for determining Election Costs. A Special Request Fee will not be assessed against a Participating Political Subdivision who requests an early voting polling place within their jurisdiction if an early voting polling place is not already located in their jurisdiction ("Early Voting Request"). The costs for any Early Voting Request will be

allocated amongst all the Participating Political Subdivisions based on the formula for determining Election Costs.

- c) The expenses for early voting by mail and personal appearance will be paid by each Participating Political Subdivision as set forth in “**Attachment A.**”
- d) The Elections Administrator will determine the final election expenses to the extent practicable within one hundred and eighty (180) business days after the final canvass of this Joint Election or the Joint Runoff Election, if any. The Elections Administrator will provide each Participating Political Subdivision with a final, written accounting of all money that was deposited into, and payments that were made from, the Joint Election account(s) maintained by the Dallas County Elections Department for this Joint Election and the Joint Runoff Election, if any.
- e) If the Elections Administrator requires additional funds to perform their obligations under this Election Services Contract that is more than the estimate listed in “**Attachment A**” or any estimate provided for Joint Runoff Fees, then the Elections Administrator will bill each Participating Political Subdivision using the same formula listed in Section 10(b) (“Joint Election Fees”). If the Elections Administrator requires additional funds to assist in any Recounts that is more than the estimate provided for Recount Fees, then the Elections Administrator will bill each Participating Political Subdivision that is participating in a Recount for such fees (“Final Recount Fees”). An invoice will be sent to each Participating Political Subdivision which will include the Joint Election Fees, Special Request Fees, and Final Recount Fees (“Final Bill”). The Participating Political Subdivision shall pay the Final Bill within thirty (30) days of receipt except for any amount the Participating Political Subdivision files a timely good faith written dispute under Section 17 of this Election Services Contract. As soon as practicable after all expenses of this Joint Election are paid and disputes, if any, resolved, any funds that remain in the account maintained by the Dallas County Elections Department for this Election Services Contract will be refunded to the Participating Political Subdivisions (the “Refund(s)”). Refunds will be prorated in accordance with the Participating Political Subdivisions’ respective share of the costs, not including any costs for conducting the Joint Election for which the respective Participating Political Subdivisions may be separately responsible as provided in this Contract. If there is an increase or decrease in the total costs for any line item or if an additional line item expense is added than what was estimated in “**Attachment A**”, then the Final Bill or Refund will contain an explanation of these changes.

#### 11) DEPOSIT OF FUNDS

- a) Attachment A details the cost and expenses anticipated for the Joint Election. Participating Political Subdivisions will initially receive an estimated cost from the Elections Administrator. The Final Bill will be distributed in accordance with Section 10 (d). Each Participating Political Subdivision hereby agrees to deposit with the Dallas County Elections Department one hundred (100%) percent of the full balance of money listed for its respective entity in “**Attachment A: Deposit of Funds Detail**” of this Election Services Contract not later than **March 12, 2025**. The Dallas County Elections Department will place the money deposited by the Participating Political Subdivisions in

a Joint Election account. In accordance with Section 31.100 of the Texas Election Code, only actual expenses directly attributable to this Contract may be paid from the Joint Election account. The Elections Administrator may not charge for performing duties that the officer is required by law to perform.

- b) The deposit of funds by each Participating Political Subdivision is an express condition precedent to the participation of each Participating Political Subdivision in this Election Services Contract. A Participating Political Subdivision may seek an extension from the Elections Administrator as to the due date for the deposit of funds. Such an extension must be sought in writing and prior to the due date for such deposit by the Participating Political Subdivision. Any decision(s) made by the Elections Administrator will be provided in writing to the Participating Political Subdivision. The Elections Administrator, however, shall not be required to grant an extension for the deposit of funds by a Participating Political Subdivision. For any Participating Political Subdivision that fails to deposit the total amounts specified in “**Attachment A**” by the dates specified in this Election Services Contract or any extension granted by the Elections Administrator, the Elections Administrator will be relieved from the responsibility to perform under this Election Services Contract for such Participating Political Subdivision.
- c) The Elections Administrator will only draw money from this Joint Election account to pay for expenses for the Joint Election that are included in “**Attachment A**” to this Election Services Contract and for other expenses to which all of the Participating Political Subdivisions agree to in writing.
- d) If a Participating Political Subdivision withdraws completely from this Joint Election on or before **March 14, 2025**, then the Elections Administrator will refund (as soon as practicable) that Participating Political Subdivision’s deposit, less the Participating Political Subdivision’s prorated share of (i) any funds already expended before the withdrawal and (ii) less the general supervision supervisory fee authorized by Section 31.100 of the Texas Election Code. In the event of a partial withdrawal of a Participating Political Subdivision from this Joint Election, the Participating Political Subdivisions shall not be entitled to a refund of the deposit.
- e) The Elections Administrator will not make partial refunds to a Participating Political Subdivision if any candidate(s) or propositions do not appear on the ballot for that Participating Political Subdivision.
- f) Deposits should be made out to Dallas County Elections Department and delivered within the mandatory time frame to:

**Heider Garcia  
Dallas County Elections Administrator  
1520 Round Table Drive  
Dallas, Texas 75247**

**In the “memo” section of check place Election Escrow Account:   91492**

**12) RECORDS OF THE ELECTION**

- a) The Elections Administrator is hereby appointed the general custodian of the voted ballots and all election records of this Joint Election to the extent authorized by Sections 31.094, 31.095, 31.096, and 31.097 of the Texas Election Code.
- b) Access to the election records will be available to each Participating Political Subdivision as well as to the public in accordance with the Texas Public Information Act, Chapter 552, Government Code, at the **Dallas County Elections Department, 1520 Round Table Drive, Dallas, Texas 75247** at any time during normal business hours. The Elections Administrator will ensure that the records are maintained in an orderly manner, so that records are clearly identifiable and retrievable per records storage container. However, access to election records that contain confidential information that must be redacted pursuant to federal, or state law may be provided at the offices of the Civil Division of the Criminal District Attorney’s Office of Dallas County, Texas at 500 Elm Street, Suite 6300, Dallas, Texas 75202.
- c) Pursuant to Section 66.058 of the Texas Election Code, the Elections Administrator will retain the precinct election records that are distributed to the Elections Administrator at the Elections Administrator’s main offices and Elections Warehouse for **sixty (60) days** after the date of this Joint Election. At any point sixty **(60) days** after the date of the Joint Election, the Elections Administrator may arrange for transport of precinct election records for the Joint Election to the Dallas County Record Storage facility. If so, the precinct election records will then become the responsibility of Dallas County Record Storage for the remainder of the **twenty-two (22) month** preservation period. If the Elections Administrator does not transport the precinct election records to the Dallas County Records Storage facility, then the precinct election records will remain the responsibility of the Elections Administrator for the remainder of the **twenty-two (22) month** preservation period. Dallas County Record Storage will be responsible for the destruction of the Joint Election records after the preservation period. The Participating Political Subdivisions agree the Elections Administrator may destroy the records from the Joint Election after the **twenty-two (22) month** preservation period without further notice to the Participating Political Subdivisions unless the events in Section 12 (d) occur.
- d) A Participating Political Subdivision must notify the Elections Administrator in writing not later than three (3) business days after any official or employee of the Participating Political Subdivision becomes aware of any election contest, litigation, or criminal investigation or proceeding in connection with this Joint Election or the Joint Runoff Election. In accordance with Section 1.013 of the Texas Election Code, the election records of the Joint Election and/or Joint Runoff Election, as applicable, must be preserved until



any election contest, litigation, or any criminal investigation or proceeding is completed and a judgment, if any, becomes final. Also, the election records of the Joint Election and/or Joint Runoff Election, as applicable, that are within the scope of an active or pending request for public information related to such election records will be maintained by the Elections Administrator until such request for public information is finally concluded.

- e) The Participating Political Subdivisions acknowledge and agree that the Elections Administrator reserves the right to intervene in any election contest or litigation in connection with this Joint Election in order to preserve any available remedies at law and to preserve the Elections Administrator's obligations under this Contract and the Texas Election Code.
- f) If the Participating Political Subdivisions have changed their single-member districts since their last election, the Subdivisions must submit new boundaries by **February 7, 2025**.
- g) The Elections Administrator will provide each Participating Political Subdivision records that indicate the jurisdictional boundaries of each Participating Political Subdivision by **January 27, 2025**. Each Participating Political Subdivision will have until **February 27, 2025** to verify in writing that the jurisdictional boundaries provided by the Elections Administrator are correct.

### 13) **EARLY VOTING**

- a) Under Sections 31.094 and 271.006 of the Texas Election Code, the Participating Political Subdivisions hereby appoint the Elections Administrator to be the early voting clerk for all political subdivisions participating in this Joint Election. The deputy early voting clerks will be appointed by the Elections Administrator in accordance with subchapter B of Chapter 83 of the Texas Election Code. A list of appointed deputy early voting clerks will be e-mailed to the Participating Political Subdivisions before the beginning of early voting by personal appearance.
- b) Any qualified voter for this Joint Election may vote early by personal appearance at the main early voting polling place or at one of the early voting branch polling places listed in Attachment B. Early voting will be conducted as agreed by the Parties as follows:

**Tuesday-Friday, April 22-25, 2025, from 8:00 a.m. to 5:00 p.m.**

**Saturday, April 26, 2025, from 7:00 a.m. to 7:00 p.m.**

**Sunday, April 27, 2025, from 12:00 p.m. to 6:00 p.m.**

**Monday-Tuesday, April 28-29, 2025, from 7:00 a.m. to 7:00 p.m.**

- c) All requests for early voting ballots by mail that are received by a Participating Political Subdivision must be transported by runner on the day of receipt to the Dallas County Elections Department, Elections Operations Facility at 1520 Round Table Drive, Dallas, Texas 75247 for processing. Persons voting by mail must send their voted ballots to the Dallas County Elections Department.
- d) All early voting ballots will be prepared for counting by an Early Voting Ballot Board appointed under Subchapter A of Chapter 87 of the Texas Election Code. The Participating

Political Subdivisions agree to appoint **Chaka Terrell** as the Presiding Judge, and **Patti Clapp** as the Alternate Presiding Judge of the Early Voting Ballot Board. In accordance with Section 87.002(b) of the Texas Election Code, the presiding judge will appoint at least one or more members to the Early Voting Ballot Board. The Participating Political Subdivisions may submit one individual for consideration by the presiding judge to be appointed as a member of the Early Voting Ballot Board and will notify DCED of the individual's name, telephone number, mailing address, and email address, if any, no later than **April 4, 2025**. A list of Early Voting Ballot Board members will be furnished to each Participating Political Subdivision by **April 11, 2025**. The Participating Political Subdivisions acknowledge that approval of this Election Services Contract shall constitute approval and appointment of the Presiding and Alternate Presiding Judge listed above for the Early Voting Ballot Board.

- e) A signature verification committee will not be appointed, and signature verification duties will be performed by the Early Voting Ballot Board in accordance with Chapter 87 of the Texas Election Code.
- f) The Presiding Judge of the Early Voting Ballot Board shall deliver notices of rejected ballots in compliance with Section 87.0431, Texas Election Code.

#### **14) CRIMINAL BACKGROUND CHECKS**

The Elections Administrator, their agent or assignee will conduct a criminal background check (in accordance with statutory requirements) of any person who is expected to or scheduled to serve or work in this Joint Election at either the Elections Department or an Early Voting location. Any person that does not satisfactorily pass the criminal background check will be ineligible to serve or work in this Joint Election. Failure to obtain a criminal background check does not release the Participating Political Subdivision's obligation to pay for service rendered in good faith. Additionally, DCED will conduct a review of all poll workers against the Texas Public Sex Offender Registry and provide the results to the Participating Political Subdivisions.

#### **15) ELECTION REPORTS**

During the early voting period for this Joint Election, the Elections Administrator will deliver daily reports to each Participating Political Subdivision of the Early Voting Location Turnout Totals and Early Voting Roster. The day after the early voting period ends, the Elections Administrator will deliver to each Participating Political Subdivision a Daily Early Voting Roster by vote center report that includes the entire Early Voting period. Pursuant to the Texas Election Code Section 87.121, the Elections Administrator will deliver these election reports by providing a link to a website posting.

#### **16) WITHDRAWAL FROM CONTRACT**

- a) No deposits will be refunded if a Participating Political Subdivision withdraws after the deadline to withdraw from this Election Services Contract has passed.
- b) In order to withdraw from this Election Services Contract, a Participating Political Subdivision must deliver to the Elections Administrator any certifications and declarations

that are required under Subchapter C or Subchapter D of Chapter 2 of Title 1 of the Texas Election Code.

- c) The Elections Administrator will bill any Participating Political Subdivision that withdraws from this Election Services Contract for any expenses incurred prior to the Elections Administrator receiving copies of the certifications and declarations that are required under Subchapter C or Subchapter D of Chapter 2 of Title 1 of the Texas Election Code.
- d) Within ten (10) business days after receiving a withdrawal from the Joint Election in accordance with this Election Services Contract, the Elections Administrator will amend the attachments to this Election Services Contract as appropriate and provide updated copies of the amended attachments to all remaining Participating Political Subdivisions.
- e) The general supervisory fee authorized by Section 31.100 of the Texas Election Code will not be refunded.

#### **17) AUDITING AND PROHIBITION ON WITHHOLDING OF DEPOSITS**

- a) The Dallas County Auditor will conduct a review of the deposits and expenditures related to this Election Services Contract before the Final Bill or Refund is submitted to the Participating Political Subdivisions. Refunds will be submitted as soon as practicable.
- b) The Participating Political Subdivisions may request a financial audit of the Final Bill or Refund or dispute the Final Bill or Refund under this Section 17, if: i) the Final Bill exceeds ten percent (10%) of the amount of the Participating Political Subdivision's initial deposit as required in "**Attachment A**" to this Election Services Contract; or ii) the accounting accompanying the Refund is ten percent (10%) less than the amount the Participating Political Subdivision determines, should be refunded, after its good faith review. The request for a financial audit or written dispute must be requested in accordance with Section 17(c) below.
- c) Should the circumstances giving rise to an audit or dispute in Section 17(b) occur, the Participating Political Subdivision may send a formal written notice of dispute of the Final Bill or Refund ("Dispute Notice") to the Elections Administrator and the other Participating Political Subdivisions. This Dispute Notice must be received by the Elections Administrator and the Participating Political Subdivisions no later than **fourteen (14) calendar days** from the date the Participating Political Subdivision receives the Final Bill or Refund. This Dispute Notice must provide: i) an itemization of the disputed charge(s) by the Participating Political Subdivision; ii) the basis for the dispute; iii) the methodology showing how the Participating Political Subdivision arrived at the amount disputed; and iv) documentation, if available, in support thereof. The Participating Political Subdivision will have no right to withhold any undisputed amounts set forth in this Election Services Contract or reflected in the Final Bill. Payment of undisputed amounts in the Final Bill must be made by the Participating Political Subdivision as set forth in Section 10(e) of this Election Services Contract.
- d) Failure of the Participating Political Subdivision to submit a timely Dispute Notice, as set forth in Section 17(c), shall waive any and all disputes, claims, or challenges to the Final

Bill or Refund by the Participating Political Subdivision. The entire amount of the Participating Political Subdivision's Final Bill shall be due immediately; or any estimated refund amounts will become final.

- e) If the Participating Political Subdivision files a timely Dispute Notice in compliance with Section 17(c), the Participating Political Subdivision will also have the right to conduct a good faith financial audit of the deposits and expenditures related to this Elections Services Contract ("Financial Audit"). In conducting the Financial Audit, the Participating Political Subdivision will have no greater right to demand access to or copies of the County's governmental or election records than those rights specified in the Texas Election Code, the Texas Administrative Code, and the Texas Public Information Act. The cost of any Financial Audit conducted by the Participating Political Subdivision shall be borne by the requesting Participating Political Subdivision and may not be paid for with funds deposited with the Dallas County Elections Department under this Election Services Contract. Further, the Participating Political Subdivision conducting the Financial Audit shall pay the Elections Administrator the reasonable costs for time expended and copies provided in order to perform the Financial Audit. The results of the Financial Audit must be presented to the Elections Administrator within **thirty (30) calendar days** after a Dispute Notice is properly submitted and received by the Elections Administrator. If the Financial Audit identifies charges by the Elections Administrator of more than ten percent (10%) of the initial deposit amount required by "**Attachment A**", the Elections Administrator will review and assess the findings of the Financial Audit with the Dallas County Auditor and will attempt in good faith to resolve any disputes over the accuracy of any charges with the Participating Political Subdivision. The Elections Administrator shall not be bound by the findings or recommendations of the Participating Political Subdivision's Financial Audit. The financial records will be retained at the County Election Administrator's office until the conclusion of the Financial Audit and resolution of all outstanding audit disputes.
- f) In the event that a Dispute Notice is properly submitted in accordance with this Contract, all Participating Political Subdivisions shall have ten (10) business days after their receipt of the Dispute Notice to provide any applicable documentation in support of or against the Dispute Notice to the Elections Administrator. All Participating Political Subdivisions acknowledge that a Dispute Notice submitted by another Participating Political Subdivision may result in an adjustment to their Final Bill or Refund. If the Elections Administrator and the Dallas County Auditor determine pursuant to a Dispute Notice, or a Financial Audit, that an adjustment to the Final Bills or Refunds for any of the Participating Political Subdivisions is warranted, then the Elections Administrator and Dallas County Auditor will submit their determination of a Final Adjusted Bill or Adjusted Refund to the Dallas County Commissioners Court for approval. **Any Final Adjusted Bill approved by the Dallas County Commissioners Court will be due and payable within thirty (30) calendar days after receipt by the Participating Political Subdivisions. Any Adjusted Refund approved by the Dallas County Commissioners Court will be due and payable to the Participating Political Subdivisions within thirty (30) calendar days after approval. If it is determined by the Elections Administrator**

**and the Dallas County Auditor that no adjustment is warranted or if the Dallas County Commissioners Court does not approve an adjustment to the Final Bill or Refund, then the Refund will become final, or any disputed amounts in the Final Bill will be due within thirty (30) calendar days after receipt by the Participating Political Subdivision of the decision of the Dallas County Commissioners Court.**

- g) The Participating Political Subdivisions acknowledge that withholding undisputed funds that are required under this Election Services Contract would result in breach of this Elections Services Contract and the other Participating Political Subdivisions' taxpayers subsidizing the withholding Participating Political Subdivision's election expenses.

#### **18) NOTICE**

Any addendum to, change/modification of, clarification of, and/or withdrawal from this Contract requires written notice to and written approval by the Dallas County Elections Administrator. Whenever this Election Services Contract requires any consent, approval, notice, request, or demand, it must be in writing to be effective and must be delivered to the Party intended to receive it as shown below:

**Address for notice to the Elections Administrator:**

Heider Garcia  
Dallas County Elections Administrator  
1520 Round Table Drive  
Dallas, Texas 75247  
(214) 819-6334 telephone  
(214) 819-6301 facsimile

**Address for notice for the Participating Political Subdivisions:**

The physical addresses as listed in "**Attachment F**".

Any written notice required under this Contract shall be deemed to have been given when personally delivered, or if mailed, seventy-two (72) hours after deposit of the same in the United States Mail, postage prepaid, certified, or registered, return receipt requested, properly addressed to the contact person shown at the respective physical address set forth above, or at such other addresses as shall be specified by written notice delivered in accordance this notice section.

#### **19) LIABILITY FOR NEGLIGENCE**

**ALL PARTIES TO THIS ELECTION SERVICES CONTRACT AGREE TO BE RESPONSIBLE, IN ACCORDANCE WITH APPLICABLE STATE OR FEDERAL LAW, EACH FOR THEIR OWN NEGLIGENT ACTS OR OMISSIONS, OR OTHER TORTIOUS CONDUCT IN THE COURSE OF PERFORMANCE OF THIS ELECTION SERVICES CONTRACT WITHOUT WAIVING ANY SOVEREIGN IMMUNITY, GOVERNMENTAL IMMUNITY, STATUTORY IMMUNITY, OR OTHER DEFENSES AVAILABLE TO THE PARTIES UNDER FEDERAL OR STATE LAW.**

**NOTHING IN THIS PARAGRAPH SHALL BE CONSTRUED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, IN OR TO ANY THIRD PERSONS OR ENTITIES.**  
**ALL PARTIES AGREE THAT ANY SUCH LIABILITY OR DAMAGES OCCURRING DURING THE PERFORMANCE OF THIS ELECTION SERVICES CONTRACT CAUSED BY THE JOINT OR COMPARATIVE NEGLIGENCE OF THE PARTIES, OR THEIR EMPLOYEES, AGENTS OR OFFICERS WILL BE DETERMINED IN ACCORDANCE WITH COMPARATIVE RESPONSIBILITY LAWS OF TEXAS, BUT ONLY TO THE EXTENT SUCH LAWS ARE APPLICABLE TO THE PARTY.**  
**TO THE EXTENT PERMITTED BY LAW, IF LEGAL ACTION IS FILED AGAINST A PARTY TO THIS ELECTION SERVICES CONTRACT, THAT PARTY SHALL BE SOLELY RESPONSIBLE FOR THEIR OWN RESPECTIVE COSTS AND DEFENSE OF THAT SUIT.**

**20) CHOICE OF LAW**

This Election Services Contract will be governed and interpreted by the laws of the State of Texas.

**21) VENUE AND JURISDICTION**

The courts of the State of Texas and the United States of America that are physically located in Dallas, Dallas County, Texas are the exclusive jurisdiction and venue for any lawsuit, cause of action, temporary restraining order, temporary injunction, injunction, petition for extraordinary relief, mandamus, or any other legal proceeding or claim arising out of the performance of this Election Services Contract.

**22) SEVERABILITY**

If any term of this Election Services Contract is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the terms of this Election Services Contract will remain in full force and effect and will in no way be affected, impaired, or invalidated.

**23) ENTIRE CONTRACT**

This Election Services Contract, including any exhibits or attachments, contains the entire agreement between the Elections Administrator and the Participating Political Subdivisions concerning the duties required by this Election Services Contract. The Elections Administrator of Dallas County, Texas and each Participating Political Subdivision hereby expressly warrant and represent that they are not relying on any promises or agreements that are not contained in this Election Services Contract concerning any of the terms in this Election Services Contract. Except otherwise specified in this Election Services Contract, no modification, amendment, novation, renewal, or other alteration of this Election Services Contract shall be effective unless mutually agreed upon in writing and executed by the Parties hereto.

**24) PLURALITY, GENDER, AND HEADINGS**

In this Election Services Contract, words in the singular number include the plural, and those in the plural include the singular. Words of any gender also refer to any other gender. Headings in this Election Services Contract are terms of inclusion, not exclusion.

## **25) RELATIONSHIP OF PARTIES**

The Participating Political Subdivisions, including their respective agents, or employees, are not an agent, servant, joint enterpriser, joint venturer, or employee of the County Elections Administrator, the County, or DCED, and are responsible for their own acts, forbearance, negligence and deeds, and for those of their agents, or employees in conjunction with the performance of services covered under this Election Services Contract. The Participating Political Subdivisions represent that they have, or will secure at their own expense, all personnel and consultants required in performing the duties directly administered by the Participating Political Subdivision. Such personnel and consultants shall not be employees of or have any contractual relationship with the County, the County Elections Administrator, or DCED.

## **26) FORCE MAJEURE**

No Party shall be in default or responsible for delays or failures in performance resulting from causes beyond its control. Such causes include but are not limited to acts of God, fire, storm, flood, earthquake, natural disaster, pandemic, epidemic, nuclear accident, strike, air traffic disruption, lockout, riot, freight embargo, public regulated utility, or governmental statutes, orders, or regulations superimposed after the fact. Any Party delayed by force majeure shall as soon as reasonably possible give the other Party written notice of the delay. The Party delayed shall use reasonable diligence to correct the cause of the delay, if correctable, and if the condition that caused the delay is corrected, the Party delayed shall immediately give the other Parties written notice thereof and shall resume performance under this Election Services Contract as soon as practicable. The date of delivery or of performance shall be extended for at least a minimum time period equal to the time lost by reason of the delay.

## **27) DEFAULT/CUMULATIVE RIGHTS/MITIGATION.**

It is not a waiver of default if the non-defaulting Party fails to immediately declare a default or delays in taking any action. The rights and remedies provided by this Election Services Contract are cumulative, and no Party's use of any right or remedy will preclude or waive its right to any other remedy. These rights and remedies are in addition to any other rights the Parties may have by law, statute, ordinance or otherwise. All Parties have a duty to mitigate damages.

## **28) CONTRA PROFERENTEM**

The legal doctrine of contra proferentem will not apply to this Election Services Contract. Consequently, any ambiguity that may exist in this Election Services Contract will not be construed against the Party who drafted this Election Services Contract.

## **29) ORDER OF PRECEDENCE**

Any inconsistencies in this Election Services Contract will be resolved by reviewing and considering this Election Services Contract and Attachments A through F to this Election Services Contract together in context with each other.

### **30) SIGNATORY WARRANTY**

The Elections Administrator of Dallas County, Texas and all of the contracting authorities of all of the Participating Political Subdivisions listed in “**Attachment F**” of this Election Services Contract represent that each has the full right, power and authority to enter into and perform this Election Services Contract in accordance with all of its terms and conditions, and that the execution and delivery of this Election Services Contract has been made by authorized representatives of the Participating Political Subdivisions to validly and legally bind the Participating Political Subdivisions to all terms, performances, and provisions set forth in this Election Services Contract.

### **31) COUNTERPARTS.**

This Election Services Contract may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same Contract. The Parties shall be entitled to sign and transmit an electronic signature of this Contract (whether by facsimile, PDF, or other email transmission), which signature shall be binding on the Party whose name is contained therein. A signed copy of this Contract transmitted by facsimile, email or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original executed copy of this Contract for all purposes.

**[Signatures on following page]**



**WITNESS HEREOF**, the Parties have executed this Election Services Contract to be effective as of the date of the last of the Parties to sign.

**RECOMMENDED AND APPROVED:**

**APPROVED AS TO FORM\***

\_\_\_\_\_  
HEIDER GARCIA  
COUNTY ELECTIONS ADMINISTRATOR  
DALLAS COUNTY, TEXAS

\_\_\_\_\_  
JAMES R. PALOMO  
ASSISTANT DISTRICT ATTORNEY  
DALLAS COUNTY DISTRICT  
ATTORNEY'S OFFICE  
CIVIL DIVISION

\_\_\_\_\_  
DATE:

\*By law, the Criminal District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval and should seek review and approval by their own respective attorney(s).

**ACCEPTED TO AND AGREED TO BY THE** \_\_\_\_\_ **on this** \_\_\_\_\_ **day of**  
\_\_\_\_\_, **2025:**

APPROVED

\_\_\_\_\_  
[INSERT NAME AND POSITION]



# Dallas County Elections Department

1520 Round Table Drive  
Dallas, Texas 75247

May 3, 2025 Joint & Special Election

## ESTIMATED COST INVOICE

Subject to Change

### ATTACHMENT - A

- 34 Entities
- 52 EV Locations
- 450 ED Vote Centers

Registered Voter Split	Total	City of Dallas
Total Number of Units per Entity	2,423,953	612,071
Cost Per Unit (w/o GSF)	\$1.53	\$1.53
Total Cost	\$3,719,071.68	\$939,100.69
% of Units	100%	25.25%

	Total	City of Dallas
Election Total	\$3,719,071.68	\$939,100.69
Special Request Fee		
General Supervisory Fee (GSF)	\$371,907.17	\$93,910.07
Total Cost	\$4,090,978.85	\$1,033,010.75
Cost Per Unit (w. GSF)	\$1.69	\$1.69
Amount of Deposit		
(Overpaid)/Underpaid	\$4,090,978.85	\$1,033,010.75

Exp. Code	Early Voting	Units	Unit Cost	Estimated	City of Dallas
POSTAGE					
62175	Mail Ballot Kits	15,000	\$2.62	\$39,300.00	\$9,923.62
62175	Undeliverable / Resent Mail Kits	750	\$3.20	\$2,400.00	\$606.02
62170	Postage for Ballots Mailed	15,000	\$0.63	\$9,450.00	\$2,386.21
62170	Postage for Undeliverable / Resent Mails	750	\$0.63	\$472.50	\$119.31
EQUIPMENT RENTAL					
62024	EV Furniture Rental (Table)	122	\$8.50	\$1,037.00	\$261.85
62024	EV Furniture Rental (Chair)	110	\$1.25	\$137.50	\$34.72
62025	EV Model DS200 (Tabulator/Scanner)	52	\$464.10	\$24,133.20	\$6,093.86
62025	EV ExpressVote Ballot Marking Device (BMD)	681	\$295.00	\$200,895.00	\$50,727.88
62025	EV EPB Printer	217	\$62.00	\$13,454.00	\$3,397.26
62025	EV Election Supply Cart	104	\$295.00	\$30,680.00	\$7,746.99
62021	EV Mini-Van Rental	7	\$2,040.00	\$10,710.00	\$2,704.38
62021	EV Truck Rental	2	\$3,120.00	\$4,680.00	\$1,181.74
RENTAL BUILDINGS					
62023	EV Location Rental	Various Locations		\$110,000.00	\$27,776.04
PERSONNEL					
61050	EV Election Department (OT)	35	Various	\$43,680.00	\$11,029.61
61050	EV Clerks (OT) 6hrs	381	\$27.36	\$62,544.96	\$15,793.19
61050	EV Judges (OT) 6hrs	52	\$30.33	\$9,462.96	\$2,389.49
61050	EV Inspectors (OT)	7	\$30.33	\$1,273.86	\$321.66
61050	EV Training Trainers (OT)	10	\$30.33	\$1,819.80	\$459.52
61050	EV Sheriff Deputies (OT) 20hrs	20	\$75.00	\$30,000.00	\$7,575.28
61050	EV Ballot Board Committee (OT)	31	\$36.33	\$3,378.69	\$853.15
61050	EV Ballot Board Judge (OT)	1	\$36.33	\$108.99	\$27.52
61060	EV Clerks (ST)	381	\$18.24	\$555,955.20	\$140,383.93
61060	EV Judges (ST)	52	\$20.22	\$84,115.20	\$21,239.88
61060	EV Inspectors (ST)	7	\$20.22	\$11,323.20	\$2,859.21
61060	EV Training Trainers (ST)	10	\$20.22	\$16,176.00	\$4,084.59
61060	EV Ballot Board Committee (ST)	31	\$24.22	\$33,786.90	\$8,531.51
61060	EV Ballot Board Judge (ST)	1	\$24.22	\$1,089.90	\$275.21
61111	EV FICA	6.2%		\$2,708.16	\$683.84
61112	EV Medicare	1.45%		\$12,393.38	\$3,129.44
61113	EV PARS	1.3%		\$10,543.46	\$2,662.32
61150	EV Retirement Chargeback	13.23%		\$5,778.86	\$1,459.22
62225	EV Temp. Employees	45	\$26.60	\$143,640.00	\$36,270.46
SUPPLY EXPENSE					
62175	EV Official ExpressVote Ballots	65,000	\$0.14	\$9,100.00	\$2,297.84
62175	EV Judges Kits	52	\$80.00	\$4,160.00	\$1,050.44
SERVICE EXPENSE					
62013	Legal Notice	Legal Notice		\$4,794.50	\$1,210.66
62225	EV GTS IT Services	6	\$35.00	\$33,600.00	\$8,484.32
62225	EV ES&S Project Management	2	\$1,975.00	\$3,950.00	\$997.41
62225	EV ES&S BOD Election Setup			\$2,000.00	\$505.02
PREPARATION AND TRANSPORTATION OF VOTING EQUIPMENT					
62910	EV Atlantic Delivery and Pick-up	104	\$100.00	\$10,400.00	\$2,626.10
62910	EV Warehouse Delivery and Pick-up (Special)	5	\$45.00	\$225.00	\$56.81
MILEAGE / FUEL					
62285	EV Fuel	Vans and Trucks		\$1,200.00	\$303.01
	EARLY VOTING TOTAL			\$1,546,558.22	\$390,520.54

Exp. Code	Election Day	Units	Unit Cost	Estimated	City of Dallas
<b>EQUIPMENT RENTAL</b>					
62024	ED Furniture Rental (Table)	1,490	\$8.50	\$12,665.00	\$3,198.03
62024	ED Furniture Rental (Chair)	1,398	\$1.25	\$1,747.50	\$441.26
62025	ED Model DS200 (Tabulator/Scanner)	450	\$464.10	\$208,845.00	\$52,735.33
62025	ED ExpressVote Ballot Marking Device (BMD)	1,631	\$295.00	\$481,145.00	\$121,493.65
62025	ED EPB Printer	1,074	\$62.00	\$66,588.00	\$16,814.10
62025	ED Election Supply Carts	450	\$295.00	\$132,750.00	\$33,520.63
62021	ED Mini-Van Rental	7	\$2,040.00	\$10,710.00	\$2,704.38
62021	ED Truck Rental	2	\$3,120.00	\$4,680.00	\$1,181.74
<b>RENTAL BUILDINGS</b>					
62023	ED Location Rental	Various Locations		\$112,000.00	\$28,281.06
<b>PERSONNEL</b>					
61020	ED Clerks (ST)	1,836	\$18.24	\$502,329.60	\$126,842.96
61020	ED Judges (ST)	450	\$24.22	\$163,485.00	\$41,281.50
61020	ED Judges Delivery (Can Money)	450	\$25.00	\$11,250.00	\$2,840.73
61020	ED Office/Warehouse Contractors (ST)	59	\$25.00	\$22,125.00	\$5,586.77
61020	ED Phone Bank (ST)	35	\$25.00	\$13,125.00	\$3,314.19
61020	ED Regional Site Support (ST)	53	\$20.00	\$5,300.00	\$1,338.30
61020	ED Inspectors (ST)	45	\$25.00	\$16,875.00	\$4,261.10
61020	ED Techs (ST)	25	\$25.00	\$9,375.00	\$2,367.28
61050	ED Sheriff Deputies (OT)	36	\$75.00	\$40,500.00	\$10,226.63
61050	ED Building Security (OT)	19	\$75.00	\$21,375.00	\$5,397.39
61050	ED Election Department (OT)	48	Various	\$21,216.00	\$5,357.24
61111	ED FICA	6.2%		\$3,826.39	\$966.20
61112	ED Medicare	1.45%		\$307.63	\$77.68
61113	ED PARS	1.3%		\$275.81	\$69.64
61150	ED Retirement Chargeback	13.23%		\$8,165.03	\$2,061.75
62225	ED Temp. Employees	45	\$26.60	\$143,640.00	\$36,270.46
<b>SUPPLY EXPENSE</b>					
62175	ED Official ExpressVote Ballots	45,000	\$0.140	\$6,300.00	\$1,590.81
62175	ED Judge Kit	450	\$80.00	\$36,000.00	\$9,090.34
<b>SERVICE EXPENSE</b>					
62225	ED ES&S Site Support	1	\$4,975.00	\$4,975.00	\$1,256.23
62225	ED GTS IT Services	6	\$35.00	\$16,275.00	\$4,109.59
<b>PREPARATION &amp; TRANSPORTATION OF VOTING EQUIPMENT</b>					
62910	ED Atlantic Delivery and Pick-up	900	\$100.00	\$90,000.00	\$22,725.85
62910	ED Warehouse Delivery and Pick-up (Special)	45	\$45.00	\$2,025.00	\$511.33
<b>MILEAGE / FUEL</b>					
61080	Mileage for Deputies	2,500	\$0.655	\$1,637.50	\$413.48
62285	ED Fuel	Vans and Trucks		\$1,000.00	\$252.51
	<b>ELECTION DAY TOTAL</b>			<b>\$2,172,513.46</b>	<b>\$548,580.14</b>



# DALLAS COUNTY ELECTIONS DEPARTMENT

## Attachment B

Early Voting Vote Center Locations

# 2025 Joint Election

May 3, 2025

VC#	Location <i>Edificio</i> Địa Điểm	Voting Area <i>Lugar De Votación</i> Khu Vực Bỏ Phiếu	Address <i>Dirección</i> Địa Chỉ	City <i>Ciudad</i> Thành Phố	ZIP <i>Código Postal</i> Mã Bưu Chính
E0004	Elections Training / Warehouse	Vote Center	1460 Round Table Dr	DALLAS	75247
E0012	Glenn Heights Family Center	multpurpose rm	1932 S Hampton Rd	GLENN HEIGHTS	75154
E0021	Islamic Association of North Texas	Brothers & Sisters Ent Foyer	840 Abrams Rd	RICHARDSON	75081
E0022	Vietnamese Community Center	Front and Back Room	3221 Belt Line Rd	GARLAND	75044
E0023	For Oak Cliff	Multipurpose Room	907 E Ledbetter Dr	DALLAS	75216
E0024	North Garland Branch Library	Program Room	3845 N Garland Ave	GARLAND	75040
E0025	Kiest Recreation Center	Small Rm	3081 S Hampton Rd	DALLAS	75224
E0029	MLK Jr Branch Library	Auditorium	2922 MLK Jr Blvd	DALLAS	75215
E0030	Northway Christian Church	Fellowship Hall	7202 W Northwest Hwy	DALLAS	75225
E0038	Royal Lane Baptist Church	Vickrey Hall	6707 Royal Ln	DALLAS	75230
E0041	Makkah Masjid IDEA	Back Multipurpose Room	3301 Buckingham Rd	GARLAND	75042
E0043	Ministerios Charisma	Large Side Room	740 Melrose Dr	RICHARDSON	75080
E0049	Dallas County Mesquite Gov Ctr	Community RM L101	500 S Galloway Ave	MESQUITE	75149
E0050	Dallas County Records Bld	Lobby	500 Elm St	DALLAS	75202
E0051	Addison Athletic Club	Community Rm	3900 Beltway Dr	ADDISON	75001
E0052	Methodist Richardson Medical Center	Suite 100	403 W. Campbell Rd	RICHARDSON	75080
E1022	Oak Lawn Branch Library	Auditorium	4100 Cedar Springs Rd	DALLAS	75219
E1029	Richland Campus-Dallas College	LeCroy Center R012	9596 Walnut St	DALLAS	75243
E1052	Lochwood Branch Library	Black Box Theater	11221 Lochwood Blvd	DALLAS	75218
E1071	Lakewood Branch Library	Auditorium	6121 Worth St	DALLAS	75214
E1074	Samuell Grand Recreation Center	Game Room 112	6200 E Grand Ave	DALLAS	75223
E1088	Skyline Branch Library	Auditorium	6006 Everglade Rd	DALLAS	75227
E1096	Pleasant Grove Ctr-Dallas College	Community Room 108/109	802 S Buckner Blvd	DALLAS	75217
E1116	Harry Stone Recreation Center	Multi-Purpose Room 104	2403 Millmar Dr	DALLAS	75228
E1301	Florence Recreation Center	Event Room	2501 Whitson Way	MESQUITE	75150
E1708	Garland Center-Dallas College	Conference Room A&B	675 W Walnut St	GARLAND	75040
E1723	South Garland Branch Library	Program Room	4845 Broadway Blvd	GARLAND	75043
E2005	Marsh Lane Baptist Church	Fellowship Hall	10716 Marsh Ln	DALLAS	75229



**DALLAS COUNTY ELECTIONS DEPARTMENT**  
**Attachment B**  
Early Voting Vote Center Locations  
**2025 Joint Election**  
**May 3, 2025**

VC#	Location <i>Edificio</i> Địa Điểm	Voting Area <i>Lugar De Votación</i> Khu Vực Bỏ Phiếu	Address <i>Dirección</i> Địa Chỉ	City <i>Ciudad</i> Thành Phố	ZIP <i>Código Postal</i> Mã Bưu Chính
E2052	Fretz Park Library	Black Box Theater	6990 Belt Line Rd	DALLAS	75254
E2060	Audelia Road Branch Library	Auditorium	10045 Audelia Rd	DALLAS	75238
E2220	University Park UMC	Parlor RM 101	4024 Caruth Blvd	DALLAS	75225
E2305	Farmers Branch Manske Library	Community Hub	13613 Webb Chapel Rd	FARMERS BRANCH	75234
E2407	Josey Ranch Lake Library	Meeting Room 150	1700 Keller Springs Rd	CARROLLTON	75006
E2604	Valley Ranch Library	Meeting Room	401 Cimarron Trl	IRVING	75063
E2805	Coppell Town Center	Atrium	255 E Parkway Blvd	COPPELL	75019
E2927	Rowlett Community Centre	Room C & D	5300 Main St	ROWLETT	75088
E2941	Sachse City Hall	Courtroom	3815-B Sachse Rd	SACHSE	75048
E3043	Paul L Dunbar Library	Auditorium	2008 E Kiest Blvd	DALLAS	75216
E3064	Friendship West Baptist Church	Banquet Hall Foyer	2020 W Wheatland Rd	DALLAS	75232
E3073	Highland Hills Library	Auditorium	6200 Bonnie View Rd	DALLAS	75241
E3106	A E Sims Cedar Hill Rec Center	Bluebonnet Room	310 E Parkerville Rd	CEDAR HILL	75104
E3202	Duncanville Library	Meeting Rms 1-3	201 James Collins Blvd	DUNCANVILLE	75116
E3400	Balch Springs Civic Center	Big Room Area	12400 Elam Rd	BALCH SPRINGS	75180
E3500	Sunnyvale Town Hall	Council Chambers	127 N Collins Rd	SUNNYVALE	75182
E3605	Disciple Central Comm Church	Sanctuary	901 N Polk St	DE SOTO	75115
E3809	Lancaster Veterans Memorial Library	Meeting Room	1600 Veterans Memorial Pkwy	LANCASTER	75134
E3921	Seagoville City Hall	Foyer	702 N Hwy 175	SEAGOVILLE	75159
E3940	Wilmer Community Center	Main Room	101 Davidson Plz	WILMER	75172
E3950	Hutchins City Hall	Council Chambers	321 N Main St	HUTCHINS	75141
E4029	West Dallas Center-Dallas College	Room 141/142	3330 N Hampton Rd	DALLAS	75212
E4050	Mountain Creek Library	Auditorium	6102 Mountain Creek Pkwy	DALLAS	75249
E4064	Martin Weiss Recreation Center	Large Room	1111 Martindell Ave	DALLAS	75211
E4071	Oak Cliff Government Center	Main Lobby	702 E Jefferson Blvd	DALLAS	75203
E4081	Jaycee Zaragoza Recreation Center	Area in Lobby/Hallway	3114 Clymer St	DALLAS	75212
E4086	Grauwyley Park Recreation Center	Room A	7780 Harry Hines Blvd	DALLAS	75235
E4113	Mountain View Campus-Dallas College	E. Bldg., East Foyer	4849 W Illinois Ave	DALLAS	75211



**DALLAS COUNTY ELECTIONS DEPARTMENT**  
**Attachment B**  
Early Voting Vote Center Locations  
**2025 Joint Election**  
**May 3, 2025**

VC#	Location <i>Edificio</i> Địa Điểm	Voting Area <i>Lugar De Votación</i> Khu Vực Bỏ Phiếu	Address <i>Dirección</i> Địa Chỉ	City <i>Ciudad</i> Thành Phố	ZIP <i>Código Postal</i> Mã Bưu Chính
E4502	Betty Warmack Library	Empower Room	760 Bardin Rd	GRAND PRAIRIE	75052
E4514	The Summit	Ballroom 1	2975 Esplanade Dr	GRAND PRAIRIE	75052
E4516	Crosswinds High School	Room 104	1100 N Carrier Pkwy	GRAND PRAIRIE	75050
E4607	Irving City Hall	Main Lobby	825 W Irving Blvd	IRVING	75060
E4642	Irving Arts Center	Suite 200	3333 N Macarthur Blvd	IRVING	75062











## DALLAS COUNTY ELECTIONS DEPARTMENT

### Attachment C

Election Day Vote Center Locations

## 2025 Joint & Special Election

May 3, 2025

VC#	Location <i>Edificio</i> Địa Điểm	Voting Area <i>Lugar De Votación</i> Khu Vực Bỏ Phiếu	Address <i>Dirección</i> Địa Chỉ	City <i>Ciudad</i> Thành Phố	ZIP <i>Código Postal</i> Mã Bưu Chính
V0003	Evans Recreation Center	Fitness Room	1116 Hillcrest St	MESQUITE	75149
V0005	Churchill Recreation Center	Parlor	6906 Churchill Way	DALLAS	75230
V0012	Rosemont Elem School - Lower Campus	Auditorium	1919 Stevens Forest Dr	DALLAS	75208
V0014	Vietnamese Community Center	Front and Back Room	3221 Belt Line Rd	GARLAND	75044
V0016	Elections Training / Warehouse	Vote Center	1460 Round Table Dr	DALLAS	75247
V0019	Mockingbird Elementary School-DISD	Auditorium	5828 E Mockingbird Ln	DALLAS	75206
V0020	Central Elementary School-DISD	Gym	902 Shady Ln	SEAGOVILLE	75159
V0021	Campbell Green Recreation Center	AB Room	16600 Park Hill Dr	DALLAS	75248
V0022	Janie Stark Elementary School	Cafeteria	12400 Josey Ln	FARMERS BRANCH	75234
V0026	The Woods United Methodist Church	The Commons	1350 Bardin Rd	GRAND PRAIRIE	75052
V0027	First UMC of Sachse	Gym	1520 Blackburn Rd	SACHSE	75048
V0030	Woodhaven Presbyterian Church	Hancock Hall	3650 N O'Connor Rd	IRVING	75062
V0032	Larry G Smith Elementary School	Auditorium	5299 Gus Thomasson Rd	MESQUITE	75150
V0034	Stephens Elementary School	Entrance Hall	3700 Cheyenne Dr	ROWLETT	75088
V0035	Albert Farine Elementary School	Small Gym	615 Metker St	IRVING	75062
V0038	Islamic Association of North Texas	Brothers & Sisters Ent Foyer	840 Abrams Rd	RICHARDSON	75081
V0039	West Irving Library	Large Meeting Room	4444 W Rochelle Rd	IRVING	75062
V0040	Desoto House of Peace & Comm Center	Gym, Door 11	531 W Belt Line Rd	DESOTO	75115
V0041	Frank D Moates Elementary School	Gym	1500 Heritage Blvd	GLENN HEIGHTS	75154
V0042	Frank Crowley Courts Building	A5	133 N Riverfront Blvd	DALLAS	75207
V0044	Cedar Hill Collegiate High School	Gym	1515 W Beltline Rd	CEDAR HILL	75104
V0047	Moisés E Molina High School	Auditorium	2355 Duncanville Rd	DALLAS	75211
V0049	La Villita Elementary School	Gymnasium	1601 Camino Lago	IRVING	75039
V0050	Salem Institutional Baptist Church	Fellowship Hall	3918 Crozier St	DALLAS	75215
V0051	MLK Jr Branch Library	Auditorium	2922 MLK Jr Blvd	DALLAS	75215
V0052	Abbett Elementary School	Front Foyer	730 W Muirfield Rd	GARLAND	75044
V0054	Antioch Worship Center	Auditorium	6245 Shannon Rd	MESQUITE	75181
V0055	Rocky Springs Missionary Baptist Ch	Fellowship Hall	316 E Shady Grove Rd	GRAND PRAIRIE	75050



**DALLAS COUNTY ELECTIONS DEPARTMENT**  
**Attachment C**  
Election Day Vote Center Locations  
**2025 Joint & Special Election**  
**May 3, 2025**

VC#	Location <i>Edificio</i> Địa Điểm	Voting Area <i>Lugar De Votación</i> Khu Vực Bỏ Phiếu	Address <i>Dirección</i> Địa Chỉ	City <i>Ciudad</i> Thành Phố	ZIP <i>Código Postal</i> Mã Bưu Chính
V0061	The Summit	Ballroom 1	2975 Esplanade Dr	GRAND PRAIRIE	75052
V0062	For Oak Cliff	Multipurpose Room	907 E Ledbetter Dr	DALLAS	75216
V0063	Katherine Johnson Tech Magnet Acad	Cafeteria	1200 Academy Way	DESOTO	75115
V0064	Trinity Love Church	Gym	111 E Stark Rd	SEAGOVILLE	75159
V0065	Mt Zion MBC of Sandbranch	Main Sanctuary	128 Burns Dr	SEAGOVILLE	75159
V0066	Pilgrim Rest Missionary Baptist Ch	Fellowship Hall	1819 N Washington Ave	DALLAS	75204
V0067	Thomas Jefferson High School	Auditorium	4001 Walnut Hill Ln	DALLAS	75229
V0076	Northway Christian Church	Fellowship Hall	7202 W Northwest Hwy	DALLAS	75225
V0079	Royal Lane Baptist Church	Vickrey Hall	6707 Royal Ln	DALLAS	75230
V0081	BAPS Shri Swaminarayan Mandir	Gym	4601 N State Hwy 161	IRVING	75038
V0082	Makkah Masjid IDEA	Back Multipurpose Room	3301 W Buckingham Rd	GARLAND	75042
V0083	Ministerios Charisma	Sanctuary	740 Melrose Dr	RICHARDSON	75080
V0088	Canyon Ranch Elem School	Gym	1205 Santa Fe Trail	IRVING	75063
V0089	Bowie Middle School (Annex Bld)	Cafeteria	600 E 6th St	IRVING	75060
V0090	Glenn Heights Community Center	Banquet Rm B	1938-D S Hampton Rd	GLENN HEIGHTS	75154
V0093	Dallas County Mesquite Gov Ctr	Community Room L101	500 S Galloway	MESQUITE	75149
V0094	Dallas County Records Bld	Lobby	500 Elm St	DALLAS	75202
V0095	Addison Athletic Club	Community Room	3900 Beltway Dr	ADDISON	75001
V0096	Methodist Richardson Medical Center	Suite 100	403 W Campbell Rd	RICHARDSON	75080
V0097	Combine City Hall	City Council Chambers Room	100 Davis Road	COMBINE	75159
V1001	Sam Tasby M S	Rm 114	7001 Fair Oaks Ave	DALLAS	75231
V1003	Hamilton Park UMC	Gym	11881 Schroeder Dr	DALLAS	75243
V1004	Forest Meadow Middle School	Back Entry/Hallway	9373 Whitehurst Dr	DALLAS	75243
V1005	New Mount Zion Baptist Church	Educational Bldg, Chapel	9530 Shepherd Rd	DALLAS	75243
V1006	Moss Haven Elementary School	Gym	9202 Moss Farm Ln	DALLAS	75243
V1008	Lee McShan Jr Elem School	Main Lobby	8307 Meadow Rd	DALLAS	75231
V1013	North Dallas High School	Freshman Bldg	3120 N Haskell Ave	DALLAS	75204
V1015	Multiple Careers Magnet Center	Portable 1016	4528 Rusk Ave	DALLAS	75204



**DALLAS COUNTY ELECTIONS DEPARTMENT**  
**Attachment C**  
Election Day Vote Center Locations  
**2025 Joint & Special Election**  
**May 3, 2025**

VC#	Location <i>Edificio</i> Địa Điểm	Voting Area <i>Lugar De Votación</i> Khu Vực Bỏ Phiếu	Address <i>Dirección</i> Địa Chỉ	City <i>Ciudad</i> Thành Phố	ZIP <i>Código Postal</i> Mã Bưu Chính
V1019	Solar Preparatory School for Girls	Bonham Bldg Vestibule	2617 N Henderson Ave	DALLAS	75206
V1020	Ben Milam Elementary School	Cafeteria	4200 McKinney Ave	DALLAS	75205
V1022	Oak Lawn Branch Library	Auditorium	4100 Cedar Springs Rd	DALLAS	75219
V1023	The Father's Church	Youth Room	2707 Abrams Rd	DALLAS	75214
V1027	Audelia Creek Elementary School	Gym	12600 Audelia Rd	DALLAS	75243
V1029	Richland Campus-Dallas College	LeCroy Center R012	9596 Walnut St	DALLAS	75243
V1030	A M Aikin Elementary School	Gym	12300 Pleasant Valley Dr	DALLAS	75243
V1032	Northwood Hills Elementary Sch	Gym	14532 Meandering Way	DALLAS	75254
V1033	Spring Valley Elementary School	Gym	13535 Spring Grove Ave	DALLAS	75240
V1040	Thurgood Marshall Elementary School	Large Room	9666 Ferris Branch Blvd	DALLAS	75243
V1043	Skyview Elementary School	Gym	9229 Meadowknoll Dr	DALLAS	75243
V1045	PLA @ Highland Meadows	Auditorium	8939 Whitewing Ln	DALLAS	75238
V1049	Merriman Park Elementary School	Cafeteria	7101 Winedale Dr	DALLAS	75231
V1052	Lochwood Branch Library	Black Box Theater	11221 Lochwood Blvd	DALLAS	75218
V1054	Casa View Elementary School	Auditorium Foyer	2100 N Farola Dr	DALLAS	75228
V1056	Charles A Gill Elementary School	Auditorium	10910 Ferguson Rd	DALLAS	75228
V1057	St Pius X Catholic Church Parish	Parish Hall	3030 Gus Thomasson Rd	DALLAS	75228
V1058	Harry Stone Recreation Center	Multi-Purpose Room 104	2403 Millmar Dr	DALLAS	75228
V1059	Reinhardt Elementary School	Auditorium	10122 Losa Dr	DALLAS	75218
V1060	Alex Sanger Preparatory School	Auditorium	8410 San Leandro Dr	DALLAS	75218
V1061	W H Gaston Middle School	Auditorium Foyer	9565 Mercer Dr	DALLAS	75228
V1063	George Truett Elementary School	Auditorium	1811 Gross Rd	DALLAS	75228
V1070	Grace United Methodist Church	Parlor	4105 Junius St	DALLAS	75246
V1071	Lakewood Branch Library	Auditorium	6121 Worth St	DALLAS	75214
V1073	Junius Heights Church	Milton Greer, Fellowship Hall	5429 Reiger Ave	DALLAS	75214
V1074	Samuell Grand Recreation Center	Game Room 112	6200 E Grand Ave	DALLAS	75223
V1076	Eduardo Mata Montessori School	Library	7420 La Vista Dr	DALLAS	75214
V1078	Bayles Elementary School	Computer Lab, Rm 121	2444 Telegraph Ave	DALLAS	75228



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V1079	S S Conner Elementary School	Auditorium	3037 Greenmeadow Dr	DALLAS	75228
V1081	Owenwood Farm & Neighbor Space	Sanctuary	1451 John West Rd	DALLAS	75228
V1083	Colonial Baptist Church	Hallway	6459 Scyene Rd	DALLAS	75227
V1084	Edna Rowe Elementary School	Auditorium	4918 Hovenkamp Dr	DALLAS	75227
V1087	Skyline High School	Auditorium Foyer	7777 Forney Rd	DALLAS	75227
V1088	Skyline Branch Library	Auditorium	6006 Everglade Rd	DALLAS	75227
V1090	San Jacinto Elementary School	Auditorium	7900 Hume Dr	DALLAS	75227
V1091	Annie Webb Blanton Elem School	Auditorium	8915 Greenmound Ave	DALLAS	75227
V1092	Edward Titche Elementary School	Auditorium	9560 Highfield Dr	DALLAS	75227
V1094	S. Mendez Crew Leadership Acad	Auditorium	1515 N Jim Miller Rd	DALLAS	75217
V1096	Pleasant Grove Ctr-Dallas College	Community Room 108/109	802 S Buckner Blvd	DALLAS	75217
V1097	W W Samuell High School	Auditorium	8928 Palisade Dr	DALLAS	75217
V1098	Young Men's Leadership Academy	Auditorium	1625 N Masters Dr	DALLAS	75217
V1101	Pleasant Grove Branch Library	Community Room 108/109	7310 Lake June Rd	DALLAS	75217
V1102	B H Macon Elementary School	Auditorium	650 Holcomb Rd	DALLAS	75217
V1104	William Anderson Elem School	Auditorium	620 N St Augustine Rd	DALLAS	75217
V1107	Richard Lagow Elementary School	Main Lobby	637 Edgeworth Dr	DALLAS	75217
V1108	H Grady Spruce High School	Auditorium	9733 Old Seagoville Rd	DALLAS	75217
V1109	Fireside Recreation Center	Small Room	8601 Fireside Dr	DALLAS	75217
V1118	Ignite Middle School	Main Entrance	2211 Caddo St	DALLAS	75204
V1119	St Luke Community Church	Echols Chapel	5710 E R L Thornton Frwy	DALLAS	75223
V1120	Solar Preparatory School for Boys	Auditorium	1802 Moser Ave	DALLAS	75206
V1121	Living Waters Church of God	Fellowship Hall	11110 Shiloh Rd	DALLAS	75228
V1128	Lake Highlands High School	L Auditorium	9449 Church Rd	DALLAS	75238
V1134	Herschel Forester Field House	Main Lobby	8233 Military Pkwy	DALLAS	75227
V1300	Vanston Middle School	Lobby/ Main Entrance	3230 Karla Dr	MESQUITE	75150
V1301	Florence Recreation Center	Event Room	2501 Whitson Way	MESQUITE	75150
V1302	Vernon Price Elementary School	Cafeteria	630 Stroud Ln	GARLAND	75043



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V1304	Goodbar Recreation Center	Craft Room	3000 Concord Dr	MESQUITE	75150
V1305	Motley Elementary School	Portable 119	3719 Moon Dr	MESQUITE	75150
V1308	Range Elementary School	Library	4060 Emerald Dr	MESQUITE	75150
V1310	Tosch Elementary School	Library	2424 Larchmont Dr	MESQUITE	75150
V1311	JC Rugel Elementary School	Cafeteria	2701 Sybil Dr	MESQUITE	75149
V1312	Galloway Elementary School	Front Foyer	200 Clary Dr	MESQUITE	75149
V1314	West Mesquite High School	Front Foyer, Right Side	2500 Memorial Pkwy	MESQUITE	75149
V1500	Dover Elementary School	Gym	700 Dover Dr	RICHARDSON	75080
V1501	Professional Development Ctr	Auditorium	701 W Belt Line Rd	RICHARDSON	75080
V1503	Richland Elementary School	Gym	550 Park Bend Dr	RICHARDSON	75081
V1700	Bradfield Recreation Center	Classroom	1146 Castle Dr	GARLAND	75040
V1701	Bussey Middle School	GYM	1204 Travis St	GARLAND	75040
V1703	A R Davis Elementary School	Teacher Lounge, Rm #201	1621 McCallum Dr	GARLAND	75042
V1705	O Henry Elementary School	Cafeteria	4100 Tynes Dr	GARLAND	75042
V1706	Bradfield Elementary School	Gym	3817 Bucknell Dr	GARLAND	75042
V1708	Garland Center-Dallas College	Conference Room A&B	675 W Walnut St	GARLAND	75040
V1709	Austin Academy	Practice Gym	1125 Beverly Dr	GARLAND	75040
V1710	Kimberlin Academy	Gym	1520 Cumberland Dr	GARLAND	75040
V1711	Granger Recreation Center	Classroom 103	1310 W Avenue F	GARLAND	75040
V1712	Williams Elementary School	Gym	1821 Oldgate Ln	GARLAND	75042
V1713	Memorial Pathway Academy	Gym	2825 S First St	GARLAND	75041
V1715	Watson Technology Center	Gym	2601 Dairy Rd	GARLAND	75041
V1716	South Garland High School	Foyer	600 Colonel Dr	GARLAND	75043
V1717	Classical Ctr at Brandenburg MS	Library	626 Nickens Rd	GARLAND	75043
V1718	Southgate Elementary School	Gym	1115 Mayfield Ave	GARLAND	75041
V1719	Montclair Elementary School	Gym	5200 Broadmoor Dr	GARLAND	75043
V1720	O'Banion Middle School	Practice Gym	700 Birchwood Dr	GARLAND	75043
V1722	Classical Ctr at Vial Elem Sch	Gym	126 Creekview Dr	GARLAND	75043



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### Attachment C

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V1723	South Garland Branch Library	Program Room	4845 Broadway Blvd	GARLAND	75043
V1726	Routh Roach Elementary School	Foyer	1811 Mayfield Ave	GARLAND	75041
V1727	Patty Granville Arts Center	Atrium Building	300 N Fifth St	GARLAND	75040
V1728	Sam Houston Middle School	Classroom 101	2232 Sussex Dr	GARLAND	75041
V2002	Thomas C Marsh Preparatory Academy	Auditorium	3838 Crown Shore Dr	DALLAS	75244
V2003	W T White High School	H101, 102, 103	4505 Ridgeside Dr	DALLAS	75244
V2004	Nathan Adams Elementary School	Auditorium	12600 Welch Rd	DALLAS	75244
V2005	Marsh Lane Baptist Church	Fellowship Hall	10716 Marsh Ln	DALLAS	75229
V2008	John J Pershing Elementary Sch	Auditorium, Rm 136	5715 Meaders Ln	DALLAS	75229
V2009	L G Cigarroa Elementary School	Auditorium	9990 Webb Chapel Rd	DALLAS	75220
V2011	Walnut Hill Recreation Center	Small Room A	10011 Midway Rd	DALLAS	75229
V2013	Lovers Lane UMC	Watson Hall	9200 Inwood Rd	DALLAS	75220
V2016	Unity Church of Dallas	Fellowship Hall	6525 Forest Ln	DALLAS	75230
V2018	Northaven United Methodist Ch	Atrium; Flex Room (Room 127)	11211 Preston Rd	DALLAS	75230
V2023	Benjamin Franklin - IEA	Auditorium	6920 Meadow Rd	DALLAS	75230
V2029	Westminster Presbyterian Church	Fellowship Hall	8200 Devonshire Dr	DALLAS	75209
V2032	Skillman Southwestern Library	Auditorium	5707 Skillman St	DALLAS	75206
V2034	Henry W Longfellow - CEA	Auditorium	5314 Boaz St	DALLAS	75209
V2041	University of Texas Dallas	Visitor Center-Atrium	800 W Campbell Rd	RICHARDSON	75080
V2042	Parkhill Junior High School	Small Gym	16500 Shadybank Dr	DALLAS	75248
V2044	Texas A&M AgriLife Research	Founders Hall 116	17360 Coit Rd	DALLAS	75252
V2047	Bowie Elementary School	Gym	7643 La Manga Dr	DALLAS	75248
V2050	Prestonwood Elementary School	Cafeteria / Stage	6525 La Cosa Dr	DALLAS	75248
V2051	Spring Creek Elementary School	Gym	7667 Roundrock Rd	DALLAS	75248
V2052	Fretz Park Library	Black Box Theater	6990 Belt Line Rd	DALLAS	75254
V2056	King of Glory Lutheran Church	Edu Wing, Rm 115	6411 LBJ Fwy	DALLAS	75240
V2059	Audelia Road Branch Library	Auditorium	10045 Audelia Rd	DALLAS	75238
V2061	Lake Highlands Elementary School	Gym	9501 Ferndale Rd	DALLAS	75238





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V2064	Robert T Hill Middle School	Auditorium	505 Easton Rd	DALLAS	75218
V2065	Victor Hexter Elementary School	Auditorium	9720 Waterview Rd	DALLAS	75218
V2067	L L Hotchkiss Elementary School	Auditorium Foyer	6929 Town North Dr	DALLAS	75231
V2068	Dan D Rogers Elementary School	Foyer	5314 Abrams Rd	DALLAS	75214
V2069	Ridgewood-Belcher Recreation Center	Large Room	6818 Fisher Rd	DALLAS	75214
V2071	Lakewood Elementary School	Library	3000 Hillbrook St	DALLAS	75214
V2072	Northridge Presbyterian Church	Quillin Hall	6920 Bob-O-Link Dr	DALLAS	75214
V2077	E D Walker Middle School	Gym	12532 Nuestra Dr	DALLAS	75230
V2079	Anne Frank Elementary School	Auditorium	5201 Celestial Rd	DALLAS	75254
V2203	John S Armstrong Elem School	Small Outside Gym	3600 Cornell Ave	DALLAS	75205
V2220	University Park UMC	Caldwell Rm 120/ FH Rm 130	4024 Caruth Blvd	DALLAS	75225
V2221	John S Bradfield Elem School	Gym	4300 Southern Ave	DALLAS	75205
V2223	University Park Elem School	C111	3500 Lovers Ln	DALLAS	75225
V2224	Highland Park Middle School	Small Gym Foyer	3555 Granada Dr	DALLAS	75205
V2226	Highland Park ISD Admin Bldg	Boardroom	7015 Westchester Dr	DALLAS	75205
V2301	Alfred J Loos Field House	Main Entry	3815 Spring Valley Rd	ADDISON	75001
V2302	Vivian Field Middle School	Lobby	13551 Dennis Ln	FARMERS BRANCH	75234
V2305	Farmers Branch Manske Library	Community Hub	13613 Webb Chapel Rd	FARMERS BRANCH	75234
V2306	Chapel Hill Preparatory School	Auditorium	12701 Templeton Trl	DALLAS	75234
V2401	Ted Polk Middle School	Gym Office	2001 Kelly Blvd	CARROLLTON	75006
V2402	McCoy Elementary School	Gym	2425 McCoy Rd	CARROLLTON	75006
V2403	Jerry R Junkins Elementary Sch	Auditorium	2808 Running Duke Dr	CARROLLTON	75006
V2404	Blanton Elementary School	Gym	2525 Scott Mill Rd	CARROLLTON	75006
V2406	Keller Springs Baptist Church	Community Room 100	3227 Keller Springs Rd	CARROLLTON	75006
V2407	Josey Ranch Lake Library	Meeting Room 150	1700 Keller Springs Rd	CARROLLTON	75006
V2408	Crosby Recreation Center	The Pioneer Room	1610 E Crosby Rd	CARROLLTON	75006
V2500	Greenwood Hills Elementary Sch	Gym	1313 W Shore Dr	RICHARDSON	75080
V2501	Canyon Creek Elementary School	Gym	2100 Copper Ridge Dr	RICHARDSON	75080



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V2502	Prairie Creek Elementary School	Hall C	2120 E Prairie Creek Dr	RICHARDSON	75080
V2503	Mohawk Elementary School	Gym	1500 Mimosa Dr	RICHARDSON	75080
V2505	Northrich Elementary School	Library	1301 Custer Rd	RICHARDSON	75080
V2506	Arapaho Classical Magnet School	Gym	1300 Cypress Dr	RICHARDSON	75080
V2509	Care Church	Atrium A3	1504 E Campbell Rd	RICHARDSON	75081
V2510	Yale Elementary School	Gym	1900 E Collins Blvd	RICHARDSON	75081
V2511	Dartmouth Elementary School	Library	417 Dartmouth Ln	RICHARDSON	75081
V2513	Springridge Elementary School	Gym	1801 E Spring Valley Rd	RICHARDSON	75081
V2514	Jess Harben Elementary School	Gym	600 S Glenville Dr	RICHARDSON	75081
V2602	Cimarron Park Rec Center	Gym	201 Red River Trl	IRVING	75063
V2603	Freeman Elementary School	Gym	8757 Valley Ranch Pkwy W	IRVING	75063
V2604	Valley Ranch Library	Meeting Room	401 Cimarron Trl	IRVING	75063
V2700	Big Springs Elementary School	Gym	3301 W Campbell Rd	GARLAND	75044
V2701	Springpark Sports Club	1st Floor Ballroom	3330 Springpark Way	GARLAND	75044
V2702	Spring Creek Elem School - GISD	Foyer	1510 Spring Creek Dr	GARLAND	75040
V2704	North Garland Branch Library	Program Room	3845 N Garland Ave	GARLAND	75040
V2705	Hickman Elementary School	Gym	3114 Pinewood Dr	GARLAND	75044
V2706	Wallace Ethridge Elementary Sch	Gym	2301 Sam Houston Dr	GARLAND	75044
V2710	Lister Elementary School	Cafeteria	3131 Mars Dr	GARLAND	75040
V2712	Northlake Elementary School	Gym	1626 Bosque Dr	GARLAND	75040
V2713	Club Hill Elementary School	Gym	1330 Colonel Dr	GARLAND	75043
V2714	Lyles Middle School	Competition Gym	4655 S Country Club Rd	GARLAND	75043
V2715	Northside Baptist Church	Fellowship Hall	2510 N Glenbrook Dr	GARLAND	75040
V2802	Wilson Elementary School	Gym	200 S Coppell Rd	COPPELL	75019
V2803	Mockingbird Elementary School-CISD	Gym	300 Mockingbird Ln	COPPELL	75019
V2805	Coppell Town Center	Atrium	255 E Parkway Blvd	COPPELL	75019
V2807	Lakeside Elementary School	Gym	1100 Village Pkwy	COPPELL	75019
V2808	Cottonwood Creek Elem School	Gym	615 Minyard Dr	COPPELL	75019



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V2809	Riverchase Elementary School	Gym	272 S Macarthur Blvd	COPPELL	75019
V2921	Back Elementary School	Gym	7300 Bluebonnet Dr	ROWLETT	75089
V2922	Liberty Grove Elementary School	Computer Lab 401	10201 Liberty Grove Rd	ROWLETT	75089
V2924	Rowlett Community Centre	Room C & D	5300 Main St	ROWLETT	75088
V2925	Rowlett Elementary School	Gym	3315 Carla Dr	ROWLETT	75088
V2926	Herfurth Elementary School	Gym	7500 Miller Rd	ROWLETT	75088
V2927	Schrade Middle School	Comp	6201 Danridge Rd	ROWLETT	75089
V2941	Sachse City Hall	Courtroom	3815-B Sachse Rd	SACHSE	75048
V2942	B G Hudson Middle School	Practice Gym	4405 Hudson Dr	SACHSE	75048
V3000	William B Travis Vanguard Acad	Orchestra Rm	2910 Allen St	DALLAS	75204
V3003	T W Browne Middle School	Band Hall	3333 Sprague Dr	DALLAS	75233
V3004	Daniel Webster Elementary School	Auditorium	3815 S Franklin St	DALLAS	75233
V3009	Exall Park Recreation Center	Large Room	1355 Adair St	DALLAS	75204
V3012	Life in Deep Ellum Community Ctr	Prayer & Practice Center	2803 Taylor St	DALLAS	75226
V3016	Bill J Priest Ctr-Dallas College	Room #1530	1402 Corinth St	DALLAS	75215
V3022	Irma Rangel Women's School	Auditorium	1718 Robert B Cullum Blvd	DALLAS	75210
V3025	Mt Horeb Missionary Baptist Chur	Fellowship Hall	3306 Carpenter Ave	DALLAS	75215
V3026	St Paul Baptist Church	Fellowship Hall	1600 Pear St	DALLAS	75215
V3029	Evangelist Temple Church	Church	2627 Dorris St	DALLAS	75215
V3034	Greater Mt Pleasant Baptist Chur	Conference Room	1403 Morrell Ave	DALLAS	75203
V3035	F D Roosevelt HS of Innovation	Library	525 Bonnie View Rd	DALLAS	75203
V3038	The Way-Truth-Life Christian Ch	Fellowship Hall Parlor	1702 S Denley Dr	DALLAS	75216
V3040	Good Street Baptist Church	Nathaniel Spigner Wing	3110 Bonnie View Rd	DALLAS	75216
V3042	John Neely Bryan Elem School	Auditorium	2001 Deer Path Dr	DALLAS	75216
V3043	Paul L Dunbar Library	Auditorium	2008 E Kiest Blvd	DALLAS	75216
V3045	Gethsemane Missionary Baptist Ch	Fellowship Hall	4600 Solar Ln	DALLAS	75216
V3046	John W Carpenter Elem School	Auditorium	2121 Tosca Ln	DALLAS	75224
V3047	CFNI Student Center	Main Lobby	444 Fawn Ridge Dr	DALLAS	75224



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V3048	South Oak Cliff High School	Auditorium	3601 S Marsalis Ave	DALLAS	75216
V3049	Clara Oliver Elementary School	Auditorium	4010 Idaho Ave	DALLAS	75216
V3050	H I I Holland Elem School @ Lisbon	Main Entrance Foyer	4203 S Lancaster Rd	DALLAS	75216
V3051	Fountain of Living Word Church	Sanctuary Entrance	2543 E Ledbetter Dr	DALLAS	75216
V3056	Mark Twain Leadership Vanguard	Auditorium	724 Green Cove Ln	DALLAS	75232
V3057	T G Terry Elementary School	Class Rm 115	6661 Greenspan Ave	DALLAS	75232
V3058	St Paul Lutheran Church	Chi Rho House	5725 S Marsalis Ave	DALLAS	75241
V3059	Ideal Family Church	Main Gym	1000 E Redbird Ln	DALLAS	75241
V3060	Otto M Fridia Elementary School	Auditorium	6011 Old Ox Rd	DALLAS	75241
V3061	Barack Obama Male Leadership Acad	Foyer	3030 Stag Rd	DALLAS	75241
V3062	J N Ervin Elementary School	Auditorium Foyer	3722 Black Oak Dr	DALLAS	75241
V3063	Ronald E McNair Elementary Sch	Main Lobby	3150 Bainbridge Ave	DALLAS	75237
V3064	Friendship West Baptist Church	Banquet Hall Foyer	2020 W Wheatland Rd	DALLAS	75232
V3065	Umphrey Lee Elementary School	Auditorium	7808 Racine Dr	DALLAS	75232
V3066	Martin Weiss Elementary School	Large Room	8601 Willoughby Blvd	DALLAS	75232
V3068	Singing Hills Recreation Center	Tech Room	6805 Patrol Way	DALLAS	75241
V3069	Cornerstone Temple Church	Bldg B, Room 1	2817 Cherry Valley Blvd	DALLAS	75241
V3070	Tommie Allen Recreation Center	Multipurpose Room	7071 Bonnie View Rd	DALLAS	75241
V3071	Highland Hills UMC	Fellowship Hall	3800 Simpson Stuart Rd	DALLAS	75241
V3073	Highland Hills Library	Auditorium	6200 Bonnie View Rd	DALLAS	75241
V3075	Wilmer-Hutchins High School	Auditorium Foyer	5520 Langdon Rd	DALLAS	75241
V3078	Park in the Woods Recreation Ctr	Gym	6801 Mountain Creek Pkwy	DALLAS	75249
V3080	Kleberg-Rylie Recreation Center	Small Room	1515 Edd Rd	DALLAS	75253
V3081	Booker T Washington High School	Montgomery Arts Theater Foyer	2501 Flora St	DALLAS	75201
V3082	W A Blair Elementary School	Library	7720 Gayglen Dr	DALLAS	75217
V3083	Ebby Halliday Elementary School	Multipurpose Room 141	10210 Teagarden Rd	DALLAS	75217
V3092	Thurgood Marshall Recreation Ctr	Large Room	5150 Mark Trail Way	DALLAS	75232
V3097	University of North Texas- Dallas	Room 100	7300 University Hills Blvd	DALLAS	75216



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V3100	A E Sims Cedar Hill Rec Center	Bluebonnet Room	310 E Parkerville Rd	CEDAR HILL	75104
V3102	L Kim Lewis Auxiliary Services Ctr	Training Room, Enter Door #1	202 E Beltline Rd	CEDAR HILL	75104
V3103	Bessie Coleman Middle School	Library, Enter Door #2	1208 E Pleasant Run Rd	CEDAR HILL	75104
V3104	Maddox Teaching & Learning Center	Gym, Enter Door #3	1533 High Pointe Ln	CEDAR HILL	75104
V3106	Plummer Elementary School	Door 1, Main Entrance	1203 S Clark Rd	CEDAR HILL	75104
V3107	Highlands Elementary School	Gym, Enter Door #4	131 Sims Dr	CEDAR HILL	75104
V3109	Lake Ridge Elementary School	Gym, Enter Door #8	1020 Lake Ridge Pkwy	CEDAR HILL	75104
V3202	Duncanville Library	Meeting Rms 1-3	201 James Collins Blvd	DUNCANVILLE	75116
V3203	Duncanville's First Baptist Chur	Sanctuary Foyer	323 W Wheatland Rd	DUNCANVILLE	75116
V3204	Reed Middle School	Auditorium	530 E Freeman St	DUNCANVILLE	75116
V3206	Byrd Middle School	Gym B	1040 W Wheatland Rd	DUNCANVILLE	75116
V3207	Arise Church	Legacy Hall	201 W Center St	DUNCANVILLE	75116
V3208	Central Elementary School-DUISD	Auditorium	302 E Freeman St	DUNCANVILLE	75116
V3209	Duncanville High School	Performance Hall Foyer	900 W Camp Wisdom Rd	DUNCANVILLE	75116
V3211	Fairmeadows Elementary School	Gym	101 E Fairmeadows Dr	DUNCANVILLE	75116
V3300	Porter Elementary School	Cafeteria	517 Via Avenida	MESQUITE	75150
V3301	Dunford Recreation Center	Galloway	1015 Green Canyon Dr	MESQUITE	75150
V3302	Georgia Kimball Elementary Sch	Gym	4010 Coryell Way	MESQUITE	75150
V3303	Dr JC Cannady Elementary School	Gym	2701 Chisolm Trl	MESQUITE	75150
V3304	Poteet High School	Small Gym	3300 Poteet Dr	MESQUITE	75150
V3307	W L Wilkinson Middle School	300 Front Foyer	2100 Crest Park Dr	MESQUITE	75149
V3308	Mesquite Convention Center	Exhibit Hall A	1700 Rodeo Dr	MESQUITE	75149
V3310	Mesquite High School	Back Delivery Hallway	300 E Davis St	MESQUITE	75149
V3312	Pirrung Elementary School	Gym	1500 Creek Valley Rd	MESQUITE	75181
V3313	J R Thompson Elementary School	Gym	2525 Helen Ln	MESQUITE	75181
V3314	A C New Middle School	Front Entry Hallway	3700 S Belt Line Rd	BALCH SPRINGS	75181
V3315	Tisinger Elementary School	Front Foyer	1701 Hillcrest St	MESQUITE	75149
V3316	Rutherford Recreation Center	Room #100	900 Rutherford Dr	MESQUITE	75149



**DALLAS COUNTY ELECTIONS DEPARTMENT**

**Attachment C**

Election Day Vote Center Locations

**2025 Joint & Special Election**

**May 3, 2025**

VC#	Location <i>Edificio</i> Địa Điểm	Voting Area <i>Lugar De Votación</i> Khu Vực Bỏ Phiếu	Address <i>Dirección</i> Địa Chỉ	City <i>Ciudad</i> Thành Phố	ZIP <i>Código Postal</i> Mã Bưu Chính
V3317	Horn High School	Senior Section	3300 E Cartwright Rd	MESQUITE	75181
V3400	Balch Springs Civic Center	Big Room Area	12400 Elam Rd	BALCH SPRINGS	75180
V3403	Floyd Elementary School	Gym	3025 Hickory Tree Rd	MESQUITE	75180
V3404	Hickory Tree Baptist Church		3200 Hickory Tree Rd	BALCH SPRINGS	75180
V3405	Hodges Elem Sch	Gym	14401 Spring Oaks Dr	BALCH SPRINGS	75180
V3500	Sunnyvale Town Hall	Council Chambers	127 N Collins Rd	SUNNVVALE	75182
V3601	Faith Bible Church	Auditorium	1437 W Pleasant Run Rd	DESOTO	75115
V3604	Ruby Young Elementary School	Gym	707 Young Blvd	DESOTO	75115
V3605	Disciple Central Comm Church	Sanctuary	901 N Polk St	DESOTO	75115
V3606	The Meadows Elementary School	Gym	1016 The Meadows Pkwy	DESOTO	75115
V3607	Cockrell Hill Elementary School	Gym	425 S Cockrell Hill Rd	DESOTO	75115
V3609	Desoto High School	Dyer Gym	600 Eagle Dr	DESOTO	75115
V3611	Desoto East Middle School	Gym 2	601 E Belt Line Rd	DESOTO	75115
V3700	Couch Elementary School	Gym	4349 Waterhouse Blvd	GARLAND	75043
V3702	Toler Elementary School	Gym	3520 Guthrie Rd	GARLAND	75043
V3800	Houston Elementary School-LISD	Library	2929 Marquis Ln	LANCASTER	75134
V3802	Pleasant Run Elementary School	Library	427 W Pleasant Run Rd	LANCASTER	75146
V3803	Rolling Hills Elementary School	Library	450 Rolling Hills Pl	LANCASTER	75146
V3805	Rosa Parks Millbrook Elem School	Gym	630 Millbrook Dr	LANCASTER	75146
V3807	Elsie Robertson Middle School	Gymnasium	822 W Pleasant Run Rd	LANCASTER	75146
V3808	West Main Elementary School	Library	531 W Main St	LANCASTER	75146
V3809	Lancaster Veterans Memorial Library	Meeting Room	1600 Veterans Memorial Pkwy	LANCASTER	75134
V3900	McCowan Middle School	Dance Room Door #2	1500 Majestic Meadow Dr	GLENN HEIGHTS	75154
V3921	Seagoville City Hall	Foyer	702 N Hwy 175	SEAGOVILLE	75159
V3940	Wilmer Community Center	Main Room	101 Davidson Plz	WILMER	75172
V3951	Hutchins City Hall	Council Chambers	321 N Main St	HUTCHINS	75141
V4002	F P Caillet Elem School	Auditorium	3033 Merrell Rd	DALLAS	75229
V4004	Marcus Recreation Center	Large Room	3003 Northaven Rd	DALLAS	75229



## DALLAS COUNTY ELECTIONS DEPARTMENT

### Attachment C

Election Day Vote Center Locations

## 2025 Joint & Special Election

May 3, 2025

VC#	Location <i>Edificio</i> Địa Điểm	Voting Area <i>Lugar De Votación</i> Khu Vực Bỏ Phiếu	Address <i>Dirección</i> Địa Chỉ	City <i>Ciudad</i> Thành Phố	ZIP <i>Código Postal</i> Mã Bưu Chính
V4006	Degolyer Elementary School	Auditorium	3453 Flair Dr	DALLAS	75229
V4010	Stephen Foster Elementary School	Auditorium	3700 Clover Ln	DALLAS	75220
V4014	Sudie L Williams TAG Academy	Auditorium	4518 Pomona Rd	DALLAS	75209
V4016	K B Polk Vanguard Center ATG	Auditorium	6911 Victoria Ave	DALLAS	75209
V4018	Maple Lawn Elementary School	Cafeteria	3120 Inwood Rd	DALLAS	75235
V4019	Arlington Park Recreation Center	Gym	1505 Record Crossing Rd	DALLAS	75235
V4022	Esperanza Medrano Elementary Sch	Front Entry Foyer	2221 Lucas Dr	DALLAS	75219
V4028	Victory Cathedral	Main Foyer	3407 N Westmoreland Rd	DALLAS	75212
V4029	West Dallas Center-Dallas College	Room 141/142	3330 N Hampton Rd	DALLAS	75212
V4031	C F Carr Elementary School	Auditorium	1952 Bayside St	DALLAS	75212
V4032	Reverchon Recreation Center	Game Room	3505 Maple Ave	DALLAS	75219
V4035	Margaret B Henderson Elem School	Gym	2200 S Edgefield Ave	DALLAS	75224
V4038	Harrell Budd Elementary School	Gym	2121 S Marsalis Ave	DALLAS	75216
V4043	The Union Church	Educational Wing 4 & 6	3410 S Polk St	DALLAS	75224
V4046	Clinton P Russell Elementary Sch	Auditorium	3031 S Beckley Ave	DALLAS	75224
V4050	Mountain Creek Library	Auditorium	6102 Mountain Creek Pkwy	DALLAS	75249
V4052	Bilhartz Elementary School	Gym	6700 Wandt Dr	DALLAS	75236
V4055	Leslie Stemmons Elementary Sch	Auditorium	2727 Knoxville St	DALLAS	75211
V4056	Palabra De Vida Church	Multi-Purpose Bldg	2550 W Illinois Ave	DALLAS	75233
V4057	Kiest Recreation Center	Small Rm	3081 S Hampton Rd	DALLAS	75224
V4060	Nancy Jane Cochran Elem Sch	Rm 128	6000 Keeneland Pkwy	DALLAS	75211
V4061	L O Donald Elementary School	Auditorium	1218 Phinney Ave	DALLAS	75211
V4062	Leila P Cowart Elementary School	Auditorium	1515 S Ravinia Dr	DALLAS	75211
V4063	Elmwood-El Buen Samaritano UMC	Fellowship Hall Rm 13	1315 Berkley Ave	DALLAS	75224
V4064	Martin Weiss Recreation Center	Large Room	1111 Martindell Ave	DALLAS	75211
V4065	Arcadia Park Elementary School	Main Bldg Entry Hall	1300 N Justin Ave	DALLAS	75211
V4066	Anson Jones Elementary School	Auditorium	3901 Meredith Ave	DALLAS	75211
V4068	Lida Hooe Elementary School	Main Lobby	2419 Gladstone Dr	DALLAS	75211





**DALLAS COUNTY ELECTIONS DEPARTMENT**  
**Attachment C**  
Election Day Vote Center Locations  
**2025 Joint & Special Election**  
**May 3, 2025**

VC#	Location <i>Edificio</i> Địa Điểm	Voting Area <i>Lugar De Votación</i> Khu Vực Bỏ Phiếu	Address <i>Dirección</i> Địa Chỉ	City <i>Ciudad</i> Thành Phố	ZIP <i>Código Postal</i> Mã Bưu Chính
V4069	Winnetka Elementary School	Gym	1151 S Edgefield Ave	DALLAS	75208
V4070	John Peeler Elementary School	Library	810 S Llewellyn Ave	DALLAS	75208
V4071	Oak Cliff Government Center	Main Lobby	702 E Jefferson Blvd	DALLAS	75203
V4073	Preparing the Way Ministries	Situation Room	2442 W Jefferson Blvd	DALLAS	75211
V4074	Sunset High School - Annex Bldg	Room 410/411	2021 W Tenth St	DALLAS	75208
V4076	Stevens Park Elem School	Auditorium Foyer	2615 W Colorado Blvd	DALLAS	75211
V4078	Kidd Springs Recreation Center	Large Room	711 W Canty St	DALLAS	75208
V4079	Kessler Park United Methodist Chur	Sanctuary	1215 Turner Ave	DALLAS	75208
V4081	Eladio Martinez Learning Center	Library Hallway	4500 Bernal Dr	DALLAS	75212
V4082	Jaycee Zaragoza Recreation Center	Area in Lobby/Hallway	3114 Clymer St	DALLAS	75212
V4083	J Moroles Expressive Arts Vanguard	Auditorium Foyer	1400 Walsmsley Ave	DALLAS	75208
V4085	Anita Martinez Recreation Center	Large Room	3212 N Winnetka Ave	DALLAS	75212
V4086	Grauwlyer Park Recreation Center	Room A	7780 Harry Hines Blvd	DALLAS	75235
V4087	Bachman Recreation Center	Assembly Room	2750 Bachman Dr	DALLAS	75220
V4094	Park Forest Branch Library	Auditorium	3421 Forest Ln	DALLAS	75234
V4097	David G Burnet Elem School	Auditorium	3200 Kinkaid Dr	DALLAS	75220
V4110	Boude Storey Middle School	Main Lobby	3000 Maryland Ave	DALLAS	75216
V4113	Mountain View Campus-Dallas College	E. Bldg., East Foyer	4849 W Illinois Ave	DALLAS	75211
V4300	Cockrell Hill City Hall	Council Chambers	4125 W Clarendon Dr	COCKRELL HILL	75211
V4501	Suzanna Dickinson Elem School	Music Room, D113	1902 Palmer Trl	GRAND PRAIRIE	75052
V4502	Betty Warmack Library	Empower Room	760 Bardin Rd	GRAND PRAIRIE	75052
V4507	Daniels Elementary Academy	Front Foyer	801 Sw 19th St	GRAND PRAIRIE	75051
V4508	Ellen Ochoa Stem Acad Milam Elem	Project Room	2030 Proctor Dr	GRAND PRAIRIE	75051
V4509	Young Women's Ldrshp Acad-Arnold	Auxiliary Gym	1204 E Marshall Dr	GRAND PRAIRIE	75051
V4511	Bowie Fine Arts	Gym	425 Alice Dr	GRAND PRAIRIE	75051
V4512	Charley Taylor Recreation Center	Meeting Room	601 E Grand Prairie Rd	GRAND PRAIRIE	75051
V4513	Grand Prairie Collegiate Institute	Staff Development Side	1502 College St	GRAND PRAIRIE	75050
V4514	Crosswinds High School	Room 104	1100 N Carrier Pkwy	GRAND PRAIRIE	75050





## DALLAS COUNTY ELECTIONS DEPARTMENT

### Attachment C

Election Day Vote Center Locations

## 2025 Joint & Special Election

May 3, 2025

VC#	Location Edificio Địa Điểm	Voting Area Lugar De Votación Khu Vực Bỏ Phiếu	Address Dirección Địa Chỉ	City Ciudad Thành Phố	ZIP Codigo Postal Mã Bưu Chính
V4515	William B Travis World Lang Academy	Gym	525 Ne 15th St	GRAND PRAIRIE	75050
V4517	Eisenhower Elementary School	Music Room	2102 N Carrier Pkwy	GRAND PRAIRIE	75050
V4519	Ronald Reagan Middle School	Main Gym	4616 Bardin Rd	GRAND PRAIRIE	75052
V4520	Sam Rayburn Elementary School	Gym	2800 Reforma Dr	GRAND PRAIRIE	75052
V4521	Lorenzo De Zavala Academy	Parent/Community Room	3410 Kirby Creek Dr	GRAND PRAIRIE	75052
V4522	Truman Middle School	Library, A126	1501 Coffeyville Trl	GRAND PRAIRIE	75052
V4525	L B Johnson Daep	Main Entrance	650 Stonewall Dr	GRAND PRAIRIE	75052
V4527	Hector P Garcia Elementary Sch - GP	Gym	2444 Graham St	GRAND PRAIRIE	75050
V4528	Our Redeemer Lutheran Church-GP	Classroom in Southwest Wing	4729 S Carrier Pkwy	GRAND PRAIRIE	75052
V4538	Global Leadership Academy	Gym	511 E Springdale Ln	GRAND PRAIRIE	75052
V4601	Sally B Elliot Elementary School	Cafeteria	1900 S. Story Road	IRVING	75060
V4602	Nimitz High School	Auditorium Foyer	100 W Oakdale Rd	IRVING	75060
V4605	Otis Brown Elementary School	Small Gym	2501 W Tenth St	IRVING	75060
V4606	Lamar Middle School	Auxiliary Gym	219 Crandall Rd	IRVING	75060
V4607	Irving City Hall	Main Lobby	825 W Irving Blvd	IRVING	75060
V4608	J O Davis Elementary School	Classroom 108 & 109	310 Davis Dr	IRVING	75061
V4610	L B Barton Elementary School	Small Gym	2931 Conflans Rd	IRVING	75061
V4613	Irving High School	Gym Foyer	900 N O'Connor Rd	IRVING	75061
V4616	John R Good Elementary School	Library	1200 E Union Bower Rd	IRVING	75061
V4618	David Crockett Middle School	Front Foyer	2431 Hancock St	IRVING	75061
V4619	Lively Elementary School	Front Office, Corner Hallway	1800 Plymouth Dr W	IRVING	75061
V4620	Oak Haven United Methodist Church	Fellowship Hall	1600 N Irving Heights Dr	IRVING	75061
V4621	Thomas Haley Elementary School	Small Gym	3601 Cheyenne St	IRVING	75062
V4622	W T Hanes Elementary School	Small Gym	2730 Cheyenne St	IRVING	75062
V4623	A S Johnston Elementary School	Small Gym	2801 Rutgers Dr	IRVING	75062
V4624	Brandenburg Elementary School	Small Gym	2800 Hillcrest Dr	IRVING	75062
V4626	Macarthur High School	Gym Foyer	3700 N MacArthur Blvd	IRVING	75062
V4627	Irving Fire Station #8	Front Bay	650 Las Colinas Blvd E	IRVING	75039



**DALLAS COUNTY ELECTIONS DEPARTMENT**  
**Attachment C**  
Election Day Vote Center Locations  
**2025 Joint & Special Election**  
**May 3, 2025**

VC#	Location <i>Edificio</i> Địa Điểm	Voting Area <i>Lugar De Votación</i> Khu Vực Bỏ Phiếu	Address <i>Dirección</i> Địa Chỉ	City <i>Ciudad</i> Thành Phố	ZIP <i>Código Postal</i> Mã Bưu Chính
V4630	T J Lee Elementary School	Small Gym	1600 Carlisle St	IRVING	75062
V4631	Travis Middle School	Auxiliary Gym	1600 Finley Rd	IRVING	75062
V4634	Jack E Singley Academy	Auditorium Foyer	4601 N MacArthur Blvd	IRVING	75038
V4640	Houston Middle School	Auxiliary Gym	3033 W Country Club Rd	IRVING	75038
V4642	Irving Arts Center	Suite 200	3333 N Macarthur Blvd	IRVING	75062
V4645	Las Colinas Elementary School	Gym	2200 Kinwest Pkwy	IRVING	75063
V4646	Cardwell Career Preparatory Ctr	Library	101 E Union Bower Rd	IRVING	75061
V4647	Mustang Park Recreation Center	Gym	2223 Kinwest Pkwy	IRVING	75063
V4654	Irving Fire Station #2	Front Bay	1306 N Story Rd	IRVING	75061



DALLAS COUNTY ELECTIONS DEPARTMENT

Attachment D

List of Election Judges and Alternate Election Judges for Election Day

2025 Joint & Special Election

May 3, 2025

No.	Comm. Dist.	Poll Code	Voter Center Name	Address	City	Zip Code	Judge	Alt. Judge
1	3	V0003	Evans Recreation Center	1116 Hillcrest St	Mesquite	75149	Margaret Hall	Johannes Schroer
2	2	V0005	Churchill Recreation Center	6906 Churchill Way	Dallas	75230	Robert Kersey	Mark Parry
3	4	V0012	Rosemont Elem School - Lower	1919 Stevens Forest Dr	Dallas	75208	William White	Linda Quinlan
4	1	V0014	Vietnamese Community Center	3221 Belt Line Rd	Garland	75044	Danny Nguyen	John Knoll
5	4	V0016	Elections Training / Warehouse	1460 Round Table Dr	Dallas	75247	Valerie Hutchins	Carolyn Pittman
6	2	V0019	Mockingbird Elementary School-	5828 E Mockingbird Ln	Dallas	75206	Ruth Irwin	Madeline Dvorcsik
7	3	V0020	Central Elementary School-DISD	902 Shady Ln	Seagoville	75159	Omar Jimenez	
8	2	V0021	Campbell Green Recreation Center	16600 Park Hill Dr	Dallas	75248	Adria Ger	
9	2	V0022	Janie Stark Elementary School	12400 Josey Ln	Farmers Branch	75234	Sarah Berel-Harrop	James Barnett
10	4	V0026	The Woods United Methodist	1350 Bardin Rd	Grand Prairie	75052	Corrion Cox	Philip Varghese
11	3	V0027	First UMC of Sachse	1520 Blackburn Rd	Sachse	75048	Nancy Click	John Moss
12	4	V0030	Woodhaven Presbyterian Church	3650 N O'Connor Rd	Irving	75062	Lee Gnader	Carol Holland
13	1	V0032	Larry G Smith Elementary School	5299 Gus Thomasson Rd	Mesquite	75150	Sabrina Bosompem	Brian Martinez
14	3	V0034	Stephens Elementary School	3700 Cheyenne Dr	Rowlett	75088	Wathenia Clark	Edward Smith
15	4	V0035	Albert Farine Elementary School	615 Metker St	Irving	75062	Amy Wallace	Janice Webb
16	2	V0038	Islamic Association of North	840 Abrams Rd	Richardson	75081	Ulysses Prioleau	Shannon Barnett
17	4	V0039	West Irving Library	4444 W Rochelle Rd	Irving	75062	Gregory Williams	
18	3	V0040	Desoto House of Peace & Comm	531 W Belt Line Rd	Desoto	75115	Tanya Mason	Mark Sellers
19	3	V0041	Frank D Moates Elementary School	1500 Heritage Blvd	Glenn Heights	75154		Adrianna Johnson
20	4	V0042	Frank Crowley Courtst Building	111 W Commerce St	Dallas	75208	Krishondra Walker	Andrea Sasha Ortiz
21	3	V0044	Cedar Hill Collegiate High School	1515 W Beltline Rd	Cedar Hill	75104	Ricky Dillard	Rene Watson-Long
22	4	V0047	Moises E. Molina High School	2355 Duncanville Rd	Dallas	75211	Jerlys Anderson	Paula Rowland
23	2	V0049	La Villita Elementary School	1601 Camino Lago	Irving	75039	Alan Benitez	Paul Bertanzetti
24	3	V0050	Salem Institutional Baptist Church	3918 Crozier St	Dallas	75215	Sandra Ray	Osric Woods
25	3	V0051	MLK Jr Branch Library	2922 Martin Luther King Jr Blvd	Dallas	75215	Gerre Williams	Sean O'Leary
26	1	V0052	Abbott Elementary School	730 W Muirfield Rd	Garland	75044	Paul Magnuson	Rebecca Arredondo
27	3	V0054	Antioch Worship Center	6245 Shannon Rd	Mesquite	75181	Shatoria Bowens	Manuel Alvarez
28	4	V0055	Rocky Springs Missionary Baptist	316 E Shady Grove Rd	Grand Prairie	75050	Charles Lewis	Cynthia Cunningham
29	4	V0061	The Summit	2975 Esplanade Dr	Grand Prairie	75052	Stephani Myers	Harry Slaten
30	3	V0062	For Oak Cliff	907 E Ledbetter Dr	Dallas	75216	Myrtle Brown	Gladys Atkinson
31	3	V0063	Katherine Johnson Technology	1200 Academy Way	Desoto	75115	Tonya Burton	Harold Edwards
32	3	V0064	Trinity Love Church	111 E Stark Rd	Seagoville	75159	Cindy Burkett	La Ta via Pearl
33	3	V0065	Mt Zion MBC of Sandbranch	128 Burns Dr	Combine	75159		Kenneth Beck
34	2	V0066	Pilgrim Rest Missionary Baptist	1819 N Washington Ave	Dallas	75204	Clinton Blade	Patrick Hale
35	2	V0067	Thomas Jefferson High School	4001 Walnut Hill Ln	Dallas	75229	Brittany Reynolds	Jennifer Heath
36	2	V0076	Northway Christian Church	7202 W Northwest Hwy	Dallas	75225	Margaret Croley	Alan Cortez
37	2	V0079	Royal Ln Baptist Church	6707 Royal Ln	Dallas	75230	Don Averitt	Will Wilkins
38	4	V0081	BAPS Shri Swaminarayan Mandir	4601 N State Highway 161	Irving	75038	Sharica Reese	Thomas Burrows
39	1	V0082	Makkah Masjid (IDEA)	3301 W Buckingham Rd	Garland	75042	Martin Saenz	Judith Canion
40	2	V0083	Ministerios Charisma	740 Melrose Dr	Richardson	75080	Olga smith	Janice Peters



DALLAS COUNTY ELECTIONS DEPARTMENT

Attachment D

List of Election Judges and Alternate Election Judges for Election Day

2025 Joint & Special Election

May 3, 2025

No.	Comm. Dist.	Poll Code	Voter Center Name	Address	City	Zip Code	Judge	Alt. Judge
41	2	V0088	Canyon Ranch Elementary School	1205 Santa Fe Trail	Irving	75063	Francine Ly	Jessica Gibson
42	4	V0089	Bowie Middle School	600 E 6th St	Irving	75060	Benedict Parks	Donald Hobbs
43	3	V0090	Glenn Heights Community Center	1938 S Hampton Rd	Red Oak	75154	Zira Jones	Linda Worthy
44	3	V0093	Dallas County Mesquite Gov Ctr	500 S Galloway	Mesquite	75149	Erica Thrower	Jennifer Vidler
45	3	V0094	Dallas County Records Building	500 Elm St	Dallas	75202	Sandra Biggs	Richard Groesch
46	2	V0095	Addison Athletic Club	3900 Beltway Dr	Addison	75001	Kimberly Woodward	Lola Hurt
47	2	2 V0096	Methodist Richardson Medical	403 W Campbell Rd	Richardson	75080	Anthony Zhang	Bruce Bradley
48	OOO	V0097	Combine City Hall	100 Davis Rd	combine	75159	Juana Hernandez	Juana Hernandez
49	2	V1001	Sam Tasby M S	7001 Fair Oaks Ave	Dallas	75231	Terrell George	Terrell George
50	2	V1003	Hamilton Park UMC	11881 Schroeder Dr.	Dallas	75243	Linton Gray	Linton Gray
51	1	V1004	Forest Meadow Junior High School	9373 Whitehurst Dr	Dallas	75243	Bryon Hannah	Bryon Hannah
52	2	V1005	New Mount Zion Baptist Church	9530 Shepherd Rd	Dallas	75243	Linda Newman	Linda Newman
53	1	V1006	Moss Haven Elementary School	9202 Moss Farm Ln	Dallas	75243	Mark Weber	Mark Weber
54	2	V1008	Lee McShan Jr Elem School	8307 Meadow Rd	Dallas	75231	Lori Reisenbichler	Lori Reisenbichler
55	2	V1013	North Dallas High School	3120 N Haskell Ave	Dallas	75204	Kathleen Nugent	Kathleen Nugent
56	2	V1015	Multiple Careers Magnet Center	4528 Rusk Ave	Dallas	75204	Christine Jones-Smith	Christine Jones-Smith
57	2	V1019	Solar Preparatory School for Girls	2617 N Henderson Ave	Dallas	75206	Amos Howell	Amos Howell
58	2	V1020	Ben Millam Elementary School	4200 McKinney Ave	Dallas	75205	Jean Ball-Meza	Jean Ball-Meza
59	2	V1022	Oak Lawn Branch Library	4100 Cedar Springs Rd	Dallas	75219	David Fisher	David Fisher
60	2	V1023	The Father's Church	2707 Abrams Rd	Dallas	75214	Jean Lamberty	Jean Lamberty
61	2	V1027	Audelia Creek Elementary School	12600 Audelia Rd	Dallas	75243	Robin Goodpaster	Robin Goodpaster
62	2	V1029	Richland Campus-Dallas College	12800 Abrams Rd	Dallas	75243	Chrystin Pleasants	Chrystin Pleasants
63	2	V1030	A M Aikin Elementary School	12300 Pleasant Valley Dr	Dallas	75243	Randall Epps	Randall Epps
64	2	V1032	Northwood Hills Elementary Sch	14532 Meandering Way	Dallas	75254	Peter Wilson	Peter Wilson
65	2	V1033	Spring Valley Elementary School	13535 Spring Grove Ave	Dallas	75240	Veranina Gajewsky	Veranina Gajewsky
66	1	V1040	Thurgood Marshall Elementary	9666 Ferris Branch Blvd	Dallas	75243	Ann Meripolski	Ann Meripolski
67	1	V1043	Skyview Elementary School	9229 Meadowknoll Dr	Dallas	75243	Karen Stuart	Karen Stuart
68	1	V1045	PLA @ Highland Meadows	8939 Whitewing Ln	Dallas	75238	Linda Cross	Linda Cross
69	1	V1049	Merriman Park Elementary School	7101 Winedale Dr	Dallas	75231	Michele Stephens	Michele Stephens
70	1	V1052	Lochwood Branch Library	11221 Lochwood Blvd	Dallas	75218	Timothy Sexton	Timothy Sexton
71	1	V1054	Casa View Elementary School	2100 N Farola Dr	Dallas	75228	Anne Shuttee	Anne Shuttee
72	1	V1056	Charles A Gill Elementary School	10910 Ferguson Rd	Dallas	75228	Derrick Drennon	Derrick Drennon
73	1	V1057	St Pius X Catholic Church Parish	3030 Gus Thomasson Rd	Dallas	75228	Christi Rodgers	Christi Rodgers
74	1	V1058	Harry Stone Recreation Center	2403 Millmar Dr	Dallas	75228	Weldon "Ben" Day	Weldon "Ben" Day
75	1	V1059	Reinhardt Elementary School	10122 Losa Dr	Dallas	75218	Annette Choice	Annette Choice
76	1	V1060	Alex Sanger Preparatory School	8410 San Leandro Dr	Dallas	75218	Bruce Anton	Bruce Anton
77	1	V1061	W H Gaston Middle School	9565 Mercer Dr	Dallas	75228	Marseilles Pataro	Marseilles Pataro
78	1	V1063	George Truett Elementary School	1811 Gross Rd	Dallas	75228	Elizabeth Hardage	Elizabeth Hardage
79	2	V1070	Grace United Methodist Church	4105 Junius St	Dallas	75246	Kenneth Jackson	Kenneth Jackson
80	2	V1071	Lakewood Branch Library	6121 Worth St	Dallas	75214	Vivian Dudley	Vivian Dudley



## DALLAS COUNTY ELECTIONS DEPARTMENT

### Attachment D

List of Election Judges and Alternate Election Judges for Election Day

## 2025 Joint & Special Election

May 3, 2025

No.	Comm. Dist.	Poll Code	Voter Center Name	Address	City	Zip Code	Judge	Alt. Judge
81	2	V1073	The Church at Junius Heights	5429 Reiger Ave	Dallas	75214	Cheri Ball-Meza	Cheri Ball-Meza
82	2	V1074	Samuell Grand Recreation Center	6200 E Grand Ave	Dallas	75223	Lota Dunham	Lota Dunham
83	2	V1076	Eduardo Mata Montessori School	7420 La Vista Dr	Dallas	75214	Susan Thornton	Susan Thornton
84	1	V1078	Bayles Elementary School	2444 Telegraph Ave	Dallas	75228	Ola Allen	Ola Allen
85	1	V1079	S S Conner Elementary School	3037 Greenmeadow Dr	Dallas	75228	Rhonda Choice	Rhonda Choice
86	1	V1081	Owenwood Farm & Neighbor	1451 John West Rd	Dallas	75228	Jean Rogers	Jean Rogers
87	1	V1083	Colonial Baptist Church	6459 Scyene Rd	Dallas	75227	Jerry Leggio	Jerry Leggio
88	1	V1084	Edna Rowe Elementary School	4918 Hovenkamp Dr	Dallas	75227	Brenda Anderson	Brenda Anderson
89	1	V1087	Skyline High School	7777 Forney Rd	Dallas	75227	Delphine Vasser	Delphine Vasser
90	1	V1088	Skyline Branch Library	6006 Everglade Rd	Dallas	75227	Tracy Dotie-Hill	Tracy Dotie-Hill
91	1	V1090	San Jacinto Elementary School	7900 Hume Dr	Dallas	75227	Melba Johnson	Melba Johnson
92	1	V1091	Annie Webb Blanton Elem School	8915 Greenmound Ave	Dallas	75227	Queen Williams	Queen Williams
93	1	V1092	Edward Titche Elementary School	9560 Highfield Dr	Dallas	75227	Herlinda Resendiz	Herlinda Resendiz
94	1	V1094	S. Mendez Crew Leadership Acad	1515 N Jim Miller Rd	Dallas	75217	Andre Turner	Yvette Atkins
95	1	V1096	Pleasant Grove Ctr-Dallas College	802 S Buckner Blvd	Dallas	75217	Lakisha Nealy	Angela Singletary
96	1	V1097	W W Samuell High School	8928 Palisade Dr	Dallas	75217	James Smith	
97	1	V1098	Young Men's Leadership Academy	1625 N Masters Dr	Dallas	75217	Samuel Dick-Onuoha	Shunkeedra Williams
98	1	V1101	Pleasant Grove Library	7310 Lake June Rd	Dallas	75217	Allyn Coleman	Roger Hudgens
99	1	V1102	B H Macon Elementary School	650 Holcomb Rd	Dallas	75217	Robert Davis	Franklin Swaffer
100	1	V1104	William Anderson Elem School	620 N St Augustine Rd	Dallas	75217	Aubrey Sears	Michael Houston
101	1	V1107	Richard Lagow Elementary School	637 Edgeworth Dr	Dallas	75217	Kimberlyn	John Meyer
102	1	V1108	H Grady Spruce High School	9733 Old Seagoville Rd	Dallas	75217	Vernon Granville	Shelimetra Davis
103	1	V1109	Fireside Recreation Center	8601 Fireside Dr	Dallas	75217	Vicki Brown	Ralph Stinson
104	2	V1118	Ignite Middle School	2211 Caddo St	Dallas	75204	Max Nunez	Keith Burtner
105	2	V1119	St Luke Community Church	5710 E R L Thornton Frwy	Dallas	75223	George Collins	Melissa Gomez
106	2	V1120	Solar Preparatory School for Boys	1802 Moser Ave	Dallas	75206	Robert Sullivan	Lynne Mabry
107	1	V1121	Living Waters Church of God	11110 Shiloh Rd	Dallas	75228	Hurley McMaster	Roberto Placino
108	1	V1128	Lake Highlands High School	9449 Church Rd	Dallas	75238	Solomon Kimuyu	Nancy Kasten
109	1	V1134	Herschel Forester Field House	8233 Military Pkwy	Dallas	75227	Kim Muhammad	Bridgette McNeill
110	1	V1300	Vanston Middle School	3230 Karla Dr	Mesquite	75150	Cameron Baustian	
111	1	V1301	Florence Recreation Center	2501 Whitson Way	Mesquite	75150	Marylin Sherrard	Bruce Bishop
112	1	V1302	Vernon Price Elementary School	630 Stroud Ln	Garland	75043	Linda Garrett	Russell Johnson
113	1	V1304	Goodbar Recreation Center	3000 Concord Dr	Mesquite	75150	Melanie White	Patricia Moorman
114	1	V1305	Motley Elementary School	3719 Moon Dr	Mesquite	75150	Tommy Cole	Michael Wiethorn
115	1	V1308	Range Elementary School	4060 Emerald Dr	Mesquite	75150	Fernando Rojas	Mary Hennigan
116	1	V1310	Tosch Elementary School	2424 Larchmont Dr	Mesquite	75150	Victor Narvaez	Elizabeth Degelia
117	1	V1311	JC Rugel Elementary School	2701 Sybil Dr	Mesquite	75149	Colette Kuykendall	Brian Straser
118	1	V1312	Galloway Elementary School	200 Clary Dr	Mesquite	75149	Stephen Pogue	Dana Lucas
119	1	V1314	West Mesquite High School	2500 Memorial Pkwy	Mesquite	75149		Eric Kidder
120	2	V1500	Dover Elementary School	700 Dover Dr	Richardson	75080	Hollis Simmons	Randy Mitchell





## DALLAS COUNTY ELECTIONS DEPARTMENT

### Attachment D

List of Election Judges and Alternate Election Judges for Election Day

## 2025 Joint & Special Election

May 3, 2025

No.	Comm. Dist.	Poll Code	Voter Center Name	Address	City	Zip Code	Judge	Alt. Judge
121	2	V1501	Professional Development Ctr	701 W Belt Line Rd	Richardson	75080	Julie Milazzo	Robert Bartles
122	2	V1503	Richland Elementary School	550 Park Bend Dr	Richardson	75081	Nancy Goehl	Thomas Parsonneault
123	1	V1700	Bradfield Recreation Center	1146 Castle Dr	Garland	75040	Daphne Gomez	Charles Moncrief
124	1	V1701	Bussey Middle School	1204 Travis St	Garland	75040	Megan Wolly	Dick Masten
125	1	V1703	A R Davis Elementary School	1621 McCallum Dr	Garland	75042	Sandra Jonhson	William Christopher
126	1	V1705	O Henry Elementary School	4100 Tynes Dr	Garland	75042	Mabel Okechukwu	Nicholas English
127	1	V1706	Bradfield Elementary School	3817 Bucknell Dr	Garland	75042	Malcolm Davis	Leah Carey
128	1	V1708	Garland Center-Dallas College	675 W Walnut St	Garland	75040	Janet Harris	Pete Almanza
129	1	V1709	Austin Academy	1125 Beverly Dr.	Garland	75040	David Sponsel	Dennis Cagle
130	1	V1710	Kimberlin Academy	1520 Cumberland Dr	Garland	75040	Melodie Mcfarland	Joshua Cahill
131	1	V1711	Granger Recreation Center	1310 W Ave F	Garland	75040	Maggie Ensley	William Collins Artzberger
132	1	V1712	Williams Elementary School	1821 Old Gate Ln	Garland	75042	James Cahill	Louis Henry
133	1	V1713	Memorial Pathway Academy	2825 S First St	Garland	75041	Marylin Portman	Scott McKim
134	1	V1715	Watson Technology Center	2601 Dairy Rd	Garland	75041	Brionica Davis	Melody Green
135	1	V1716	South Garland High School	600 Colonel Dr	Garland	75043	Lauren Edgar	Jeni Knighten
136	1	V1717	Classical Ctr at Brandenburg MS	626 Nickens Rd	Garland	75043	Victor Davis	Sherrie Beyer
137	1	V1718	Southgate Elementary School	1115 Mayfield Ave	Garland	75041	Robert Day	Catherine Glenn
138	1	V1719	Montclair Elementary School	5200 Broadmoor Dr	Garland	75043	Janette Swinton	Michael Sossamon
139	1	V1720	O'Banion Middle School	700 Birchwood Dr	Garland	75043	Steven Oller	Pamela Johnson
140	1	V1722	Classical Ctr at Vial Elem Sch	126 Creekview Dr	Garland	75043	Rufus Lewis	Chisa Savage
141	1	V1723	South Garland Branch Library	4845 Broadway Blvd	Garland	75043	Juanita Pollard	Ruby Hernandez
142	1	V1726	Routh Roach Elementary School	1811 Mayfield Ave	Garland	75041	Paul Palmer	David Lawson
143	1	V1727	Granville Arts Center	300 N 5Th	Garland	75040	Monica Mays	Ronald Harper
144	1	V1728	Sam Houston Middle School	2232 Sussex Dr	Garland	75041	Angela Robinette	Matthew Fontaine
145	2	V2002	Thomas C Marsh Preparatory	3838 Crown Shore Dr	Dallas	75244	Patricia Munoz	Larry Farthing
146	2	V2003	W T White High School	4505 Ridgeside Dr	Dallas	75244	Roxane Wierman	Edward Simpson
147	2	V2004	Nathan Adams Elementary School	12600 Welch Rd	Dallas	75244	John Izhoefer	Janai Sherrell
148	2	V2005	Marsh Lane Baptist Church	10716 Marsh Ln	Dallas	75229	Betty Rowe-Williams	David Wallace
149	2	V2008	John J Pershing Elementary Sch	5715 Meaders Ln	Dallas	75229	Mary Brooks	Stephen Wright
150	4	V2009	L G Cigarroa Elementary School	9990 Webb Chapel Rd	Dallas	75220	Amy Wallace (D)	Jonnita Brown
151	2	V2011	Walnut Hill Recreation Center	10011 Midway Rd	Dallas	75229	Rhonda Adams	Charles Fishman
152	4	V2013	Lovers Lane UMC	9200 Inwood Rd	Dallas	75220	Nancy Anderton	Austin Anderton
153	2	V2016	Unity Church of Dallas	6525 Forest Ln	Dallas	75230	Margaret Camstra	Michael Willis
154	2	V2018	Northaven United Methodist Ch	11211 Preston Rd	Dallas	75230	Erica Person	Leon Solimani
155	2	V2023	Benjamin Franklin - IEA	6920 Meadow Rd	Dallas	75230	Vincent Perucca	James Carter
156	4	V2029	Westminster Presbyterian Church	8200 Devonshire	Dallas	75209	Harold Wright	Gregory Britt
157	2	V2032	Skillman Southwestern Library	5707 Skillman St	Dallas	75206	Dale Greer	Louis Swan
158	4	V2034	Henry W Longfellow - CEA	5314 Boaz St	Dallas	75209	Lonnie Nix	Larry Robins
159	2	V2041	University of - Dallas	800 W Campbell Rd	Richardson	75080	James Urmin	Duane Dieterich
160	2	V2042	Parkhill Junior High School	16500 Shadybank Dr	Dallas	75248	Robert Franklin	Richard Summey



DALLAS COUNTY ELECTIONS DEPARTMENT

Attachment D

List of Election Judges and Alternate Election Judges for Election Day

2025 Joint & Special Election

May 3, 2025

No.	Comm. Dist.	Poll Code	Voter Center Name	Address	City	Zip Code	Judge	Alt. Judge
161	2	V2044	A&M AgriLife Research	17360 Coit Rd	Dallas	75252	Cheryl Basye	
162	2	V2047	James Bowie Elementary School	7643 La Manga Dr	Dallas	75248	Colleen Martin	Jack Kocks
163	2	V2050	Prestonwood Elementary School	6525 La Cosa Dr	Dallas	75248	Natalie Levy	Richard Payne
164	2	V2051	Spring Creek Elementary School	7667 Roundrock Rd	Dallas	75248	Debra Segal	Lorraine Stierman
165	2	V2052	Fretz Park Library	6990 Belt Line Rd	Dallas	75254	William "Bill"	Julia Danklef
166	2	V2056	King of Glory Lutheran Church	6411 Lbj Fwy	Dallas	75240	Lila Farmer	Crystal Hughes
167	1	V2059	Audelia Road Branch Library	10045 Audelia Rd	Dallas	75238	Jana Boswell	Lori Raley
168	1	V2061	Lake Highlands Elementary School	9501 Ferndale Rd	Dallas	75238	Terry Jefferson	Roger Pryor
169	1	V2064	Robert T Hill Middle School	505 Easton Rd	Dallas	75218	Scott Hadden	Susan Reading
170	1	V2065	Victor Hexter Elementary School	972 Waterview Rd	Dallas	75218	Patricia Fink	Grant Reading
171	1	V2067	L L Hotchkiss Elementary School	6929 Town North Dr	Dallas	75231	Fernando Hernandez	Paul Ritter
172	1	V2068	Dan D Rogers Elementary School	5314 Abrams Rd	Dallas	75214	Keith Buresh	Robert Helbing
173	1	V2069	Ridgewood-Belcher Recreation	6818 Fisher Rd	Dallas	75214	James Alexander	Paul Lockman
174	1	V2071	Lakewood Elementary School	3000 Hillbrook St	Dallas	75214	John Vernon	Karen Thorne
175	1	V2072	Northridge Presbyterian Church	6920 Bob-O-Link Dr	Dallas	75214	William Haugen	Donna Swanson
176	2	V2077	E D Walker Middle School	12532 Nuestra Dr	Dallas	75230	Carla McClanahan	
177	2	V2079	Anne Frank Elementary School	5201 Celestial Rd	Dallas	75254	Wendy Campbell	Regina Blissey
178	2	V2203	John S Armstrong Elem School	3600 Cornell Ave	Dallas	75205	Janey Petty	Rick Rogers
179	2	V2220	University Park UMC	4024 Caruth Blvd	Dallas	75225	Elizabeth Biesel	Candis Morris-Hines
180	2	V2221	John S Bradfield Elem School	4300 Southern Ave	Dallas	75205	Laura Biesel	Leigh Bailey
181	2	V2223	University Park Elem School	3505 Amherst Ave	Dallas	75225	Katherine Winniford	Jere Reiser
182	2	V2224	Highland Park Middle School	3555 Granada Dr	Dallas	75205	James Hairston	Gina Weber
183	2	V2226	Highland Park ISD Admin Bldg	7015 Westchester Dr	Dallas	75205	Cynthia Holliday	Richard Scherba
184	2	V2301	Alfred J Loos Field House	3815 Spring Valley Rd	Addison	75001	Candace Adams	William Griggs
185	2	V2302	Vivian Field Middle School	13551 Dennis Ln	Farmers Branch	75234	Nathan Roberts	Scott Perry
186	2	V2305	Farmers Branch Manske Library	13613 Webb Chapel Rd	Farmers Branch	75234	Paul Saldana	Patrick Haggerty
187	2	V2306	Chapel Hill Preparatory School	12701 Templeton Trl	Dallas	75234	Paul Jentz	Fernando Reynoso
188	2	V2401	Ted Polk Middle School	2001 Kelly Blvd	Carrollton	75006	Olga Smith	Scott Walzel
189	2	V2402	McCoy Elementary School	2425 Mccoy Rd	Carrollton	75006	Shontay Broughton	Teena Marks
190	2	V2403	Jerry R Junkins Elementary Sch	2808 Running Duke Dr	Carrollton	75006	Alison Schmidt	Frank Solano
191	2	V2404	Blanton Elementary School	2525 Scott Mill Rd	Carrollton	75006	Ronald Sercely	Susan Templeton
192	2	V2406	Keller Springs Baptist Church	3227 Keller Springs Rd	Carrollton	75006	Beth Brown	Alfred Boughton
193	2	V2407	Josey Ranch Lake Library	1700 Keller Springs Rd	Carrollton	75006	Carolyn Rutkowski	Lori Pinto
194	2	V2408	Crosby Recreation Center	1610 E Crosby Rd	Carrollton	75006	Terry Barker	Danny Claiborne
195	2	V2500	Greenwood Hills Elementary Sch	1313 W Shore Dr	Richardson	75080	Annamarie Ferguson	Janet Mariani
196	2	V2501	Canyon Creek Elementary School	2100 Copper Ridge Dr	Richardson	75080	Edward Dees	Carol Coulter
197	2	V2502	Prairie Creek Elementary School	2120 E Prairie Creek Dr	Richardson	75080	Kerry Gaines	Jessica Rivera-Lucas
198	2	V2503	Mohawk Elementary School	1500 Mimosa Dr	Richardson	75080	Jillian Zhorne	Richard Coady
199	2	V2505	Northrich Elementary School	1301 Custer Rd	Richardson	75080	Mila Senn	
200	2	V2506	Arapaho Classical Magnet School	1300 Cypress Dr	Richardson	75080	John Keiser	



DALLAS COUNTY ELECTIONS DEPARTMENT

Attachment D

List of Election Judges and Alternate Election Judges for Election Day

2025 Joint & Special Election

May 3, 2025

No.	Comm. Dist.	Poll Code	Voter Center Name	Address	City	Zip Code	Judge	Alt. Judge
201	2	V2509	Care Church	1504 E Campbell Rd	Richardson	75081	Aleta Lubbers	Evelyn Roberson
202	2	V2510	Yale Elementary School	1900 E Collins Blvd	Richardson	75081	Howard Maher	Rowell Lubbers
203	2	V2511	Dartmouth Elementary School	417 Dartmouth Ln	Richardson	75081	David Santucci	Cathy Bespaly
204	2	V2513	Springridge Elementary School	1801 E Spring Valley Rd	Richardson	75081	Michael Donaldson	Carol Duke
205	2	V2514	Jess Harben Elementary School	600 S Glenville Dr	Richardson	75081	Dina Alsaïd	Dennis Rickerson
206	2	V2602	Cimarron Recreation Center	201 Red River Trl	Irving	75063	Charlene Kiick	Steven Paul
207	2	V2603	Freeman Elementary School	8757 Valley Ranch Pkwy W	Irving	75063	Maynor Venegas	Denise Pickett
208	2	V2604	Valley Ranch Library	401 Cimarron Trl	Irving	75063	Bryant Jackson	Amy Ellis
209	1	V2700	Big Springs Elementary School	3301 W Campbell Rd	Garland	75044	Edward Holliman	Curtis Ratcliff
210	1	V2701	Springpark Sports Club	3330 Springpark Way	Garland	75044	Fany Vargas	Brian Jensen
211	1	V2702	Spring Creek Elementary School	1510 Spring Creek Dr	Garland	75040	Ellen Hairston	Tanesa Lee
212	1	V2704	North Garland Branch Library	3845 N Garland Ave	Garland	75040	James Harp	Thomas Turner
213	1	V2705	Hickman Elementary School	3114 Pinewood Dr	Garland	75044	Steven Oller	Thomas Bosworth
214	1	V2706	Wallace Ethridge Elementary Sch	2301 Sam Houston Dr	Garland	75044	Scott Spreier	Eva Pantle
215	1	V2710	Lister Elementary School	3131 Mars Dr	Garland	75040	Mauri Long	Annette Ratliff
216	1	V2712	Northlake Elementary School-GISD	1626 Bosque Dr	Garland	75040	Jennifer Gouge	Jason Hardy
217	1	V2713	Club Hill Elementary School	1330 Colonel Dr	Garland	75043	Pamela Hair	Wesley Johnson
218	1	V2714	Lyles Middle School	4655 S Country Club Rd	Garland	75043	Christian Lloyd	Joseph Unger
219	2	V2715	Northside Baptist Church	2510 N Glenbrook Dr	Garland	75040	Bob Brown	Earnestine Sampson
220	2	V2802	Wilson Elementary School	200 S Coppell Rd	Coppell	75019	Arthur Shrader	Nancy Wang
221	2	V2803	Mockingbird Elementary School-	300 Mockingbird Ln	Coppell	75019	Donna Sarabia	Claire Ebert
222	2	V2805	Coppell Town Center	255 E Parkway Blvd	Coppell	75019	William Hurlbert	Adriana Rangani
223	2	V2807	Lakeside Elementary School	1100 Village Pkwy	Coppell	75019	Denese McArthur	Duc Nguyen
224	2	V2808	Cottonwood Creek Elem School	615 Minyard Dr	Coppell	75019	Terrie Aune	Nicholi Hoskins
225	2	V2809	Riverchase Elementary School	272 S Macarthur Blvd	Coppell	75019	Melissa Lum	Elizabeth Caires
226	3	V2921	Back Elementary School	7300 Bluebonnet Dr	Rowlett	75089	James Wiederhold	Kirk Wood
227	3	V2922	Liberty Grove Elementary School	10201 Liberty Grove Rd	Rowlett	75089	Patricia Bermudez	Aquasha Chancellor
228	3	V2924	Rowlett Community Centre	5300 Main St	Rowlett	75088	Leslie Montena	Angela Gibson
229	3	V2925	Rowlett Elementary School	3315 Carla Dr	Rowlett	75088	Terence Sumner	
230	3	V2926	Herfurth Elementary School	7500 Miller Rd	Rowlett	75088	Stephen McDaniel	Diane Flores
231	3	V2927	Schrade Middle School	6201 Danridge Rd	Rowlett	75089	Robin Wisdom	Winsor Barbee
232	3	V2941	Sachse City Hall	3815-B Sachse Rd	Sachse	75048	Dan Kraemer	Sandra Richardson
233	3	V2942	B G Hudson Middle School	4405 Hudson Dr	Sachse	75048	Robert Salmon	Rickie Wright
234	3	V3000	William B Travis Vanguard Acad	3001 McKinney Ave	Dallas	75204	Andrea Barreiro	Kenneth Smith
235	3	V3003	T W Browne Middle School	3333 Sprague Dr	Dallas	75233	Joe Tave	Glen Barry
236	3	V3004	Daniel Webster Elementary School	3815 S Franklin St	Dallas	75233	Martin Burrell	David Aldridge
237	2	V3009	Exall Park Recreation Center	1355 Adair St	Dallas	75204	Jennifer Lorenz	Byron Dunn
238	2	V3012	Life in Deep Ellum Community Ctr	2803 Taylor St	Dallas	75226	Elaine Campbell	Christopher Hanna
239	3	V3016	Bill J Priest Ctr-Dallas College	1402 Corinth St	Dallas	75215	Jerome Garza	Helen Collins
240	3	V3022	Irma Rangel Women's School	1718 Robert B Cullum Blvd	Dallas	75210	Karine Gipson	Michael Grishman





## DALLAS COUNTY ELECTIONS DEPARTMENT

### Attachment D

List of Election Judges and Alternate Election Judges for Election Day

## 2025 Joint & Special Election

May 3, 2025

No.	Comm. Dist.	Poll Code	Voter Center Name	Address	City	Zip Code	Judge	Alt. Judge
241	3	V3025	Mt Horeb Missionary Baptist Church	3306 Carpenter Ave	Dallas	75215	Brittany Smith	
242	3	V3026	St Paul Baptist Church	1600 Pear St	Dallas	75215	Nicole Sims	Susan Blackburn
243	3	V3029	Evangelist Temple Church	2627 Dorris St	Dallas	75215	Lucy Cain	Nancee Chambers
244	3	V3034	Greater Mt Pleasant Baptist Church	1403 Morrell Ave	Dallas	75203	Gloria James	Kyle Mason
245	3	V3035	F D Roosevelt HS of Innovation	525 Bonnie View Rd	Dallas	75203	Annie Newman	Peter Hardage
246	4	V3038	The Way-Truth-Life Christian Ch	1702 S Denley Dr	Dallas	75216	Dr. Nettiestine Smith	Candies Presley
247	3	V3040	Good Street Baptist Church	3110 Bonnie View Rd	Dallas	75216	James Baker	Donald Bodine
248	3	V3042	John Neely Bryan Elem School	2001 Deer Path Dr	Dallas	75216	Michael King	Avis Hardaman
249	3	V3043	Paul L Dunbar Library	2008 E Kiest Blvd	Dallas	75216	Kimberly	Matthew Moorman
250	3	V3045	Gethsemane Missionary Baptist Ch	4600 Solar Ln	Dallas	75216	Claudia Fowler	Clinton Mitchell
251	3	V3046	John W Carpenter Elem School	2121 Tosca Ln	Dallas	75224	Kia Williams	Elvira Leal
252	3	V3047	CFNI Student Center	444 Fawn Ridge Dr.	Dallas	75224	Margaret Cumby	Oscar Bracks
253	3	V3048	South Oak Cliff High School	3601 S Marsalis Ave	Dallas	75216	DaVince Wright	Donald Marshall
254	3	V3049	Clara Oliver Elementary School	4010 Idaho Ave	Dallas	75216	Artherine Prieston	
255	3	V3050	H I Holland Elem School @ Lisbon	4203 S Lancaster Rd	Dallas	75216	Jesse Lipscomb	Kyli Vardeman
256	3	V3051	Fountain of Living Word Church	2543 E Ledbetter Dr	Dallas	75216	Myrtle Johnson	
257	3	V3056	Mark Twain Leadership Vanguard	724 Green Cove Ln	Dallas	75232	Kebran Alexander	Diann Smith
258	3	V3057	T G Terry Elementary School	6661 Greenspan Ave	Dallas	75232	Lawson Turner	Joseph Warner
259	3	V3058	St Paul Lutheran Church	5725 S Marsalis Ave	Dallas	75241	Gladys Ivy	Patrick Scott
260	3	V3059	Ideal Family Church	1000 E Redbird Ln	Dallas	75241	Marilyn Howard	Kenneth Argo
261	3	V3060	Otto M Fridia Elementary School	6011 Old Ox Rd	Dallas	75241	Kimberly Walker	Kathryn Cook
262	3	V3061	Barack Obama Male Leadership	3030 Stag Rd	Dallas	75241	Patsy Pea	Charles Rice
263	3	V3062	J N Ervin Elementary School	3722 Black Oak Dr	Dallas	75241	Ashlyn McKnight	David Gutierrez
264	3	V3063	Ronald E McNair Elementary Sch	3150 Bainbridge Ave	Dallas	75237	Dorothy Whaley	Nore Crider
265	3	V3064	Friendship West Baptist Church	2020 W Wheatland Rd	Dallas	75232	Dianna Jackson	Cynthia Stairs
266	3	V3065	Umphrey Lee Elementary School	7808 Racine Dr	Dallas	75232	Sedonia Kidd	Daniel Stairs
267	3	V3066	Martin Weiss Elementary School	8601 Willoughby Blvd	Dallas	75232	Tiphannie Paige	Dennis Pratte
268	3	V3068	Singing Hills Recreation Center	6805 Patrol Way	Dallas	75241	Vivian Brown	Robert Higgins
269	3	V3069	Cornerstone Community Church	2817 Cherry Valley Blvd	Dallas	75241	Gloria Wafer	Steohen McSwain
270	3	V3070	Tommie Allen Recreation Center	7071 Bonnie View Rd	Dallas	75241	Yolanda Hightower	Roxanne Hollingsworth
271	3	V3071	Highland Hills UMC	3800 Simpson Stuart Rd	Dallas	75241	Debra Harwell	Suzanna Archibald
272	3	V3073	Highland Hills Library	6200 Bonnie View Rd	Dallas	75241	Clara McDade	
273	3	V3075	Wilmer-Hutchins High School	5520 Langdon Rd	Dallas	75241		Cyrena Nolan
274	3	V3078	Park in the Woods Recreation Ctr	6801 Mountain Creek Pkwy	Dallas	75249	William Hill	Michael Price
275	3	V3080	Kleberg-Rylie Recreation Center	1515 Edd Rd	Dallas	75253	Lantresa Williams	Eugen Ralph (SR)
276	3	V3081	Booker T Washington High School	2501 Flora St	Dallas	75201	Eduardo Garcia	Deborah Waters
277	3	V3082	W A Blair Elementary School	7720 Gayglen Dr	Dallas	75217	Yvonne Branch	Russell Lambert
278	3	V3083	Ebby Halliday Elementary School	10210 Teagarden Rd	Dallas	75217	Johnnie Goins	Lillie Ralph
279	3	V3092	Thurgood Marshall Recreation Ctr	5150 Mark Trail Way	Dallas	75232	Phylneec Harrison	Anna Nelson
280	3	V3097	University of North -Dallas	7300 University Hills Blvd	Dallas	75216	Wanda Davis	Sandra Alexander



**DALLAS COUNTY ELECTIONS DEPARTMENT**

**Attachment D**

List of Election Judges and Alternate Election Judges for Election Day

**2025 Joint & Special Election**

**May 3, 2025**

No.	Comm. Dist.	Poll Code	Voter Center Name	Address	City	Zip Code	Judge	Alt. Judge
281	3	V3100	A E Sims Cedar Hill Rec Center	310 E Parkerville Rd	Cedar Hill	75104	A.D. Phillips	Alexander Ray
282	3	V3102	Kim Lewis Auxiliary Services Ctr	202 E Beltline Rd	Cedar Hill	75104	Beverly Moore	Jack Kelly
283	3	V3103	Bessie Coleman Middle School	1208 E Pleasant Run Rd	Cedar Hill	75104	Anna Green	Timothy Pinon
284	3	V3104	Maddox Teaching & Learning	1533 Hight Pointe Ln	Cedar Hill	75104	Dorothy Chambers	Brian Homoleski
285	3	V3106	Plummer Elementary School	1203 S Clark Rd	Cedar Hill	75104	Sharon Garrett-	Lisa Thierry
286	3	V3107	Highlands Elementary School	131 Sims Dr	Cedar Hill	75104	Cassandra Cooper	David Hoffman
287	3	V3109	Lake Ridge Elementary School	1020 Lake Ridge Pkwy	Cedar Hill	75104		Patrick Dale
288	3	V3202	Duncanville Library	201 James Collins Blvd	Duncanville	75116	Zina West-Lewis	Taft Thompson
289	3	V3203	Duncanville's First Baptist Chur	323 W Wheatland Rd	Duncanville	75116	Andrea Curtis	Jo Cienki
290	3	V3204	Reed Middle School	530 E Freeman St	Duncanville	75116	Rozetta Howell	Robert Ross
291	3	V3206	Byrd Middle School	1040 W Wheatland Rd	Duncanville	75116	Kenneth	Gail Turner
292	3	V3207	Arise Church	201 W Center St.	Duncanville	75116	Carla Reynolds-	Julie Smith
293	3	V3208	Central Elementary School-DUISD	302 E Freeman St	Duncanville	75116	Tammy Britton	Michael Hall
294	3	V3209	Duncanville High School	900 W Camp Wisdom Rd	Duncanville	75116	Shirley Sikes	Alex Givens
295	3	V3211	Fairmeadows Elementary School	101 E Fairmeadows Dr	Duncanville	75116	Diane Searcy	Danee Roedl
296	1	V3300	Porter Elementary School	517 Via Avenida	Mesquite	75150	Steven Walton	
297	1	V3301	Dunford Recreation Center	1015 Green Canyon Dr	Mesquite	75150	Brad Underwood	Valerie Walker
298	1	V3302	Georgia Kimball Elementary Sch	4010 Coryell Way	Mesquite	75150	Helen Nichols	Shirley Sanders
299	1	V3303	Dr JC Cannady Elementary School	2701 Chisolm Trl	Mesquite	75150	Sandra Weatherall	William Walker
300	3	V3304	Poteet High School	3300 Poteet Dr	Mesquite	75150	Richard Phillips	Debra Scally
301	3	V3307	W L Wilkinson Middle School	2100 Crest Park Dr	Mesquite	75149	Shekia Whiten	Jorge Porta
302	1	V3308	Mesquite Convention Center	1700 Rodeo Dr	Mesquite	75149	Rosie Walker	
303	3	V3310	Mesquite High School	300 E Davis St.	Mesquite	75149	Elizabeth Cumby	George Hicks
304	3	V3312	Pirring Elementary School	1500 Creek Valley Rd	Mesquite	75181	Martha Rosales	Deborah Busbee
305	3	V3313	J R Thompson Elementary School	2525 Helen Ln	Mesquite	75181	Suzanne Hess	Jeremy Rhudy
306	1	V3314	A C New Middle School	3700 S Belt Line Rd	Balch Springs	75181	Diane Lee	William Augustine
307	3	V3315	Tisinger Elementary School	1701 Hillcrest St	Mesquite	75149	Leon Chandler	Gregory Becker
308	3	V3316	Rutherford Recreation Center	900 Rutherford Dr	Mesquite	75149		Robert Edwards
309	3	V3317	Horn High School	3300 E Cartwright Rd.	Mesquite	75181	Lisa Pelmore	
310	1	V3400	Balch Springs Civic Center	12400 Elm Rd	Balch Springs	75180	Jacqueline Fain	Deborah Hensley
311	1	V3403	Floyd Elementary School	3025 Hickory Tree Rd	Mesquite	75180	Sandra Garcia	Carl Hamm
312	3	V3404	Hickory Tree Baptist Church	3200 Hickory Tree Rd	Balch Springs	75180		
313	1	V3405	Hodges Elem Sch	14401 Spring Oaks Dr	Balch Springs	75180	Janice Harrison	Tajuana Brewster
314	3	V3500	Sunnyvale Town Hall	127 N Collins Rd	Sunnyvale	75182	James Wade	Wana Alwalee
315	3	V3601	Faith Bible Church	1437 W Pleasant Run Rd	Desoto	75115	Norma Young	Patricia Burke
316	3	V3604	Ruby Young Elementary School	707 Young Blvd	Desoto	75115		Kasundra Brown-Corbin
317	3	V3605	Disciple Central Comm Church	901 N Polk St	Desoto	75115	Patricia Carr	Sylvia Bracks
318	3	V3606	The Meadows Elementary School	1016 The Meadows Pkwy	Desoto	75115	Duttrell Jackson	Jeffery Tippen
319	3	V3607	Cockrell Hill Elementary School	425 S Cockrell Hill Rd	Desoto	75115	Sandra Chambers	Robert Bruce
320	3	V3609	Desoto High School	600 Eagle Dr	Desoto	75115	Brenda Curry	Kenneth Brown



DALLAS COUNTY ELECTIONS DEPARTMENT

Attachment D

List of Election Judges and Alternate Election Judges for Election Day

2025 Joint & Special Election

May 3, 2025

No.	Comm. Dist.	Poll Code	Voter Center Name	Address	City	Zip Code	Judge	Alt. Judge
321	3	V3611	Desoto East Middle School	601 E Belt Line Rd	Desoto	75115	Rodney White	Robert Cook
322	1	V3700	Couch Elementary School	4349 Waterhouse Blvd	Garland	75043	Travis Wortham	Kevin Tomsic
323	1	V3702	Toler Elementary School	3520 Guthrie Rd	Garland	75043	Virginia Evans	Rowena Montgomery
324	3	V3800	Houston Elementary School-LUSD	2929 Marquis Ln	Lancaster	75134	Melvin Armstrong	Patricia Pierson
325	3	V3802	Pleasant Run Elementary School	427 W Pleasant Run Rd	Lancaster	75146	Frankie Walker	Denise Ferland
326	3	V3803	Rolling Hills Elementary School	450 Rolling Hills Pl	Lancaster	75146	Donna Sparks	Cassandra McCray
327	3	V3805	Rosa Parks Millbrook Elem School	630 Millbrook Dr	Lancaster	75146	Sherry Galloway	Bruce Beal
328	3	V3807	Elsie Robertson Middle School	822 W Pleasant Run Rd	Lancaster	75146	Tawana Williams	John Stewart
329	3	V3808	West Main Elementary School	531 W Main St	Lancaster	75146	Monica Turner	Ryan Stewart
330	3	V3809	Lancaster Veterans Memorial	1600 Veterans Memorial Pkwy	Lancaster	75134	Edward Williams	Beverly Haley
331	3	V3900	McCowan Middle School	1500 Majestic Meadow Dr	Glenn Heights	75154	Pamela Deal-Chance	Dorina Demay
332	3	V3921	Seagoville City Hall	702 N Hwy 175	Seagoville	75159	Teena Gayle	Louis Holman
333	3	V3940	Wilmer Community Center	101 Davidson Plz	Wilmer	75172	Jaleesa Webster	Justalan Knecht
334	3	V3951	Hutchins City Hall	321 N Main St	Hutchins	75141	Ellena Davis	John Epps
335	4	V4002	F P Caillet Elem School	3033 Merrell Rd	Dallas	75229	Erika Anguiano	Deia Roberts
336	4	V4004	Marcus Recreation Center	3003 Northaven Rd	Dallas	75229	Alan Yuster	Cherie Zalstein
337	2	V4006	Degolyer Elementary School	3453 Flair Dr	Dallas	75229	Aimee El-Zayaty	Robert Hale
338	4	V4010	Stephen Foster Elementary School	3700 Clover Ln	Dallas	75220	Vivian Gregorich	Michael Burnaman
339	4	V4014	Sudie L Williams TAG Academy	4518 Pomona Rd	Dallas	75209	Mark Alred	Jose Alejandro-White
340	4	V4016	K B Polk Vanguard Center ATG	6911 Victoria Ave.	Dallas	75209	Jonathan Maples	Bruce Toplek
341	4	V4018	Maple Lawn Elementary School	3120 Inwood Rd	Dallas	75235	Brent Pimentel	John Holden
342	4	V4019	Arlington Park Recreation Center	1505 Record Crossing Rd	Dallas	75235	Mark Blaskovich	Elizeth Diaz
343	4	V4022	Esperanza Medrano Elementary Sch	2221 Lucas Dr	Dallas	75219	Ricardo Medrano	
344	4	V4028	Victory Cathedral	3407 N Westmoreland Rd	Dallas	75212	Lettie Searles	Joseph Payton
345	4	V4029	West Dallas Center-Dallas College	3330 N Hampton Rd	Dallas	75212	Craig Holcomb	Debra Aguilar
346	4	V4031	C F Carr Elementary School	1952 Bayside St	Dallas	75212	Julia Vasquez	Sharon Clark
347	2	V4032	Reverchon Recreation Center	3505 Maple Ave	Dallas	75219	Daniel Foyt	James Moyers
348	4	V4035	Margaret B Henderson Elem School	2200 S Edgefield Ave	Dallas	75224	Donna Wilson	Donald Kuntzendorf
349	4	V4038	Harrell Budd Elementary School	2121 S Marsalis Ave	Dallas	75216	Jose Cruhigger	Wiley George
350	3	V4043	The Union Church	3410 S Polk St	Dallas	75224	Marisa Gonzales	Mark Slenczka
351	4	V4046	Clinton P Russell Elementary Sch	3031 S Beckley Ave	Dallas	75224	Ebone Mason	Timothy Young
352	4	V4050	Mountain Creek Library	6102 Mountain Creek Pkwy	Dallas	75249	Pamela McKinney	Mark Lambert
353	4	V4052	Bilhartz Elementary School	6700 Wandt Dr	Dallas	75236	Sedrick McCurdy	Thomas Wilkins
354	4	V4055	Leslie Stemmons Elementary Sch	2727 Knoxville St	Dallas	75211	Gwenda Lowe	Russell Miller
355	4	V4056	Palabra De Vida Church	2550 W Illinois Ave	Dallas	75233	Dario Ganic	Shirley Weeks
356	4	V4057	Kiest Recreation Center	3081 S Hampton Rd	Dallas	75224	Michael Goodman	Kevin Bolton
357	4	V4060	Nancy Jane Cochran Elem Sch	6000 Keeneland Pkwy	Dallas	75211	Daniela Villarreal	Monty Weddell
358	4	V4061	L O Donald Elementary School	1218 Phinney Ave	Dallas	75211	Andrew McGregor	Carri Coleman
359	4	V4062	Leila P Cowart Elementary School	1515 S Ravinia Dr	Dallas	75211	Jessica Santamaria	Teresa Deleza
360	4	V4063	Elmwood-El Buen Samaritano UMC	1315 Berkley Ave	Dallas	75224	Ngena Offords	Leslie Hooker



DALLAS COUNTY ELECTIONS DEPARTMENT

Attachment D

List of Election Judges and Alternate Election Judges for Election Day

2025 Joint & Special Election

May 3, 2025

No.	Comm. Dist.	Poll Code	Voter Center Name	Address	City	Zip Code	Judge	Alt. Judge
361	4	V4064	Martin Weiss Recreation Center	1111 Martindell Ave	Dallas	75211	Russell Garner	James Crawford
362	4	V4065	Arcadia Park Elementary School	1300 N Justin Ave	Dallas	75211	Bradley Goodell	
363	4	V4066	Anson Jones Elementary School	3901 Meredith Ave	Dallas	75211	Temeckia Derrough	Phillip Granderson
364	4	V4068	Lida Hooe Elementary School	2419 Gladstone Dr	Dallas	75211	Perla Loza	Gloria Hibdon
365	4	V4069	Winnetka Elementary School	1151 S Edgelfield Ave	Dallas	75208	Kathlyn Freeman	Wendy Alred
366	4	V4070	John Peeler Elementary School	810 S Llewellyn Ave	Dallas	75208	Robert Sheaks	Willie Obrien
367	4	V4071	Oak Cliff Government Center	702 E Jefferson Blvd	Dallas	75203	Ngina White	Tood Stein
368	4	V4073	Preparing the Way Ministries	2442 W Jefferson Blvd	Dallas	75211	Frank Rios	Miranda Pereyda
369	4	V4074	Sunset High School - Annex Bldg	201 W Tenth St	Dallas	75208	Stuart Bolding	Victor Bannon
370	4	V4076	Stevens Park Elem School	2615 W Colorado Blvd	Dallas	75211	Isabella Mohr	Donald Harrison
371	4	V4078	Kidd Springs Recreation Center	711 W Canty St	Dallas	75208	Marvin Carter	Marianne Morris
372	4	V4079	Kessler Park United Methodist Chur	1215 Turner Ave	Dallas	75208	Monica Rachel	Megan Pearson
373	4	V4081	Eladio Martinez Learning Center	4500 Bernal Dr	Dallas	75212	Yolanda Jimenez	Ileana Hubbard
374	4	V4082	Jaycee Zaragoza Recreation Center	3114 Clymer Street	Dallas	75212	Roberto Alonzo	Nancy Rodriguez
375	4	V4083	J Morales Expressive Arts Vanguard	1400 Walmsley Ave	Dallas	75208	Debbora Thomas	Michael Boston
376	4	V4085	Anita Martinez Recreation Center	3212 N Winnetka Ave	Dallas	75212	Samuel Baker	Vance Meurer
377	4	V4086	Grauwlyer Park Recreation Center	7780 Harry Hines Blvd	Dallas	75235	Mark Baker	Sally Chavira
378	4	V4087	Bachman Recreation Center	2750 Bachman Dr	Dallas	75220	Simon Mathew	Philip Swatzell
379	4	V4094	Park Forest Branch Library	3421 Forest Ln	Dallas	75234	Matthew Calvert	Marguerite Buccino
380	4	V4097	David G Burnet Elem School	3200 Kinkaid Dr	Dallas	75220	Jennifer Mason	Patricia Cline
381	4	V4110	Boude Storey Middle School	3000 Maryland Ave	Dallas	75216	Stephen Carter	
382	4	V4113	Mountain View Campus-Dallas	4849 W Illinois Ave	Dallas	75211	Sylvia Shuffield	Donald Weeks
383	4	V4300	Cockrell Hill City Hall	4125 W Clarendon Dr	Cockrell Hill	75211	Thaxton Holmes	Kathryn Reyes
384	4	V4501	Suzanna Dickinson Elem School	1902 Palmer Trl	Grand Prairie	75052	Hattie Lanier-	Kathryn Monette
385	4	V4502	Betty Warmack Library	760 Bardin Rd	Grand Prairie	75052	Kiara Tolliver	Gregory Heilman
386	4	V4507	Daniels Elementary Academy	801 Sw 19Th St	Grand Prairie	75051	Patsy Ray	Alejandro Rodela
387	4	V4508	Ellen Ochoa Stem Acad Milam Elem	2030 Proctor Dr	Grand Prairie	75051	Timothy Rivera	Lourdes Sifuentes
388	4	V4509	Young Women's Ldrshp Acad-	1204 E Marshall Dr	Grand Prairie	75051	Jeanette Pugh	Trudy Gill-Price
389	4	V4511	Bowie Fine Arts	425 Alice Dr	Grand Prairie	75051	Michael Connell	Minh Vuong
390	4	V4512	Charley Taylor Recreation Center	601 E Grand Prairie Rd	Grand Prairie	75051	Richard Smith	David Yaquibian
391	4	V4513	Grand Prairie Collegiate Institute	1502 College St	Grand Prairie	75050	Nicole Gibson	Jesus Martinez
392	4	V4514	Crosswinds High School	1100 N Carrier Pkwy	Grand Prairie	75050	Archie Stephenson	Theresa Hayes
393	4	V4515	William B Travis World Lang	525 Ne 15Th St	Grand Prairie	75050	Debra Wade	Roberto Segovia
394	4	V4517	Eisenhower Elementary School	2102 N Carrier Pkwy	Grand Prairie	75050	John Duncan	Tamika Pellum
395	4	V4519	Ronald Reagan Middle School	4616 Bardin Rd	Grand Prairie	75052	Michele Epps	Jena Perkins
396	4	V4520	Sam Rayburn Elementary School	2800 Reforma Dr	Grand Prairie	75052	Subrina Brenham	Nancy Sanderford
397	4	V4521	Lorenzo De Zavala Academy	3410 Kirby Creek Dr	Grand Prairie	75052	Danielle Hampton	Debbie Hubacek
398	4	V4522	Truman Middle School	1501 Coffeyville Trl	Grand Prairie	75052	Lynell Arps	Robert Baker
399	4	V4525	L B Johnson Daep	650 Stonewall Dr	Grand Prairie	75052	Dee Hart	Barbara Kurilecz
400	4	V4527	Hector P Garcia Elementary Sch	2444 Graham St	Grand Prairie	75050	Rodney Chesnut	





## DALLAS COUNTY ELECTIONS DEPARTMENT

### Attachment D

List of Election Judges and Alternate Election Judges for Election Day

## 2025 Joint & Special Election

May 3, 2025

No.	Comm. Dist.	Poll Code	Voter Center Name	Address	City	Zip Code	Judge	Alt. Judge
401	4	V4528	Our Redeemer Lutheran Church-GP	4729 S Carrier Pkwy	Grand Prairie	75052	Evelyn Gray	Selena Wofford
402	4	V4538	Global Leadership Academy	511 E Springdale Ln	Grand Prairie	75052	Sunja Smith	Aaron McGrue
403	4	V4601	Sally B Elliot Elementary School	1900 S Story Rd	Irving	75060	Roy Getting	Richard Austin
404	4	V4602	Nimitz High School	100 W Oakdale Rd	Irving	75060	Carolyn Fusinato	Carolyn Hrcir
405	4	V4605	Otis Brown Elementary School	2501 W Tenth St	Irving	75060	Karen Shrock-Jones	Elizabeth Patton
406	4	V4606	Lamar Middle School	219 Crandall Rd	Irving	75060	Bridgette Burdick	Rene Krake
407	4	V4607	Irving City Hall	825 W Irving Blvd	Irving	75060	Magdalena Martins	Debra Arnett
408	4	V4608	J O Davis Elementary School	310 Davis Dr	Irving	75061	Cindy Corpier	Janet Corey
409	4	V4610	L B Barton Elementary School	2931 Conflans Rd	Irving	75061	John Humen	Carin Hughes
410	4	V4613	Irving High School	900 N O' Connor Rd	Irving	75061	Arlene Green	Karen Sweet
411	4	V4616	John R Good Elementary School	1200 E Union Bower Rd	Irving	75061	Lucy Garcia	Deepak Jayavant
412	4	V4618	David Crockett Middle School	2431 Hancock St	Irving	75061	Teresa Steward	Angela Heiter
413	4	V4619	Lively Elementary School	1800 Plymouth Dr W	Irving	75061	Clarissa Lindsey	Richard Lang
414	4	V4620	Oak Haven United Methodist	1600 N Irving Heights Dr	Irving	75061	Sherron Molina	Carrie Perkins Frost
415	4	V4621	Thomas Haley Elementary School	3601 Cheyenne St	Irving	75062	Syed Quadri	Alan Waterman
416	4	V4622	W T Hanes Elementary School	2730 Cheyenne St	Irving	75062	Carla Nix	George Mauko
417	4	V4623	A S Johnston Elementary School	2801 Rutgers Dr	Irving	75062	David Bradley	Rhonda Gililand
418	4	V4624	Brandenburg Elementary School	2800 Hillcrest Dr	Irving	75062	Danielle Rhodes	Claire Shahzad
419	4	V4626	Macarthur High School	3700 N Macarthur Blvd	Irving	75039	Caryl Brock	Mary Caldwell
420	4	V4627	Irving Fire Station #8	650 Las Colinas Blvd E	Irving	75062	Sheila Vandenbush	
421	4	V4630	T J Lee Elementary School	1600 Carlisle St	Irving	75062	Jacqueline Blair	Theodore Cole
422	4	V4631	Travis Middle School	1600 Finley Rd	Irving	75062	Consuelo Evans	Mary Schreiber
423	4	V4634	Jack E Singley Academy	4601 N Macarthur Blvd	Irving	75038	Lynn Alford	Arthur Bertanzetti
424	4	V4640	Houston Middle School	3033 W Country Club Rd	Irving	75062	Joyce Agers	Judith Samuel
425	4	V4642	Irving Arts Center	3333 N Macarthur Blvd	Irving	75063	Kimberly Batchelor	Craig Creason
426	2	V4645	Las Colinas Elementary School	2200 Kinwest Pkwy	Irving	75061	Alison Trujillo	Joseph Rhea
427	4	V4646	Cardwell Career Preparatory Ctr	101 E Union Bower Rd	Irving	75063	Amena Jamali	Kathleen Hodges
428	2	V4647	Mustang Park Recreation Center	2223 Kinwest Pkwy	Irving	75061	Juan David Gutierrez	
429	4	V4654	Irving Fire Station #2	1306 N Story Rd	Irving	75061		

# 2025 Joint and Special Election Participants

## Attachment E - Participating Political Subdivisions and Registered Voters in Dallas County Election Precincts

Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
1004-01	476	Dallas	D10	Richardson	RI4	
1004-02	1074	Dallas	D10	Richardson	RI5	
1006-01	1621	Dallas	D10	Richardson	RI5	
1007-01	381	Dallas	D10	Richardson	RI5	
1039-01	242	Dallas	D10	Richardson	RI4	
1040-01	1469	Dallas	D10	Richardson	RI4	
1040-02	1225	Dallas	D10	Richardson	RI5	
1041-01	665	Dallas	D10	Richardson	RI4	
1043-01	1875	Dallas	D10	Richardson	RI5	
1043-02	333	Dallas	D10	Richardson	RI4	
1044-01	2898	Dallas	D10	Richardson	RI5	
1045-01	1527	Dallas	D09			
1046-01	325	Dallas	D09			
1047-01	1471	Dallas	D09			
1048-01	2603	Dallas	D09			
1049-01	1830	Dallas	D10	Richardson	RI5	
1049-02	0	Dallas	D13			
1049-03	0	Dallas	D10			
1050-01	45	Dallas	D09			
1050-02	101	Dallas	D14			
1051-01	214	Dallas	D09			
1052-01	3185	Dallas	D09			
1054-01	1778	Dallas	D09			
1055-01	873	Dallas	D09			
1056-01	991	Dallas	D09			
1057-01	1348	Dallas	D02			
1057-02	717	Dallas	D09			
1058-01	2068	Dallas	D02			
1059-01	1638	Dallas	D09			
1060-01	3245	Dallas	D09			
1060-02	858	Dallas	D02			
1061-01	1391	Dallas	D02			
1062-01	45	Dallas	D02			
1063-01	1074	Dallas	D07			
1063-02	664	Dallas	D02			
1064-01	102	Dallas	D02			
1065-01	1552	Dallas	D07			
1065-02	1066	Dallas	D02			
1067-01	1	Dallas	D07	Mesquite		

Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
1067-02	7	Dallas	D07			
1068-01	65	Dallas	D09			
1076-01	49	Dallas	D05	Dallas	DA4	
1077-01	1	Dallas	D02			
1078-01	914	Dallas	D07			
1078-02	0	Dallas	D02			
1078-03	143	Dallas	D07			
1079-01	1335	Dallas	D07			
1079-02	341	Dallas	D02			
1080-01	624	Dallas	D07			
1081-01	2748	Dallas	D07			
1082-01	117	Dallas	D07			
1082-02	213	Dallas	D05			
1083-01	1215	Dallas	D07			
1083-02	315	Dallas	D05			
1083-03	321	Dallas	D05			
1084-01	3418	Dallas	D07			
1084-02	28	Dallas	D07			
1085-01	1340	Dallas	D05			
1085-02	109	Dallas	D07			
1086-01	424	Dallas	D07			
1087-01	3058	Dallas	D07			
1087-02	0	Dallas	D07	Mesquite		
1087-07	0	Dallas	D07	Mesquite		
1088-01	2236	Dallas	D05			
1089-01	2066	Dallas	D07			
1089-02	0	Dallas	D05			
1089-03	1	Dallas	D07	Mesquite		
1090-01	2248	Dallas	D05			
1091-01	2001	Dallas	D05	Dallas	DA4	
1091-02	196	Dallas	D07	Dallas	DA4	
1092-01	2415	Dallas	D07	Dallas	DA4	
1092-02	476	Dallas	D07			
1092-03	173	Dallas	D05	Dallas	DA4	
1092-04	168	Dallas	D05			
1093-01	1620	Dallas	D07	Dallas	DA4	
1093-02	2	Dallas	D07	Mesquite		
1094-01	1291	Dallas	D05			
1095-01	1554	Dallas	D05	Dallas	DA4	
1096-01	1517	Dallas	D05	Dallas	DA4	
1097-01	2701	Dallas	D05	Dallas	DA4	
1098-01	2111	Dallas	D05	Dallas	DA4	

<b>Pct-Sub</b>	<b>Reg. Voters</b>	<b>City</b>	<b>City District</b>	<b>ISD</b>	<b>ISD District</b>	<b>Water</b>
1099-01	84	Dallas	D05	Dallas	DA4	
1100-01	1425	Dallas	D05			
1100-02	1473	Dallas	D08			
1100-03	98	Dallas	D05			
1101-01	1352	Dallas	D05	Dallas	DA4	
1101-02	491	Dallas	D05			
1101-03	55	Dallas	D05			
1102-01	2004	Dallas	D05	Dallas	DA4	
1103-01	518	Dallas	D05	Dallas	DA4	
1104-01	2616	Dallas	D05	Dallas	DA4	
1105-01	33	Dallas	D05	Dallas	DA4	
1105-02	0	Balch Spring		Dallas	DA4	
1105-03	8	Dallas	D05	Dallas	DA4	
1106-01	240	Dallas	D05	Dallas	DA4	
1107-01	910	Dallas	D05	Dallas	DA4	
1108-01	2555	Dallas	D05	Dallas	DA4	
1108-02	61	Dallas	D08	Dallas	DA4	
1109-01	552	Dallas	D08	Dallas	DA4	
1109-02	29	Dallas	D05	Dallas	DA4	
1110-01	24	Dallas	D05	Dallas	DA4	
1111-01	1701	Dallas	D08	Dallas	DA4	
1113-01	280	Dallas	D05			
1114-01	577	Dallas	D07			
1115-01	1406	Dallas	D09			
1116-01	1475	Dallas	D02			
1121-01	2242	Dallas	D09			
1121-02	17	Dallas	D09	Garland		
1121-03	0	Garland		Garland		
1121-04	0	Garland				
1121-05	0	Garland				
1124-01	9	Dallas	D08			
1125-01	174	Dallas	D09	Garland		
1125-02	1581	Dallas	D09			
1125-03	0	Garland		Garland		
1128-01	670	Dallas	D10	Richardson	RI5	
1129-01	103	Dallas	D10	Richardson	RI5	
1133-01	334	Dallas	D02			
1134-01	523	Dallas	D05			
1135-01	1596	Dallas	D05	Dallas	DA4	
1136-01	11	Dallas	D08	Dallas	DA4	
1137-01	35	Dallas	D02			
1139-01	14			Mesquite		



Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
1140-01	0	Dallas	D08			
1141-01	1222	Dallas	D10	Richardson	RI5	
1142-01	2688	Dallas	D10	Richardson	RI5	
1143-01	1535	Dallas	D10	Richardson	RI5	
1143-02	0	Dallas	D10			
1143-03	0	Dallas	D09			
1144-01	2846	Dallas	D10	Richardson	RI5	
1144-02	50	Dallas	D10			
1146-01	2200	Dallas	D10	Richardson	RI5	
1147-01	748	Dallas	D10	Richardson	RI5	
1148-01	0	Dallas	D05			
1151-01	68	Dallas	D02			
1153-01	14	Dallas	D05	Dallas	DA4	
1159-01	0	Dallas	D07	Mesquite		
1162-01	0	Dallas	D10	Richardson	RI5	
1163-01	1378	Dallas	D09			
1164-01	2270	Dallas	D09			
1165-01	2024	Dallas	D09			
1165-02	0	Dallas	D14			
1168-01	2929	Dallas	D09			
1169-01	2769	Dallas	D09			
1170-01	1378	Dallas	D09			
1171-01	2415	Dallas	D09			
1172-01	1665	Dallas	D10	Richardson	RI5	
1172-02	297	Dallas	D09			
1172-03	0	Dallas	D10	Garland		
1173-01	1034	Dallas	D09			
1174-01	2415	Dallas	D09			
1174-02	0	Dallas	D09			
1176-01	0	Dallas	D02			
1300-01	2643			Mesquite		
1300-02	20			Garland		
1301-01	1487			Mesquite		
1301-02	878			Mesquite		
1302-01	1998			Mesquite		
1304-01	1525			Mesquite		
1305-01	1658			Mesquite		
1307-02	0			Mesquite		
1307-04	0	Dallas	D07			
1308-01	1890			Mesquite		
1308-03	13			Mesquite		
1309-01	344			Mesquite		

<b>Pct-Sub</b>	<b>Reg. Voters</b>	<b>City</b>	<b>City District</b>	<b>ISD</b>	<b>ISD District</b>	<b>Water</b>
1310-01	2760			Mesquite		
1311-01	2136			Mesquite		
1312-01	1007			Mesquite		
1313-01	362			Mesquite		
1314-01	1965			Mesquite		
1314-02	657			Mesquite		
1314-03	86			Dallas	DA4	
1315-02	21			Mesquite		
1315-03	0			Mesquite		
1316-01	619			Mesquite		
1324-01	2640			Mesquite		
1324-04	0	Garland		Garland		
1325-01	2537			Mesquite		
1325-02	0	Town of Sun		Sunnyvale		
1325-03	0			Sunnyvale		
1326-01	1370			Mesquite		
1327-01	1991			Mesquite		
1327-02	511			Mesquite		
1328-01	5			Mesquite		
1329-01	5			Mesquite		
1401-01	431	Balch Spring	BS5	Dallas	DA4	
1402-01	1290	Balch Spring	BS5	Mesquite		
1402-02	610	Balch Spring		Mesquite		
1402-03	418	Balch Spring		Mesquite		
1403-01	41	Balch Spring	BS5	Mesquite		
1404-01	560	Balch Spring		Mesquite		
1404-02	0	Balch Spring	BS5	Mesquite		
1405-01	415	Balch Spring		Dallas	DA4	
1405-02	57	Balch Spring	BS5	Dallas	DA4	
1405-03	14	Balch Spring	BS5	Dallas	DA4	
1406-01	76	Balch Spring	BS7	Mesquite		
1406-02	385	Balch Spring		Mesquite		
1407-01	8	Balch Spring		Dallas	DA4	
1407-02	0	Balch Spring	BS5	Dallas	DA4	
1408-01	1	Balch Spring		Dallas	DA4	
1409-01	419	Balch Spring	BS3	Dallas	DA4	
1409-02	282	Balch Spring		Dallas	DA4	
1410-01	306	Balch Spring		Dallas	DA4	
1410-02	862	Balch Spring	BS3	Dallas	DA4	
1410-03	474	Balch Spring	BS3	Mesquite		
1410-04	328	Balch Spring		Mesquite		
1411-01	2893	Balch Spring	BS7	Mesquite		

<b>Pct-Sub</b>	<b>Reg. Voters</b>	<b>City</b>	<b>City District</b>	<b>ISD</b>	<b>ISD District</b>	<b>Water</b>
1411-02	700	Balch Spring		Mesquite		
1411-03	21	Balch Spring	BS3	Mesquite		
1411-04	0	Balch Spring	BS3	Dallas	DA4	
1412-01	412	Balch Spring	BS3	Dallas	DA4	
1412-03	2	Dallas	D08	Dallas	DA4	
1700-01	2283	Garland		Garland		
1701-01	2055	Garland	GA8	Garland		
1702-01	2862	Garland	GA8	Garland		
1703-01	3677	Garland	GA6	Garland		
1704-01	1460	Garland	GA6			
1705-01	2075	Garland	GA6			
1706-01	3133	Garland	GA6	Garland		
1707-01	624	Garland	GA6	Garland		
1707-02	5	Garland		Garland		
1707-03	10	Garland				
1707-04	0	Garland		Richardson	RI5	
1708-01	603	Garland		Garland		
1708-02	125	Garland	GA8	Garland		
1709-01	3704	Garland		Garland		
1710-01	1638	Garland		Garland		
1711-01	2254	Garland		Garland		
1712-01	2085	Garland	GA6	Garland		
1712-02	2	Garland	GA8	Garland		
1713-01	1174	Garland		Garland		
1714-01	1999	Garland		Garland		
1715-01	1636	Garland		Garland		
1716-01	2106	Garland	GA3	Garland		
1717-01	3235	Garland		Garland		
1718-01	1457	Garland		Garland		
1719-01	1723	Garland		Garland		
1719-02	858	Garland		Garland		
1720-01	2625	Garland		Garland		
1720-03	0	Garland		Mesquite		
1721-01	1789	Garland		Mesquite		
1721-02	148	Garland		Garland		
1721-03	39			Mesquite		
1721-08	0	Garland		Garland		
1721-09	17			Mesquite		
1722-01	2831	Garland		Garland		
1722-02	0			Garland		
1722-03	0	Garland		Mesquite		
1723-01	165	Garland		Garland		

Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
1724-01	0	Garland		Garland		
1724-02	157	Garland		Mesquite		
1725-01	468	Garland		Garland		
1726-01	1854	Garland		Garland		
1726-02	0	Garland				
1727-01	262	Garland		Garland		
1728-01	1379	Garland		Garland		
1729-01	1537	Garland		Garland		
1730-01	0	Garland				
1731-01	0	Garland				
1732-01	1394	Garland	GA7	Garland		
1733-01	2502	Garland	GA8	Garland		
1733-02	956	Garland	GA7	Garland		
1734-01	1418	Garland	GA8	Garland		
1734-02	31	Garland		Garland		
1735-01	3883	Garland	GA8	Garland		
1735-02	848	Garland		Garland		
1736-01	1755	Garland	GA3	Garland		
1737-01	4708	Garland		Garland		
1737-03	3	Richardson		Garland		
1737-04	0	Richardson		Garland		
1738-01	2934	Garland	GA3	Garland		
1739-01	2777	Garland	GA8	Garland		
1740-01	4406	Garland		Garland		
1741-01	3582	Garland	GA3	Garland		
1741-02	0	Dallas	D09	Garland		
1741-03	1264	Garland		Garland		
1742-01	3814	Garland	GA3	Garland		
1742-02	0	Dallas	D09	Garland		
1742-03	792	Garland		Garland		
1743-01	4036	Garland	GA3	Garland		
1744-01	19			Garland		
1744-02	53	Garland	GA3	Garland		
1745-01	2673	Garland		Garland		
1746-01	1883	Garland		Garland		
1747-01	3141	Garland		Garland		
1747-02	0	Sachse		Garland		
1748-01	2118	Garland	GA7	Garland		
1749-01	3642	Garland	GA7	Garland		
1750-01	2918	Garland	GA7	Garland		
1751-01	1439	Garland		Garland		
1751-02	2080	Garland		Richardson	RI2	

<b>Pct-Sub</b>	<b>Reg. Voters</b>	<b>City</b>	<b>City District</b>	<b>ISD</b>	<b>ISD District</b>	<b>Water</b>
1751-03	1655	Garland	GA7	Garland		
1751-04	3	Richardson		Garland		
1751-05	21	Richardson		Richardson	RI2	
1751-06	0	Garland	GA7	Richardson	RI2	
1751-07	0	Richardson		Richardson	RI2	
1752-01	2309	Garland	GA7	Richardson	RI2	
1752-02	870	Garland	GA7	Garland		
2000-01	17	Dallas	D06			
2001-01	28	Dallas	D13			
2002-01	1281	Dallas	D13			
2003-01	2594	Dallas	D13			
2004-01	2172	Dallas	D13			
2005-01	964	Dallas	D13			
2006-01	1532	Dallas	D13			
2007-01	3021	Dallas	D13			
2008-01	702	Dallas	D13			
2008-02	717	Dallas	D13			
2009-01	2049	Dallas	D13			
2010-01	1441	Dallas	D13			
2011-01	2097	Dallas	D13			
2015-01	1281	Dallas	D13			
2016-01	3120	Dallas	D11			
2016-02	189	Dallas	D11	Richardson	RI5	
2016-03	0	Dallas	D11	Richardson	RI5	
2017-01	1492	Dallas	D11	Richardson	RI5	
2018-01	924	Dallas	D13			
2019-01	1763	Dallas	D11			
2020-01	2405	Dallas	D11			
2020-02	2	Dallas	D11	Richardson	RI5	
2020-03	2	Dallas	D10	Richardson	RI5	
2021-01	3567	Dallas	D13			
2022-01	761	Dallas	D11			
2023-01	1176	Dallas	D11			
2024-01	1683	Dallas	D11			
2025-01	2604	Dallas	D13			
2026-01	2912	Dallas	D13			
2027-01	1589	Dallas	D13			
2028-01	1	Dallas	D06			
2030-01	1128	Dallas	D13			
2030-02	591	Dallas	D13	Highland Park		
2030-03	37	Dallas	D13	Highland Park		
2030-04	449	Dallas	D13	Highland Park		

<b>Pct-Sub</b>	<b>Reg. Voters</b>	<b>City</b>	<b>City District</b>	<b>ISD</b>	<b>ISD District</b>	<b>Water</b>
2030-05	2	Dallas	D13	Highland Park		
2030-06	1	Dallas	D13	Highland Park		
2031-01	3447	Dallas	D09			
2032-01	2094	Dallas	D09			
2033-01	2035	Dallas	D09			
2033-02	0	Dallas	D09			
2035-01	1469	Dallas	D09			
2035-02	375	Dallas	D09			
2035-05	0	Dallas	D09			
2037-01	1410	Dallas	D14			
2038-01	2850	Dallas	D14			
2038-02	210	Dallas	D09			
2039-01	2398	Dallas	D14			
2039-02	439	Dallas	D09			
2040-01	1678	Dallas	D14			
2041-01	2389	Dallas	D12			
2041-02	1728	Dallas	D11			
2041-03	74	Dallas	D12			
2042-01	2830	Dallas	D12			
2043-01	1916	Dallas	D12			
2043-02	66	Dallas	D11			
2044-01	997	Dallas	D12			
2045-01	1180	Dallas	D11			
2045-02	620	Dallas	D12			
2046-01	1189	Dallas	D12			
2046-02	506	Dallas	D11			
2047-01	2298	Dallas	D11			
2048-01	3744	Dallas	D11			
2049-01	990	Dallas	D11			
2049-02	458	Dallas	D11			
2050-01	733	Dallas	D11			
2050-02	788	Dallas	D11			
2051-01	2369	Dallas	D11			
2052-01	1170	Dallas	D11			
2052-02	172	Dallas	D11			
2053-01	2555	Dallas	D11			
2054-01	2164	Dallas	D11			
2055-01	1350	Dallas	D11			
2055-02	18	Dallas	D11	Richardson	RI5	
2056-01	722	Dallas	D11	Richardson	RI5	
2056-02	633	Dallas	D11			
2057-01	418	Dallas	D11	Richardson	RI5	

Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
2057-02	129	Dallas	D11			
2058-01	972	Dallas	D11	Richardson	RI5	
2058-02	133	Dallas	D11			
2058-03	0	Dallas	D11			
2074-01	1481	Dallas	D06	Coppell		
2074-02	0	Dallas	D06	Carrollton-Farmers Branch		
2074-03	15	Irving		Coppell		
2074-04	2	Irving		Coppell		
2076-01	6	Dallas	D06			
2077-01	1305	Dallas	D13			
2079-01	1784	Dallas	D11			
2080-01	261	Dallas	D11			
2081-01	619	Dallas	D02			
2081-02	0	Dallas	D07			
2081-03	150	Dallas	D02			
2081-04	4	Dallas	D02			
2081-05	0	Dallas	D07			
2082-01	1331	Dallas	D02			
2082-02	1366	Dallas	D14			
2083-01	1482	Dallas	D14			
2084-01	453	Dallas	D02			
2085-01	222	Dallas	D14			
2086-01	2815	Dallas	D14			
2087-01	2385	Dallas	D14			
2090-01	47	Dallas	D11			
2091-01	522	Dallas	D11			
2091-02	267	Dallas	D11	Richardson	RI5	
2091-03	180	Dallas	D11			
2092-01	0	Dallas	D10	Richardson	RI5	
2094-01	518	Dallas	D13			
2094-02	274	Dallas	D13			
2094-03	0	Dallas	D13	Richardson	RI5	
2095-01	0	Dallas	D13			
2095-02	0	Dallas	D13			
2096-01	0	Dallas	D13			
2097-01	0	Dallas	D02			
2098-01	1639	Dallas	D14			
2099-01	3229	Dallas	D14			
2099-02	15	Dallas	D14			
20A8-01	0	Dallas	D11			
2100-01	1473	Dallas	D14			
2100-02	1773	Dallas	D14	Dallas	DA5	

Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
2101-01	1743	Dallas	D14			
2102-01	2464	Dallas	D14			
2102-02	1535	Dallas	D14			
2103-01	896	Dallas	D02			
2103-02	154	Dallas	D02			
2103-04	2	Dallas	D02			
2104-01	373	Dallas	D14			
2104-02	20	Dallas	D02			
2105-01	2503	Dallas	D14			
2106-01	1745	Dallas	D02			
2106-02	0	Dallas	D02	Dallas	DA5	
2107-01	8	Dallas	D02			
2107-02	38	Dallas	D02			
2108-01	466	Dallas	D11			
2108-02	272	Dallas	D11			
2109-01	0	Dallas	D14	Highland Park		
2110-01	525	Dallas	D02			
2110-02	12	Dallas	D07			
2110-03	0	Dallas	D07			
2111-01	24	Dallas	D14	Dallas	DA5	
2112-01	84	Dallas	D14			
2113-01	0	Dallas	D14			
2114-01	2085	Dallas	D14			
2114-02	338	Dallas	D14			
2114-03	16	Dallas	D14			
2115-01	1	Dallas	D02	Dallas	DA5	
2115-02	200	Dallas	D14	Dallas	DA5	
2116-01	35	Dallas	D14	Dallas	DA5	
2116-02	80	Dallas	D14			
2117-01	1715	Dallas	D14			
2117-02	0	Dallas	D14			
2118-01	539	Dallas	D07			
2118-02	542	Dallas	D02			
2118-03	224	Dallas	D02			
2119-01	330	Dallas	D11			
2119-02	11	Dallas	D11	Richardson	RI5	
2120-01	2034	Dallas	D10	Richardson	RI4	
2121-01	1001	Dallas	D10	Richardson	RI4	
2122-01	1299	Dallas	D10	Richardson	RI4	
2123-01	348	Dallas	D10			
2123-02	1323	Dallas	D10	Richardson	RI4	
2124-01	2259	Dallas	D10	Richardson	RI4	



Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
2124-02	3	Dallas	D10	Richardson	RI5	
2124-03	2	Dallas	D10	Garland		
2124-04	0	Dallas	D10	Garland		
2125-01	2890	Dallas	D10	Richardson	RI4	
2125-02	97	Dallas	D11	Richardson	RI5	
2126-01	618	Dallas	D10			
2127-01	1808	Dallas	D10			
2127-02	633	Dallas	D10	Richardson	RI4	
2127-03	1191	Dallas	D10	Richardson	RI4	
2128-01	2295	Dallas	D10	Richardson	RI5	
2128-02	266	Dallas	D10	Richardson	RI4	
2129-01	564	Dallas	D11			
2130-01	1329	Dallas	D11			
2131-01	1512	Dallas	D11			
2132-01	813	Dallas	D11			
2133-01	61	Dallas	D11	Richardson	RI5	
2134-01	1708	Dallas	D13			
2134-02	0	Dallas	D10			
2137-01	1124	Dallas	D13			
2138-01	799	Dallas	D13			
2139-01	258	Dallas	D09			
2139-02	424	Dallas	D13			
2140-01	760	Dallas	D13			
2141-01	699	Dallas	D13			
2142-01	1195	Dallas	D13			
2143-01	349	Dallas	D13			
2143-02	2	Dallas	D13			
2144-01	1516	Dallas	D14			
2145-01	1788	Dallas	D14			
2145-02	913	Dallas	D02			
2145-03	263	Dallas	D14			
2146-01	2658	Dallas	D02			
2146-02	0	Dallas	D14			
2147-01	1925	Dallas	D14			
2147-02	0	Dallas	D14			
2148-01	483	Dallas	D02			
2148-02	155	Dallas	D02			
2149-01	1022	Dallas	D02			
2149-02	562	Dallas	D14			
2150-01	1564	Dallas	D02			
2150-02	0	Dallas	D14			
2151-01	248	Dallas	D14			

<b>Pct-Sub</b>	<b>Reg. Voters</b>	<b>City</b>	<b>City District</b>	<b>ISD</b>	<b>ISD District</b>	<b>Water</b>
2152-01	2006	Dallas	D02			
2152-02	123	Dallas	D02			
2153-01	706	Dallas	D14			
2153-02	725	Dallas	D02			
2154-01	55	Dallas	D02			
2155-01	1002	Dallas	D14			
2155-02	985	Dallas	D14			
2200-01	1149			Highland Park		
2201-01	1745			Highland Park		
2201-02	0			Highland Park		
2201-05	2	Dallas	D14			
2201-06	0			Highland Park		
2202-01	1804			Highland Park		
2202-02	0			Highland Park		
2203-01	1485			Highland Park		
2220-01	1724			Highland Park		
2221-01	3480			Highland Park		
2222-01	2981			Highland Park		
2223-01	1618			Highland Park		
2224-01	1698			Highland Park		
2225-01	1641			Highland Park		
2226-01	2795			Highland Park		
2300-01	1163			Carrollton-Farmers Branch		
2300-02	174	Farmers Bran	FB1	Carrollton-Farmers Branch		
2300-04	15	Farmers Bran	FB1	Carrollton-Farmers Branch		
2301-01	2234			Carrollton-Farmers Branch		
2302-01	1583	Farmers Bran	FB1	Carrollton-Farmers Branch		
2302-02	177			Carrollton-Farmers Branch		
2302-03	169	Farmers Bran	FB1	Carrollton-Farmers Branch		
2303-01	2152			Carrollton-Farmers Branch		
2303-03	348	Farmers Bran	FB1	Carrollton-Farmers Branch		
2305-01	895	Farmers Bran	FB4			
2305-02	493	Farmers Bran	FB4	Carrollton-Farmers Branch		
2305-03	1035			Carrollton-Farmers Branch		
2305-04	0	Farmers Bran	FB4			
2306-01	1369	Farmers Bran	FB4			
2306-02	0	Farmers Bran	FB4	Carrollton-Farmers Branch		
2307-01	622	Farmers Bran	FB4			
2308-01	2288			Carrollton-Farmers Branch		
2308-04	17	Farmers Bran	FB1	Carrollton-Farmers Branch		
2308-07	439	Farmers Bran	FB1	Carrollton-Farmers Branch		
2309-01	1724			Carrollton-Farmers Branch		

Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
2309-02	0	Irving		Carrollton-Farmers Branch		
2309-03	0	Irving		Carrollton-Farmers Branch		
2310-01	806			Carrollton-Farmers Branch		
2310-02	727	Farmers Bran	FB4	Carrollton-Farmers Branch		
2310-03	49	Farmers Bran	FB4			
2310-04	0	Farmers Bran	FB4	Carrollton-Farmers Branch		
2310-05	0	Farmers Bran	FB4			
2310-08	141			Carrollton-Farmers Branch		
2310-09	441			Carrollton-Farmers Branch		
2311-01	524	Farmers Bran	FB1	Carrollton-Farmers Branch		
2312-02	2			Carrollton-Farmers Branch		
2313-01	5	Farmers Bran	FB1	Carrollton-Farmers Branch		
2315-01	190	Farmers Bran	FB4			
2316-01	616			Carrollton-Farmers Branch		
2316-03	189	Farmers Bran	FB4	Carrollton-Farmers Branch		
2316-05	256	Farmers Bran	FB4			
2400-01	153			Carrollton-Farmers Branch		
2400-02	0			Coppell		
2400-03	0			Carrollton-Farmers Branch		
2400-04	0	Dallas	D06	Carrollton-Farmers Branch		
2401-01	2437			Carrollton-Farmers Branch		
2402-01	3041			Carrollton-Farmers Branch		
2403-02	0	Town of Addi				
2404-01	1968			Carrollton-Farmers Branch		
2405-01	3169			Carrollton-Farmers Branch		
2406-02	0	Town of Addi				
2406-03	47			Carrollton-Farmers Branch		
2406-04	0	Dallas	D12			
2406-05	0			Carrollton-Farmers Branch		
2407-01	4128			Carrollton-Farmers Branch		
2408-01	1835			Carrollton-Farmers Branch		
2409-01	2369			Carrollton-Farmers Branch		
2410-02	16			Carrollton-Farmers Branch		
2411-01	800			Carrollton-Farmers Branch		
2412-01	1			Carrollton-Farmers Branch		
2417-01	130			Carrollton-Farmers Branch		
2500-01	1675	Richardson				
2501-01	1344	Richardson		Richardson	RI2	
2502-01	1876	Richardson		Richardson	RI2	
2503-01	2557	Richardson				
2504-01	1338	Richardson				
2505-01	2133	Richardson		Richardson	RI2	

Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
2506-01	2232	Richardson				
2507-01	2132	Richardson				
2508-01	2131	Richardson		Richardson	RI2	
2508-03	723	Richardson		Richardson	RI2	
2508-04	749	Richardson		Richardson	RI2	
2508-05	27	Richardson		Richardson	RI2	
2509-01	2740	Richardson		Richardson	RI2	
2510-01	1760	Richardson		Richardson	RI2	
2511-01	1994	Richardson		Richardson	RI2	
2512-01	1399	Richardson		Richardson	RI2	
2513-01	2697	Richardson		Richardson	RI2	
2514-01	2751	Richardson		Richardson	RI2	
2515-01	731	Richardson		Richardson	RI2	
2517-01	2520	Richardson				
2518-01	1834	Richardson				
2519-01	2105	Richardson				
2520-01	3052	Richardson		Richardson	RI2	
2520-02	261	Richardson				
2520-03	2	Richardson		Richardson	RI2	
2520-04	0	Dallas	D10			
2520-05	0	Richardson				
2521-01	1304	Richardson				
2521-02	782	Richardson				
2523-01	856	Richardson				
2523-02	449	Dallas	D12			
2601-01	974	Irving		Coppell		
2601-02	812	Irving		Carrollton-Farmers Branch		
2602-01	2874	Irving		Carrollton-Farmers Branch		
2603-01	1158	Irving		Coppell		
2603-02	1460	Irving		Carrollton-Farmers Branch		
2603-03	403	Irving		Coppell		
2604-01	2847	Irving		Carrollton-Farmers Branch		
2605-01	2969	Irving		Coppell		
2605-02	0	Dallas	D06	Coppell		
2605-03	12	Irving		Carrollton-Farmers Branch		
2606-01	899	Irving		Carrollton-Farmers Branch		
2606-02	1051	Irving				
2607-01	5	Irving		Coppell		
2607-02	0	Irving				
2608-01	2973	Irving		Carrollton-Farmers Branch		
2608-02	38	Irving		Coppell		
2609-01	16	Irving		Coppell		

Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
2609-02	0	Irving		Carrollton-Farmers Branch		
2610-01	0	Irving		Carrollton-Farmers Branch		
2611-01	617	Irving		Carrollton-Farmers Branch		
2611-02	128	Irving		Carrollton-Farmers Branch		
2611-03	723	Irving		Coppell		
2612-01	271	Irving		Carrollton-Farmers Branch		
2613-01	3765	Irving		Carrollton-Farmers Branch		
2613-02	25	Irving		Carrollton-Farmers Branch		
2614-01	242	Irving		Coppell		
2800-01	3			Coppell		
2801-01	3235			Coppell		
2802-01	4515			Coppell		
2803-01	1200			Coppell		
2804-01	2400			Coppell		
2804-02	0			Coppell		NFC
2804-03	11			Carrollton-Farmers Branch		
2804-04	18			Carrollton-Farmers Branch		
2804-05	0			Coppell		NFC
2805-01	3177			Coppell		
2805-02	680			Coppell		
2806-01	2559			Coppell		
2807-01	2336			Coppell		
2807-02	39			Carrollton-Farmers Branch		
2807-03	0	Lewisville		Coppell		
2807-04	89			Coppell		
2807-05	0			Coppell		
2807-06	0	Lewisville		Coppell		
2808-01	3249			Coppell		
2808-02	0			Coppell		
2809-01	2652			Carrollton-Farmers Branch		
2809-02	0			Carrollton-Farmers Branch		NFC
2809-03	0			Carrollton-Farmers Branch		
2809-04	0			Coppell		
2809-05	0			Coppell		
2810-01	26			Coppell		
2810-02	0			Coppell		
2810-04	0	Lewisville		Coppell		
2900-01	2997	Town of Addi				
2901-01	1667	Town of Addi		Carrollton-Farmers Branch		
2902-01	1402	Town of Addi				
2902-02	37	Dallas	D12			
2903-01	2528	Town of Addi				

Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
2904-01	14	Town of Addi				
2905-01	499	Town of Addi				
2910-01	74	Lewisville		Coppell		
2911-01	279	Lewisville		Coppell		
2913-01	6	Town of Addi				
29A1-01	0			Carrollton-Farmers Branch		
3000-01	3818	Dallas	D14	Dallas	DA5	
3001-01	227	Dallas	D03			
3001-02	116	Dallas	D03	Duncanville		
3001-03	103	Dallas	D03	Duncanville		
3002-01	1034	Dallas	D03			
3003-01	1679	Dallas	D03			
3004-01	1880	Dallas	D03			
3005-01	833	Dallas	D02	Dallas	DA7	
3006-01	2498	Dallas	D14	Dallas	DA7	
3006-02	755	Dallas	D02	Dallas	DA7	
3007-01	888	Dallas	D14	Dallas	DA7	
3007-02	372	Dallas	D14	Dallas	DA5	
3007-03	237	Dallas	D14	Dallas	DA7	
3008-01	1	Dallas	D02	Dallas	DA7	
3008-02	3253	Dallas	D02	Dallas	DA5	
3008-03	156	Dallas	D02	Dallas	DA5	
3008-04	0	Dallas	D02			
3009-01	0	Dallas	D07			
3010-01	516	Dallas	D03			
3011-01	1059	Dallas	D02	Dallas	DA7	
3012-01	25	Dallas	D07			
3012-02	141	Dallas	D07			
3012-03	8	Dallas	D05			
3013-01	161			Dallas	DA4	
3013-02	699	Dallas	D08	Dallas	DA4	
3014-01	1409	Dallas	D08	Dallas	DA4	
3014-02	1833	Dallas	D08	Mesquite		
3015-01	292	Dallas	D08	Dallas	DA4	
3015-02	2	Balch Spring	BS3	Dallas	DA4	
3016-01	943	Dallas	D02	Dallas	DA5	
3016-02	477	Dallas	D02			
3016-03	515	Dallas	D07			
3016-04	0	Dallas	D04	Dallas	DA5	
3017-01	698	Dallas	D07			
3018-01	1624	Dallas	D07			
3019-01	646	Dallas	D07			

Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
3020-01	206	Dallas	D07			
3021-01	961	Dallas	D07			
3022-01	1792	Dallas	D07			
3023-01	1171	Dallas	D07			
3024-01	1318	Dallas	D07			
3025-01	149	Dallas	D07			
3026-01	750	Dallas	D07			
3027-01	1214	Dallas	D07			
3028-01	962	Dallas	D07			
3029-01	919	Dallas	D07			
3030-01	13			Dallas	DA4	
3031-01	876	Dallas	D08	Dallas	DA4	
3032-01	1264	Dallas	D01	Dallas	DA7	
3033-01	451	Dallas	D04	Dallas	DA5	
3033-02	0	Dallas	D04	Dallas	DA5	
3034-01	1352	Dallas	D04	Dallas	DA5	
3035-01	1415	Dallas	D04	Dallas	DA5	
3036-01	21	Dallas	D04			
3036-02	0	Dallas	D07	Dallas	DA5	
3036-03	0	Dallas	D07			
3037-01	412	Dallas	D04	Dallas	DA5	
3038-01	779	Dallas	D04	Dallas	DA5	
3039-01	1957	Dallas	D04	Dallas	DA5	
3040-01	1228	Dallas	D04			
3040-03	0	Dallas	D07			
3041-01	188	Dallas	D04			
3042-01	1354	Dallas	D04	Dallas	DA5	
3043-01	1844	Dallas	D04	Dallas	DA5	
3044-01	2568	Dallas	D04	Dallas	DA5	
3045-01	665	Dallas	D07	Dallas	DA5	
3045-02	0	Dallas	D07			
3045-03	0	Dallas	D07			
3046-01	2069	Dallas	D04			
3047-01	1403	Dallas	D04			
3048-01	2040	Dallas	D04	Dallas	DA5	
3048-02	0	Dallas	D04			
3049-01	1806	Dallas	D04	Dallas	DA5	
3050-01	1932	Dallas	D04	Dallas	DA5	
3051-01	749	Dallas	D04	Dallas	DA5	
3052-01	2174	Dallas	D04	Dallas	DA5	
3053-01	2137	Dallas	D03			
3053-02	3	Dallas	D03	Duncanville		

Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
3053-03	192	Dallas	D08			
3053-04	0	Dallas	D08	Duncanville		
3054-01	2424	Dallas	D03			
3055-01	2122	Dallas	D03			
3056-01	2099	Dallas	D04			
3056-02	0	Dallas	D03			
3057-01	2138	Dallas	D03			
3057-02	398	Dallas	D04			
3058-01	1876	Dallas	D03			
3059-01	1094	Dallas	D03			
3060-01	1256	Dallas	D03			
3060-02	0	Dallas	D08			
3061-01	1414	Dallas	D08	Dallas	DA5	
3062-01	2600	Dallas	D08	Dallas	DA5	
3063-01	2702	Dallas	D08			
3063-02	0	Dallas	D08	Duncanville		
3063-03	498	Dallas	D03			
3064-01	2364	Dallas	D08			
3065-01	2114	Dallas	D08			
3066-01	1783	Dallas	D08			
3067-01	629	Dallas	D08			
3067-02	892	Dallas	D03	Duncanville		
3067-03	266	Dallas	D08	Duncanville		
3067-04	207	Dallas	D03			
3068-01	3691	Dallas	D08			
3068-02	12	Dallas	D08			
3068-03	0	Dallas	D08			
3068-04	0	Dallas	D08	Dallas	DA5	
3068-05	0	Dallas	D08			
3068-06	14	Dallas	D08			
3068-07	1	Dallas	D08			
3069-01	1818	Dallas	D08	Dallas	DA5	
3070-01	2789	Dallas	D08	Dallas	DA5	
3071-01	2339	Dallas	D08	Dallas	DA5	
3072-01	31	Dallas	D08	Dallas	DA5	
3072-03	0	Dallas	D07	Dallas	DA5	
3072-04	25	Dallas	D04	Dallas	DA5	
3073-01	172	Dallas	D08	Dallas	DA5	
3074-01	834	Dallas	D08			
3074-02	0	DeSoto				
3075-01	107	Dallas	D08	Dallas	DA5	
3075-02	8	Dallas	D08	Lancaster	LA6	



<b>Pct-Sub</b>	<b>Reg. Voters</b>	<b>City</b>	<b>City District</b>	<b>ISD</b>	<b>ISD District</b>	<b>Water</b>
3075-04	68	Dallas	D08			
3076-01	0	Dallas	D03	Cedar Hill		
3076-03	0	Dallas	D03	Duncanville		
3077-01	2989	Dallas	D03	Duncanville		
3077-02	0	Dallas	D03	Cedar Hill		
3078-01	1991	Dallas	D03	Duncanville		
3078-02	817	Dallas	D03	Cedar Hill		
3079-01	272	Dallas	D08	Mesquite		
3079-02	329	Dallas	D08	Dallas	DA4	
3079-04	17	Dallas	D08	Dallas	DA4	
3080-01	1432	Dallas	D08	Dallas	DA4	
3080-02	0	Balch Spring	BS3	Dallas	DA4	
3081-01	1336	Dallas	D14	Dallas	DA5	
3082-01	2346	Dallas	D08			
3082-02	51	Dallas	D08	Dallas	DA4	
3082-03	174	Dallas	D05			
3082-04	0	Dallas	D08	Dallas	DA5	
3082-05	11	Dallas	D05			
3083-01	1501	Dallas	D08	Dallas	DA4	
3083-02	52			Dallas	DA4	
3084-01	1382	Dallas	D01	Dallas	DA7	
3085-01	344	Dallas	D08	Dallas	DA4	
3085-02	55			Dallas	DA4	
3086-01	2123	Dallas	D14	Dallas	DA5	
3086-02	864	Dallas	D14	Dallas	DA7	
3087-01	0	Dallas	D08	Dallas	DA4	
3088-01	81	Dallas	D03			
3089-01	125	Dallas	D02	Dallas	DA7	
3089-02	0	Dallas	D14	Dallas	DA7	
3090-01	1065	Dallas	D02	Dallas	DA5	
3091-01	0	Dallas	D02			
3092-01	1391	Dallas	D03			
3092-02	6	Dallas	D03	Duncanville		
3093-01	14	Dallas	D08	Dallas	DA4	
3094-01	0	Dallas	D01	Dallas	DA7	
3095-01	1742	Dallas	D14	Dallas	DA7	
3095-02	553	Dallas	D14	Dallas	DA5	
3095-03	209	Dallas	D14			
3095-04	0	Dallas	D02	Dallas	DA5	
3096-01	1861	Dallas	D14	Dallas	DA5	
3096-02	19	Dallas	D02	Dallas	DA7	
3096-03	308	Dallas	D02	Dallas	DA5	

<b>Pct-Sub</b>	<b>Reg. Voters</b>	<b>City</b>	<b>City District</b>	<b>ISD</b>	<b>ISD District</b>	<b>Water</b>
3096-04	28	Dallas	D02	Dallas	DA5	
3096-05	202	Dallas	D14	Dallas	DA7	
3097-01	148	Dallas	D04	Dallas	DA5	
3098-01	241	Dallas	D04	Dallas	DA5	
3099-01	323	Dallas	D08	Dallas	DA5	
30A4-01	4	Dallas	D08	Mesquite		
30A6-01	0	Dallas	D04			
30C4-01	0	Dallas	D01	Dallas	DA7	
30T4-01	9	Dallas	D08	Dallas	DA4	
30T4-02	2	Seagoville		Dallas	DA4	
30T6-01	0	Dallas	D04	Dallas	DA7	
3100-01	2183	Cedar Hill		Cedar Hill		
3100-02	14			Cedar Hill		
3100-03	9			Cedar Hill		
3101-01	748	Cedar Hill		Cedar Hill		
3101-02	225			DeSoto		
3101-03	364	Cedar Hill		DeSoto		
3101-04	0			DeSoto		
3101-05	4			Cedar Hill		
3101-06	0			DeSoto		
3101-07	55	Cedar Hill		DeSoto		
3101-08	0			DeSoto		
3102-01	2864	Cedar Hill		Cedar Hill		
3103-01	2218	Cedar Hill		Cedar Hill		
3103-02	761	Cedar Hill		Duncanville		
3104-01	2555	Cedar Hill		Cedar Hill		
3105-01	2386	Cedar Hill		Cedar Hill		
3105-02	103	Cedar Hill		Duncanville		
3105-03	0	Duncanville	DU1	Cedar Hill		
3106-01	3550	Cedar Hill		Cedar Hill		
3107-01	2440	Cedar Hill		Cedar Hill		
3108-01	2425	Cedar Hill		Cedar Hill		
3109-01	3805	Cedar Hill		Cedar Hill		
3109-02	0	Grand Prairie		Cedar Hill		
3109-03	0	Grand Prairie		Cedar Hill		
3110-01	3008	Cedar Hill		Cedar Hill		
3111-01	5	Cedar Hill		Cedar Hill		
3111-02	0	Cedar Hill		Duncanville		
3111-03	0	Dallas	D03	Duncanville		
3112-01	49	Cedar Hill		Cedar Hill		
3113-01	7	Grand Prairie		Cedar Hill		
3114-01	0	Cedar Hill		Cedar Hill		

Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
3115-01	2112	Cedar Hill		Cedar Hill		
3115-02	118	Cedar Hill		Duncanville		
3116-01	9	Dallas	D07			
3117-01	0	Dallas	D02			
3117-02	35	Dallas	D07			
3119-01	0	Duncanville		Duncanville		
31A4-01	0	Dallas	D03	Cedar Hill		
31A5-01	0	Duncanville		Cedar Hill		
3200-01	1987	Duncanville	DU1	Duncanville		
3200-02	72	Duncanville	DU1	Cedar Hill		
3201-01	1300	Duncanville		Duncanville		
3201-02	360	Duncanville		Duncanville		
3201-03	0	Duncanville		Cedar Hill		
3202-01	2082	Duncanville		Duncanville		
3202-02	23	Duncanville				
3203-01	1603	Duncanville		Duncanville		
3203-02	323	Duncanville	DU1	Duncanville		
3204-01	2172	Duncanville	DU3	Duncanville		
3204-02	366	Duncanville		Duncanville		
3205-01	1638	Duncanville		Duncanville		
3206-01	2331	Duncanville	DU1	Duncanville		
3207-01	2158	Duncanville		Duncanville		
3207-02	456	Duncanville	DU1	Duncanville		
3208-01	1516	Duncanville	DU3	Duncanville		
3208-02	281	Duncanville	DU5	Duncanville		
3208-03	0	Duncanville		Duncanville		
3209-01	183	Duncanville	DU1	Duncanville		
3210-01	1993	Duncanville	DU5	Duncanville		
3210-02	0	Duncanville		Duncanville		
3211-01	1387	Duncanville	DU5	Duncanville		
32A0-01	0	Cedar Hill		Cedar Hill		
32A1-01	0	Cedar Hill		Cedar Hill		
32C1-01	0	Cedar Hill		Cedar Hill		
32T0-01	0	Cedar Hill		Cedar Hill		
32T1-01	0	Duncanville		Cedar Hill		
3304-01	2054			Mesquite		
3304-02	0			Mesquite		
3304-03	715			Mesquite		
3305-01	3977			Mesquite		
3305-02	0			Mesquite		
3306-01	1374			Mesquite		
3306-02	311			Mesquite		

<b>Pct-Sub</b>	<b>Reg. Voters</b>	<b>City</b>	<b>City District</b>	<b>ISD</b>	<b>ISD District</b>	<b>Water</b>
3307-01	1960			Mesquite		
3308-01	2214			Mesquite		
3308-02	0	Balch Spring	BS5	Mesquite		
3309-01	1848			Mesquite		
3309-02	0			Mesquite		
3309-03	0	Balch Spring		Mesquite		
3310-01	2778			Mesquite		
3310-02	13			Mesquite		
3311-01	2274			Mesquite		
3312-01	3072			Mesquite		
3313-01	3220			Mesquite		
3314-01	1707			Mesquite		
3314-02	1916			Mesquite		
3315-01	715			Mesquite		
3315-02	681			Mesquite		
3316-01	1136			Mesquite		
3316-02	1524			Mesquite		
3317-01	2603			Mesquite		
3317-02	238			Mesquite		
3317-03	0	Balch Spring	BS7	Mesquite		
3317-06	0			Mesquite		
3318-01	1526			Mesquite		
3319-01	125	Seagoville		Mesquite		
3321-01	0	Dallas	D08	Mesquite		
3325-01	1811			Mesquite		
3325-02	28			Mesquite		
3327-01	3			Mesquite		
3328-01	45			Mesquite		
3500-02	3			Mesquite		
3500-03	3991	Town of Sun		Sunnyvale		
3501-01	0	Dallas	D09	Sunnyvale		
3501-03	9	Town of Sun		Sunnyvale		
3503-01	1232	Town of Sun		Sunnyvale		
3504-01	1171	Town of Sun		Sunnyvale		
3600-01	1418	DeSoto				
3600-02	774	DeSoto		Duncanville		
3600-04	9	Duncanville		Duncanville		
3601-01	1968	DeSoto		Duncanville		
3601-02	36	DeSoto		DeSoto		
3602-01	651	DeSoto		DeSoto		
3603-01	238	DeSoto		Duncanville		
3603-02	25	DeSoto		DeSoto		

<b>Pct-Sub</b>	<b>Reg. Voters</b>	<b>City</b>	<b>City District</b>	<b>ISD</b>	<b>ISD District</b>	<b>Water</b>
3604-01	2608	DeSoto		DeSoto		
3605-01	2122	DeSoto		DeSoto		
3606-01	2163	DeSoto		DeSoto		
3606-02	45	DeSoto				
3607-01	3920	DeSoto		DeSoto		
3608-01	3361	DeSoto		DeSoto		
3609-01	1549	DeSoto		DeSoto		
3609-02	1808	DeSoto		DeSoto		
3610-01	241	DeSoto		DeSoto		
3610-02	281	DeSoto		DeSoto		
3611-01	1122	DeSoto		DeSoto		
3612-01	2423	DeSoto		DeSoto		
3612-02	612	DeSoto		DeSoto		
3613-01	665	DeSoto		DeSoto		
3614-01	578	DeSoto		DeSoto		
3614-02	307	DeSoto		DeSoto		
3615-01	2438	DeSoto		DeSoto		
3616-01	777	DeSoto		DeSoto		
3617-01	2407	DeSoto		DeSoto		
3618-01	859	DeSoto		DeSoto		
3618-02	1	DeSoto		DeSoto		
3619-01	265	DeSoto		DeSoto		
3620-01	1366	DeSoto		DeSoto		
3621-01	621	DeSoto		DeSoto		
3701-01	0	Garland		Garland		
3701-02	0	Rowlett		Garland		
3701-03	5			Garland		
3701-04	3	Sachse		Garland		
3702-01	1	Dallas	D09	Garland		
3702-03	337			Garland		
3702-04	8	Rowlett		Garland		
3800-02	2084			Lancaster	LA3	
3800-04	1727			Lancaster	LA3	
3800-06	0	Dallas	D08			
3802-01	2053	Lancaster	LA3			
3802-02	1616			Lancaster	LA6	
3802-03	112	Lancaster	LA3	Lancaster	LA3	
3803-03	558	Lancaster	LA3			
3805-02	1966	Lancaster	LA5			
3805-03	1108	Lancaster	LA5			
3806-01	913	Lancaster	LA5			
3806-02	122	Lancaster	LA1			

Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
3807-02	810	Lancaster	LA1			
3807-03	187	Lancaster	LA1			
3807-04	470	Lancaster	LA5			
3807-06	88	Lancaster	LA1	Lancaster	LA6	
3807-07	193	Lancaster	LA1			
3808-01	1244	Lancaster	LA1			
3808-02	165	Lancaster	LA1			
3808-06	1095	Lancaster	LA1	Lancaster	LA6	
3808-07	1126					LM1
3808-08	105	Lancaster	LA3	Lancaster	LA6	
3808-09	0			Dallas	DA5	
3808-12	0	Lancaster	LA1	Dallas	DA5	
3808-13	0	Lancaster	LA3	Lancaster	LA6	
3809-01	280	Lancaster	LA3	Lancaster	LA6	
3809-02	98	Lancaster	LA1			
3809-03	10	Lancaster	LA1	Lancaster	LA6	
3809-05	0			Lancaster	LA6	
3900-01	3244			DeSoto		
3920-01	151			Dallas	DA4	
3920-02	1973	Seagoville		Dallas	DA4	
3920-03	345	Combine		Dallas	DA4	
3920-04	0			Dallas	DA4	
3920-05	2			Dallas	DA4	
3920-06	2			Dallas	DA4	
3920-07	9			Dallas	DA4	
3920-08	0			Dallas	DA4	
3921-01	4351	Seagoville		Dallas	DA4	
3921-02	1361	Seagoville		Mesquite		
3921-03	0			Mesquite		
3922-01	89	Seagoville		Dallas	DA4	
3940-01	208			Dallas	DA5	
3940-02	2343	Wilmer		Dallas	DA5	
3940-03	80			Ferris		
3940-04	0	Lancaster	LA1	Dallas	DA5	
3940-05	0			Dallas	DA5	
3940-06	0	Wilmer				
3940-07	0			Ferris		
3940-08	6	Wilmer		Ferris		
3940-09	0	Hutchins		Lancaster	LA6	
3940-11	35	Lancaster	LA1			
3940-12	0			Dallas	DA5	
3940-13	0	Lancaster	LA3	Lancaster	LA6	

<b>Pct-Sub</b>	<b>Reg. Voters</b>	<b>City</b>	<b>City District</b>	<b>ISD</b>	<b>ISD District</b>	<b>Water</b>
3940-14	0	Lancaster	LA1	Ferris		
3940-16	0	Hutchins		Dallas	DA5	
3940-17	0			Ferris		
3940-34	0	Wilmer		Ferris		
3940-36	7			Dallas	DA5	
3940-37	2			Dallas	DA5	
3940-38	2			Ferris		
3950-01	2351	Hutchins		Dallas	DA5	
3950-02	71			Dallas	DA5	
3950-03	0	Hutchins		Lancaster	LA6	
3950-04	0			Dallas	DA5	
3950-05	0	Dallas	D08	Dallas	DA5	
3950-06	0			Dallas	DA5	
3951-01	3395			DeSoto		
3952-01	266	DeSoto		DeSoto		
3960-01	3221	Rowlett		Garland		
3960-02	296			Garland		
3960-04	0	Dallas	D09	Garland		
3960-05	7			Garland		
3961-01	2702	Rowlett		Garland		
3961-02	0	Garland		Garland		
3962-01	5202	Rowlett		Garland		
3963-01	2353	Rowlett		Garland		
3963-02	0	Dallas	D09	Garland		
3963-03	34			Garland		
3963-04	0	Dallas	D09	Garland		
3963-05	5			Garland		
3963-06	0			Garland		
3963-07	2			Garland		
3963-08	5			Garland		
3964-01	2251	Rowlett		Garland		
3964-02	0	Dallas	D09	Garland		
3965-01	3311	Rowlett		Garland		
3966-01	3738	Rowlett		Garland		
3967-01	1513	Rowlett		Garland		
3968-01	3913	Rowlett		Garland		
3969-01	2790	Rowlett		Garland		
3969-02	0	Dallas	D09	Garland		
3970-01	0	Dallas	D09	Garland		
3970-02	3349	Rowlett		Garland		
3971-01	3070	Rowlett		Garland		
3980-01	3859	Sachse		Garland		

Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
3981-01	1545	Sachse		Garland		
3982-01	3616	Sachse		Garland		
3982-02	477			Garland		
3982-03	370	Wylie		Garland		
3982-07	13			Garland		
3982-08	355	Wylie		Garland		
3982-09	30			Garland		
3983-01	2123	Sachse		Garland		
3983-02	196	Wylie		Garland		
3984-01	1400	Sachse		Garland		
4000-01	430	Dallas	D06			
4000-02	23	Dallas	D06	Carrollton-Farmers Branch		
4001-01	879	Dallas	D06			
4001-02	59	Dallas	D13			
4001-03	349	Dallas	D13			
4002-01	1011	Dallas	D13			
4003-01	342	Dallas	D06			
4003-02	0	Dallas	D06			
4003-03	17	Dallas	D13			
4004-01	1194	Dallas	D06			
4004-02	0	Dallas	D13			
4004-03	616	Dallas	D13			
4005-01	865	Dallas	D13			
4006-01	1252	Dallas	D13			
4007-01	180	Dallas	D13			
4008-01	671	Dallas	D06			
4009-01	1544	Dallas	D06			
4010-01	1315	Dallas	D06			
4011-01	808	Dallas	D06			
4012-01	94	Dallas	D06			
4013-01	313	Dallas	D13			
4014-01	1913	Dallas	D13			
4015-01	1522	Dallas	D06			
4016-01	1506	Dallas	D02			
4017-01	420	Dallas	D13			
4018-01	1124	Dallas	D13			
4019-01	1487	Dallas	D02			
4019-02	785	Dallas	D02	Dallas	DA5	
4020-01	854	Dallas	D02			
4020-02	197	Dallas	D13			
4021-01	1762	Dallas	D02			
4021-02	196	Dallas	D02			



Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
4021-03	327	Dallas	D02			
4022-01	1292	Dallas	D02			
4023-01	1	Dallas	D02	Dallas	DA5	
4024-01	2255	Dallas	D06	Dallas	DA5	
4024-02	2	Dallas	D06			
4025-01	376	Dallas	D06			
4025-02	0	Dallas	D06			
4026-01	46	Dallas	D06			
4026-02	108	Dallas	D06			
4027-01	375	Dallas	D06			
4028-01	969	Dallas	D06			
4028-02	126	Dallas	D06			
4029-01	18	Dallas	D06			
4030-01	25	Dallas	D06			
4031-01	2100	Dallas	D06	Dallas	DA5	
4031-02	117	Dallas	D06			
4031-03	80	Dallas	D06	Dallas	DA7	
4031-04	134	Dallas	D06			
4033-01	1918	Dallas	D06	Dallas	DA7	
4033-02	0	Dallas	D02	Dallas	DA7	
4035-01	529	Dallas	D01	Dallas	DA5	
4035-02	350	Dallas	D04	Dallas	DA5	
4035-03	112	Dallas	D04	Dallas	DA5	
4035-04	41	Dallas	D01	Dallas	DA5	
4036-01	799	Dallas	D04			
4036-02	34	Dallas	D04	Dallas	DA5	
4037-01	191	Dallas	D04			
4038-01	2025	Dallas	D04	Dallas	DA5	
4039-01	629	Dallas	D04	Dallas	DA5	
4040-01	764	Dallas	D04	Dallas	DA5	
4041-01	613	Dallas	D04	Dallas	DA5	
4043-01	1272	Dallas	D04			
4044-01	1220	Dallas	D04			
4046-01	1355	Dallas	D04			
4047-01	916	Dallas	D04	Dallas	DA5	
4048-01	8	Dallas	D04			
4049-01	0	Dallas	D03	Duncanville		
4049-02	0	Dallas	D03	Grand Prairie	GP6	
4049-03	0	Dallas	D03	Grand Prairie	GP6	
4050-01	4091	Dallas	D03	Duncanville		
4051-01	0	Dallas	D03	Grand Prairie	GP6	
4051-02	0	Dallas	D03	Duncanville		

Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
4051-03	0	Grand Prairie		Grand Prairie	GP6	
4052-01	4228	Dallas	D03	Duncanville		
4052-02	0	Dallas	D03	Dallas	DA7	
4052-03	0	Dallas	D03	Grand Prairie	GP6	
4053-01	194	Dallas	D03	Grand Prairie		
4053-02	0	Dallas	D03	Grand Prairie	GP6	
4053-03	268	Dallas	D03	Grand Prairie		
4053-04	0	Grand Prairie		Grand Prairie		
4054-01	574	Dallas	D01	Dallas	DA7	
4055-01	1313	Dallas	D03			
4055-02	480	Dallas	D03			
4055-03	806	Dallas	D01			
4055-04	0	Dallas	D03			
4056-01	2487	Dallas	D03			
4056-02	269	Dallas	D01	Dallas	DA7	
4057-01	1731	Dallas	D04			
4058-01	1002	Dallas	D04	Dallas	DA7	
4059-01	437	Dallas	D03	Grand Prairie		
4059-02	0	Grand Prairie		Grand Prairie		
4059-03	0	Grand Prairie		Grand Prairie		
4060-01	2398	Dallas	D03	Dallas	DA7	
4060-02	0	Dallas	D03	Grand Prairie		
4060-03	0	Dallas	D01	Dallas	DA7	
4060-04	0	Dallas	D03	Grand Prairie		
4060-08	17	Dallas	D01	Dallas	DA7	
4060-09	26	Dallas	D01	Dallas	DA7	
4061-01	2564	Dallas	D01	Dallas	DA7	
4062-01	1986	Dallas	D01	Dallas	DA7	
4063-01	2365	Dallas	D01	Dallas	DA7	
4063-02	614	Dallas	D01	Dallas	DA5	
4065-01	801	Dallas	D06			
4065-02	0	Dallas	D06	Grand Prairie		
4066-01	1258	Dallas	D01	Dallas	DA7	
4067-01	2065	Dallas	D01	Dallas	DA7	
4068-01	2012	Dallas	D01	Dallas	DA7	
4069-01	3102	Dallas	D01	Dallas	DA7	
4070-01	1733	Dallas	D01	Dallas	DA7	
4071-01	335	Dallas	D01	Dallas	DA7	
4072-01	324	Dallas	D04	Dallas	DA7	
4073-01	1464	Dallas	D01	Dallas	DA7	
4074-01	2620	Dallas	D01	Dallas	DA7	
4075-01	1347	Dallas	D01	Dallas	DA7	

Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
4076-01	1734	Dallas	D01	Dallas	DA7	
4076-02	1017	Dallas	D01			
4077-01	976	Dallas	D01	Dallas	DA7	
4078-01	1774	Dallas	D01	Dallas	DA7	
4079-01	3708	Dallas	D01	Dallas	DA7	
4080-01	696	Dallas	D01	Dallas	DA7	
4081-01	3150	Dallas	D06			
4081-02	232	Dallas	D06	Irving	IR7	
4081-03	335	Dallas	D06			
4081-04	0	Dallas	D06	Grand Prairie		
4081-05	0	Dallas	D06			
4082-01	2194	Dallas	D06			
4083-01	1337	Dallas	D06			
4084-01	627	Dallas	D06			
4085-01	954	Dallas	D06			
4086-01	98	Dallas	D06			
4086-02	2	Dallas	D06			
4086-03	2905	Dallas	D02			
4086-05	0	Irving				
4087-01	924	Dallas	D06			
4087-02	1	Dallas	D02			
4088-01	395	Dallas	D06			
4090-01	113	Dallas	D03			
4091-01	0	Dallas	D03	Grand Prairie		
4091-02	0	Dallas	D03	Grand Prairie		
4092-01	170	Dallas	D13			
4093-01	45	Dallas	D03			
4093-02	14	Dallas	D03	Duncanville		
4094-01	373	Dallas	D13			
4094-02	134	Dallas	D13			
4095-01	53	Dallas	D13			
4096-01	15	Dallas	D13			
4097-01	977	Dallas	D06			
4098-01	37	Dallas	D13			
4099-01	1251	Dallas	D13			
40A2-01	0	Dallas	D13			
40A3-01	0	Dallas	D06	Dallas	DA7	
4100-01	26	Dallas	D02	Dallas	DA5	
4101-01	167	Dallas	D06	Dallas	DA5	
4107-01	134	Dallas	D04	Dallas	DA5	
4108-01	59	Dallas	D04	Dallas	DA5	
4109-01	55	Dallas	D04			

Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
4110-01	969	Dallas	D04			
4111-01	362	Dallas	D03			
4112-01	143	Dallas	D03	Dallas	DA7	
4112-02	0	Dallas	D03	Grand Prairie		
4113-01	2231	Dallas	D01	Dallas	DA7	
4114-01	1745	Dallas	D01	Dallas	DA7	
4115-01	335	Dallas	D01	Dallas	DA7	
4116-01	0	Dallas	D06	Dallas	DA7	
4116-02	26	Dallas	D06			
4117-01	148	Dallas	D06	Dallas	DA5	
4118-01	0	Dallas	D02			
4119-01	1	Dallas	D06			
4120-01	643	Dallas	D06			
4122-01	0	Dallas	D03	Grand Prairie	GP6	
4125-01	0	Dallas	D06			
4126-01	1318	Dallas	D13			
4126-02	188	Dallas	D13	Highland Park		
4126-03	28	Dallas	D13			
4127-01	504	Dallas	D13			
4128-01	1279	Dallas	D13			
4129-01	1381	Dallas	D13			
4129-02	409	Dallas	D13	Highland Park		
4130-01	1714	Dallas	D13			
4131-01	562	Dallas	D02			
4131-02	866	Dallas	D02			
4135-01	1578	Dallas	D02			
4141-01	138	Dallas	D01	Dallas	DA7	
4143-01	129	Dallas	D04	Dallas	DA5	
4145-01	0	Dallas	D03	Grand Prairie	GP6	
4145-02	0	Dallas	D03	Duncanville		
4147-01	52	Dallas	D06			
4149-01	133	Dallas	D01	Dallas	DA7	
4152-01	1	Dallas	D01	Dallas	DA7	
4153-01	85	Dallas	D01	Dallas	DA7	
4157-01	272	Dallas	D03			
4157-02	64	Dallas	D01	Dallas	DA7	
4161-01	979	Dallas	D03	Duncanville		
4161-02	0	Dallas	D03			
4161-03	0	Dallas	D03			
4166-01	4	Dallas	D03	Dallas	DA7	
41A1-01	0	Dallas	D06			
4300-01	1500	Cockrell Hill		Dallas	DA7	

Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
4500-01	578	Grand Prairie		Grand Prairie		
4500-02	1965	Grand Prairie		Grand Prairie	GP6	
4501-01	806	Grand Prairie	GP4	Grand Prairie		
4501-02	1545	Grand Prairie	GP4	Grand Prairie	GP6	
4502-01	3453	Grand Prairie		Grand Prairie	GP6	
4503-01	5371	Grand Prairie	GP2	Grand Prairie		
4503-02	152	Grand Prairie		Grand Prairie		
4504-01	1379	Grand Prairie	GP2	Grand Prairie		
4505-01	751	Grand Prairie	GP2	Grand Prairie		
4505-02	1071	Grand Prairie		Grand Prairie		
4505-03	0	Dallas	D03	Grand Prairie	GP6	
4505-04	28	Grand Prairie		Grand Prairie		
4505-05	210	Grand Prairie		Grand Prairie		
4506-01	1382	Grand Prairie		Grand Prairie		
4506-02	173	Grand Prairie	GP2	Grand Prairie		
4507-01	852	Grand Prairie		Grand Prairie		
4507-02	0	Grand Prairie		Grand Prairie		
4507-03	270	Grand Prairie	GP2	Grand Prairie		
4508-01	584	Grand Prairie		Grand Prairie		
4508-02	45	Grand Prairie		Grand Prairie		
4509-01	1450	Grand Prairie		Grand Prairie		
4509-02	166	Grand Prairie		Grand Prairie		
4510-01	2247	Grand Prairie		Grand Prairie		
4511-01	971	Grand Prairie		Grand Prairie		
4511-02	391	Grand Prairie		Grand Prairie		
4511-03	540	Grand Prairie		Grand Prairie		
4512-01	1254	Grand Prairie		Grand Prairie		
4513-01	1518	Grand Prairie		Grand Prairie		
4513-02	1026	Grand Prairie		Grand Prairie		
4513-03	32	Grand Prairie		Grand Prairie		
4513-04	10	Grand Prairie		Grand Prairie		
4514-01	1361	Grand Prairie		Grand Prairie		
4514-02	50	Grand Prairie		Grand Prairie		
4515-01	2255	Grand Prairie		Grand Prairie		
4516-01	45	Grand Prairie		Grand Prairie		
4516-02	0			Grand Prairie		
4516-03	0	Grand Prairie		Dallas	DA7	
4517-01	2812	Grand Prairie		Grand Prairie		
4518-01	773	Grand Prairie		Grand Prairie		
4518-02	1208	Grand Prairie		Irving	IR5	
4519-01	3286	Grand Prairie	GP2	Grand Prairie	GP6	
4519-02	0	Dallas	D03	Grand Prairie	GP6	

<b>Pct-Sub</b>	<b>Reg. Voters</b>	<b>City</b>	<b>City District</b>	<b>ISD</b>	<b>ISD District</b>	<b>Water</b>
4520-01	1191	Grand Prairie		Grand Prairie		
4521-01	1373	Grand Prairie	GP2	Grand Prairie	GP6	
4521-02	1358	Grand Prairie	GP2	Grand Prairie		
4521-03	1106	Grand Prairie		Grand Prairie		
4521-04	637	Grand Prairie		Grand Prairie		
4521-05	0	Dallas	D03	Grand Prairie	GP6	
4522-01	939	Grand Prairie		Cedar Hill		
4522-02	3210	Grand Prairie		Grand Prairie	GP6	
4522-03	3	Grand Prairie	GP4	Grand Prairie	GP6	
4523-01	700	Grand Prairie		Cedar Hill		
4525-01	1355	Grand Prairie		Grand Prairie		
4527-01	0	Grand Prairie		Grand Prairie		
4527-02	3	Grand Prairie		Irving	IR7	
4527-03	820	Grand Prairie		Grand Prairie		
4527-04	965	Grand Prairie		Grand Prairie		
4527-05	0	Grand Prairie		Irving	IR7	
4527-06	0	Grand Prairie		Irving	IR7	
4528-01	0	Grand Prairie	GP2	Grand Prairie	GP6	
4529-01	720	Grand Prairie		Grand Prairie	GP6	
4530-01	319	Grand Prairie	GP2	Grand Prairie		
4531-01	206	Grand Prairie		Grand Prairie		
4531-02	238	Grand Prairie	GP2	Grand Prairie		
4531-03	141	Grand Prairie		Grand Prairie		
4532-01	246	Grand Prairie		Grand Prairie		
4532-02	74	Grand Prairie	GP2	Grand Prairie		
4533-01	1145	Grand Prairie		Grand Prairie		
4534-01	112	Grand Prairie		Grand Prairie		
4535-01	931	Grand Prairie		Grand Prairie		
4536-01	51	Grand Prairie		Grand Prairie		
4537-01	4	Grand Prairie		Cedar Hill		
4538-01	886	Grand Prairie		Grand Prairie		
4539-01	0	Grand Prairie		Grand Prairie		
4541-01	0	Grand Prairie	GP2	Grand Prairie	GP6	
4542-01	0	Grand Prairie		Grand Prairie	GP6	
4554-01	67	Grand Prairie		Grand Prairie		
4555-01	49	Grand Prairie		Grand Prairie		
4557-01	0	Irving		Irving	IR7	
4558-01	0	Irving		Irving	IR7	
4559-01	0	Irving		Grand Prairie		
4600-01	1804	Irving		Irving	IR5	
4600-02	2	Irving		Grand Prairie		
4600-03	496	Irving		Irving	IR7	

Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
4601-01	3800	Irving		Irving	IR7	
4602-01	2000	Irving		Irving	IR7	
4603-01	62	Irving				
4604-01	3034	Irving		Irving	IR7	
4605-01	2432	Irving		Irving	IR5	
4606-01	1822	Irving		Irving	IR7	
4606-02	945	Irving	IR1	Irving	IR7	
4607-01	1797	Irving	IR1	Irving	IR6	
4608-01	3202	Irving		Irving	IR5	
4608-02	104	Irving		Grand Prairie		
4609-01	1470	Irving		Irving	IR5	
4609-02	128	Irving		Irving	IR5	
4609-03	0	Irving	IR7			
4609-04	0	Irving				
4610-01	1175	Irving		Irving	IR6	
4610-02	871	Irving	IR1			
4610-03	99	Irving		Irving	IR5	
4610-04	0	Irving	IR1	Irving	IR6	
4611-01	1199	Irving	IR1	Irving	IR6	
4611-02	453	Irving	IR1			
4611-03	46	Irving	IR1			
4612-01	310	Irving	IR1			
4613-01	691	Irving	IR1	Irving	IR6	
4613-02	84	Irving	IR7	Irving	IR6	
4614-01	527	Irving	IR7	Irving	IR6	
4615-01	167	Irving	IR1	Irving	IR6	
4615-02	52	Irving	IR7	Irving	IR6	
4616-01	1296	Irving	IR1	Irving	IR6	
4617-01	179	Irving	IR1			
4618-01	496	Irving	IR7			
4619-01	1318	Irving	IR7			
4620-01	1410	Irving	IR1			
4620-02	276	Irving				
4621-01	2879	Irving				
4621-02	571	Irving				
4621-03	0	Irving		Irving	IR5	
4622-01	831	Irving				
4622-02	1041	Irving				
4623-01	2409	Irving	IR7			
4624-01	1634	Irving	IR7			
4625-01	1361	Irving				
4625-02	465	Irving	IR7			

Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
4626-01	1040	Irving				
4626-02	1593	Irving	IR7			
4627-01	2780	Irving				
4627-02	1200	Irving				
4628-01	1541	Irving				
4628-02	160	Irving				
4629-01	697	Irving	IR7			
4629-02	403	Irving	IR7			
4630-01	799	Irving				
4630-02	535	Irving	IR7			
4631-01	951	Irving	IR7			
4631-02	132	Irving	IR7			
4632-01	122	Irving		Carrollton-Farmers Branch		
4632-02	1259	Irving				
4632-03	332	Irving		Coppell		
4632-04	0	Irving				
4632-05	370	Irving	IR7			
4632-06	0	Irving				
4632-10	0	Irving				
4633-01	906	Irving		Carrollton-Farmers Branch		
4634-01	2922	Irving				
4634-02	727	Irving		Carrollton-Farmers Branch		
4639-01	544	Irving	IR7			
4640-01	2178	Irving	IR7			
4640-02	215	Irving	IR7			
4641-01	548	Irving	IR7			
4642-01	162	Irving	IR7			
4644-01	0	Irving				
4644-02	22	Irving		Coppell		
4644-03	0	Irving		Carrollton-Farmers Branch		
4644-04	0	Irving				
4644-05	0	Irving				
4644-06	0	Irving		Coppell		
4646-01	552	Irving				
4646-02	24	Irving				
4646-03	0	Dallas	D06			
4646-04	0	Irving				
4646-06	0	Dallas	D06			
4648-01	1870	Irving				
4649-01	80	Irving		Irving	IR7	
4651-01	83	Irving		Irving	IR7	
4652-01	682	Irving	IR1	Irving	IR6	



Pct-Sub	Reg. Voters	City	City District	ISD	ISD District	Water
4652-02	72	Irving	IR1	Irving	IR7	
4653-01	117	Irving	IR7			
4654-01	723	Irving	IR1			
4654-02	277	Irving	IR1	Irving	IR6	
4654-03	197	Irving		Irving	IR6	
4655-01	47	Irving	IR1	Irving	IR6	
4656-01	144	Irving	IR1	Irving	IR6	
4657-01	99	Irving	IR7	Irving	IR6	
4658-01	92	Irving	IR7	Irving	IR6	
4659-01	228	Irving	IR7			
4660-01	41	Irving	IR7			
4661-01	816	Irving	IR1	Irving	IR6	
4661-02	187	Irving	IR1			
4662-01	252	Irving				
4662-02	60	Irving	IR1	Irving	IR6	
4662-03	1	Irving	IR1	Irving	IR6	
4663-01	0	Irving				
4664-01	725	Irving				
4664-02	0	Irving	IR7			
4664-03	485	Irving				
4665-01	0	Grand Prairie		Grand Prairie		
4667-01	0	Irving	IR1			
4667-02	0	Irving				
4673-01	0	Irving				
4674-01	0	Irving		Irving	IR5	
4675-01	131	Irving	IR1	Irving	IR6	
4677-01	824	Irving		Coppell		
4677-02	0	Irving		Coppell		
4678-01	191	Irving				



**DALLAS COUNTY ELECTIONS DEPARTMENT**  
**Attachment F - Participating Political Subdivisions**  
**May 3, 2025 - Joint & Special Election**

Line No.	Entity	Name	Contact Email	Fax	Mailing Address	City	Zip Code	Office Address
1	Carrollton-Farmers Branch ISD	Brian Moersch	<a href="mailto:bmersch@chisd.edu">bmersch@chisd.edu</a>		PO Box 115186	Carrollton	75011	1445 N. Perry Rd. Carrollton, TX 75006
2	Cedar Hill ISD	Courtney Lackey-Wilson Diana Dominguez Tierney Tinnin Paula McBride	<a href="mailto:Courtney.Lackey-Wilson@chisd.net">Courtney.Lackey-Wilson@chisd.net</a> <a href="mailto:Diana.Dominguez@chisd.net">Diana.Dominguez@chisd.net</a> <a href="mailto:Tierney.Tinnin@chisd.net">Tierney.Tinnin@chisd.net</a> <a href="mailto:Paula.McBride@chisd.net">Paula.McBride@chisd.net</a>		285 Uptown Blvd, bldg. #300	Cedar Hill	75104	285 Uptown Blvd. Bldg. 100 Cedar Hill, TX 75104
3	City of Balch Springs	Cindy Gross	<a href="mailto:CGross@balchsprings.tx.gov">CGross@balchsprings.tx.gov</a>		13503 Alexander Rd.	Balch Springs	75181	13503 Alexander Rd. Balch Springs, TX 75181
4	City of Cedar Hill	Belinda Berg	<a href="mailto:Belinda.Berg@cedarhill.tx.gov">Belinda.Berg@cedarhill.tx.gov</a>	972-291-5199	285 Uptown Blvd. Bldg. 100	Cedar Hill	75104	285 Uptown Blvd. Bldg. 100 Cedar Hill, TX 75104
5	City of Cockrell Hill	Bret Haney	<a href="mailto:Bhaney@cockrellhill.tx.us">Bhaney@cockrellhill.tx.us</a>	214-330-5483	4125 W. Clarendon Dr.	Dallas	75211	4125 W. Clarendon Dr. Dallas, TX 75211
6	City of Combine	Robin Price	<a href="mailto:City@combine.tx.gov">City@combine.tx.gov</a>		100 Davis Rd.	Combine	75159	100 Davis Rd. Combine, TX 75159
7	City of Dallas	Billene Johnson	<a href="mailto:Billene.Johnson@dallaschhall.com">Billene.Johnson@dallaschhall.com</a>	214-670-5019	1500 Marilla St., 505	Dallas	75201	1500 Marilla St. Dallas, TX 75201
8	City of DeSoto	Alicia Thomas	<a href="mailto:AThomas@desototexas.gov">AThomas@desototexas.gov</a>	972-620-5933	211 E. Pleasant Run, Ste. A	Desoto	75115	211 E. Pleasant Run, Ste. A Desoto, TX 75115
9	City of Duncanville	Chiquita Taylor	<a href="mailto:Chiquita.Taylor@duncanville.tx.gov">Chiquita.Taylor@duncanville.tx.gov</a>	972-780-5077	203 E. Wheatland Rd.	Duncanville	75116	203 E. Wheatland Rd. Duncanville, TX 75116
10	City of Farmers Branch	Stacy Henderson Erin Flores	<a href="mailto:Stacy.Henderson@farmersbranch.tx.gov">Stacy.Henderson@farmersbranch.tx.gov</a> <a href="mailto:Erin.Flores@farmersbranch.tx.gov">Erin.Flores@farmersbranch.tx.gov</a>	972-919-2514	13000 William Dodson Pkwy.	Farmers Branch	75234	13000 William Dodson Pkwy. Farmers Branch, TX 75234
11	City of Garland	Jennifer Stubbs	<a href="mailto:jstubbs@garland.tx.gov">jstubbs@garland.tx.gov</a>	972-205-2419	PO Box 469002	Garland	75040	200 N. Fifth St. Garland, TX 75040
12	City of Hutchins	Cynthia Olguin	<a href="mailto:COlguin@cityofhutchins.org">COlguin@cityofhutchins.org</a>	972-225-5559	PO Box 500	Hutchins	75141	321 North Main St. Hutchins, TX 75141
13	City of Grand Prairie	Mona Lisa Galicia Gloria Covin	<a href="mailto:MGalicia@gp.tx.gov">MGalicia@gp.tx.gov</a> <a href="mailto:GCovin@gp.tx.gov">GCovin@gp.tx.gov</a>	972-237-8888	300 W. Main St.	Grand Prairie	75050	300 W. Main St. Grand Prairie, TX 75050
14	City of Irving	Shanae Jennings	<a href="mailto:SJennings@cityofirving.org">SJennings@cityofirving.org</a>		825 W. Irving Blvd.	Irving	75060	825 W. Irving Blvd. Irving, TX 75060
15	City of Lancaster	Angie O. Arenas	<a href="mailto:AArenas@lancaster.tx.gov">AArenas@lancaster.tx.gov</a>	972-275-0923				
16	City of Lewisville	Jennifer Malone	<a href="mailto:JMalone@cityoflewisville.com">JMalone@cityoflewisville.com</a>	972-219-3410	PO Box 290002	Lewisville	75029	151 West Church St. Lewisville, TX 75057
17	City of Richardson	Almee Neemer	<a href="mailto:Almee.Neemer@cor.gov">Almee.Neemer@cor.gov</a>		PO Box 830309	Richardson	75083	2360 Campbell Creek Blvd. #525 Richardson, TX 75082
18	City of Rowlett	Debbie Sorensen	<a href="mailto:DSorensen@owlett.com">DSorensen@owlett.com</a>	972-412-6118	4000 Main St.	Rowlett	75089	400 Main St. Rowlett, TX 75089
19	City of Sachse	Leah Granger	<a href="mailto:LGranger@cityofsachse.com">LGranger@cityofsachse.com</a>	972-530-0426	3815 Sachse Rd., Building B	Sachse	75048	3815 Sachse Rd., Building B Sachse, TX 75048
20	City of Seagoville	Sara Egan	<a href="mailto:SEgan@seagoville.us">SEgan@seagoville.us</a>	972-287-3891	702 N. Hwy. 175	Seagoville	75159	702 N. Hwy. 175 Seagoville, TX 75159
21	City of Wilmer	Susie Quinn	<a href="mailto:SQuinn@cityofwilmer.net">SQuinn@cityofwilmer.net</a>	972-441-3061	128 N. Dallas Ave.	Wilmer	75172	128 N. Dallas Ave. Wilmer, TX 75172
22	City of Wylie	Stephanie Storm	<a href="mailto:Stephanie.Storm@wylitetexas.gov">Stephanie.Storm@wylitetexas.gov</a>		300 Country Club Rd., Building 100, 1st Fl	Wylie	75098	300 Country Club Rd., Building 100, Wylie, TX 75098
23	Coppell ISD	Carol Snowden	<a href="mailto:CSnowden@coppellisd.com">CSnowden@coppellisd.com</a>	972-516-6026	200 S. Denton Tap Rd.	Coppell	75019	200 S. Denton Tap Rd Coppell, TX 75019
24	Dallas ISD	Shantell Grant Tamara Jordan	<a href="mailto:SGrant@dallasisd.org">SGrant@dallasisd.org</a> <a href="mailto:TJordan@dallasisd.org">TJordan@dallasisd.org</a>		5151 Samuel Blvd. Ste. 250	Dallas	75228	5151 Samuel Blvd. Ste. 250 Dallas, TX 75228
25	DeSoto ISD	Silvia Martinez	<a href="mailto:Silvia.Martinez@desotoisd.org">Silvia.Martinez@desotoisd.org</a>		200 E. Beltline Rd.	Desoto	75115	200 E. Beltline Rd. Desoto, TX 75115
26	Duncanville ISD	Michelle Neely Brandy Mayo Jody Lofton	<a href="mailto:Michelle.Neely@desotoisd.org">Michelle.Neely@desotoisd.org</a> <a href="mailto:BrMayo@duncanvilleisd.org">BrMayo@duncanvilleisd.org</a> <a href="mailto:JLofton@duncanvilleisd.org">JLofton@duncanvilleisd.org</a>	972-780-2020	710 S Cedar Ridge Dr	Duncanville	75137	710 S Cedar Ridge Dr. Duncanville, TX 75137
27	Garland ISD	Mechelle Hogan	<a href="mailto:MHogan@garlandisd.net">MHogan@garlandisd.net</a>	972-485-4936	501 S. Jupiter Rd.	Garland	75042	501 S. Jupiter Rd. Garland, TX 75042
28	Grand Prairie ISD	Debbie Torres	<a href="mailto:Debbie.Torres@gpisd.org">Debbie.Torres@gpisd.org</a>	972-327-5533	2602 South Belt Line Rd.	Grand Prairie	75052	2602 South Belt Line Rd. Grand Prairie, TX 75052
29	Highland Park ISD	Scott Drillette	<a href="mailto:Drillette@hpsd.org">Drillette@hpsd.org</a>		6915 Westchester Dr.	Dallas	75205	6915 Westchester Dr. Dallas, TX 75205
30	Lancaster ISD	Hailey Dalrym	<a href="mailto:HaileyM@hpsd.org">HaileyM@hpsd.org</a>		422 S. Centre Avenue	Lancaster	75146	422 S. Centre Avenue Lancaster, TX 75146
31	Mesquite ISD	Sonja Brown	<a href="mailto:SonjaBrown@lancasterisd.org">SonjaBrown@lancasterisd.org</a>		3819 Towne Crossing Blvd.	Mesquite	75150	3819 Towne Crossing Blvd. Mesquite, TX 75150
32	Richardson ISD	Linda Samples David Pate Wendy Evans	<a href="mailto:LSamples@mesquiteisd.org">LSamples@mesquiteisd.org</a> <a href="mailto:David.Pate@rtds.org">David.Pate@rtds.org</a> <a href="mailto:Wendy.Evans2@rtds.org">Wendy.Evans2@rtds.org</a>		400 S Greenville Ave.	Richardson	75081	400 S Greenville Ave. Richardson, TX 75081
33	Town of Addison	Valencia Garcia	<a href="mailto:VGarcia@addisontx.gov">VGarcia@addisontx.gov</a>		PO Box 9010	Addison	75001	5300 Belt Line Rd. Dallas, TX 75254
34	Town of Sunnyvale	Rachel Ramsey	<a href="mailto:Rachel.Ramsey@townofsunnyvale.org">Rachel.Ramsey@townofsunnyvale.org</a>		127 N. Collins Rd.	Sunnyvale	75182	127 N. Collins Rd. Sunnyvale, TX 75182
35	Sunnyvale ISD	Becky Gilmore	<a href="mailto:Becky.Gilmore@sunnyvalaisd.com">Becky.Gilmore@sunnyvalaisd.com</a>		417 E. Tripp Rd.	Sunnyvale	75182	417 E. Tripp Rd. Sunnyvale, TX 75182
36	Ferris ISD	Loreen Harbour	<a href="mailto:LHarbour@ferrisisd.org">LHarbour@ferrisisd.org</a>	972-544-3858	301 E. 5th St.	Ferris	75125	301 E. 5th St. Ferris, TX 75125
37	Lancaster MUD 1	Judy Marcantel	<a href="mailto:JMarcantel@blaw.us">JMarcantel@blaw.us</a>	713-850-1310	1330 Post Oak Blvd. Ste. 2650	Houston	77056	1330 Post Oak Blvd. Ste. 2650 Houston, TX 77056
38	Northwest Dallas County Flood Control District 1	Pete Eckert	<a href="mailto:Petec@nwd.com">Petec@nwd.com</a>	972-243-5838	3960 Broadway Blvd. Ste. 220-0	Garland	75043	3960 Broadway Blvd. Ste. 220-0 Garland, TX 75043



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

**File #:** 25-756A

**Item #:** 57.

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

**AGENDA DATE:** February 26, 2025

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

**DEPARTMENT:** City Secretary's Office

**EXECUTIVE:** Bilierae Johnson

### **SUBJECT**

A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Collin County, and various other jurisdictions within Collin County, for the conduct of a general election to be held Saturday, May 3, 2025 - Not to exceed \$25,000.00 - Financing: General Fund

### **BACKGROUND**

Subchapter D of Chapter 31 of the Texas Election Code provides that the City may contract with the county elections administrator for certain election services. Chapter 271 of the Texas Election Code provides that the City may enter into an agreement with other political jurisdictions that may be conducting elections on the same day in election precincts that can be served by common polling places.

The City of Dallas, Collin County, and other Collin County political jurisdictions will conduct elections on Saturday, May 3, 2025. This action authorizes the City to hold the election jointly with jurisdictions that share common polling places and contract with the Collin County Elections Department for election services, including the selection, training and compensation of precinct election judges, subject to the approval of the City and the other contracting authorities. Therefore, the City may only contract with Collin County Elections Department to handle only those polling places that are within their county.

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

The item has no prior action.

### **FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
General Fund	\$25,000.00	\$0.00	\$0.00

February 26, 2025

**WHEREAS,** the City Council has ordered a general election to be held on Saturday, May 3, 2025; and

**WHEREAS,** the purpose of the general election to elect one member to the city of Dallas to be designated as Member of Council, Places 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 as the term ends June 16, 2025; and

**WHEREAS,** Collin County and other jurisdictions have also ordered elections to be held on Saturday, May 3, 2025; and

**WHEREAS,** the City of Dallas and other jurisdictions holding elections on Saturday, May 3, 2025, desire to hold the elections jointly in accordance with Chapter 271 of the Texas Election Code; and

**WHEREAS,** the City of Dallas and other jurisdictions holding elections on Saturday, May 3, 2025, desire to contract with the Collin County Elections Administrator for election services in accordance with Subchapter D of Chapter 31 of the Texas Election Code; and

**WHEREAS,** the election services contract provides that the Elections Administrator will arrange for the selection, training and compensation of precinct election judges, subject to the approval of the City and the other contracting authorities.

**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 joint election agreement and election services contract between the City of Dallas, other jurisdictions holding elections for a joint election to be held on Saturday, May 3, 2025, to be administered by the Collin County Elections Administrator in accordance with Subchapter D of Chapter 31 and Chapter 271 of the Texas Election Code.

**SECTION 2.** That the contract will provide that the Elections Administrator perform or to supervise the performance of any or all of the corresponding duties and functions that the Elections Administrator performs in connection with a county-wide election.

**SECTION 3.** That the contract will provide that the Elections Administrator may contract with third parties for election services and supplies and pay the claims for those election expenses from funds deposited by the City and the other contracting authorities in an election services contract fund in the county treasury established for this election.

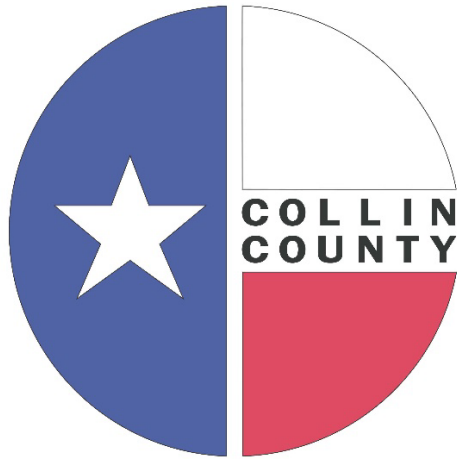
February 26, 2025

**SECTION 4.** That the Elections Administrator has provided the City Secretary with an itemized list of estimated election expenses to be paid from the election services contract fund prior to execution of the contract, and will provide an itemized list of actual election expenses to be paid from the election services contract fund no later than the 180th day after the date of the election.

**SECTION 5.** That the City Secretary is authorized to approve on behalf of the City of Dallas any changes in the list of recommended election judges which may become necessary because of the inability or refusal to serve of any of the persons named.

**SECTION 6.** That the Chief Financial Officer is hereby authorized to pay an amount not to exceed \$25,000.00 to the Collin County Treasurer for deposit in the election services contract fund as the City's estimated share of the costs of the Saturday, May 3, 2025 joint election from General Fund, Fund 0001, Department SEC, Unit 1190, Object 3070, Encumbrance/Contract No. SEC-2025-00026994, Vendor VS0000014264.

**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.



**JOINT ELECTION SERVICES CONTRACT**  
("Election Services Contract")

**ELECTION SERVICES AGREEMENT**

**BETWEEN**

**THE COLLIN COUNTY ELECTIONS ADMINISTRATOR**  
("Contracting Election Officer")

**AND**

**CITY OF DALLAS**  
("Participating Political Subdivision")

**FOR THE CONDUCT OF A JOINT ELECTION**

**TO BE HELD ON SATURDAY, MAY 3, 2025**

**TO BE ADMINISTERED BY THE COLLIN COUNTY ELECTIONS ADMINISTRATOR**

1. ADMINISTRATION AND STATUTORY AUTHORITY

- a. Kaleb Breaux ("Kaleb Breaux") is the duly appointed County Elections Administrator ("Elections Administrator") of Collin County, Texas, and the Department Head of the Collin County Elections Department. As such, Mr. Breaux is the Election Administrator of Collin County, Texas and authorized by Subchapter D of Chapter 31 of Title 3 of the Texas Election Code to enter into this Election Services Contract with the contracting authority of the Participating Political Subdivision.
- b. The contracting authority of the Participating Political Subdivision is hereby participating in the Joint Election to be held in Collin County, Texas on Saturday, May 3, 2025. The Participating Political Subdivision is hereby contracting with the Elections Administrator of Collin County, Texas and all other joining jurisdictions to perform the election services set forth in this Election Services Contract under Subchapter D of Chapter 31 of Title 3 of the Texas Election Code.

2. DUTIES AND SERVICES OF THE CONTRACTING ELECTION OFFICER

- a. The Contracting Election Officer shall be responsible for performing the following duties and shall furnish the following services and equipment:
  - i. The Contracting Election Officer will prepare and publish the required Notice of Election and post the required orders and resolutions to the Collin County Elections Department website.
  - ii. The Contracting Election Officer shall arrange for appointment, notification (including writ of election), training and compensation of all presiding judges, alternate judges, the judge of the Central Count Station and judge of the Early Voting Ballot Board.
  - iii. The Contracting Election Officer shall be responsible for notification of each Election Day and Early Voting presiding judge and alternate judge of his/her appointment. The presiding election judge of each vote center will use his/her discretion to determine when additional workers are needed, during peak voting hours.
  - iv. The Contracting Election Officer will determine the number of clerks to work in the Central Count Station and the number of clerks to work on the Ballot Board.
    1. Election judges shall attend the Contracting Election Officer's school of instruction (Election Law Class). A training event calendar will be provided.
    2. Election judges and alternate judges shall be responsible for picking up and returning election supplies to the County Election Warehouse located at 2010 Redbud Blvd., Suite 102, McKinney. Compensation for this pickup and delivery of supplies will be \$25.00.
  - v. The Contracting Election Officer shall compensate each election judge and worker. Each judge shall receive \$15.00 per hour, each alternate judge shall receive \$14.00 per hour, and each clerk shall receive \$13.00 per hour for services rendered. Overtime will be paid to each person working more than 40 hours per week.

- b. The Contracting Election Officer shall procure, prepare, and distribute voting machines, election kits, and election supplies.
  - i. The Contracting Election Officer shall secure election kits, which include the legal documentation required to hold an election and all supplies.
  - ii. The Contracting Election Officer shall secure the tables, chairs, and legal documentation required to run the Central Count Station.
  - iii. The Contracting Election Officer shall provide all lists of registered voters required for use on Election Day and for the Early Voting period required by law.
  - iv. The Contracting Election Officer shall procure and arrange for the distribution of all election equipment and supplies required to hold an election.
    - 1. Equipment includes the rental of ES&S ExpressVote Universal Voting Machines (EVS 6.1.1.0), ES&S ExpressTouch Curbside Voting Machines (EVS 6.1.1.0), ES&S DS200 Ballot Counters (EVS 6.1.1.0), ES&S Model DS450 and DS850 High-Speed Scanners/Tabulators (EVS 6.1.1.0), ADA compliant headphones and keypads, voting signs, and election supply cabinets.
    - 2. Supplies include paper ballot cards, Early Voting and Election Day supply kits, provisional ballot kits, security seals, pens, tape, markers, etc.
- c. The Contracting Election Officer, Kaleb Breaux, shall be appointed the Early Voting Clerk.
  - i. The Contracting Election Officer shall supervise and conduct Early Voting by mail and in person and shall secure personnel to serve as Early Voting Deputies.
  - ii. The Contracting Election Officer shall select the Early Voting polling locations and arrange for the use of each.
  - iii. Early Voting by personal appearance for the Participating Political Subdivision shall be conducted during the Early Voting dates and times and at the locations listed in "Exhibit A" attached and incorporated by reference into this Election Services Contract.
  - iv. All applications for an Early Voting mail ballot shall be received and processed by the Collin County Elections Administration Office located at 2010 Redbud Blvd., Suite 102, McKinney, Texas 75069.
    - 1. Applications for mail ballots erroneously mailed to the Participating Political Subdivision shall immediately be faxed to the Contracting Officer for timely processing. The original application shall then be forwarded to the Contracting Election Officer for proper retention.
    - 2. All Federal Post Card Applications (FPCA) will be sent a mail ballot. No postage is required.
  - v. All Early Voting ballots (those cast by mail and those cast by personal appearance) shall be prepared for counting by the Early Voting Ballot Board in accordance with Section 87.000 of the Texas Election Code. The Contracting Officer shall appoint the presiding judge of this Board.
- d. The Contracting Election Officer shall select the Election Day vote centers and arrange for the use of each.
  - i. The Participating Political Subdivision shall assume the responsibility of remitting their portion of cost of all employee services required to provide access, provide security or provide custodial services for the vote centers.
  - ii. The Election Day vote centers are listed in "Exhibit B", attached and incorporated by reference into this Election Services Contract.



- e. The Contracting Election Officer shall be responsible for establishing and operating the Central Count Station to receive and tabulate the voted ballots in accordance with Section 127.001 of the Election Code and of this agreement. The Central Count Station Manager shall be Kaleb Breau. The Central Count Station Judge shall be Kathi-Ann Rivard. The Tabulation Supervisor shall be Brian Griesbach.
  - i. The Tabulation Supervisor shall prepare, test and run the County's tabulation system in accordance with statutory requirements and county policies, under the auspices of the Contracting Election Officer.
  - ii. The Public Logic and Accuracy Test and Hash Validation of the electronic voting system shall be conducted in accordance with Texas Election Code. The Contracting Election Officer will post the required Notice of Logic and Accuracy Testing and Hash Validation.
  - iii. Election night reports will be available to the Participating Political Subdivision at the Central Counting Station on election night. Provisional ballots will be tabulated after election night in accordance with State law.
  - iv. The Contracting Election Officer shall prepare the unofficial canvass report after all precincts have been counted, and will provide canvassing documents to the Participating Political Subdivision as soon as possible after all returns have been tallied.
  - v. The Contracting Election Officer shall be appointed as the custodian of the voted ballots and shall retain all election materials for a period of 22 months.
    - 1. Pending no litigation and as prescribed by law, the voted ballots shall be shredded 22 months after the election.
- f. The Contracting Election Officer shall conduct a partial manual count as prescribed by Section 127.201 of the Texas Election Code and submit a written report to the Participating Political Subdivision in a timely manner. If applicable, a written report shall be submitted to the Secretary of State as required by Section 127.201 of the aforementioned code.

### 3. DUTIES AND SERVICES OF THE PARTICIPATING POLITICAL SUBDIVISION

- a. The Participating Political Subdivision shall assume the following duties:
  - i. The Participating Political Subdivision will prepare, adopt, and publish all legally required election orders, resolutions, and other documents required by, or of, their governing bodies. The Participating Political Subdivision are required to send Collin County Elections Department a copy of any election order or resolution related to this Joint Election within three business days of publishing, adopting or ordering it.
  - ii. The Participating Political Subdivision shall provide the Contracting Election Officer with an updated map and street index of their jurisdiction in an electronic (PDF and shape files preferred) or printed format as soon as possible but no later than Friday, February 14, 2025.
  - iii. The Participating Political Subdivision shall procure and provide the Contracting Election Officer with the ballot layout and Spanish translation in an electronic format.
    - 1. The Participating Political Subdivision shall deliver to the Contracting Election Officer as soon as possible, but no later than 5:00 p.m. Monday, February 24, 2025, the official wording for the Participating Political Subdivision's May 3, 2025 Joint Election.
    - 2. The Participating Political Subdivision shall approve the ballot proofs format within 24 hours of receiving the ballot proof and prior to the final printing.

- a. If the Participating Political Subdivision fails to approve the ballot proofs within 24 hours of receiving the proofs, the Contracting Election Officer will presume that the ballot proofs have been approved by the Participating Political Subdivision. Any costs incurred by making any changes to the ballot (designing, printing, programming, etc.) from this point forward will be the responsibility of the Participating Political Subdivision.
  - iv. The Participating Political Subdivision shall compensate the Contracting Election Officer for all associated costs including any additional verified cost incurred in the process of running this election or for a manual recount, this election may require, consistent with charges and hourly rates shown on “Exhibit C” for required services.
    - 1. The charges incurred during the manual recount are outlined in Sec. 212 of the Texas Election Code.
  - b. The Participating Political Subdivision shall pay the Contracting Election Officer 90% of the estimated cost to run the said election prior to Friday, March 28, 2025. The Contracting Election Officer shall place the funds in a “contract fund” as prescribed by Section 31.100 of the Texas Election Code. The deposit should be made payable to the “Collin County Treasury” with a note “For election services” included with the check documentation and delivered to the Collin County Treasury, 2300 Bloomdale Rd., #3138, McKinney, Texas 75071.
  - c. The Participating Political Subdivision shall pay the cost of conducting said election, less partial payment, including the 10% administrative fee, pursuant to the Texas Election Code, Section 31.100, within 30 days from the date of final billing. Additionally, all payments in excess of the final cost to perform the election will be refunded to the Participating Political Subdivision.
- 4. COST OF SERVICES.
  - a. See “Exhibit C”.
  - b. Note: A Participating Political Subdivision shall incur a minimum cost of \$3,500.00 to conduct a joint election with the Collin County Elections Department.
- 5. RUNOFF ELECTIONS
  - a. Each Participating Political Subdivision shall have the option of extending the terms of this contract through its Runoff Election, if applicable. In the event of such Runoff Election, the terms of this contract shall automatically extend unless the Participating Political Subdivision notifies the Elections Administrator in writing within 3 business days of the original election.
  - b. Each Participating Political Subdivision shall reserve the right to reduce the number of Early Voting polling locations and/or Election Day vote centers in a Runoff Election. If necessary, any voting changes made by a Participating Political Subdivision between the original election and the Runoff Election shall be submitted by the authority making the change to the United States Department of Justice for the preclearance required by the Federal Voting Rights Act of 1965, as amended.
  - c. Each Participating Political Subdivision agrees to order any Runoff Election(s) at its meeting for canvassing the votes from May 3, 2025 Joint Election, and to conduct its drawing for ballot positions at, or immediately following, such meeting in order to expedite preparations for its Runoff Election.
  - d. Each Participating Political Subdivision eligible to hold Runoff Elections after the May 3, 2025 Uniform Election Date agrees that the date of a necessary Runoff Election shall be held in accordance with the Texas Election Code, which will be Saturday, June 7, 2025.

6. GENERAL PROVISIONS

- a. Nothing contained in this Election Services Contract shall authorize or permit a change in the officer with whom, or the place at which any document or record relating to the Participating Political Subdivision's May 3, 2025 Joint Election are to be filed, or the place at which any function is to be carried out, or any nontransferable functions specified under Section 31.096 of the Texas Election Code.
- b. Upon request, the Contracting Election Officer will provide copies of all invoices and other charges received in the process of running said election for the Participating Political Subdivision.
- c. If the Participating Political Subdivision cancels their elections pursuant to Section 2.053 of the Texas Election Code, the Participating Political Subdivision shall pay the Contracting Officer a contract preparation fee of \$75.00 and will not be liable for any further costs incurred by the Contracting Officer.
- d. The Contracting Officer shall file copies of this contract with the County Judge and the County Auditor of Collin County, Texas.

WITNESS BY MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2025.

\_\_\_\_\_  
Kaleb Breaux, Elections Administrator  
Collin County, Texas

WITNESS BY MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2025.

Approved By:

Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Approved As To Form By:

Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**May 3, 2025 Joint General and Special Elections - Early Voting Locations, Dates and Hours**  
*(3 de mayo de 2025 Elección general y especial conjunta - Lugares de Votación Temprana, Fechas y Horas)*

**Important Note: Eligible Collin County registered voters (with an effective date of registration on or before May 3, 2025) may vote at any Early Voting location.**

*(Nota importante: Los votantes registrados elegibles del Condado de Collin (con una fecha efectiva de registro en o antes del 3 de mayo de 2025 pueden votar en cualquier lugar de votación anticipada.)*

<b>Sunday</b> <i>(Domingo)</i>	<b>Monday</b> <i>(Lunes)</i>	<b>Tuesday</b> <i>(Martes)</i>	<b>Wednesday</b> <i>(Miércoles)</i>	<b>Thursday</b> <i>(Jueves)</i>	<b>Friday</b> <i>(Viernes)</i>	<b>Saturday</b> <i>(Sábado)</i>
<b>April 20</b> <b>No Voting</b> <i>(20 de abril)</i> <i>(Sin votar)</i>	<b>April 21</b> <b>No Voting</b> <i>(21 de abril)</i> <i>(Sin votar)</i>	<b>April 22</b> <b>Early Voting</b> <i>(22 de abril)</i> <i>(Votación adelantada)</i>  <b>8 am – 5 pm</b>	<b>April 23</b> <b>Early Voting</b> <i>(23 de abril)</i> <i>(Votación adelantada)</i>  <b>8 am – 5 pm</b>	<b>April 24</b> <b>Early Voting</b> <i>(24 de abril)</i> <i>(Votación adelantada)</i>  <b>8 am – 5 pm</b>	<b>April 25</b> <b>Early Voting</b> <i>(25 de abril)</i> <i>(Votación adelantada)</i>  <b>8 am – 5 pm</b>	<b>April 26</b> <b>Early Voting</b> <i>(26 de abril)</i> <i>(Votación adelantada)</i>  <b>8 am – 5 pm</b>
<b>April 27</b> <b>No Voting</b> <i>(27 de abril)</i> <i>(Sin votar)</i>	<b>April 28</b> <b>Early Voting</b> <i>(28 de abril)</i> <i>(Votación adelantada)</i>  <b>7am - 7pm</b>	<b>April 29</b> <b>Early Voting</b> <i>(29 de abril)</i> <i>(Votación adelantada)</i>  <b>7am - 7pm</b>	<b>April 30</b> <i>(30 de abril)</i>	<b>May 1</b> <i>(1 de mayo)</i>	<b>May 2</b> <i>(2 de mayo)</i>	<b>May 3</b> <b>Election Day</b> <i>(3 de mayo)</i> <i>(Día de elección)</i>  <b>7am – 7pm</b>

<b>Polling Location</b> <i>(Lugar de Votación)</i>	<b>Room Name</b> <i>(Nombre de la habitación)</i>	<b>Address</b> <i>(Dirección)</i>	<b>City</b> <i>(Ciudad)</i>	<b>Zip Code</b> <i>(Código postal)</i>
Allen ISD Service Center	Main Lobby	1451 N. Watters Rd.	Allen	75013
Allen Municipal Courts Facility	Community Room	301 Century Pkwy.	Allen	75013
Anna Municipal Complex	Lobby	120 W. 7th St.	Anna	75409
Blue Ridge ISD Administration Building	Board of Trustees Board Room	318 W. School St.	Blue Ridge	75424
Carpenter Park Recreation Center	South Lobby	6701 Coit Rd.	Plano	75024
Children’s Health StarCenter	Activity Room	6993 Star Ave.	McKinney	75070
Collin College Celina Campus	Classroom CEC110	2505 Kinship Pkwy.	Celina	75009
Collin College Farmersville Campus	Atrium	501 S. Collin Pkwy.	Farmersville	75442
Collin College Frisco Campus	Building J, Room 113	9700 Wade Blvd.	Frisco	75035
Collin College Higher Education Center	Atrium	3452 Spur 399	McKinney	75069

<b>Polling Location</b> <i>(Lugar de Votación)</i>	<b>Room Name</b> <i>(Nombre de la habitación)</i>	<b>Address</b> <i>(Dirección)</i>	<b>City</b> <i>(Ciudad)</i>	<b>Zip Code</b> <i>(Código postal)</i>
Collin College McKinney Campus	Atrium C Square	2200 University Dr.	McKinney	75071
Collin College Plano Campus	Library Atrium	4000 Jupiter Rd.	Plano	75074
Collin College Wylie Campus	Lobby	391 Country Club Rd.	Wylie	75098
Collin County Elections (Main Early Voting Location)	Voting Room	2010 Redbud Blvd., Suite 102	McKinney	75069
Davis Library	Children's Program Room	7501 Independence Pkwy. A	Plano	75025
Frisco Fire Station #05	Training Room	14300 Eldorado Pkwy.	Frisco	75035
Frisco Fire Station #08	Training Room	14700 Rolater Rd.	Frisco	75035
Gay Library	Meeting Room	6861 W. Eldorado Pkwy.	McKinney	75070
Haggard Library	Programs Room	2501 Coit Rd.	Plano	75075
Harrington Library	Thelma Rice Sproles Program Room	1501 18th St.	Plano	75074
Lavon City Hall	Gymnasium	120 School Rd.	Lavon	75166
Lovejoy ISD Administration Building	Portable #1 Training Room	259 Country Club Rd.	Allen	75002
Lucas Community Center	Community Room	665 Country Club Rd.	Lucas	75002
McKinney Fire Station #05	Community Room	6600 Virginia Pkwy.	McKinney	75071
McKinney Fire Station #07	Community Room	861 Independence Pkwy.	McKinney	75072
McKinney Fire Station #09	Community Room	4900 Summit View Dr.	McKinney	75071
McKinney Fire Station #10	Community Room	1150 Olympic Crossing	McKinney	75071
McKinney Municipal Complex	Fitzhugh Event Space Rm #145	401 E. Virginia St.	McKinney	75069
Melissa Public Safety Building	Court Room	2402 McKinney St.	Melissa	75454
Methodist Medical Center Richardson	Conference Room A	2831 E. President George Bush Hwy.	Richardson	75082
Michael J. Felix Community Center	Rooms A and B	3815-E Sachse Rd.	Sachse	75048
Murphy Activity Center	Homer and Marie Adams Room	201 N. Murphy Rd.	Murphy	75094
Parker City Hall	Council Chambers	5700 E. Parker Rd.	Parker	75002
Parr Library	Programs Room	6200 Windhaven Pkwy.	Plano	75093

<b>Polling Location</b> (Lugar de Votación)	<b>Room Name</b> (Nombre de la habitación)	<b>Address</b> (Dirección)	<b>City</b> (Ciudad)	<b>Zip Code</b> (Código postal)
Prosper Town Hall	Community Room	250 W. First St.	Prosper	75078
Renner-Frankford Branch Library	Programs Room	6400 Frankford Rd.	Dallas	75252
St. Paul Town Hall	Council Chambers	2505 Butcher's Block	St. Paul	75098
Terry Pope Administration Building	Community ISD Board Room	611 N. FM 1138	Nevada	75173
The Grove at Frisco Commons	Game Room C	8300 McKinney Rd.	Frisco	75034
Wylie Community Park Center	Meeting Room East	800 Thomas St. #100	Wylie	75098

**\*Polling locations are subject to change. For the most current list of locations, please visit the Elections webpage at [www.collincountytx.gov/elections](http://www.collincountytx.gov/elections).**

*(\*Los lugares de votación están sujetos a cambios. Para obtener la lista más actualizada de ubicaciones, visite la página web de Elecciones en [www.collincountytx.gov/elections](http://www.collincountytx.gov/elections).)*

**Applications for ballot by mail may be mailed and must be received no later than the close of business on April 22, 2025, to:**

*(Las solicitudes de boleta por correo pueden enviarse por correo y deben recibirse a más tardar el 22 de abril de 2025 para:)*

**Kaleb Breaux, Early Voting Clerk**

2010 Redbud Blvd. Suite 102

McKinney, Texas 75069

972-547-1900

[www.collincountytx.gov](http://www.collincountytx.gov)

**Applications for ballot by mail may also be faxed or emailed and must be received no later than the close of business on April 22, 2025. For an application for ballot by mail submitted by telephonic facsimile machine or electronic transmission to be effective, the hard copy of the application must also be submitted by mail and be received by the early voting clerk not later than the fourth business day after the transmission by telephonic facsimile machine or electronic transmission is received. (Texas Election Code 84.007)**

*(Las solicitudes de boleta por correo también pueden enviarse por fax o correo electrónico y deben recibirse antes del cierre de operaciones el 22 de abril de 2025. Para que una solicitud de boleta por correo enviada por máquina de fax o transmisión electrónica sea efectiva, la copia impresa de la solicitud también debe presentarse por correo y ser recibida por el secretario de votación anticipada a más tardar el cuarto día hábil posterior a la recepción de la transmisión por fax o máquina electrónica de fax. (Código Electoral de Texas 84.007).)*

**Fax (Fax) – 972-547-1996**

**Email (Correo electrónico) – [absenteemailballoting@collincountytx.gov](mailto:absenteemailballoting@collincountytx.gov)**

**Election Day Vote Centers for the May 3, 2025 Joint General and Special Election – 7 am - 7 pm\***

*(Centros de votación del día de las elecciones para las Elección de general y especial conjunta del 3 de mayo de 2025 – 7 am – 7pm\*)*

**Important Note:** Eligible Collin County registered voters (with an effective date of registration on or before May 3, 2025) may vote at any Election Day location.

*(Nota importante: Los votantes registrados elegibles del Condado de Collin (con una fecha efectiva de registro en o antes del 3 de mayo de 2025 puede votar en cualquier lugar el día de las elecciones.)*

<b>Polling Location</b> <i>(Lugar de Votación)</i>	<b>Room Name</b> <i>(Nombre de la habitación)</i>	<b>Address</b> <i>(Dirección)</i>	<b>City</b> <i>(Ciudad)</i>	<b>Zip Code</b> <i>(Código postal)</i>
Aldridge Elementary School	Gym	720 Pleasant Valley Ln.	Richardson	75080
Allen ISD Service Center	Main Lobby	1451 N. Watters Rd.	Allen	75013
Allen Municipal Courts Facility	Community Room	301 Century Pkwy.	Allen	75013
Anna Municipal Complex	Lobby	120 W. 7th St.	Anna	75409
Armstrong Middle School	Gym	3805 Timberline Dr.	Plano	75074
Bethany Elementary School	Gym	2418 Micarta Dr.	Plano	75025
Blue Ridge ISD Administration Building	Board of Trustees Board Room	318 W. School St.	Blue Ridge	75424
Bowman Middle School	Cafeteria Foyer in Corridor H	2501 Jupiter Rd.	Plano	75074
Carpenter Middle School	Small Gym	3905 Rainier Rd.	Plano	75023
Carpenter Park Recreation Center	South Lobby	6701 Coit Rd.	Plano	75024
Children's Health StarCenter	Activity Room	6993 Star Ave.	McKinney	75070
Collin College Celina Campus	Classroom CEC110	2505 Kinship Pkwy.	Celina	75009
Collin College Farmersville Campus	Atrium	501 S. Collin Pkwy.	Farmersville	75442
Collin College Frisco Campus	Building J, Room 113	9700 Wade Blvd.	Frisco	75035
Collin College Higher Education Center	Atrium	3452 Spur 399	McKinney	75069
Collin College McKinney Campus	Atrium C Square	2200 University Dr.	McKinney	75071
Collin College Plano Campus	Library Atrium	4000 Jupiter Rd.	Plano	75074
Collin College Wylie Campus	Lobby	391 Country Club Rd.	Wylie	75098
Collin County Elections Office	Voting Room	2010 Redbud Blvd., Suite 102	McKinney	75069
Davis Library	Children's Program Room	7501 Independence Pkwy. A	Plano	75025



<b>Polling Location</b> <i>(Lugar de Votación)</i>	<b>Room Name</b> <i>(Nombre de la habitación)</i>	<b>Address</b> <i>(Dirección)</i>	<b>City</b> <i>(Ciudad)</i>	<b>Zip Code</b> <i>(Código postal)</i>
East Plano Islamic Center	Multipurpose Room	4700 14th St.	Plano	75074
Fairview Town Hall	Council Chambers	372 Town Place	Fairview	75069
Frazier Elementary School	TBD	1600 N. Sweetwater Cv.	McKinney	75071
Frisco Fire Station #05	Training Room	14300 Eldorado Pkwy.	Frisco	75035
Frisco Fire Station #08	Training Room	14700 Rolater Rd.	Frisco	75035
Gay Library	Meeting Room	6861 W. Eldorado Pkwy.	McKinney	75070
Haggar Elementary School	Gym	17820 Campbell Rd.	Dallas	75252
Haggard Library	Programs Room	2501 Coit Rd.	Plano	75075
Haggard Middle School	Main Vestibule	2832 Parkhaven Dr.	Plano	75075
Harrington Library	Thelma Rice Sproles Program Room	1501 18th St.	Plano	75074
Hendrick Middle School	Gym	7400 Red River Dr.	Plano	75025
Lavon City Hall	Gymnasium	120 School Rd.	Lavon	75166
Lovejoy ISD Administration Building	Portable #1 Training Room	259 Country Club Rd.	Allen	75002
Lucas Community Center	Community Room	665 Country Club Rd.	Lucas	75002
McKinney Boyd High School	Library	600 Lake Forest Dr.	McKinney	75071
McKinney Fire Station #05	Community Room	6600 Virginia Pkwy.	McKinney	75071
McKinney Fire Station #07	Community Room	861 Independence Pkwy.	McKinney	75072
McKinney Fire Station #09	Community Room	4900 Summit View Dr.	McKinney	75071
McKinney Fire Station #10	Community Room	1150 Olympic Crossing	McKinney	75071
McKinney High School	Performing Arts Center Lobby	1400 Wilson Creek Pkwy.	McKinney	75069
McKinney Municipal Complex	Fitzhugh Event Space Rm #145	401 E. Virginia St.	McKinney	75069
McKinney North High School	Auditorium Lobby	2550 Wilmeth Rd.	McKinney	75071
McKinney Senior Recreation Center	Meeting Room	1400 S. College St.	McKinney	75069
Melissa Public Safety Building	Court Room	2402 McKinney St.	Melissa	75454
Methodist Medical Center Richardson	Conference Room A	2831 E. President George Bush Hwy.	Richardson	75082

<b>Polling Location</b> <i>(Lugar de Votación)</i>	<b>Room Name</b> <i>(Nombre de la habitación)</i>	<b>Address</b> <i>(Dirección)</i>	<b>City</b> <i>(Ciudad)</i>	<b>Zip Code</b> <i>(Código postal)</i>
Michael J. Felix Community Center	Rooms A and B	3815-E Sachse Rd.	Sachse	75048
Miller Elementary School	Gym	5651 Coventry Dr.	Richardson	75082
Murphy Activity Center	Homer and Marie Adams Room	201 N. Murphy Rd.	Murphy	75094
Parker City Hall	Council Chambers	5700 E. Parker Rd.	Parker	75002
Parr Library	Programs Room	6200 Windhaven Pkwy.	Plano	75093
Prosper Town Hall	Community Room	250 W. First St.	Prosper	75078
Renner-Frankford Library	Programs Room	6400 Frankford Rd.	Dallas	75252
Robinson Middle School	Gym	6701 Preston Meadow Dr.	Plano	75024
Schimelpfenig Middle School	Front Foyer	2400 Maumelle Dr.	Plano	75023
Shepton High School	Small Gym	5505 Plano Pkwy.	Plano	75093
St. Paul Town Hall	Council Chambers	2505 Butcher's Block	St. Paul	75098
Terry Pope Administration Building	Community ISD Board Room	611 N. FM 1138	Nevada	75173
The Grove at Frisco Commons	Game Room C	8300 McKinney Rd.	Frisco	75034
Weston Community Center	Main Room	117 Main St.	Weston	75097
Wilson Middle School	F113	1001 Custer Rd.	Plano	75075
Wylie Community Park Center	Meeting Room East	800 Thomas St. #100	Wylie	75098

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**Applications for ballot by mail may be mailed and must be received no later than the close of business on April 22, 2025, to:**  
*(Las solicitudes de boleta por correo pueden enviarse por correo y deben recibirse a más tardar el 22 de abril de 2025 para:)*

**Kaleb Breaux, Early Voting Clerk**  
 2010 Redbud Blvd. Suite 102  
 McKinney, Texas 75069  
 972-547-1900  
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**Applications for ballot by mail may also be faxed or emailed and must be received no later than the close of business on April 22, 2025. For an application for ballot by mail submitted by telephonic facsimile machine or electronic transmission to be effective, the hard copy of the application must also be submitted by mail and be received by the early voting clerk not later**

**than the fourth business day after the transmission by telephonic facsimile machine or electronic transmission is received.**  
**(Texas Election Code 84.007)**

*(Las solicitudes de boleta por correo también pueden enviarse por fax o correo electrónico y deben recibirse antes del cierre de operaciones el 22 de abril de 2025. Para que una solicitud de boleta por correo enviada por máquina de fax o transmisión electrónica sea efectiva, la copia impresa de la solicitud también debe presentarse por correo y ser recibida por el secretario de votación anticipada a más tardar el cuarto día hábil posterior a la recepción de la transmisión por fax o máquina electrónica de fax. (Código Electoral de Texas 84.007).)*

**Fax (Fax) – 972-547-1996**

**Email (Correo electrónico) – [absenteemailballoting@collincountytx.gov](mailto:absenteemailballoting@collincountytx.gov)**

Collin County Election Services  
May 3, 2025 Joint Election

Dallas City

Registered Voters  
Percentage

28,622  
1.4171847%

Category	Estimated Polling Locations	Estimated Units or Description	Cost Per Unit	Estimated Election Expenses	Estimated Entity Expenses
<b>Early Voting by Mail</b>					
Kits - Mail Ballots		4,000	\$ 1.15	\$ 4,600.00	\$ 65.19
Postage		4,000	\$ 0.88	\$ 3,520.00	\$ 49.88
Paper Ballot Printing Services		0	\$ 0.38	\$ -	\$ -
Paper Ballot Shipping (per box)		0	\$ 30.00	\$ -	\$ -
Ballot Stock - BOD		4,000	\$ 0.12	\$ 480.00	\$ 6.80
Category Subtotal				\$ 8,600.00	\$ 121.88
<b>General Election Expenses</b>					
Mileage			Per Election	\$ 500.00	\$ 7.09
		8 vans for 6 weeks @ \$650 per week			
Van / Car Rental			Per Election	\$ 31,200.00	\$ 442.16
Election Night Receiving Cover			Per Election	\$ 3,167.80	\$ 44.89
Polling Place Rental			Per Election	\$ 30,000.00	\$ 425.16
Notice of Election			Per Election	\$ 9,700.00	\$ 137.47
Security - EV			Per Election	\$ 2,000.00	\$ 28.34
Security - ED including Traffic Control			Per Election	\$ 2,000.00	\$ 28.34
Early Voting Ballot Board			Per Election	\$ 15,037.00	\$ 213.10
FICA - Election Workers		\$ 622,875.00	Per Election	\$ 47,649.94	\$ 675.29
County Employee/IT Overtime - EV/ED			Per Election	\$ 30,000.00	\$ 425.16
Process Pollworker Checks - EV	42	336	\$ 1.50	\$ 504.00	\$ 7.14
Process Pollworker Checks - ED	58	464	\$ 1.50	\$ 696.00	\$ 9.86
Drayage Per Location - ED	58	116	\$ 202.00	\$ 23,432.00	\$ 332.07
Drayage Per Location - EV	42	84	\$ 202.00	\$ 16,968.00	\$ 240.47
Category Subtotal				\$ 212,854.74	\$ 3,016.54
<b>Programming</b>					
			25 Days @ \$1975 / day		
Coding Services				\$ 50,000.00	\$ 708.59
Balotar Programming			Per Election	\$ 1,400.00	\$ 19.84
Category Subtotal				\$ 51,400.00	\$ 728.43
<b>Early Voting by Personal Appearance</b>					
Election Judge OT - EV (with OT)			\$ 15.00	\$ 64,680.00	\$ 916.64
Alternate Judge OT - EV (with OT)			\$ 14.00	\$ 60,438.00	\$ 856.52
Clerk OT - EV (8 per location, with OT)			\$ 13.00	\$ 330,876.00	\$ 4,689.12
ES&S Support Staff / Field Techs - EV			40 Days	\$ 194,700.00	\$ 2,759.26
Equipment Assembly - EV	42	58	\$ 50.00	\$ 2,900.00	\$ 41.10
Category Subtotal				\$ 653,594.00	\$ 9,262.63
<b>Election Day and Tabulation</b>					
Election Day/Post Election Vendor Support			15 Days	\$ 53,900.00	\$ 763.86
Notice of Inspection/Tabulation Test			Per Election	\$ 1,500.00	\$ 21.26
Category Subtotal				\$ 55,400.00	\$ 785.12

## Dallas City

Registered Voters  
Percentage28,622  
1.4171847%

Category	Estimated Polling Locations	Estimated Units or Description	Cost Per Unit	Estimated Election Expenses	Estimated Entity Expenses
<b>Supply Cost</b>					
Ballots - Card Stock ExpressVote - EV		133,000	\$ 0.19	\$ 25,270.00	\$ 358.12
Ballots - Card Stock ExpressVote - ED		67,000	\$ 0.14	\$ 9,380.00	\$ 132.93
Test Ballots		3,000	\$ 0.29	\$ 870.00	\$ 12.33
Kits - ED	42	42	\$ 60.00	\$ 2,520.00	\$ 35.71
Kits - EV	58	58	\$ 32.00	\$ 1,856.00	\$ 26.30
Kits - Provisional EV	42	42	\$ 52.00	\$ 2,184.00	\$ 30.95
Kits - Provisional ED	58	58	\$ 45.00	\$ 2,610.00	\$ 36.99
Polling Place Maps - EV	42	42	\$ 25.00	\$ 1,050.00	\$ 14.88
Polling Place Maps - ED	58	58	\$ 25.00	\$ 1,450.00	\$ 20.55
Signs Metal (5 per location)	100	500	\$ 5.00	\$ 2,500.00	\$ 35.43
Signs Wood	100	100	\$ 2.00	\$ 200.00	\$ 2.83
Ballot Card Stock - Provisional - EV (50 PL)	42	2,100	\$ 0.21	\$ 430.50	\$ 6.10
Ballot Card Stock - Provisional - ED (50 PL)	58	2,900	\$ 0.16	\$ 464.00	\$ 6.58
Ballots - Sample - All Packs	0	0	Per Election	\$ 3,000.00	\$ 42.52
Printer Labels - EV (1 roll per location)	42	168	\$ 6.97	\$ 1,170.96	\$ 16.59
Printer Labels - ED (1 roll per location)	58	116	\$ 6.97	\$ 808.52	\$ 11.46
Category Subtotal				\$ 55,763.98	\$ 790.28
<b>Equipment</b>					
Cabinet Security - EV	42	58	\$ 200.00	\$ 11,600.00	\$ 164.39
Cabinet Security - ED	58	74	\$ 200.00	\$ 14,800.00	\$ 209.74
Computer Cabinet - EV	42	0	\$ 50.00	\$ -	\$ -
DS200 Ballot Counter - EV	42	58	\$ 350.00	\$ 20,300.00	\$ 287.69
DS200 Ballot Counter - ED	58	74	\$ 350.00	\$ 25,900.00	\$ 367.05
ExpressVote - EV (9 per location)	42	522	\$ 200.00	\$ 104,400.00	\$ 1,479.54
Expres Vote - ED (9 per location)	58	666	\$ 200.00	\$ 133,200.00	\$ 1,887.69
ExpressTouch - EV	42	58	\$ 200.00	\$ 11,600.00	\$ 164.39
ExpressTouch - ED	58	74	\$ 200.00	\$ 14,800.00	\$ 209.74
Category Subtotal				\$ 336,600.00	\$ 4,770.24
<b>Personnel</b>					
Election Judge - ED			\$ 15.00	\$ 22,330.00	\$ 316.46
Alternate Election Judge - ED			\$ 14.00	\$ 20,938.00	\$ 296.73
Clerk - ED (6 per location)			\$ 13.00	\$ 108,576.00	\$ 1,538.72
Category Subtotal				\$ 151,844.00	\$ 2,151.91
<b>Election Expense</b>				<b>\$ 1,526,056.72</b>	<b>\$ 21,627.04</b>
Cost (minimum)					\$ 21,627.04
10% Administrative Fee					\$ 2,162.70
Total Cost					\$ 23,789.75
<b>90% deposit due Friday, March 28, 2025</b>					<b>\$ 21,410.77</b>



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

**File #:** 25-757A

**Item #:** 58.

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

**AGENDA DATE:** February 26, 2025

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

**DEPARTMENT:** City Secretary's Office

**EXECUTIVE:** Bilierae Johnson

### **SUBJECT**

A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Denton County, and various other jurisdictions within Denton County, for the conduct of a special election to be held Saturday, May 3, 2025 - Not to exceed \$18,000.00 - Financing: General Fund

### **BACKGROUND**

Subchapter D of Chapter 31 of the Texas Election Code provides that the City may contract with the county elections administrator for certain election services. Chapter 271 of the Texas Election Code provides that the City may enter into an agreement with other political jurisdictions that may be conducting elections on the same day in election precincts that can be served by common polling places.

The City of Dallas, Denton County, and other Denton County political jurisdictions will conduct elections on Saturday, May 3, 2025. This action authorizes the City to hold the election jointly with jurisdictions that share common polling places and contract with the Denton County Elections Department for election services, including the selection, training and compensation of precinct election judges, subject to the approval of the City and the other contracting authorities. Therefore, the City may only contract with Denton County Elections Department to handle only those polling places that are within their county.

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

This item has no prior action.

### **FISCAL INFORMATION**

Fund	FY 2025	FY 2026	Future Years
General Fund	\$18,000.00	\$0.00	\$0.00



February 26, 2025

**WHEREAS**, the City Council has ordered a general election to be held on Saturday, May 3, 2025; and

**WHEREAS**, the purpose of the general election to elect one member to the city of Dallas to be designated as Member of Council, Places 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 as the term ends June 16, 2025; and

**WHEREAS**, Denton County and other jurisdictions have also ordered elections to be held on Saturday, May 3, 2025; and

**WHEREAS**, the City of Dallas and other jurisdictions holding elections on Saturday, May 3, 2025, desire to hold the elections jointly in accordance with Chapter 271 of the Texas Election Code; and

**WHEREAS**, the City of Dallas and other jurisdictions holding elections on Saturday, May 6, 2023, desire to contract with the Denton County Elections Administrator for election services in accordance with Subchapter D of Chapter 31 of the Texas Election Code; and

**WHEREAS**, the election services contract provides that the Elections Administrator will arrange for the selection, training and compensation of precinct election judges, subject to the approval of the City and the other contracting authorities.

**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 joint election agreement and election services contract between the City of Dallas, other jurisdictions holding elections for a joint election to be held on Saturday, May 3, 2025, approved as to form by the City Attorney to be administered by the Denton County Elections Administrator in accordance with Subchapter D of Chapter 31 and Chapter 271 of the Texas Election Code.

**SECTION 2.** That the contract will provide that the Elections Administrator perform or to supervise the performance of any or all of the corresponding duties and functions that the Elections Administrator performs in connection with a county-wide election.

**SECTION 3.** That the contract will provide that the Elections Administrator may contract with third parties for election services and supplies and pay the claims for those election expenses from funds deposited by the City and the other contracting authorities in an election services contract fund in the county treasury established for this election.

**SECTION 4.** That the Elections Administrator has provided the City Secretary with an itemized list of estimated election expenses to be paid from the election services contract fund prior to execution of the contract, and will provide an itemized list of actual election expenses to be paid from the election services contract fund no later than the 180th day after the date of the election.



February 26, 2025

**SECTION 5.** That the City Secretary is authorized to approve on behalf of the City of Dallas any changes in the list of recommended election judges which may become necessary because of the inability or refusal to serve of any of the persons named.

**SECTION 6.** That the Chief Financial Officer is hereby authorized to pay an amount not to exceed \$18,000.00 to the Denton County Treasurer for deposit in the election services contract fund as the City's estimated share of the costs of the Saturday, May 3, 2025 joint election from General Fund, Fund 0001, Department SEC, Unit 1190, Object 3070, Encumbrance/Contract No. SEC-2025-00026994, Vendor 399660.

**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.

## **THE STATE OF TEXAS COUNTY OF DENTON**

### **JOINT ELECTION AGREEMENT AND CONTRACT FOR ELECTION SERVICES**

This CONTRACT for election services is made by and between the Denton County Elections Administrator and the following political subdivisions, herein referred to as “participating authority or participating authorities” located entirely or partially inside the boundaries of Denton County:

Participating Authorities:

This contract is made pursuant to Texas Election Code Sections 31.092 and 271.002 and Texas Education Code Section 11.0581 for a joint May 3, 2025 election to be administered by Frank Phillips, Denton County Elections Administrator, hereinafter referred to as “Elections Administrator.”

#### ***RECITALS***

Each participating authority listed above plans to hold a General or Special Election on May 3, 2025. Denton County plans to hold county-wide voting for this General Election.

The County owns the Hart InterCivic Verity Voting System, which has been duly approved by the Secretary of State pursuant to Texas Election Code Chapter 122 as amended and is compliant with the accessibility requirements for persons with disabilities set forth by Texas Election Code Section 61.012. The contracting political subdivisions (participating authorities) desire to use the County’s voting system and to compensate the County for such use and to share in certain other expenses connected with joint elections, in accordance with the applicable provisions of Chapters 31 and 271 of the Texas Election Code, as amended.

NOW THEREFORE, in consideration of the mutual covenants, agreements, and benefits to all parties, IT IS AGREED as follows:

#### **I. ADMINISTRATION**

The participating authorities agree to hold a “Joint Election” with Denton County and each other in accordance with Chapter 271 of the Texas Election Code and this agreement. The Elections Administrator shall coordinate, supervise, and handle all aspects of administering the Joint Election as provided in this agreement. Each participating authority agrees to pay the Elections Administrator for equipment, supplies, services, and administrative costs as provided in this agreement. The Elections Administrator shall serve as the administrator for the Joint Election; however, each participating authority shall remain responsible for the decisions and actions of its officers necessary for the lawful conduct of its election. The Elections Administrator shall provide advisory services in connection with decisions to be made and actions to be taken by the officers of each participating authority as necessary.

It is understood that other political subdivisions may wish to participate in the use of the County's Verity voting system and polling places, and it is agreed that the Elections Administrator may enter into other contracts for election services for those purposes, on terms and conditions generally similar to those set forth in this contract. In such cases, costs shall be pro-rated among the participants according to Section XI of this contract.

## **II. LEGAL DOCUMENTS**

Each participating authority shall be responsible for the preparation, adoption, and publication of all required election orders, resolutions, notices, and any other pertinent documents required by the Texas Election Code and/or the participating authority's governing body, charter, or ordinances, except that the Elections Administrator shall be responsible for the preparation and publication of all voting equipment testing notices that are required by the Texas Election Code. Election orders should include language that would not necessitate amending the order if any of the Early Voting and/or Election Day polling places change.

Preparation of the necessary materials for notices and the official ballot shall be the responsibility of each participating authority, including translation to languages other than English. Each participating authority shall provide a copy of their respective election orders and notices to the Elections Administrator.

## **III. VOTING LOCATIONS**

The Elections Administrator shall select and arrange for the use of and payment for all Early Voting and Election Day voting locations. Voting locations will be, whenever possible, the usual voting location for each election precinct in elections conducted by each participating authority and shall be compliant with the accessibility requirements established by Election Code Section 43.034 and the Americans with Disabilities Act (ADA). The proposed voting locations are listed in Exhibit A of this agreement. In the event a voting location is not available or appropriate, the Elections Administrator will arrange for use of an alternate location. The Elections Administrator shall notify the participating authorities of any changes from the locations listed in Exhibit A.

## **IV. ELECTION JUDGES, CLERKS, AND OTHER ELECTION PERSONNEL**

Denton County shall be responsible for the appointment of the presiding judge and alternate judge for each polling location. The Elections Administrator shall make emergency appointments of election officials if necessary.

Upon request by the Elections Administrator, each participating authority agrees to assist in recruiting bilingual polling place officials (fluent in both English and Spanish). In compliance with the Federal Voting Rights Act of 1965, as amended, each polling place containing more than 5% Hispanic population as determined by the 2020 Census shall have one or more election officials who are fluent in both the English and Spanish languages. If a presiding judge is not bilingual, and is unable to appoint a bilingual clerk, the Elections Administrator may recommend a bilingual worker for the polling place. If the Elections Administrator is unable to recommend or recruit a bilingual worker, the participating authority or authorities served by that polling

place shall be responsible for recruiting a bilingual worker for translation services at that polling place.

The Elections Administrator shall notify all election judges of the eligibility requirements of Subchapter C of Chapter 32 of the Texas Election Code and will take the necessary steps to insure that all election judges appointed for the Joint Election are eligible to serve.

The Elections Administrator shall arrange for the training and compensation of all election judges and clerks. The Election judges and clerks who attend in-person voting equipment training and/or procedures training, shall be compensated at a flat rate of \$78. Election judges and clerks that elect to complete online training shall be compensated at a rate of a flat \$50. In the event that an Election judge or clerk completes both in-person and online training, they shall be compensated for the training resulting in the highest pay and will not be compensated for both trainings.

The Elections Administrator shall arrange for the date, time, and place for presiding election judges to pick up their election supplies. Each presiding election judge will be sent a letter from the Elections Administrator notifying them of their appointment, the dates/times and locations of training and distribution of election supplies, and the number of election clerks that the presiding judge may appoint.

Each election judge and clerk will receive compensation at the hourly rate established by Denton County pursuant to Texas Election Code Section 32.091 and overtime after 40 hours worked per week, if applicable. The election judge, or their designee, will receive an additional sum of \$25.00 for picking up the election supplies and equipment prior to Election Day and for returning the supplies and equipment to the central counting station after the polls close. Likewise, the Presiding Judge in Early Voting, or their designee, will receive an additional sum of \$25.00 for picking up the election supplies prior to the first day of Early Voting and for returning the supplies and equipment to the Elections Department after Early Voting has ended.

The compensation rates established by Denton County are:

Early Voting – Presiding Judge (\$19.557/hour), Alternate Judge (\$18.2532/ hour), Clerk (\$16.9494/ hour)

Election Day – Presiding Judge (\$19.557/hour), Alternate Judge (\$18.2532/ hour), Clerk (\$16.9494/ hour)

The Elections Administrator may employ other personnel necessary for the proper administration of the election, as well as, pre and post-election administration. In such cases, costs shall be pro-rated among participants of this contract. Personnel working in support of full-time staff will be expensed on a pro-rated basis and include a time period of one week prior to the election, during the election, and one week post-election. Personnel working in support of the Early Voting Ballot Board and/or central counting station on election night will be compensated at the hourly rate set by Denton County in accordance with Election Code Sections 87.005, 127.004, and 127.006.

If elections staff is required outside of the hours of the office's normal scope of business, the entity(ies) responsible for the hours will be billed for those hours. The Elections Administrator will determine when those hours are necessary, the number of staff and who are necessary, along with to whom the hours are to be billed. Cost for these hours will be billed at a rate of 1.5 times the staff's hourly rate (See Sections XV #9). The Election Administrator has the right to waive these costs as they see fit.

## **V. PREPARATION OF SUPPLIES AND VOTING EQUIPMENT**

The Elections Administrator shall arrange for delivery of all election supplies and voting equipment including, but not limited to, the County's Verity voting system and equipment, official ballot paper, sample ballots, voter registration lists, and all forms, signs, maps and other materials used by the election judges at the voting locations. The Elections Administrator shall ensure availability of tables and chairs at each polling place and shall procure rented tables and chairs for those polling places that do not have tables and/or chairs. Any additional required materials (required by the Texas Election Code) must be provided by the participating authority, and delivered to the Elections Office thirty-three (33) calendar days (March 31, 2025) prior to Election Day. If this deadline is not met, the material must be delivered by the participating authority, to all Early Voting and Election Day locations affected, prior to voting commencing. The Elections Administrator shall be responsible for conducting all required testing of the voting equipment, as required by Chapters 127 and 129 of the Texas Election Code.

At each polling location, joint participants shall share voting equipment and supplies to the extent possible. The participating authorities shall share a mutual ballot in those precincts where jurisdictions overlap. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap. The Elections Administrator shall provide the necessary voter registration information, maps, instructions, and other information needed to enable the election judges in the voting locations that have more than one ballot style to conduct a proper election.

Each participating authority shall furnish the Elections Administrator a list of candidates and/or propositions showing the order and the exact manner in which the candidate names and/or proposition(s) are to appear on the official ballot (including titles and text in each language in which the authority's ballot is to be printed). **Said list must be provided to the Elections Office within three (3) business days following the last day to file for a place on the ballot** or after the election is ordered, whichever is later. The list of candidates and/or propositions must be completed on the ballot language form provided by the Elections Administrator, the information will preferably be in sentence case format, and must contain candidate contact information for the purposes of verifying the pronunciation of each candidate's name. Each participating authority shall be responsible for proofreading and approving the ballot insofar as it pertains to that authority's candidates and/or propositions. Each participating authority shall be responsible for proofing and approving the audio recording of the ballot insofar as it pertains to that authority's candidates and/or propositions. **The approval must be finalized with the Elections Office within five (5) calendar days of the receipt of the proofs, or the provided proofs shall be considered approved.**

The joint election ballots shall list the County's election first. The joint election ballots that contain ballot content for more than one joint participant because of overlapping territory shall be arranged with the Central Appraisal District, then the appropriate school district ballot content appearing on the ballot, followed by the appropriate city ballot content, and followed by the appropriate water district or special district ballot content.

Early Voting by personal appearance and on Election Day shall be conducted exclusively on Denton County's Verity voting system including provisional ballots.

The Elections Administrator shall be responsible for the preparation, testing, and delivery of the voting equipment for the election as required by the Election Code.

The Elections Administrator shall conduct criminal background checks on the relevant employees upon hiring as required by Election Code 129.051(g).

## **VI. EARLY VOTING**

The participating authorities agree to conduct joint early voting and to appoint the Election Administrator as the Early Voting Clerk in accordance with Sections 31.097 and 271.006 of the Texas Election Code. Each participating authority agrees to appoint the Elections Administrator's permanent county employees as deputy early voting clerks. The participating authorities further agree that the Elections Administrator may appoint other deputy early voting clerks to assist in the conduct of early voting as necessary, and that these additional deputy early voting clerks shall be compensated at an hourly rate set by Denton County pursuant to Section 83.052 of the Texas Election Code. Deputy early voting clerks who are permanent employees of the Denton County Elections Administrator or any participating authorities shall serve in that capacity without additional compensation.

Exhibit A of this document includes locations, dates, and times that voting will be held for Early Voting by personal appearance. Any qualified voter of the Joint Election may vote early by personal appearance at any one of the joint early voting locations. All requests for temporary branch polling places will be considered and determined based on the availability of the facility and if it is within the Election Code parameters. All costs for temporary locations including coverage by Election Administration staff will be borne by the requesting authority. The Elections Administrator will determine when those hours are necessary, the number of staff and who are necessary, along with to whom the hours are to be billed. Cost for these hours will be billed at a rate of 1.5 times the staff's hourly rate (See Sections XV #10). The Election Administrator has the right to waive these costs as they see fit.

The standard dates and hours for the May 3, 2025 election will be as follows:

Tuesday, April 22, 2025 through Saturday, April 26, 2025; 8am – 5pm

Sunday, April 27, 2025; 11am-5pm

Monday, April 28, 2025 through Tuesday, April 29, 2025; 7am-7pm

As Early Voting Clerk, the Elections Administrator shall receive applications for early voting ballots to be voted by mail in accordance with Chapters 31 and 86 of the Texas Election Code. Any requests for early voting ballots to be voted by mail received by the participating authorities shall be forwarded immediately by fax or courier to the Elections Administrator for processing. The address of the Early Voting Clerk is as follows:

Frank Phillips, Early Voting Clerk  
Denton County Elections  
PO Box 1720  
Denton, TX 76202  
Email: elections@dentoncounty.gov

Any requests for early voting ballots to be voted by mail, and the subsequent actual voted ballots that are sent by a contract carrier (ie. UPS, FedEx, etc.) shall be delivered to the Early Voting Clerk at the Denton County Elections Department physical address as follows:

Frank Phillips, Early Voting Clerk  
Denton County Elections  
701 Kimberly Drive, Suite A100  
Denton, TX 76208  
Email: elections@dentoncounty.gov

The Elections Administrator shall post on the county website, the participating authority's Early Voting Roster on a daily basis. In accordance with Section 87.121 of the Election Code, the daily roster showing the previous day's early voting activity will be posted no later than 11:00 am each business day.

## **VII. EARLY VOTING BALLOT BOARD**

Denton County shall appoint the Presiding Judge of an Early Voting Ballot Board (EVBB) to process early voting results from the Joint Election. The Presiding Judge, with the assistance of the Elections Administrator, shall appoint an Alternate Judge and one or more additional members to constitute the EVBB. The Elections Administrator shall determine the number of EVBB members required to efficiently process the early voting ballots.

## **VIII. CENTRAL COUNTING STATION AND ELECTION RETURNS**

The Elections Administrator shall be responsible for establishing and operating the central counting station to receive and tabulate the voted ballots in accordance with the provisions of the Texas Election Code and of this agreement.

The participating authorities hereby, in accordance with Section 127.002, 127.003, and 127.005 of the Texas Election Code, appoint the following central counting station officials:

Counting Station Manager: Brandy Grimes, Deputy Elections Administrator  
Tabulation Supervisor: Jason Slonaker, Technology Resources Coordinator

Presiding Judge: Early Voting Ballot Board Judge  
Alternate Judge: Early Voting Ballot Board Alternate Judge

The counting station manager or their representative shall deliver timely cumulative reports of the election results as precincts report to the central counting station and are tabulated by posting on the Election Administrator's Election Night Results website. The manager shall be responsible for releasing unofficial cumulative totals and precinct returns from the election to the joint participants, candidates, press, and members of the general public by distribution of hard copies at the central counting station (if requested) and by posting to the Election Administrator's Election Night Results website. To ensure the accuracy of reported election returns, results printed on the reports produced by Denton County's voting equipment will not be released to the participating authorities at the remote collection locations or from individual polling locations.

The Elections Administrator will prepare the unofficial canvass reports after all precincts have been counted and will deliver a copy of the unofficial canvass to each participating authority as soon as possible after all returns have been tabulated. The Elections Administrator will include the tabulation and precinct-by-precinct results that are required by Texas Election Code Section 67.004 for the participating authorities to conduct their respective canvasses. Each participating authority shall be responsible for the official canvass of its respective election(s), and shall notify the Elections Administrator, or their designee, of the date of the canvass, no later than three days after Election Day.

The Elections Administrator shall be responsible for conducting the post-election manual recount required by Section 127.201 of the Texas Election Code unless a waiver is granted by the Secretary of State. Notification and copies of the recount, if waiver is denied, will be provided to each participating authority and the Secretary of State's Office.

## **IX. PARTICIPATING AUTHORITIES WITH TERRITORY OUTSIDE DENTON COUNTY**

Each participating authority with territory containing population outside of Denton County agrees that the Elections Administrator shall administer only the Denton County portion of those elections. On a case-by-case basis, the Elections Administrator may consider administering an entities election for portions outside of Denton County.

## **X. RUNOFF ELECTIONS**

Each participating authority shall have the option of extending the terms of this agreement through its runoff election, if applicable. In the event of such runoff election, the terms of this agreement shall automatically extend unless the participating authority notifies the Elections Administrator in writing within three (3) business days of the original election.

Each participating authority shall reserve the right to reduce the number of early voting locations and/or Election Day voting locations in a runoff election.



Each participating authority eligible to hold runoff elections agrees that the date of the runoff election, if necessary, shall be determined by the Secretary of State, with early voting being held in accordance with the Election Code.

## **XI. ELECTION EXPENSES AND ALLOCATION OF COSTS**

The participating authorities agree to share the costs of administering the Joint Election.

Allocation of general expenses, which are not directly attributable to an individual polling location, will be expensed by each participating authority's percentage of registered voters of the total registered voters of all participating authorities.

Expenses for Early Voting by personal appearance shall be allocated based upon the actual costs associated with each early voting location. Each participating authority shall be responsible for an equal portion of the actual costs associated with the early voting locations within their jurisdiction. Participating authorities that do not have a polling location within their jurisdiction shall pay an equal portion of the nearest polling location. If an entity requests an Early Voting location outside of their jurisdiction and the request is granted, the participating authority shall be responsible for an equal portion of the actual cost associated with the early voting location requested.

Election Day location expenses will be allocated based on each participating authority's percentage of registered voters assigned to each polling place.

In the event that participating authorities with overlapping boundaries cannot make an agreement on Early Voting and/or Election Day locations, the requesting participating authority agrees to bear the entire expense of the location.

Final determination of Early Voting and/or Election Day locations will be confirmed by the Elections Administrator.

Each participating authority requesting additional hours, outside of the standard hours, for a location or locations, agree to split the cost of the additional open hours equally amongst the requesting participating authorities.

Costs for Early Voting by mail, in-person ballots, ballots, provisional ballots, and Poll Pad paper shall be allocated according to the actual number of ballots issued to each participating authority's voters and the cost shared equally amongst participating authorities of each ballot style.

Each participating authority agrees to pay the Elections Administrator an administrative fee equal to ten percent (10%) of its total billable costs in accordance with Section 31.100(d) of the Texas Election Code.

The Elections Administrator shall deposit all funds payable under this contract into the appropriate fund(s) within the county treasury in accordance with Election Code Section 31.100.

The Elections Administrator reserves the right to adjust the above formulas in agreement with an individual jurisdiction if the above formula results in a cost allocation that is inequitable.

If any participating authority makes a special request for extra Temporary Branch Early Voting by Personal Appearance locations as provided by the Texas Election Code, that entity agrees to pay the entire cost for that request.

Participating authorities having the majority of their voters in another county, and/or fewer than 500 registered voters in Denton County, and that do not have an Election Day polling place or early voting location within their Denton County territory shall pay a flat fee of \$750 for election expenses.

Election expenses, including but not limited to, overtime charges for Election Office staff, and any unforeseen expenses needed to conduct the election, will be borne by the participating authority or authorities, affected.

The fee for programming each participating authority's election will be based on the number of races within their election. The fee schedule is as follows:

Programming Fees	
# of Races	DCEA fee
1-5	\$750.00
6-10	\$1,265.00
11-20	\$1,650.00
21-40	\$2,090.00
41-75	\$2,640.00
76-100	\$3,135.00

## **XII. WITHDRAWAL FROM CONTRACT DUE TO CANCELLATION OF ELECTION**

Any participating authority may withdraw from this agreement and the Joint Election should it cancel its election in accordance with Sections 2.051 - 2.053 of the Texas Election Code. The withdrawing authority is fully liable for any expenses incurred by the Denton County Elections Administrator on behalf of the authority plus an administrative fee of ten percent (10%) of such expenses. Any monies deposited with the Elections Administrator by the withdrawing authority shall be refunded, minus the aforementioned expenses and administrative fees, if applicable.

It is agreed that any of the joint election early voting locations that are not within the boundaries of one or more of the remaining participating authorities, with the exception of the early voting location at the Denton County Elections Building, may be dropped from the joint election unless one or more of the remaining participating authorities agreed to fully fund such location(s). In the event that any early voting location is eliminated under this section, an addendum to the contract shall be provided to the remaining participants within five days after notification of all intents to withdraw have been received by the Elections Administrator.

## **XIII. RECORDS OF THE ELECTION**

The Elections Administrator is hereby appointed general custodian of the voted ballots and all records of the Joint Election as authorized by Section 271.010 of the Texas Election Code.

Access to the election records shall be available to each participating authority as well as to the public in accordance with applicable provisions of the Texas Election Code and the Texas Public Information Act. The election records shall be stored at the offices of the Elections Administrator or at an alternate facility used for storage of county records. The Elections Administrator shall ensure that the records are maintained in an orderly manner so that the records are clearly identifiable and retrievable.

Records of the election shall be retained and disposed of in accordance with the provisions of Section 66.058 of the Texas Election Code. If records of the election are involved in any pending election contest, investigation, litigation, or open records request, the Elections Administrator shall maintain the records until final resolution or until final judgment, whichever is applicable. It is the responsibility of each participating authority to bring to the attention of the Elections Administrator any notice of pending election contest, investigation, litigation or open records request which may be filed with the appropriate participating authority.

#### **XIV. RECOUNTS**

A recount may be obtained as provided by Title 13 of the Texas Election Code. By signing this document, the presiding officer of the contracting participating authorities agree that any recount shall take place at the office of the Elections Administrator, and that the Elections Administrator shall serve as Recount Supervisor, and the participating authority's official or employee who performs the duties of a secretary under the Texas Election Code shall serve as Recount Coordinator.

The Elections Administrator agrees to provide advisory services to each participating authority as necessary to conduct a proper recount.

#### **XV. MISCELLANEOUS PROVISIONS**

1. It is understood that to the extent space is available, other districts and political subdivisions may wish to participate in the use of the County's election equipment and voting places, and it is agreed that the Elections Administrator may contract with such other districts or political subdivisions for such purposes and that in such event there may be an adjustment of the pro-rata share to be paid to the County by the participating authorities.
2. The Elections Administrator shall file copies of this document with the Denton County Treasurer and the Denton County Auditor in accordance with Section 31.099 of the Texas Election Code.
3. Nothing in this contract prevents any party from taking appropriate legal action against any other party and/or other election personnel for a breach of this contract or a violation of the Texas Election Code.

4. This agreement shall be construed under and in accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Denton County, Texas.
5. In the event that one of more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
6. All parties shall comply with all applicable laws, ordinances, and codes of the State of Texas, all local governments, and any other entities with local jurisdiction.
7. The waiver by any party of a breach of any provision of this agreement shall not operate as or be construed as a waiver of any subsequent breach.
8. Any amendments of this agreement shall be of no effect unless in writing and signed by all parties hereto.
9. Failure for a participating authority to meet the deadlines as outline in this contract may result in additional charges, including but not limited to, overtime charges, etc.

Elections Staffing Hourly Rate (includes all benefit pay):

Absentee Voting Coordinator	\$46.798
Voter Registration Clerk	\$35.788 - \$37.718
Technology Resources Coordinator	\$50.666
Elections Technician	\$32.593 - \$40.057
Voter Registration Coordinator	\$42.854
Training Coordinator	\$52.800
Election Coordinator	\$35.635

## **XVI. COST ESTIMATES AND DEPOSIT OF FUNDS**

The total estimated obligation for each participating authority under the terms of this agreement is listed below. The exact amount of each participating authority's obligation under the terms of this agreement shall be calculated after the May 3, 2025 election (or runoff election, if applicable). The participating authority's obligation shall be paid to Denton County within 30 days after the receipt of the final invoice from the Denton County Elections Administrator.

The total estimated obligation for each participating authority under the terms of this agreement shall be provided within 45 days after the last deadline for ordering an election:

Entity	Estimate
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v.0525

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XVII. JOINT CONTRACT ACCEPTANCE AND APPROVAL

IN TESTIMONY HEREOF, this agreement has been executed on behalf of the parties hereto as follows, to-wit:

- (1) It has on the 13<sup>th</sup> day of January, 2025 been executed by the Denton County Elections Administrator pursuant to the Texas Election Code so authorizing;
- (2) It has on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 been executed on behalf of the **REPLACE WITH NAME OF POLITICAL SUBDIVISION HERE** pursuant to an action of the **REPLACE WITH NAME OF POLITICAL SUBDIVISION'S GOVERNING AUTHORITY HERE** so authorizing;

ACCEPTED AND AGREED TO BY DENTON COUNTY ELECTIONS ADMINISTRATOR:

APPROVED:

  
\_\_\_\_\_  
Frank Phillips, CERA

ACCEPTED AND AGREED TO BY THE **REPLACE WITH NAME OF POLITICAL SUBDIVISION HERE**:

APPROVED:

APPROVED AS TO FORM:

\_\_\_\_\_  
**CITY MANAGER**

\_\_\_\_\_  
**CITY ATTORNEY**

**May 3, 2025 Joint General and Special Elections - Early Voting Locations, Dates and Hours**  
(*3 de mayo de 2025 Elección general y especial conjunta - Lugares de Votación Temprana,*  
*Fechas y Horas*)

***TBD - Will be provided at a later date***



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 25-758A

**Item #:** 59.

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

**AGENDA DATE:** February 26, 2025

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

**DEPARTMENT:** City Secretary's Office

**EXECUTIVE:** Bilierae Johnson

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### **SUBJECT**

A resolution authorizing the Mayor to appoint an Ad Hoc City Council Canvassing Committee to review the returns of the Saturday, May 3, 2025 general election, and submit a canvass report to the full City Council on Wednesday, May 14, 2025 - Financing: No cost consideration to the City

### **BACKGROUND**

Chapter IV, Section 9 of the Dallas City Charter states, "The city council shall canvass and certify the results of any general or special election in accordance with the Texas Election Code, as amended." Section 67.003(b) of the Texas Election Code provides that, "each local canvassing authority shall convene to conduct the local canvass at the time set by the canvassing authority's presiding officer not earlier than the eighth day or later than the 11th day after election day." This action authorizes the Mayor to appoint an Ad Hoc City Council Canvassing Committee to meet to review the returns of the Saturday, May 3, 2025 general election and submit a canvass report to the City Council at a special meeting to be held Wednesday, May 14, 2025.

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

This item has no prior action.

### **FISCAL INFORMATION**

No cost consideration to the City.



February 26, 2025

**WHEREAS,** the City Council has ordered a general election and a special election to be held Saturday, May 3, 2025; and

**WHEREAS,** Section 67.003 of the Texas Election Code requires the canvassing of the general election to be conducted not earlier than the third day and not later than the 11th day after the election day.

**Now, Therefore,**

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

**SECTION 1.** That the canvass of the City of Dallas general election and special election to be held Saturday, May 3, 2025, will be conducted Wednesday, May 14, 2025.

**SECTION 2.** That the Mayor shall appoint four members and one alternate member of the City Council to an Ad Hoc Canvassing Committee to meet prior to the time set for the canvass to examine the precinct election returns and prepare a report of the results of the general election and special election for presentation to the City Council.

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



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 25-801A

**Item #:** 60.

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**STRATEGIC PRIORITY:** Public Safety  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Mayor and City Council Office  
**EXECUTIVE:** Elizabeth Saab

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### **SUBJECT**

A resolution directing the city manager to revise the staffing goals to increase the number of new police officers from 250 to 325 for fiscal year 2024-2025, with the number increasing to 350 new police officers in fiscal year 2025-2026 and 400 new police officers in fiscal year 2026-2027, and to present City Council with appropriate budget amendments - Financing: Cost consideration to be determined (see Fiscal Information)

### **BACKGROUND**

On February 10, 2025, the Public Safety Committee received a briefing on police staffing levels and recommended that City Council direct the City Manager to revise her staffing goals to increase the number of new police officers to 325 for fiscal year 2024-2025, 350 police officers for fiscal year 2025-2026, and 400 police officers for fiscal year 2026-2027, and to present City Council with appropriate budget amendments to accommodate this goal.

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

On February 10, 2025, the Public Safety Committee received a briefing on police staffing levels and recommended that City Council direct the City Manager to revise her staffing goals to increase the number of new police officers to 325 for fiscal year 2024-2025, 350 police officers for fiscal year 2025-2026, and 400 police officers for fiscal year 2026-2027, and to present City Council with appropriate budget amendments to accommodate this goal.

### **FISCAL INFORMATION**

Cost to be provided.



# Memorandum

RECEIVED

2025 FEB 21 PM 4:44

CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

DATE February 21, 2025  
TO Kimberly Bizer Tolbert, City Manager  
SUBJECT **Request for Placement of Agenda Item**

Dear Ms. Tolbert:

On Tuesday, February 11, 2025, I received the attached formal request from Council Member Cara Mendelsohn, Chair of the Public Safety Committee, to place a resolution on the upcoming voting agenda.

Therefore, pursuant to Section 6.1 of the Dallas City Council Rules of Procedure, please post the attached resolution as a voting item on the Wednesday, February 26, 2025, City Council Agenda.

Should you have any questions, please contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Johnson'.

Eric L. Johnson  
Mayor

C: Billerae Johnson, City Secretary  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor

## Memorandum



DATE February 11, 2025

TO The Honorable Mayor Eric Johnson

SUBJECT Committee Recommendation on Police Staffing Levels

On February 10, 2025, the Public Safety Committee (Committee) received a briefing on police staffing levels and recommended that City Council direct the City Manager to revise her staffing goals to increase the number of new police officers to 325 for fiscal year 2024-2025, 350 police officers for fiscal year 2025-2026, and 400 police officers for fiscal year 2026-2027, and to present City Council with appropriate budget amendments to accommodate this goal.

This memorandum provides the Committee's recommendation and request for placement of the attached resolution on the February 26, 2025, City Council voting agenda.<sup>1</sup>

If you any questions, please feel free to call me at 214-670-4067.



CARA MENDELSON  
Chair, Public Safety Committee  
Councilmember, Place 12

cc: Honorable Members of the City Council  
Kimberly Bizer Tolbert, City Manager  
Tammy L. Palomino, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary

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<sup>1</sup> City Council Rules of Procedure § 6.2(f)(2).

**COUNCIL CHAMBER**

February 26, 2025

**WHEREAS**, the City Council Public Safety Committee recommended that the staffing goals of new police officers should be increased; and

**WHEREAS**, the City Council believes that it is in the public interest to hire additional police officers.

**Now, Therefore,**

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

**SECTION 1.** That the city manager is directed to revise the staffing goals to increase the number of new police officers from 250 to 325 for fiscal year 2024-2025, with the number increasing to 350 new police officers in fiscal year 2025-2026 and 400 new police officers in fiscal year 2026-2027, and to present City Council with appropriate budget amendments to accommodate this goal.

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

**COUNCIL CHAMBER**

February 26, 2025

**WHEREAS**, the City Council Public Safety Committee recommended that the staffing goals of new police officers should be increased; and

**WHEREAS**, the City Council believes that it is in the public interest to hire additional police officers.

**Now, Therefore,**

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

**SECTION 1.** That the city manager is directed to revise the staffing goals to increase the number of new police officers from 250 to 325 for fiscal year 2024-2025, with the number increasing to 350 new police officers in fiscal year 2025-2026 and 400 new police officers in fiscal year 2026-2027, and to present City Council with appropriate budget amendments to accommodate this goal.

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



## Agenda Information Sheet

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**File #:** 25-302A

**Item #:** 61.

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**STRATEGIC PRIORITY:** Public Safety  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 8  
**DEPARTMENT:** Office of Bond and Construction Management  
**EXECUTIVE:** Dev Rastogi

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### **SUBJECT**

Authorize **(1)** the rejection of the proposals received for the Construction Manager-at-Risk (CMAR Services) for a new Dallas Police Regional Training Academy, solicitation CIZ24-BCM-3111(a); and **(2)** the cancellation of the procurement solicitation CIZ24-BCM-3111(a) - Financing: No cost consideration to the City

### **BACKGROUND**

This action will authorize the rejection of two proposals received and cancel the procurement solicitation for the CMAR Services for a new Dallas Police Regional Training Academy, solicitation CIZ24-BCM-3111(a). The Office of Bond and Construction Management, in collaboration with the Dallas Police Department, will develop revised plans and specifications to be advertised at a later date.

On August 14, 2024, the City Council authorized an architectural services contract with HKS, Inc (Architect). for the facility programming, architectural and engineering design, and construction administration services for a new Dallas Police Regional Training Academy by Resolution No. 24-1074.

On August 14, 2024, the Office of Bond and Construction Management began the two-step process, Request For Qualifications (RFQ) followed by Request For Proposal (RFP), for CMAR Services for the Dallas Police Regional Training Academy. As part of the first step process, five respondents submitted Qualifications Statements in response to the RFQ. Based upon the review and evaluation of each submittal by the RFQ Evaluation Committee members, two submittals were shortlisted as the top-qualified firms.

On September 23, 2024, the Office of Bond and Construction Management issued a RFP to the following firms:

1. JE Dunn Construction



2. Satterfield and Pontikes Construction, Inc.

On October 18, 2024, two submittals were received in response to a RFP invitation issued to the top-qualified firms.

On October 31, 2024, during a concurrent Programming Phase review process with the Architect, it was determined certain components of the full Building Program for a new Dallas Police Regional Training Academy facility, specialized training located at 7300 University Hills could not be accommodated at the designated location.

After the opening of the proposals and following the Programming Phase determination that critical components of the full Building Program could not be accommodated at the designated location, it was determined, in consultation with the City Attorney's Office, to be in the best interest of the City to reject all proposals and cancel this procurement solicitation for CMAR Services. The Office of Bond and Construction Management, in collaboration with the Dallas Police Department, will develop revised plans and specifications to be advertised at a later date.

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

On August 14, 2024, the City Council authorized an architectural services contract with the Architect. for the facility programming, architectural and engineering design, and construction administration services for a new Dallas Police Regional Training Academy by Resolution No. 24-1074.

**FISCAL INFORMATION**

No cost consideration to the City.

**MAP**

Attached

# 7300 UNIVERSITY HILLS BLVD



## COUNCIL DISTRICT 8



February 26, 2025

**WHEREAS**, on August 14, 2024, the City Council authorized an architectural services contract with HKS, Inc. (Architect) for the facility programming, architectural and engineering design, and construction administration services for a new Dallas Police Regional Training Academy by Resolution No. 24-1074; and

**WHEREAS**, on August 14, 2024, the Office of Bond and Construction Management advertised a Request for Qualifications (RFQ) for a Construction Manager-at-Risk (CMAR Services) for the Dallas Police Regional Training Academy, to provide Pre-Construction services in conjunction with architectural design services provided by the Architect; and

**WHEREAS**, on September 6, 2024, five firms submitted Statements of Qualifications in response to the RFQ; and

**WHEREAS**, on September 23, 2024, a Request for Proposal (RFP) was issued to the two well-qualified Candidates as determined by the RFP Evaluation Committee; and

**WHEREAS**, on October 18, 2024, two Candidates submitted proposals to provide CMAR Services for a Dallas Police Regional Training Academy; and

**WHEREAS**, on October 31, 2024, during a concurrent Programming Phase review process with the Architect, the City determined certain specialized training components of the full Building Program for a new Dallas Police Regional Training Academy facility, on the University of North Texas-Dallas campus located at 7300 University Hills could not be accommodated at the designated location, within the established total project budget; and

**WHEREAS**, in consultation with the City Attorney's Office, it was determined to be in the best interest of the City to reject all proposals and cancel this procurement solicitation for Construction Manager-at-Risk services, in favor of re-advertisement based upon a revised program scope; and

**WHEREAS**, it is now desirable to authorize **(1)** the rejection of the proposals received for the Construction Manager-at-Risk (CMAR Services) for a new Dallas Police Regional Training Academy, solicitation CIZ24-BCM-3111(a); and **(2)** the cancellation of the procurement solicitation CIZ24-BCM-3111(a) - Financing: No cost consideration to the City.

**Now, therefore,**

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

|

February 26, 2025

**SECTION 1.** That the City Manager is hereby authorize **(1)** the rejection of the proposals received for the Construction Manager-at-Risk (CMAR Services) for a new Dallas Police Regional Training Academy, solicitation CIZ24-BCM-3111(a); and **(2)** the cancellation of the procurement solicitation CIZ24-BCM-3111(a) - Financing: No cost consideration to the City.

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



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 25-623A

**Item #:** Z1.

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**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Department of Planning and Development  
**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting a Historic Overlay for the Bianchi House (4503 Reiger Avenue) on property zoned Planned Development District No. 98 (uses in this Planned Development District are limited to residential uses) at the intersection of Reiger Avenue (north side) and North Carroll Avenue

Recommendation of Staff: Approval, subject to preservation criteria

Recommendation of CPC: Approval, subject to staff and Landmark Commission preservation criteria with a proposed edit  
Z189-161(RD)

**FILE NUMBER:** Z189-161(RD)

**DATE FILED:** November 7, 2016

**LOCATION:** At the intersection of Reiger Avenue (north side) and North Carroll Avenue.

**COUNCIL DISTRICT:** 2

**MAPSCO:** 46-F

**SIZE OF REQUEST:** .05821 acres

**CENSUS TRACT:** 0015.02

**APPLICANT/OWNER:** 4503 REIGER LLC

**REPRESENTATIVE:** Norman Alston, FAIA

**REQUEST:** An application for a Historic Overlay for the Bianchi House (4503 Reiger Avenue), on property zoned Planned Development District No. 98 (uses in this Planned Development District are limited to residential uses).

**SUMMARY:** The Bianchi House is a rare example of the Mission Revival style in East Dallas. The house is one of the few examples of small residential designs completed by the firm, Lang and Witchell, in the early 20th century. The house was designed for artist and sculptor, Didaco Bianchi who emigrated from Ferrara, Italy, in 1881. Together he and his brother, Gaetano formed the Southern Architectural Cement Stone Company. They became known for their artistic use of concrete through a cast stone product called "cement stone". Didaco's residence used this decorative "cement stone" on both exterior and interior features. The Landmark Commission initiated the historic designation of this building as a City of Dallas Landmark, with the support of the current property owner. A City of Dallas Landmark property must meet 3 of 10 designation criteria. This property has been determined to meet 5.

**CPC RECOMMENDATION:** Approval, subject to staff and Landmark Commission preservation criteria, with a proposed edit.

**LMC RECOMMENDATION:** Approval, subject to preservation criteria, with a proposed edit.

**STAFF RECOMMENDATION:** Approval, subject to preservation criteria.

## **BACKGROUND INFORMATION:**

- Between 1855 and 1871, the property was part of land holdings owned by early Dallas businessmen Jefferson Peak and William Gaston in the settlement known as East Dallas.
- Didaco Bianchi emigrated from Ferrara, Italy, in 1881. He and his family first settled in New York before moving to Dallas around 1903.
- Didaco and his brother, Gaetano formed the Southern Architectural Cement Stone Company. Their work attracted the attention of prominent Dallas architects Otto Lang and Frank Witchell, who developed a close personal and working relationship with Didaco.
- A cast stone product from the Southern Architectural Cement Stone Company known as “cement stone” is prominently employed for the following architectural features of the house: porch columns, porch balustrade, the wall finish below the windowsills, a quatrefoil window facing, the coping on the parapets, urns, the chimney, and planters.
- The Bianchi House is the design work of the architectural firm Lang and Witchell. Their residential projects included numerous houses on Swiss Avenue, South Boulevard and Park Row. Among the most notable is the R. W. Higginbotham Residence (5502 Swiss Avenue).
- Shortly after the Higginbotham Residence, the Bianchi house was commissioned. The house was completed in 1912.
- Not long after this in 1914, Didaco died. Ida, his widow, lived in the house for more than 60 years and raised their children there.
- After the Landmark Commission initiated the historic designation process on November 7, 2016, the landmark nomination form and the preservation criteria were completed by Norman Alston, FAIA.
- The Designation Committee approved the designation report, comprised of the landmark nomination form and the preservation criteria, on December 19, 2018.
- The Landmark Commission authorized the public hearing on January 7, 2019.
- The City Plan Commission recommended approval of the designation on December 5, 2024, after the matter had been held over for advisement, on November 7, 2024.
- The Bianchi House is being restored by the current owners after a major fire damaged the house on September 29, 2013 and will be used as a single family residence.

## **STAFF ANALYSIS:**

### **Comprehensive Plan:**

The historic overlay is consistent with the following: the Land Use Element, the Urban Design Element, and the Neighborhood Element of the Comprehensive Plan (2006). Historic preservation has played a key role in defining Dallas' unique character. Preservation of built structures that are historically and culturally significant creates a direct, visual link to the past, contributing to a "sense of place."

## **LAND USE ELEMENT**

### **GOAL 1.1    Align Land Use Strategies with Economic Development Priorities**

Policy 1.1.5    Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

### **GOAL 1.2    Promote Desired Development**

Policy 1.2.2    Establish clear and objective standards for land use planning.

## **URBAN DESIGN ELEMENT**

### **GOAL 5.1    Create a Sense of Place, Safety and Walkability**

Policy 5.1.3    Encourage complementary building height, scale, design and character.

### **GOAL 5.2    Strengthen Community and Neighborhood Identity**

Policy 5.2.1    Maintain neighborhood scale and character.

## **LAND USE ELEMENT**

### **GOAL 7.2    Preservation of Historic and Cultural Assets**

Policy 7.2.2    Create a sense of place through the built environment while maintaining the existing historic fabric.

Policy 7.2.4    Protect historic and cultural assets.



**CITY PLAN COMMISSION ACTION:** (December 5, 2024)

**Motion:** It was moved to recommend **approval** of a Historic Overlay for the Bianchi House (4503 Reiger Avenue), subject to staff and Landmark Commission preservation criteria, with a proposed edit, on property zoned Planned Development District No. 98, for residential uses at the intersection of Reiger Avenue and North Carroll Avenue.

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

For: 11 - Chernock, Hampton, Herbert, Forsyth,  
Shidid, Wheeler-Reagan, Blair, Housewright,  
Haqq, Kingston, Rubin

Against: 0  
Absent: 3 - Carpenter, Sleeper, Hall  
Vacancy: 1 - District 11

<b>Notices:</b>	Area:	200	Mailed:	27
<b>Replies:</b>	For:	1	Against:	1

**Speakers:** None

**CITY PLAN COMMISSION ACTION:** (November 7, 2024)

**Motion:** In considering an application for a Historic Overlay for the Bianchi House (4503 Reiger Avenue) on property zoned Planned Development No. 98 for residential uses, at the intersection of Reiger Avenue and North Carroll Avenue, it was moved to **hold** this matter under advisement until December 5, 2024.

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

For: 13 - Chernock, Hampton, Herbert, Forsyth,  
Shidid, Carpenter, Wheeler-Reagan, Blair,  
Sleeper, Housewright, Haqq, Hall, Rubin

Against: 0  
Absent: 2 - Eppler, Kingston  
Vacancy: 0

<b>Notices:</b>	Area: 200	Mailed: 27
<b>Replies:</b>	For: 1	Against: 1

**Speakers:** None

**LANDMARK COMMISSION ACTION:** (January 7, 2019)

This item appeared on the Commission's discussion agenda.

Motion: Approval, subject to preservation criteria, including the proposed edit made by Chairwoman Seale to Section 9.4 of the preservation criteria, that a new addition may be no more than 4.5ft above the main cross gable ridge of the house, instead of 6ft.

Maker: Flabiano

Second: Amonett

Results: 12/0

Ayes: - 12     Amonett \*Childers, De La Harpe, Flabiano,  
Montgomery, Payton, Richter, Seale  
\*Sherman, Spellicy, Strickland, Swann

Against: - 0

Absent: - 4     \*Allender, Hinojosa, Peach, Williams

Vacancies: - 2     Dist. 3, Dist. 13

*Note: \* Alternates*

**Dallas Landmark Commission  
Landmark Nomination Form**

**1. Name**

**Historic:** Didaco and Ida Bianchi House  
**and/or common:** n/a  
**Date:** 1912

**2. Location**

**Address:** 4503 Reiger Ave.  
**Location/neighborhood:** Dallas, 75246  
**Block and lot:** Block 799 **land survey:** 2017 Survey **tract size:** .582 Acres

**3. Current Zoning**

**current zoning:** PD 98

**4. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	<b>_____museum</b>
_____district	_____public	_____occupied	_____agricultural	_____park
<u>x</u> building(s)	<u>x</u> private	<u>x</u> unoccupied	_____commercial	<u>x</u> residence
_____structure	_____both	_____work in progress	_____educational	_____religious
<u>x</u> site	<b>Public</b>	<b>Accessibility</b>	_____entertainment	_____scientific
_____object	<b>Acquisition</b>	<u>x</u> yes: restricted	_____government	_____transportation
	_____in progress	_____yes: unrestricted	_____industrial	_____other, specify
	_____being consider'd	_____no	_____military	

**5. Ownership**

**Current Owner:** Michael Gibson  
**Contact:** Liz Gibson **Ph:** (469) 619-7109  
**Address:** 5520 Tremont St **City:** Dallas **State:** Texas **Zip:** 75214

**4. Form Preparation**

**Date:** November 2018  
**Name & Title:** Norman Alston, AIA  
**Organization:** Norman Alston Architects  
**Contact:** Norman Alston, 214 563-0684 (mobile)

**7. Representation on Existing Surveys**

Alexander Survey (citywide): local state national  
 National Register **Yes - Bianchi, Didaco and Ida, House, 3/23/1995**  
 H.P.L. Survey (CBD) A B C D Recorded TX Historic Ldmk  
 Oak Cliff TX State Antiquities Ldmk  
 Victorian Survey  
 Dallas Historic Resources Survey, Phase \_\_\_\_\_ high \_\_\_\_\_ medium \_\_\_\_\_ low

**For Office Use Only**

**Date Rec'd:** \_\_\_\_\_ **Survey Verified:** Y N **by:** \_\_\_\_\_ **Field Check by:** \_\_\_\_\_ **Petitions Needed:** Y N  
**Nomination:** Archaeological Site Structure(s) Structure & Site District

## 8. Historic Ownership

**Original owner:** Didaco and Ida Bianchi (1910 – 1914)  
 Ida Bianchi, following the death of Didaco (1914 – 1979)  
 Donn Carpenter (1979 – 1987 foreclosure)

**Significant later owner(s):** R. Leggio and W. Bellinghausen (1989 – 2017)  
 Elizabeth Gibson and Michael Gibson (2017 – Present)

## 9. Construction Dates

**Original:** 1911 - 1912  
**Alterations/additions:** n/a

## 10. Architect

**Original construction:** Lang and Witchell, Dallas  
**Alterations/additions:** n/a

## 11. Site Features

No site features

## 12. Physical Description

Condition, check one:

☐ excellent

☒ deteriorated

☐ unaltered

☐ good

☐ ruins

☒ altered

☐ fair

☐ unexposed

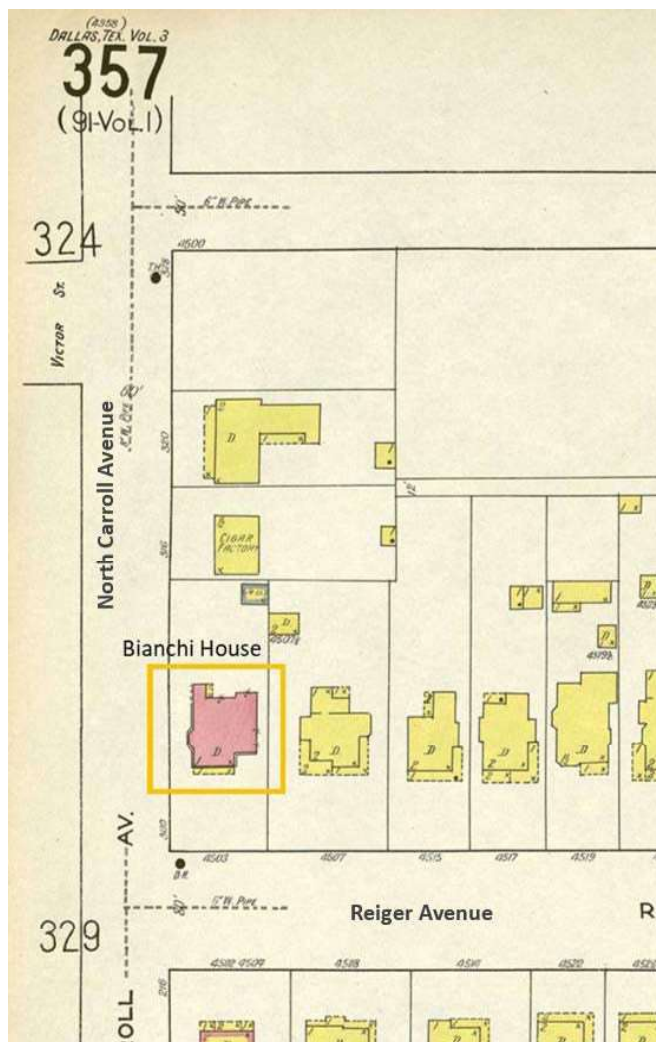
Check one:

☒ original site

☐ Moved (date \_\_\_\_\_)

### Neighborhood and Site

The Bianchi House is located within the Peaks Suburban Addition, also known as the Millcreek Neighborhood, in east Dallas, at the intersection of Reiger Avenue with North Carroll Avenue. It is one block southeast of Buckner Park and Crockett Park and the historic David Crockett School. It is immediately adjacent to the southeast boundary of the Peaks Suburban Addition Historic District within the city of Dallas. The site is a corner lot comprised of two originally platted lots fronting on Reiger Avenue (addresses 4503 and 4507 as shown on the 1922 Sanborn Fire Insurance Map) (fig. 1), totaling 25,430 square feet, with the house positioned on the southwestern lot numbered 4503 that fronts on both Reiger and North Carroll. Nothing remains of the residence indicated at 4507 on the 1922 Sanborn Fire Insurance Maps.



Between 1855 and 1871, the property was part of land holdings owned by early Dallas businessmen Jefferson Peak and William Gaston in the settlement known as East Dallas. Gaston began developing the area with the Peak's Suburban Addition. The neighborhood was strategically located east of downtown Dallas, near an important railroad intersection and Fair Park. This area was initially dominated by Victorian era estates. The houses developed over the next several decades included a wide variety of construction techniques and popular architectural styles. Much of this area is today included in the Peak's Suburban Historic District, designated in 1993. The Bianchi House was originally identified and included in the proposed district but was ultimately excluded at the insistence of the property owners R. Leggio and L. Bellinghausen.

### **House**

The Bianchi House is a 1-story Mission Revival style building with a modified rectangular plan and a low-pitched cross-gable roof. It is of frame construction with brick veneered walls in a modified rectangular shape. Although brick is the primary exterior building material, a cast stone product from the Southern Architectural Cement Stone Company known as "cement stone" (fig. 3) is prominently employed for the following features: porch columns, porch balustrade, the wall finish below the windowsills, a quatrefoil window facing, the coping on the parapets, urns, the chimney, and planters (fig. 2). The cast stone product contains chipped marble as the aggregate. On the interior, the same product is also used on the mantel (fig. 11).



Figure 2. Bianchi House, date unknown

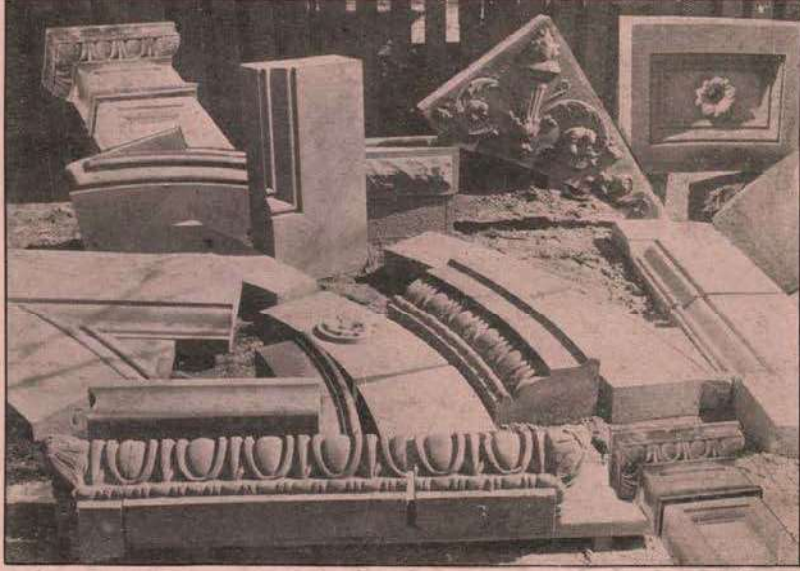
Photo courtesy of Preservation Dallas



OF DALLAS, TEXAS 31

## SOUTHERN ARCHITECTURAL CEMENT STONE COMPANY

(ARCHITECTURAL SCULPTORS)



MANUFACTURERS OF

### High Grade Building Trimmings

IN CAST STONE, STAFF AND COMPOSITION

### PLASTIC SANITARY FLOORING

Seamless, Enduring, Any Shade or Combination of  
Colors with Borders and Base

<p style="text-align: center;"><b>PLASTIC RELIEF WORK</b></p> <p>Interior and Exterior Staff and Composition Ornaments, Porch Caps, Cornices, Brackets, Ceilings, Wall Panels, Coves, Gable Ornaments, Etc.</p>	<p style="text-align: center;"><b>CONCRETE PRODUCTS</b></p> <p>Plain and Ornamental Building Stone Mantels, Monuments, Etc.</p>
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<p style="text-align: center;"><b>SCHOOLS</b></p> <p>High School, Wichita Falls, Tex. High School, Greenville, Tex. Prospect Hill School, San Antonio, Tex. District School, Keota, Okla. High School, Marshall, Texas.</p>	<p style="text-align: center;"><b>BANKS</b></p> <p>Western National Bank, Fort Worth. Fannin County Nat'l Bank, Bonham, Tex. First National Bank, Winnsboro, Tex. First National Bank, Mineola, Tex. First National Bank, Longview, Tex.</p>	<p style="text-align: center;"><b>CHURCHES</b></p> <p>St. Luke's M. E. Church, Oklahoma City, Okla. Beech St. Baptist Church, Texarkana, Ark. First Baptist Church, Shreveport, La. Tabernacle M E Church, Dallas, Tex. Shearn Methodist Church, Houston, Tex.</p>
<p style="text-align: center;"><b>THEATRES</b></p> <p>Majestic Theatre, Fort Worth, Tex. Majestic Theatre Shreveport, La. Greenwall Opera House, Fort Worth. Phillips Theatre, Fort Worth, Tex. Plaza Theatre, San Antonio, Tex.</p>	<p style="text-align: center;"><b>HOTELS</b></p> <p>Oriental Hotel, Dallas, Tex. Southern Hotel, Brownwood, Tex. Majestic Hotel, Marlin, Tex. Milby Hotel, Houston, Tex. Westland Hotel, Wichita Falls, Tex.</p>	<p style="text-align: center;"><b>COURT HOUSES</b></p> <p>Court House, Carrizozo, N. M. Court House, Santa Rosa, N. M. Court House, Lake Charles, La. Court House, Snyder, Tex. Hale Co. Court House, Plainview, Tex.</p>

**OFFICE AND WORKS, CENTRAL AVE. AND FLORA ST., DALLAS, TEXAS**

Phones: Auto M 5302 Bell Haskel 1758

Figure 3. Southern Architectural Cement Stone Company Advertisement, *Dallas City Directory*, 1915 Page 31 (Image: Portal to Texas History)

The principal facade is dominated by a 1-bay porch supported by large, squared cast stone columns that continue through the roof ending in a cast stone cannonball finial, capped by a low-pitched shed roof with exposed rafter ends. The primary entrance, set within the porch, has a single door and multi-light sidelights. French doors open onto the east end of the porch.



A Mission Revival style parapet dominates the front facade and is the most distinctive architectural element of the house. This parapet is finished with brick but is crowned by a decorative cast stone coping. Similar Mission Revival style parapets are used on both the northeast and southwest elevations (fig. 5-6).



Figure 4. Bianchi House, Southeast Elevation, April 2018

*(Photo: Norman Alston, AIA)*



Figure 5. Bianchi House, Southwest & Southeast Elevations, April 2018

*(Photo: Norman Alston, AIA)*





Figure 6. Bianchi House, Northeast Elevation, August 2017

(Photo: Liz Casso)



Figure 7. Bianchi House, Northwest Elevation, August 2017

(Photo: Liz Casso)

The gable roof was significantly damaged by fire and was partially covered by blue tarps (as of May 2018). It was replaced around 2018 with a green French style glazed tile roof. The original roof covering is not evident, but the Lang and Witchell drawings indicate the roof as “tile” (fig. 16). The National Register nomination from 1995 notes that the roof was comprised of asphalt shingles at the time of that nomination. The fire occurred on September 29, 2013 and started in the attic near the living room. Primary damage was to the roof and structure, but also involved wooden windows, window frames and plaster detailing in the living room, in the vicinity of the fireplace (fig. 4, 5, 8, 11).





Figure 8. Terrace

Bianchi House, April 2018



Figure 9. Terrace, looking towards porch

*(Photos: Norman Alston, AIA)*

Noteworthy interior features include a pair of 9-foot scagliola columns (fig. 12-13), cast by the original owner, Didaco Bianchi, in the entry hall; a tripartite concrete cast fireplace with marble chips (fig. 11); and terra cotta tile along the perimeter of the kitchen and back porch floors. Double doors opening onto the front porch from the master bedroom provide additional interior light and reference to Italian residences.<sup>1</sup>

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<sup>1</sup> Hardy, Daniel and Terri Meyers, National Register Nomination Form for the Didaco and Ida Bianchi House, Dallas, Texas 1995, p. 5



Figure 10. Butler's Pantry  
Bianchi House, April 2018



Figure 11. Fireplace and Mantel  
*(Photos: Norman Alston, ALA)*





Figure 12. Scagliola Column

Bianchi House, August 2017

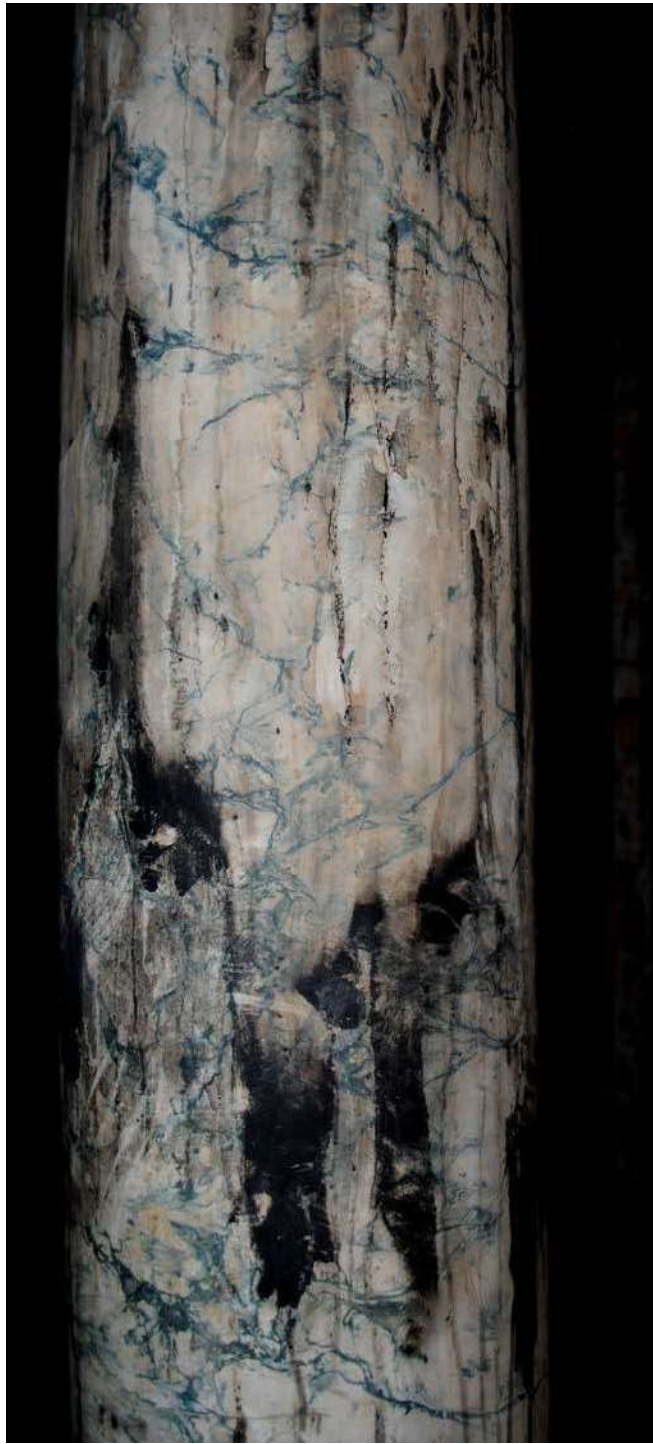


Figure 13. Close-up of Scagliola Column

(Photos: Liz Casso)

### **Modifications**

**Roof:** The roof was noted as tile in the Lang and Witchell drawings. However, there is no evidence that tile was ever installed and structural member size, among other clues, suggests that wooden shingles formed the original roof. The form of the roof shown in the original drawings also does not match that of the modern configuration. The roof was recently redone with green French style glazed tiles.

Fire: In 2013 the house suffered damage from a substantial fire that appeared to have started in the attic near the northwest corner of the living room. Damage to the roof, roof structure, interior ceilings and walls were all significant. Near the epicenter of the fire, damage extended down to the windows adjacent to the fireplace. A great deal of historic fabric and intricate architectural detail remained in place, however, and it is anticipated that the house will be preserved. At the time of the nomination was written, November 2018, the fire damaged roof was covered by a blue tarp as indicated in the photos, however, green French style glazed tiles were installed around 2018.

Plan changes: The plan of the house remains almost as it was represented in the attached drawings. One exception is that the two closets indicated between the living room and the bedroom that abuts it to the northwest, have been replaced by an unusually wide stair that extends into the attic. The other modification is at the heater room and screened porch at the rear of the house (fig. 7). The screened porch has been fully enclosed and the wall separating the boiler room and the screened porch has been completely removed. Refer to the original floor plan (fig. 15).

Accessory structures: The 1921 *Sanborn Fire Insurance Map* shows the site originally had a small accessory structure in the northeast corner of the lot. Nothing remains of this building. Today, there is a free standing carport in the same location. The carport consists of metal support poles and a metal roof. The date of installation is unknown.



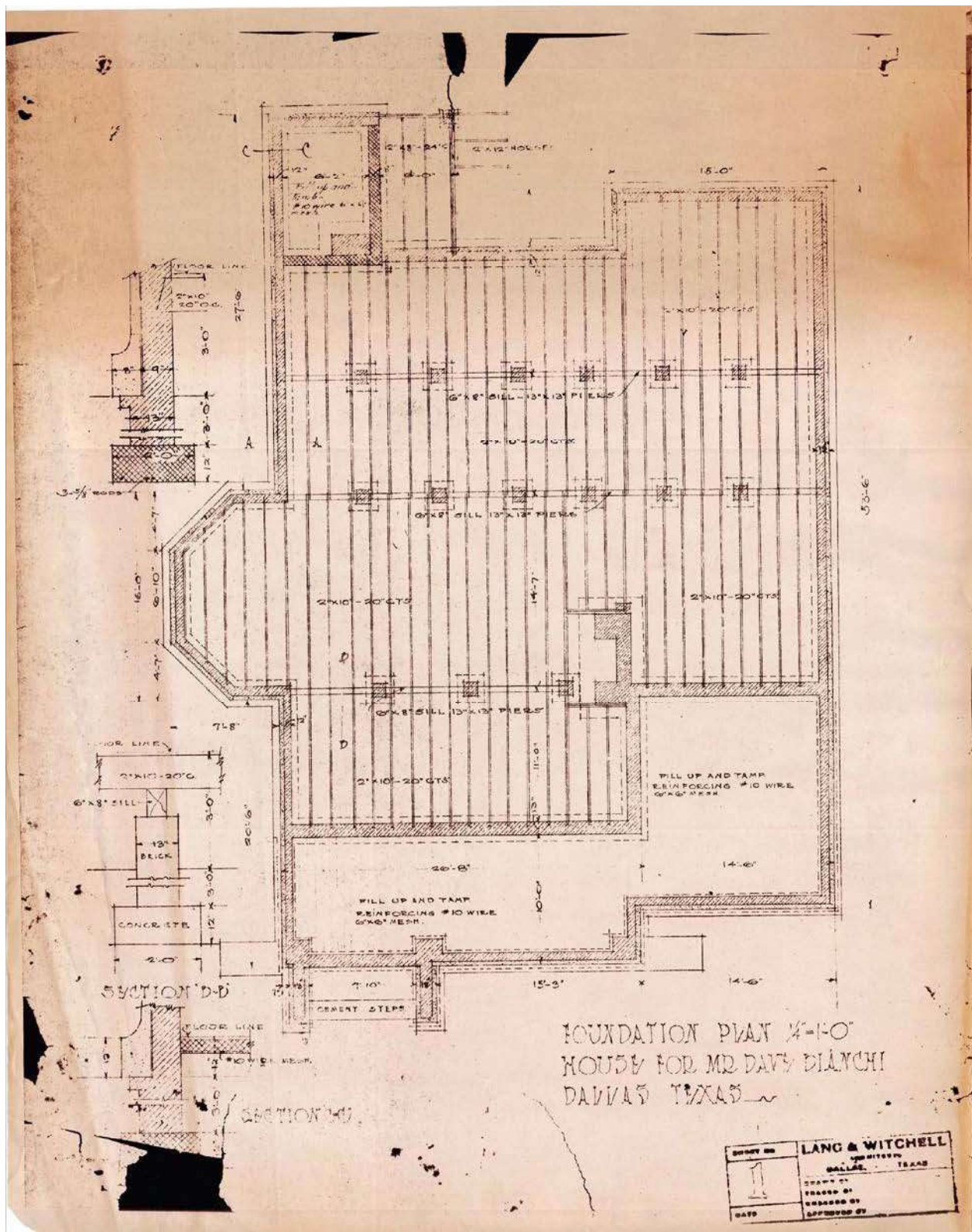
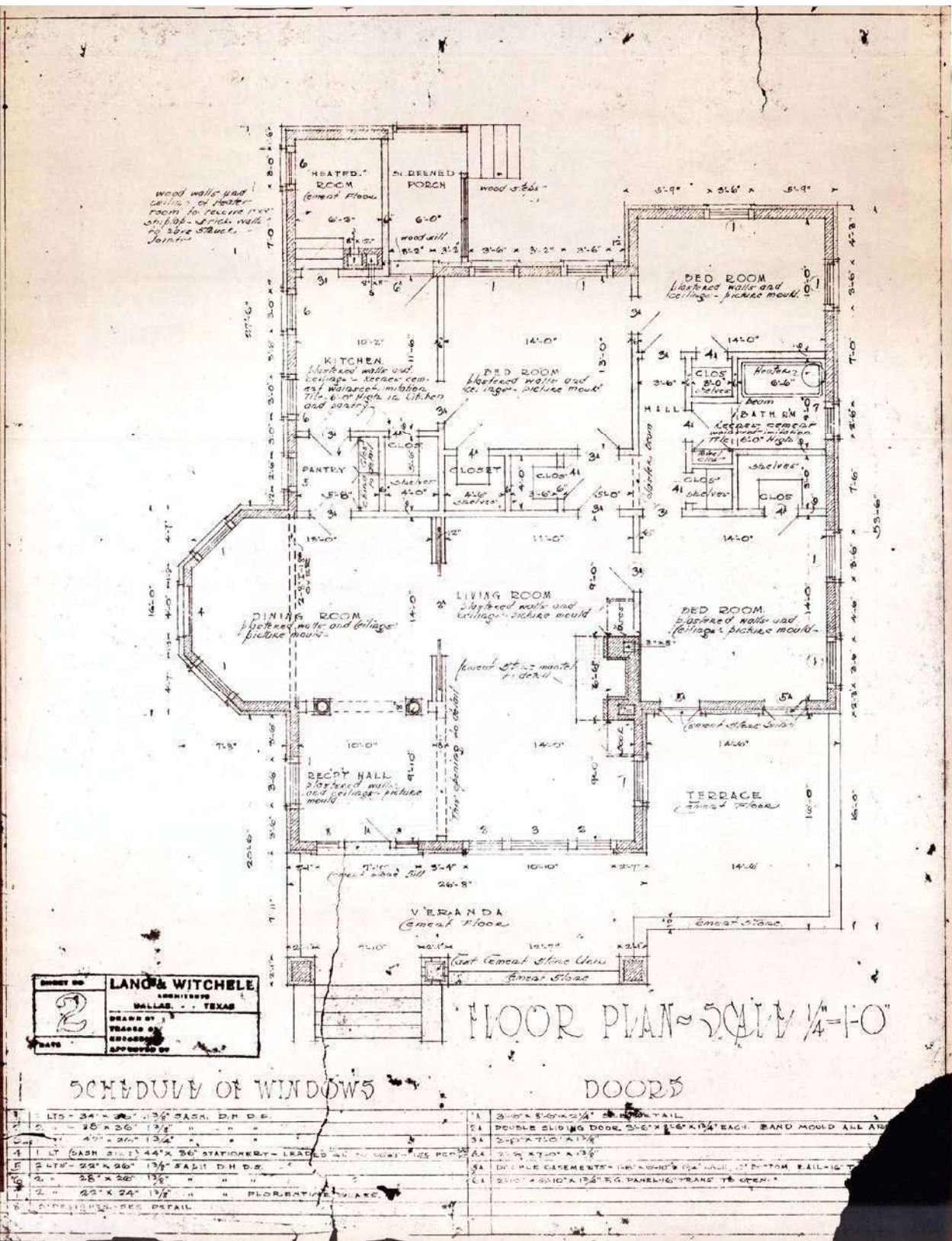


Figure 14. Original Lang and Witchell Foundation Plan—Sheet 1

(Plans courtesy of Preservation Dallas)





*(Plans courtesy of Preservation Dallas)*



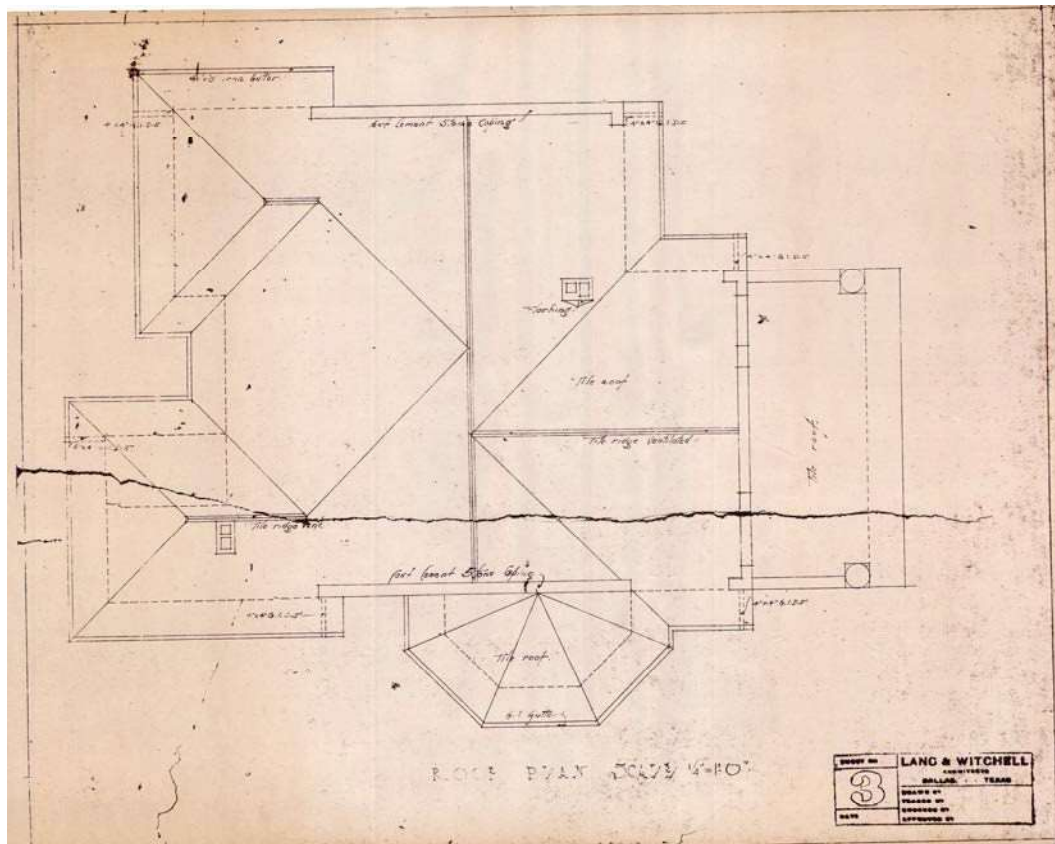


Figure 16. Original Lang and Witchell Roof Plan – Sheet 3

(Plans courtesy of Preservation Dallas)

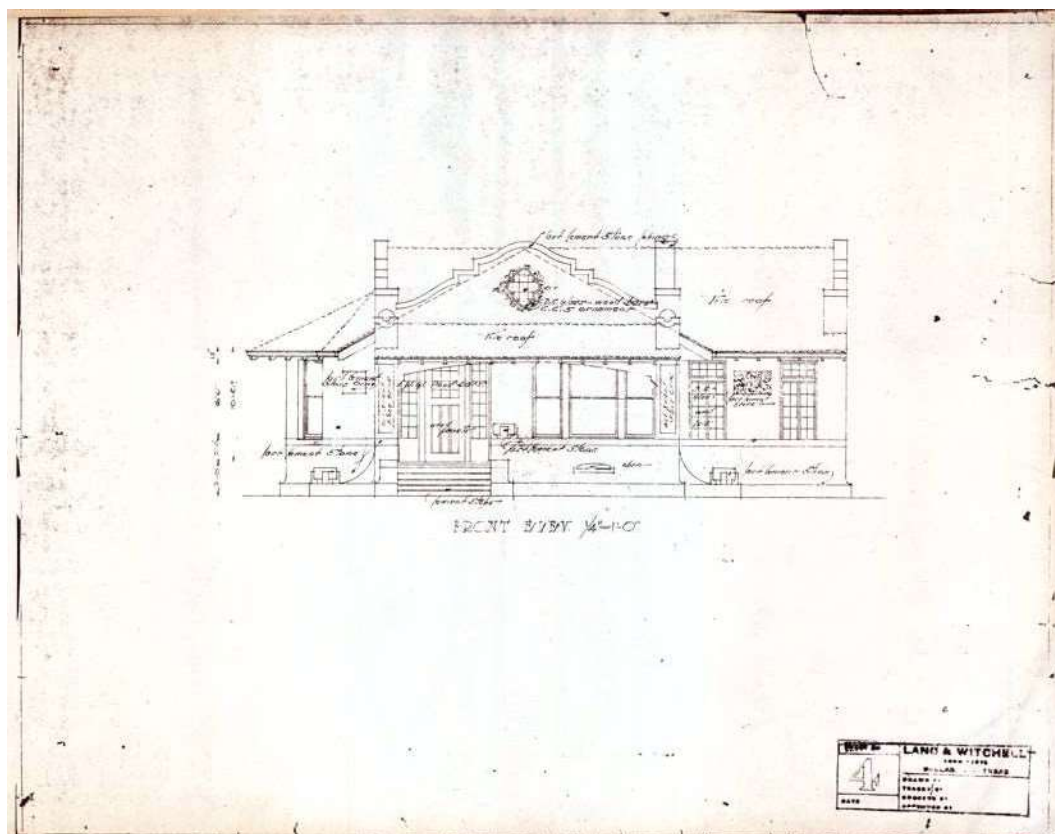


Figure 17. Original Lang and Witchell Front (Southeast) Elevation – Sheet 4

(Plans courtesy of Preservation Dallas)

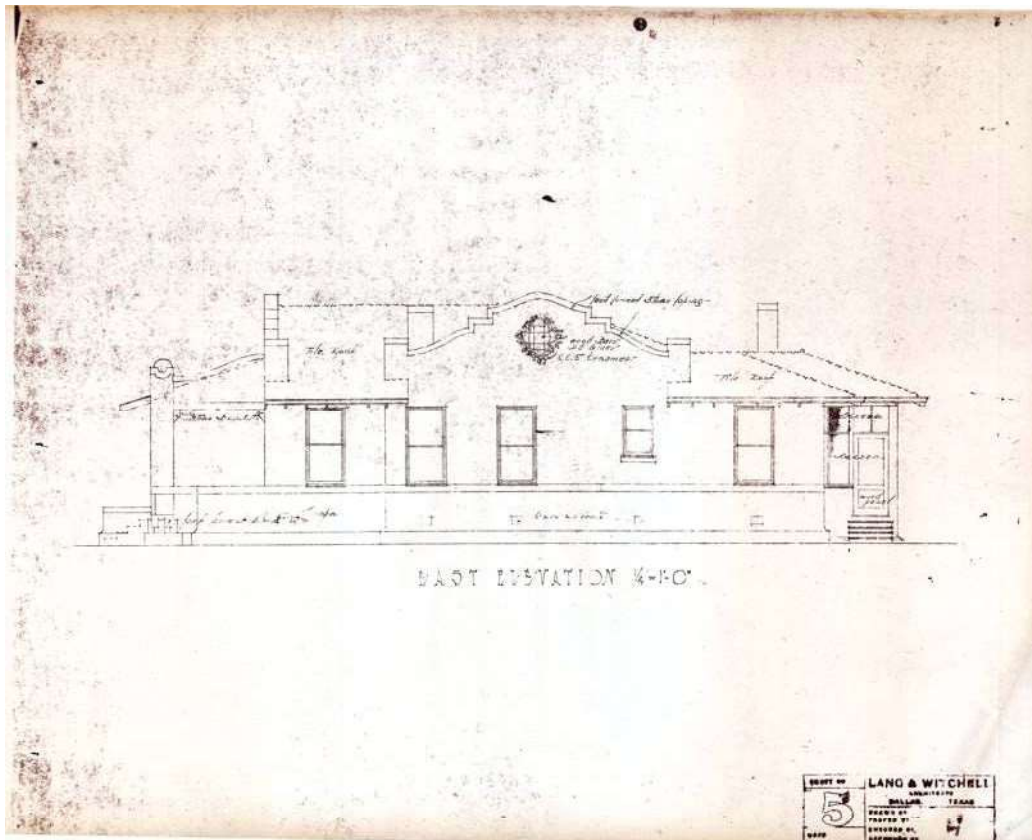


Figure 18. Original Lang and Witchell Side (Northeast) Elevation – Sheet 5

(Plans courtesy of Preservation Dallas)

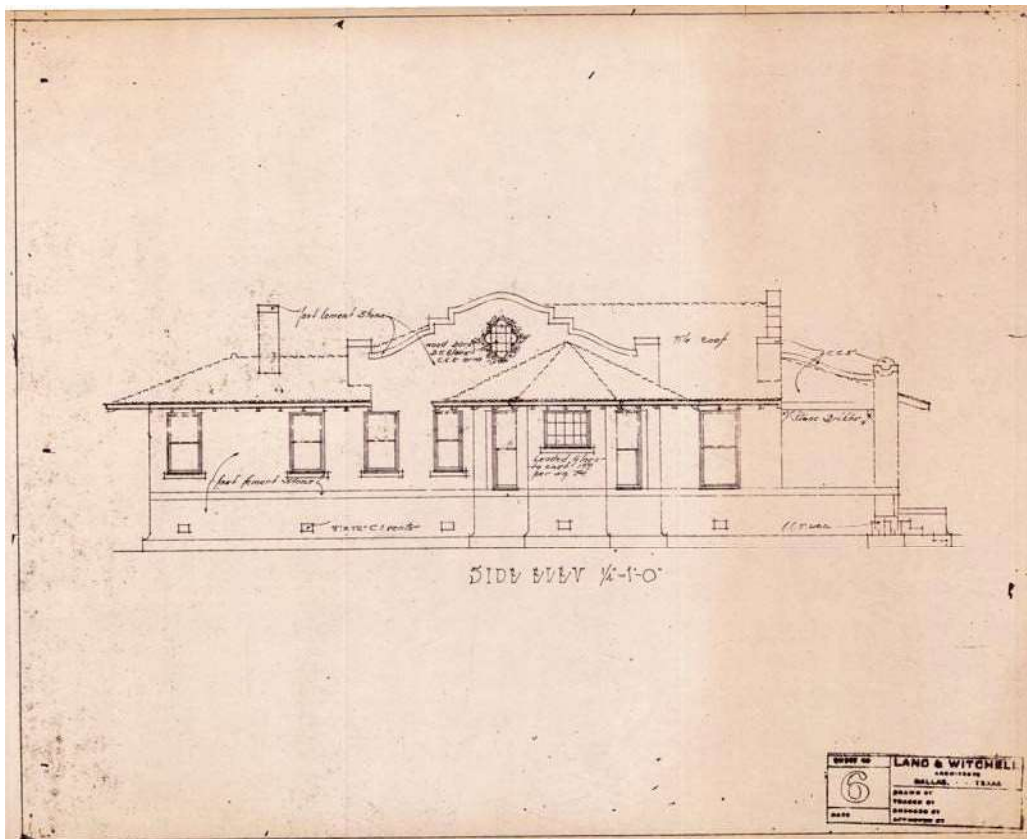


Figure 19. Original Lang and Witchell Side (Southwest) Elevation – Sheet 6

(Plans courtesy of Preservation Dallas)



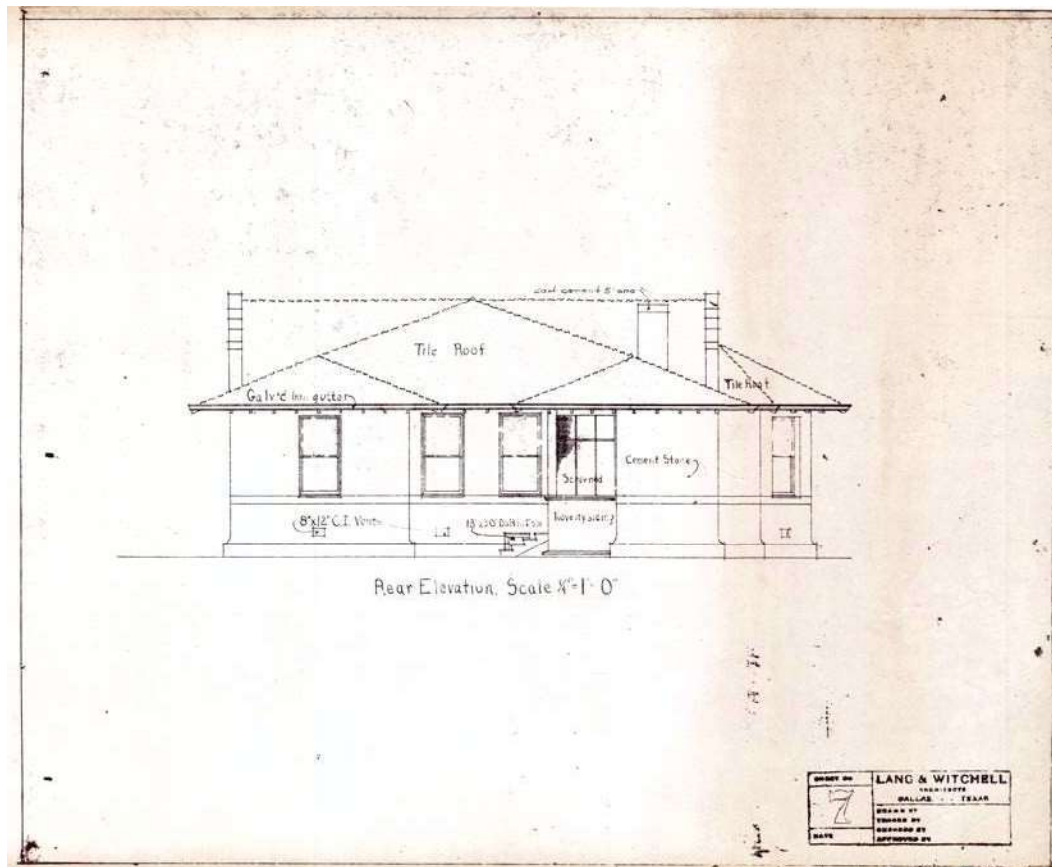


Figure 20. Original Lang and Witchell Rear (Northwest) Elevation—Sheet 7

(Plans courtesy of Preservation Dallas)

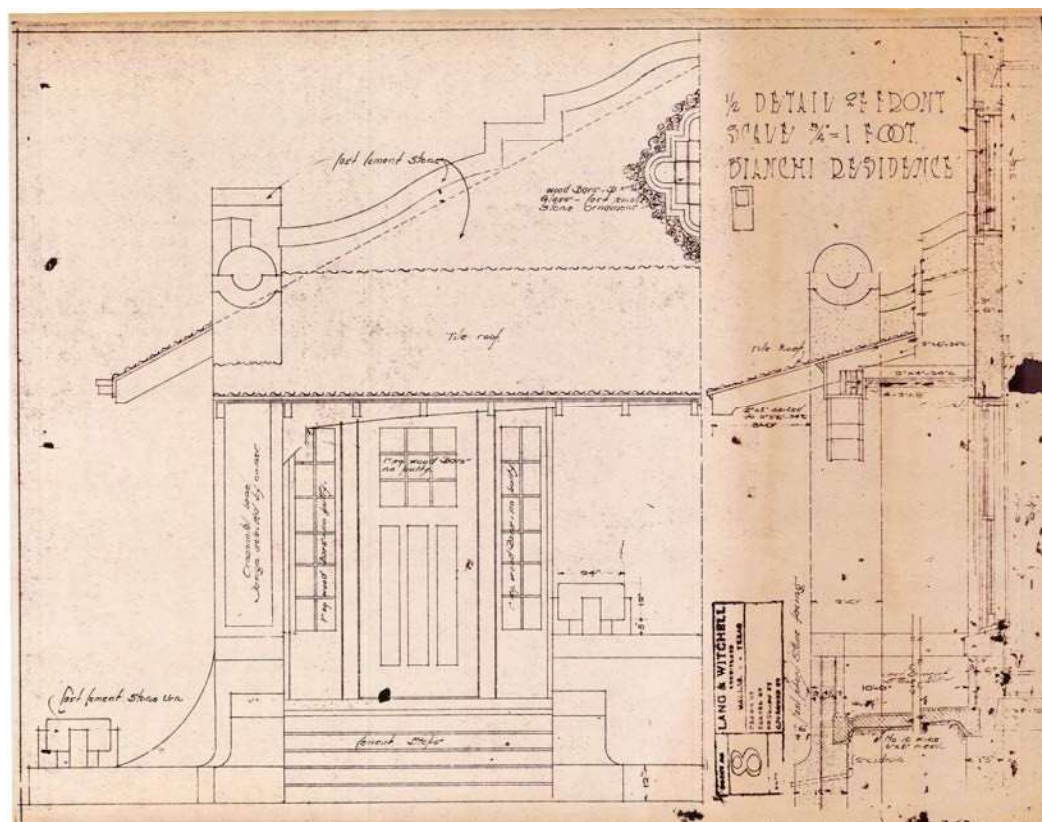


Figure 21. Original Lang and Witchell Front Porch Detail Sheet—Sheet 8

(Plans courtesy of Preservation Dallas)

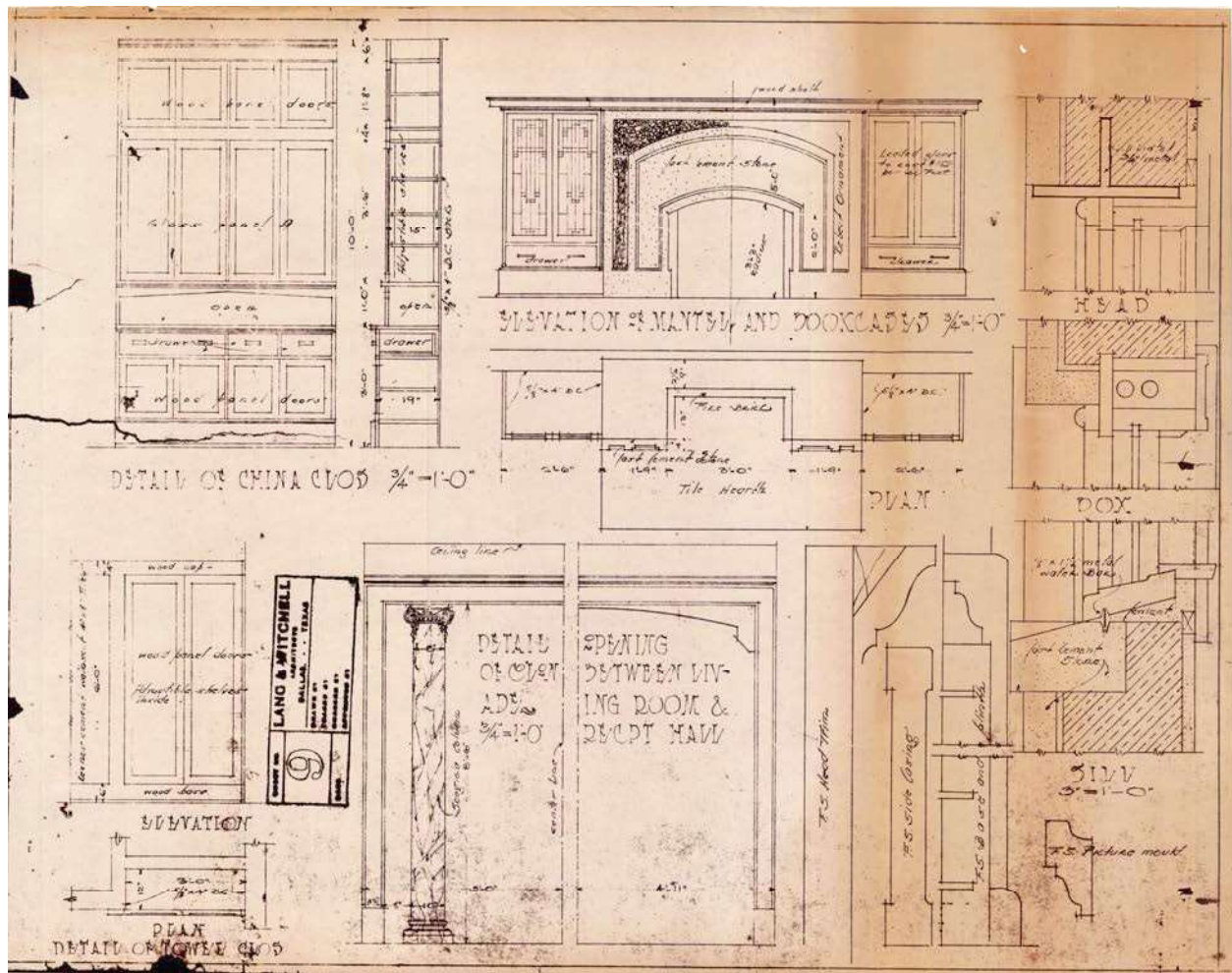


Figure 22. Original Lang and Witchell Interior Details – Unnumbered. Sheet 9 of 9

*(Plans courtesy of Preservation Dallas)*

### 13. *Historical Significance*

#### **Didaco Bianchi**

Didaco Bianchi emigrated from Ferrara, Italy, in 1881. He and his family first settled in New York before moving to Dallas around 1903.<sup>2</sup> Not long after moving to Dallas, Didaco and his brother, Gaetano formed the Southern Architectural Cement Stone Company (fig. 3). They became known for their artistic use of concrete through a cast stone product called “cement stone”. “Cement stone” was comprised of cement with marble chip aggregate, providing a superior finished appearance to simple concrete and marketed as an affordable alternative to stone (fig. 3). Their work attracted the attention of prominent Dallas architects Otto Lang and Frank Witchell, who developed a close personal and working relationship with Didaco.

Didaco was also an artist and a sculptor. He helped his brother, Gaetano, teach at the Texas Art League where one of the students was famed Dallas regionalist, Allie Victoria Tennant. Didaco and his brother taught students the importance of adding sculpture to buildings. Bianchi was a great proponent of the creative use of concrete.<sup>3</sup>

Didaco’s residence at 4503 Reiger Avenue used decorative cement stone on both exterior and interior features. It is possible that Didaco himself designed or oversaw the design and construction of his residence. The house was completed in 1912. Not long after this in 1914, Didaco died. Ida, his widow, lived in the house for more than 60 years and raised their children there.<sup>4</sup>

#### **Lang and Witchell**

The Bianchi House is the work of the architectural firm Lang and Witchell. According to architect and historian Marcel Quimby “For more than three decades, Lang and Witchell designed or were associated with most of the significant buildings constructed in downtown Dallas.<sup>6</sup> Otto Lang, born in 1864, was trained as an engineer at the University of Karlsruhe. Frank Witchell was born in Wales in 1879. His family migrated to San Antonio and he began working in an architectural office at thirteen. By 1890, he was in the office of J. Reilly Gordon; and joined the Dallas office of Sanquinet and Staats in 1898.<sup>7</sup>

Lang and Witchell opened their office in the Wilson Building in 1905. Early commissions included the Columbian Club, Dallas High School and the Sanger Brothers building. In 1910 they began the first phase of the Sears Roebuck Distribution center on South Lamar Street. Residential projects included numerous houses on Swiss Avenue, South Boulevard and Park Row. Among the most notable is the R.W. Higginbotham Residence (5502 Swiss Avenue). Shortly after the Higginbotham Residence, the Bianchi house was commissioned. During the 1920s, projects included Booker T. Washington High School, Dallas Athletic Club, Hilton Hotel, and the Auditorium at Fair Park. The firm continued through the thirties with

<sup>2</sup> Singleton, Kate and City of Dallas Landmark Commission Designation Task Force. City of Dallas Landmark Nomination Form for “Peaks Suburban Addition Historic District.” March 8, 1995. p. 6.

<sup>3</sup> Montgomery, Evelyn, email to Norman Alston, June 5, 2018.

<sup>4</sup> Evans, Candy, “104 Year Old Bianchi House in Peak’s Addition gets Landmark Commission Approval”, Candy’s Dirt, November 8, 2016

<sup>5</sup> Quimby, Marcel FAIA, “Shaping the Dallas Skyline.” Dallas Historical Society. Legacies: A History Journal for Dallas and North Central Texas, Volume 9, Number 2, Fall, 1997, periodical, 1997; (texashistory.unt.edu/ark:/67531/metaph35107/: accessed September 17, 2018), University of North Texas Libraries, The Portal to Texas History, texashistory.unt.edu; crediting Dallas Historical Society.

<sup>6</sup> op. cit. p. 20.

<sup>7</sup> op. cit. p. 13.



the Dallas Power and Light Building, The Lone Star Gas Building, Southwestern Bell Building, and the U. S. Postal Annex.

In 1938, Frank Witchell retired, and he died in 1947. Otto Lang continued working as an Architect until he retired in 1941 and died in 1952.<sup>8</sup> The buildings by Lang and Witchell continue to form the largest group of buildings in Dallas' central business district.

### **The House and Neighborhood**

The Bianchi House is a rare example of the Mission Revival style in East Dallas. The house is one of the few examples of small residential designs completed by the firm, Lang and Witchell, in the early 20th century. A photograph of the Bianchi House is included in McAlester and McAlester's *A Field Guide to American Houses*.<sup>9</sup>

Between 1855 and 1871, The property was part of land holdings owned by early Dallas businessmen Jefferson Peak and William Gaston in the settlement known as East Dallas. Gaston began developing the area with the Peak's Suburban Addition. The neighborhood was strategically located east of downtown Dallas, near an important railroad intersection and Fair Park.

When completed in 1912, the Bianchi House was part of the final phase of original construction in East Dallas. The last remaining vacant lots in the Peak's Addition neighborhood were being filled in even as the newer development of nearby Munger Place was growing. The older neighborhood had featured some grand Victorian estates originally built in the "country," far from downtown. Those larger land parcels began to be broken up to make room for new construction. New houses followed popular decorative trends of the early twentieth century. In the 1910s and 1920s, American Foursquares, Bungalows, and the larger homes on Swiss Avenue, displaced styles such as Colonial Revival, Prairie, Craftsman and Mission Revival.

Mission Revival became a popular style in Dallas during the 1910s and early 1920s when the Bianchi House was constructed. This style was usually found on larger, two-story residences in stylish suburban districts such as the Edgewood Addition (1912), a prestigious south Dallas addition, the South Boulevard/Park Row Historic District (National Register. 1979), and the exclusive Munger Place Historic District (National Register. 1978), to the east of the old East Dallas city limits.<sup>10</sup> Architects working in these areas contracted to design elaborate houses for Dallas' gentry, often in the Mission and Spanish Colonial Revival styles. Even in that atmosphere, the small house built by Didaco Bianchi stood out. Though it is a modest-sized, single-story house, its Mission Style is conveyed through material, color and crafted detail rather than massing or elaborately applied terra cotta.

East Dallas experienced significant changes in later decades, including apartment construction, disinvestment during the postwar period and revitalization by preservation-minded urban pioneers. The

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<sup>8</sup> Quimby, Marcel FAIA, "Shaping the Dallas Skyline." Dallas Historical Society. Legacies: A History Journal for Dallas and North Central Texas, Volume 9, Number 2, Fall, 1997, periodical, 1997; (texashistory.unt.edu/ark:/67531/metaph35107/: accessed September 17, 2018), University of North Texas Libraries, The Portal to Texas History, texashistory.unt.edu; crediting Dallas Historical Society. p. 13.

<sup>9</sup> McAlester, Virginia and Lee, *A Field Guide to American Houses*. New York, 1984, p. 412.

<sup>10</sup> Singleton, Kate and City of Dallas Landmark Commission Designation Task Force. City of Dallas Landmark Nomination Form for "Peaks Suburban Addition Historic District." March 8, 1995. p. 7

Didaco and Ida Bianchi House Landmark Nomination, November 16, 2018

Bianchi house survived economic and political threats as well as a major fire with its unique artistic and architectural expression intact. The house is an example of the artistic heights achieved when an artist, also his own client, is able to fully pursue his vision.

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Singleton, Kate and City of Dallas Landmark Commission Designation Task Force. City of Dallas Landmark Nomination Form for “Peaks Suburban Addition Historic District.” March 8, 1995.

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<b><i>15. Attachments</i></b>
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☐ *District or Site Map*

☐ *Site Plan*

☐ *Photos (historic & current)*

☐ *Additional descriptive material*

☐ *Footnotes*

☐ *Other:* \_\_\_\_\_

<b>16. Designation Criteria</b>
---------------------------------

**X History, heritage and culture:** Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or country.

**Historic event:** Location of or association with the site of a significant historic event.

**Significant persons:** Identification with a person or persons who significantly contributed to the culture and development of the city, state, or country.

**X Architecture:** Embodiment of distinguishing characteristics of an architectural style, landscape design, method of construction, exceptional craftsmanship, architectural innovation, or contains details which represent folk or ethnic art.

**X Architect or master builder:** Represents the work of an architect, designer or master builder whose individual work has influenced the development of the city, state or country.

**Historic context:** Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, cultural, or architectural characteristics.

**Unique visual feature:** Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city that is a source of pride or cultural significance.

**Archeological:** Archeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

**X National and state recognition:** Eligible of or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places.

**X Historic education:** Represents an era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations.

<b><i>Recommendation</i></b>
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***The Designation Committee requests the Landmark Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 51 and Chapter 51A, Dallas Development Code.***

***Further, the Designation Committee endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the Department of Development Services.***

***Date:***

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***Daron Tapscott - Chair  
Designation Committee***

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***Rhonda Dunn, Ph.D.  
Historic Preservation Planner***

[Date]

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

An ordinance changing the zoning classification on the following property:

Being Lots 1 and 2 in City Block 799; fronting approximately 177 feet on the northeast line of Reiger Avenue; fronting approximately 215 feet on the northeast line of North Carroll Avenue; and containing approximately 0.5821 acre.

by establishing Historic Overlay District No. 157 (Bianchi House); providing procedures, regulations, and preservation criteria for structures and property in the district; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding the rezoning of the Property described in this ordinance; and

WHEREAS, the city council finds that the Property is an area of historical, cultural, and architectural importance and significance to the citizens of the city; and

WHEREAS, the city council finds that it is in the public interest to establish this historic overlay district; Now, Therefore,

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

SECTION 1. That the zoning classification is changed by establishing Historic Overlay District No. 157 on the property described in Exhibit A ("the Property"), which is attached to and made a part of this ordinance\

SECTION 2. That the establishment of this historic overlay district shall not affect the existing underlying zoning classification of the Property, which shall remain subject to the regulations of the underlying zoning district. If there is a conflict, the regulations in this ordinance control over the regulations of the underlying zoning district.

SECTION 3. That a person shall not alter the Property, or any portion of the exterior of a structure on the Property, or place, construct, maintain, expand, demolish, or remove any structure on the Property without first obtaining a certificate of appropriateness or certificate for demolition or removal in accordance with the Dallas Development Code, as amended, and this ordinance. All alterations to the Property must comply with the preservation criteria attached to and made a part of this ordinance as Exhibit B.

SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. In addition to punishment by fine, the City may, in accordance with state law, provide civil penalties for a violation of this ordinance, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, demolition, or removal of a building, structure, or land on the Property.

SECTION 6. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

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

APPROVED AS TO FORM:

TAMMY L. PALOMINO, City Attorney

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

Passed \_\_\_\_\_

**EXHIBIT A**  
Bianchi House

BEING all that certain lot, tract or parcel of land located in part of City Block 799, City of Dallas, Dallas County, Texas, and being the same tract of land described in deed to Richard F, Leggio, recorded in Volume 98112, Page 4873, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the intersection of the Northwest line of Reiger Avenue, a right-of-way, with the Northeast line of N. Carroll Avenue, a 59 feet right-of-way;

THENCE North 45°00'08" West, along said Northeast line, a distance of 175.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the South corner of a tract of land described in deed to Linda J. Albertano, recorded in Instrument No. 20070340630, Official Public Records, Dallas County, Texas;

THENCE North 45°09'22" East, a distance of 144.87 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the Southeast line of said Albertano tract at the West corner of a tract of land described in deed to Tongra LP, recorded in Instrument No. 20080401860, Official Public Records, Dallas County, Texas;

THENCE South 45°00'08" East, a distance of 175.00 feet to a 5/8" iron rod found in the said Northwest line of said Reiger Avenue, at the South corner of said Tongra LP Tract;

THENCE South 45°09'22" West, along said Northwest line, a distance of 144.87" to the PLACE OF BEGINNING and containing 25,351 square feet or 0.582 of an acre of land.

**EXHIBIT B**  
**PRESERVATION CRITERIA**  
**BIANCHI HOUSE**  
**4503 REIGER AVENUE**

**1. GENERAL.**

- 1.1 All demolition, maintenance, new construction, public works, renovations, repairs, and site work in this district must comply with these preservation criteria.
- 1.2 Any alterations to property within this district must comply with the regulations in Chapter 51A of the Dallas City Code, as amended. If there is a conflict, these preservation criteria control.
- 1.3 Certificate of appropriateness.
  - a. A person may not alter a site within this district, or alter, place, construct, maintain, or expand any structure on the site without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
  - b. The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
  - c. Any work done under a certificate of appropriateness must comply with any conditions imposed in the certificate of appropriateness.
  - d. After the work authorized by the certificate of appropriateness is commenced, the applicant must make continuous progress toward completion of the work, and the applicant shall not suspend or abandon the work for a period in excess of 180 days. The Director may, in writing, authorize a suspension of the work for a period greater than 180 days upon written request by the applicant showing circumstances beyond the control of the applicant.
- 1.4 A person may not demolish or remove any structure in this district without first obtaining a certificate for demolition or removal in accordance with Section 51A-4.501 of the Dallas Development Code, as amended.
- 1.5 Preservation and restoration materials and methods used shall be consistent with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library or on the National Park Service website.



- 1.6 No person shall allow a structure in this district to deteriorate through demolition by neglect. Demolition by neglect is neglect in the maintenance of a structure that results in deterioration of the structure and threatens preservation of the structure. All structures in this district must be preserved against deterioration and kept free from structural defects. See Section 51A-4.501 of the Dallas Development Code, as amended, for regulations concerning demolition by neglect.
- 1.7 Consult Article XI, "Development Incentives," of the Dallas Development Code, as amended, for tax incentives that may be available in this district.
- 1.8 The period of historic significance for this district is the period from 1910 to 1968.

## **2. DEFINITIONS.**

- 2.1 Unless defined in this section, the definitions in Chapter 51A of the Dallas City Code, as amended, apply.
- 2.2 APPROPRIATE means typical of the historic architectural style, compatible with the character of this district, and consistent with these preservation criteria.
- 2.3 CAST STONE means a form of cured concrete that contains quantities of decorative stone chips in order to attain a smoother, more stone-like finish than that of just cement alone, as exhibited in the Bianchi House.
- 2.4 CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
- 2.5 COLUMN means the entire column, including the base and capital.
- 2.6 CONTRIBUTING STRUCTURE means a structure that retains its essential architectural integrity of design and whose architectural style is typical of or integral to this district.
- 2.7 CORNERSIDE FACADE means a facade facing a side street.
- 2.8 CORNERSIDE FENCE means a fence adjacent to a side street.
- 2.9 CORNERSIDE YARD means a side yard abutting a street.
- 2.10 DIRECTOR means the Director of Planning and Development or the Director's representative.
- 2.11 DISTRICT means Historic Overlay District No. 157, the Bianchi Historic Overlay District. This district contains the property described in Exhibit A of this ordinance and as shown on Exhibit C.

- 2.12 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 2.13 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 2.14 INTERIOR SIDE FACADE means a facade not facing a street or alley.
- 2.15 INTERIOR SIDE FENCE means a fence not adjacent to a street or alley.
- 2.16 INTERIOR SIDE YARD means a side yard not abutting a street or alley.
- 2.17 MAIN BUILDING means residential building, as shown on Exhibit C.
- 2.18 NO-BUILD ZONE means that part of a lot in which no new construction may take place, as shown on Exhibit C.
- 2.19 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 2.20 QUATREFOIL means an ornamental motif that consists of four, partially overlapping, symmetrical circles of the same diameter, or a four-lobed pattern divided by cusps.
- 2.21 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

### **3. BUILDING SITE AND LANDSCAPING.**

- 3.1 New construction is prohibited in the no-build zone shown on Exhibit C.
- 3.2 The main building is protected.
- 3.3 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted.
- 3.4 Circular driveways and parking areas are not permitted in a front yard.
- 3.5 Carports or garages shall be detached and located outside of the No-Build Zone, behind the Main Building as shown on Exhibit C.

- 3.6 Any new mechanical equipment may not be erected in the No Build Zone, and must be screened from any adjacent street right-of-way.
- 3.7 Landscaping.
  - a. Outdoor lighting must be appropriate and enhance the structure.
  - b. Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.
  - c. Existing trees are protected, except that unhealthy or damaged trees may be removed.
- 3.8 Fences.
  - a. Fences are not permitted in the front yard.
  - b. Fences in side yards must be located 8'-0" back from the front facade of the structure at locations indicated as "Limit of Any New Side Yard Fence" on Exhibit C, and shall not abut Main Building within the area of door or window openings.
  - c. Cornerside fences are permitted only if the fence is behind the "Limit of Any New Corner Side Yard Fence" location which is 5'-0" behind the projecting bay, as indicated on Exhibit C, and screening is necessary to ensure privacy due to unusually high pedestrian or vehicular traffic.
  - d. Interior side fences and fences in rear yards may not exceed eight feet in height. Cornerside fences may not exceed six feet in height.
  - e. Fences must be constructed of brick, cast stone, iron, stone, wood, a combination of these materials, or other appropriate materials.

#### **4. FACADES.**

- 4.1 Protected facades.
  - a. The facades shown on Exhibit C are protected.
  - b. Reconstruction, renovation, repair, or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
  - c. Historic solid-to-void ratios of protected facades must be maintained.

- d. Brick added to protected facades must match in color, texture, module size, bond pattern, and mortar color.
  - e. Brick, cast stone, and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted before the effective date of this ordinance may remain painted.
- 4.2 Reconstruction, renovation, repair, or maintenance of nonprotected facades must be compatible with protected features.
- 4.3 Wood siding, trim, and detailing must be restored wherever practical.
- 4.4 All exposed wood must be painted, stained, or otherwise preserved.
- 4.5 Historic materials must be repaired if possible; they may be replaced only when necessary.
- 4.6 Paint must be removed in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, before refinishing.
- 4.7 Aluminum siding, stucco, exterior finish and insulation system (EFIS) and vinyl cladding are not permitted.
- 4.8 Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.
- 4.9 Exposing and restoring historic finish materials is recommended.
- 4.10 Cleaning of the exterior of a structure must be in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

## **5. FENESTRATION AND OPENINGS.**

- 5.1 Historic doors and windows must remain intact except when replacement is necessary due to damage or deterioration.
- 5.2 Replacement of doors and windows that have been altered and no longer match the historic appearance is recommended.

- 5.3 Replacement doors and windows must express profile, muntin and mullion size, light configuration, and material to match the historic.
- 5.4 Storm doors and windows are permitted if they are appropriate and match the existing doors and windows in profile, width, height, proportion, glazing material, and color.
- 5.5 Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate.
- 5.6 Glass and glazing must match historic materials as much as practical. Films and tinted or reflective glazings are not permitted on glass.
- 5.7 New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is threatened.
- 5.8 The Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library or on the National Park Service website, should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

## **6. ROOFS.**

- 6.1 The historic slope, massing, configuration, and materials of the roof must be preserved and maintained.
- 6.2 The following roofing materials are allowed: clay tiles, wood or composition shingles, and terra-cotta tiles.
- 6.3 Historic eaves, coping, cornices, dormers, parapets, and roof trim must be retained, and should be repaired with material matching in size, finish, module, and color.
- 6.4 Mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

## **7. PORCHES AND BALCONIES.**

- 7.1 Historic porches and balconies on protected facades are protected.
- 7.2 Porches and balconies on protected facades may not be enclosed. It is recommended that existing enclosed porches on protected facades be restored to their historic appearance.

- 7.3 Historic columns, detailing, railings, and trim on porches and balconies are protected.
- 7.4 Porch floors must be concrete or stone. Concrete, and stone porch floors may not be covered with carpet or paint. A clear sealant is acceptable on porch floors.
- 7.5 Front and sides of front porch, including all visible components of the rail, columns, ceiling and porch flooring are protected.

## **8. EMBELLISHMENTS AND DETAILING.**

- 8.1 The following architectural elements are considered important features and are protected:
  - a. Mission style parapets.
  - b. Quatrefoils.
  - c. Cast cement stone ornamental plaques at front elevation.
  - d. Cast cement stone, piers with cannonball finials at front porch.
  - e. Cast cement stone urns.

## **9. NEW CONSTRUCTION AND ADDITIONS.**

- 9.1 Stand-alone new construction is permitted only in the areas shown on Exhibit C.
- 9.2 Vertical additions are not permitted on protected facades.
- 9.3 Vertical additions are permitted on the rear of the house, behind the main cross gable ridge and a minimum of 6'-6" from face of N. Carroll Ave. facade (appx. location of the roof ridge of the small hipped roof over original heater room and rear screened porch), as shown on Exhibit C.
- 9.4 The height of a new addition may be no more than 4' 6" above the main cross gable ridge of the historic structure.
- 9.5 Horizontal additions to the main building are permitted only in the areas shown on Exhibit C.
- 9.6 The height of new accessory structures must not exceed the height of the main cross gable of the historic structure.
- 9.7 The color, details, form, materials, and general appearance of new construction and additions must be compatible with the existing historic structure.
- 9.8 New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solid-to-void ratios.

- 9.9 Aluminum siding, stucco, exterior finish and insulation system (EFIS) and vinyl cladding are not permitted.
- 9.10 The setback of new construction and additions must conform to the setback of adjacent historic structures at front and corner side yards.
- 9.11 Setbacks must comply with the provisions of the Dallas City Code, as amended.
- 9.12 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. **14**. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves, and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

## **10. SIGNS.**

- 10.1 Signs may be erected if appropriate.
- 10.2 All signs must comply with the provisions of the Dallas City Code 51A-7, as amended.
- 10.3 Temporary political campaign signs and temporary real estate signs may be erected without a certificate of appropriateness.

## **11. ENFORCEMENT.**

- 11.1 A person who violates these preservation criteria is guilty of a separate offense for each day or portion of a day during which the violation is continued, from the first day the unlawful act was committed until either a certificate of appropriateness is obtained or the property is restored to the condition it was in immediately prior to the violation.
- 11.2 A person is criminally responsible for a violation of these preservation criteria if:
  - a. the person knowingly commits the violation or assists in the commission of the violation;
  - b. the person owns part or all of the property and knowingly allows the violation to exist;
  - c. the person is the agent of the property owner or is an individual employed by the agent or property owner; is in control of the property; knowingly allows the violation to exist; and fails to provide the property owner's

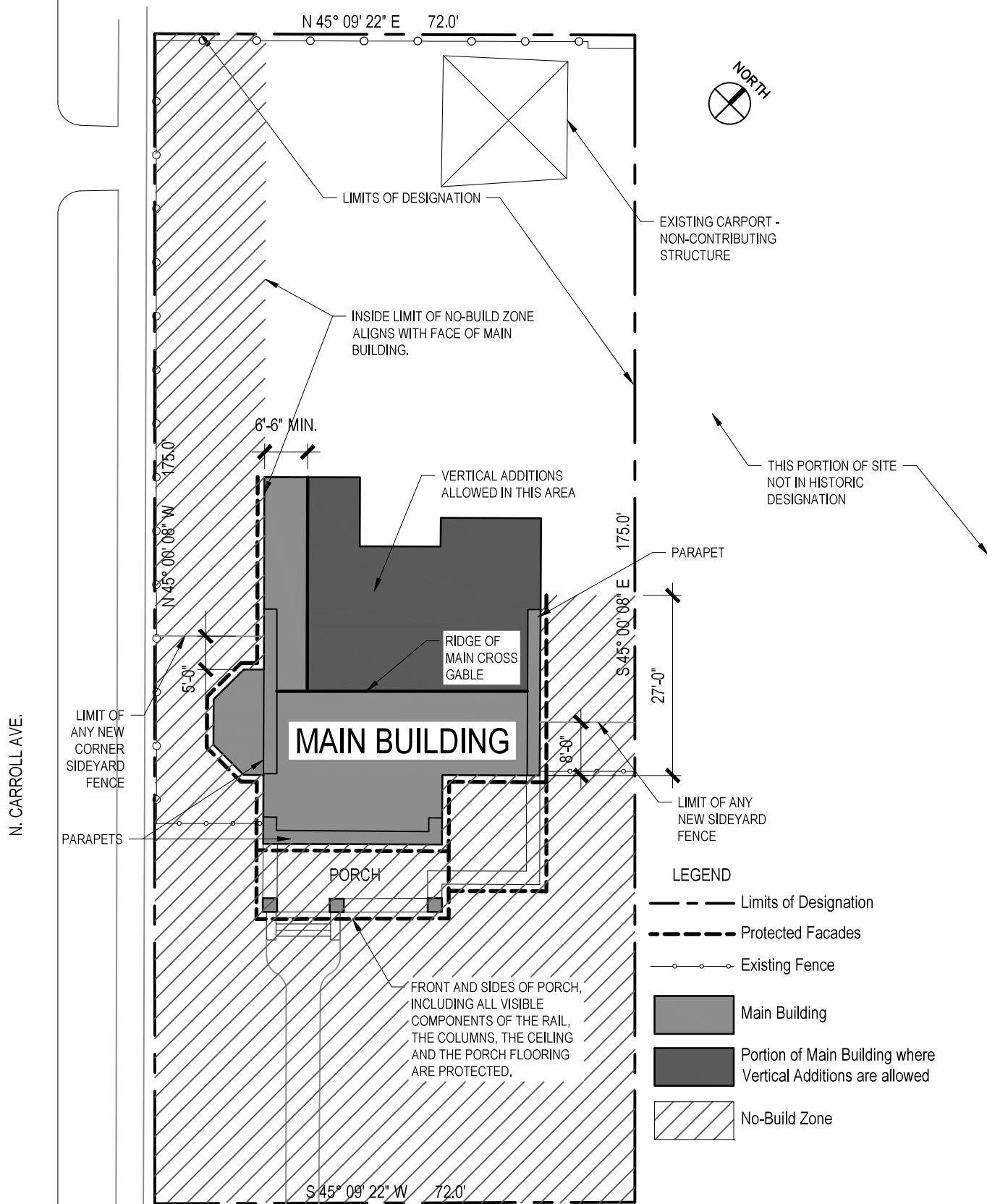
name, street address, and telephone number to code enforcement officials;  
or

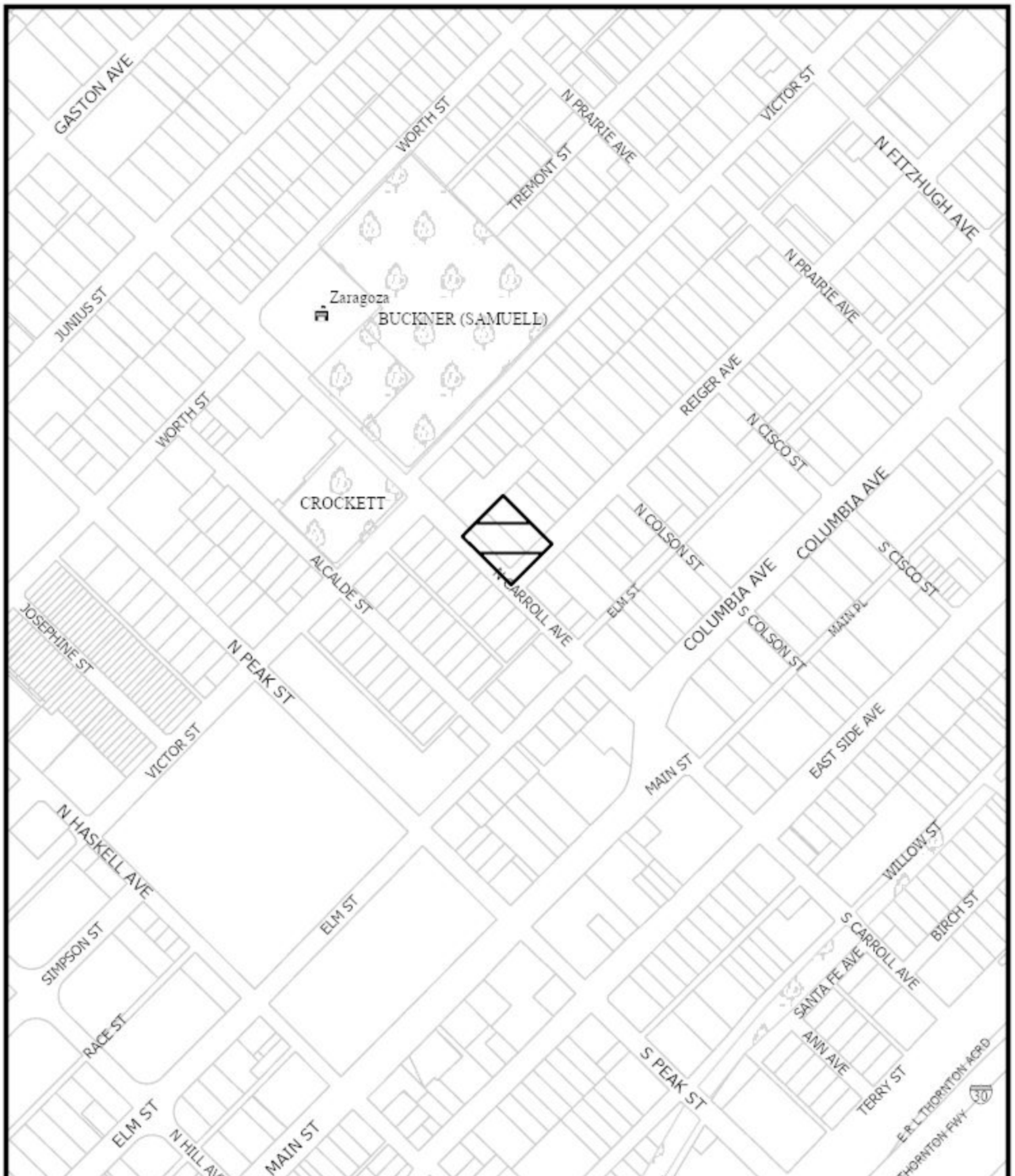
- d. the person is the agent of the property owner or is an individual employed by the agent or property owner, knowingly allows the violation to exist, and the citation relates to the construction or development of the property.

- 11.3 Any person who adversely affects or demolishes a structure in this district in violation of these preservation criteria is liable pursuant to Section 315.006 of the Texas Local Government Code for damages to restore or replicate, using as many of the original materials as possible, the structure to its appearance and setting prior to the violation. No certificates of appropriateness or building permits will be issued for construction on the site except to restore or replicate the structure. When these restrictions become applicable to a site, the Director shall cause to be filed a verified notice in the county deed records and these restrictions shall be binding on future owners of the property. These restrictions are in addition to any fines imposed.
- 11.4 Prosecution in municipal court for a violation of these preservation criteria does not prevent the use of other enforcement remedies or procedures provided by other city ordinances or state or federal laws applicable to the person charged with or the conduct involved in the offense.



Exhibit C  
Bianchi House  
4503 Reiger Ave.  
Dallas, Texas





1:4,800

**VICINITY MAP**Case no: **Z189-161**Date: **10/23/2024**





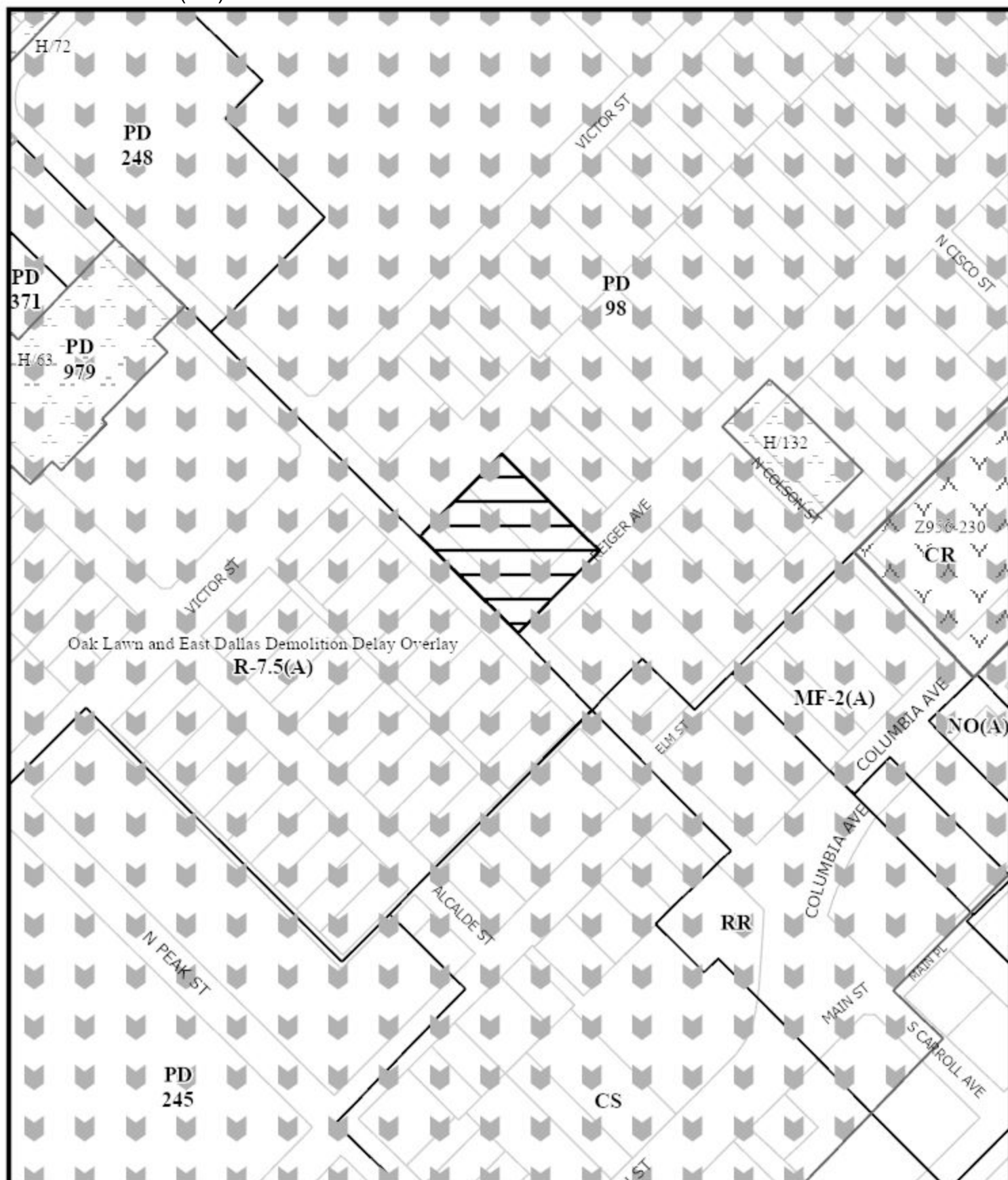
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## AERIAL MAP

Case no: Z189-161

Date: 10/23/2024

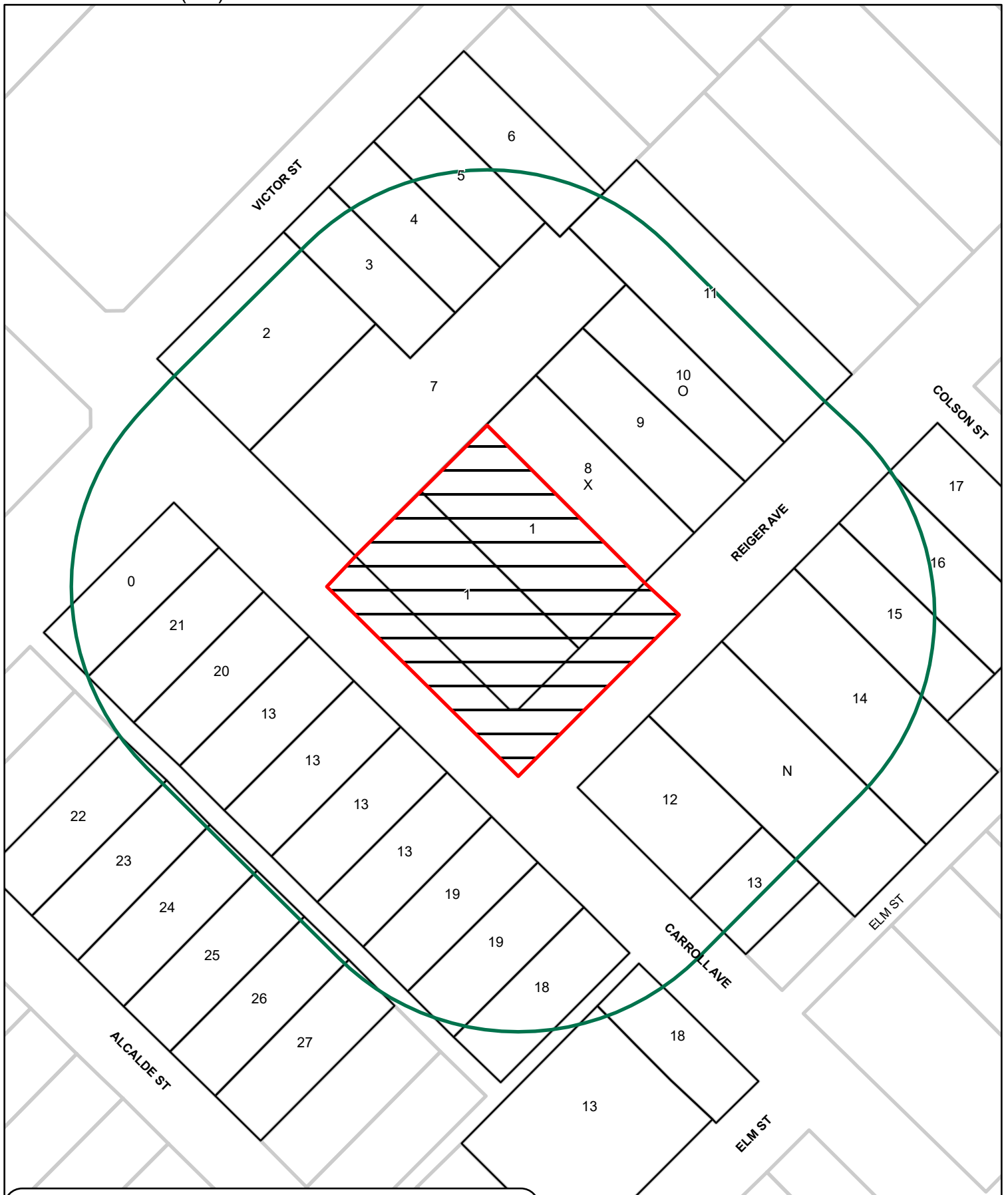




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# **ZONING AND LAND USE**

Case no: **Z189-161**Date: **10/23/2024**



<u>27</u>	Property Owners Notified (37 parcels)
<u>1</u>	Replies in Favor (1 parcel)
<u>1</u>	Replies in Opposition (1 parcel)
<u>200'</u>	Area of Notification
<u>12/5/2024</u>	Date

**Z189-161**  
**CPC**



12/04/2024

***Reply List of Property Owners******Z189-161******27 Property Owners Notified******1 Property Owners in Favor******1 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	4503 REIGER AVE	4503 REIGER LLC
	2	328 N CARROLL AVE	VICTOR STREET BIBLE CHAPEL
	3	4512 VICTOR ST	PAYTON JOSEPH
	4	4516 VICTOR ST	PEDRAZA ELIAZAR & LORENZA
	5	4520 VICTOR ST	ESCOBEDO JESUS
	6	4524 VICTOR ST	DHARMAGUNARATNE CHARAKA
	7	316 N CARROLL AVE	CARROLL ANN DALLAS LLC
X	8	4515 REIGER AVE	TONGRA LP
	9	4517 REIGER AVE	REID DOUGLAS &
O	10	4519 REIGER AVE	IRA FINANCIAL TRUST COMPANY
	11	4523 REIGER AVE	WWGA 4523 REIGER LLC
	12	4502 REIGER AVE	BRP MANAGEMENT TRUST
	13	208 N CARROLL AVE	SAFE CAPITAL INVESTMENTS LLC
	14	4514 REIGER AVE	RESTORED HOPE MINISTRIES INC
	15	4522 REIGER AVE	TSENG YUTUN
	16	4526 REIGER AVE	BARRETT NATHANIEL C &
	17	4530 REIGER AVE	MILLSAP WENDY A
	18	205 N CARROLL AVE	KIDANE YOUSEF ET AL
	19	215 N CARROLL AVE	LAND ETEBARI HOLDINGS LLC
	20	315 N CARROLL AVE	LUPIAN RAFAEL
	21	317 N CARROLL AVE	GARZA VICTORIA GUADALUPE
	22	312 ALCALDE ST	ALVAREZ GLORIA &
	23	308 ALCALDE ST	ESCUADRAESTRADA HERLINDA &
	24	304 ALCALDE ST	CEVILLA YSIDORO A &
	25	300 ALCALDE ST	CARDENAS ABELARDO B & DEBORAH
	26	222 ALCALDE ST	TAYLOR PATRICIA L ET AL

Z189-161(RD)

12/04/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	218 ALCALDE ST	MORENO GUADALUPE SANCHEZ



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 25-611A

**Item #:** Z2.

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**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Department of Planning and Development  
**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and a renewal of Specific Use Permit No. 2430 for a bail bonds office on property zoned within the Mixmaster Riverfront Subdistrict of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the east line of South Riverfront Boulevard, south of Reunion Boulevard

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

Recommendation of CPC: Approval for a two-year period subject to amended conditions

Z223-287(CR)



**FILE NUMBER:** Z223-287(CR) **DATE FILED:** August 23, 2023

**LOCATION:** East line of South Riverfront Boulevard, south of Reunion Boulevard

**COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** ± 0.6 acre **CENSUS TRACT:** 48113010002

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**REPRESENTATIVE/APPLICANT:** Eric Khozindar

**OWNER:** Jiffy Properties, L. P

**REQUEST:** An amendment to and a renewal of Specific Use Permit No. 2430 for a bail bonds office on property zoned within the Mixmaster Riverfront Subdistrict of Planned Development District No. 784, the Trinity River Corridor Special Purpose District.

**SUMMARY:** The purpose of the request is to allow for the continued operation of a bail bonds office.

**CPC RECOMMENDATION:** Approval for a two-year period subject to amended conditions.

**STAFF RECOMMENDATION:** Approval for a two-year period subject to amended conditions.

**BACKGROUND INFORMATION:**

- The area of request is currently developed with an existing building and parking lot and operates as a bail bonds office approved by SUP No. 2430.
- The City Council approved Specific Use Permit No. 2430 for a bail bonds office on the subject property for a two-year period on November 10, 2021. This application for renewal of SUP No. 2430 was made prior to the SUP expiration date of November 10, 2023.
- On September 24, 2008, the City Council approved the creation of Planned Development District No. 784, the Trinity River Corridor Special Purpose District. The request site is located within the Mixmaster Riverfront Subarea. The purpose of the PD was to implement the Trinity River Corridor Comprehensive Land Use Plan with form-based zoning by integrating urban design into land use and development regulations and defining the desired scale and character of a particular area.
- PD No. 784 requires a Specific Use Permit for bail bonds office uses more than 500 feet away from a detention facility when located within the Downtown Form District. The request site is located within approximately 1,000 feet from a detention facility.
- PD No. 784 defines bail bonds office as “an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.”
- No changes are proposed to the existing site plan.

**Zoning History:**

There have been four zoning cases in the area in the last five years:

1. **Z223-206:** On January 10, 2024, the City Council approved Specific Use Permit No. 2512 for a bail bonds office on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District, located on the northeast corner of South Riverfront Boulevard and Reunion Boulevard.
2. **Z212-162:** On May 18, 2022, the City Council approved an amendment and renewal of Specific Use Permit No. 1831 for a bail bond office on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District, located on the southeast corner of South Riverfront Boulevard and Reunion Boulevard.

3. **Z201-267:** On November 10, 2021, the City Council approved Specific Use Permit No. 2430 for a bail bonds office on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District, located on the east line of Riverfront Boulevard, south of Reunion Boulevard. [subject site]
4. **Z201-314:** On August 10, 2022, the City Council approved an application for the renewal of Specific Use Permit No. 2167 for a bail bonds office on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District, located on the southwest corner of Reunion Boulevard and Rock Island Street.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Riverfront Blvd.	Principal Arterial	130 feet
S. Reunion Blvd.	Minor Arterial	107 feet

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006. The *forwardDallas!* Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

**LAND USE ELEMENT**

**GOAL 1.1    ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

**Policy 1.1.3** Build a dynamic and expanded Downtown.

## **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 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

**Policy 5.2.4** Enhance retail, industrial and business operations.

#### **Area Plan(s):**

The *360 Plan* is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. Building upon the strategies found in the original plan, adopted in 2011, the *360 Plan* is organized around the idea of creating a complete and connected City Center that provides an enriching urban experience for residents, workers, and visitors. The *360 Plan* provides a framework for a complete and connected City Center that provides enhanced opportunities for living, employment, education, and open space.

The area of request is located within the Riverfront District, one of the core-supporting districts, as identified in the plan.

The Trinity River and its oxbows form the core of the Riverfront District. Since Dallas' founding, the Trinity River and its tributaries have fueled the city's industries, from milling to manufacturing, playing a large role in the city's growth and prosperity. Though the type of industry has changed over the years, Riverfront still contains the bulk of the city's industrial uses, including car lots and repair shops, salvage yards, and small manufacturers; Dallas County justice facilities are also located in Riverfront.

Access to Riverfront has been a challenge, having to cross interwoven routes of rail, river, levees, and high-speed roads and freeways; however, the Santa Fe Trail and Ronald Kirk Bridge have made the area more accessible, improving connections to Downtown at the district's southern and northern ends, respectively.

The *360 Plan* acknowledges that efforts have been made to transform the area into a more urban neighborhood; nonetheless, the area plan notes that industrial uses will continue to locate in Riverfront so long as land remains cheap and readily available along the periphery of Downtown.

Based on the current uses and the existing condition of the area surrounding the area of request, it is staff's opinion that the proposed bail bond office does not conflict with the goals set in the area plan for the Riverfront District.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Mixmaster Riverfront Subdistrict, PD 784	Bail bonds office
<b>North</b>	Mixmaster Riverfront Subdistrict, PD 784 SUP 1831	Bail bonds office, liquor store
<b>East</b>	Mixmaster Riverfront Subdistrict, PD 784	Vacant/right-of-way
<b>South</b>	Mixmaster Riverfront Subdistrict, PD 784, SUP 2370	Bail bonds office
<b>West</b>	Mixmaster Riverfront Subdistrict, PD 784, SUP 2167	Bail bonds office, liquor store, fuel station/convenience store

**Land Use Compatibility:**

The area of request is currently located within Planned Development District No. 784 and is developed as a bail bonds office building. The site is surrounded by bail bond offices to the north, south, and west. East of the site is the right-of-way for Stemmons Freeway.

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

The nearest existing bail bonds offices are abutting the site to the north and south along with three others located across the street to the west. Staff is in support of the request due to the current uses that surround the site all being bail bond offices. The other uses in the area include more intense uses such as liquor stores, an antenna tower, and a contractor's office which operates as designers, fabricators, and installers of sheet metal. Although the distance measures to over 1,000 feet, the location is appropriate since it is in close proximity to the detention facility and courthouse and surrounded by other similar

uses. Therefore, staff has determined that the SUP renewal is consistent with surrounding land uses and is appropriate from a land use perspective.

**Landscaping:**

Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

**Parking:**

Planned Development District No. 784 requires one parking space per 333 square feet of floor area for a bail bonds office. The existing 1,923 square foot building requires a total of 6 parking spaces. Twelve off-street parking spaces as shown on the site plan.

**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 not located in or near a MVA cluster.

**LIST OF OFFICERS**

Jiffy Properties, L.P. (Owner)

Lauren Lynn Oznick, general partner and limited partner

Melissa Renee Merket, limited partner

David J. McGowan, limited partner

1<sup>st</sup> Call Bail Bonds (Tenant)

Eric Khozindar

**CPC ACTION**  
**JANUARY 23, 2025**

**Motion:** It was moved to recommend **approval** of Specific Use Permit No. 2430 for a bail bonds office for a two-year period, subject to amended conditions, on property zoned within the Mixmaster Riverfront Subdistrict of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the east line of South Riverfront Boulevard, south of Reunion Boulevard.

Maker: Carpenter  
Second: Rubin  
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,  
Shidid, Carpenter, Wheeler-Reagan, Blair,  
Sleeper, Housewright, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

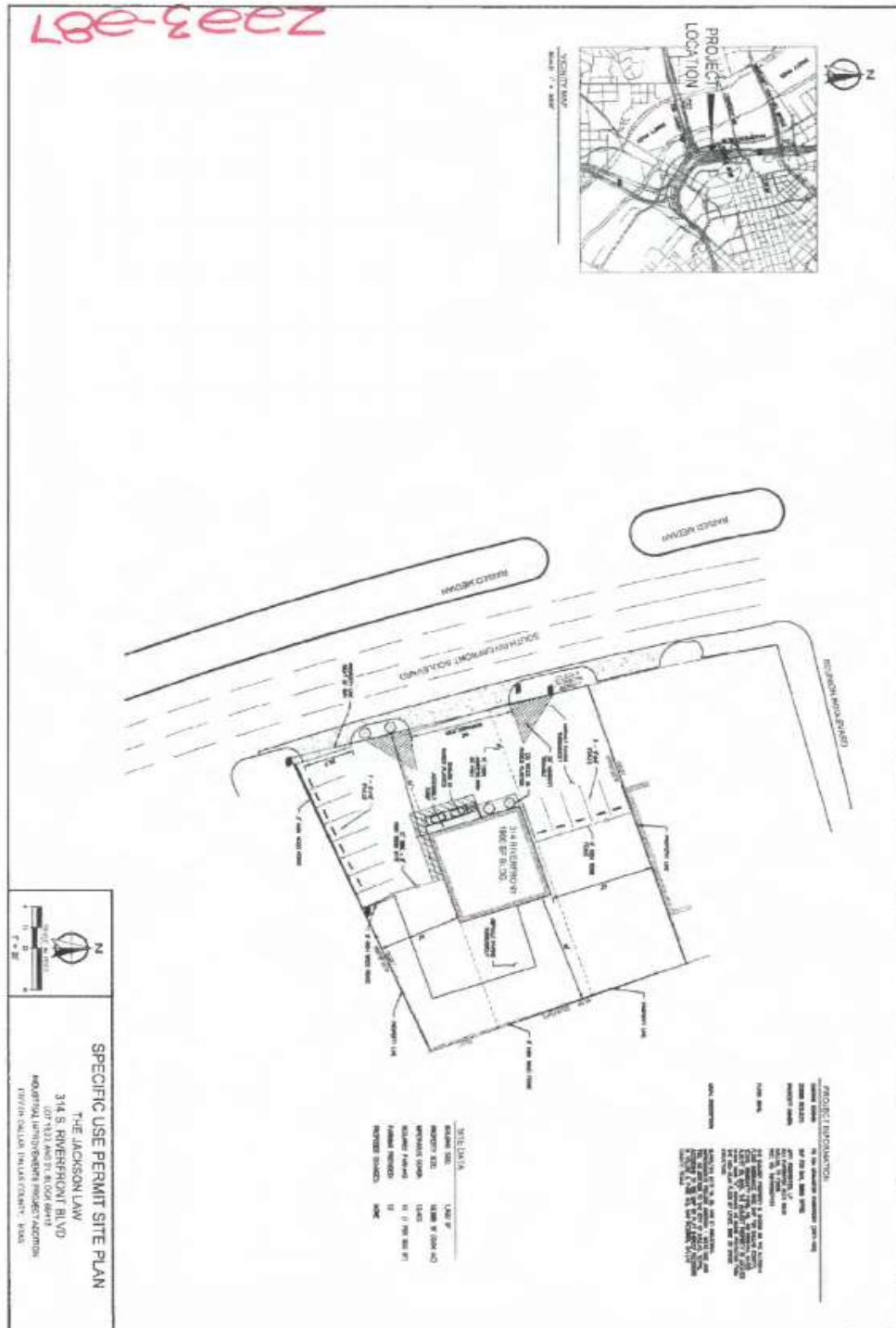
**Speakers:** None

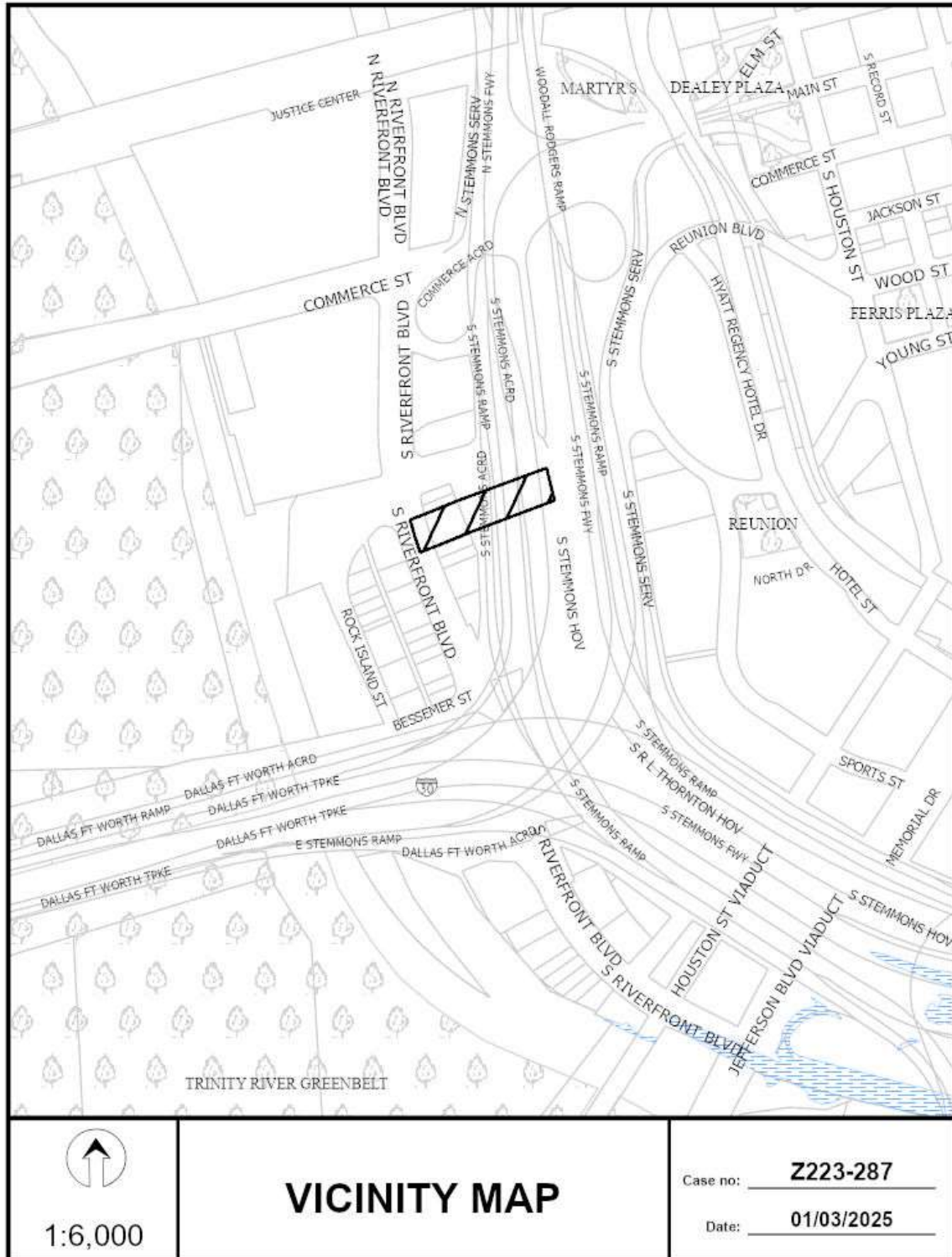


**CPC RECOMMENDED SUP NO. 2430 CONDITIONS**

1. USE: The only use authorized by this specific use permit is a bail bond office.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on two years from the passage of this ordinance [~~November 10, 2023~~].
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

SUP NO. 2430 SITE PLAN (NO CHANGES)





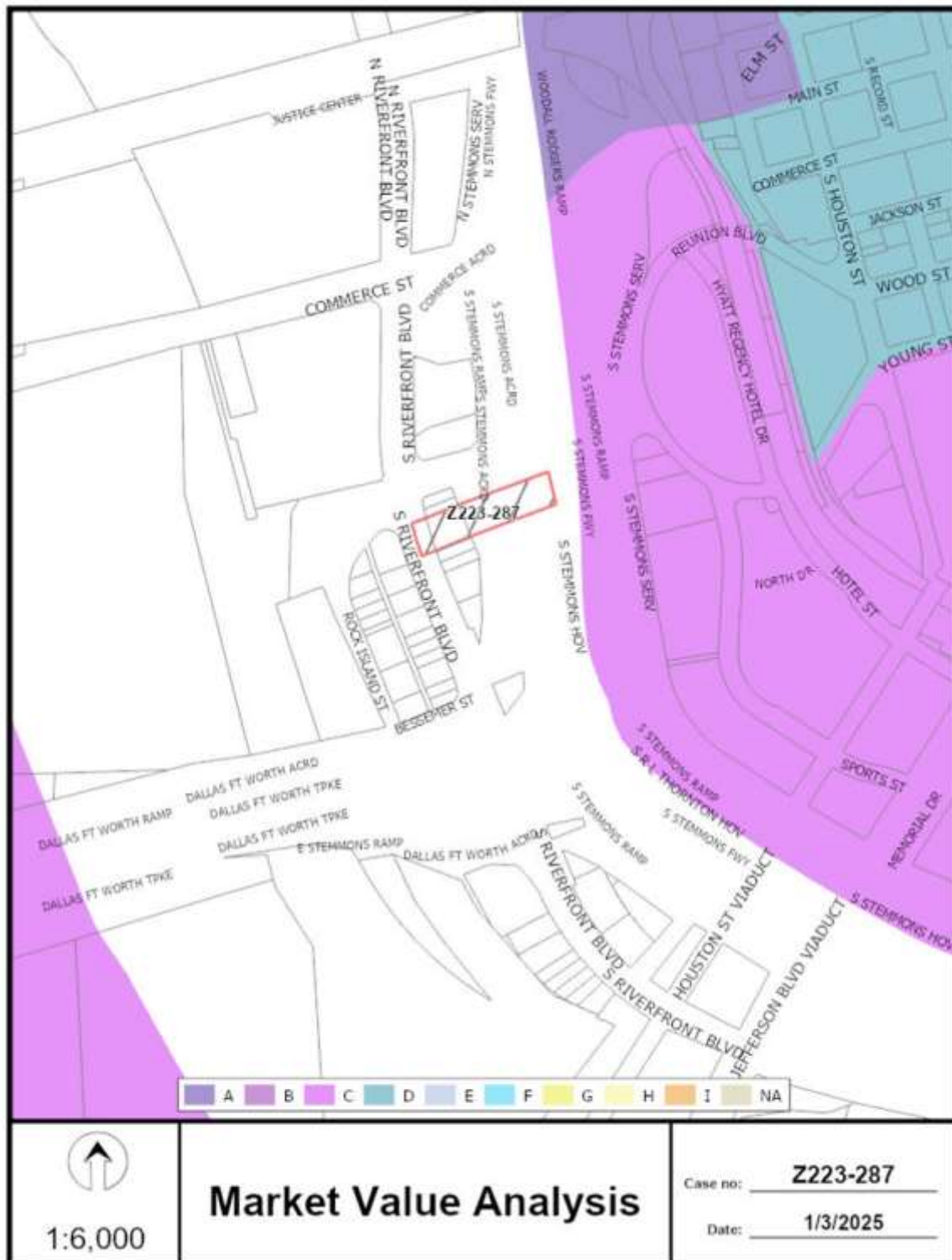


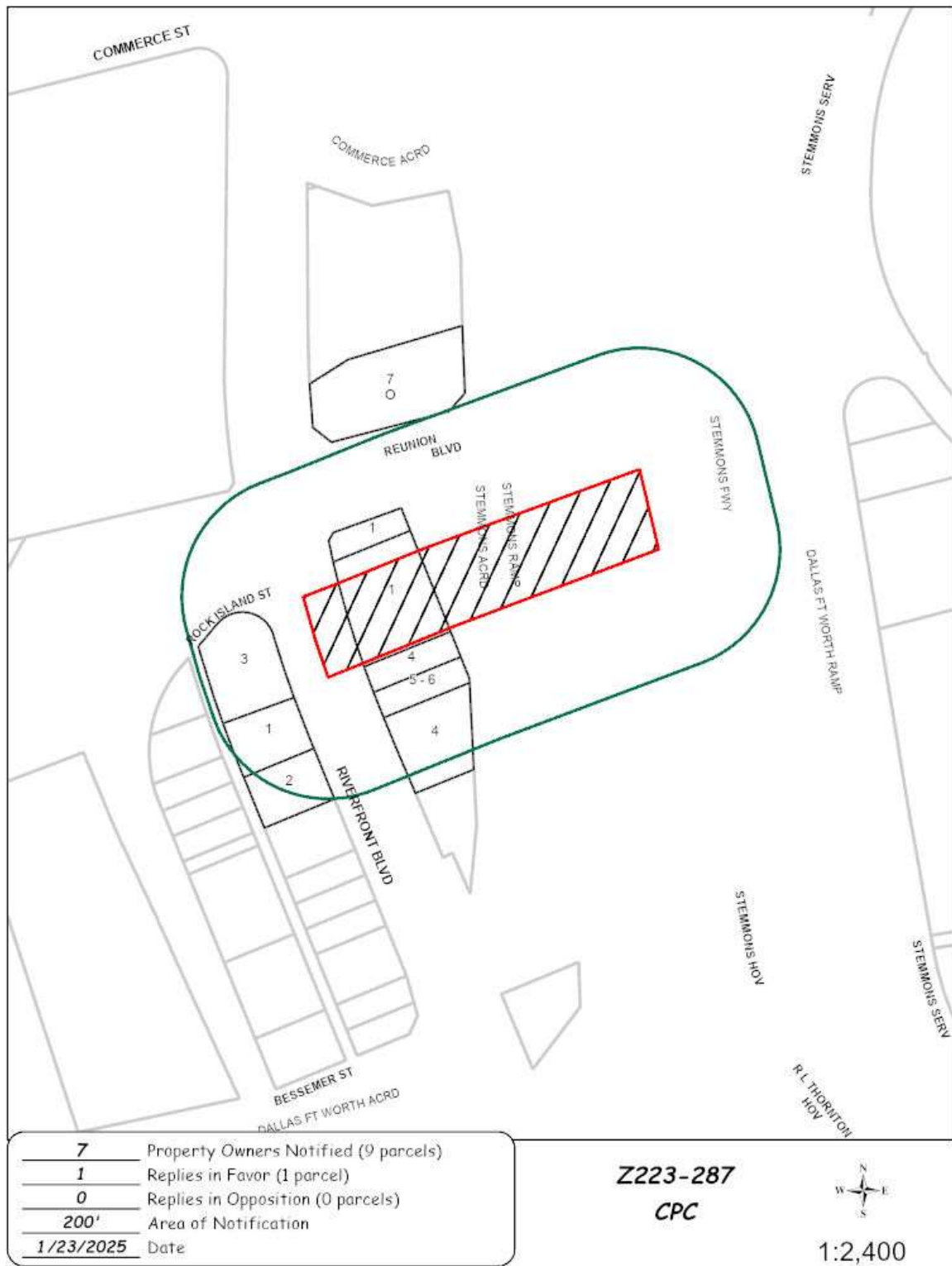






Z223-287(CR)







Z223-287(CR)

01/22/2025

***Reply List of Property Owners***

***Z223-287***

***7 Property Owners Notified***

***1 Property Owners in Favor***

***0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	317 S RIVERFRONT BLVD	JIFFY PROPERTIES LP
	2	323 S RIVERFRONT BLVD	LAMS FAMILY LTD
	3	311 S RIVERFRONT BLVD	JIFFY PPTIES LP
	4	350 S RIVERFRONT BLVD	330 RIVERFRONT JOINT VENTURE LLC
	5	330 S RIVERFRONT BLVD	TOBACK & ASSOCIATES
	6	330 S RIVERFRONT BLVD	330 RIVERFRONT JOINT VENTURE LLC
O	7	250 S RIVERFRONT BLVD	FRANCIS FAMILY HOLDINGS LTD



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 25-648A

**Item #:** Z3.

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**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 14  
**DEPARTMENT:** Department of Planning and Development  
**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2431 for a restaurant with drive-in or drive-through service on property zoned a CA-1(A) Central Area District, on the west line of South Griffin Street, between Commerce Street and Jackson Street

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

Recommendation of CPC: Approval for a two-year period, subject to amended conditions  
Z234-139(MB)

**FILE NUMBER:** Z234-139(MB) **DATE FILED:** December 7, 2023

**LOCATION:** West line of South Griffin Street, between Commerce Street and Jackson Street

**COUNCIL DISTRICT:** 14

**SIZE OF REQUEST:** Approx. 20,038 sq. ft. **CENSUS TRACT:** 48113003102

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**REPRESENTATIVE:** Rob Baldwin [Baldwin Associates]

**OWNER/APPLICANT:** McDonald's Corporation

**REQUEST:** An application for an amendment to Specific Use Permit No. 2431 for a restaurant with drive-in or drive-through service on property zoned a CA-1(A) Central Area District.

**SUMMARY:** The purpose of the request is to continue use of the site as a restaurant with drive-in or drive-through service.

**CPC RECOMMENDATION:** Approval for a two-year period, subject to amended conditions.

**STAFF RECOMMENDATION:** Approval for a two-year period, subject to amended conditions.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned a CA-1(A) Central Area District. The property is currently developed with a drive-through restaurant.
- The request site is an existing drive-through restaurant with 4,185 square feet of floor area on a lot with 20,038 square feet of area.
- The request site was previously granted SUP No. 1410 for a restaurant with drive-in or drive-through service for a ten-year period on June 14, 2000. On September 22, 2010, City Council approved a renewal for SUP No. 1410 for a ten-year period with eligibility for automatic renewals for additional ten-year periods. Applicant did not file a request for automatic or standard renewal before expiration; as such, applicant filed a request for a new Specific Use Permit.
- SUP No. 2431 was approved by City Council on December 8, 2021 for a restaurant with drive-in or drive-through service for a period of two years.
- SUP No. 2431 was scheduled to expire on December 8, 2023. The applicant filed for renewal on December 7, 2023.
- The applicant requests the renewal of SUP No. 2431 for a five-year period to continue operating a restaurant with drive-through service. Applicant proposes adding painted crosswalks on the Commerce Street and Jackson Street entrances in an amended site plan and conditions, as well as modifying the placement of parking spaces.
- On November 7, 2024, CPC moved to recommend approval for a two-year period, subject to amended conditions. No changes to the site plan or landscape plan were recommended by CPC.

**Zoning History:**

There has been one zoning case on one site in the area in the last five years.

1. **Z201-287:** On December 8, 2021, City Council approved an application for Specific Use Permit No. 2431 for a restaurant with drive-in or drive-through service on property zoned a CA-1(A) Central Area District, located on the west line of South Griffin Street, between Commerce Street and Jackson Street. [Subject site]

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Commerce Street	CBD	80 feet
Jackson Street	CBD	80 feet
South Griffin Street	CBD	100 feet

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on traffic.

**STAFF ANALYSIS:****Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and 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.

**The 360 Plan:**

The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. The plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The area of request is located between the West End and Main Street District areas of the plan.

The applicant's request to amend the Specific Use Permit for a drive-through restaurant meets the 360 Plan's strategy to Build Complete Neighborhoods through the following goal:

3 Grow a Diverse Mix of Services and Retail

However, the applicant's request conflicts with the intention of the following goal of the 360 Plan:

1.6 Amend Central Area (CA) zoning to address issues such as [...] disallowing as primary uses surface parking, drive-throughs, mini-warehouses and storage uses, and gas stations.

Staff notes that the goal pertains to a broader initiative to amend the city's zoning code, rather than specific zoning cases. Nevertheless, staff recognizes the intention of the goal to phase out such primary uses within the CA district.

**The Trinity River Corridor Comprehensive Land Use Study:**

The Trinity River Corridor Comprehensive Plan was adopted on March 9, 2005. The Trinity River Corridor includes almost 70 square miles of territory in the center of Dallas and at the heart of a major urban region. While there is significant emphasis on new development patterns, there are also parts of the Downtown – Lakes District where the priority is on retaining and enhancing existing uses.

This use constitutes an existing use that has been in the area before the adoption of the Trinity River Land Use Study. Allowing this use to remain meets the priority of retaining existing uses in the area.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CA-1(A) Central Area District	Restaurant with drive-through
<b>North</b>	CA-1(A)	Surface parking
<b>South</b>	CA-1(A)	Office building
<b>West</b>	CA-1(A)	Surface parking
<b>East</b>	PD No. 619	Utility or government installation

**Land Use Compatibility:**

The request site consists of a restaurant with drive-through service. The applicant is requesting renewal of SUP No. 2431 to continue operation of the restaurant with drive-through service. The site is largely surrounded by surface parking, with two office buildings in proximity.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing

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

Staff's analysis considers the surrounding land uses and history of the subject site. The restaurant with drive-through service has been in operation since before the adoption of the comprehensive plan, 360 Plan, and Trinity River Land Use Study. The site has previously been found to be suitable given the surrounding land uses, which are largely surface parking lots, a parking garage, and two office buildings in close proximity. Since the last renewal of SUP No. 2431, the surrounding land uses have not changed. As such, staff finds that the request would be compatible with surrounding land uses, contributes to the welfare of the area of request, and is not detrimental to the public health, safety, or general welfare.

Additionally, Transportation has not found the drive-through to have an adverse impact on the flow of traffic along Commerce Street, including the DART bus lanes that abut the subject site. Because of this, staff finds that the drive-through is not detrimental to the area.

The changes to the site plan include a reconfiguration of the drive-thru lane and parking spaces, placing the drive-thru lane closer to the restaurant with parking moved to the side closer to the property line. Additionally, the updated site plan includes requirements for pedestrian pavers along Commerce Street and parking pavers on the property, as well as screening of the drive-thru along South Griffin Street. Finally, the proposed site plan includes marked pedestrian crosswalks for the Commerce Street ingress/egress and the Jackson Street egress.

Given the general goals of the comprehensive plan, 360 Plan, and Trinity River Land Use Plan, staff recommends a time limit of five years for SUP No. 2431. This would allow the city to revisit the property on a regular basis and consider the suitability of the drive-through use with regard to future changes in surrounding land uses through continued

review. Additionally, the crosswalk marking requirements in the proposed conditions and site plan improve safety around the site for pedestrian users.

**Landscaping:**

Applicant proposes amending the landscape plan. Changes from the existing landscape plan are as follows:

- Raised pollinator gardens with native plants are proposed on the west/northwest corner of the site.
- Screening is proposed along South Griffin Street between the drive-thru lane and the property line.
- Some shrubbery on the north corner of the site will be replaced with pedestrian pavers and bollards to improve pedestrian connectivity with the property.

No changes to the number and placement of trees is proposed.

**Parking:**

Per the Dallas Development Code, within a CA-1(A) Central Area District, off-street parking is required at a ratio of one parking space for each 2,000 square feet of floor area. The subject site would be required to provide three parking spaces. Per the site plan and proposed conditions, nine off-street parking spaces are provided.

**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 a “D” MVA area.



**List of Officers**

**McDonalds USA, LLC**

Desiree Ralls-Morrison, Executive Vice President, General Counsel and Secretary  
Angela K. Steele, Vice President, US General Counsel and Assistant Secretary  
Sarah K. Lee, Assistant Secretary  
Savan N. Vaghani, Assistant Secretary

**CPC Action**  
**November 7, 2024**

**Motion I:** It was moved to recommend **denial** of an amendment to Specific Use Permit No. 2431 for a restaurant with drive-in or drive-through service on property zoned a CA-1(A) Central Area District, on the west line of South Griffin Street, between Commerce Street and Jackson Street.

Maker: Kingston  
Second: Hampton  
Result: Failed: 6 to 8

For: 6 - Chernock, Hampton, Carpenter, Sleeper,  
Housewright, Kingston

Against: 8 - Herbert, Forsyth, Shidid, Wheeler-Reagan,  
Blair, Haqq, Hall, Rubin

Absent: 1 - Eppler

Vacancy: 0

**Note: Commissioner Wheeler-Reagan asked the maker of the motion if a Friendly amendment would be considered. Commissioner Kingston, maker of the motion, did not accept the amendment. Commissioner Wheeler-Reagan made an alternate motion.**

**Alternate Motion:** It was moved to recommend **approval** of Specific Use Permit No. 2431 for a restaurant with drive-in or drive-through service for a three-year period, with no changes to conditions, on property zoned a CA-1(A) Central Area District, on the west line of South Griffin Street, between Commerce Street and Jackson Street.

Maker: Wheeler-Reagan  
Second: Forsyth  
Result: Failed: 5 to 9

For: 5 - Forsyth, Shidid, Wheeler-Reagan, Blair,  
Haqq

Against: 9 - Chernock, Hampton, Herbert, Carpenter,  
Sleeper, Housewright, Hall, Kingston, Rubin

Absent: 1 - Eppler

Vacancy: 0

**Motion II:** It was moved to recommend **approval** of Specific Use Permit No. 2431 for a restaurant with drive-in or drive-through service for a two-year period, with no changes to the conditions, on property zoned a CA-1(A) Central Area District, on the west line of South Griffin Street, between Commerce Street and Jackson Street.

Maker: Kingston  
Second: Hampton  
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,  
Shidid, Carpenter, Wheeler-Reagan, Blair,  
Sleeper, Housewright, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 1 - Eppler  
Vacancy: 0

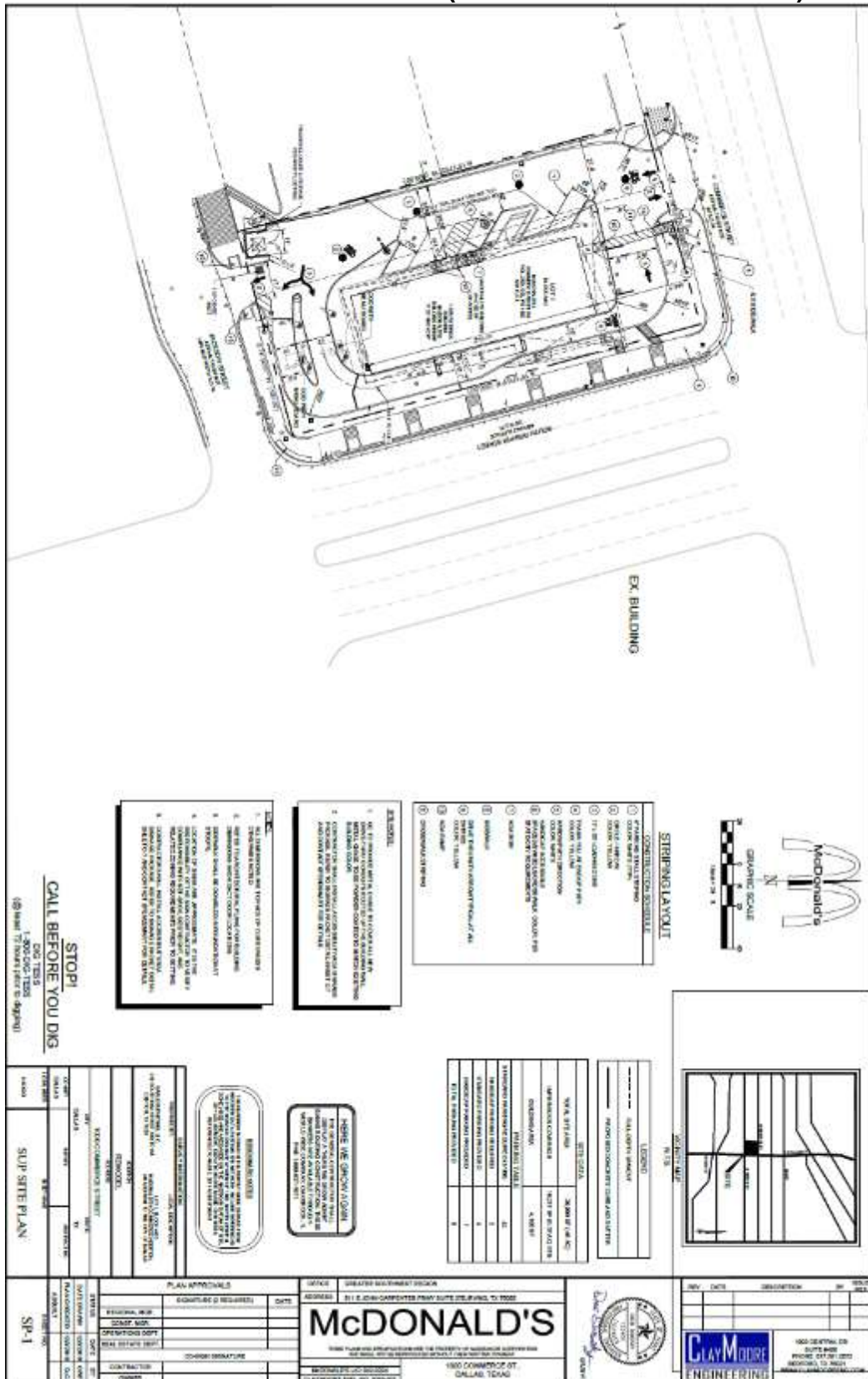
<b>Notices:</b>	Area: 200	Mailed: 5
<b>Replies:</b>	For: 0	Against: 1

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Suzane Kedron, 2323 Ross Ave., Dallas, TX, 75201  
LeAnne Lewis, 1200 Main St., Dallas, TX, 75202  
Alfredo Gomez, 1810 Shoreline Dr., Mesquite, TX, 75149  
Sean Mitchell, Address not provided  
Sarah Dodd, Address not provided  
Against: Dustin Bullard, 900 Jackson St., Dallas, TX, 75202

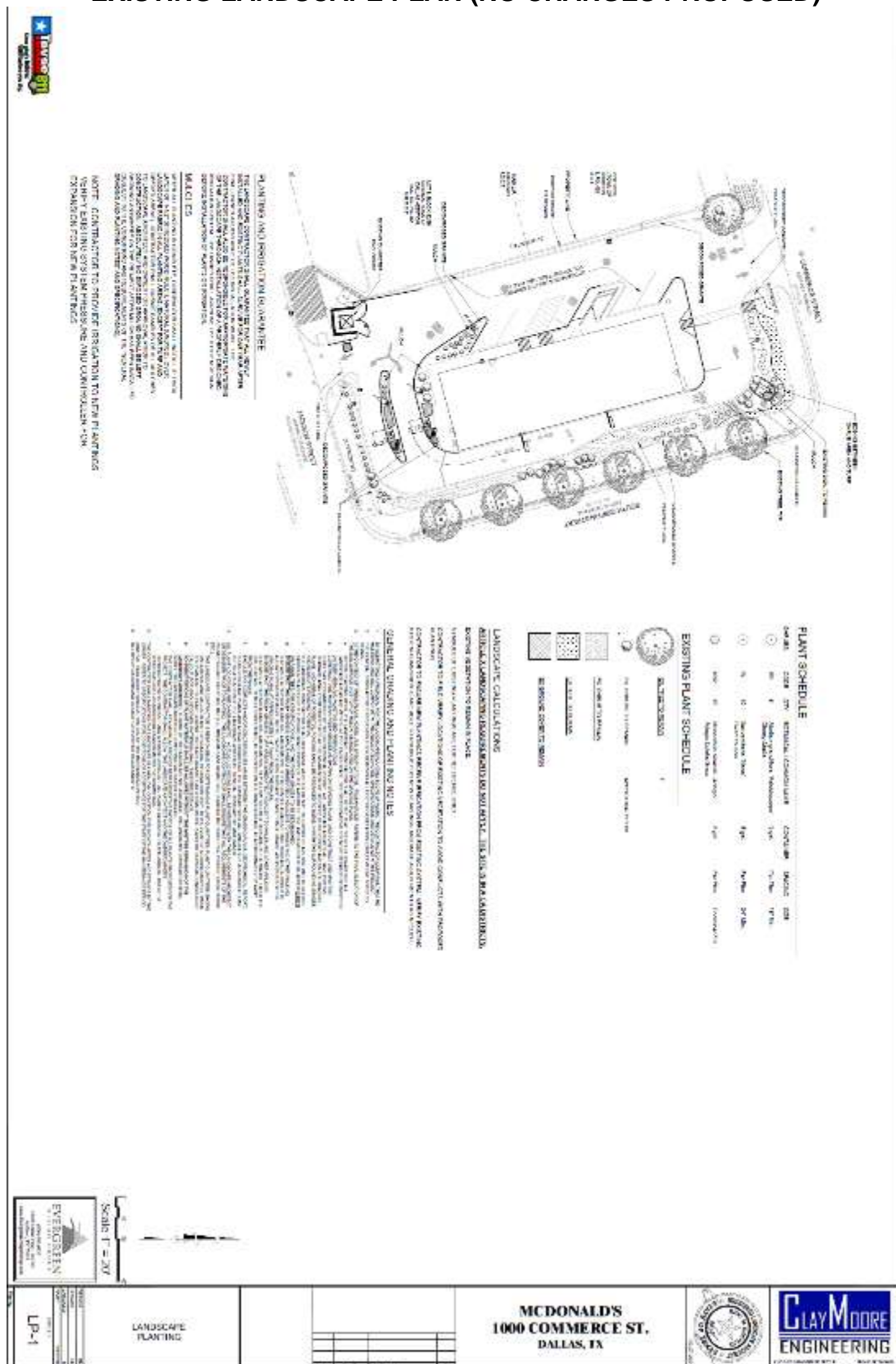
**CPC RECOMMENDED CONDITIONS**  
**(All changes highlighted)**

1. USE: The only use authorized by this specific use permit is a restaurant with a drive-in or drive-through window.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [two years from the passage of this ordinance].
4. OFF-STREET PARKING: A minimum of five off-street parking spaces must be provided in the location shown on the attached site plan.
5. LANDSCAPING: Landscaping must be provided as shown on the attached landscaping plan.
6. INGRESS AND EGRESS: Ingress and egress must be provided as shown on the attached site plan. Ingress to the Property from Jackson Street is prohibited. "Do Not Enter" signs must be installed at the Jackson Street exit as shown on the attached site plan.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

## EXISTING SITE PLAN (NO CHANGES PROPOSED)



## EXISTING LANDSCAPE PLAN (NO CHANGES PROPOSED)

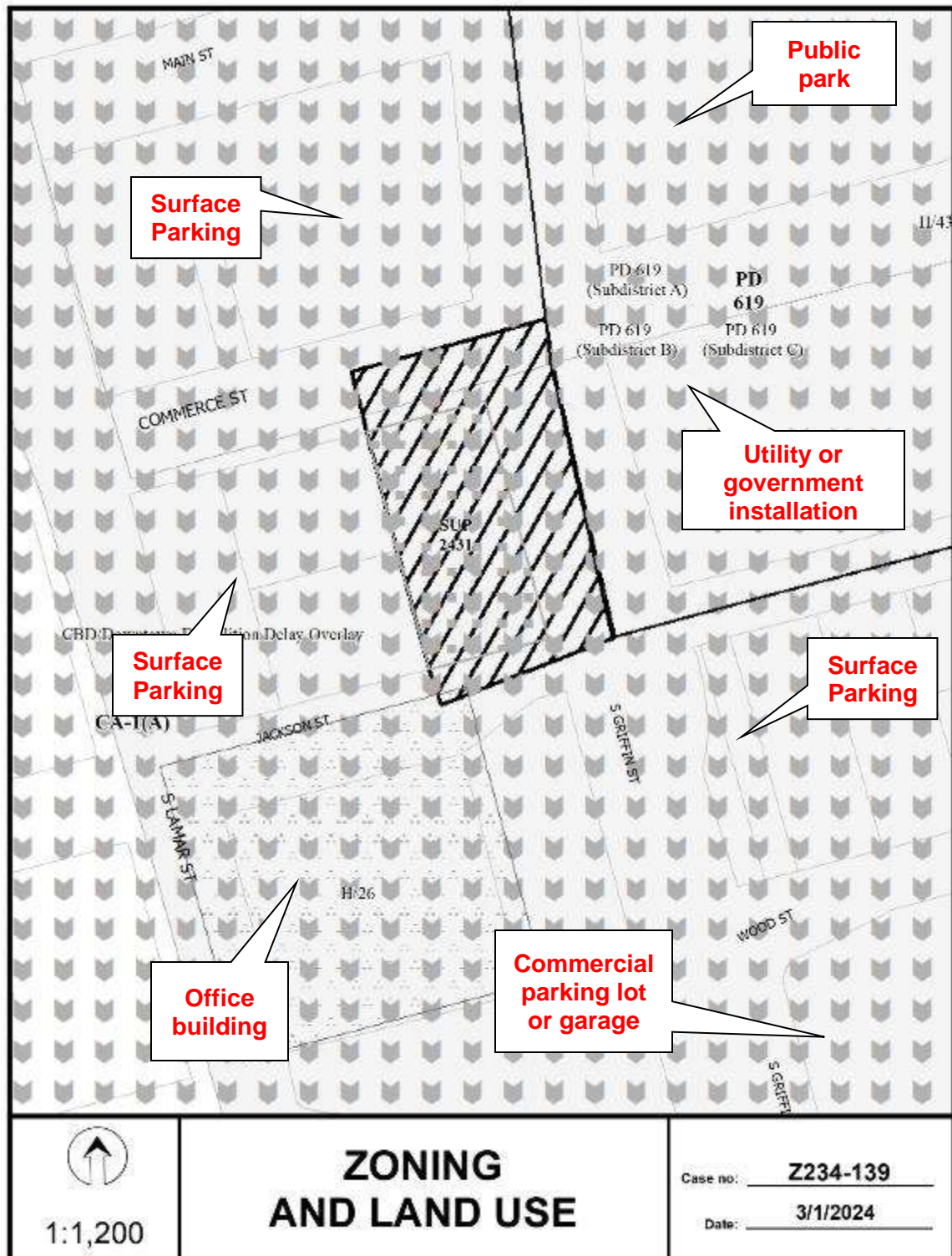


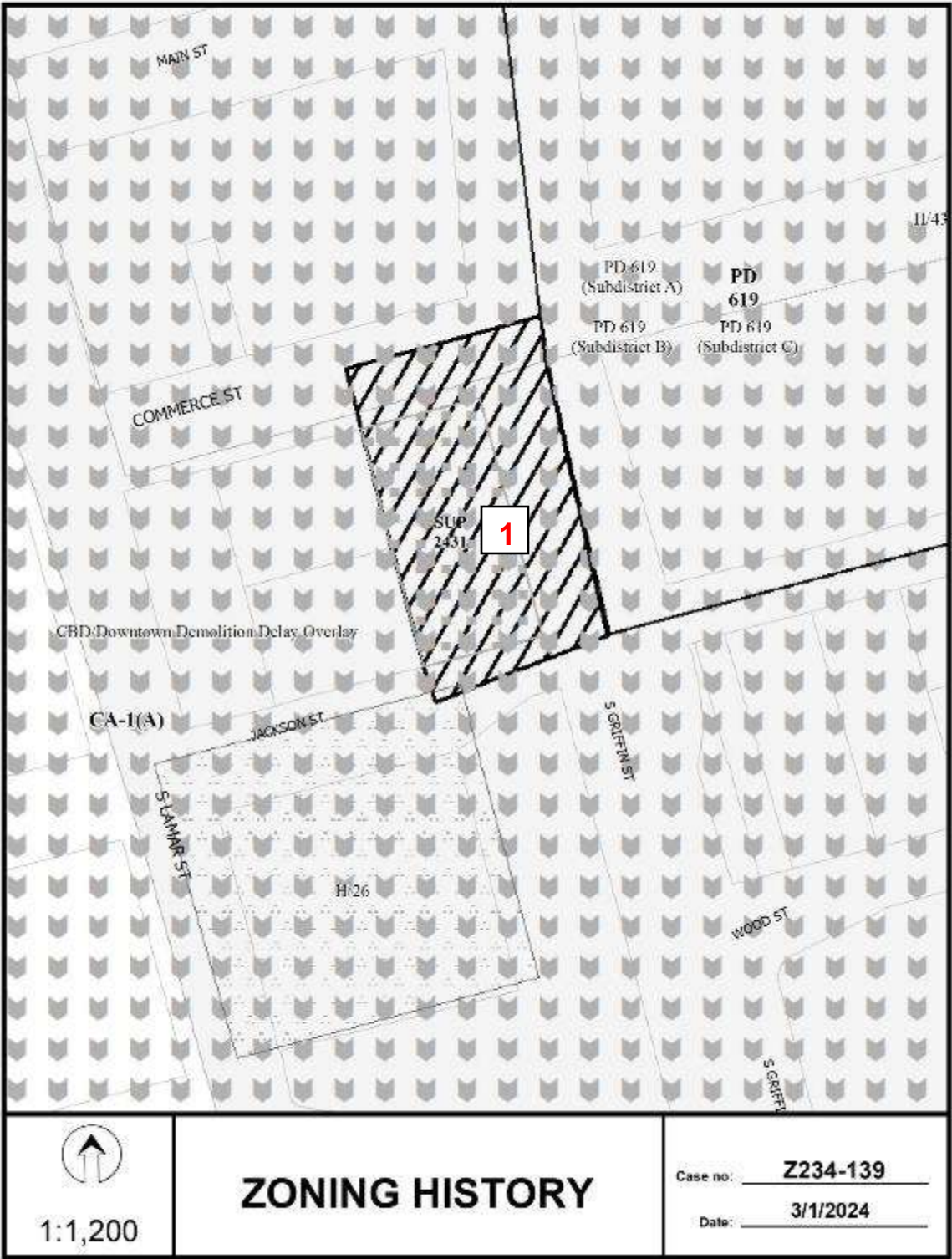




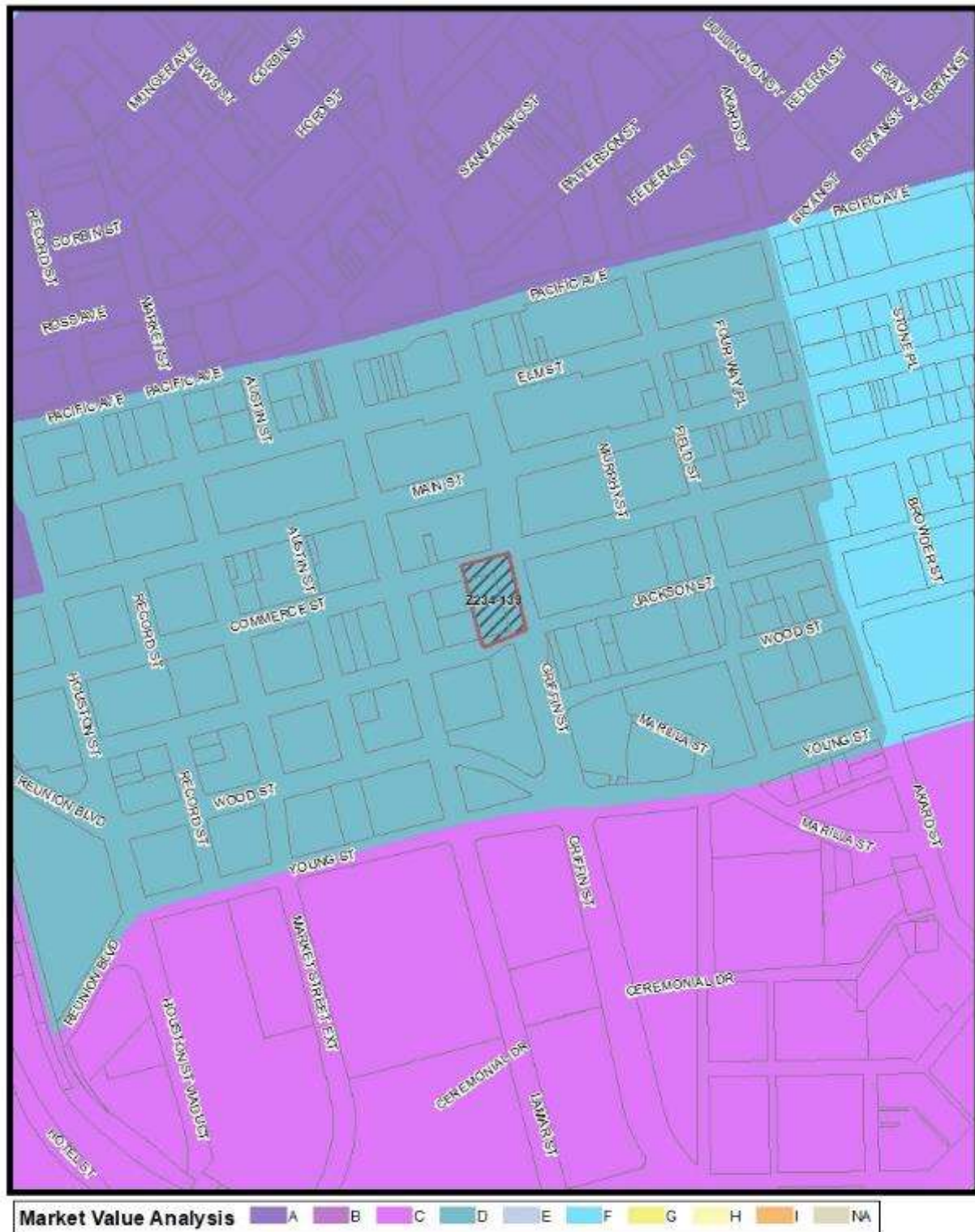










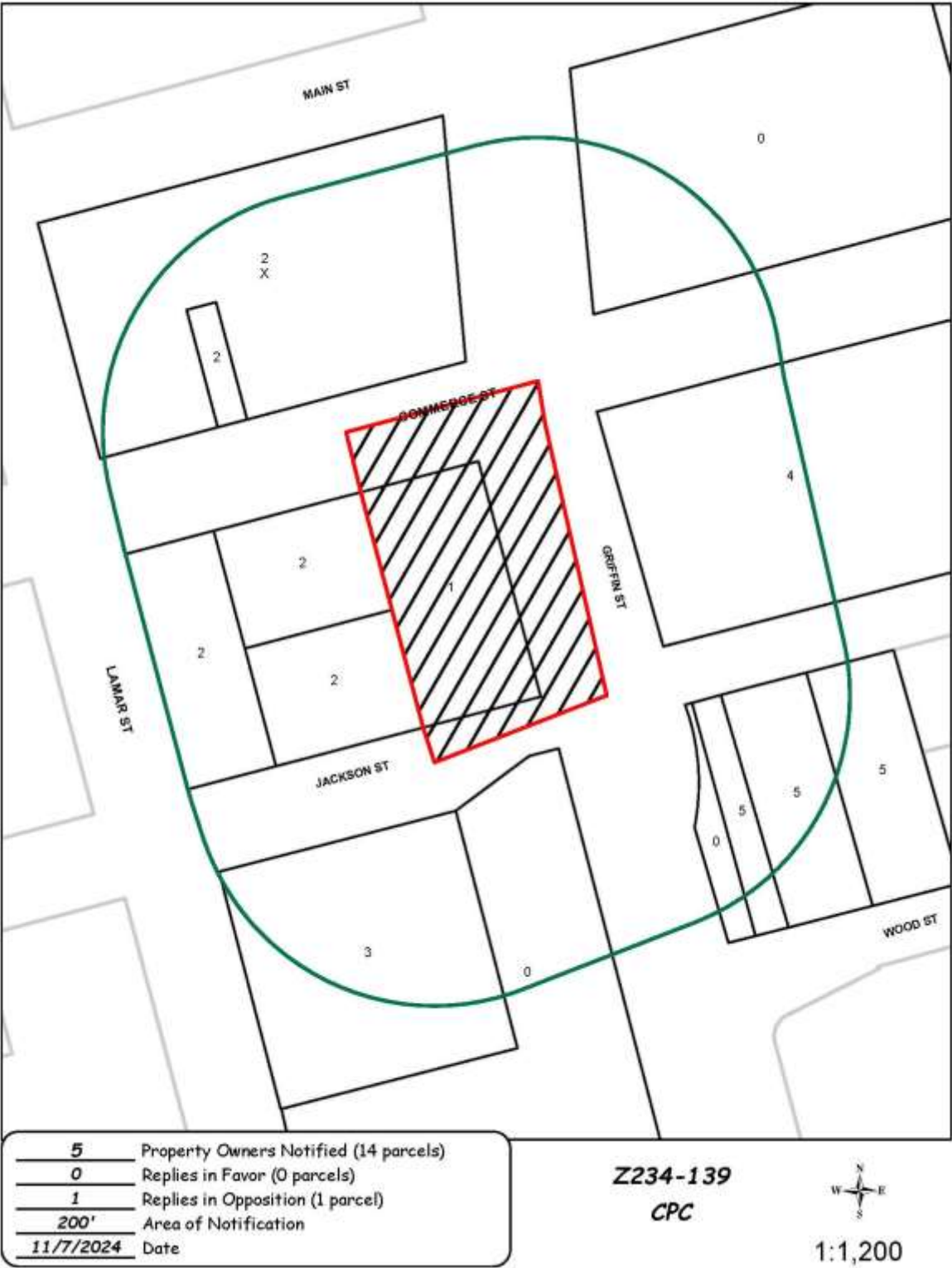


Market Value Analysis A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 3/1/2024



11/06/2024

***Reply List of Property Owners***

***Z234-139***

***5 Property Owners Notified    0 Property Owners in Favor    1 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	1000 COMMERCE ST	MCDONALDS CORP
	2	909 COMMERCE ST	DALLAS MAIN LP
	3	900 JACKSON ST	CHARTER FOUNDERS SQUARE LLC
	4	1100 COMMERCE ST	U S GOVERNMENT
	5	1100 JACKSON ST	BUNTING PARTNERS LP
X	A1	900 MAIN ST	DALLAS MAIN LP



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 25-612A

**Item #:** Z4.

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**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 5  
**DEPARTMENT:** Department of Planning and Development  
**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and a renewal of Specific Use Permit No. 2469 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an NS(A)-D-1 Neighborhood Services District with a D-1 Liquor Control Overlay, on the southeast corner of Elam Road and Pleasant Drive

Recommendation of Staff: Approval for a three-year period, subject to an amended site plan and amended conditions

Recommendation of CPC: Approval for a three-year period, subject to an amended site plan and amended conditions

Z234-218(WK)

**FILE NUMBER:** Z234-218(WK) **DATE FILED:** April 23, 2024  
**LOCATION:** Southeast corner of Elam Road and Pleasant Drive  
**COUNCIL DISTRICT:** 5  
**SIZE OF REQUEST:** Approx. 19,624 sq. ft. **CENSUS TRACT:** 48113011701

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**REPRESENTATIVE:** Alechemi DP. Rober Nunez

**OWNER:** Abdel Hussein, Castle Inc.

**APPLICANT:** Abdel Hussein, Sajeda Inc

**REQUEST:** An application for an amendment to and a renewal of Specific Use Permit No. 2469 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an NS(A)-D-1 Neighborhood Services District with a D-1 Liquor Control Overlay.

**SUMMARY:** The purpose of the request is to continue to allow the sale of alcoholic beverages in conjunction with a general merchandise store 3,500 square feet or less.

**CPC RECOMMENDATION:** **Approval** for a three-year period, subject to an amended site plan and amended conditions

**STAFF RECOMMENDATION:** **Approval** for a three-year period, subject to an amended site plan and amended conditions

**BACKGROUND INFORMATION:**

- The area of the request is zoned NS(A) Neighborhood Service District.
- The specific use permit was originally approved on October 12, 2022, for a period of two years.
- The lot has frontage on Elam Road and Pleasant Drive.
- The use of a general merchandise or food store is permitted by right, but due to the D-1 Liquor Control Overlay, an SUP is required to sell alcohol within the store.
- Minor changes to the site plan were made to reflect recent updates to the site. This includes specifying the dumpster and enclosure must be located away from the residential area to the south.

**Zoning History:**

There has been one zoning case in the area in the last five years:

1. **Z212-242:** On May 18, 2022, City Council approved a new specific use permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Elam Road	Principle Arterial	100'
Pleasant Drive	Local Street	-

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.



**STAFF ANALYSIS:****Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	NS(A)	General Merchandise
<b>North</b>	R-7.5(A)	Single Family
<b>East</b>	NS(A)	Vacant
<b>South</b>	R-7.5(A)	Single Family
<b>West</b>	R-7.5(A)	Church

**Land Use Compatibility:**

The request site is zoned a NS(A) Neighborhood Service District and is currently developed with a one-story, approximately 3,400-square-foot building that is currently used as a convenience store with the sale of alcoholic beverages for off-premises consumption.

Other uses surrounding the area of request include a restaurant connected to the convenience store to the west and further west a church, single family uses to the north, a vacant parcel to the east, and single family uses to the south. The use of a general merchandise store on the site is compatible with the surrounding uses in the immediate vicinity and the uses along Elam Road.

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

As the surrounding is heavily developed with retail and restaurant uses, a general merchandise or food store is complimentary to the existing fabric of the area.

**Landscaping:**

No new development is proposed. Therefore, no additional landscaping is required.

**Parking:**

Per Dallas City Code, the off-street parking requirement for a general merchandise store less than 3,500 square feet is one (1) space per 200 square feet. The site requires 24 parking spaces, and 25 spaces are provided, as depicted on the site plan.

**Crime Statistics:**

The Dallas Police Department provided crime statistics from January 2017 to the present. The information is provided in the subsequent charts. There was a total of 90 calls, 17, incidents, and 24 arrests over the time period.

**Arrests**

<b>Offenses (Summary)</b>	<b>Count of Incidents</b>
DWI	1
EVADING ARREST DETENTION W/VEHICLE PC38.04(b)(2)(A)	1
FAIL TO ID -FUGITIVE INTENT GIVE FALSE INFO	2
POSS CONT SUB PEN GRP 1 <1G	2
PUBLIC INTOXICATION	2
WARRANT HOLD (NOT A DPD WARRANT)	5
WARRANT HOLD (OUTSIDE AGENCY)	7
WARRANT-DALLAS PD (ALIAS)	2
WARRANT-DALLAS PD (CAPIAS)	2
<b>Total</b>	<b>24</b>

**Calls**

<b>Calls (Summary)</b>	<b>Count of Incidents</b>
1 – Emergency	5
2 – Urgent	52
3 - General Service	26
4 - Non Critical	7
<b>Total</b>	<b>90</b>

**Incidents**

<b>Incidents (Summary)</b>	<b>Count of Incidents</b>
ASSAULT -BODILY INJURY ONLY	3
CRIM MISCHIEF > OR EQUAL \$100 < \$750	2
DISORDERLY CONDUCT	1

DWI	1
EVADING ARREST DETENTION	1
EVADING ARREST DETENTION W/VEHICLE PC38.04(b)(2)(A)	2
FAIL TO ID -FUGITIVE INTENT GIVE FALSE INFO	1
POSS CONT SUB PEN GRP 1 <1G	2
POSS MARIJUANA <2OZ	1
PUBLIC INTOXICATION	2
UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	1
<b>Total</b>	<b>17</b>

### **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 and the surrounding area is currently in an “H” MVA area.

Z234-218(WK)

### **List of Officers**

Castle Inc & Sageda Inc  
Abdel Hussein, Sole Owner

**CPC ACTION**

**JANUARY 23, 2025**

**Motion:** It was moved to recommend **approval** of an amendment to and renewal of Specific Use Permit No. 2469 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a three-year period, subject to an amended site plan and amended conditions, on property zoned an NS(A)-D-1 Neighborhood Services District with a D-1 Liquor Control Overlay, on the southeast corner of Elam Road and Pleasant Drive.

Maker: Carpenter

Second: Rubin

Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,  
Shidid, Carpenter, Wheeler-Reagan, Blair,  
Sleeper, Housewright, Haqq, Hall, Kingston,  
Rubin

Against: 0

Absent: 0

Vacancy: 1 - District 11

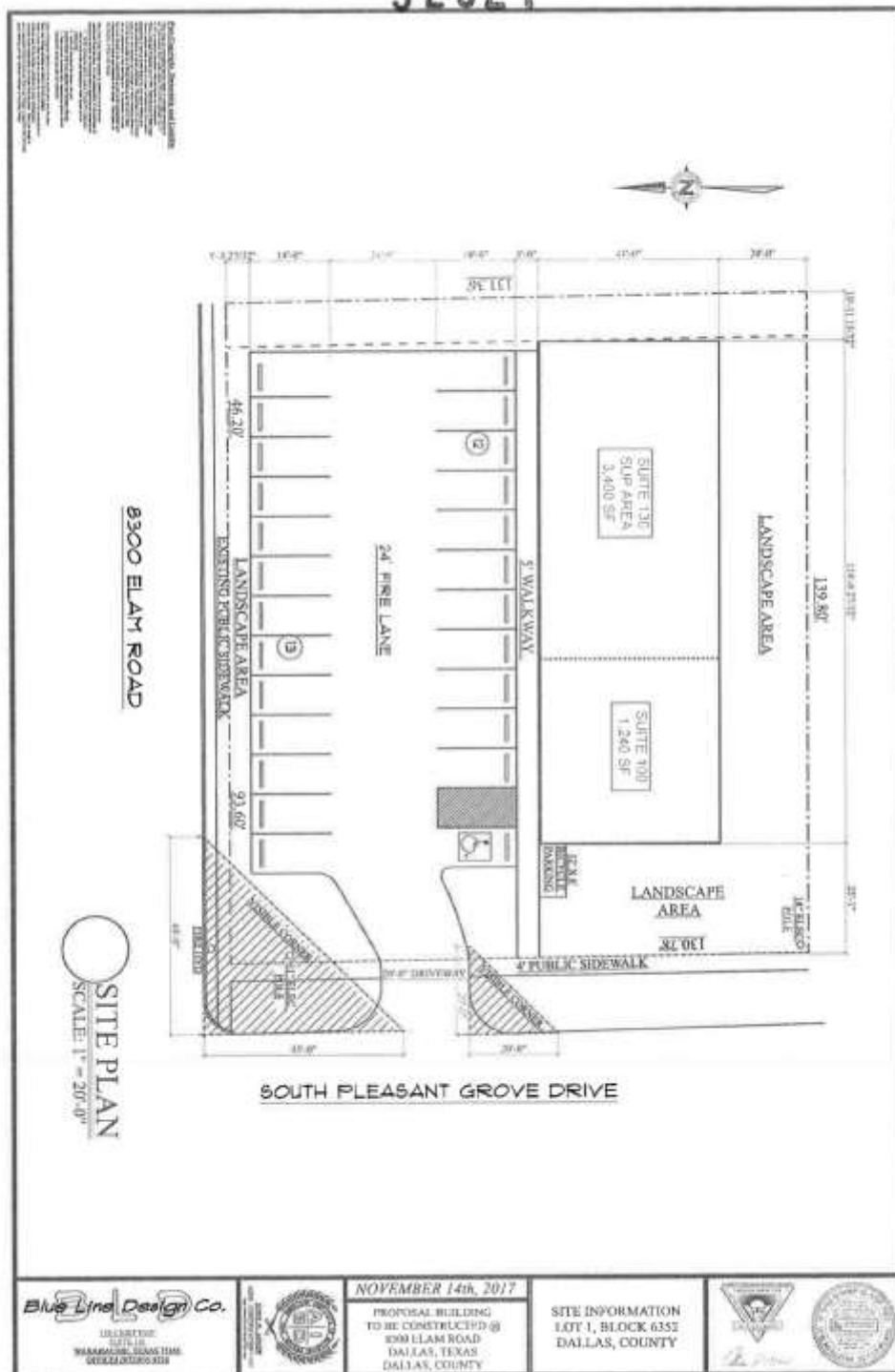
**CPC RECOMMENDED SUP NO. 2469 CONDITIONS**

1.      **USE:** The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet.
2.      **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3.      **TIME LIMIT:** This specific use permit expires on ~~October 12, 2024~~ three years from the passing of this ordinance.
4.      **FLOOR AREA:** The maximum floor area is 3,400 square feet in the location shown on the attached site plan.
7.      **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
8.      **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

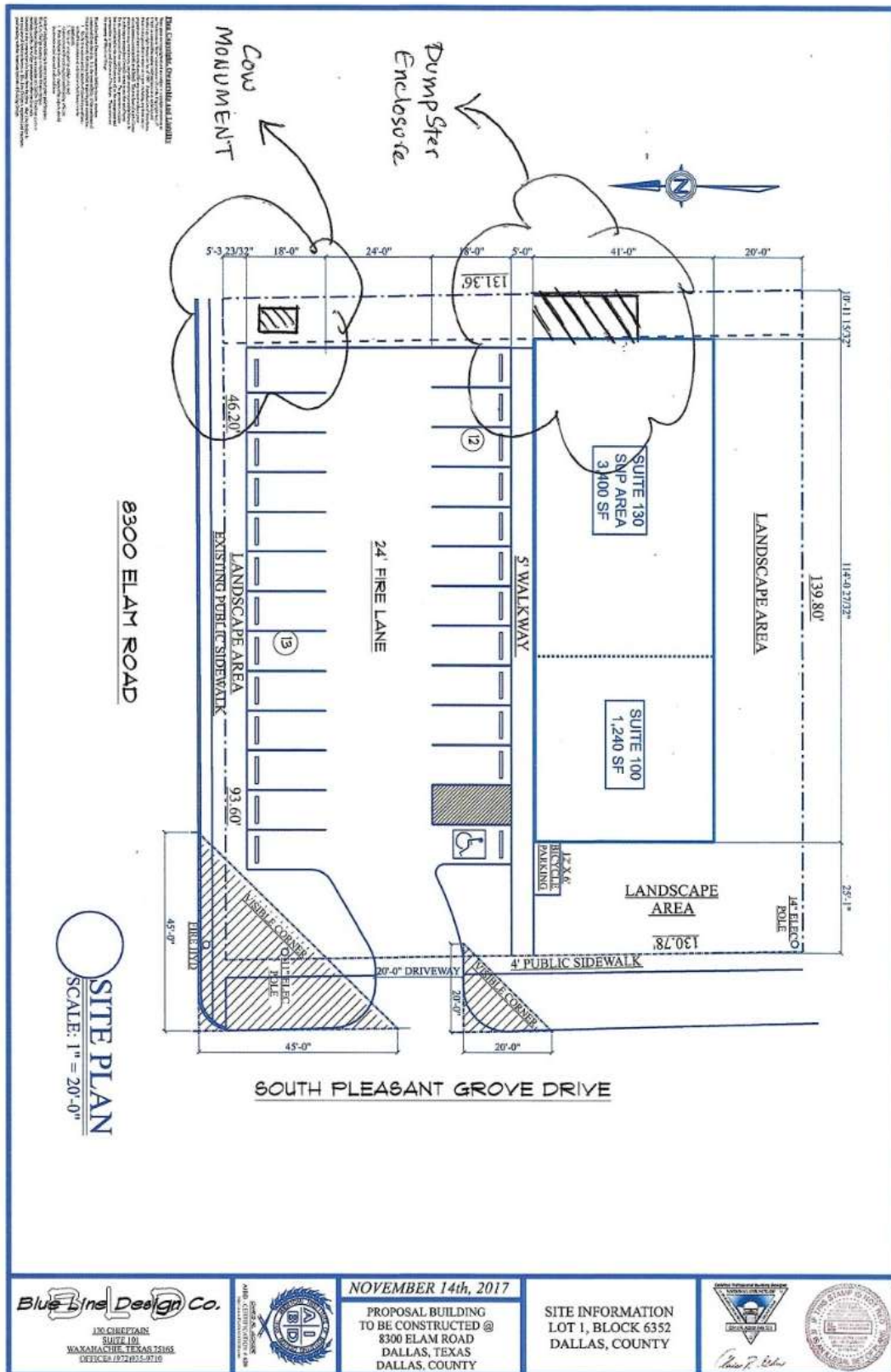
**EXISTING SUP NO. 2469 SITE PLAN**  
**(to be changed)**

32321

22 1 5 6 3



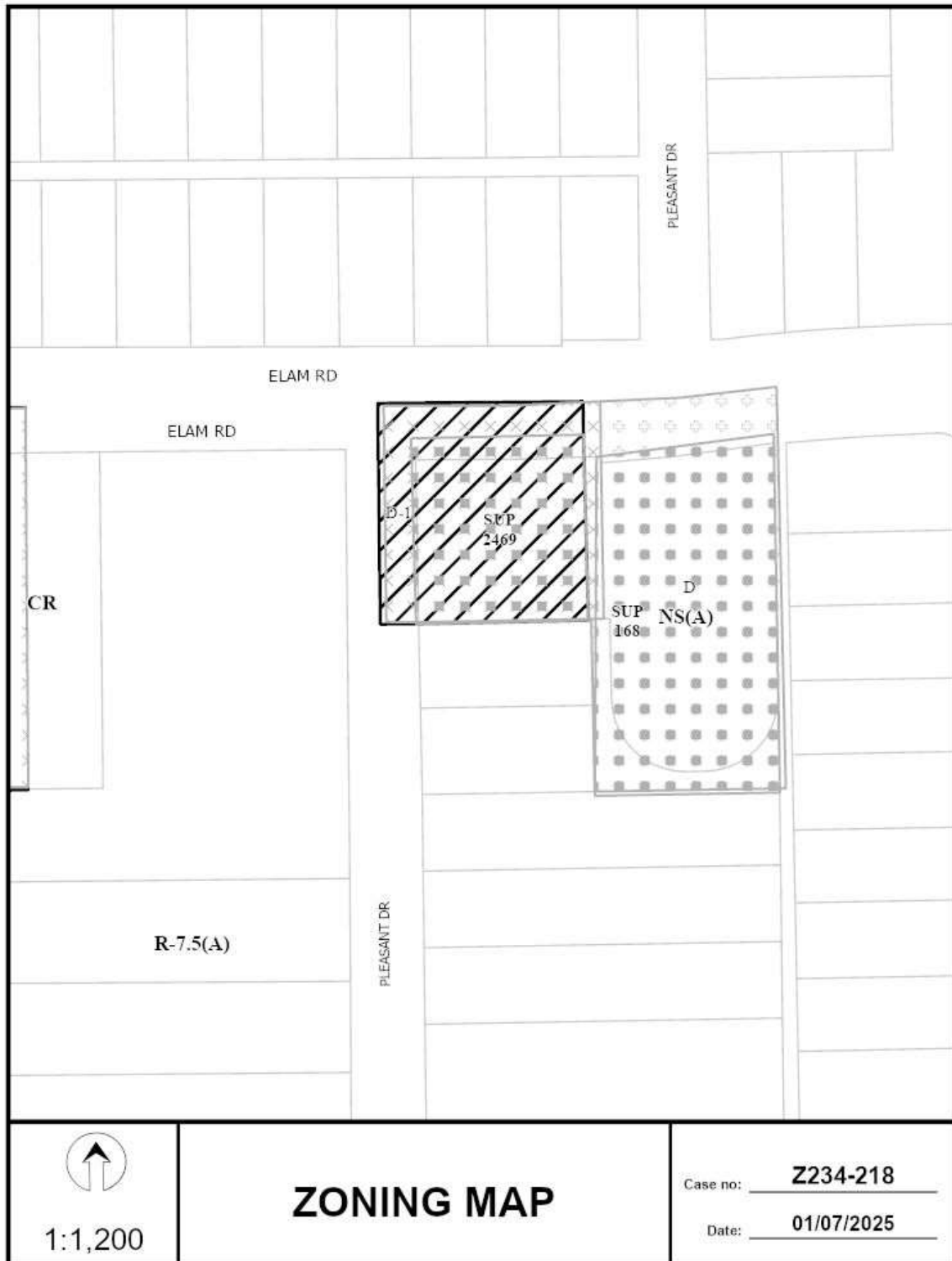
CPC RECOMMENDED SUP NO. 2469 SITE PLAN

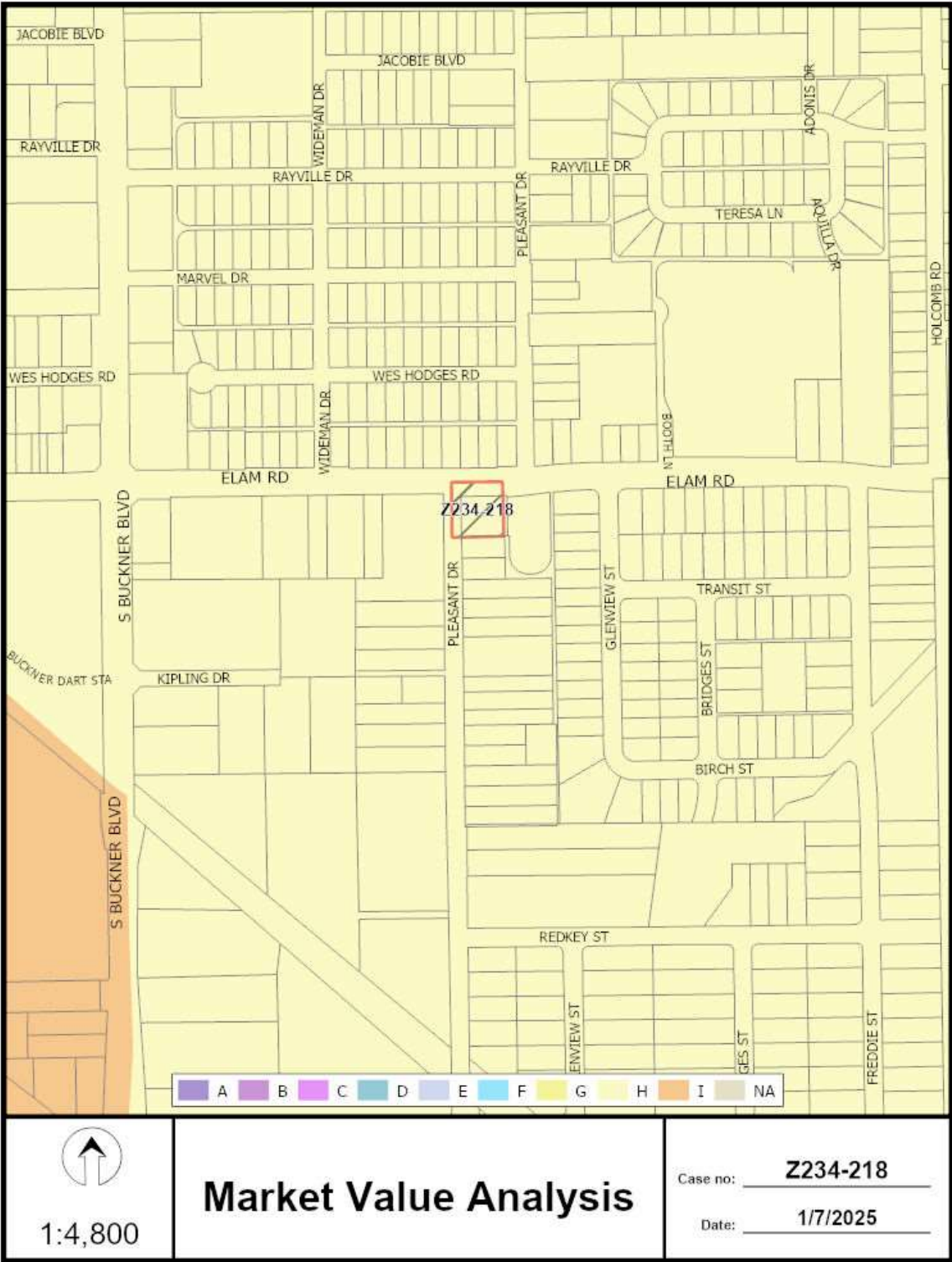


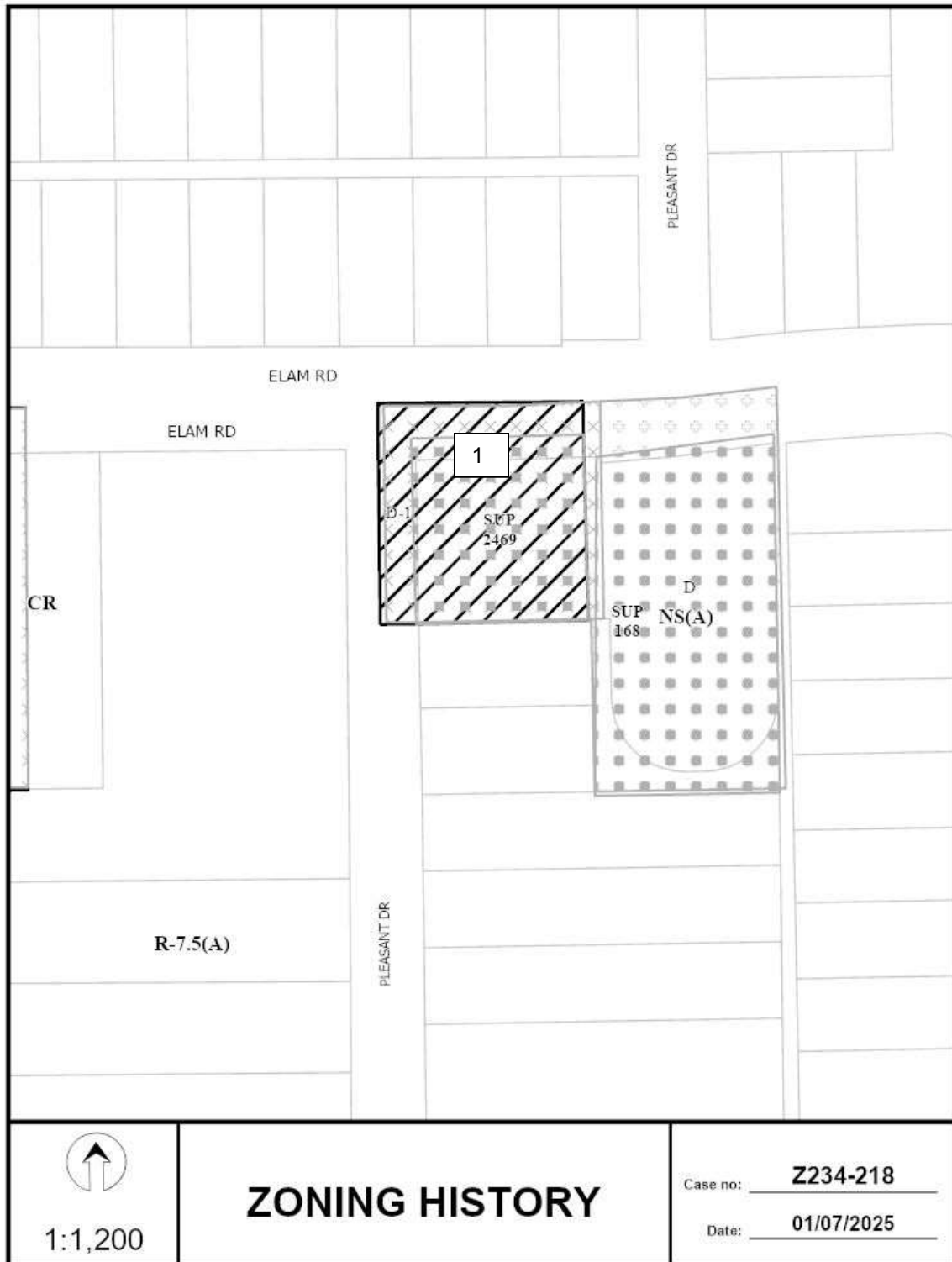


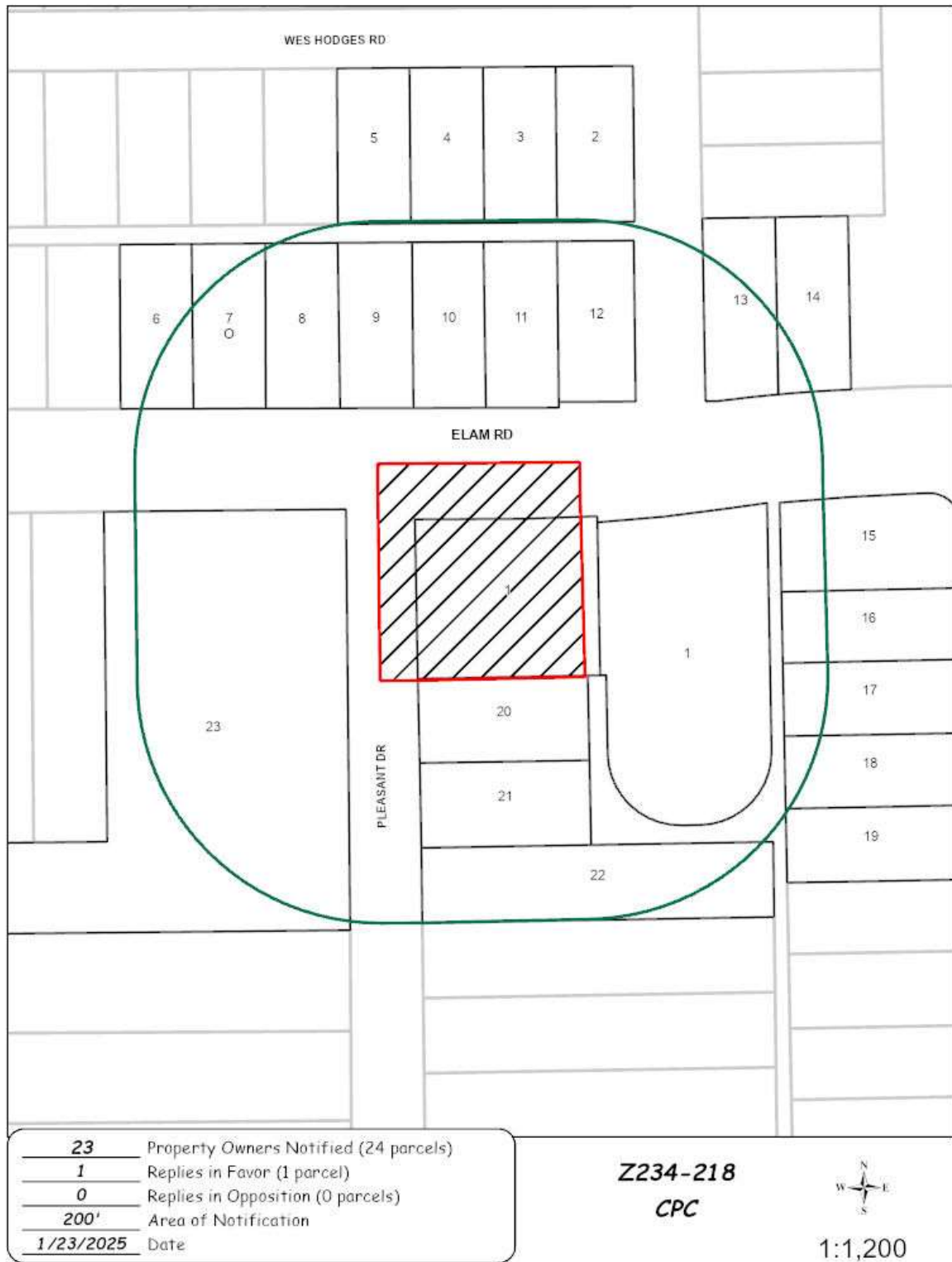














01/22/2025

***Reply List of Property Owners******Z234-218******23 Property Owners Notified    1 Property Owners in Favor    0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	8300 ELAM RD	CASTLE INC
	2	8246 WES HODGES RD	OLIVAREZ JOSE
	3	8242 WES HODGES RD	CORDOVA FEDERICO CORDOVA
	4	8236 WES HODGES RD	JIMENEZ YOLANDA &
	5	8232 WES HODGES RD	REED ANALICIA ELLADEE
	6	8219 ELAM RD	OLIVARES SANDRA
O	7	8223 ELAM RD	WRIGHT SHARON
	8	8227 ELAM RD	CASTRO GROGORIO CHAVEZ &
	9	8233 ELAM RD	PIZANO JOSE JOAQUIN G
	10	8237 ELAM RD	PECINA NANCY SALINAS
	11	8243 ELAM RD	CASTILLO ATANACIO BASQUEZ
	12	8247 ELAM RD	CASTRO GREGORIO CHAVEZ &
	13	8301 ELAM RD	TUDON JOSE ANGEL & MARTHA
	14	8305 ELAM RD	JONES C W FAMILY TRUST
	15	8328 ELAM RD	BELTRAN MARIA G
	16	463 GLENVIEW ST	BREV LLC
	17	457 GLENVIEW ST	ESCANDON VICTOR &
	18	453 GLENVIEW ST	TOVAR OMAR ADRIAN
	19	447 GLENVIEW ST	ESCANDON EDUARDO & NARCISA GUADALUPE
	20	432 PLEASANT DR	MARTINEZ FABIOLA BALTAZAR &
	21	426 PLEASANT DR	IZAGUIRRE JOSE MANUEL
	22	420 PLEASANT DR	MATA OCTAVIANO EST OF
	23	8238 ELAM RD	IGLESIA BAUTISTA NUEVA



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 25-613A

**Item #:** Z5.

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**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 8  
**DEPARTMENT:** Department of Planning and Development  
**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting a renewal of Specific Use Permit No. 1883 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, on the east corner of South Belt Line Road and C.F. Hawn Freeway

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

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

Z234-270(CR)





**FILE NUMBER:** Z234-270(CR) **DATE FILED:** June 27, 2024  
**LOCATION:** East corner of South Belt Line Road and C.F. Hawn Freeway  
**COUNCIL DISTRICT:** 8  
**SIZE OF REQUEST:** ± 25,264 sq. ft. **CENSUS TRACT:** 48113017010

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**REPRESENTATIVE:** Andrew Ruegg, MASTERPLAN

**OWNER/APPLICANT:** SEJ Asset Management & Investment Company

**REQUEST:** An application for a renewal of Specific Use Permit No. 1883 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay

**SUMMARY:** The purpose of the request is to allow for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

**CPC RECOMMENDATION:** Approval for a five-year period, subject to conditions.

**STAFF RECOMMENDATION:** Approval for a five-year period, subject to conditions.

**BACKGROUND INFORMATION:**

- The approximately 0.58-acre area of request is developed with an approximately 2,613-square-foot general merchandise or food store (convenience store) and vehicle fueling station (gas pumps).
- Specific Use Permit No. 1883 was approved by the City Council on August 24, 2011, with eligibility for automatic renewal for additional five-year periods. Most recently, the applicant was auto renewed on July 1, 2019, for a period of five years. This application seeks to renew the Specific Use Permit to allow for the sale of alcoholic beverages in conjunction with an existing general merchandise or food store 3,500 square feet or less on property with continued periods of autorenewal.
- The proposed request is to allow for the sale of alcohol for off-premises consumption in conjunction with the general merchandise use on the property.
- The general merchandise use is permitted by right. The sale of alcoholic beverages for off-premises consumption is prohibited in a D Liquor Control Overlay and requires a specific use permit in the D-1 Liquor Control Overlay.

**Zoning History:**

There have been three zoning cases in the area in the last five years:

1. **Z234-222:** On August 21, 2024, the City of Dallas approved the automatic renewal of Specific Use Permit No. 2463 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, located on the south corner of Belt Line Road and C.F. Hawn Freeway.
2. **Z212-156:** On August 24, 2022, the City Council approved a request for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, located on the south corner of Belt Line Road and C.F. Hawn Freeway.
3. **Z201-220:** On August 25, 2021, the City Council approved a request for renewal of Specific Use Permit No. 2332 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, located on the northeast corner of Belt Line Road and C.F. Hawn Freeway.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
South Beltline Road	Principal Arterial	107 feet

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

**STAFF ANALYSIS:****Land Use:**

	Zoning	Land Use
<b>Site</b>	CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay	General merchandise or food store 3,500 square feet or less
<b>North</b>	CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay	Restaurant with drive-through service
<b>East</b>	CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay	Undeveloped
<b>South</b>	CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay (SUP No. 2463)	Sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet
<b>West</b>	CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay (SUP No. 2332)	Sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet

**Land Use Compatibility:**

The approximately 0.56-acre area of request is currently developed with a motor vehicle fueling station with a general merchandise or food store less than 3,500 square feet, as are other properties in the vicinity. Other automobile-centric uses surround the subject site, including restaurants with drive-in or drive-through services.

The general merchandise use is permitted by right. The sale of alcoholic beverages for off-premises consumption is prohibited in a D Liquor Control Overlay and requires a specific use permit in the D-1 Liquor Control Overlay. The "D-1" Overlay District is a Liquor Control Overlay District which requires an individual to obtain a Specific Use Permit in order to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

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

Staff supports the request because the requested use of the property is compatible with surrounding uses. There are several other motor vehicles fueling stations with a general merchandise or food store with alcohol sales in the area, plus other compatible commercial uses.

**Landscaping:**

Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

**Parking:**

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store 3,500 square feet or less is at one space for each 200 square feet of floor area. Based on the 2,613 square feet of floor area, the development requires 14 spaces with 18 being provided per the attached site plan.

**Crime Statistics:**

Crime statistics were pulled from the last 5 years:

**Arrest(s):**

Description	Count
TERRORISTIC THREAT INTERRUPT PUBLIC PLACE	1
CRIMINAL TRESPASS	1
EVADING ARREST DETENTION W/PREV CONVICTION PC38.04(b1)	1
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	1
WARRANT HOLD (NOT A DPD WARRANT)	1
CRIMINAL TRESPASS	1
POSS CONT SUB PEN GRP 1 <1G	1
POSS CONT SUB PEN GRP 1 <1G	1
POSS CONT SUB PEN GRP 1 <1G	1
POSS CONT SUB PEN GRP 1 <1G	1
WARRANT HOLD (NOT A DPD WARRANT)	1
CRIMINAL TRESPASS	1
POSSESSION OF DRUG PARAPHERNALIA	1

**Call(s):**

Description	Count
6X - Major Dist (Violence)	1
PH - Panhandler	1
6X - Major Dist (Violence)	1
PH - Panhandler	1
40/01 - Other	1
6X - Major Dist (Violence)	1
20 - Robbery	1
25 - Criminal Assault	1
6XE - Disturbance Emergency	1
6XE - Disturbance Emergency	1
6X - Major Dist (Violence)	1
32 - Suspicious Person	1
40 - Other	1
46A - CIT w/Ambulance	1
40/01 - Other	1
DAEF-Dist Armed Encounter Foot	1
32 - Suspicious Person	1
40 - Other	1
6X - Major Dist (Violence)	1

Description	Count
6X - Major Dist (Violence)	1
40 - Other	1
DAEV-Dist Armed Encounter Veh	1
6X - Major Dist (Violence)	1
40 - Other	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
40/01 - Other	1
20 - Robbery	1
40/01 - Other	1
6X - Major Dist (Violence)	1
PH - Panhandler	1
32 - Suspicious Person	1
40 - Other	1
40 - Other	1
PH - Panhandler	1
32 - Suspicious Person	1
40 - Other	1
40 - Other	1
6X - Major Dist (Violence)	1
40 - Other	1
40/01 - Other	1
PH - Panhandler	1
41/09 - Theft - In Progress	1
40 - Other	1
OADS - Open Air Drug Sales	1
6X - Major Dist (Violence)	1
32 - Suspicious Person	1
40 - Other	1
40 - Other	1
40/01 - Other	1
40 - Other	1
OADS - Open Air Drug Sales	1
21B - Business Hold Up	1
46A - CIT w/Ambulance	1
46A - CIT w/Ambulance	1
40 - Other	1
6X - Major Dist (Violence)	1
6XE - Disturbance Emergency	1
46 - CIT	1
40 - Other	1
6X - Major Dist (Violence)	1
40 - Other	1
40 - Other	1
21B - Business Hold Up	1

Description	Count
6X - Major Dist (Violence)	1
PH - Panhandler	1
41/11B - Burg Busn in Progress	1
40 - Other	1
41/20 - Robbery - In Progress	1
40/01 - Other	1
40/01 - Other	1
40 - Other	1
40 - Other	1
46A - CIT w/Ambulance	1
46A - CIT w/Ambulance	1
21B - Business Hold Up	1
6X - Major Dist (Violence)	1
40 - Other	1
6X - Major Dist (Violence)	1
09 - Theft	1
40 - Other	1
PH - Panhandler	1
PH - Panhandler	1
46 - CIT	1
40 - Other	1
40 - Other	1
40/01 - Other	1
6X - Major Dist (Violence)	1
40/01 - Other	1
46 - CIT	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
7X - Major Accident	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
40/01 - Other	1
15 - Assist Officer	1
40 - Other	1
41/20 - Robbery - In Progress	1
16 - Injured Person	1
16 - Injured Person	1
7X - Major Accident	1
40/01 - Other	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
40 - Other	1
40/01 - Other	1



Description	Count
6X - Major Dist (Violence)	1
**PD Requested by Fire	1
40 - Other	1
6X - Major Dist (Violence)	1
40 - Other	1
40 - Other	1
09/01 - Theft	1
6X - Major Dist (Violence)	1
40 - Other	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
40/01 - Other	1
6XA - Major Dist Ambulance	1
6X - Major Dist (Violence)	1
40 - Other	1
6X - Major Dist (Violence)	1
40/01 - Other	1
6X - Major Dist (Violence)	1
46 - CIT	1
6XA - Major Dist Ambulance	1
PH - Panhandler	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
40/01 - Other	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
40 - Other	1
40/01 - Other	1
**PD Requested by Fire	1
6X - Major Dist (Violence)	1
20 - Robbery	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
40/01 - Other	1
40/01 - Other	1
40/01 - Other	1
46 - CIT	1
40/01 - Other	1
OADS - Open Air Drug Sales	1
6X - Major Dist (Violence)	1
41/31 - Crim Mis/Progress/Felo	1
41/09V - UUMV in Progress	1
04 - 911 Hang Up	1

Description	Count
6XE - Disturbance Emergency	1
40 - Other	1
6X - Major Dist (Violence)	1
40 - Other	1
40/01 - Other	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
PH - Panhandler	1
PH - Panhandler	1
6X - Major Dist (Violence)	1
40 - Other	1
40 - Other	1
6X - Major Dist (Violence)	1
40 - Other	1
6X - Major Dist (Violence)	1
24 - Abandoned Property	1
38 - Meet Complainant	1
32 - Suspicious Person	1
40/01 - Other	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
40/01 - Other	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
40/01 - Other	1
PH - Panhandler	1
40/01 - Other	1
24 - Abandoned Property	1
DAEF-Dist Armed Encounter Foot	1
40 - Other	1
6X - Major Dist (Violence)	1
PH - Panhandler	1
6X - Major Dist (Violence)	1
PH - Panhandler	1
6X - Major Dist (Violence)	1
40/01 - Other	1
40 - Other	1
6X - Major Dist (Violence)	1
40 - Other	1
40 - Other	1
09 - Theft	1

Incident(s):

Description	Count
AGG ASSAULT - NFV	1
ROBBERY-INDIVIDUAL	1
UUMV	1
UUMV	1
DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	1
MISCELLANEOUS	1
ROBBERY-BUSINESS	1
ROBBERY-BUSINESS	1
TRESPASS OF REAL PROPERTY	1
SHOPLIFTING	1
MISCELLANEOUS	1
MISCELLANEOUS	1
OTHER THEFT	1
DRUG/ NARCOTIC VIOLATIONS	1
DRUG/ NARCOTIC VIOLATIONS	1
SIMPLE ASSAULT	1
SHOPLIFTING	1
MISCELLANEOUS	1
MISCELLANEOUS	1
UUMV	1
UUMV	1
STOLEN PROPERTY OFFENSES	1
DRUG/ NARCOTIC VIOLATIONS	1
MISCELLANEOUS	1
MISCELLANEOUS	1
TRESPASS OF REAL PROPERTY	1
MISCELLANEOUS	1
DRUG EQUIPMENT VIOLATIONS	1
DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	1
BMV	1
MISCELLANEOUS	1
MISCELLANEOUS	1
MISCELLANEOUS	1
MISCELLANEOUS	1
COUNTERFEITING / FORGERY	1

**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 currently in an “H” MVA area.

**LIST OF OFFICERS**

SEJ Asset Management & Investment Company

Koso Nasu, Director

Mikio Kajiyama, Director

Rankin L. Gasaway, Vice President

David Seltzer, Vice President

Ryoji Sakai, President

Seiji Oku, Secretary

Stanley W. Reynolds, Vice President

Takashi Hira, Director

Yoshimichi Maruyama, Director

Yoshitake Taniguchi, Vice President

**CPC ACTION**  
**JANUARY 23, 2025**

**Motion:** It was moved to recommend **approval** of a renewal of Specific Use Permit No. 1883 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, on the east corner of South Belt Line Road and C.F. Hawn Freeway.

Maker: Chernock  
Second: Housewright  
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,  
Shidid, Carpenter, Wheeler-Reagan, Blair,  
Sleeper, Housewright, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

<b>Notices:</b>	Area: 500	Mailed: 66
<b>Replies:</b>	For: 0	Against: 2

**Speakers:** For: None

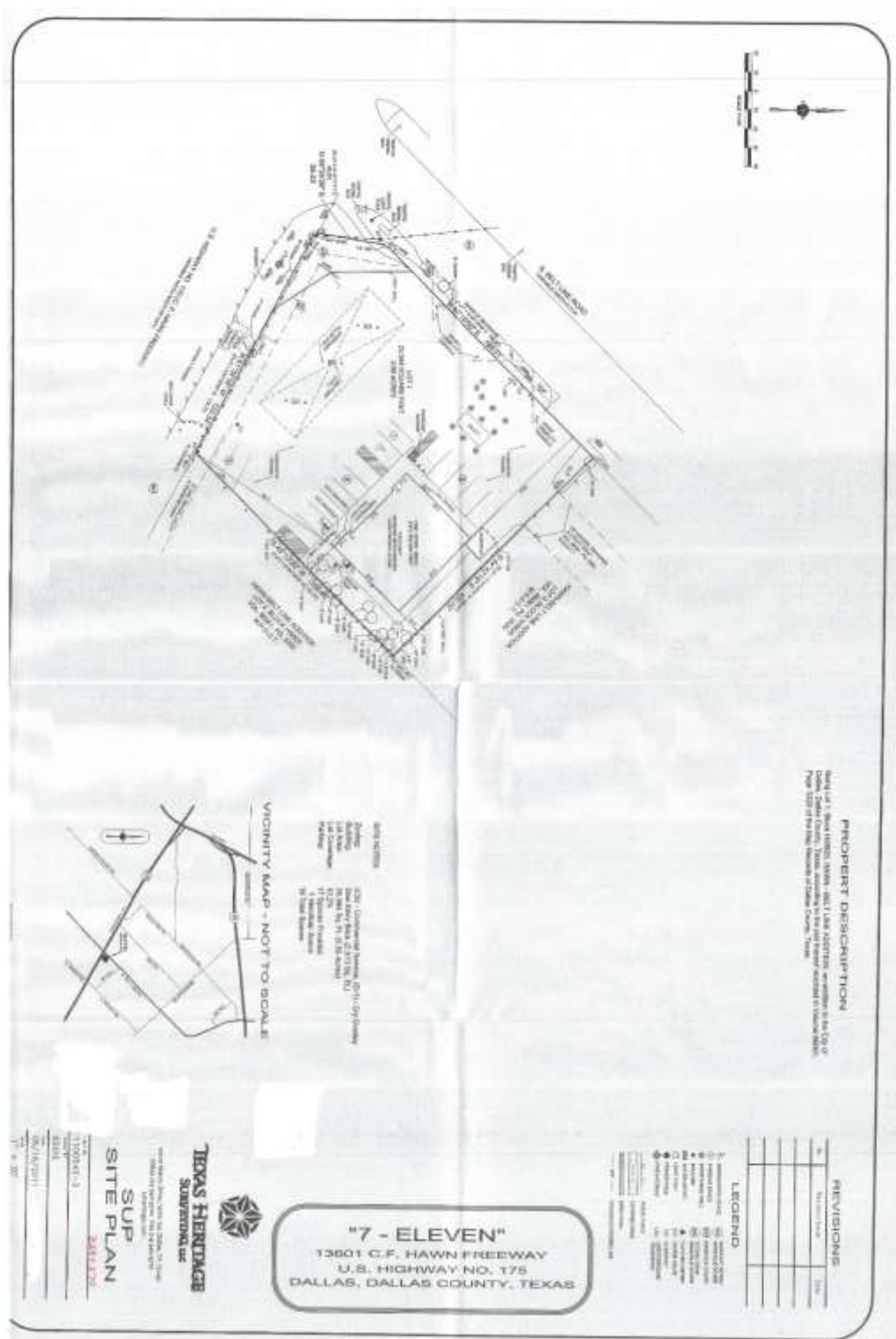
For (Did not speak): Stephanie Behring, 1044 Burlington Blvd., Dallas, TX, 75208

Against: None

**CPC RECOMMENDED SUP NO. 1883 CONDITIONS**

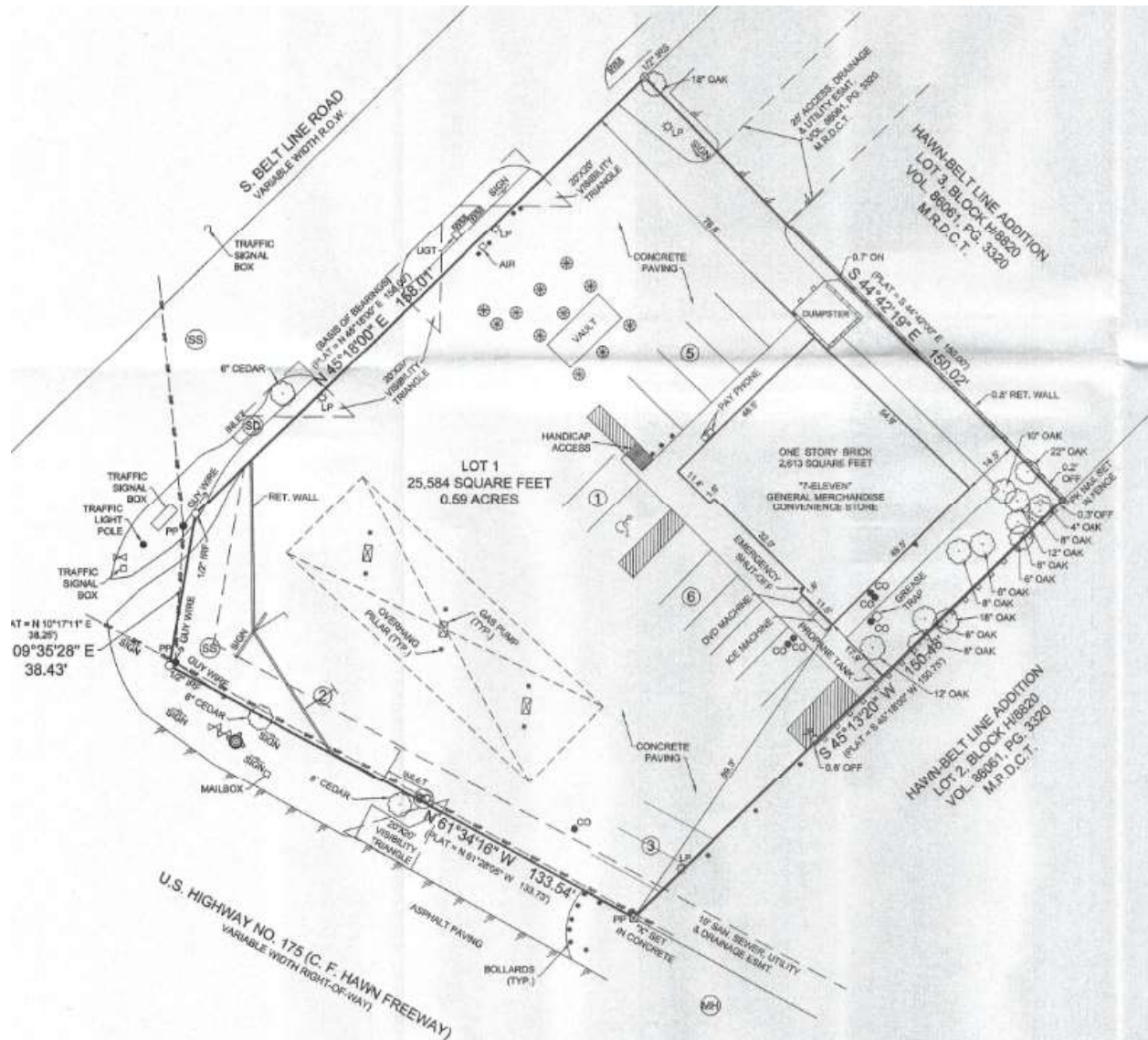
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~August 24, 2013~~ (five years from the passage of this ordinance).
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

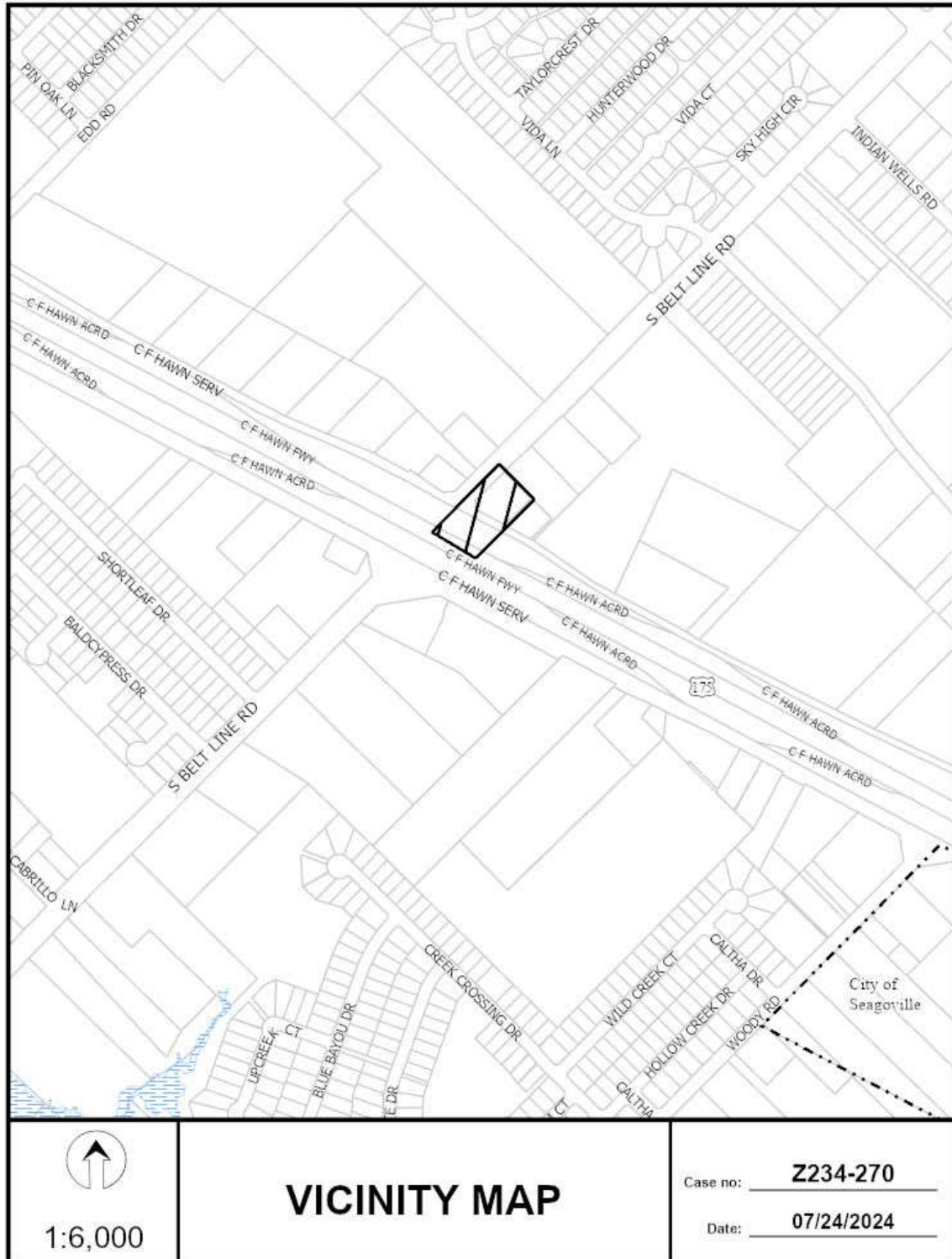
**SUP NO. 1883 SITE PLAN (NO CHANGES)**





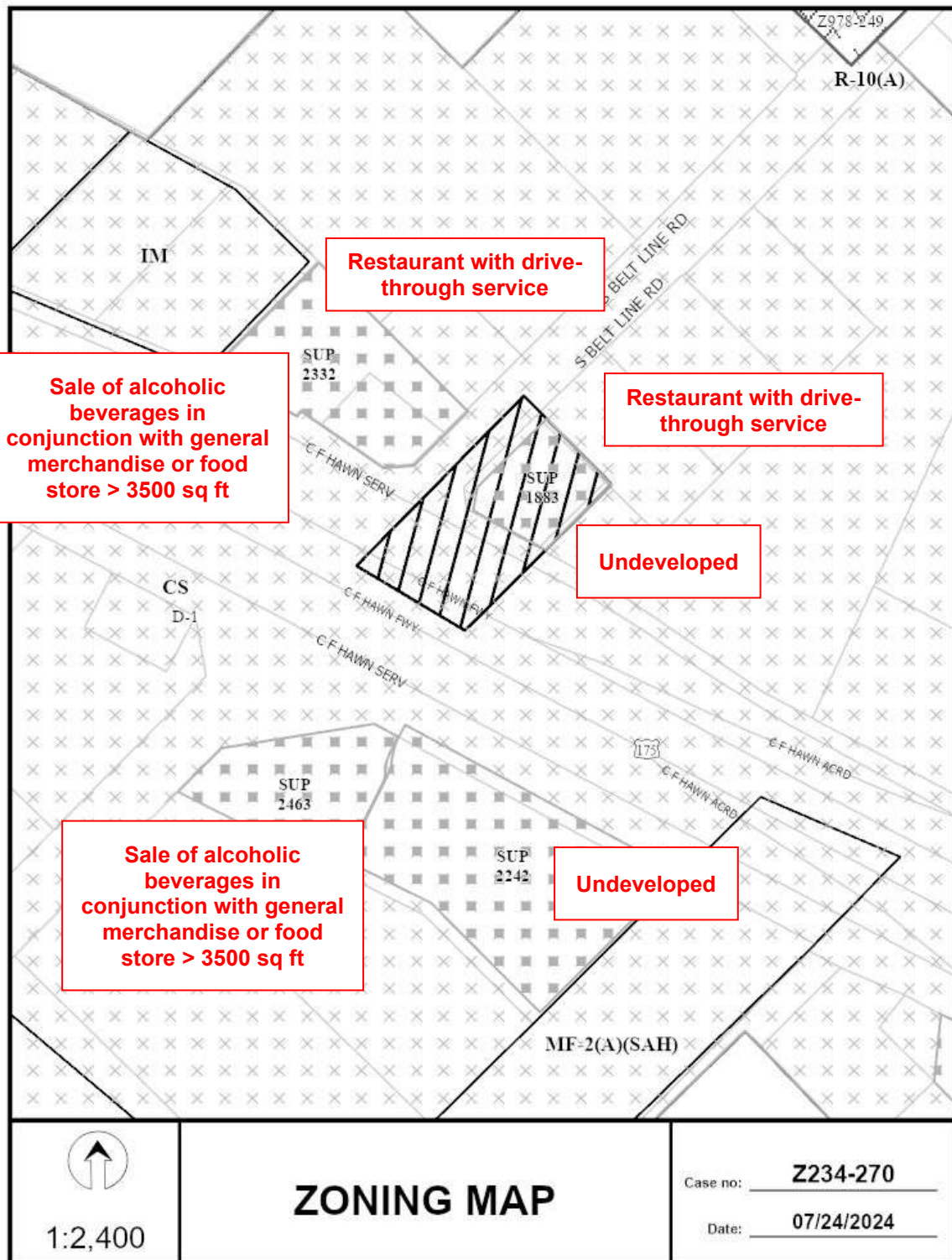
**SUP NO. 1883 SITE PLAN (NO CHANGES, ENLARGED)**



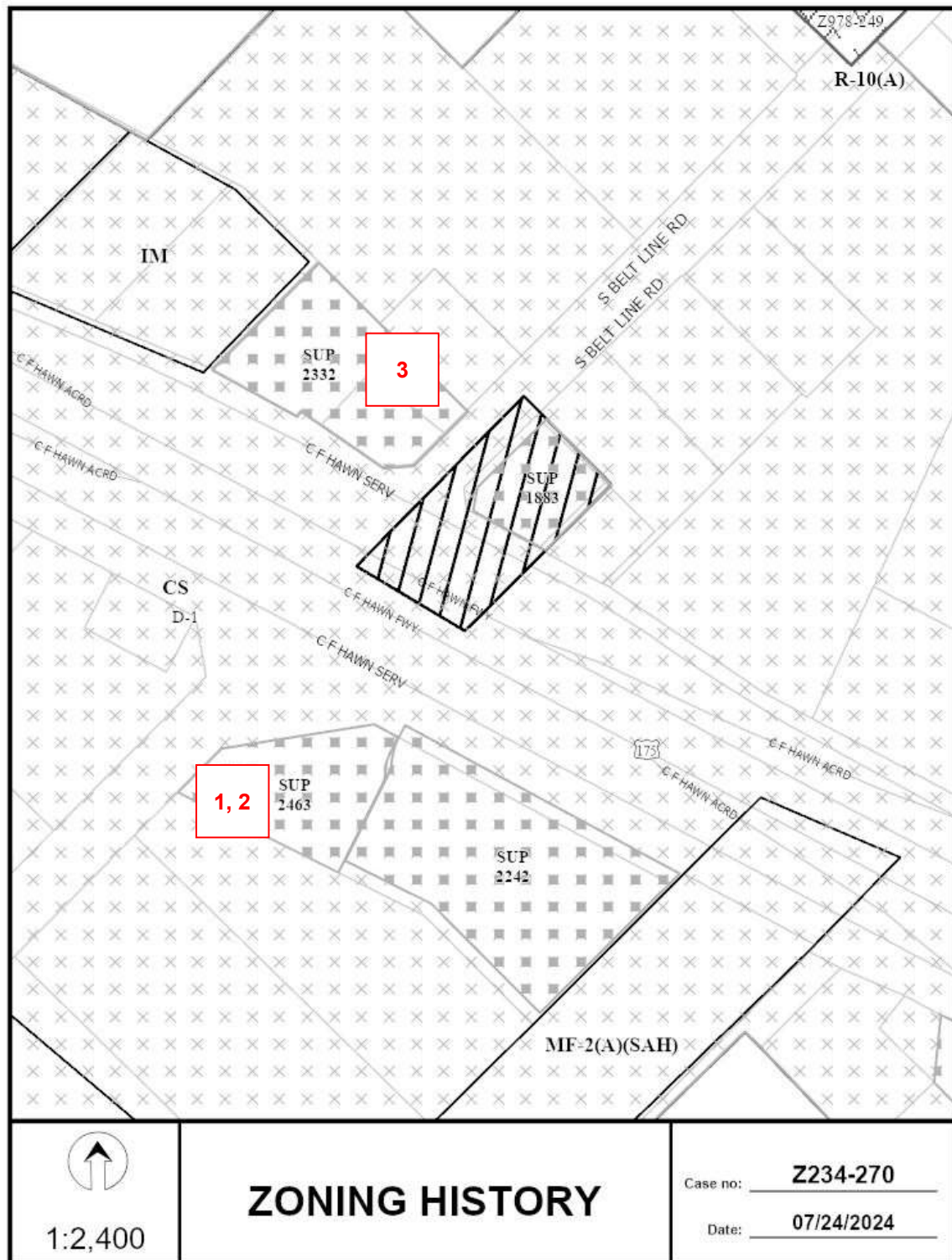


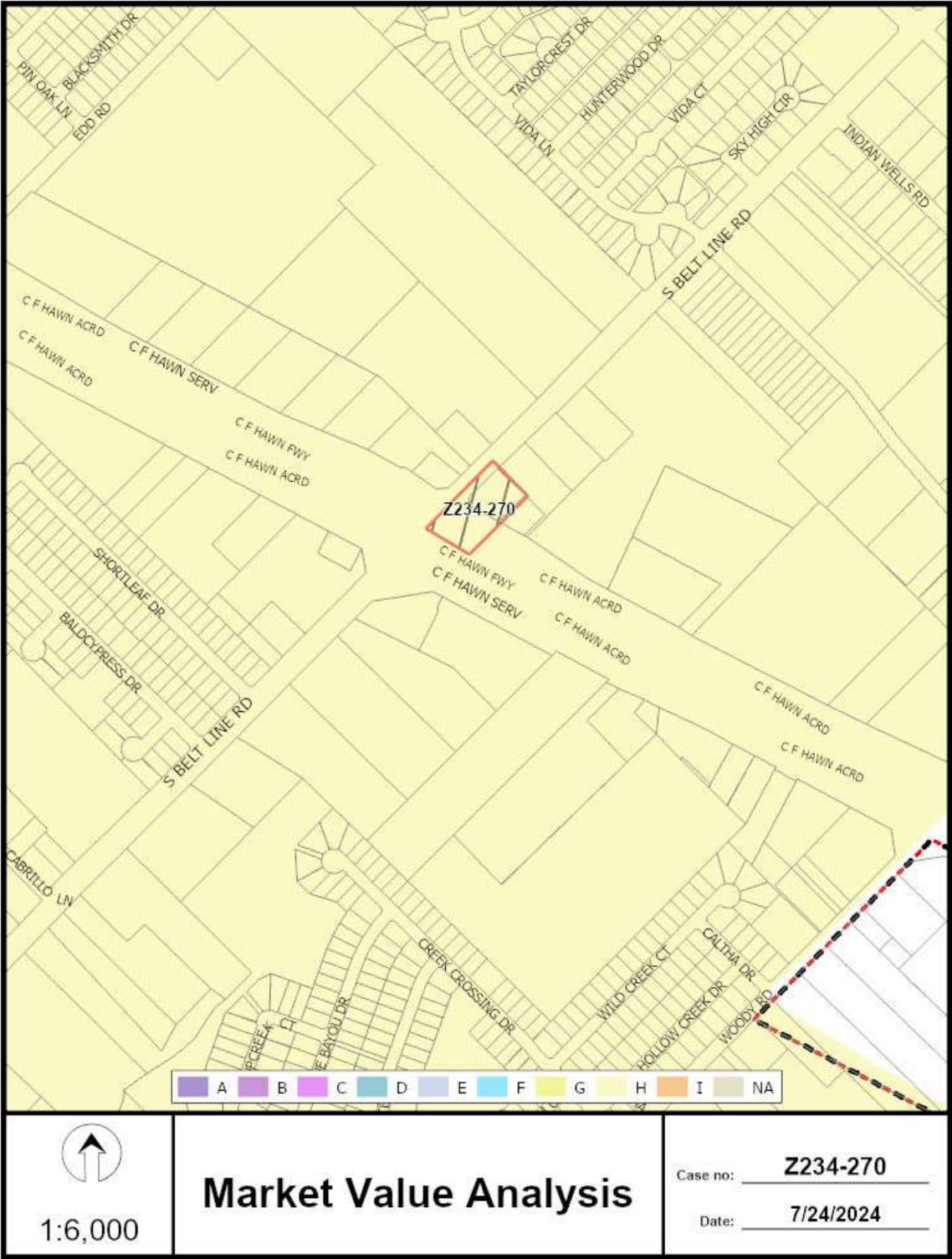


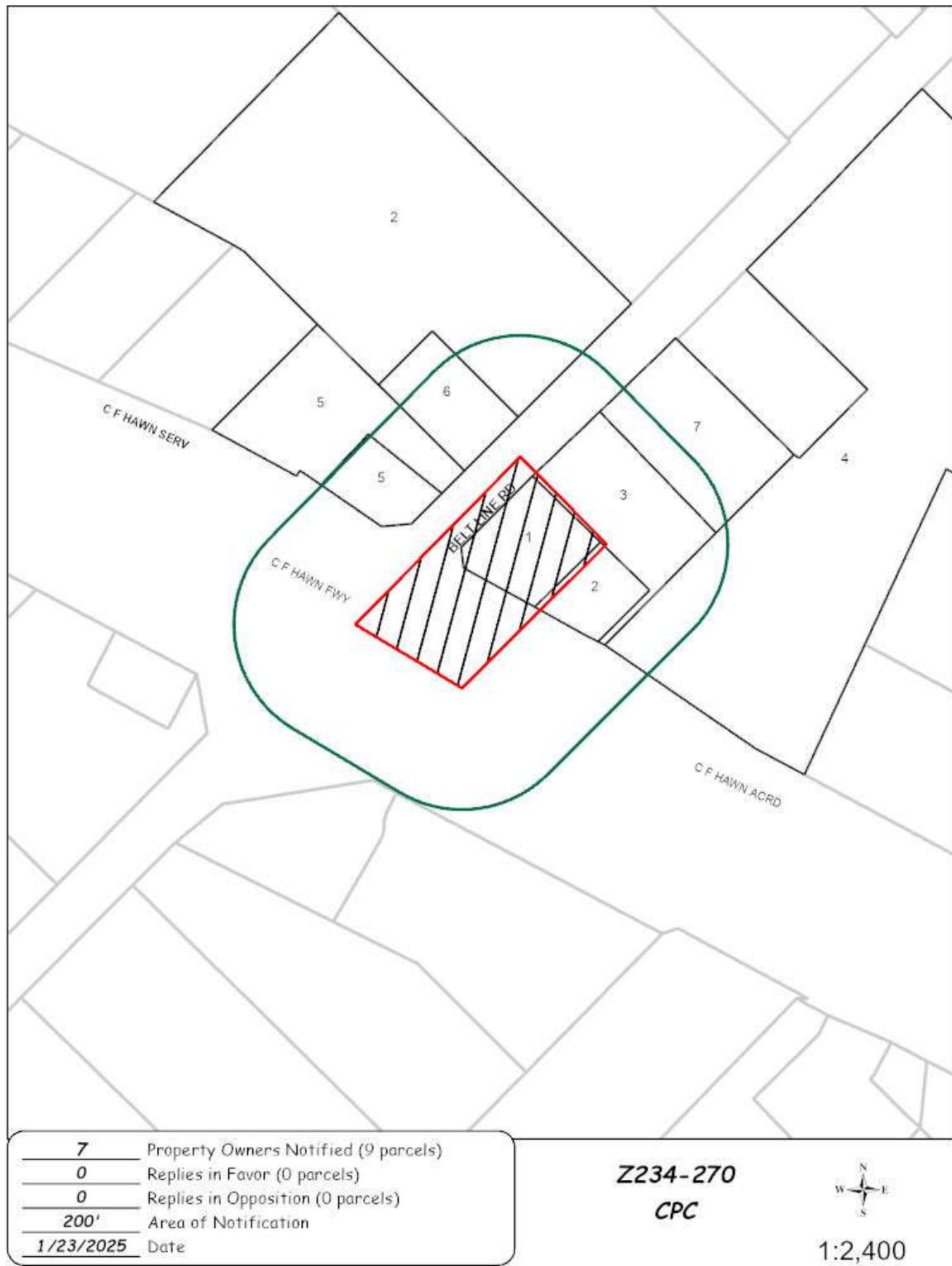












Z234-270(CR)

01/22/2025

## ***Reply List of Property Owners***

***Z234-270***

***7 Property Owners Notified***

***0 Property Owners in Favor***

***0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	13601	C F HAWN FWY	SEJ ASSET MANAGEMENT & INVESTMENT COMPANY
2	1811	S BELTLINE RD	KAMY REAL PPTY TRUST
3	1808	S BELTLINE RD	MCDONALDS CORP 42 524
4	13710	C F HAWN FWY	BELTLINE & HAWN INC
5	13415	C F HAWN FWY	QT SOUTH LLC
6	1800	S BELTLINE RD	CRARE INC
7	1790	S BELTLINE RD	ORTEGA REAL ESTATE INTEREST LP





# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 25-614A

**Item #:** Z6.

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**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Department of Planning and Development  
**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, an area bound by West Commerce Street, Haslett Street, Yorktown Street, and Pittman Street

Recommendation of Staff: Approval, subject to conditions

Recommendation of CPC: Approval, subject to conditions

Z234-291(MB)

**FILE NUMBER:** Z234-291(MB) **DATE FILED:** July 22, 2024

**LOCATION:** An area bound by West Commerce Street, Haslett Street, Yorktown Street, and Pittman Street

**COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** Approx. 8 ac **CENSUS TRACT:** 48113004300

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**OWNER/APPLICANT:** TW Commerce Management, LLC

**REQUEST:** An application for a Planned Development Subdistrict on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District.

**SUMMARY:** The purpose of the request is to allow for modifications primarily related to allowable uses.

**CPC RECOMMENDATION:** Approval, subject to conditions.

**STAFF RECOMMENDATION:** Approval, subject to conditions.

**PD No. 714:**

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20714.pdf>

**PD NO.714 exhibits:**

<https://dallascityhall.com/departments/city-attorney/Pages/articles-data.aspx>

**BACKGROUND INFORMATION:**

- The area of request is currently zoned Subdistrict 1A within PD 714, the West Commerce Street / Fort Worth Avenue Special Purpose District.
- The site is developed with a mixed-use project consisting of a multifamily building and a retail site.
- The applicant wishes to divest itself of the retail portion of the property; however, the current conditions in Subdistrict 1A only allow multifamily as part of a mixed-use project. Sale and subdivision of the retail lot would cause the multifamily portion to no longer be in compliance with this provision.
- As such, the applicant requests a new subdistrict that does not require multifamily to be part of a mixed-use project.
- On January 23, 2025, the City Plan Commission moved to recommend approval of the request with a change to the conditions specifying a minimum lot size and conditions for pedestrian-scale lighting.

**Zoning History:**

There have been two zoning cases in the area within the last five years.

1. **Z234-205:** On September 11, 2024, the City Council approved an application for 1) an amendment to Subdistrict 1D within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District; and 2) an amendment to Specific Use Permit No. 2437 for alcoholic beverage manufacturing on the south side of Powell Street between Haslet Street and Sulphur Street, north of Yorktown Street.
2. **Z212-129:** On February 23, 2022, City Council approved an application for a Specific Use Permit for an alcoholic beverage manufacturing use on property zoned Subdistrict 1D within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, located on the south side of Powell Street between Haslet Street and Sulphur Street, north of Yorktown Road.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
W Commerce Street	Principal Arterial	100'
Yorktown Street	Community Collector	80'

Haslett Street	Local street	-
Pittman Street	Local street	-

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

**STAFF ANALYSIS:****Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and 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 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

**Policy 5.2.4** Enhance retail, industrial, and business operations.

**Fort Worth Avenue Land Use Plan**

The Fort Worth Avenue Land Use Plan was adopted by City Council in January 2005. The plan aims to "create a more balanced mix of neighborhood friendly development; improve and support the overall stability of existing single family residential neighborhoods that abut the corridor; incorporate high quality development and redevelopment; enhance pedestrian connections between neighborhoods across the corridor; respect the value of historic properties; and address infrastructure and transportation needs."

While the proposal does separate the multifamily portion from the retail portion, it does not restrict or reduce any of the uses that Subdistrict 1A currently allows for. The added flexibility for the property arguably makes it easier for development to occur on the retail portion. As such, staff finds the proposal complies with the following goals of the Fort Worth Avenue Land Use Plan:

### 3.1.1 Land Use and Zoning

1. Encourage future land use consistent of residential development; neighborhood-serving retail and commercial uses.
2. Promote retail, restaurant, and entertainment uses that are pedestrian-oriented, thus stimulating a high level of street activity.

#### **Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD 714 Subdistrict 1A	Multifamily, retail
<b>North</b>	PD 714 Subdistrict 1A	Multifamily, retail
<b>East</b>	PD 714 Subdistrict 1A	Single family, alcoholic beverage manufacturing, office
<b>South</b>	IR Industrial Research	Utility or government installation
<b>West</b>	PD 714 Subdistrict 1B	Multifamily, retail

#### **Land Use Compatibility:**

The area of request is currently developed with a multifamily building and a retail site. The surrounding neighborhood is developed with a mix of multifamily, retail, commercial, and light industrial uses.

The proposed subdistrict would be compatible with the surrounding area. As the multifamily portion already exists, no incompatibility would arise from the requested conditions. If the retail site continues operation for retail, it would fit with the mix of uses. Conversely, if it were redeveloped for multifamily, it would also fit with the mix of uses.

Additionally, the subdistrict is still subject to the floor-area ratio bonuses provided in Sec. 51P-714.108(c)(4), which allows for additional floor-area ratio beyond a base of 1.6 (1.0 for retail and personal service uses) when a site has a mix of uses. Should the sites ever redevelop in the future, they would be incentivized to contain a mix of uses.

As such, staff finds that the request is compatible with surrounding uses.

**Landscaping:**

Landscaping must be provided in accordance with Article X, with additional provisions per Sec. 51P-714.114. Applicant's request does not propose any changes to landscaping for the proposed subdistrict or for PD 714.

**Parking:**

Parking must be provided in accordance with Section 51P-714.113. The proposed new subdistrict 1F would be considered as one lot. For residential uses, one space per bedroom is required, up to a maximum of two spaces per dwelling unit. Applicant does not propose any changes to these parking requirements.

**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 located within a "C" MVA area.

**List of Officers**

Ascent Pike West Holdings, LLC, a Delaware limited liability company  
By: TW Commerce Management, L.L.C., a Delaware limited liability company  
By: TW Commerce Management, L.L.C., a Delaware limited liability company  
By: TW Commerce Management, L.L.C., a Delaware limited liability company  
Its: Manager

By: John D. Blanchard  
Its: Authorized Person

TW Commerce – Ten10, L.L.C., a Delaware limited liability company  
By: TW Commerce Management, L.L.C., a Delaware limited liability company  
Its: Manager

By: John D. Blanchard  
Its: Authorized Person

TW Commerce – EP320, L.L.C., a Delaware limited liability company  
By: TW Commerce Management, L.L.C., a Delaware limited liability company  
Its: Manager

By: John D. Blanchard  
Its: Authorized Person

TW Commerce – LOTG, L.L.C., a Delaware limited liability company  
By: TW Commerce Management, L.L.C., a Delaware limited liability company  
Its: Manager

By: John D. Blanchard  
Its: Authorized Person

All three entities (TW Commerce – Ten10, L.L.C., TW Commerce – EP320, L.L.C., and TW Commerce – LOTG, L.L.C.) are owned 100% by Ascent Pike West Holdings, LLC, a DE LLC.

**CPC Action**  
**January 23, 2025**

**Motion:** It was moved to recommend **approval** of a new Planned Development Subdistrict, subject to conditions with the following changes: 1) 51-P-714.108 (a)(9) Residential Uses. Multifamily should read, "Multifamily. [Only as a component of a mixed-use project.]; 2) add the sentence, "In Subdistrict 1F, the multifamily use and nonresidential use can be on separate lots, but the nonresidential portion of the mixed-use project must be at least 1.079 acres."; 3) Add 51-P-714.108 (g): (g) Pedestrian amenities in Subdistrict 1F. Before a Certificate of Occupancy can be issued for nonresidential uses in Subdistrict 1F, pedestrian-scale lighting that provides a minimum maintained average illumination level of 1.5-foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting."; on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, an area bound by West Commerce Street, Haslett Street, Yorktown Street, and Pittman Street.

Maker: Carpenter  
Second: Housewright  
Result: Carried: 15 to 0

For: 15 - Chernock, Hampton, Herbert, Forsyth,  
Shidid\*, Carpenter, Wheeler-Reagan\*,  
Franklin, Sleeper, Housewright,  
Nightengale, Haqq, Hall, Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

\*out of room, shown voting in favor

<b>Notices:</b>	Area: 500	Mailed: 45
<b>Replies:</b>	For: 1	Against: 0

**Speakers:** For: None  
For(Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None



**December 5, 2024**

**Motion:** In considering an application for a new Planned Development Subdistrict on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, an area bound by West Commerce Street, Haslett Street, Yorktown Street, and Pittman Street, it was moved to **hold** this matter under advisement until January 23, 2025.

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

For: 13 - Chernock, Hampton, Herbert, Forsyth,  
Shidid, Carpenter, Wheeler-Reagan, Blair\*,  
Sleeper, Housewright, Hall, Kingston, Rubin

Against: 0  
Absent: 1 - Haqq  
Vacancy: 1 - District 11

\* out of room, shown voting in favor

<b>Notices:</b>	Area: 500	Mailed: 45
<b>Replies:</b>	For: 1	Against: 0

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None

## **CPC RECOMMENDED CONDITIONS**

### **ARTICLE 714.**

#### **PD 714.**

##### **West Commerce Street/Fort Worth Avenue Special Purpose District**

#### **SEC. 51P-714.101. LEGISLATIVE HISTORY.**

PD 714 was established by Ordinance No. 25898, passed by the Dallas City Council on February 23, 2005. (Ord. 25898)

#### **SEC. 51P-714.102. PROPERTY LOCATION AND SIZE.**

PD 714 is established on property located north and south of West Commerce Street and Fort Worth Avenue from North Beckley Avenue to Westmoreland Road. The size of PD 714 is approximately 410.427 acres. (Ord. Nos. 25898; 26876; 27056; 28505; 31570; 32073)

#### **SEC. 51P-714.103. CREATION OF SUBDISTRICTS.**

(a) This district is divided into the following subdistricts:

(1) Subdistrict 1. This subdistrict is for medium density mixed-use development that respects existing businesses but gives incentive for new mid-rise commercial and residential development. Development should support West Commerce Street as the gateway from downtown into the area, and strengthen the Sylvan Avenue-Fort Worth Avenue intersection as a retail anchor. New development should support future light rail along the northern edge of the subdistrict. Preserving historic buildings through adaptive re-use is a priority. This subdistrict will be the most densely developed urban subdistrict due to its proximity to the Trinity River and downtown. The mix of uses should lean more to commercial, although residential development is essential to the success of the mixed uses. Buildings should front the street with broad sidewalks. Street trees should line the street edge. On-street parking should be parallel parking along West Commerce Street and Fort Worth Avenue. Off-street parking should be provided behind buildings or in parking structures and shared between adjacent lots. This subdistrict should have an overall urban feel, but still provide pedestrian amenities. Subdistricts 1A, 1B, 1C, 1D, ~~and 1E,~~ and 1F have maximum building heights and maximum stories that reflect the rising topography and protect the downtown view. Buildings should have minimum or no setbacks, with commercial and retail uses at the ground level and office and residential above. Pedestrian protections from traffic, such as street trees, planters, and crosswalks, are desired. Subdistricts 1A, 1B, 1C, 1D, and 1E are part of Subdistrict 1. Except as provided in this article, Subdistrict 1 regulations apply in Subdistricts 1A, 1B, 1C, 1D, ~~and 1E,~~ and 1F.

(2) Subdistrict 2. Subdistrict 2 is a mixed-use subdistrict that consists predominately of residential uses, but with some small retail and office uses. Because residential neighborhoods are adjacent to the subdistrict, it should be more serene than other subdistricts. New development should strengthen the existing residential neighborhoods and help to create a pedestrian-friendly environment. North Edgefield Avenue should connect the north and the south neighborhoods. Pedestrian protections from traffic, such as on-street parking, street trees, and parkways, are desired. Buildings should have minimum or no setbacks. Building heights are controlled separately in Subdistricts

2A, 2B, 2C, and 2D to optimize medium density residential development, preserve downtown views, and be sensitive to the existing single-family neighborhood to the north. Preserving historic buildings through adaptive re-use is a priority. Subdistricts 2A, 2B, 2C, and 2D are part of Subdistrict 2. Subdistrict 2 regulations apply in Subdistricts 2A, 2B, 2C, and 2D unless otherwise indicated.

(3) Subdistrict 3. Subdistrict 3 is a mixed-use subdistrict primarily developed with commercial and retail uses, but with some residential uses. Retail and commercial areas should be strengthened with more varied uses. New development should include residential uses and vertical stacking of uses for more efficient land use resulting in activity throughout the day and night. Buildings should have minimum or no setbacks. Off-street parking should be provided behind buildings and shared between neighboring lots. Use of traffic calming elements such as median plantings, on-street parking, street trees, broad sidewalks, and low-to-mid-rise buildings is desirable. Development should strive to create a village center accessible by pedestrians, bicycles, mass transit, and cars. Land uses are controlled separately in Subdistricts 3A, 3B, 3C, and 3D to be sensitive to residential neighborhoods. The regulations in Subdistrict 3 apply to Subdistrict 3D unless otherwise provided.

(4) Subdistrict 4. Subdistrict 4 is a mixed-use subdistrict dominated by multifamily uses. While commercial and retail uses are encouraged at street level, maintenance of the residential density is desired. Pedestrian protections from traffic, such as broad sidewalks, street trees, and crosswalks, are desired. New construction should be oriented to address the street front. Existing slip roads providing on-street parking and pedestrian amenities should be preserved. Building height, land use, and setbacks are controlled separately in Subdistricts 4A and 4B to encourage mixed use and townhouse development. Subdistricts 4A and 4B are part of Subdistrict 4. Subdistrict 4 regulations apply in Subdistricts 4A and 4B unless otherwise indicated.

(5) Subdistrict 5. Subdistrict 5 is a mixed-use district balanced with residential, commercial, and retail uses. New development should include vertical stacking of different uses to achieve more efficient land use and activity throughout the day and night. New development should also include a medium density residential component to strengthen surrounding residential neighborhoods and ensure the success of commercial and retail development. Building heights and uses are controlled to be sensitive to residential neighborhoods. New development should strengthen pedestrian connections on Fort Worth Avenue. Buildings should have minimum or no setbacks, with commercial and retail uses at the ground level and office and residential uses above. Off-street parking should be provided behind buildings and shared between neighboring lots. Pedestrian protections from traffic, such as broad sidewalks, street trees, planters, and crosswalks, are a priority.

(b) Exhibit 714A is a map showing the boundaries of this district and its subdistricts. Exhibit 714B is a verbal description of the boundaries of this district and its subdistricts. In the event of a conflict between the graphic depiction in Exhibit 714A and the verbal description in Exhibit 714B, the verbal description in Exhibit 714B controls.

(c) This district is considered to be a mixed-use zoning district. (Ord. Nos. 25898; 26876; 27056; 27820; 28505; 29654; 30610; 32104; 32175; 32411)

#### **SEC. 51P-714.104.**

#### **DEFINITIONS.**

Unless otherwise stated, the definitions in Chapter 51A apply to this article. In this district:

(1) BINGO PARLOR means a facility licensed for the conducting of bingo

pursuant to Texas Occupation Code Chapter 2001, as amended.

(1.1) BUILD-TO ZONE means the area where a specified percentage of a street-facing building facade must be constructed on a lot.

(1.2) CERAMIC STUDIO means a studio containing kilns used to fire ceramics.

(1.3) COWORKING OFFICE means, in Subdistrict 1E only, a building or portion thereof consisting of a shared office environment, which contains desks or other workspaces and facilities including, but not limited to, dedicated workstations, office suites, meeting rooms, event space, resource libraries, and business or administrative support services, and is used by a recognized membership who share the space. In all other subdistricts, this is an office use.

(1.4) CREATIVE OFFICE means, in Subdistrict 1E only, an office use for art and design related professions including, but not limited to, art studios, audio or visual production, architecture, real estate development, landscape architecture and engineering.

(2) DISTRICT means the entire planned development district (the West Commerce Street/Fort Worth Avenue Special Purpose District) created by this article.

(2.1) ELECTRICAL VEHICLE CHARGING STATION means a dedicated parking area for vehicles that includes publicly accessible recharging equipment.

(2.2) FOOD HALL means, in Subdistrict 1E only, an establishment with three or more individual food-related businesses in an area where food may be served. A food hall may combine restaurant or retail uses within a single structure, but share communal indoor and outdoor seating space, restrooms, and ingress/egress. Shared food preparation areas are also allowed. In all other subdistricts, this is a restaurant with or without drive-through use when dining is on-site or a general merchandise or food store use when there is no dining on site.

(3) FRONT FACADE means the primary building elevation facing the front yard.

(4) FULLY SIGHT-OBSCURING FENCE means a fence that provides complete visual separation. Fully sight-obscuring fences must be six feet high and 100 percent sight-obscuring. Fences must be constructed of one or more of the following: brick, concrete masonry (split or polished face only; no unfinished units or cinder block), stone, stucco, or wood. Landscaping with a minimum height of three feet must be provided on the street side of the fence. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(4.1) GATEWAY PLAZA means a plaza in Permissible Building Area A of Subdistrict 1C as shown on the conceptual plan that marks the entrance to Subdistrict 1C by creating a sense of arrival and that incorporates a minimum of two of the following, which must be shown on an approved development plan:

(A) Public art.

(B) A prominent architectural feature that marks the corner through increased height such as a tower or monument.

(C) A visual enhancement such as a water feature, distinctive landscaping, or a display window.

(D) Site configuration that allows direct pedestrian access through the plaza and into the interior of Subdistrict 1C through the use of pedestrian passages or paseos.

(5) **HIGH SCREEN** means a landscape treatment that provides physical and visual separation between uses. Shrubs must form a six-foot-high screen that is 95 percent opaque year-round within three years of planting. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years. Ground cover plants must cover the remainder of the landscaped area. If a wall or fence is also provided, it must be on the interior side of the high screen.

(6) **LIVE/WORK UNIT** means an interior space with street-level access that combines residential with office or retail and personal service uses.

(7) **LOW SCREEN** means a landscape treatment that provides physical separation between uses. Shrubs must form a three-foot-high screen that is 95 percent opaque year-round within three years of planting. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years. Ground cover plants must cover the remainder of the landscaped area. A three-foot-high masonry wall may be substituted, but ground cover plants are still required. A berm may be substituted. The berm must be planted with turf grass or groundcover recommended for local area use by the building official. The berm may not have a slope that exceeds one foot of height per three feet of width. If a wall or fence is provided in addition to shrubs or a berm, it must be on the interior side of the shrubs or berm.

(8) **MAJOR MODIFICATION** means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in floor area of an original building by 50 percent or more. With regard to streets and sidewalks, **MAJOR MODIFICATION** means reconstruction, alteration, or renovation that exceeds 50 percent of the surface area of that street or sidewalk segment.

(8.1) **MAKERSPACE** means, in Subdistrict 1E only, a building or portion thereof used for the on-site production of parts or finished products by individual or shared use of hand-tools, mechanical tools, and electronic tools. Makerspaces may include space for design and prototyping of new materials, fabrication methodologies, and products, as well as space for packaging, incidental storage, sales, and distribution of such projects. Typical uses include but are not limited to the following: electronic goods; printmaking; leather products; jewelry and clothing/apparel; metalwork; furniture; woodworking and cabinet shops; glass or ceramic production; and paper manufacturing. Makerspaces may host classes or networking events which are open either to the public or to current and prospective members. In all other subdistricts, this use is one of the commercial and business services uses or one of the industrial uses, depending on the proposed operations.

(9) **MASSAGE ESTABLISHMENT** means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under the physician's direction. **MASSAGE** means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, massage by registered physical therapists who treat only patients recommended by a licensed physician and who operate only under the physician's direction, or massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(9.1) **MICRO-BREWERY OR MICRO-WINERY** means a facility that produces no more than 15,000 barrels of beer or wine, as defined in the Texas Alcoholic Beverage Code, per year for sale or distribution on or off the premises.

(9.2) **MICRO-DISTILLERY** means a facility that manufactures no more than 250,000 gallons of distilled spirits, as defined in the Texas Alcoholic Beverage Code, per year for sale or distribution on or off premises.

(10) **MIXED-USE PROJECT** means a development containing uses in two or more of the following categories, and with the combined floor areas of the uses in each category equaling or exceeding the following percentages of the total floor area of the project:

<u>Use category</u>	<u>Percentage of total floor area</u>
<b>Lodging</b>	<b>10%</b>
<b>Office</b>	<b>15%</b>
<b>Residential</b>	<b>10%</b>
<b>Retail and personal service</b>	<b>5%</b>

(11) **NEW CONSTRUCTION** means construction of a main structure that did not exist on February 23, 2005, the date of the establishment of this special purpose district. With regard to streets and sidewalks, **NEW CONSTRUCTION** means construction of a street or sidewalk that did not exist on February 23, 2005.

(12) **ORIGINAL BUILDING** means a structure existing on February 23, 2005, but does not include a structure that has undergone a major modification.

(13) **PARTIALLY SIGHT-OBSCURING FENCE** means a fence that provides partial visual separation. Partially sight-obscuring fences must be six feet high and at least 50 percent sight- obscuring. Fences must be constructed of one or more of the following: brick, concrete masonry (split or polished face only; no unfinished units or cinder block), stone, stucco, wood, or wrought iron. Landscaping with a minimum height of three feet must be provided on the street side of the fence. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(13.1) **PHOTOGRAPHY STUDIO** means a facility for taking and processing photographs. This does not

include a bulk photography processing plant.

(13.2) PEDESTRIAN ZONE means the area between the back-of-curb and the building facade, which is intended for sidewalks, planting areas, outdoor eating areas, and pedestrian amenities.

(14) PIERCING SALON means a facility in which body piercing is performed. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(14.1) REQUIRED FRONTAGE means the percentage of the street-facing facade that must be located within the build-to zone.

(14.2) SPECIAL COMMUNITY ACTIVITY means a temporary event or gathering such as:

(A) sale of merchandise, food, or beverages;

(B) art shows or craft shows; or

(C) outdoor shows, concerts, exhibits, or exhibitions that may also involve erection of a tent; installation of a stage, bandshell, trailer, van, portable building, grandstand, or bleachers; placement of portable toilets; or placement of temporary no-parking, directional, over-size, or identification signs or banners.

(14.3) SPECIAL TEMPORARY RETAIL USE means an outdoor temporary facility for the retail sale of seasonal products such as food, Christmas trees, and live plants.

(14.4) STOOP means a small porch leading to the entrance of a residential structure.

(15) STREET CAR/TROLLEY SHELTER means a structure which affords protection from the weather to persons who are waiting to board a publicly-owned or franchised street car or trolley.

(16) SUBDISTRICT means one of the subdistricts referred to in Section 51P-714.103 of this article.

(16.1) SUPPORTIVE HOUSING means three or more dwelling units located on a lot where supportive services are provided onsite for residents. Supportive services include, but are not limited to, counseling services, health services, workforce training, and job placement assistance.

(17) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(17.1) TEMPORARY CELLULAR UNIT means any cellular communication structure, vehicle, trailer mounted apparatus, or device that is part of a system authorized by the Federal Communications Commission that is designed to temporarily provide service where an existing tower/antenna for cellular communication is not operable due to one or more of the following reasons:

(A) The existing tower/antenna for cellular communication use is damaged or

destroyed by something other than the intentional act of the owner or agent; or

(B) A demolition or construction permit has been issued on a building site that includes an existing mounted cellular antenna, monopole cellular tower, or other cellular communication tower/antenna.

(18) **VISIBILITY TRIANGLE** means the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection. **VISIBILITY TRIANGLE** means the portion of a lot within a triangular area formed by connecting together the point of intersection of the edge of a driveway or alley and an adjacent street curb line (or, if there is no street curb, what would be the normal street curb line) and points on driveway or alley edge and the street curb line 20 feet from the intersection.

(19) **WRECKER SERVICE** means a facility for the parking or storage of vehicle tow trucks. (Ord. Nos. 25898; 27820; 28470; 28505; 29914; 32104; 32175)

**SEC. 51P-714.105. INTERPRETATIONS.**

*Omitted for brevity*

**SEC. 51P-714.105.1. EXHIBITS.**

*Omitted for brevity*

**SEC. 51P-714.106. CONCEPTUAL PLAN.**

*Omitted for brevity*

**SEC. 51P-714.107. DEVELOPMENT PLAN.**

*Omitted for brevity*

**SEC. 51P-714.108. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NOS. 1A, 1B, AND 1D, and 1F.**

(a) Uses. The following listed uses are the only main uses permitted in this subdistrict:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Building repair or maintenance shop.

-- Catering service.



-- Custom business services.  
-- Custom woodworking, furniture construction, or repair.  
-- Electronics service center.  
-- Job or lithographic printing.  
-- Machine or welding shop.  
-- Medical or scientific laboratory.  
-- Tool or equipment rental. *[Limited to 3,500 square feet.]*  
-- Vehicle or engine repair or maintenance. *[SUP]*

(3) Industrial uses.

-- Alcoholic beverage manufacturing. *[By SUP in Subdistrict 1D only.]*  
-- Industrial (inside) not potentially incompatible. *[SUP]*  
-- Industrial (inside) for light manufacturing.  
-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

-- 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.  
-- Hospital. *[RAR]*  
-- Library, art gallery, or museum.  
-- Open-enrollment charter school. *[SUP]*  
-- Private school. *[SUP]*  
-- Public school. *[SUP]*

(5) Lodging uses.

-- Extended stay hotel or motel. *[SUP]*  
-- Hotel or motel. *[SUP if 60 or fewer guest rooms.]*

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.  
-- Financial institution with drive-in window. *[DIR]*  
-- Medical clinic or ambulatory surgical center.  
-- Office.

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential uses.

- College dormitory, fraternity, or sorority house.
- Multifamily. *[Only as a component of a mixed-use project. In Subdistrict IF, the multifamily use and nonresidential use can be on separate lots, but the nonresidential portion of the mixed-use project must be at least 1.079 acres.]*
- Retirement housing. *[RAR]*
- Single family. *[A minimum of eight single family structures must be attached together with a minimum of 15 feet between each group of eight single family structures.]*

(10) Retail and personal service uses.

- Animal shelter or clinic without outside runs. *[RAR]*
- Auto service center. *[SUP]*
- Business school.
- Commercial amusement (inside). *[SUP] [Bingo parlor, billiard hall, class E dance hall, and motor track prohibited.]*
- Commercial parking lot or garage. *[SUP]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard.
- *[SUP]*
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Massage establishment, piercing salon, and tattoo studio prohibited.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Temporary retail use.
- Theater.

(11) Transportation uses.

- Private street or alley. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) Utility and public service uses.

- Electrical substation.
- Local utilities. *[Local utilities by right. Communication exchange facility by SUP.]*

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- Police or fire station.
- Post office.
- Utility or government installation other than listed. *[SUP]*

### (13) Wholesale, distribution, and storage uses.

- Office showroom/warehouse.
- 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).]*
- Trade center. *[SUP]*
- Warehouse.
- Wrecker service. *[Prohibited.]*

### (b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any subdistrict 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, “Accessory Uses.” For more information regarding accessory uses, consult Section 51A-4.217.

(2) In this subdistrict, the following accessory uses are permitted only by SUP:

- Accessory helistop.

(3) In this subdistrict, the following accessory uses are not permitted:

- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- General waste incinerator.
- Private stable.
- Pedestrian skybridges.

(4) In this subdistrict, the following accessory use is permitted only with a fully sight- obscuring fence or a high screen on any side visible from a street:

- Accessory outside storage.

### (c) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations in Division 51A-4.400, “Yard, Lot, and Space Regulations.” In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

#### (1) Front yard.

(A) Except as provided in this subparagraph, minimum front yard is six feet. At least 50 percent of the front facade must be at the minimum front yard setback. This subparagraph does not apply to structures built prior to 1985 in Subdistrict 1D.

## Z234-291(MB)

(B) Maximum front yard is 15 feet.

(C) An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.

(2) Side and rear yard.

(A) Except as provided in Subparagraph (B), no minimum side and rear yard.

(B) An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height, up to a total setback of 30 feet.

(3) Density.

(A) No maximum dwelling unit density.

(B) Minimum dwelling unit size is 450 square feet.

(4) Floor area ratio. Maximum floor area ratio (FAR) varies depending on whether the development is a mixed-use project as follows:

[Note: The first column is the base FAR, which applies when there is no mixed-use project. The second column (MUP=2/no res.) is the FAR for a mixed-use project with a mix of two use categories when neither category is residential. The third column (MUP=2/with res.) is the FAR for a mixed-use project with a mix of residential plus one other use category. The fourth column (MUP=3/with res.) is the FAR for a mixed-use project with a mix of residential plus two or more other use categories. A mixed-use project with three use categories must include a residential use.]

Use category	Base (no MUP)	MUP=2 (no res.)	MUP=2 (with res.)	MUP=3 (with res.)
Lodging	1.6	2.5	3.0	3.5
Office	1.6	2.5	3.0	3.5
Residential	1.6	--	3.0	3.5
Retail and personal service	1.0	1.1	1.2	1.3
Total	--	2.5	3.0	3.5

(5) Height.

(A) Maximum structure height in Subdistricts 1A and 1D is 145 feet.

(B) Maximum structure height in Subdistrict 1B is 40 feet.

(6) Lot coverage.

(A) Maximum lot coverage is 80 percent. For lot coverage requirements, Subdistrict 1D is considered one lot.

- (B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (7) Lot size. No minimum lot size.
- (8) Stories.
- (A) Maximum number of stories above grade in Subdistricts 1A, ~~and 1D,~~  
**and 1F** is 11.
- (B) Maximum number of stories above grade in Subdistrict 1B is three.
- (C) Parking garages are exempt from this paragraph, but must comply with the height regulations of Paragraph (5).
- (d) Off-street parking and loading. See Section 51P-714.113, “Off-Street Parking and Loading.”
- (e) Environmental performance standards. See Article VI.
- (f) Landscape regulations. Except as modified in Section 51P-714.114, “Landscaping,” see Article X. (Ord. Nos. 25898; 30610)
- (g) **Pedestrian amenities in Subdistrict 1F.** Before a Certificate of Occupancy can be issued for nonresidential uses in Subdistrict 1F, pedestrian-scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

**SEC. 51P-714.108.1 USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 1C.**

*Omitted for brevity*

**SEC. 51P-714.108.2 USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 1E.**

*Omitted for brevity*

**SEC. 51P-714.109. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 2.**

*Omitted for brevity*

**SEC. 51P-714.110. USE REGULATIONS AND DEVELOPMENT STANDARDS**

**IN SUBDISTRICT NO. 3.**

*Omitted for brevity*

**SEC. 51P-714.111. USE REGULATIONS AND DEVELOPMENT STANDARDS  
IN  
SUBDISTRICT NO. 4.**

*Omitted for brevity*

**SEC. 51P-714.112. USE REGULATIONS AND DEVELOPMENT STANDARDS  
IN  
SUBDISTRICT NO. 5.**

*Omitted for brevity*

**SEC. 51P-714.113. OFF-STREET PARKING AND LOADING.**

(a) In general. Except as modified in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Except as modified in this section, consult the off-street parking and loading regulations in Divisions 51A-4.300 et seq. for information regarding off-street parking and loading generally. For parking purposes, Subdistricts 1D, and 1E, and 1F are each considered one lot.

(b) Remote parking. Except as provided in this section, remote parking is allowed if it is located within 600 feet of the main use and the requirements of Division 51A-4.320, “Special Parking Regulations,” are met. Except for residential uses, all of Subdistrict 4A is considered one building site for parking purposes.

(c) Residential.

(1) One space per bedroom up to a maximum of two spaces per dwelling unit.

(2) In Subdistricts 4A and 4B, for purposes of this subsection, a bedroom is defined as having at least 100 square feet of floor area and direct access to a closet.

(3) In Subdistrict 4A, at least one parking space per residential unit must be located on the same building site as the residential unit. Any additional required parking spaces must be located on a building site within Subdistrict 4A and within 200 feet of the building site containing the residential use.

(d) Restaurant.

(1) One space per 125 square feet of floor area.

(2) Except as provided in this subsection, any outdoor dining area, whether or not covered, counts as floor area for calculation of the parking requirement. For purposes of this provision, “outdoor dining area” means a rectangular area that includes all outdoor tables, chairs, and wait-stations.

(3) In Subdistricts 4A and 4B, 50 percent of an outdoor dining area, whether or not covered, is excluded for calculation of the parking requirement as long as the outdoor dining area is within 20 feet of, and has direct access to, a street, sidewalk, or publically accessible open space. This exclusion only applies to an area up to 20 percent of the size of the indoor floor area. Any portion of an outdoor dining area in excess of 20 percent of the size of the indoor floor area must be parked in accordance with Paragraph (2).

(e) Retail and personal service in Subdistricts 4A and 4B. Except for a business school; commercial amusement (inside); furniture store; nursery, garden shop, or plant sales; and theater, one space per 250 square feet of floor area. The floor area of a sales/leasing office and amenities for residential uses that are part of a mixed use project do not count for purposes of determining parking calculations. The non-residential portion of a live/work unit is treated as an office or a retail and personal service use for parking purposes.

(f) Retirement housing in Subdistricts 4A and 4B. 0.7 spaces per dwelling unit or suite. In Subdistrict 4A, all required parking must be located on the same building site as the retirement housing use.

(g) Above-grade off-street parking. Parking is permitted on any level of a building.

(h) Bicycle parking.

(1) Except as provided by this subsection, if an institutional and community service use, mixed-use project, or retail and personal service use has a floor area of 4,000 square feet or more, it must provide a lockable rack for a minimum of two bicycles.

(2) In Subdistrict 1E, one bicycle parking space per six dwelling units is required for multifamily projects that develop under Section 51P-714.108.2(c)(1). A minimum of 75 percent of required bicycle parking must be located on the same property as the use requiring the bicycling parking. Remaining bicycle parking may be dispersed across the subdistrict. Required off-street parking may be reduced by one space for every six bicycle parking spaces provided on a building site. Required bicycle parking must otherwise comply with the requirements of Section 51A-4.330.

(i) Mixed-use shared parking reduction.

(1) Office and residential uses within a mixed-use project must share parking. Any shared parking must be on the same building site as the mixed-use project. The number of off-street parking spaces required for the mixed-use project is 100 percent of the parking requirement for the use requiring the greater number of spaces plus 25 percent of the parking requirements for the use requiring fewer spaces. For example, if the office component would separately require 100 spaces and the residential component would separately require 80 spaces, then the parking requirement for the mixed-use project is 120 spaces  $[(100 \times 1.00) + (80 \times .25) = 120]$ .

(2) Retail and residential uses within a mixed-use project must share parking. Any shared parking must be on the same building site as the mixed-use project. The number of off-street parking spaces required for the mixed-use project is 100 percent of the parking requirement for the use requiring the greater number of spaces plus 75 percent of the parking requirements for the use requiring fewer spaces. For example, if the retail component would separately require 100 spaces and the residential component would separately require 80 spaces, then the parking requirement for the mixed-use project is 160 spaces  $[(100 \times 1.00) + (80 \times .75) = 160]$ .

(3) If a mixed-use project has office, retail, and residential uses, the project must use the parking reduction that offers the greatest reduction, but may not use both. For example, if the office-residential reduction reduces the parking to 120 spaces and the retail-residential reduction reduces the parking to 160 spaces, then the office-residential reduction must be used and the retail-residential reduction may not be used.

(4) The parking reduction in this subsection may not be used in Subdistrict 1C.

(j) On-street parallel, straight, or angled head-in parking.

(1) Except as provided in this subsection, any on-street parallel parking spaces on West Commerce Street, Fort Worth Avenue, or a street that intersects Fort Worth Avenue may be counted toward the parking requirement of the use adjacent to the on-street parallel parking space. In Subdistrict 1E, any on-street parking spaces on West Main Street or a street that intersects West Commerce Street may be counted towards the parking requirement of the use adjacent to the on-street parking space.

(A) An on-street parallel parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ( $8 \div 24 = \text{one-third}$ ). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(2) In Subdistrict 4A, any on-street parallel, straight, or angled head-in parking space may be counted toward the total off-street parking requirement of the use adjacent to the on-street parallel, straight, or angled head-in parking space.

(A) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ( $8 \div 24 = \text{one-third}$ ). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(3) In Subdistrict 4B, parallel, straight, or angled head-in parking accessed from the alley between Subdistrict 4B and Colorado Boulevard is allowed and screening from the alley is not required.

(4) In Subdistrict 4B, on-street parallel, straight, or angled head-in parking may be counted towards the total off-street parking requirement.

(A) An on-street parking space may not be used to reduce the required



parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ( $8 \div 24 = \text{one-third}$ ). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(k) Parking to the rear of the main structure.

(1) Except as provided in the paragraph, in Subdistricts 1A, 1B, and 1D, 100 percent of any parking for new construction located on the same building site as the main use must be to the rear of the main structure. In Subdistrict 1E, off-street surface parking may not be located between a street-facing facade and public right-of-way and off-street structured parking must be provided in compliance with subsection (l). In Subdistrict 1D and 1E, compliance with this paragraph is only required after the demolition of an existing structure built prior to 1985.

(2) Except as provided in this subsection, in Subdistricts 2, 3, 4, and 5, only 25 percent of any parking for new construction located on the same building site as the main use, or one row of parking, whichever is fewer spaces, may be located in front of the main structure. In addition, only one drive aisle may be located in front of the main structure. This paragraph does not apply to Subdistrict 2D or to a general merchandise or food store greater than 3,500 square feet with a floor area more than 10,000 square feet in Subdistrict 3D.

(3) In Subdistrict 4B, one row of parking is allowed in front of the main structure with no limit on the percentage of total parking.

(l) Parking structures.

(1) In Subdistrict 4A, if an aboveground parking structure is located within 200 feet of an adjacent residential district not dedicated to a public park, playground, or golf course use, the parking must be concealed in a structure with a facade similar in appearance to the main structure's facade. At least 12 percent of the parking structure facade, including openings, must be covered with the same material predominately used on the first 24 feet in height of the main structure. Openings in the aboveground parking structure may not exceed 52 percent of the total facade.

(2) Except as provided in this subparagraph, aboveground parking structures are prohibited in Subdistrict 4A within 100 feet of a residential district not dedicated to a public park, playground, or golf course use. If an aboveground parking structure is located in that portion of Subdistrict 4A shown on Exhibit 714H, which is located within 100 feet of the boundary of the adjacent residential district, the aboveground parking structure must be aligned with the existing aboveground parking structure. If the existing aboveground parking structure in the adjacent residential district is demolished or is not used for parking prior to construction of the aboveground parking structure in Subdistrict 4A, the aboveground parking structure in Subdistrict 4A must be located more than 100 feet from the boundary line of the adjacent residential district.

(3) In Subdistrict 2D, parking structures must have a facade similar in appearance to the main structure's facade. At least 12 percent of the parking structure facade, including openings, must be covered with the same material predominately used on the first 24 feet in height of the main

structure. Openings in the aboveground parking structure may not exceed 52 percent of the total facade.

(4) In Subdistrict 1E, parking structures must be located behind a primary use except as otherwise provided in this paragraph.

(A) Blocks 4 and 6.

(i) 40 percent of the ground story facade may be allowed as a parking structure provided that the parking structure is setback a minimum of 20 feet from West Main Street to allow for open space or outdoor dining areas between the street and parking structure and the parking facade is similar in appearance to the main structure facade.

(ii) Additional stories above the ground story of a parking structure are not required to be located behind a primary use provided that the parking facade is similar in appearance to the main structure facade.

(B) Screening for all parking structures. All parking structures must be constructed to screen vehicle headlights from adjacent properties. Screening may include louvers, landscaped green walls, architectural grill work, or other materials that provide ventilation. This provision does not apply to parking structure facades facing railroad right-of-way.

(m) Loading.

(1) In Subdistricts 1D, 4A, and 4B, a nonresidential use with a floor area greater than 10,000 square feet, but less than 20,000 square feet, per occupancy must have one small size loading space as defined in Section 51A-4.303.

(2) In Subdistricts 4A and 4B, a required loading space may be located within the public right-of-way.

(3) Structures in Subdistrict 1D built prior to 1985 may provide loading within interior floor area.

(4) In Subdistrict 1E, residential loading must be located outside the public right-of-way. For the purposes of this paragraph, Blocks 4 and 6 as shown on the conceptual plan are exempt.

(n) Parking lanes and private drives In Subdistricts 1D and 4B, parking lanes and private drives may be accessed from an alley.

(o) Subdistrict 2D.

(1) Single building site. For purposes of off-street parking, this subdistrict is considered one building site.

(2) Special parking. A maximum of 50 percent of off-street parking may be special parking.

(p) Subdistrict 1E.

(1) Co-working and creative office uses must provide parking at a ratio of 1 space per

## Z234-291(MB)

333 square feet of floor area before the application of any reductions.

(2) Food hall uses must provide parking at a ratio of 1 space per 125 square feet of floor area. Outdoor dining areas are included for the purposes of parking.

(3) Makerspace uses must provide parking at a ratio of 1 space per 1,000 square feet of floor area before the application of any reductions.

(4) Off-street parking requirements for projects in compliance with Section 51P-714.108.2(c)(1) are reduced by 25 percent for non-residential uses, including non-residential accessory uses to a residential use that are open to the public for service or membership. (Ord. Nos. 25898; 26876; 27820; 28505; 29654; 30610; 30705; 32104; 32411)

### **SEC. 51P-714.114. LANDSCAPING.**

*Omitted for brevity*

### **SEC. 51P-714.115. STREET AND SIDEWALK STANDARDS.**

*Omitted for brevity*

### **SEC. 51P-714.116. SCREENING REGULATIONS.**

*Omitted for brevity*

### **SEC. 51P-714.117. SIGNS.**

*Omitted for brevity*

### **SEC. 51P-714.118. ARCHITECTURAL DESIGN STANDARDS.**

*Omitted for brevity*

### **SEC. 51P-714.118.1 MIXED INCOME HOUSING.**

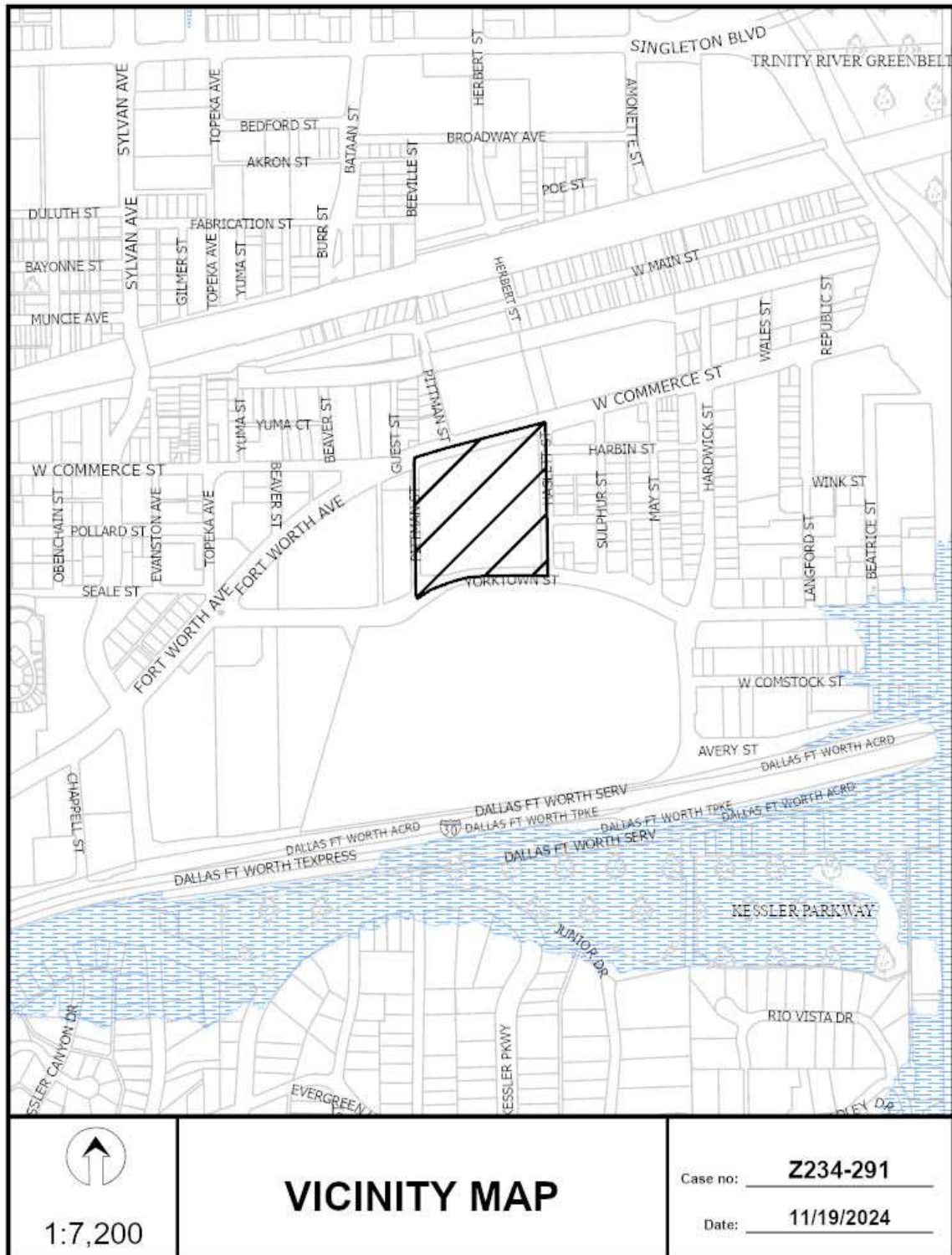
*Omitted for brevity*

### **SEC. 51P-714.119. ADDITIONAL PROVISIONS.**

*Omitted for brevity*

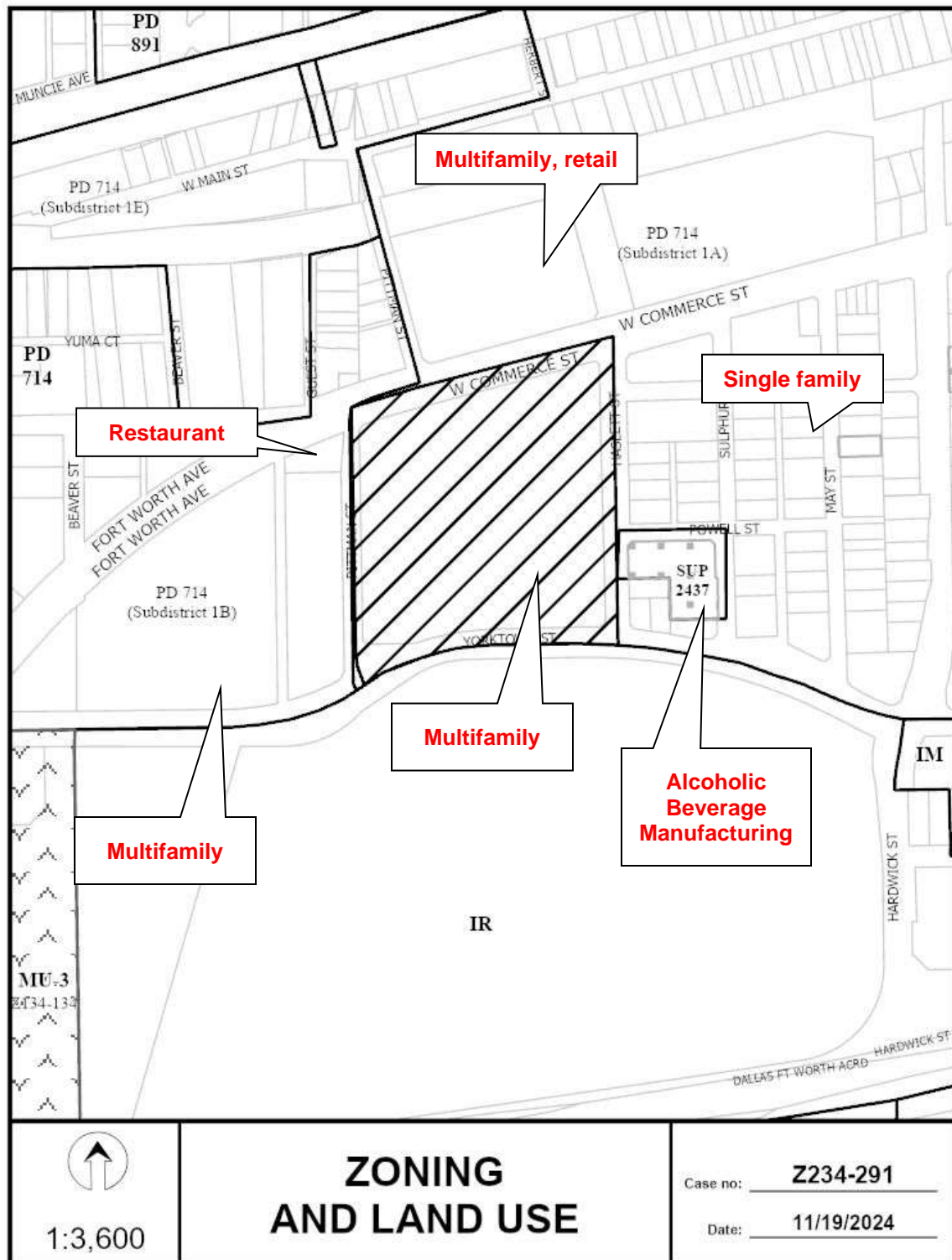
### **SEC. 51P-714.120. COMPLIANCE WITH CONDITIONS.**

*Omitted for brevity*

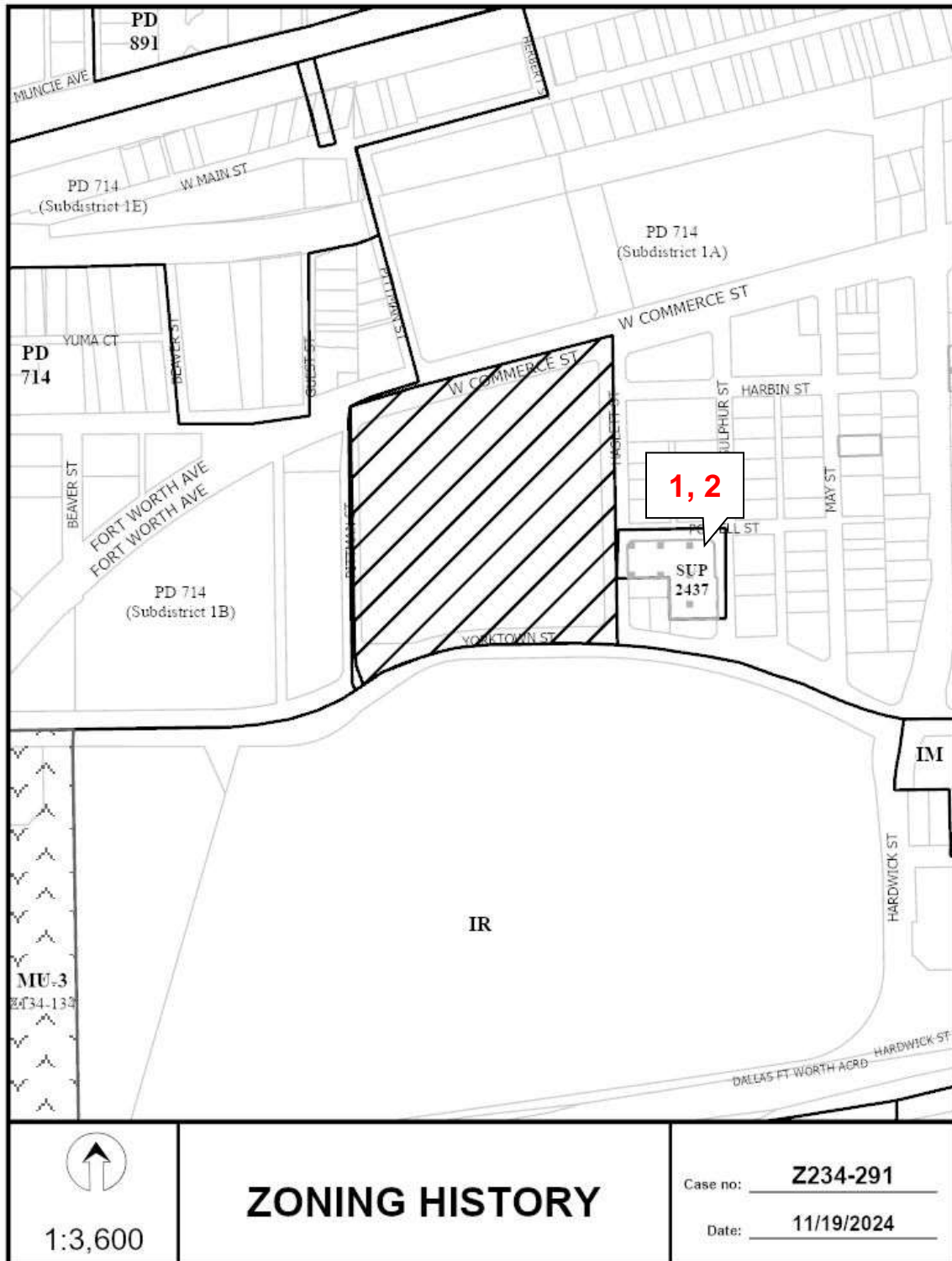


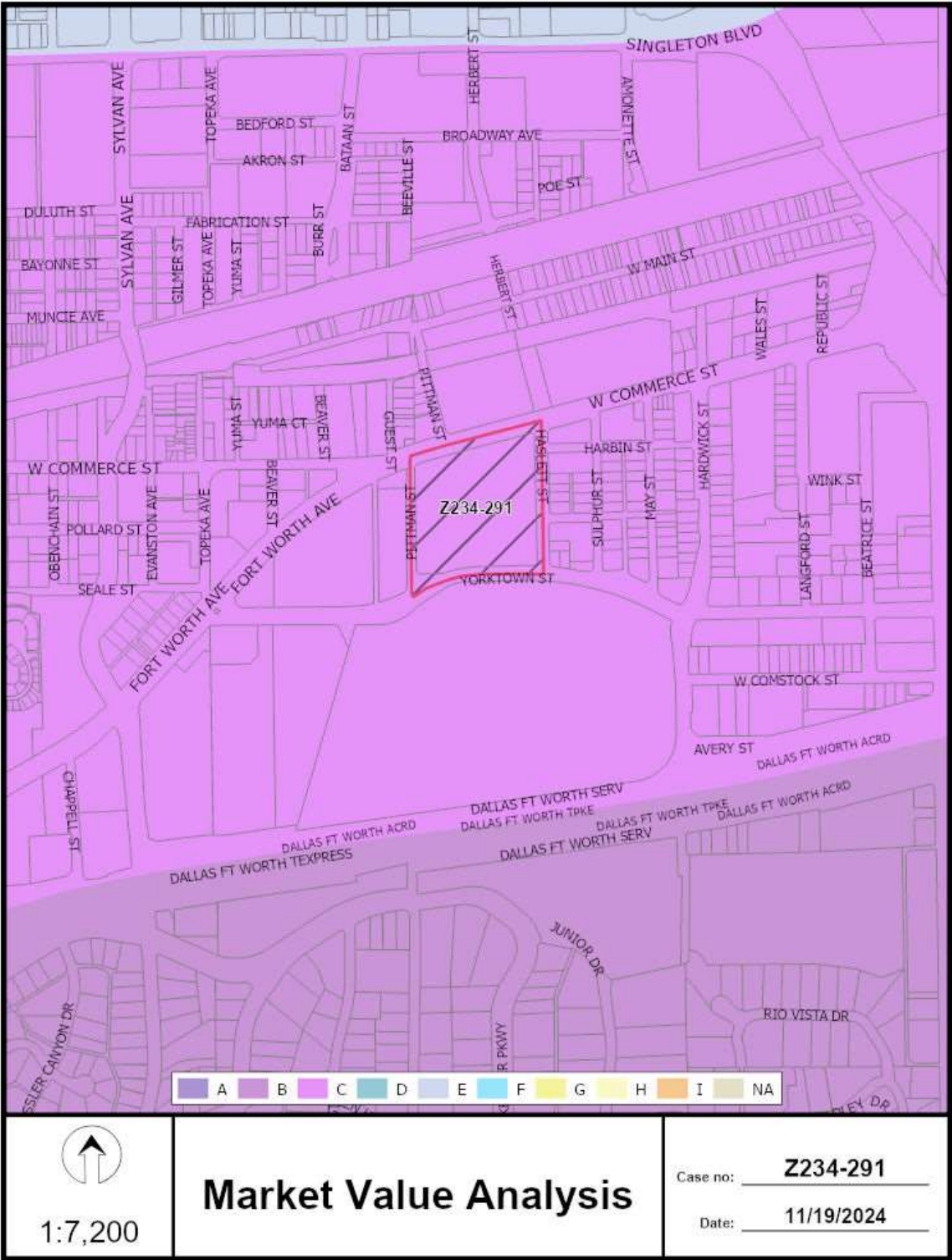




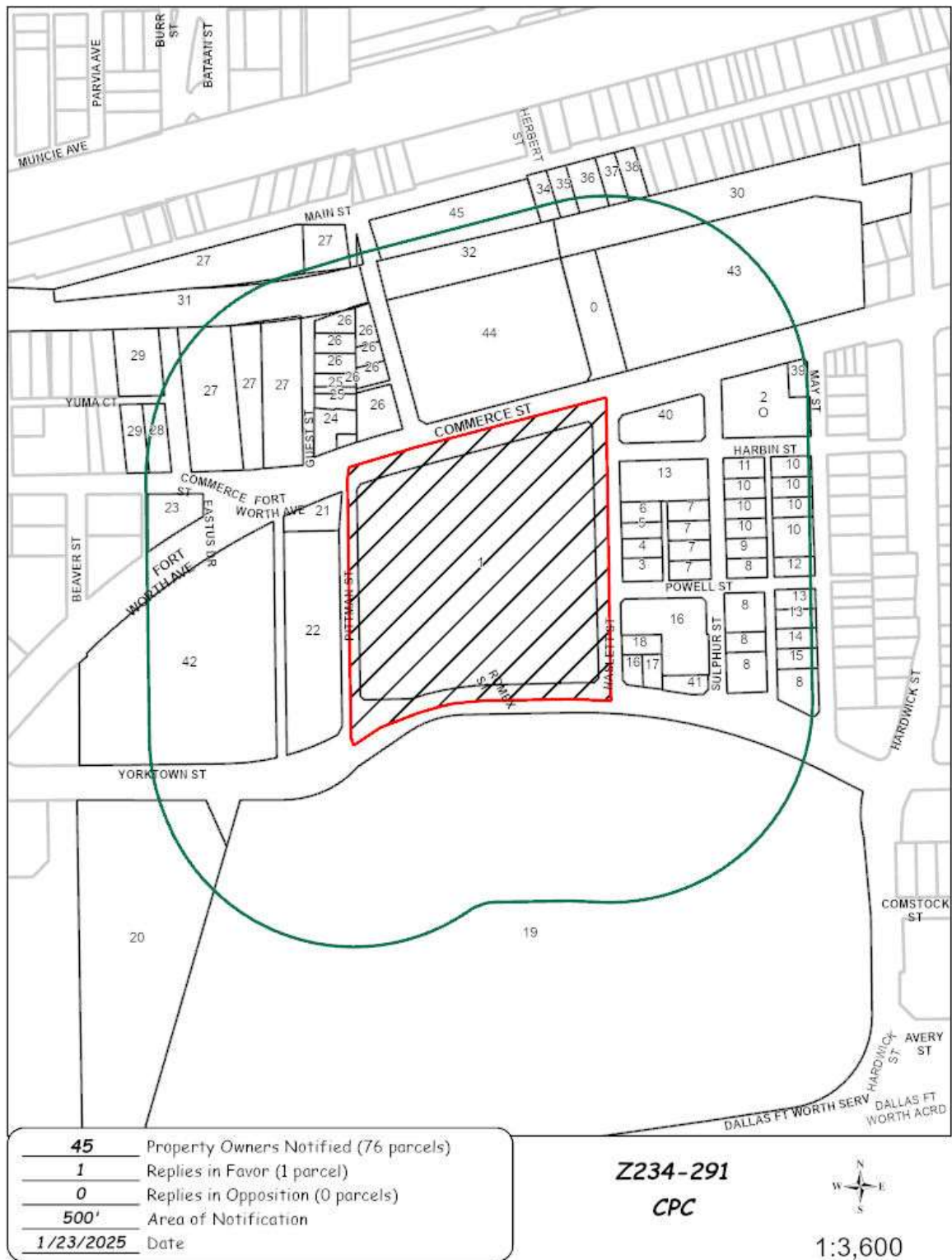












01/22/2025

***Reply List of Property Owners******Z234-291******45 Property Owners Notified******1 Property Owners in Favor******0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	444 W COMMERCE ST	TW COMMERCE TEN 10 LLC &
O	2	310 W COMMERCE ST	SANFORD GROUP REAL ESTATE LLC
	3	2302 HASLETT ST	MARTINEZ FERNANDO &
	4	2306 HASLETT ST	RIOS PABLO
	5	2310 HASLETT ST	MARTINEZ FERNANDO
	6	2314 HASLETT ST	DONALDSON CAROLYN &
	7	2315 SULPHUR ST	VAFAEE ABDOL H
	8	2300 SULPHUR ST	TESFAYE HOLDING CO LLC
	9	2306 SULPHUR ST	3108 FW LLC
	10	2310 SULPHUR ST	KEA89 LLC
	11	314 HARBIN ST	Taxpayer at
	12	2301 MAY ST	TEXAS J AND M INVESTMENTS LLC
	13	2223 MAY ST	VAFAEE ABDOL H
	14	2215 MAY ST	VAFAEE ABDOL HOSSEIN
	15	2211 MAY ST	ENSINIA LECHUGA GLORIA &
	16	339 YORKTOWN ST	MANHATTAN PROJECT LLC THE
	17	335 YORKTOWN ST	WILLIAMS JEFFERY SCOTT &
	18	2208 HASLETT ST	EXECUTIVE COFFEE SERV
	19	2121 HARDWICK ST	U S POSTAL SERVICE
	20	620 YORKTOWN ST	ANG III LLC
	21	510 W COMMERCE ST	OMERTA INTERESTS LLC
	22	510 W COMMERCE ST	OMERTA INTERESTS LLC
	23	601 FORT WORTH AVE	TOMMIES INN INC
	24	439 W COMMERCE ST	MNS PROPERTIES INC
	25	2408 GUEST ST	MNS PROPERTIES LLC
	26	2414 GUEST ST	MNS PROPERTIES INC

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01/22/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	507 W COMMERCE ST	PSW WEST DALLAS URBAN
	28	529 W COMMERCE ST	SMR PROPERTIES LLC
	29	531 W COMMERCE ST	LODOR ENTERPRISES INC
	30	2500 HARDWICK ST	FOUNTAIN GRASS LLC
	31	2500 HARDWICK ST	PSW WEST DALLAS URBAN VILLAGE LLC
	32	2500 HARDWICK ST	PSW WEST DALLAS URBAN VILLAGE
	33	428 W MAIN ST	MOXIE INVESTMENTS LTD
	34	338 W MAIN ST	CUNNINGHAM J W
	35	336 W MAIN ST	CALCOTE BEVERLY &
	36	330 W MAIN ST	LONE STAR MISSIONARY BAPTIST
	37	324 W MAIN ST	Taxpayer at
	38	322 W MAIN ST	BECKLEY COMMERCE ACQUISITIONS LLC
	39	302 W COMMERCE ST	HILL ERIC C
	40	332 W COMMERCE ST	AGESHEN MALCOM
	41	325 YORKTOWN ST	BOLTEX HOLDINGS LTD
	42	604 FORT WORTH AVE	SYNC AT WEST DALLAS LP
	43	305 W COMMERCE ST	305 WEST COMMERCE LLC
	44	411 W COMMERCE ST	EQR-WESTERLY LP
	45	400 W MAIN ST	PSW WEST DALLAS URBAN



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 25-615A

**Item #:** Z7.

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**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Department of Planning and Development  
**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for TH-3(A) Townhouse District uses on property zoned an R-7.5(A) Single Family District, on the southeast line of Ferguson Road, between Hibiscus Drive and Pasteur Avenue

Recommendation of Staff: Approval, subject to a conceptual plan and conditions

Recommendation of CPC: Approval, subject to a conceptual plan and conditions  
Z234-311(MB)

**FILE NUMBER:** Z234-311(MB) **DATE FILED:** August 13, 2024  
**LOCATION:** Southeast line of Ferguson Road, between Hibiscus Drive and  
Pasteur Avenue  
**COUNCIL DISTRICT:** 7  
**SIZE OF REQUEST:** Approx. 4 acres **CENSUS TRACT:** 48113012210

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**REPRESENTATIVE:** Jennifer Hiromoto  
**OWNER:** Bethel Baptist Tabernacle  
**APPLICANT:** Karrington Realty  
**REQUEST:** An application for a Planned Development District for TH-3(A)  
Townhouse District uses on property zoned an R-7.5(A) Single  
Family District.  
**SUMMARY:** The purpose of the request is to allow modified development  
standards primarily related to setbacks, dwelling unit density, lot  
coverage, lot size, and landscaping.

**CPC RECOMMENDATION:** Approval, subject to a conceptual plan and conditions.

**STAFF RECOMMENDATION:** Approval, subject to a conceptual plan and conditions.

**R-7.5(A) Single Family District Regulations:**

[https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-75376](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-75376)

**BACKGROUND INFORMATION:**

- The area of request is currently zoned an R-7.5(A) Single Family District.
- The request site is approximately four acres in size.
- Site is currently developed with a church.
- The applicant wishes to develop detached single-family houses on the site in a shared access development configuration.
- To build to the desired conceptual plan, the applicant requests modifications to the base TH-3(A) Townhouse District. These modifications include increased front and side yard setbacks, increased dwelling unit density, increased lot coverage, decreased lot size, and changes to shared access development standards.
- On January 23, 2025, the City Plan Commission moved to recommend approval of the request with a change to the conditions specifying additional open space required and material type for a fence.

**Zoning History:**

There has been one zoning case in the area within the last five years.

**1. Z223-122:** On October 25, 2023, City Council approved an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an R-7.5(A) Single Family District partially with Specific Use Permit No. 608 for a private school and day care center and Specific Use Permit No. 2075 for a tower/antenna for cellular communication, on the south corner of Ferguson Road and Hibiscus Drive.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Ferguson Road	Principal Arterial	100' Bike Plan
Hibiscus Drive	Local street	-
Pasteur Avenue	Local street	-

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway

system. Staff will continue review of engineering plans at permitting to comply with city standards.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

**LAND USE ELEMENT**

**GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS**

**Policy 1.3.1** Create housing opportunities throughout Dallas.

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

**URBAN DESIGN**

**GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

**Policy 5.1.1** Promote pedestrian-friendly streetscapes.

**Policy 5.1.3** Encourage complementary building height, scale, design and character.

**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

**Policy 5.2.1** Maintain neighborhood scale and character.

**NEIGHBORHOOD PLUS**

**GOAL 4 ATTRACT AND RETAIN MIDDLE CLASS**

**Policy 4.3** Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety.

The proposed project has the potential to meet several goals of the comprehensive plan related to providing affordable housing and expanding homeownership opportunities.

**Area Plans:**

The *2-Points to White Rock East Area Plan* was adopted in March 2013. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bounded by Lakeland Drive at Ferguson Road, northeast to Oates Drive, east to LaPrada Drive and south back to IH 30.

The Plan identifies the location of the area of request as an Urban Neighborhood building block. These are intended to be pedestrian-friendly neighborhoods, with an emphasis on variety in housing choices.

The request generally complies with the following goals of the area plan:

**Goal QL.5: Housing:** A wide range of attractive, affordable, accessible housing options

**Goal UD.1:** Create attractive neighborhoods and streets with landscaping and streetscape amenities that welcome residents and visitors to White Rock East.

**Goal LU.3:** Appropriate zoning for residential districts that are desired and/or needed in the community.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A) Single Family w/ SUP No. 1615	Church, cell tower
<b>North</b>	R-7.5(A)	Church, masonic lodge
<b>South</b>	MF-2(A) Multifamily	Multifamily
<b>East</b>	MF-2(A)	Multifamily
<b>West</b>	PD 1105	Church, private school/day care, library, multifamily (under construction)

**Necessity for a Planned Development District:**

According to Sec. 4.702, the purpose of a planned development district is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.



Planned development districts are appropriate where the existing code may not accommodate a use or a development within the bounds of a conventional zoning district, or where unique site characteristics may necessitate relief or modification of certain base code provisions.

Applicant's proposed planned development district is intended to provide detached single-family housing in a small-lot configuration. Under the city's existing development code, the only zoning districts that allow for lots of this size are the MF-1(A) and MF-2(A) Multifamily Districts, which allow duplex and multifamily uses in addition to single family. The TH-3(A) Townhouse District the proposal is based on requires a minimum lot size of 2,000 square feet. Additionally, standard Shared Access Development (S.A.D.) regulations limit an S.A.D. to 36 units. When a parcel is developed as shared access with greater than 36 units, connectivity between parts of the parcel must be severed in order to meet this limitation, or a PD must be used to increase the allowable units.

In considering a request for a PD, it is important to consider both the benefits and drawbacks of proposed deviations and enhancements. The proposed development would provide denser housing than what is possible in a base district while still promoting a detached single-family character, striking a balance of density. Additionally, the proposed design standards enhance the pedestrian realm, furthering the goals of the 2 Points to White Rock East Area Plan more substantially than if a development were built under base zoning code. As such, staff is supportive of the requested planned development district.

### **Land Use Compatibility:**

The area of request is currently developed with a church.

The immediate surroundings of the site are a mix of churches and multifamily buildings, as well as a private school/day care and a library. The area is generally residential in nature, served by Ferguson Road.

The proposed conditions allow for greater density than would typically be allowable in a standard TH-3(A) Townhouse District. The conditions will require the houses to be detached single family. The proposed conditions will also allow the site to be platted as a Shared Access Development, in which internal roads and utilities are privately owned and maintained.

In addition to the deviations from base code, the applicant proposes design standards that will improve the public realm and desirability of the development. These include pedestrian-scale lighting that must be provided along public sidewalks and adjacent to public streets, and open space within the development. As such, staff finds that the proposed use is compatible with the surrounding land uses.

## Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Lot Size / Dwelling Unit Density</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<b><u>Existing R-7.5(A)</u></b>	25 feet	Side/rear: 5 feet	7,500 sqft	No max	30 feet	Residential: 45%
<b><u>Base TH-3(A)</u></b>	None	Side: none for single family Rear: none for single family	Min. 2,000 sqft for single family	No max	36 feet	Residential: 60%
<b><u>Proposed new PD</u></b>	5 feet*	Side: 5 feet* Rear: none	Min. 1,750 sqft Max. 53 dwelling units	No max	36 feet	Residential: 75%

\*Setbacks for a shared access development are assessed as a whole for the entire development.

## Design Standards

The proposed PD includes the following design standards:

- Public sidewalks of a minimum 6 feet
- Internal sidewalks must be provided on one side of each access drive.
- Pedestrian scale lighting must be provided along public sidewalks and adjacent to public streets.
- A minimum of 6,000 square feet of open space is required.

The proposed design standards enhance the pedestrian realm by creating an environment that is more appealing to street users, including pedestrians. This furthers the intention of the 2 Points to White Rock East Area Plan to develop this area as an Urban Neighborhood. Additionally, the provisioning of internal sidewalks improves safety and the pedestrian environment for residents, encouraging pedestrian access for residents to the neighborhood.

## Landscaping:

Landscaping must be provided in accordance with Article X. The district will be evaluated as a shared access development with 11-36 lots.

**Parking:**

The proposed conditions follow the base development code off-street parking requirements in 51A-4.200. One space is required per dwelling unit. Additional guest parking is provided per the conceptual plan.

**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 an "I" MVA area.

**List of Officers**

**Karrington Realty**

Gary Hasty, Manager

**Bethel Baptist Tabernacle (DBA Impact @ Bethel)**

Donny Sadler, Senior Pastor

Mike Chism, Associate Pastor

**CPC Action**  
**January 23, 2025**

**Motion:** It was moved to recommend **approval** of a Planned Development District for TH-3(A) Townhouse District uses, subject to a conceptual plan and conditions, on property zoned an R-7.5(A) Single Family District, on the southeast line of Ferguson Road, between Hibiscus Drive and Pasteur Avenue.

**Note: Commissioner Hampton offered an amendment to require 5% of open space and masonry fence on Ferguson Road only. Commissioner Wheeler-Reagan, maker of the motion, accepted the amendment.**

Maker: Wheeler-Reagan  
Second: Rubin  
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth, Shidid,  
Carpenter, Wheeler-Reagan, Franklin, Sleeper,  
Housewright, Nightengale, Hall, Kingston, Rubin

Against: 0  
Absent: 1 - Haqq  
Vacancy: 0

<b>Notices:</b>	Area: 300	Mailed: 20
<b>Replies:</b>	For: 1	Against: 0

**Speakers:** For: Jennifer Hiromoto, 10233 E. Northwest Hwy., Dallas, TX, 75238  
Against: None

**CPC RECOMMENDED PD CONDITIONS.**

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

PD \_\_\_\_ was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_. Ordinance No. \_\_\_\_\_ amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended.

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

PD \_\_\_\_ is established on property located on the southeast side of Ferguson Road, south of Pasteur Avenue. The size of PD \_\_\_\_ is approximately 4.0 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 code references are to Chapter 51A.

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

The following exhibit is incorporated into this article: Exhibit \_\_\_\_A: conceptual plan.

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

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

**SEC. 51P-\_\_\_\_.106. DEVELOPMENT PLAN.**

(a) For single family uses and accessory uses, a final plat may serve as the development plan. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For a tower/antenna for cellular communication, a site plan required by a Specific Use Permit may serve as the development plan.

(c) For all other uses, a development plan must be approved by the city plan commission

before issuance of any building permit.

**SEC. 51P-\_\_\_\_.107.                    MAIN USES PERMITTED.**

The only main uses permitted are those main uses permitted in the TH-3(A) Townhouse District, subject to the same conditions applicable in the TH-3(A) Townhouse District, as set out in Chapter 51A. For example, a use permitted in the TH-3(A) Townhouse 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 TH-3(A) Townhouse District is subject to DIR in this district; etc.

**SEC. 51P-\_\_\_\_.108.                    ACCESSORY USES.**

(a)     As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations 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 planned development district:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Private stable.

(c)     An accessory community center (private) is permitted by right.

**SEC. 51P-\_\_\_\_.109.                    YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a)     Front yard. Minimum front yard is five feet for single family structures.

(b)     Side and rear yard. Minimum side yard setback is five feet and no rear yard setback.

(c)     Density. Maximum number of dwelling units permitted on the Property is 53.

(d)     Lot coverage. Maximum lot coverage is 75 percent for residential structures. The shared access area is excluded for the calculation of lot coverage.

(e) Lot size. Minimum lot area for residential use is 1,750 square feet. For a shared access development, the shared access area is excluded in the calculation of lot size.

(f) Stories. Maximum number of stories is two.

(g) Single family structure spacing. Single family structure spacing is not required for a shared access development.

**SEC. 51P-\_\_\_\_.110. FENCES.**

For single family uses, an eight-foot-high solid fence is permitted along Ferguson Road and six-foot-high solid fence along Hibiscus Avenue and Pasteur Avenue. Fencing provided along Ferguson Road must be masonry. Solid fence panels are allowed within five feet of Ferguson Road, Hibiscus Avenue, and Pasteur Avenue. Pedestrian gates located near the shared access points must be provided within perimeter fencing to connect interior sidewalks to the street.

**SEC. 51P-\_\_\_\_.111. OFF-STREET PARKING AND LOADING.**

Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

**SEC. 51P-\_\_\_\_.112. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

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

(a) Landscaping and tree mitigation must be provided in accordance with Article X. For the purposes of landscaping, this district is treated as a shared access development with 11-36 lots.

(b) Plant material must be maintained in a healthy, growing condition.

**SEC. 51P-\_\_\_\_.114. SIGNS.**

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

**SEC. 51P-\_\_\_\_.115. SHARED ACCESS POINTS.**



For a shared access development, a maximum of 53 residential lots may be served by four shared access points.

**SEC. 51P-\_\_\_\_.116.                    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)     Guest parking spaces must be screened from the street by landscaping or solid fencing of a minimum height of six feet.

(d)     Within a shared access development, internal sidewalks of a minimum width of four feet must be provided one side of the access drive.

(e)     A minimum six-foot-wide unobstructed sidewalk with a minimum five-foot wide-buffer is required along all public street frontages. The required buffer width may be reduced when transit infrastructure, utilities, or existing right of way dimensions prevent the full width.

(f) Lighting.

(1) 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.

(2) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(g)     A minimum of five percent of the Property must be open space.

(1) 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.

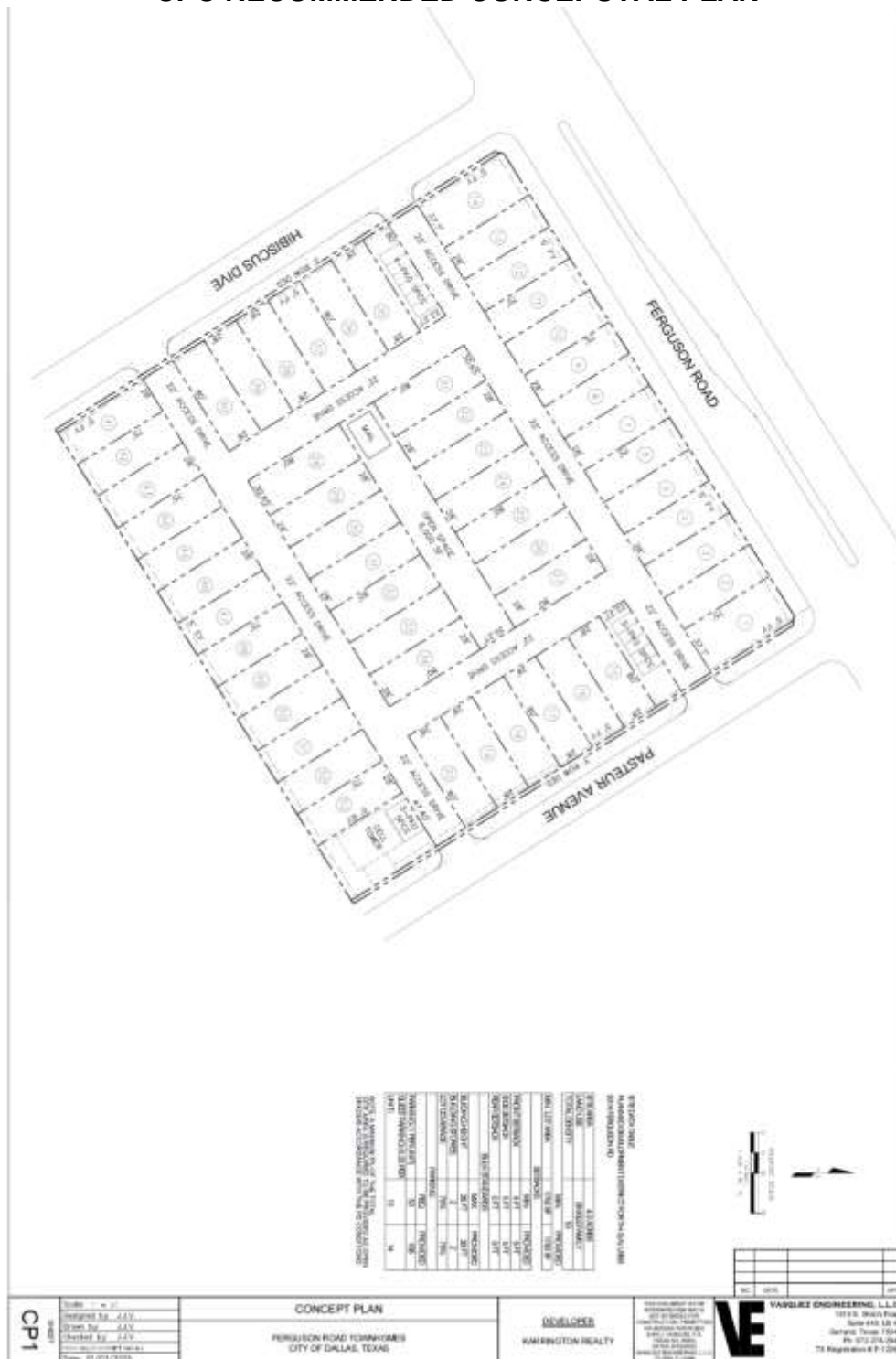
(2) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

**SEC. 51P-\_\_\_\_.117. COMPLIANCE WITH CONDITIONS.**

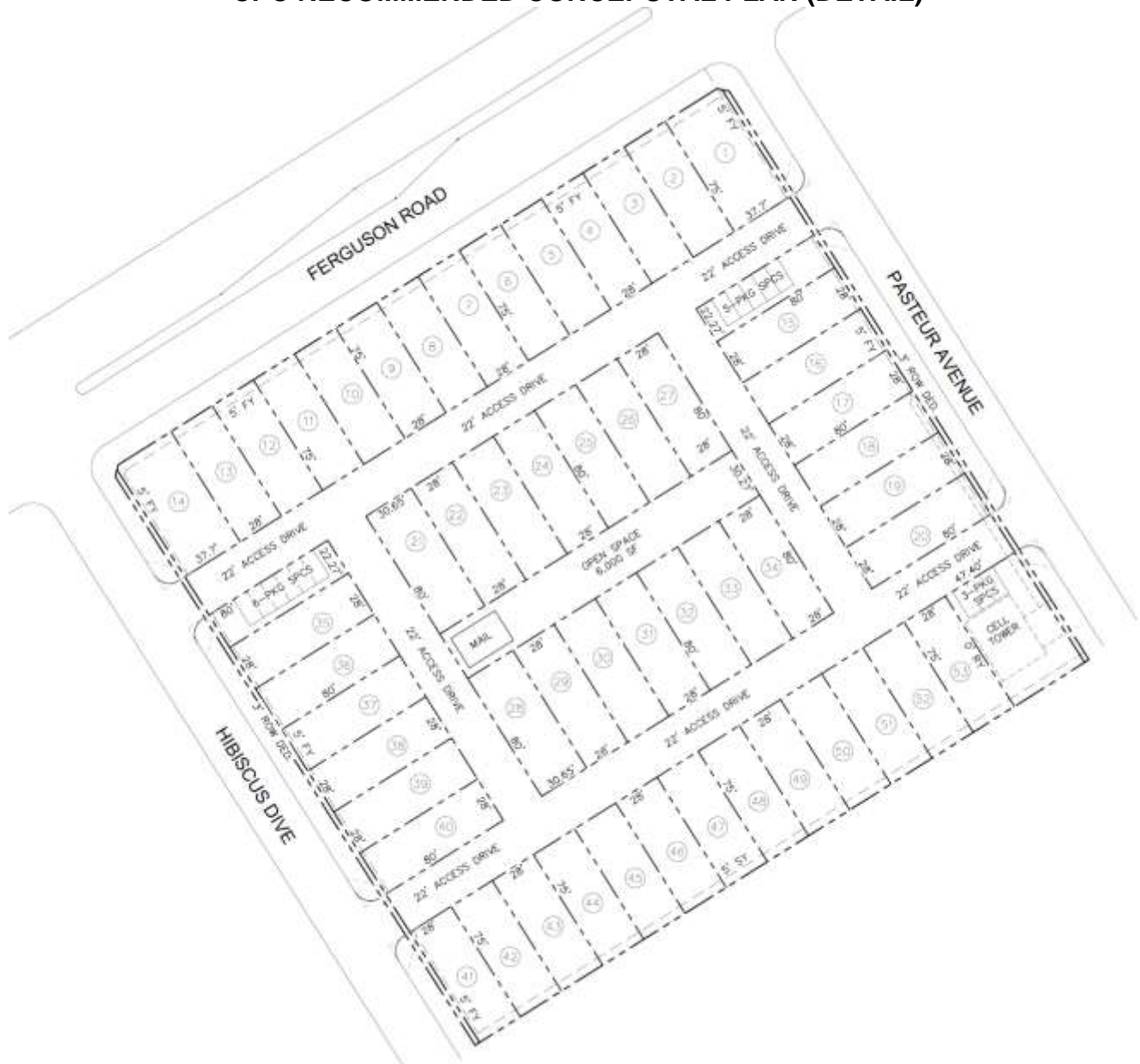
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit or 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.

### CPC RECOMMENDED CONCEPTUAL PLAN



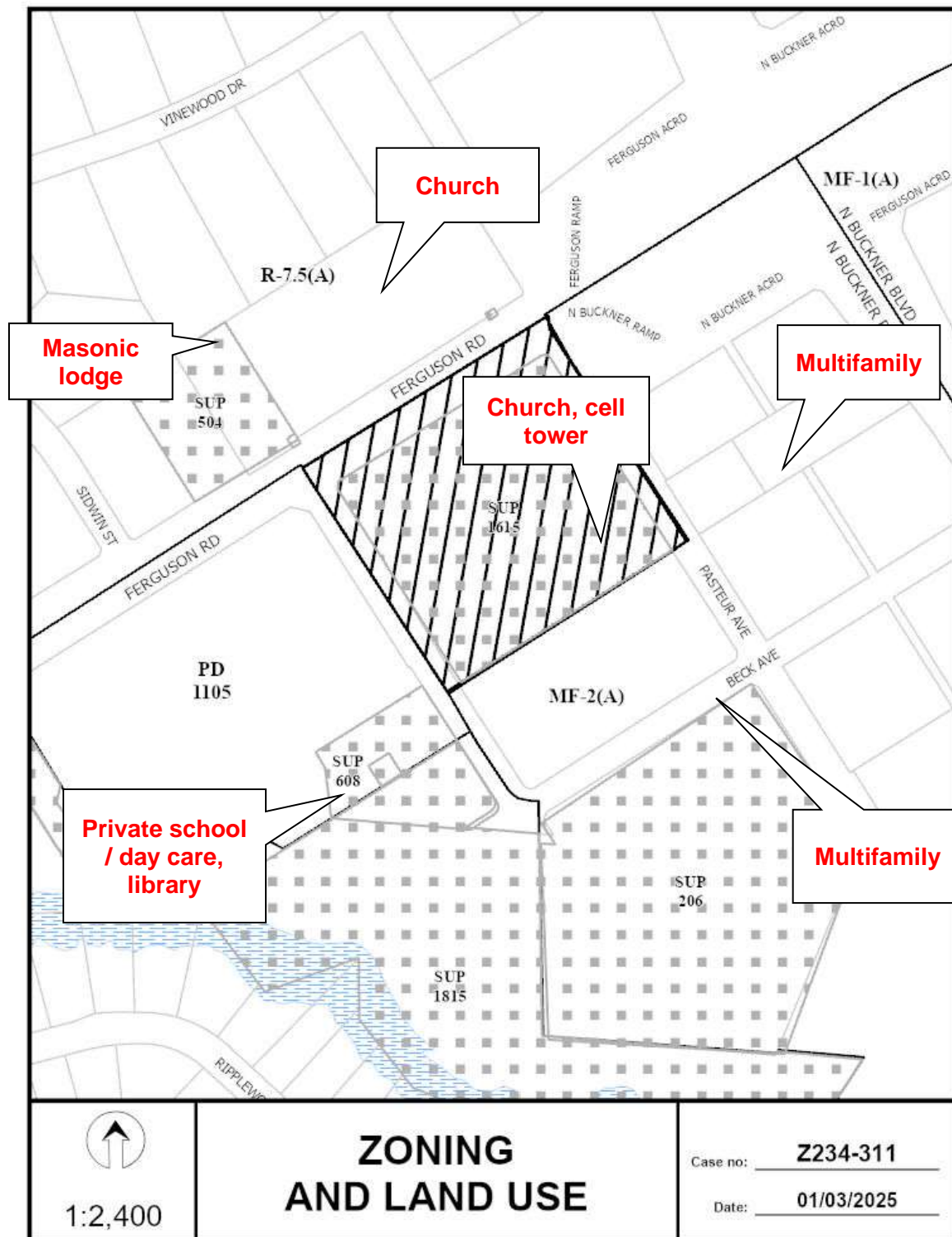
**CPC RECOMMENDED CONCEPTUAL PLAN (DETAIL)**

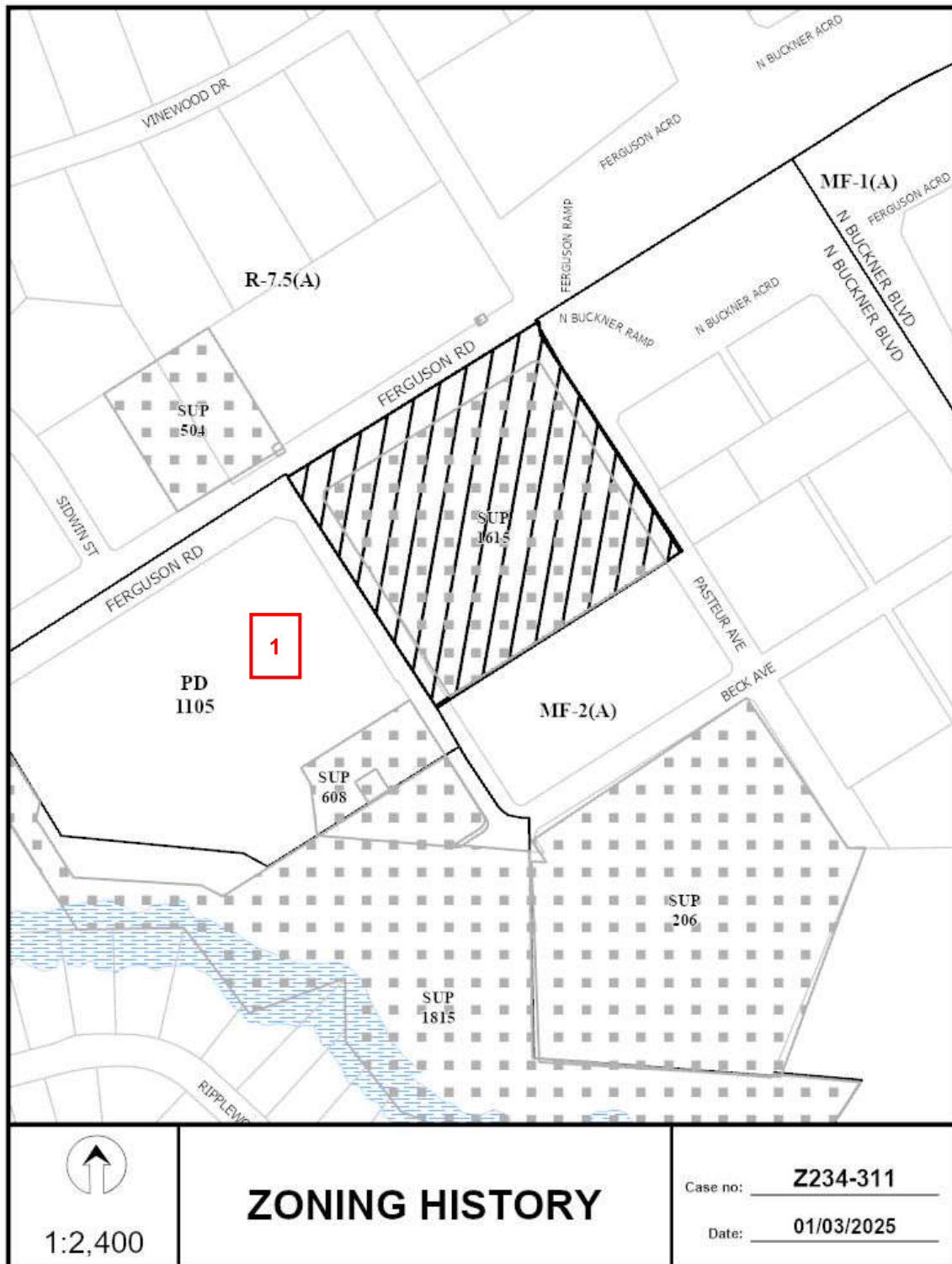




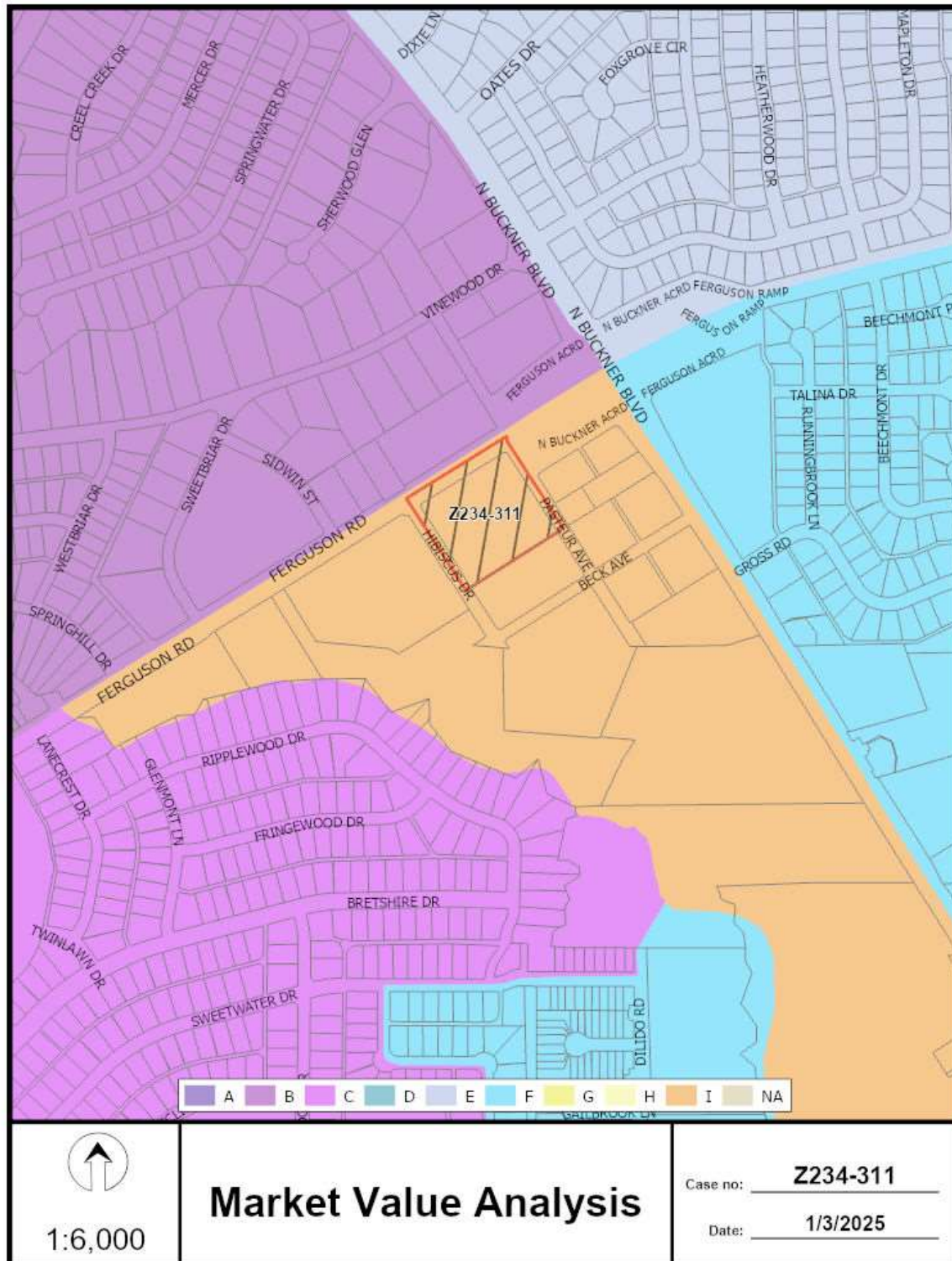














01/22/2025

***Reply List of Property Owners******Z234-311******20 Property Owners Notified******1 Property Owners in Favor******0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
O	1	9314 FERGUSON RD	BETHEL BAPTIST TABERNACLE
	2	9312 BECK AVE	WHITE ROCK RESIDENCE HOLDINGS
	3	9420 BECK AVE	LAKE LOFTS LP THE
	4	9405 BECK AVE	LAKE LOFTS LP THE
	5	9405 BECK AVE	LAKE LOFTS LP THE
	6	2625 N BUCKNER BLVD	NGUYEN HUY &
	7	2630 PASTEUR AVE	N INVESTMENT LLC
	8	2524 SIDWIN ST	ALLEN PHILLIP R & LAUREL ESTATE OF
	9	9264 VINEWOOD DR	HAMILTON RUTH P
	10	9308 VINEWOOD DR	STANFORD JOHN M & BETTE D
	11	9316 VINEWOOD DR	THUEMMEL KEITH ERIK &
	12	9324 VINEWOOD DR	MEYER CLINT & DEBBI
	13	9333 FERGUSON RD	GREATER GOLDEN GATE
	14	9225 FERGUSON RD	ROY STANLEY LODGE
	15	9217 FERGUSON RD	BETHEL ROMANIAN APOSTOLIC CHURCH
	16	2534 SIDWIN ST	JANOSEK SANDRA GAIL
	17	9220 FERGUSON RD	DHFC ESTATES AT FERGUSON
	18	2615 N BUCKNER BLVD	UGM CALVERT CIMARRON
	19	2614 PASTEUR AVE	UGM CALVERT CIMARRON
	20	2525 N BUCKNER BLVD	NEW COVENANT PRESBYTERIAN



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 25-616A

**Item #:** Z8.

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**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Department of Planning and Development  
**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting an R-5 (A) Single Family 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 southwest line of Lagow Street, between Canal Street and Spring Avenue

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Z234-314(LC)

**HONORABLE MAYOR & CITY COUNCIL**

**WEDNESDAY, FEBRUARY 26, 2025**

**ACM: Robin Bentely**

**FILE NUMBER:** Z234-314(LC) **DATE FILED:** August 14, 2024

**LOCATION:** Southwest line of Lagow Street, between Canal Street and Spring Avenue

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** 5,227 square feet **CENSUS TRACT:** 48113002703

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**REPRESENTATIVE:** G&D Management, LLC

**OWNER/APPLICANT:** Gary Dorsey

**REQUEST:** An application for an R-5(A) Single Family 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 rezone the property to allow residential uses on the site.

**STAFF RECOMMENDATION:** Approval.

**CPC RECOMMENDATION:** Approval.

**Planned Development District No. 595 Regulations:**

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>

**Planned Development District No. 595 Exhibits:**

<https://dallascityhall.com/departments/city-attorney/Pages/articles-data.aspx>

**BACKGROUND INFORMATION:**

- The area of request is currently zoned Planned Development District No. 595 with NC Neighborhood Commercial subdistrict, undeveloped area and (approx. 5,227 square feet in total size).
- Geographically located in East Dallas, South Dallas neighborhood, approx. 5 miles from downtown.
- This lot has frontage only on Lagow Street.
- The purpose of the request is to rezone the property to R-5(A) for a one story single family home and allow residential uses on the property.
- To accomplish this, the applicant is requesting a general zoning change.

**Zoning History:**

There have been zero zoning cases in the area in the last five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Lagow Street	Local Street	--
Canal Street	Local Street	--
Spring Avenue	Local Street	--

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request would comply with the following land use goals and policies of the Comprehensive Plan:

## **LAND USE ELEMENT**

### **GOAL 1.1    ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

**Policy 1.1.5** Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

## **ECONOMIC ELEMENT**

### **GOAL 2.1    PROMOTE BALANCED GROWTH**

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

### **GOAL 2.5    FOSTER A CITY OF GREAT NEIGHBORHOODS**

**Policy 2.5.1** Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

## **NEIGHBORHOOD PLUS**

**POLICY 4.3** Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

## **URBAN DESIGN ELEMENT**

### **GOAL 5.2    STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

**Policy 5.2.1** Maintain neighborhood scale and character.

## **NEIGHBORHOOD PLUS**

**POLICY 5.2** Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

**GOAL 6.2** Expand affordable housing options and encourage its distribution throughout the city and region.

## **Active Area Plans**

### **South Dallas/Fair Park Economic Development Plan:**

This Economic Development Plan aims to address the impacts of high intensity land uses on commercial corridors on adjacent residential neighborhoods. It also aims to create economic development strategies to encourage desirable development along the area's business corridors, while focusing on providing economic development revitalization strategy recommendations for the Dallas/Fair Park commercial corridor. It provides an analysis of the current conditions of the area, including land use and demographics. Development plan studies of both the neighborhood and community commercial areas are also done to guide zoning and prevent potential negative impacts of mixed-use development. Current revitalization initiatives in both the public and private sector were outlined and followed by these fundamental objectives guiding corridor revitalization:

*Objective One: Holistic Strategy*

*Objective Two: Improve Basic Attributes*

*Objective Three: Increase Resources*

*Objective Four: Financial Support and Technical Assistance*

*Objective Five: Encourage Corridor Reinvestment*

The South Dallas/Fair Park Economic Development Plan proposes new strategies and delivery models for revitalization and identifies four development opportunity sites based on project opportunity criteria. Illustrations of these sites demonstrate the main corridor opportunities: Neighborhood Commercial, Community Commercial and Regional Service Commercial.

### **The Dallas TOD Hatcher Station Area Plan:**

The Hatcher Station area is in south Dallas, approximately four miles east of Downtown Dallas. Scyene Road is a major east-west oriented six-lane thoroughfare that forms a belt across the center of the area. The Hatcher Station is located at the intersections of Scyene Road and Hatcher Street intersection. The study area is within relative proximity to Fair Park and the Trinity forest.

Vision:

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.



Summary:

The station area plan was developed through the HUD Community Challenge Planning Grant program and is intended to spur transformation of Dallas DART station areas through catalytic projects, public-private partnerships, and reuse and rehabilitation of existing buildings. Each plan developed through this grant outlines an approach to stimulating and guiding redevelopment activities. Primary aspects of these approaches involve identification of strategic opportunities, catalyst development sites, character and design guidelines, and implementation actions. Other plans include: Martin Luther King Jr. Station Area Plan, Lancaster Corridor Station Area Plan, Buckner Station Area Plan and Vickery Meadow Station Area Plan.

The Hatcher Station Area Plan details specific initiatives to create a better future for the area, with attention to improving safety and multi-modal connectivity, reinvigorating affordable housing, and establishing strategies and guidelines to create a thriving transit-oriented neighborhood over the long term.

The plan outlines a development action plan, adaptive re-use action plan and adaptive re-use guidelines. Key strategies related to financing, outreach, zoning, and transportation will help advance the strategic opportunities outlined in this Plan.

**Staff Analysis:**

The area plans listed are important to note due to the subject site being located within limits of both land use plans. After review of the area plans, staff finds that the request aligns with the purpose and goals listed.

The future land use plan map shows specific categories for the ideal scenario. Within those land use categories there are specific uses that the plan deems suitable per category. The future land use plan map identifies the area of request as appropriate for the community corridor and within that identified corridor the appropriate uses listed are mixed use high density, residential urban and residential traditional uses. The applicant's request for a new single-family development aligns with the recommended land use types mentioned. According to the plan the subject site could fall within either the Residential Urban or Residential Traditional land use category types. Therefore, staff finds the proposal for a new one story single family home, to be compatible with the overall vision of both the South Dallas/Fair Park Economic Development Plan and the Dallas TOD Hatcher Station Area Plan.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD. No. 595 (NC) Neighborhood Commercial Subdistrict	Undeveloped lot
<b>North</b>	PD. No. 595 (NC) Neighborhood Commercial Subdistrict	Commercial retail
<b>South</b>	PD. No. 595 (NC) Neighborhood Commercial Subdistrict	Undeveloped lot
<b>East</b>	PD. No. 595 (NC) Neighborhood Commercial Subdistrict	Undeveloped lot
<b>West</b>	PD. No. 595 (NC) Neighborhood Commercial Subdistrict	Commercial Retail

**Land Use Compatibility:**

The area of request is currently zoned Planned Development District No. 595 with NC Neighborhood Commercial subdistrict, undeveloped area and (approx. 5,227 square feet in total size).

In every direction adjacent to the property is the Planned Development District No. 595 with NC Neighborhood Commercial subdistrict consisting of commercial uses. There is a large portion of Planned Development District No. 595 with R-5(A) Single Family subdistrict on the same block of the subject site. With the immediate area being mostly composed of commercial retail and large portion of residential, staff finds the applicant's requested zoning change to an R-5(A) Single Family Subdistrict to be appropriate and compatible with the surrounding and immediate area. The applicant is willing to do what is necessary to ensure compliance with any code requirements to honor existing residential and commercial uses. Therefore, staff believes the request would fit in this exact area and within the existing fabric of the neighborhood. The max height proposed by the applicant would be 20 feet, although the current max height allowed is 30 feet, this is another example of how the proposal would fit within the existing character of the neighborhood and zoning.

Staff is in support of the applicant's requested zoning district. This compatibility is further reflected in the development standards comparison table below.

**Development Standards:**

The following is a comparison chart of the development standards for the current PD. No. 595, (NC) Neighborhood Commercial Subdistrict and the proposed PD. No. 595 R-5(A) Single Family Subdistrict.

District	Setback		Density	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: PD. No. 595 NC	Not required Min. 15'	Adj. to res. min. 15' Other: no min.	Max FAR overall 0.5	30' 2 stories	40%	Residential Proximity Slope	Institutional, commercial, retail & personal services
Proposed: PD. No. 595 R-5(A)	20'	5'	1 Dwelling Unit/5,000 sq. ft.	30'	45%		Single family

**Land Use Comparison**

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts. According to PD. No. 595 the permitted uses for subdistrict R-5(A) default to uses in Section 51A-4.112(g) of the code.

**LEGEND**

	Use prohibited, highlighted row = use prohibited by deed restrictions
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200, 51A-4.213

	Existing	Proposed
Use	PD. No. 595 subdistrict NC	PD. No. 595 subdistrict R-5(A) ★
<b>AGRICULTURAL USES</b>		
Animal production		
Commercial stable		
Community garden	•	
Crop production		•
Market garden	S	S

	Existing	Proposed
Use	PD. No. 595 subdistrict NC	PD. No. 595 subdistrict R-5(A) ★
Private stable		
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service	S	
Commercial bus station and terminal		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing [3,500 sf or less.]		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
<b>INDUSTRIAL USES</b>		
Alcoholic beverage manufacturing		
Gas drilling and production		S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant		S
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>		
Adult day care facility	•	
Cemetery or mausoleum		S
Child-care facility	•	★
Church	•	•

	Existing	Proposed
Use	PD. No. 595 subdistrict NC	PD. No. 595 subdistrict R-5(A) ★
College, university, or seminary		S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery		S
Foster home		S
Halfway house		
Hospital		
Library, art gallery, or museum	•	S
Open enrollment charter school or private school		
Public or private school	S	S
Surface accessory remote parking		
<b>LODGING USES</b>		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
Short-term rental lodging		
<b>MISCELLANEOUS USES</b>		
Attached non-premise sign		
Carnival or circus (temporary)		★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
<b>OFFICE USES</b>		
Alternative financial establishment		
Financial institution without drive-in window	•	
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center	•	
Office	•	
<b>RECREATION USES</b>		
Country club with private membership		S
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
<b>RESIDENTIAL USES</b>		
College dormitory, fraternity, or sorority house		
Duplex		
Group residential facility		

	Existing	Proposed
Use	PD. No. 595 subdistrict NC	PD. No. 595 subdistrict R-5(A) ★
Handicapped group dwelling unit		★
Live-work unit. [Only one dwelling unit per lot.]	•	
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family		•
<b>RETAIL AND PERSONAL SERVICE USES</b>		
Alcoholic beverage establishments		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center	S	
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage	S	
Convenience store with drive-through		
Drive-in theater		
Dry cleaning or laundry store	•	
Food or beverage store. [SUP if less than 5,000 sf.]		
Furniture store	•	
General merchandise store.		
General merchandise or food store 3,500 square feet or less	•	
General merchandise or food store greater than 3,500 square feet		
General merchandise or food store 100,000 square feet or more		
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Liquor store		
Mortuary, funeral home, or commercial wedding chapel	S	

	Existing	Proposed
Use	PD. No. 595 subdistrict NC	PD. No. 595 subdistrict R-5(A) ★
Motor vehicle fueling station	S	
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service	R	
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Tobacco shop		
Truck stop		
Vehicle display, sales, and service		
<b>TRANSPORTATION USES</b>		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley		S
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	★
Transit passenger station or transfer center		S
<b>UTILITY AND PUBLIC SERVICE USES</b>		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation		S
Local utilities	S, R, ★	S, R, ★
Police or fire station	S	S
Post office	S	
Radio, television, or microwave tower		S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		

	Existing	Proposed
Use	PD. No. 595 subdistrict NC	PD. No. 595 subdistrict R-5(A) ★
Tower/antenna for cellular communication	S	★
Utility or government installation other than listed		S
Water treatment plant		
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center		
Recycling collection center		
Recycling drop-off container		★
Recycling drop-off for special occasion collection		★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		
Accessory Use	PD. No. 595 subdistrict NC	PD. No. 595 subdistrict R-5(A)
Community center (private)		S
Day home		
Game court (private)		
General waste incinerator		
Helistop		
Home occupation		
Medical/infectious waste incinerator		
Outside display of merchandise	•	
Outside sales	•	
Outside storage	•	
Pathological waste incinerator		
Pedestrian skybridge		
Private stable		



	Existing	Proposed
Use	PD. No. 595 subdistrict NC	PD. No. 595 subdistrict R-5(A) ★
Swimming pool (private)		

**Landscaping:**

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended, plus the additional landscaping provisions of PD No. 595.

**Parking:**

Under the requested PD. No. 595, R-5(A) Single Family Subdistrict, the applicant proposes a new one-story single-family home. Pursuant to the Dallas Development Code, the off-street parking requirement for single family use within PD. No. 595, R-5(A) Single Family Subdistrict is 1 space.

At permitting, the applicant would be required to comply with the standard parking ratios for the specified use, as well as any other uses permitted under the proposed PD. No. 595, R-5(A) Single Family Subdistrict.

**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 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 I). The area of request is in an “H” MVA area. The site is surrounded by the “H” MVA area in all directions immediately adjacent to the site. To the east of the subject site is also the “I” MVA area.

Z234-314(LC)

**List of Officers**

G&D Management, LLC

Gary Dorsey

**CPC Action**

**January 23, 2025**

**Motion:** It was moved to recommend **approval** of an R-5(A) Single Family 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 southwest line of Lagow Street, between Canal Street and Spring Avenue.

Maker: Carpenter

Second: Rubin

Result: Carried: 15 to 0

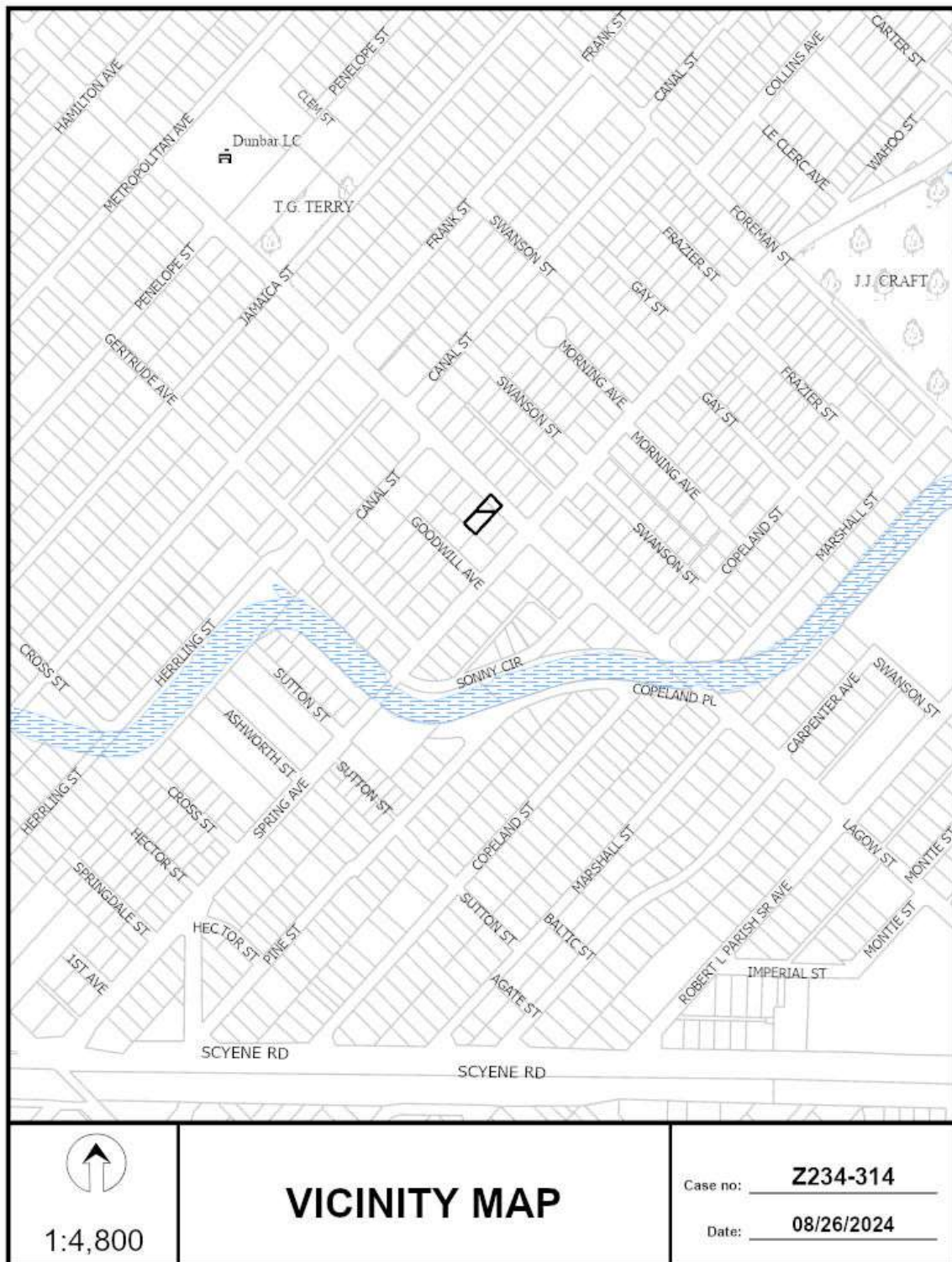
For: 15 - Chernock, Hampton, Herbert, Forsyth,  
Shidid, Carpenter, Wheeler-Reagan,  
Franklin, Sleeper, Housewright, Nightengale,  
Haqq, Hall, Kingston, Rubin

Against: 0

Absent: 0

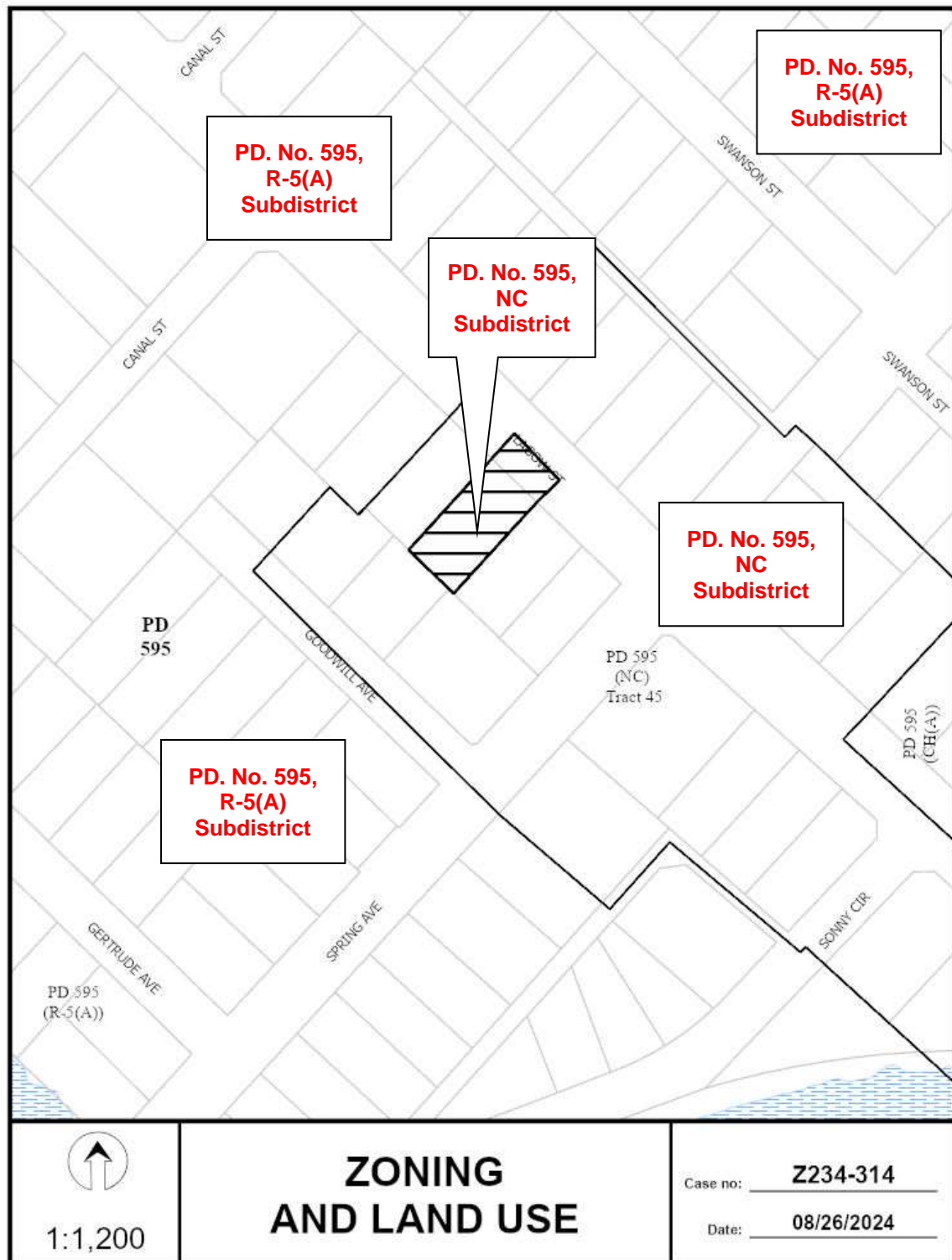
Vacancy: 0

**Speakers:** None

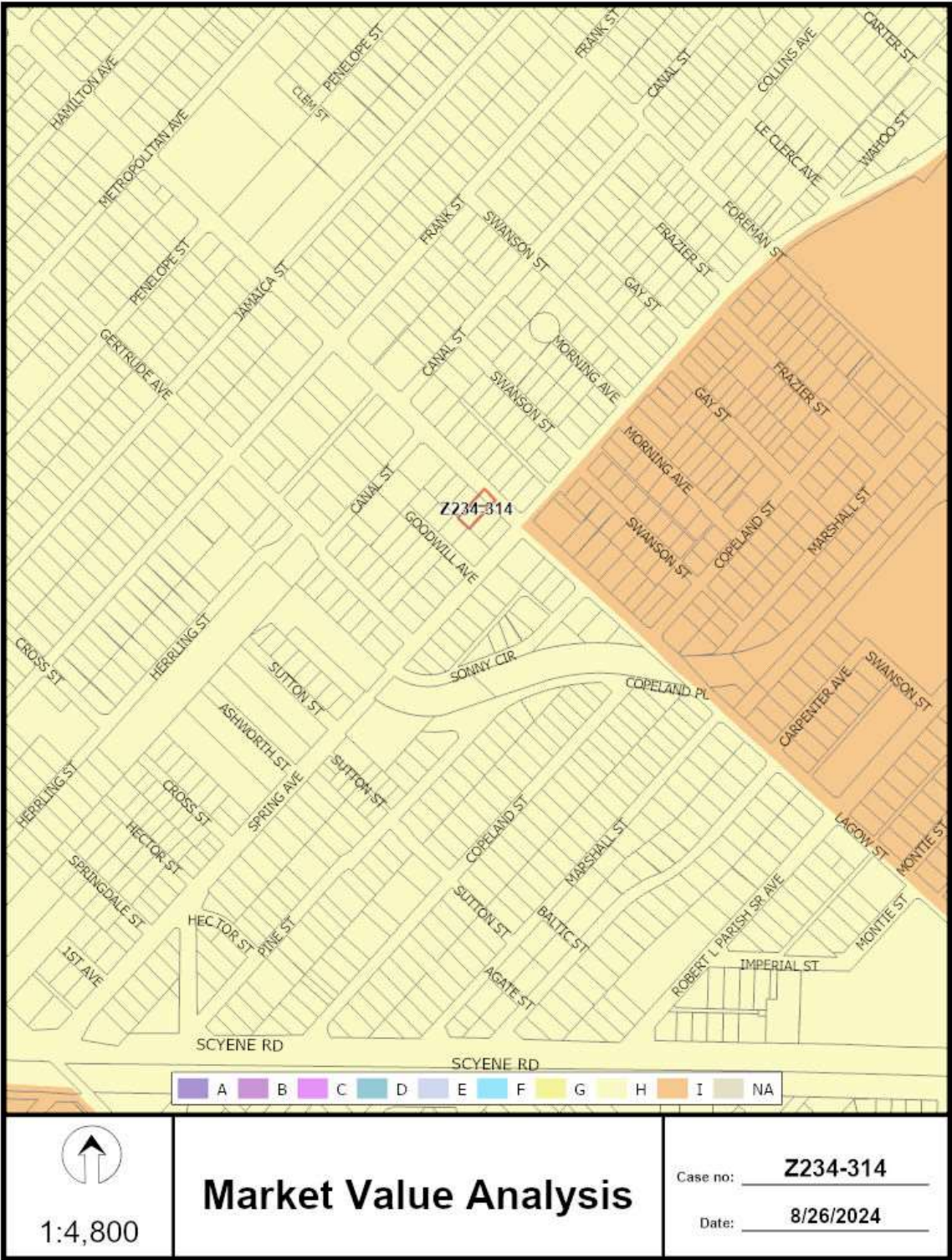
















01/22/2025

***Reply List of Property Owners******Z234-314******32 Property Owners Notified    0 Property Owners in Favor    2 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	2723 LAGOW ST	G&D MANAGEMENT LLC
X	2	4022 SPRING AVE	VENCES JOSE
	3	4020 SPRING AVE	EKKLESIA MISSIONARY BC
	4	2803 LAGOW ST	DEBELLO TAKELE ET AL
	5	2802 LAGOW ST	GOOD LUCK OIL CO PS
	6	2802 LAGOW ST	WEBB ANDREW
	7	4008 CANAL ST	HOWARD LEONA EST OF
	8	4022 CANAL ST	RELAY BUILDERS GROUP HOLDINGS
	9	4022 CANAL ST	BROAD PERSPECTIVE MUSIC LLC
X	10	2701 LAGOW ST	HILL JO ANN
	11	2727 LAGOW ST	REYES JOSE
	12	2715 LAGOW ST	LE TOM
	13	2711 LAGOW ST	RESICAP TEXAS OWNER II LLC
	14	2712 GOODWILL AVE	DOMINGUEZ YASMIN &
	15	2716 GOODWILL AVE	LAGOW DEVELOPMENT PROJECT LLC
	16	2722 GOODWILL AVE	OPEN MINDFRAME VENTURES LLC
	17	4101 SPRING AVE	EKKLESIA MISSIONARY BAPT
	18	4017 SPRING AVE	Taxpayer at
	19	4015 SPRING AVE	BROWN LELAND
	20	2723 GOODWILL AVE	GOOD URBAN DEVELOPMENT LLC
	21	2719 GOODWILL AVE	CRUZ MICHAEL
	22	2711 GOODWILL AVE	EDWARDS NATHEL
	23	4203 SPRING AVE	COUNTY LAND AND WATER LLC SERIES 2799 L
	24	2732 LAGOW ST	COUNTY LAND & WATER LLC
	25	2730 LAGOW ST	COUNTY LAND & WATER LLC SERIES 2799L
	26	2724 LAGOW ST	COUNTY LAND AND WATER LLC

Z234-314(LC)

01/22/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2708	LAGOW ST	LAWRENCE LTD
28	2721	SWANSON ST	JONES VERLINE COOKS
29	2725	SWANSON ST	DEWBERRY CLIFTON
30	2729	SWANSON ST	WILLIAMS LEWILBURNE
31	2733	SWANSON ST	SCOTT LEE PATRICK
32	4215	SPRING AVE	BYRD INVESTMENT PROPERTIES LLC



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 25-617A

**Item #:** Z9.

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**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 5  
**DEPARTMENT:** Department of Planning and Development  
**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a commercial amusement (inside) on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, on the northeast line of C.F. Hawn Freeway, west of Pleasant Drive

Recommendation of Staff: Approval for a five-year period, subject to a site plan and conditions

Recommendation of CPC: Approval for a three-year period, subject to a site plan and conditions  
Z234-315(AU/WK)



**FILE NUMBER:** Z234-315(AU/WK) **DATE FILED:** September 17, 2024

**LOCATION:** Northeast line of C.F. Hawn Freeway, west of Pleasant Drive

**COUNCIL DISTRICT:** 5

**SIZE OF REQUEST:** Approx. ±11,325 sq. ft. **CENSUS TRACT:** 48113011603

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**OWNER:** Greg Gust

**APPLICANT:** Brandon C. Rogeness

**REQUEST:** An application for a Specific Use Permit for a commercial amusement (inside) on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2

**SUMMARY:** The purpose of the request is to allow a commercial amusement (inside) on the site.

**CPC RECOMMENDATION:** **Approval** for a three-year period, subject to a site plan and conditions.

**STAFF RECOMMENDATION:** **Approval** for a five-year period, subject to a site plan and conditions.

**BACKGROUND INFORMATION:**

- The area of the request is located within Planned Development District 534, Subdistrict 1. This subdistrict functions as a heavy commercial district.
- The request is for a new SUP for a commercial amusement (inside), which is required for this use in this PD.
- The applicant's request is for a 10-year time limit on the SUP.
- The lot has frontage on C.F. Hawn Freeway.

**Zoning History:**

There have been two zoning cases in the area in the last five years.

1. **Z212-130:** On June 22, 2022, City Council approved a specific use permit for an office showroom/warehouse on a property located on the north intersection of Pleasant Drive and CF Hawn Freeway.
2. **Z234-221:** On September 25, 2024, City Council approved the renewal of Specific Use Permit No. 2118 for vehicle display, sales, and service on a property located at the south line of CF Hawn Freeway, east of Murdock Road.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
CF Hawn Freeway	Highway	-

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

**STAFF ANALYSIS:**

**Land Use:**

	Zoning	Land Use
Site	PD 534, Subdistrict 1	Retail
North	PD 534, Subdistrict 1	Multifamily
East	PD 534, Subdistrict 1	Retail

<b>South</b>	PD 534, Subdistrict 1	Auto Sales
<b>West</b>	PD 534, Subdistrict 1	Retail

### **Comprehensive Plan**

## **NEIGHBORHOODS ELEMENT**

### **GOAL 7.1** Promote Vibrant and Viable Neighborhoods

#### **Policy 7.1.3** Encourage a sense of community and identity.

### **Land Use Compatibility:**

The applicant's property, on which a ±6,000 square foot building is constructed. Is located within Planned Development District 534, Subdistrict 1, with frontage on CF Hawn Freeway.

The commercial amusement (inside) use is permitted by SUP in the PD Subdistrict. The applicant is proposing an audio and visual art gallery on the site, which is compatible with the neighborhood element of the comprehensive plan to encourage a sense of community and identity in specific neighborhoods. The use would provide a new cultural amenity in the area, which lacks similar amenities.

The request site has a multifamily development residential to the north and east; retail (a general merchandise or food store which can sell alcoholic beverages by right) and a convenience and auto-related use to the west, and CF Hawn Freeway to the south.

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

morals, and general welfare of the city. The use would provide a new cultural asset to the area, which is compatible with the comprehensive plan.

**Landscaping:**

No new development is proposed with this request. Therefore, no additional landscaping is required.

**Parking:**

The PD No. 534 defaults to Dallas City Code for parking. Per Dallas City Code, the off-street parking requirement for a commercial amusement (inside) is per SUP for this use when an SUP is required, otherwise is one (1) space per 100 square feet. The CPC's recommended conditions establish a minimum requirement of 7 parking spaces for this use at this location.

**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 and the areas surrounding are currently in an "H" MVA area.



Z234-315(AU/WK)

### **List of Officers**

Brandon Rogeness

8204 CF HAWN LLC  
Greg Gust, Owner

**CPC Action**  
**January 23, 2025**

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a commercial amusement (inside) for a three-year period, subject to a site plan and staff's recommended conditions with the following changes: 1) maximum floor area for the commercial amusement inside is 2,200 square feet 2) minimum of seven off street parking spaces must be provided in the location shown on the site plan, on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, on the northeast line of C.F. Hawn Freeway, west of Pleasant Drive.

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

For: 13 - Chernock, Hampton, Herbert, Forsyth,  
Shidid, Wheeler-Reagan, Franklin, Sleeper,  
Housewright, Nightengale, Hall, Kingston,  
Rubin

Against: 1 - Carpenter  
Absent: 1 - Haqq  
Vacancy: 0

<b>Notices:</b>	Area: 200	Mailed: 12
<b>Replies:</b>	For: 0	Against: 1

**Speakers:** For: Brandon Rogeness, 8208 C.F. Hawn Fwy., Dallas, TX, 75217  
Against: Shon Stovall, 3101 Bovier St., Rowlett, TX, 75088

**CPC RECOMMENDED SUP NO. 2580 CONDITIONS**

1. USE: The only use authorized by this specific use permit is a commercial amusement (inside) use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

**CPC Recommendation:**

3. TIME LIMIT: This specific use permit expires on .... (Two years from date of approval.)

**Applicant Request:**

3. TIME LIMIT: This specific use permit expires on .... (Ten years from date of approval.)

**Staff Recommendation:**

3. TIME LIMIT: This specific use permit expires on .... (Five years from date of approval.)

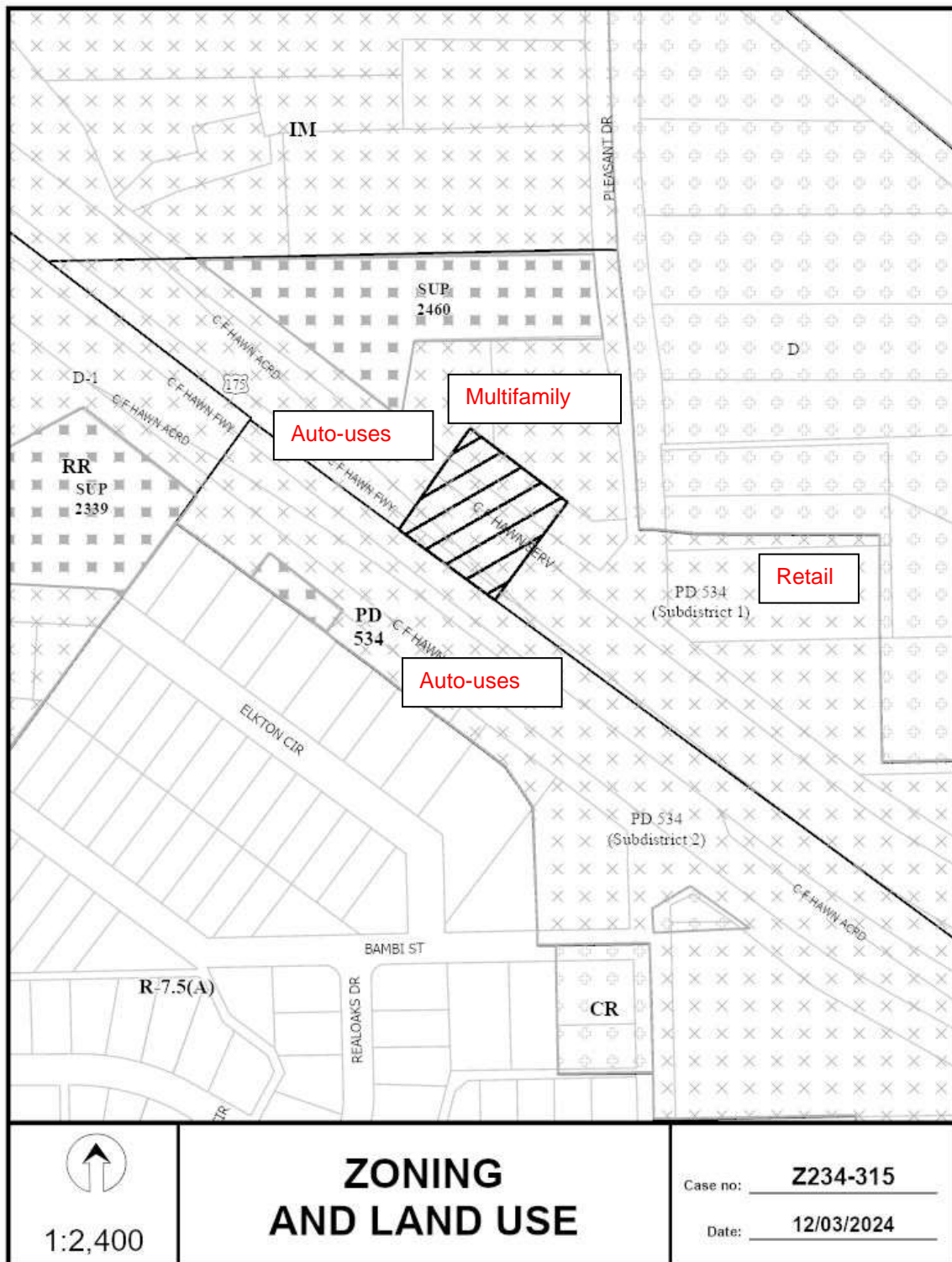
4. FLOOR AREA: The maximum floor area is 2,200 square feet in the location shown on the attached site plan.
5. PARKING: The minimum number of required parking spaces is seven in the location shown on the attached site plan.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

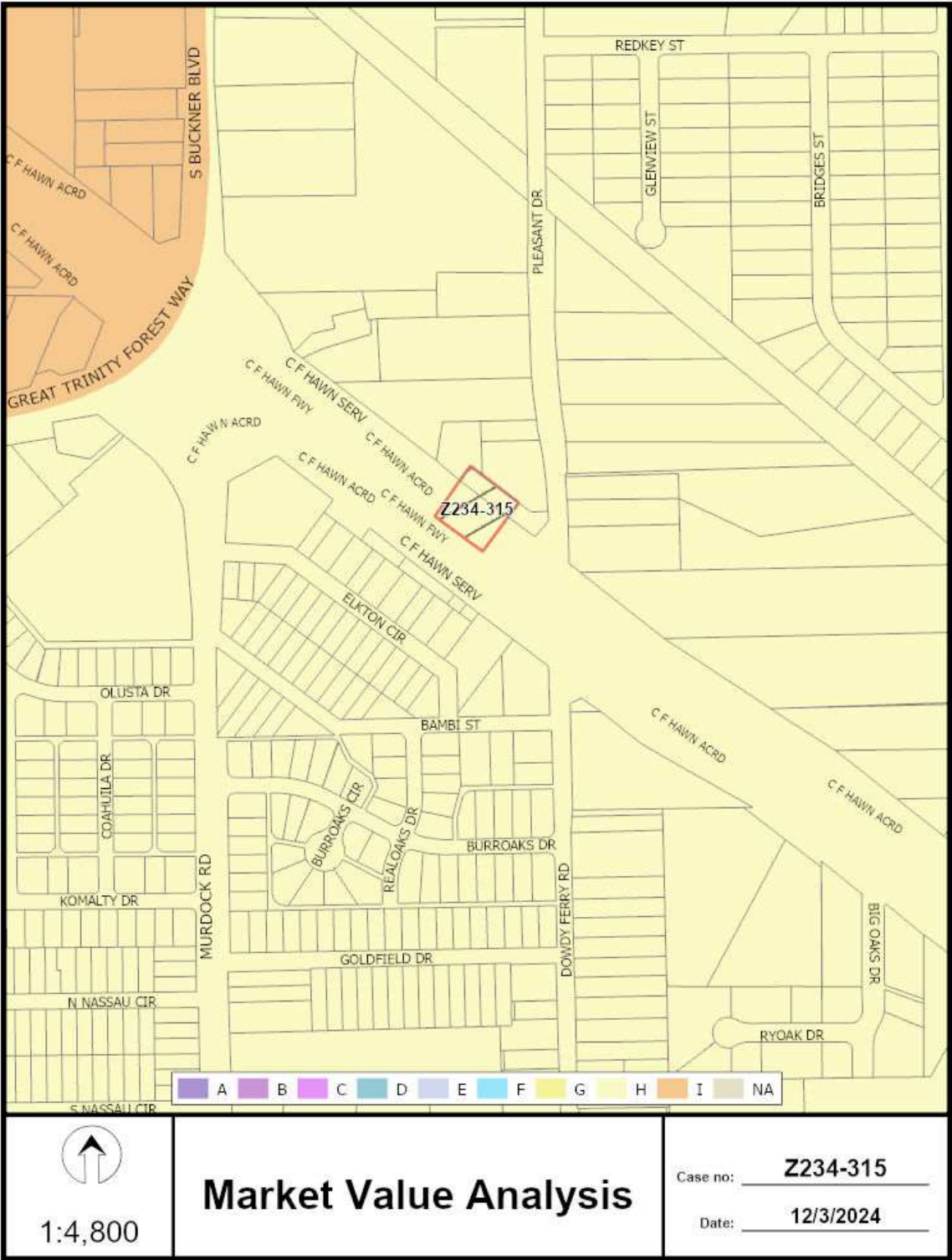




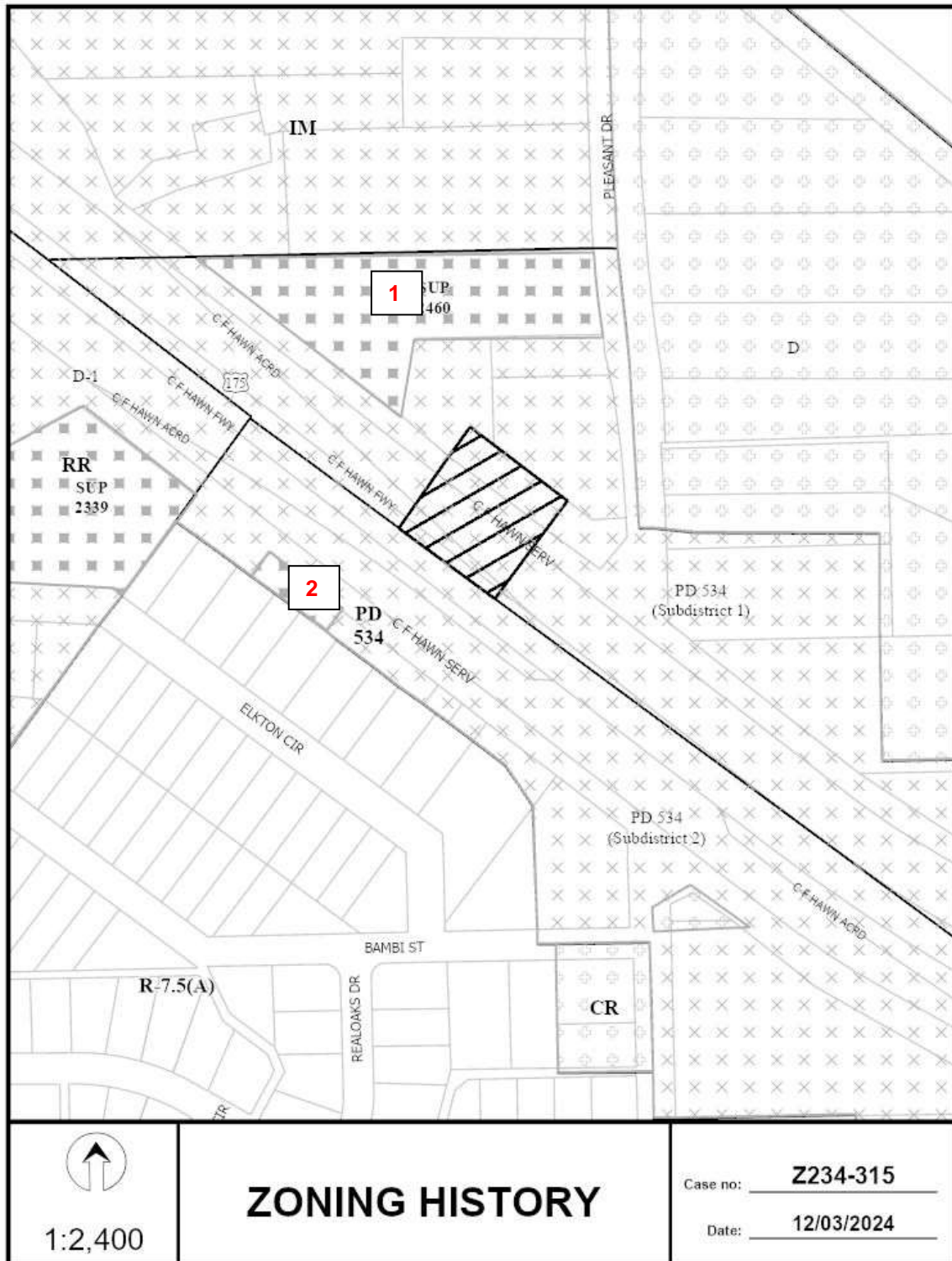














01/22/2025

***Reply List of Property Owners******Z234-315******12 Property Owners Notified    0 Property Owners in Favor    1 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	8204 C F HAWN FWY	8204 CF HAWN LLC
	2	118 PLEASANT DR	ASBER EXPRESS SERVICES LLC
	3	122 PLEASANT DR	DIMAS SAMANTHA PARRA
	4	102 PLEASANT DR	VENEGAS SILVESTRE
	5	8227 C F HAWN FWY	ROJAS JOSE &
	6	8130 C F HAWN FWY	CF HAWN INDUSTRIAL COMPLEX LLC
	7	123 PLEASANT DR	LANDAVERDE ROSA
	8	121 PLEASANT DR	PLEASANT CIELO LLC
	9	8222 C F HAWN FWY	HAWN ENTERPRISES
X	10	8152 C F HAWN FWY	STOVALL SHON PAUL
	11	8201 C F HAWN FWY	MIRANDA AGUSTIN M
	12	8221 C F HAWN FWY	MIRANDA AGUSTIN



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 25-618A  
Z10.

**Item #:**

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**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 8  
**DEPARTMENT:** Department of Planning and Development  
**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subarea A within Planned Development No. 975, on the northeast corner of Simpson Stuart Road and Highland Hills Drive

Recommendation of Staff: Approval, subject to a revised development plan, traffic management plan and conditions

Recommendation of CPC: Approval, subject to a revised development plan, traffic management plan and conditions

Z234-318(LL)

**FILE NUMBER:** Z234-318(LL) **DATE FILED:** August 15, 2024  
**LOCATION:** Northeast corner of Simpson Stuart Road and Highland Hills Drive  
**COUNCIL DISTRICT:** 8  
**SIZE OF REQUEST:** Approx. 10.6 acres **CENSUS TRACT:** 48113011401

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**REPRESENTATIVE:** Elsie Thurman, Land Use Planning & Zoning Services

**APPLICANT/OWNER:** Dallas Independent School District

**REQUEST:** An application for an amendment to Subarea A within Planned Development District No. 975.

**SUMMARY:** The applicant requests an amendment to Subarea A of the PD to include a development and traffic management plan in order to construct a new, public middle and high school [Dr. Frederick D. Haynes III, Global Preparatory Academy at Paul Quinn College].

**STAFF RECOMMENDATION:** **Approval**, subject to a revised development plan, traffic management plan and conditions.

**CPC RECOMMENDATION:** **Approval**, subject to a revised development plan, traffic management plan and conditions.

**Planned Development District No. 975:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=975>

## **BACKGROUND INFORMATION:**

- Planned Development District (PD) No. 975 was established on January 25, 2017, on property previously zoned an R-7.5(A) Single Family District and a CR Community Retail District.
- The site where the middle school and high school is proposed was previously developed with Old Bishop College. The building for the college was demolished in 1995, according to permit records.
- On January 25, 2017, Council approved the existing development plan for Subarea A that depicts a mixed use development with a 200-unit multifamily, child-care facility, retail and personal service uses in four separate buildings with a maximum height of 60 feet limited to five stories and surrounded by 317 parking spaces.
- The public, preparatory middle school (grades 6 through 10) and high school is currently operating further east at the Paul Quinn College campus [Joseph J. Rhodes Education Building and KIPP Oak Cliff Academy – Paul Quinn, respectively] .
- The new location for the proposed schools at Paul Quinn College will be built in two phases, with the high school being part of Phase I and the middle school being built sometime in the future. The approximately 45,925 gross square foot, maximum 5-story middle and high school buildings will provide four parking spaces beyond what is required (156 parking spaces required @ 9.5 parking spaces required for high school students and 3.5 parking spaces required for middle school students). The required eight bicycle parking spaces will be provided.
- The current request includes conditions for new design standards for sidewalks and pedestrian amenities along Simpson Stuart Road, Highland Hills Drive, and the private drive, buffers along Simpson Stuart Road and Highland Hills Drive, and fencing within the front yard; and amended development and traffic management plans to accommodate the site as the new location of the school campus.

## **Zoning History:**

There have been no zoning change requests in the area in the last five years.

## **Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Proposed ROW</b>
Simpson Stuart Road	Principal Arterial	Minimum-6 lanes-Divided 100' ROW; on-street bikeway system and proposed transit line.
Highland Hills Drive	Local Street	--

**Traffic:**

The proposed school is an academy-style school, with mainly parent drop-off/pick-up for either morning or afternoon attendance at the proposed new location on the Paul Quinn Campus using the passenger-side curb lane along the north side of Simpson Stuart Road. Queuing of vehicles starts along the south side of the school building via the private drive for middle school drop-off/pick-up and further north of the private drive for high school drop-off/pick-up and additional queuing space in the north parking lot so that all queuing will occur on school property. Most students will not drive themselves to the campus. Three buses are also planned to serve the new campus via the designated driveway from the private drive along Simpson Stuart Road for drop-off/pick-up of students. Transportation engineering staff will attend the briefing if any further changes are required.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request is consistent with the following goals and policies 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

**1.1.5.7** Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools.

**ECONOMIC ELEMENT**

**GOAL 2.5** FOSTER A CITY OF GREAT NEIGHBORHOODS

**Policy 2.5.1** Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

**TRANSPORTATION ELEMENT**

**GOAL 4.2** PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

**Policy 4.2.2** Promote a network of on street and off-street walking and biking paths.

**URBAN DESIGN ELEMENT****GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY****Policy 5.1.1** Promote pedestrian friendly streetscapes**Policy 5.1.3** Encourage complementary building height, scale, design, and character.

New development should be appropriate to the context of its location in density, intensity, and size, particularly when adjacent to existing residential areas, historic or conservation districts.

**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE****Policy 5.3.1** Encourage a balance of land uses within walking distance of each other.**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD 975	Undeveloped
<b>North</b>	CR, R-7.5 (A), PD 975 Subareas A and B	Church, single family, historic cemetery, undeveloped
<b>East</b>	PD 975 Subarea B	College (Paul Quinn)
<b>South</b>	R-5 (A)	Church, single-family, church
<b>West/ Northwest</b>	CR, MF-1 (A)	Governmental (US Post Office), multi-family

**Land Use Compatibility:**

The area of request is currently undeveloped on the site, and was previously developed with the old Bishop College building that was demolished in 1995. Surrounding land uses include a mix of single family, multi-family, retail, governmental uses (U.S. Postal Service), civic uses, and churches. The property immediately to the east and northeast has a significant floodplain, a historic cemetery, and just beyond the floodplain further east is developed with the existing public middle and high school (Joseph J. Rhodes Education Building and KIPP Oak Cliff Academy – Paul Quinn, respectively), and Paul Quinn College. The use remains compatible with the surrounding properties and uses.

The applicant proposes to construct a new, academy-style public middle and high school on the property to replace the existing middle and high school buildings at Paul Quinn College. The current request includes a development plan in conformance with all regulations for a school use in Subarea A of PD 975, off-street parking requirements of 3.5 spaces per middle school and high school classrooms, including bicycle parking; provision for standard six-foot wide unobstructed sidewalks; pedestrian amenities at key locations along the perimeter of the site; and amendments to the traffic management, and development plans to accommodate the new, school design.



Staff supports the proposed use of the site for a public school, including all design standards per the conditions. However, staff also recommends condition language as noted in the traffic section of this report (see above).

**Landscaping:**

Landscaping must be provided and maintained in accordance with Article X, Tree Conservation and Landscaping.

**Parking:**

A minimum 9.5 off-street parking spaces are required for each high school classroom. With 24 classrooms proposed for the site, this would mean a total of 156 off-street parking spaces (9.5 x 12, plus 3.5 x 12 classrooms) would be required and 160 parking spaces are proposed.

The proposed school is an academy-style school, with students mostly dropped off and picked up by their parents at this location. Provided off-street parking is intended for staff and visitors only. There is also a bus stop adjacent to the school on Highland Hills Drive and a bus stop across Simpson Stuart Road on the southeast side of Highland Hills Drive.

**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 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 I). The area of request is located within a 'G' MVA cluster. The site is surrounded by a 'G' MVA cluster to the north, east and west, and an "H" MVA cluster to the south across Simpson Stuart Road to the south.

## **Dallas ISD Trustees and Administration**

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**CPC ACTION**  
**January 23, 2025**

**Motion:** It was moved to recommend **approval** of an amendment to Subarea A within Planned Development No. 975, subject to a revised development plan, traffic management plan and conditions, on the northeast corner of Simpson Stuart Road and Highland Hills Drive.

Maker: Carpenter  
Second: Rubin  
Result: Carried: 15 to 0

For: 15 - Chernock, Hampton, Herbert, Forsyth,  
Shidid, Carpenter, Wheeler-Reagan,  
Franklin, Sleeper, Housewright, Nightengale,  
Haqq, Hall, Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

<b>Notices:</b>	Area: 500	Mailed: 142
<b>Replies:</b>	For: 0	Against: 2

**Speakers:** For: None  
For(Did not speak): Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX 75218  
Against: None

## **CPC Recommended Proposed PD 975 Conditions**

### **ARTICLE 975.**

#### **PD 975.**

##### **SEC. 51P-975.101. LEGISLATIVE HISTORY.**

PD 975 was established by Ordinance No. 30344, passed by the Dallas City Council on January 25, 2017. (Ord. 30344)

##### **SEC. 51P-975.102. PROPERTY LOCATION AND SIZE.**

PD 975 is established on property located at the north corner of Simpson Stuart Road and Highland Hills Drive. The size of PD 975 is approximately 150.004 acres. (Ord. 30344)

##### **SEC. 51P-975.103. CREATION OF SUBAREAS.**

This district is divided into two subareas. Subarea A is intended for a public or open enrollment charter school, or a mixed use development to include multifamily, a child care facility, and neighborhood-serving retail uses. Subarea B is the campus for Paul Quinn College and may include college- and neighborhood- serving mixed uses. (Ord. 30344)

##### **SEC. 51P-975.104. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) OPEN FENCE means a fence panel with a minimum of 50 percent open surface area in any given square foot of surface.

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

(d)~~(e)~~ This district is considered to be a nonresidential zoning district. (Ord. 30344)

##### **SEC. 51P-975.105. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 975A: conceptual plan.
- (2) Exhibit 975B: Subarea A development plan.
- (3) Exhibit 975C: mixed use development parking chart.
- (4) Exhibit 975D: **Subarea B** traffic management plan.

**(5)** Exhibit 975E: Subarea A traffic management plan. (Ord. 30344)

**SEC. 51P-975.106. CONCEPTUAL PLAN.**

Development and use of the Property must comply with the conceptual plan (Exhibit 975A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 30344)

**SEC. 51P-975.107. DEVELOPMENT PLAN.**

(a) Development and use of the Property in Subarea A must comply with the Subarea A development plan (Exhibit 975**B[A]**). If there is a conflict between the text of this article and the Subarea A development plan, the text of this article controls.

(b) A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in Subarea B. Development plans may be submitted in phases. If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 30344)

**SEC. 51P-975.108. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MU-1 Mixed Use District, subject to the same conditions applicable in the MU-1 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-1 Mixed Use 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 MU-1 Mixed Use District is subject to DIR in this district; etc.

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

- Open enrollment charter school.
- Public school.

(c) The following main uses are prohibited:

- Auto service center.
- General merchandise or food store 100,000 square feet or more.
- Mini-warehouse.
- Swap or buy shop. (Ord. 30344)

**SEC. 51P-975.109. 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. (Ord. 30344)

**SEC. 51P-975.110. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-1 Mixed Use District apply.

(b) Front yard. No urban form setback is required.

(c) Side and rear yard. An enclosed dumpster may be located in the side or rear yard.

(d) Density. For Subarea A, maximum number of dwelling units is 200.

(e) Floor area. For **public and open enrollment charter school uses in Subarea A no maximum floor area. For all other uses in** Subarea A, maximum non-residential floor area is 20,000 square feet.

(f) Height. For Subarea A, maximum structure height is 60 feet.

(g) Stories. For Subarea A, maximum number of stories above grade is five.

**SEC. 51P-975.111. OFF-STREET PARKING AND LOADING.**

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

(b) Multifamily. A minimum of 1.25 spaces per dwelling unit is required.

(c) Child care facility. No parking is required for a child care facility located within a structure also containing a multifamily use, mixed use, or a college, university, or seminary use.

(d) Mixed use shared parking reduction.

(1) In general.

(A) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development (MUD) parking chart (Exhibit 975C).

(B) In this section, MIXED USE DEVELOPMENT means a subarea with more than one main use.

(C) This reduction may be used in combination with other parking reductions.

(2) Calculation of adjusted standard off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(A) First, the standard parking requirements for each of the uses in the mixed use development must be ascertained.

(B) Next, the parking demand for each use is determined for each of the five times of day shown in the MUD parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use.

(C) Finally, the “time of day” columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted off-street parking requirement for the development.

(3) Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.

(e) Location. The entire district is considered one lot for off-street parking purposes. (Ord. 30344)

#### **SEC. 51P-975.111.1 FENCING IN SUBAREA A.**

(a) Except as provided in this section, fences must be constructed and maintained in accordance with the fence standards in Sec. 51A-4.602(a).

(b) For a public or open-enrollment charter school use in Subarea A, fences are limited to four feet in height within the front yard.

(c) An ornamental metal open fence with a maximum height of six feet may be located in a required yard along a street frontage if all of the following conditions are met:

(1) No gates for vehicular traffic may be located less than 20 feet from the back of the street curb;

(2) The fence complies with the visual obstruction regulations in Sec. 51A-4.602(d); and

(3) The fence does not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property.

**SEC. 51P-975.112. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 30344)

**SEC. 51P-975.113. LANDSCAPING.**

(a) Landscaping must be provided in accordance with Article X.

(b) Plant materials must be maintained in a healthy, growing condition. (Ord. 30344)

**SEC. 51P-975.114. SIGNS.**

Signs must comply with the provisions for business zoning districts in Article VII.  
(Ord. 30344)

**SEC. 51P-975.115. URBAN DESIGN.**

(a) Purpose. The purpose of the urban design standards is to ensure that development along Simpson Stuart Road enhances the character of the corridor and complements adjacent neighborhoods.

(b) Applicability. The urban design standards of this section apply to building facades that are parallel to and visible from Simpson Stuart Road.

(c) Orientation. The primary facade must be oriented to face the public right-of-way.



(d) Entrance. A minimum of one public entrance must be provided facing the street. Street-facing entrances must be architecturally prominent and clearly visible from the street. Buildings containing a retail use may have the required entrance face Highland Hills Drive or be oriented to the corner.

(e) Facades. Facades exceeding 100 feet in length must have a minimum of three of the following elements.

(1) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches.

(2) Architectural details such as raised bands and cornices.

(3) Architecturally prominent public entrance.

(4) Exterior solar shading devices such as vertical fins, horizontal sun shades, or overhangs.

(5) Awnings.

(6) Change in color.

(7) Change in material.

(8) Change in texture.

**(f) Subarea A design standards.**

(1) In general. In addition to the design standards specified in subparagraphs (a) through (e) of this section, the following are required for a public school or open enrollment charter school.

(2) Sidewalks and pedestrian paths.

(A) In general. Prior to the issuance of a certificate of occupancy for any use on the Property, the following sidewalks and pedestrian paths are required.

(B) Sidewalks. In addition to Section 51P-975.117(c), a minimum six-foot-wide unobstructed sidewalk along the entire length of the property abutting all streets and the private drive is required. When abutting a public street, sidewalks must be located a minimum of five feet from the street curb.

(C) Pedestrian pathways.

(i) A minimum four-foot-wide unobstructed pathway at least four feet is required to connect a primary entrance of each main building and off-street parking spaces. No parking space may be located more than 65 feet from a connected pathway.

(ii) Unobstructed sidewalks located in the public right-of-way may count toward subparagraph (i) when all criteria in this subsection are met. Sidewalk connections to pathways must be no more than 130 linear feet apart.

(iii) When abutting parking spaces, all pathways must be protected by concrete curbs, wheel stops, or other permanent barriers such that no part of a parked automobile extends into the pathway.

(iv) When crossing a drive aisle, all pathways must be a contrasting color, material, or texture.

(v) The pathway with the shortest distance between a primary entrance and a lot line on the opposite side of the parking lot from the building must connect to the sidewalk and be raised to the level of the sidewalk when crossing a drive aisle.

(3) Pedestrian amenities.

(A) The following pedestrian amenities must be provided prior to the issuance of a certificate of occupancy:

(A) Type A. A minimum of one bench, one trash receptacle, and one bicycle rack must be provided at each location labeled “Pedestrian Amenities, Type A” on the development plan.

(B) Type B. A minimum of one bench must be provided at each location labeled “Pedestrian Amenities, Type B” on the development plan.

(B) Pedestrian amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required.

**SEC. 51P-975.116. TRAFFIC MANAGEMENT PLAN.**

(a) In general. Operation of a public school and an open-enrollment charter school must comply with the Subarea A traffic management plan and Subarea B traffic management plan (Exhibits 975E and 975D).

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within the city rights-of-way.

**(c)** Traffic study for Subarea A.

(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 November 1, 2026, or within six months after students first begin attending classes in the new building, whichever is later. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1<sup>st</sup> of each odd-numbered year.

(A) If the Property owner or operator fails to submit the required initial traffic study to the director by November 1, 2026, or within six months after students first begin attending classes in the new building, whichever is later, the director shall notify the city plan commission.

(B) If the Property owner or operator fails to submit a required update of the traffic study to the director by November 1, 2026, or within six months after students first begin attending classes in the new building, whichever is later, the director shall notify the city plan commission.

(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.

**(d) Traffic study for Subarea B.**

(1) If the traffic management plan is amended to utilize Bishop College Drive for vehicular traffic, 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 with the amendment. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1<sup>st</sup> every two years.

(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 an annual update of the 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.

**(e [d]) Amendment process.**

(1) A traffic management plan may be amended using the minor 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.

(3) The **public and** open-enrollment charter school must amend the traffic management plan before changing the traffic operation and queuing from that shown in Exhibits 975C and 975D. (Ord. 30344)

**SEC. 51P-975.117. 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.

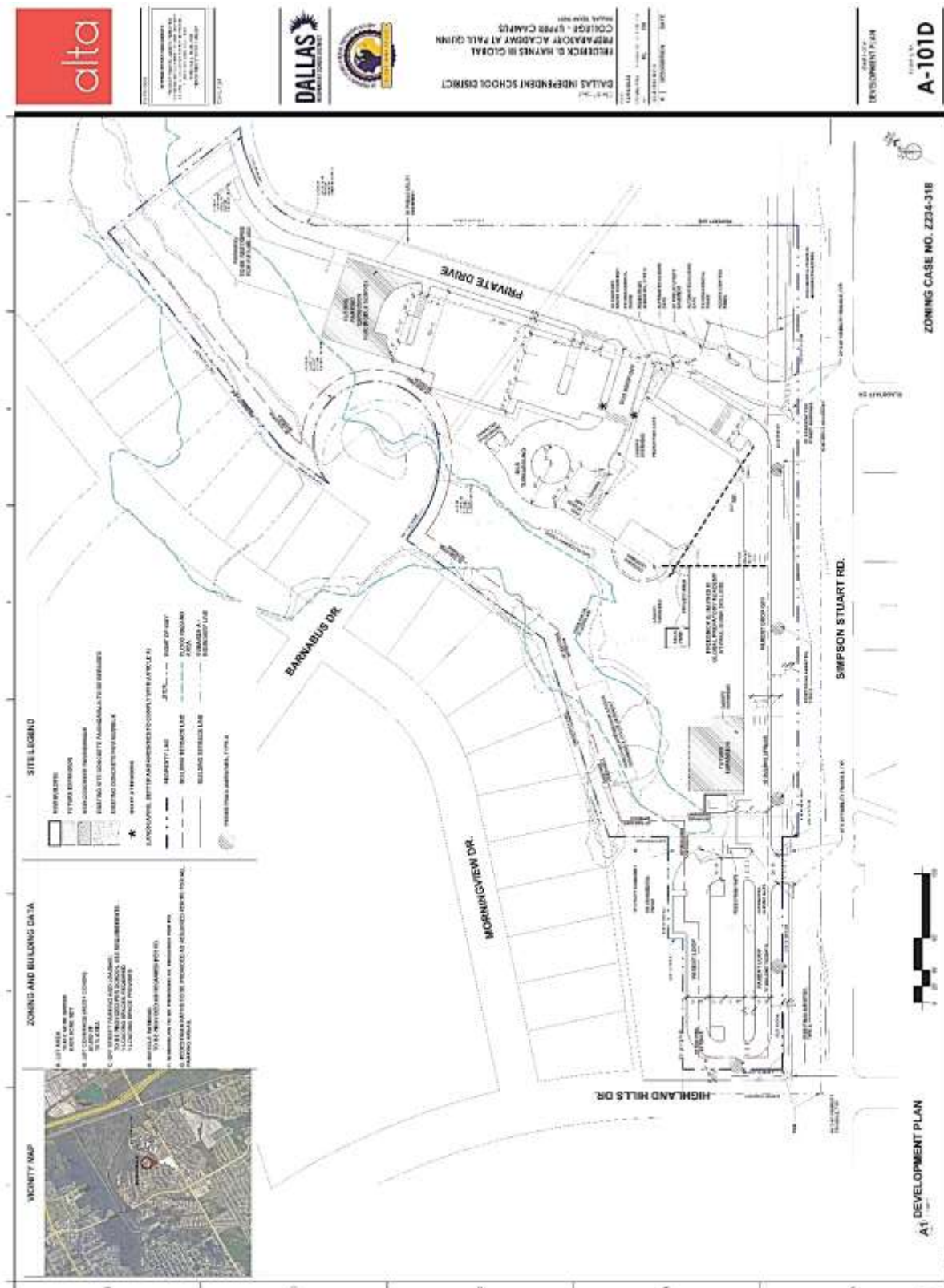
(c) Pedestrian crossings at driveways that intersect Simpson Stuart Road or Highland Hills Drive must be enhanced, such as using striping, pavers, or providing a continuous elevation across the driveway. This requirement is applicable to driveways within each phase of development.

**SEC. 51P-975.118. 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.

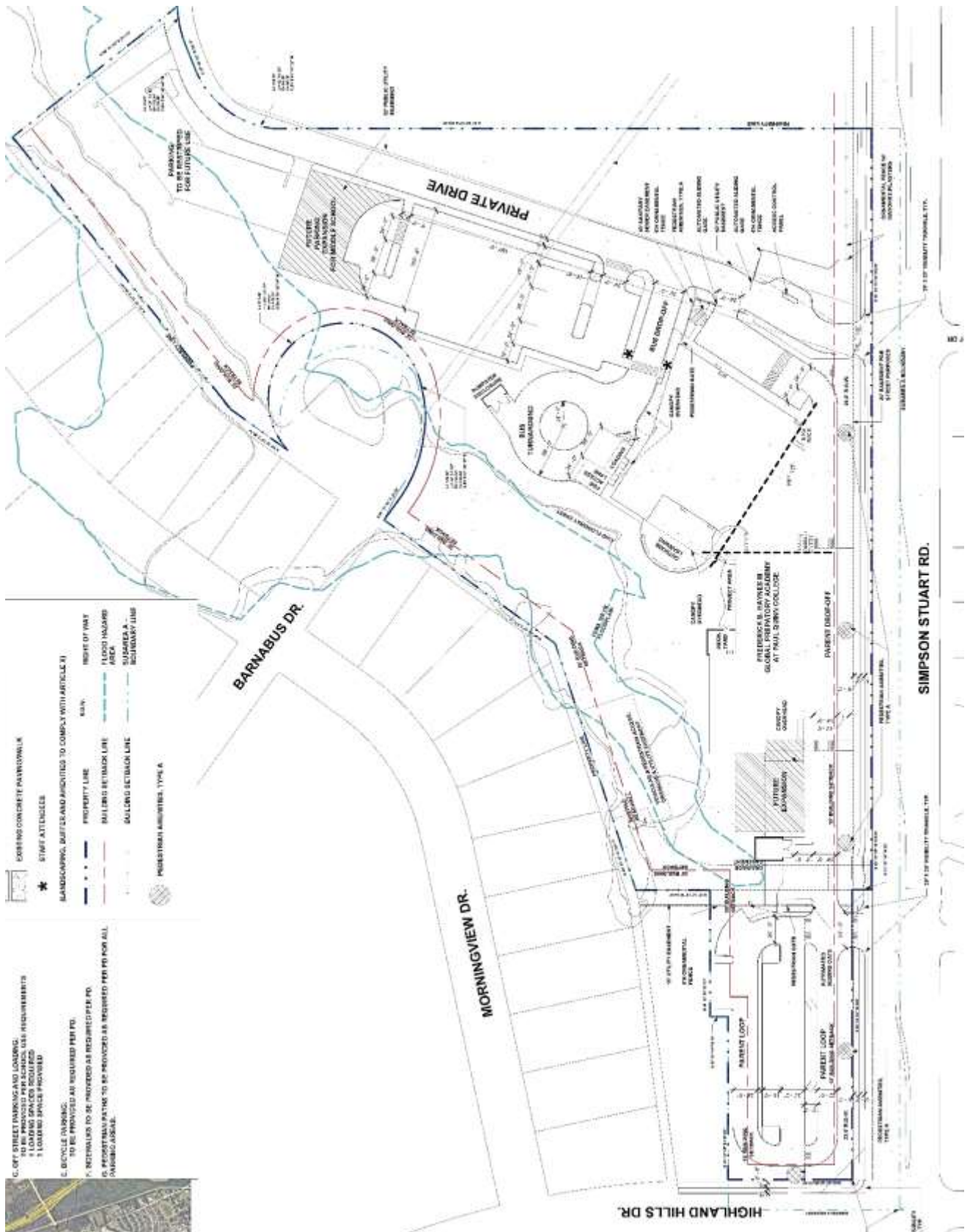
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 30344)

### CPC Recommended Proposed PD 975 (Subarea A\_ Development Plan)





CPC Recommended Proposed PD 975 (Subarea A) Development Plan [Enlarged]



## CPC Recommended Proposed Traffic Management Plan



# Traffic Management Plan

## Dr. Frederick D. Haynes III, Global Preparatory Academy at Paul Quinn College

January 24, 2025

### Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth Engineering) were retained to conduct a traffic management plan (TMP) for Dr. Frederick D. Haynes III, Global Preparatory Academy at Paul Quinn College (Dr. F.D. Haynes III Academy). The purpose of this TMP is to ensure safe vehicular and pedestrian circulation during peak morning drop-off and afternoon pick-up periods. It is our understanding that a traffic impact analysis (TIA) is not needed at this time and has not been conducted. If required by the City of Dallas, a TIA will be performed.

Dr. F.D. Haynes III Academy is a DISD Candidate School where students apply to attend and is not a neighborhood school. The school is currently located at Paul Quinn College serving grades 6 through 10. The new campus is being built on the Paul Quinn College property. DISD plans to develop the campus in two phases, first phase building the high school then second phase building the middle school. There is no set time frame for construction of the middle school, it could be five years or more. This TMP considers the school with two phases, high school only, and high school and middle school combined.

Below is general information about Dr. F.D. Haynes III Academy.

#### School:

- New Location: 3775 Simpson Stuart Road, Dallas, Texas; Dr. F.D. Haynes III Academy is located on the northeast corner of the Simpson Stuart Road/Highland Hills Drive intersection at Paul Quinn College.
- Existing Location: 3887 Simpson Stuart Road, Dallas, Texas at Paul Quinn College
- School District: Dallas Independent School District (DISD)
- School Times:
  - High School: 9:10 AM – 4:30 PM
  - Middle School: 8:35 AM – 3:55 PM

#### Zoning:

- Existing Zoning: PD-975
- Proposed Zoning: PD Amendment
- Project: New high school to be built and open approximately in the fall of 2026. Middle school is planned to be constructed at a future date, five or more years away



**Students:**

- Existing Student Enrollment: The existing campus has 247 students in 6<sup>th</sup> – 10<sup>th</sup> grades. Summarized in **Table 1**.

**Table 1. Current Enrollment Per Grade**

Grade	Current MS Student Enrollment
6 <sup>th</sup>	70
7 <sup>th</sup>	65
8 <sup>th</sup>	65
6 <sup>th</sup> - 8 <sup>th</sup>	200
9 <sup>th</sup>	22
10 <sup>th</sup>	25
9 <sup>th</sup> - 10 <sup>th</sup>	47
<b>Total:</b>	<b>247</b>

- Projected Student Enrollment: The projected enrollment for the new campus at the new location is summarized in **Table 2** and **Table 3**.

**Table 2. Planned Student Enrollment Per Grade – High School Only (Phase 1)**

Grade	Planned Student Enrollment
9 <sup>th</sup>	75
10 <sup>th</sup>	75
11 <sup>th</sup>	75
12 <sup>th</sup>	75
9 <sup>th</sup> - 12 <sup>th</sup>	300
<b>Total:</b>	<b>300</b>

**Table 3. Planned Student Enrollment Per Grade – High School + Middle School (Phase 2)**

Grade	Planned Student Enrollment
6 <sup>th</sup>	75
7 <sup>th</sup>	75
8 <sup>th</sup>	75
6 <sup>th</sup> - 8 <sup>th</sup>	225
9 <sup>th</sup>	75
10 <sup>th</sup>	75
11 <sup>th</sup>	75
12 <sup>th</sup>	75
9 <sup>th</sup> - 12 <sup>th</sup>	300
<b>Total:</b>	<b>525</b>

**School Access:**

- Surrounding Roadways:
  - Simpson Stuart Road: Six-lane, divided roadway
  - Highland Hills Drive: Four-lane, undivided roadway
  - Private Drive through Paul Quinn College: Two-lane, undivided roadway
- Sidewalks to be provided as required per the PD.

**Traffic Management Plan**Queue

Lambeth Engineering conducted observations at the current Dr. F.D. Haynes III Academy campus during the process of developing the TMP. Traffic observations were conducted on the following dates and times:

- Wednesday, November 6, 2024 – PM Dismissal
- Tuesday, December 10, 2024 – PM Dismissal
- Wednesday, December 11, 2024 – AM Arrival
- Wednesday, December 11, 2024 – PM Dismissal

The peak queue of parent vehicles picking up students was observed to be about 46 vehicles. For planning purposes, a rate of one parent vehicle per 5.5 students is used for this TMP.

As expected, the peak period of parent vehicles accumulating at the school occurred during the afternoon dismissal period. Most of the traffic clears the campus within ten (10) minutes once school is dismissed.

The projected vehicular accumulations are summarized in **Table 4** and **Table 5** below. As shown, the proposed site plan has adequate space to accommodate all parents on-site.

- iii. If parent vehicles begin to back onto Private Drive with either plan, then additional parents should enter the northernmost school driveway and use the north lot to form a queue lane, as shown in the TMP exhibit.
- b. Middle School (Future):
  - i. 6<sup>th</sup> – 8<sup>th</sup> grade parents enter the school driveway via the Private Drive. Parents will pick up students using the passenger-side curb lane. Once a student has entered the vehicle, parents will use the designated passthrough lane to exit onto Stuart Simpson Road. High school parents that arrive while middle school is still being dismissed may enter the northernmost school driveway via the Private Drive.
- c. Parents may not park in school parking spaces during arrival or dismissal periods since queuing will prevent vehicles backing up to exit the parking spaces.

#### **Buses**

- 4. Currently, three (3) buses are planned to serve Dr. F.D. Haynes III Academy. Buses will use the designated driveway via the private drive to drop off and pick up students.

#### **Staff**

- 5. Staff will monitor students at each area where parents are picking up students until all students are dismissed.
- 6. Staff will direct parents to move forward while in the designated queue lane to close any gaps and prevent vehicles from backing onto the private drive.
- 7. Staff will monitor parent vehicles exiting the queue lane and entering the passthrough lane safely.

#### **Licensed Peace Officers**

- 8. Based on the projected and provided queue space, a licensed peace officer is not expected to be needed at Dr. F.D. Haynes Academy.

#### **Parking Restrictions**

- 9. Parking will be prohibited around the driveway openings.
- 10. Parents will not be allowed to park in parking spaces on-site during arrival/dismissal times.

#### **School Zones**

- 11. Currently, there are no school zones on Simpson Stuart Road or Highland Hills Drive. There were 7-10 students observed walking along Stuart Simpson Road. Given the number of houses and apartments near the campus, student walkers are likely to also walk to this campus. It is recommended that a school zone be installed on Stuart Simpson Road with construction of the new school.

It is recommended the school zone be from west of Highlands Hill Drive to east of the Private Driveway.

#### **On-Site Improvements**

- 12. Install "Buses Only" signs with "School Times" plaques at the northern most driveway on Branham Drive, as shown in **Exhibit 1**.
- 13. Install "Exit Only" signs with "School Times" plaques at the bus driveway exit on Branham Drive, as shown in **Exhibit 1**.



14. Install "Do Not Enter" signs with "School Times" plaques at the school driveway on Simpson Stuart Road, as shown in **Exhibit 1**.

#### **Off-Site Improvements**

15. Update all school-related signs to comply with current TxMUTCD criteria. Detailed review will be provided with the Civil engineer's signing and striping plan submittal.
16. It is recommended to install a school zone on Simpson Stuart Road as stated above.

### **Summary**

The Dr. Frederick D. Haynes III, Global Preparatory Academy at Paul Quinn College Traffic Management Plan is designed to provide safe vehicular and pedestrian movement to and from school and can accommodate the projected vehicular queues on campus without blocking through traffic.

If traffic congestion or unsafe movements are noticed, the plan should be reviewed and updated promptly.

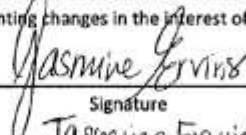
**END**

#### **REVIEW AND COMMITMENT**

The Dr. Frederick D. Haynes III, Global Preparatory Academy at Paul Quinn College traffic management plan (TMP) was developed with the intent of optimizing safety and accommodating vehicular traffic queues generated during school peak hours. A concerted effort and full participation by the school administration are essential to maintain safe and efficient traffic operations.

By consent of this TMP submittal, the school administration agrees to the strategies presented herein for which the school is held responsible unless the City of Dallas deems further measures are appropriate.

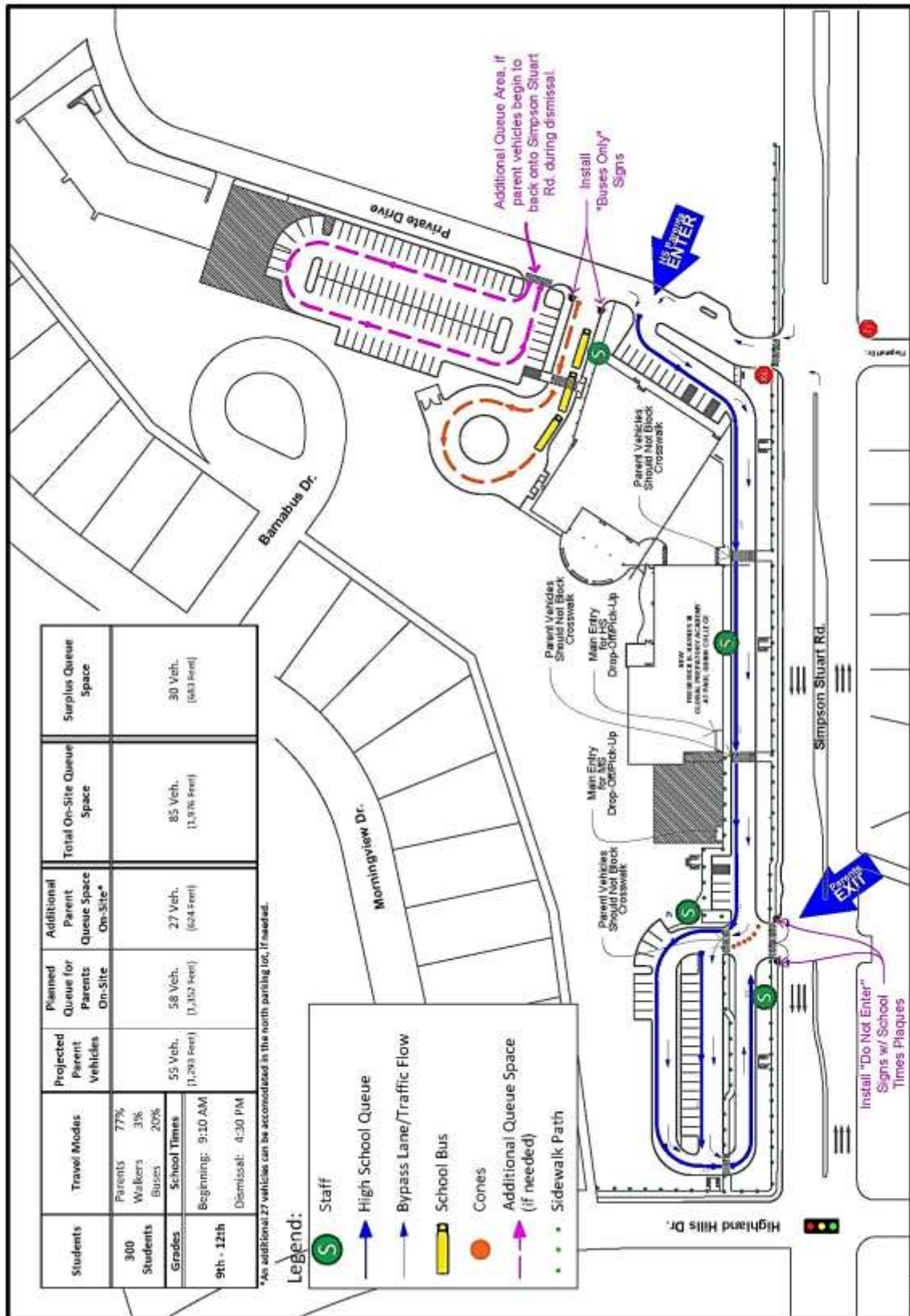
The school is also committed to continually reviewing and assessing the effectiveness of this plan and if warranted, implementing changes in the interest of increasing safety and minimizing impacts on the surrounding community.

  
 \_\_\_\_\_  
 Signature  
 Jasmine Ervins  
 \_\_\_\_\_  
 Name

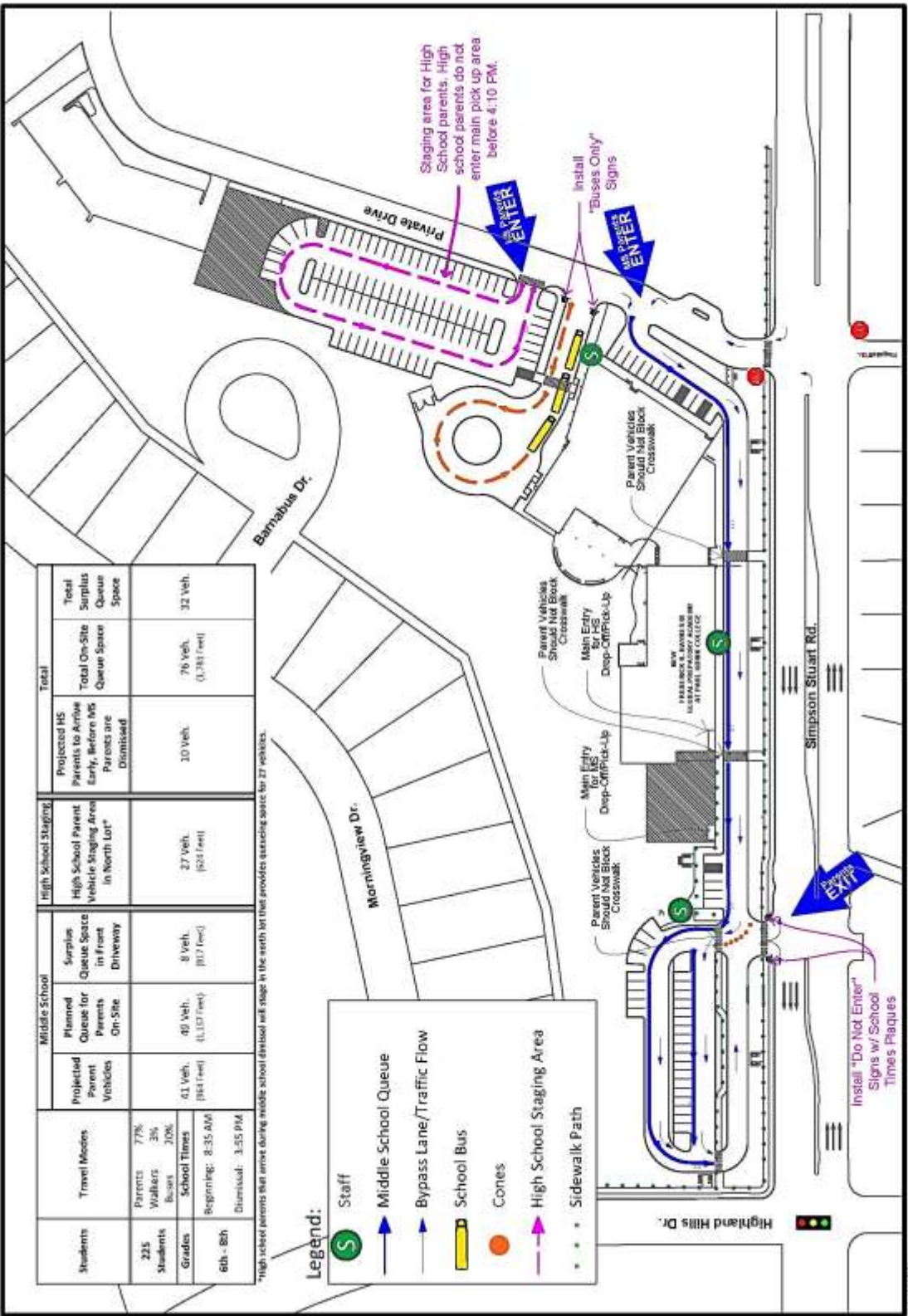
1/24/25  
 \_\_\_\_\_  
 Date  
 Principal  
 \_\_\_\_\_  
 Title



# CPC Recommended Proposed Traffic Management Plan



CPC Recommended Proposed Traffic Management Plan

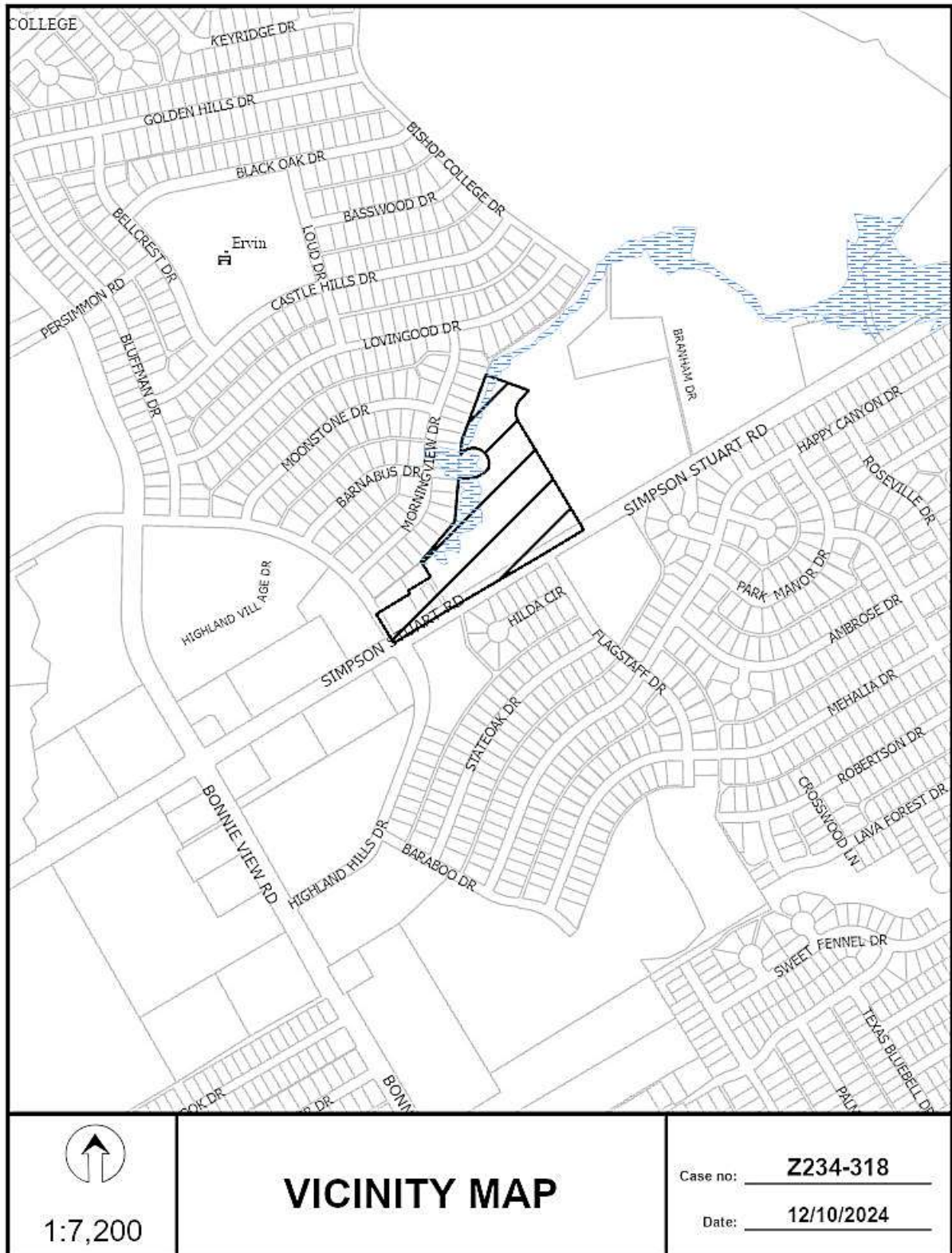


Dr. F. D. Haynes III Global Preparatory Academy - Middle School TMP



Not to Scale

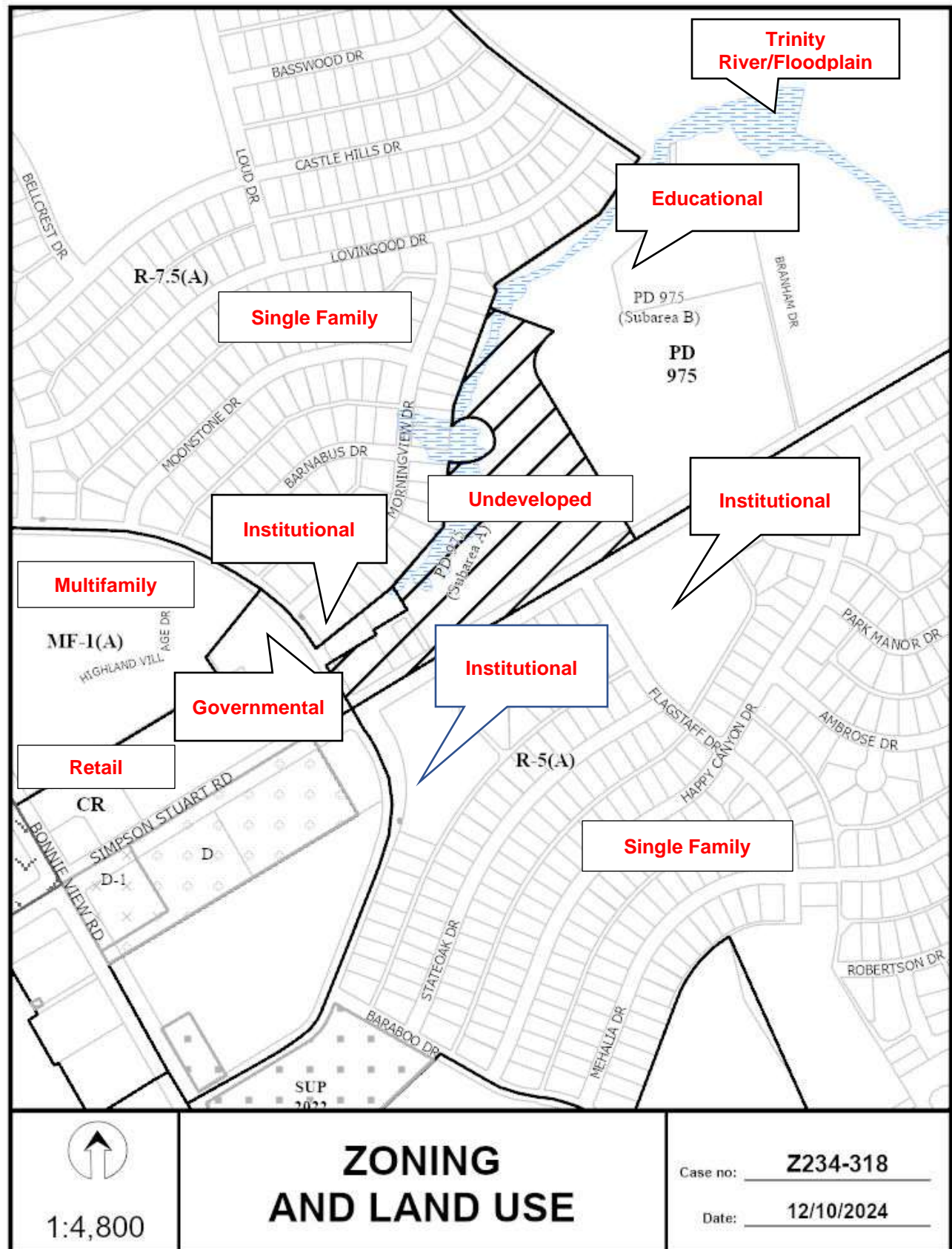


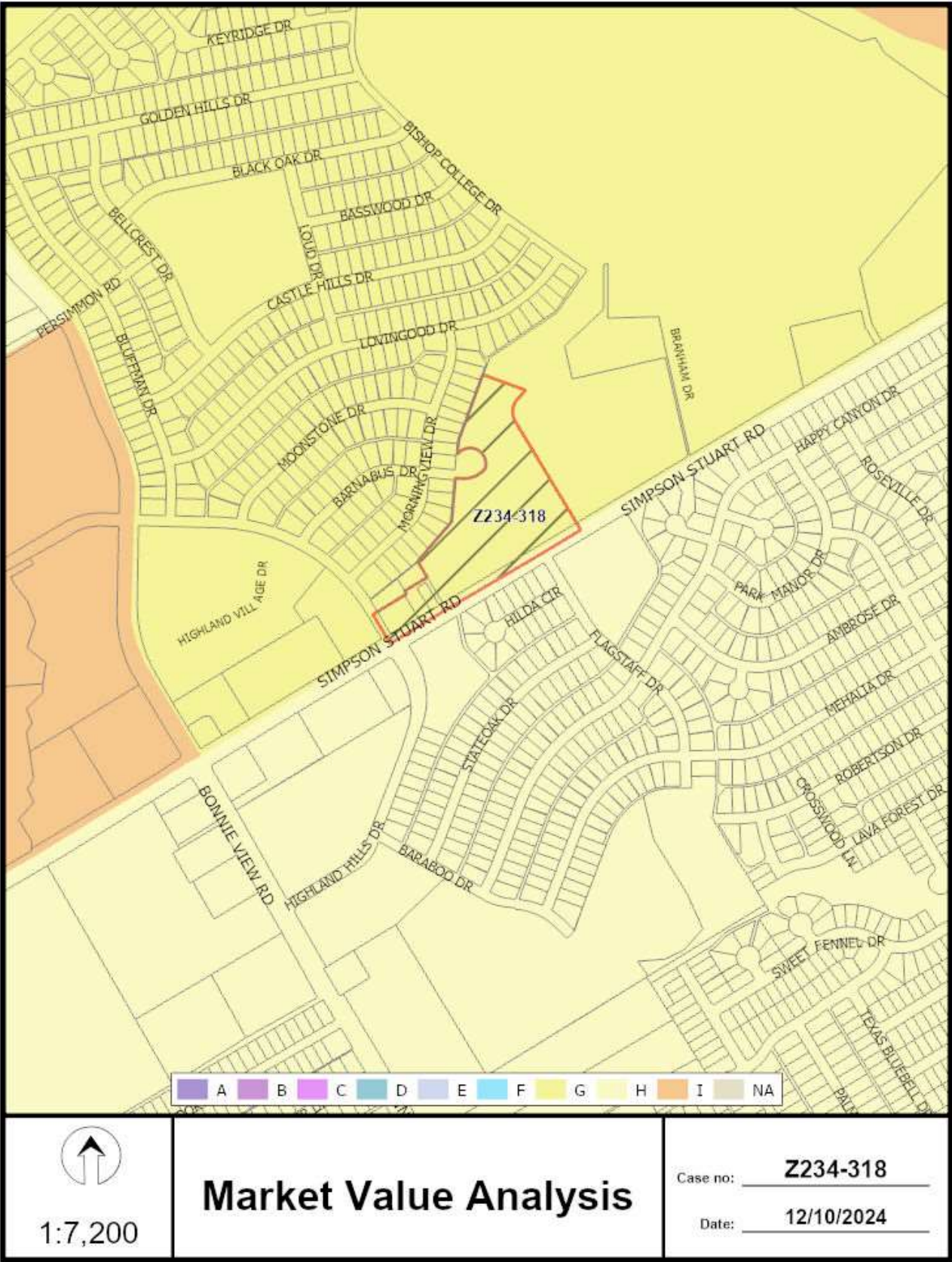




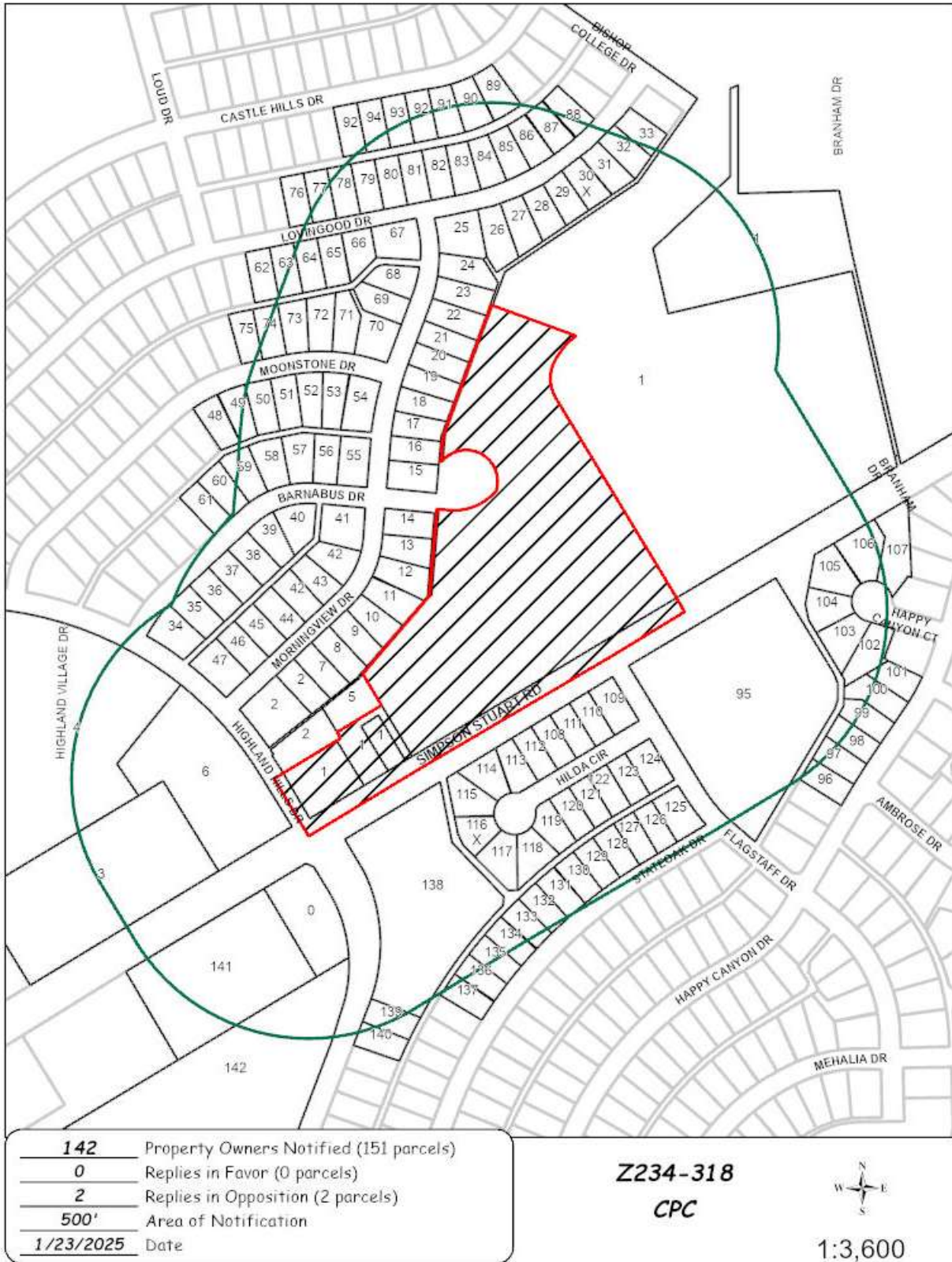












01/22/2025

***Reply List of Property Owners******Z234-318******142 Property Owners Notified      0 Property Owners in Favor      2 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3837	SIMPSON STUART RD	PAUL QUINN COLLEGE
2	6042	HIGHLAND HILLS DR	DRCOSM
3	3659	SIMPSON STUART RD	MOUNT TABOR BAPTIST
4	5969	HIGHLAND VILLAGE DR	ESTELLE COMMUNITY PARTNERS LP
5	3709	SIMPSON STUART RD	SUNNYVALE BLDG CORP
6	3655	SIMPSON STUART RD	U S POSTAL SERVICE
7	3720	MORNINGVIEW DR	LANZA NELSON DAVID &
8	3724	MORNINGVIEW DR	NIXON LUTHER JR &
9	3730	MORNINGVIEW DR	JACKSON PHILLIP
10	3734	MORNINGVIEW DR	FITZGERALD CATHERINE EST OF & ET AL
11	3740	MORNINGVIEW DR	MARTINEZ BERENICE BEATRIZ &
12	3744	MORNINGVIEW DR	GRAY RODERICK B EST OF
13	3750	MORNINGVIEW DR	PEREZ ASHLEY N
14	3754	MORNINGVIEW DR	INGRAM RONALD D
15	3806	MORNINGVIEW DR	HARRELL TERRY L
16	3810	MORNINGVIEW DR	BHATT SONAI N
17	3816	MORNINGVIEW DR	CARTER RENEE
18	3820	MORNINGVIEW DR	CITY & COUNTRY HOMES OF
19	3826	MORNINGVIEW DR	REYES JEYSI M & ZEPEDA EDUARDO B
20	3830	MORNINGVIEW DR	CORNISH NITA MICHELLE
21	3836	MORNINGVIEW DR	THOMAS QUENDOLYN J
22	3840	MORNINGVIEW DR	Taxpayer at
23	3846	MORNINGVIEW DR	BELTRAN BENITA
24	3850	MORNINGVIEW DR	SOLIS JACKLIN &
25	3856	MORNINGVIEW DR	NEAL MAXCINE

01/22/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	26	3912 LOVINGOOD DR	PAYNE ELZA J
	27	3918 LOVINGOOD DR	ALARCON RUBI AGUILAR
	28	3922 LOVINGOOD DR	HERNANDEZ MARK DELEON
	29	3928 LOVINGOOD DR	OFFORD BOBBIE M
X	30	3932 LOVINGOOD DR	THORNTON DAN ESTATE OF
	31	3938 LOVINGOOD DR	Taxpayer at
	32	3942 LOVINGOOD DR	MCCOY KAYE FRANCIS
	33	3948 LOVINGOOD DR	ASHRIEF INTERNATIONAL INC
	34	3706 BARNABUS DR	VELEZ ALBERTO &
	35	3710 BARNABUS DR	WALKER KATHY
	36	3716 BARNABUS DR	GARCIA NANCY ISIDRO
	37	3720 BARNABUS DR	JACKSON JUDY LAVERNE
	38	3726 BARNABUS DR	RODRIGUEZ NILZA E
	39	3732 BARNABUS DR	MUNOZ CAROLINA HERNANDEZ &
	40	3742 BARNABUS DR	WASHINGTON GEORGE L
	41	3753 MORNINGVIEW DR	INGRAM RONALD
	42	3743 MORNINGVIEW DR	NIXON FREDERICK DREW
	43	3731 MORNINGVIEW DR	MP LIMITED HOLDINGS LLC
	44	3721 MORNINGVIEW DR	JOHNSON PATRICE R &
	45	3715 MORNINGVIEW DR	RAY JACQUELINE &
	46	3711 MORNINGVIEW DR	DAVIS MARY E
	47	3705 MORNINGVIEW DR	SANCHEZ ALBERTO & RITA
	48	3708 MOONSTONE DR	MEDLOCK ESTHER L ET AL
	49	3718 MOONSTONE DR	STANBERRY MARY EST OF
	50	3724 MOONSTONE DR	MORALES JOSE MANUEL
	51	3728 MOONSTONE DR	HIGGS LAWRENCE C
	52	3732 MOONSTONE DR	HERNANDEZ KAREN M &
	53	3740 MOONSTONE DR	APARICIO PAULA I SANCHEZ
	54	3744 MOONSTONE DR	TORRES MONTTOYA ADAN &
	55	3753 BARNABUS DR	SANDOVAL RICHARD
	56	3747 BARNABUS DR	MOORE JOHNNIE R ESTATE &
	57	3743 BARNABUS DR	PEREZ MARIA B

01/22/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3739	BARNABUS DR	PENSCO TRUST CO
59	3735	BARNABUS DR	CONNER ANTONIO
60	3731	BARNABUS DR	ROBERSON DARYL
61	3727	BARNABUS DR	RODRIGUEZ GERARDO SANCHEZ
62	3810	LOVINGOOD DR	CARRILLO ERIK IVAN
63	3816	LOVINGOOD DR	MOORE HAZEL W
64	3820	LOVINGOOD DR	CAMPA FRANCISCO &
65	3826	LOVINGOOD DR	GREENHOUSE CAPITAL LLC
66	3830	LOVINGOOD DR	HARDIN OSCAR C EST OF
67	3855	MORNINGVIEW DR	WILLEMS DAN
68	3847	MORNINGVIEW DR	RODRIGUEZ RAISTLIN MIKKAEL
69	3839	MORNINGVIEW DR	VIGIL MARC
70	3831	MORNINGVIEW DR	ANDERSON N JOE
71	3739	MOONSTONE DR	MCSHANE ROOSEVELT
72	3735	MOONSTONE DR	WARE ROBERT ESTATE OF
73	3731	MOONSTONE DR	WALKER TRAVIS
74	3727	MOONSTONE DR	JACKSON LOUISE ESTATE OF
75	3723	MOONSTONE DR	FIALLO JENEAN
76	3819	LOVINGOOD DR	SHEPHERD OPHELIA EST OF
77	3825	LOVINGOOD DR	RIDER WILFORD & ANGELA
78	3829	LOVINGOOD DR	FOREST ANNIE SIMMS
79	3835	LOVINGOOD DR	Taxpayer at
80	3839	LOVINGOOD DR	MANUS AUDREY
81	3845	LOVINGOOD DR	MILES JOHNNIE ROY
82	3903	LOVINGOOD DR	STILL CALLIE M ESTATE OF
83	3909	LOVINGOOD DR	BYRD LEEMON JR
84	3917	LOVINGOOD DR	Taxpayer at
85	3923	LOVINGOOD DR	Taxpayer at
86	3929	LOVINGOOD DR	ALVAREZ ERIKA HERNANDEZ
87	3933	LOVINGOOD DR	THOMPSON TOMMY SR
88	3939	LOVINGOOD DR	KELLY ROBERT ESTATE OF

01/22/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3864	CASTLE HILLS DR	CAVADIAN PROPERTIES LLC
90	3860	CASTLE HILLS DR	EQUITABLE REAL ESTATE INV LLC
91	3856	CASTLE HILLS DR	MUNOZ JESUS MANUEL MORALES &
92	3850	CASTLE HILLS DR	SERRANO FAMILY INVESTMENTS LLC
93	3846	CASTLE HILLS DR	MCNEELY JOHN D
94	3840	CASTLE HILLS DR	GUERRERO ANA ROSA &
95	3800	SIMPSON STUART RD	HIGHLAND HILLS METHODIST CHURCH
96	3875	HAPPY CANYON DR	BROWN BERTHA R DUNN &
97	3879	HAPPY CANYON DR	GARCIA ARMANDO & MARIAM A B FRAIRE
98	3883	HAPPY CANYON DR	COLE DORA L LIFE ESTATE
99	3887	HAPPY CANYON DR	SMITH HAROLD G EST OF
100	3891	HAPPY CANYON DR	CARPENTERJONES LASHONDA
101	3897	HAPPY CANYON DR	LUCIO JUAN FRANCISCO C &
102	3909	HAPPY CANYON CT	DMS INVESTMENT PROPERTIES LLC
103	3915	HAPPY CANYON CT	BROOKS WILLIA A ESTATE
104	3919	HAPPY CANYON CT	DIGGLES BREVELY HARPER
105	3923	HAPPY CANYON CT	LEWIS CORMA JEAN EST OF
106	3927	HAPPY CANYON CT	LADEJO CYNTHIA WILLIAMS
107	3931	HAPPY CANYON CT	MEDELLIN JUAN PABLO
108	3725	HILDA CIR	ZAMBRANO MARIO ALBERTO FLORES &
109	3739	HILDA CIR	KEFFER JASON
110	3733	HILDA CIR	WILLIAMS THERESA D
111	3729	HILDA CIR	SANCHEZ MARIA DOLORES &
112	3721	HILDA CIR	CARRANZA JAVIER A &
113	3717	HILDA CIR	WALKER BRENDA JEAN
114	3709	HILDA CIR	COATES MARY ET AL
115	3703	HILDA CIR	YOHANNES SEYOUM

01/22/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	116	3704 HILDA CIR	ARRINGTON NATHANIEL EST
	117	3708 HILDA CIR	SMITH ALICIA ANYEE
	118	3712 HILDA CIR	REI NATION LLC
	119	3718 HILDA CIR	MACIAS TERESA
	120	3722 HILDA CIR	BEASLEY LONNIE LEE JR
	121	3726 HILDA CIR	SOLIS SABINO
	122	3730 HILDA CIR	ESCOBAR JULIO ISAIAS &
	123	3734 HILDA CIR	CRUMBY JUDITH L
	124	3740 HILDA CIR	WHITEHEAD PATTY RUTH
	125	3855 STATE OAK DR	RAMIREZ JUAN ADOLFO PAZ
	126	3847 STATE OAK DR	RAMIREZ JUAN ADOLFO PAZ
	127	3843 STATE OAK DR	SHAW ROSELENE
	128	3839 STATE OAK DR	DONALSON EARNEST LEE
	129	3835 STATE OAK DR	FISHER CHARLES LINSON LIFE EST &
	130	3831 STATE OAK DR	GATSON MAURICE
	131	3827 STATE OAK DR	SANTILLAN JOSE CARMEN
	132	3823 STATE OAK DR	SANTILLANHERNANDEZ MARIA ANGELICA
	133	3819 STATE OAK DR	CALLOWAY DAVID H
	134	3815 STATE OAK DR	POTTS KATIE
	135	3811 STATE OAK DR	LEE GLORIA JEAN
	136	3807 STATE OAK DR	Taxpayer at
	137	3803 STATE OAK DR	SANTILLAN MARGARITA
	138	3700 SIMPSON STUART RD	MOUNT TABOR BAPTIST
	139	6154 HIGHLAND HILLS DR	SILVA ELSA
	140	6158 HIGHLAND HILLS DR	PICKLES SHARON
	141	3546 SIMPSON STUART RD	MOUNT TABOR BAPTIST
	142	6271 HIGHLAND HILLS DR	HIGHLAND PARK APARTMENTS LLC





# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 25-619A

**Item #:** Z11.

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**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 4  
**DEPARTMENT:** Department of Planning and Development  
**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting an R-5 (A) Single Family District on property zoned an LI Light Industrial District, on the south line of Compton Street, west of the intersection of Compton Street and Glidden Street

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Z234-321(LC)

**HONORABLE MAYOR & CITY COUNCIL**

**WEDNESDAY, FEBRUARY 26, 2025**

**ACM: Robin Bentely**

**FILE NUMBER:** Z234-321(LC) **DATE FILED:** August 20, 2024

**LOCATION:** South line of Compton Street, west of the intersection of Compton Street and Glidden Street

**COUNCIL DISTRICT:** 4

**SIZE OF REQUEST:** 3,920 square feet **CENSUS TRACT:** 48113021000

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**REPRESENTATIVE:** Audra Buckley, Permitted Development

**OWNER/APPLICANT:** Anderson Noble Group, LLC

**REQUEST:** An application for an R-5(A) Single Family District on property zoned an LI Light Industrial District.

**SUMMARY:** The purpose of the request is to rezone the property to allow residential uses on the site.

**STAFF RECOMMENDATION:** Approval.

**CPC RECOMMENDATION:** Approval.

**R-5(A) Single Family District Regulations:**

[https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-75376](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-75376)

**LI Light Industrial District Regulations:**

[https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-77556](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-77556)

**BACKGROUND INFORMATION:**

- Currently zoned LI Light Industrial District.
- Undeveloped lot with existing stairs, existing wall to the east, vegetation to the south and residential uses surrounding in immediate area.
- This lot has frontage only on Compton Street.
- Geographically located in Southern Dallas, approx. 4 miles from downtown.
- Purpose of the request is to rezone to R-5(A) for a single family home.
- To accomplish this, the applicant is requesting a general zoning change.

**Zoning History:**

There have been one zoning cases in the area in the last five years.

1. **Z234-198:** An application for a Planned Development District for MF-2(A) Multifamily District uses and standards on property zoned an R-5(A) Single Family District, on the north line of Grant Street and south line of Front Street, west of South Denley Drive.  
[Under review]

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Compton Street	Local Street	--
Glidden Street	Local Street	--

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request would comply with the following land use goals and policies of the Comprehensive Plan:

**LAND USE ELEMENT**

**GOAL 1.1** ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

**Policy 1.1.5** Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

**ECONOMIC ELEMENT**

**GOAL 2.1** PROMOTE BALANCED GROWTH

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

**GOAL 2.5** FOSTER A CITY OF GREAT NEIGHBORHOODS

**Policy 2.5.1** Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

**NEIGHBORHOOD PLUS**

**POLICY 4.3** Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

**URBAN DESIGN ELEMENT**

**GOAL 5.2** STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

**Policy 5.2.1** Maintain neighborhood scale and character.

**NEIGHBORHOOD PLUS**

**POLICY 5.2** Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

**GOAL 6.2** Expand affordable housing options and encourage its distribution throughout the city and region.

### **Active Area Plans**

#### **Dallas Zoo Land Use Study:**

**Location:**

The study area is bounded by R.L. Thornton Freeway (I-35E) to the north and west, Cedar Creek and Fernwood Ave. to the east and Winters Street and Cedar Creek to the south.

**Vision:**

The Dallas Zoo Area Land Use Study is a vision plan for the Dallas Zoo Area community, with an overall goal that focuses on revitalization strategies and policy guidance for future growth and development in this area.

**Summary:**

The Dallas Zoo Area Land Use Study included a review of existing conditions, an analysis of the issues were identified by community stakeholders and by the findings of the study team. Five goals and objectives were suggested by the steering committee, below are the list of the goals and objectives, along with a brief description of recommendations.

1). Create a Revitalization Plan, 2). Improve Community Infrastructure, 3). Encourage Economic Development, 4). Improve Community Transportation, and 5). Create Implementation Strategies and Recommended Actions.

An analysis of land use and conditions revealed revitalization is linked to the stability of uses in the area and growth requires supportive land use and zoning compatibility. Recommendations included: discouraging residential hotels as these were deemed an incompatible compatible land use and encouraging additional single-family housing on vacant land, as well as community service oriented, retail and restaurant uses. Economic development recommendations included concentration on Beckley Avenue. Recommended transportation and infrastructure improvements included pedestrian and bicycle connections from Ewing and Beckley Avenues and along Clarendon Drive, periodic debris removal for Cedar Creek and area wide sidewalk improvements.

#### **Staff Analysis:**

The area plan listed is important to note due to the location of the subject site not being within the limits of the boundaries of the land use plan, but directly adjacent. After review of the area plans, staff finds that the request aligns with the purpose and goals listed.

The future land use plan map shows specific categories for the ideal scenario. Within those land use categories there are specific uses that the plan deems suitable per category. The future land use plan map identifies the area of request as appropriate for

the community corridor and within that identified corridor the appropriate uses listed are mixed use high density, residential urban and residential traditional uses. The applicant's request for a new single-family development aligns with the recommended land use types mentioned. Therefore, staff finds the proposal for a new single-family home, to be compatible with the overall vision of the Dallas Zoo Land Use Study Plan.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	LI Light Industrial District	Undeveloped lot
<b>North</b>	LI Light Industrial District	Residential; Single Family
<b>South</b>	LI Light Industrial District	Residential; Single Family
<b>East</b>	LI Light Industrial District & R-5(A) Single Family District	Residential; Single Family
<b>West</b>	LI Light Industrial District	Undeveloped lots and residential

**Land Use Compatibility:**

The area of request is currently zoned LI Light Industrial District, undeveloped area and (approx. 3,920 square feet in total size).

Majority of the property is adjacent to LI Light Industrial District with single family residential homes. This can be seen to the North, West and South of the property. To the immediate East of the property is R-5(A) Single Family District with residential homes. With the immediate area being mostly composed of residential, although the zoning differs, staff finds the applicant's requested zoning change to an R-5(A) Single Family District to be appropriate and compatible with the surrounding and immediate area. The applicant is willing to do what is necessary to ensure compliance with any code requirements to honor existing residential uses. Therefore, staff believes the request would fit in this exact area and within the existing fabric of the neighborhood. The max height of the proposed structure would be 30 feet, which meets the max height allowed, providing another way the proposal would fit within the existing character of the neighborhood and zoning. Furthermore, there are no existing industrial uses established

on this block or immediately adjacent to the subject property, displaying justification for the requested zoning change and proposed use.

Staff is in support of the applicant's requested zoning district. This compatibility is further reflected in the development standards comparison table below.

### **Development Standards:**

The following is a comparison chart of the development standards for the current LI Light Industrial District and the proposed R-5(A) Single Family District.

District	Setback		Density	Height	Lot Cvg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: LI Light Industrial	15'	30' adj. to res Other: no min.	1.0 FAR overall 0.75 office/retail 0.5 retail	70' 5 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
Proposed: R-5(A) Single Family	20'	5'	1 Dwelling Unit/5,000 sq. ft.	30'	45%		Single family

### **Land Use Comparison**

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

#### **LEGEND**

	Use prohibited, highlighted row = use prohibited by deed restrictions
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200, 51A-4.213

	Existing	Proposed
Use	LI	R-5(A)
<b>AGRICULTURAL USES</b>		
Animal production		
Commercial stable		
Community garden		

	Existing	Proposed
Use	LI	R-5(A)
Crop production	•	•
Market garden		
Private stable		
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>		
Building repair and maintenance shop	R	
Bus or rail transit vehicle maintenance or storage facility	R	
Catering service	•	
Commercial bus station and terminal	•	
Commercial cleaning or laundry plant	R	
Custom business services	•	
Custom woodworking, furniture construction, or repair	•	
Electronics service center	•	
Job or lithographic printing [3,500 sf or less.]	R	
Labor hall	S	
Machine or welding shop	R	
Machinery, heavy equipment, or truck sales and services	R	
Medical or scientific laboratory	•	
Technical school	•	
Tool or equipment rental	•	
Vehicle or engine repair or maintenance	•	
<b>INDUSTRIAL USES</b>		
Alcoholic beverage manufacturing	R	
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)	•	
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>		
Adult day care facility	•	
Cemetery or mausoleum	S	S
Child-care facility	•	★



	Existing	Proposed
Use	LI	R-5(A)
Church	•	•
College, university, or seminary	•	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery		S
Foster home		S
Halfway house	S	
Hospital	S	
Library, art gallery, or museum		S
Open enrollment charter school or private school	S	
Public or private school	R	S
Surface accessory remote parking		
<b>LODGING USES</b>		
Extended stay hotel or motel	S	
Hotel or motel	R,S, ★	
Lodging or boarding house	•	
Overnight general purpose shelter	★	
Short-term rental lodging		
<b>MISCELLANEOUS USES</b>		
Attached non-premise sign	S	
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
<b>OFFICE USES</b>		
Alternative financial establishment	S	
Financial institution without drive-in window	•	
Financial institution with drive-in window	R	
Medical clinic or ambulatory surgical center	•	
Office	•	
<b>RECREATION USES</b>		
Country club with private membership	•	S
Private recreation center, club, or area	•	S
Public park, playground, or golf course	•	•
<b>RESIDENTIAL USES</b>		
College dormitory, fraternity, or sorority house		
Duplex		
Group residential facility		

	Existing	Proposed
Use	LI	R-5(A)
Handicapped group dwelling unit		★
Live-work unit. [Only one dwelling unit per lot.]		
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family		•
<b>RETAIL AND PERSONAL SERVICE USES</b>		
Alcoholic beverage establishments	★	
Ambulance service		
Animal shelter or clinic without outside runs	•	
Animal shelter or clinic with outside runs	S, ★	
Auto service center	R	
Business school	•	
Car wash	R	
Commercial amusement (inside)	S, ★	
Commercial amusement (outside)		
Commercial motor vehicle parking	S	
Commercial parking lot or garage	R	
Convenience store with drive-through		
Drive-in theater		
Dry cleaning or laundry store	•	
Food or beverage store. [SUP if less than 5,000 sf.]		
Furniture store	•	
General merchandise store.		
General merchandise or food store 3,500 square feet or less	•	
General merchandise or food store greater than 3,500 square feet		
General merchandise or food store 100,000 square feet or more	S	
Home improvement center, lumber, brick or building materials sales yard	R	
Household equipment and appliance repair	•	
Liquefied natural gas fueling station	S	
Liquor store		
Mortuary, funeral home, or commercial wedding chapel		
Motor vehicle fueling station	•	
Nursery, garden shop, or plant sales		

	Existing	Proposed
Use	LI	R-5(A)
Outside sales		
Paraphernalia shop	S	
Pawn shop		
Personal service use	•	
Restaurant without drive-in or drive-through service	R	
Restaurant with drive-in or drive-through service	D	
Surface parking		
Swap or buy shop		
Taxidermist	•	
Temporary retail use	•	
Theater	•	
Tobacco shop		
Truck stop	S	
Vehicle display, sales, and service	R	
<b>TRANSPORTATION USES</b>		
Airport or landing field		
Commercial bus station and terminal	R	
Heliport	S	
Helistop	S	
Private street or alley		S
Railroad passenger station	S	
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	★
Transit passenger station or transfer center	S, ★	S
<b>UTILITY AND PUBLIC SERVICE USES</b>		
Commercial radio or television transmitting station	S	
Electrical generating plant		
Electrical substation	•	S
Local utilities	S, R, ★	S, R, ★
Police or fire station	•	S
Post office	•	
Radio, television, or microwave tower	R	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		

	Existing	Proposed
Use	LI	R-5(A)
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal	R	
Livestock auction pens or sheds		
Manufactured building sales lot	R	
Mini-warehouse	•	
Office showroom/warehouse	•	
Outside storage	R	
Petroleum product storage and wholesale		
Recycling buy-back center	★	
Recycling collection center	★	
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center	•	
Vehicle storage lot		
Warehouse	R	
<b>Accessory Use</b>	<b>PD. No. 595 subdistrict NC</b>	<b>PD. No. 595 subdistrict R-5(A)</b>
Community center (private)		S
Day home		
Game court (private)		
General waste incinerator		
Helistop	S	
Home occupation		
Medical/infectious waste incinerator	S, ★	
Outside display of merchandise		
Outside sales		
Outside storage		
Pathological waste incinerator		
Pedestrian skybridge		
Private stable		
Swimming pool (private)		

**Landscaping:**

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

***Street Buffer Zone (SBZ):***

Per [SEC. 51A-10.125](#) street buffer zone is the landscape area provided along the entire length of the lot adjacent to a public right-of-way, excluding paved surfaces at points of vehicular ingress and egress. The minimum requirements are as follows:

<b>Right-of-way</b>	<b>Average Depth</b>	<b>Minimum Depth</b>	<b>Maximum Depth</b>
Freeways	15 feet	5 feet	50 feet
Arterials and community collectors	10 feet	5 feet	30 feet
Local and residential collectors	7.5 feet	5 feet	25 feet

Since Compton Street is labeled as a local and residential collector, the minimum requirements would be an average depth of 7.5 feet. This means the landscaped area provided along the length of the lot would need to be at least 7.5 feet wide from the property line to allow adequate planting. The street buffer zone requires 1 large tree or medium tree planted every 40 feet within the frontage of the property. To determine the quantity the equation is to take the length of the lot frontage and divide that by 40. The lot frontage totals 45 feet, which divided by 40 will be a requirement of approx. 1 large tree. Upon further review of the site it was discovered that there are currently overhead utilities. This will affect the type and size of tree that can be planted in the street buffer zone as all new trees will need to be planted so they do not encroach upon utilities. Therefore, the applicant has the option to substitute two small trees for every one large/medium tree requirement, (10.125(b)(1)) and has the option of selecting small trees that are compliant with Article X's list of approved plant species. With the change in this requirement from 1 large/medium tree to 2 small trees, the new quantity will be approx. 2 trees to be planted in the SBZ frontage.

**Parking:**

Under the requested R-5(A) Single Family District, the applicant proposes a new single-family home. Pursuant to the Dallas Development Code, the off-street parking requirement for single family use within R-5(A) Single Family District is 1 space.

At permitting, the applicant would be required to comply with the standard parking ratios for the specified use, as well as any other uses permitted under the proposed R-5(A) Single Family District.

**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 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 I). The area of request is in an “G” MVA area. The site is surrounded by the “G” MVA area in all directions immediately adjacent to the site.

Z234-321(LC)

**List of Officers**

Anderson Noble Group, LLC

Michael Okpata, Director/Owner

Z234-321(LC)

**CPC Action**

**January 23, 2025**

**Motion:** It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned an LI Light Industrial District on the south line of Compton Street, west of the intersection of Compton Street and Glidden Street.

Maker: Carpenter

Second: Rubin

Result: Carried: 15 to 0

For: 15 - Chernock, Hampton, Herbert, Forsyth,  
Shidid, Carpenter, Wheeler-Reagan,  
Franklin, Sleeper, Housewright, Nightengale,  
Haqq, Hall, Kingston, Rubin

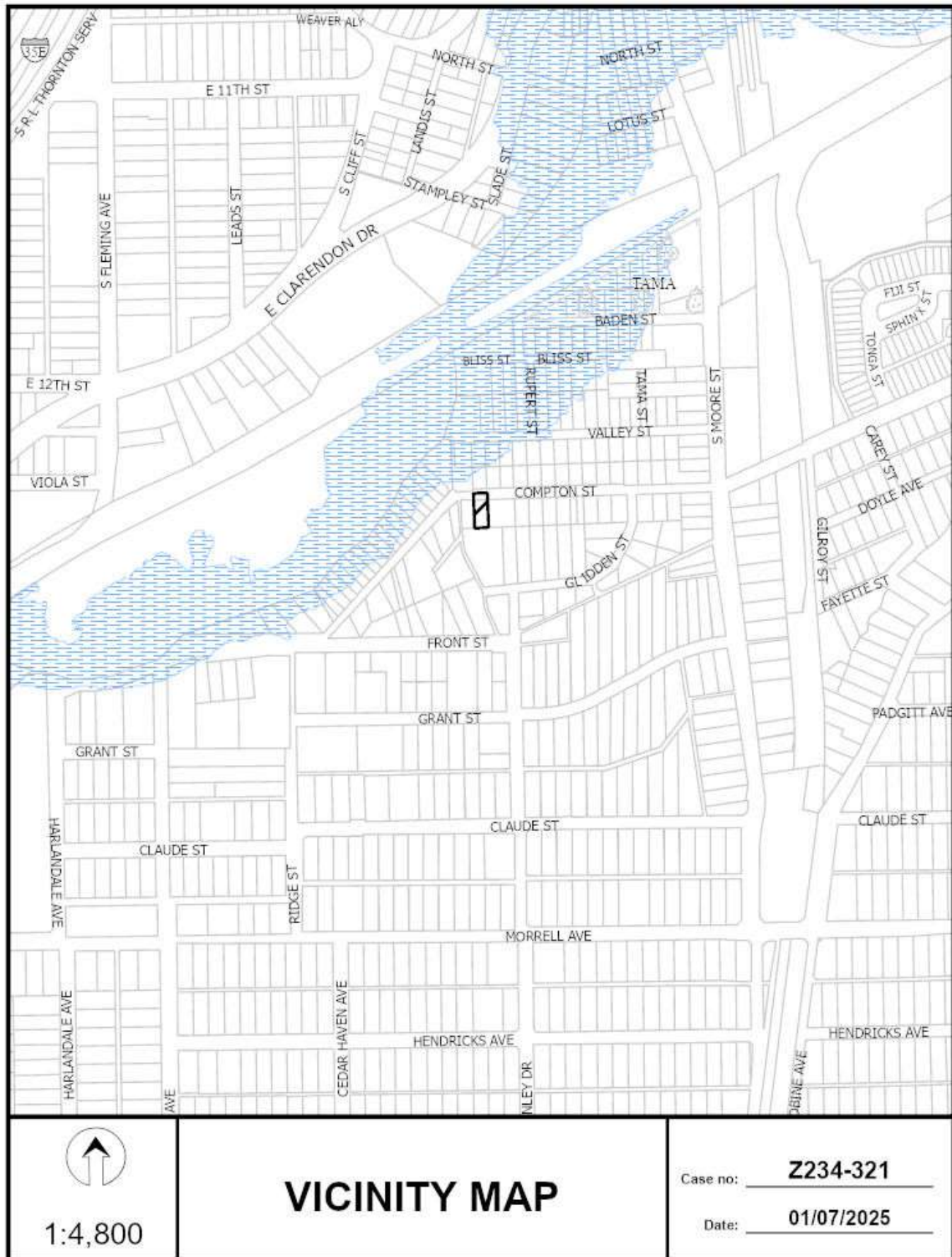
Against: 0

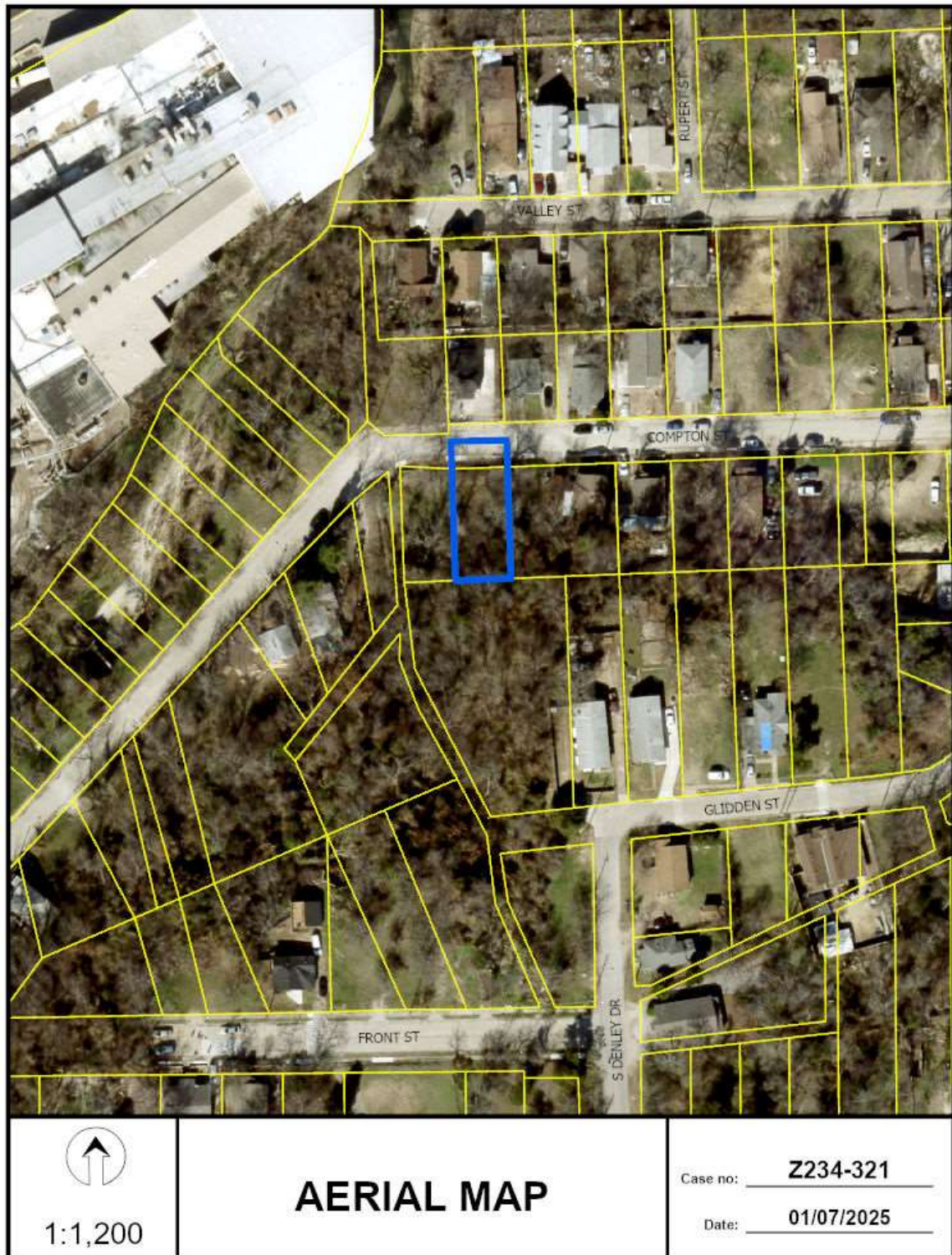
Absent: 0

Vacancy: 0

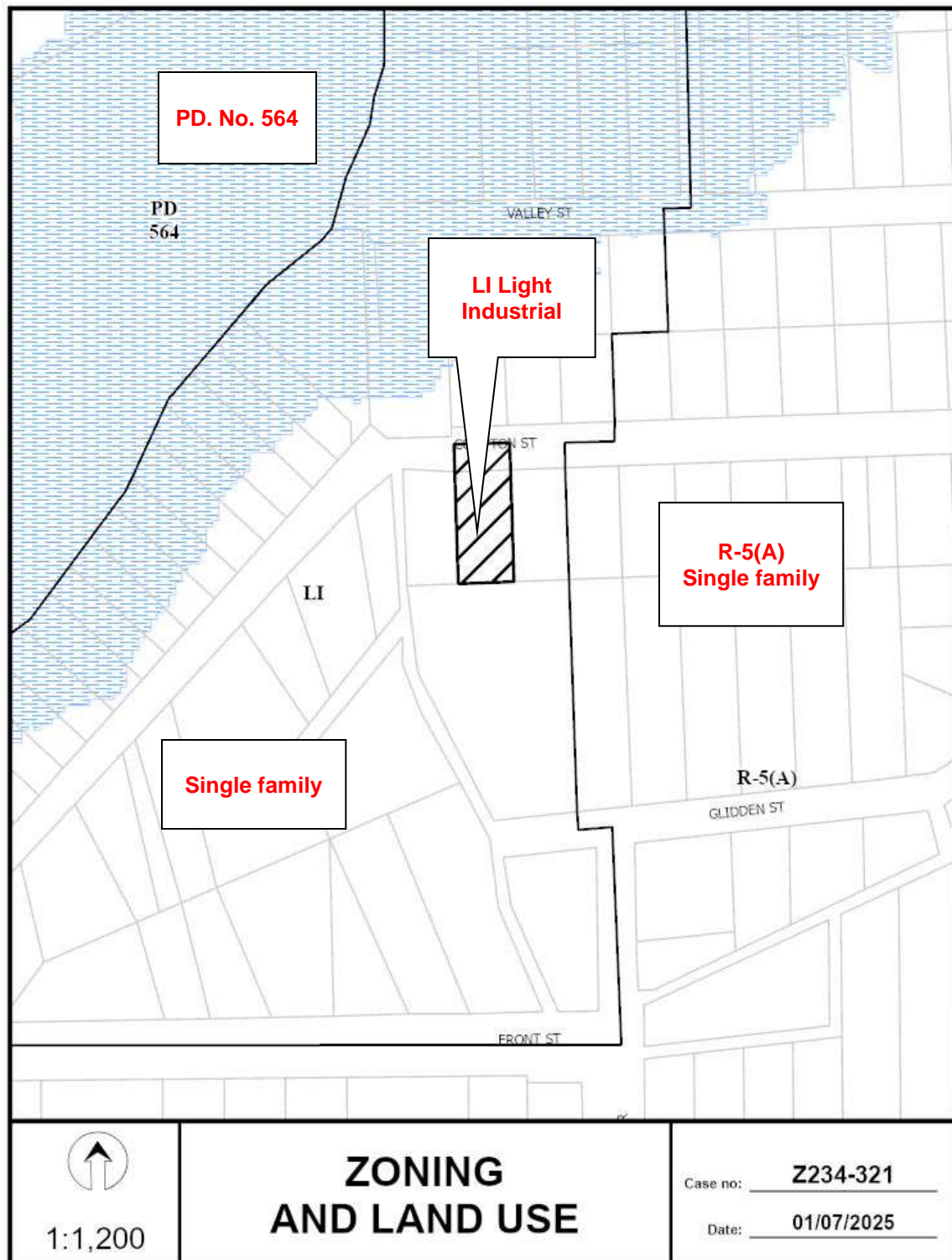
**Speakers:** None

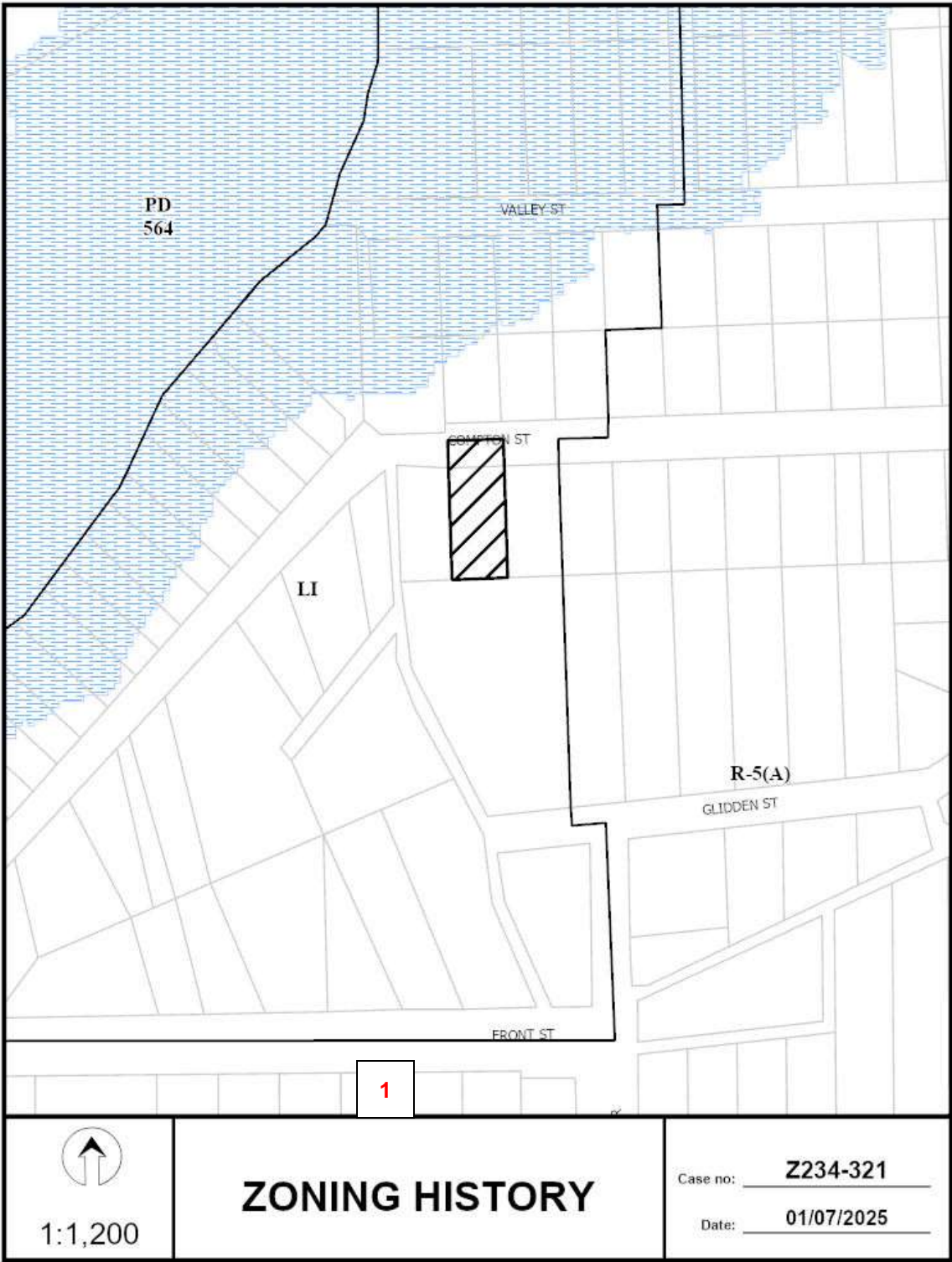


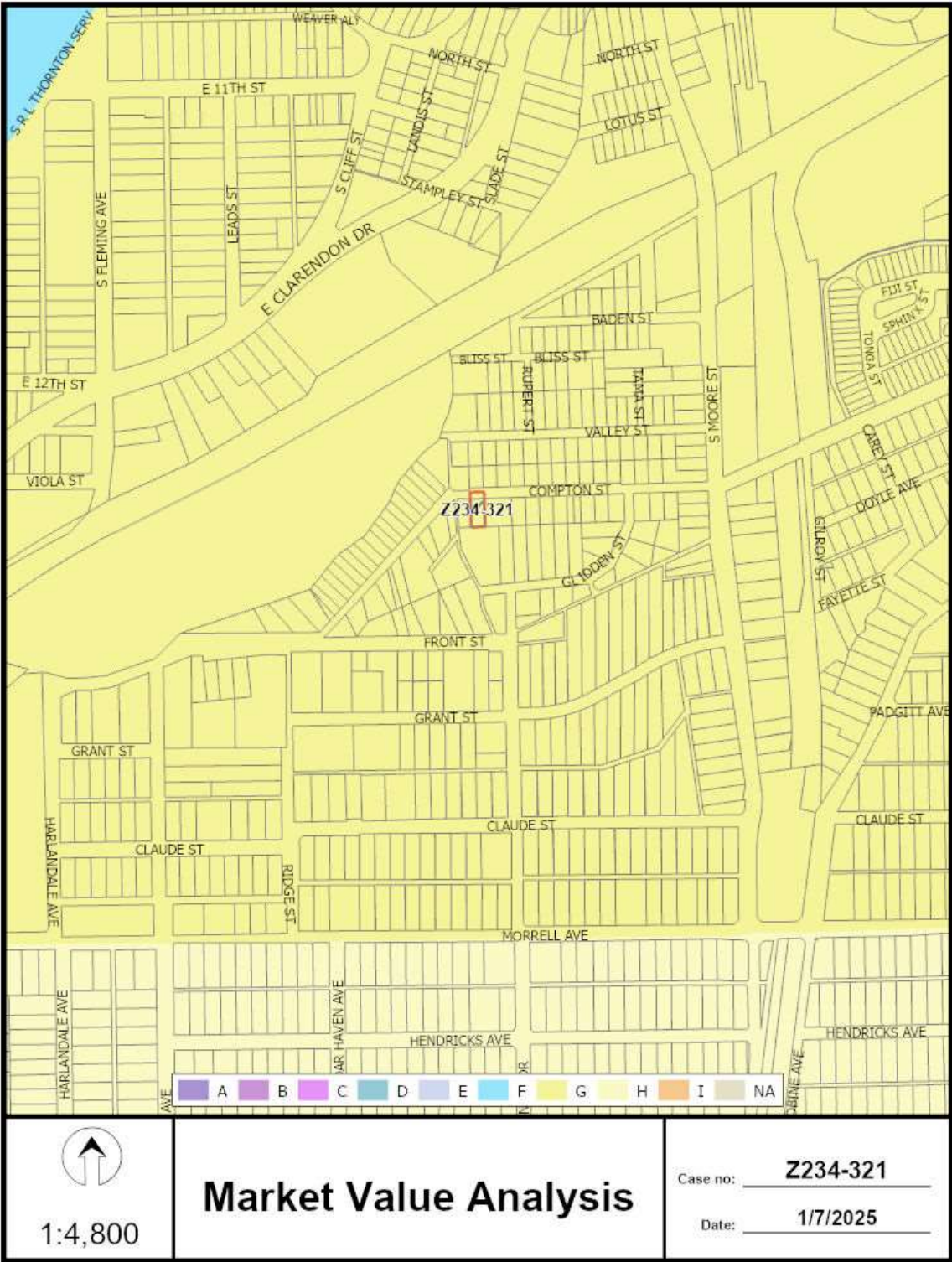
















01/22/2025

***Reply List of Property Owners******Z234-321******38 Property Owners Notified      0 Property Owners in Favor      0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1232	COMPTON ST	ANDERSON NOBLE GROUP LLC
2	1311	COMPTON ST	OIBARA CATTLE FAMILY HOLDINGS LLC
3	1307	COMPTON ST	LITTLES BETTY JUNE
4	1301	COMPTON ST	YDY LLC
5	1243	COMPTON ST	MORALES GERARDO &
6	1239	COMPTON ST	GILLESPIE ALESIA GREEN
7	1235	COMPTON ST	TOVIAS MARIA EPETANIA VARGAS
8	1231	COMPTON ST	LOPEZ EMELY
9	1222	VALLEY ST	LOPEZ KIMBERLY
10	1224	VALLEY ST	HERNADEZ MARTIN &
11	1228	VALLEY ST	MARTINEZ PANFILO &
12	1232	VALLEY ST	MARTINEZ PANFILO
13	1301	VALLEY ST	EVANS ANNIE
14	1302	VALLEY ST	VARGAS JOSE I BELTRAN
15	1306	VALLEY ST	AS HOME REMODELING LLC
16	1308	COMPTON ST	GONZALEZ JOSE A MARTINEZ &
17	1302	COMPTON ST	IBARRA JUAN GONZALEZ
18	1240	COMPTON ST	WILLIAMS FRANCES
19	1228	COMPTON ST	NEW WAVE REAL ESTATE
20	1225	GLIDDEN ST	BLAIR PROPERTY HOLDINGS SERIES
21	1229	GLIDDEN ST	SALINAS ELIDA
22	1303	GLIDDEN ST	MCCOLLUMS ORANGE JOHN JR EST OF &
23	1305	GLIDDEN ST	PERRY TAMIKA
24	1309	GLIDDEN ST	ARMSTRONG CECIL E
25	1223	VALLEY ST	MCMILLAN MICHAEL WAYNE
26	1227	VALLEY ST	RODRIGUES JOEL & RAFAELA

Z234-321(LC)

01/22/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1231	VALLEY ST	BELTRAN EMELY
28	1227	COMPTON ST	MIDDLEMAN REAL ESTATE GROUP
29	1223	COMPTON ST	RYLIE MOBILE HOME PARK LLC
30	1215	COMPTON ST	THOMPSON MARTHA
31	1209	COMPTON ST	DRITCH EVELYN &
32	1218	COMPTON ST	THOMPSON MARTHA ESTATE
33	1212	COMPTON ST	THOMPSON THOMAS
34	1215	FRONT ST	Taxpayer at
35	1219	FRONT ST	Taxpayer at
36	1219	NO NAME ST	NEARER TO NATURE LLC
37	1206	COMPTON ST	DYNASTY DEVELOPMENT
38	1120	E CLARENDON DR	ROCK TENN CO MILL DIV





# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 25-620A  
Z12.

**Item #:**

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**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 14  
**DEPARTMENT:** Department of Planning and Development  
**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 619 with H/87 Republic National Bank (Davis) Building Historic District Overlay, on the north line of Main Street, east of South Field Street  
Recommendation of Staff: Approval for a five-year period, subject to a site plan and conditions  
Recommendation of CPC: Approval for a five-year period, subject to a site plan and conditions  
Z234-347(CR)

**FILE NUMBER:** Z234-347(CR) **DATE FILED:** September 18, 2024

**LOCATION:** North line of Main Street, east of South Field Street

**COUNCIL DISTRICT:** 14

**SIZE OF REQUEST:** ± 14,374 sq. ft. **CENSUS TRACT:** 48113003102

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**REPRESENTATIVE:** David Martin

**OWNER/APPLICANT:** Davis 1309 Main, LLC

**REQUEST:** An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 619 with H/87 Republic National Bank (Davis) Building Historic District Overlay.

**SUMMARY:** The purpose of the request is to allow for an alcoholic beverage establishment limited to a bar, lounge, or tavern within an existing unit.

**CPC RECOMMENDATION:** **Approval** for a five-year period, subject to a site plan and conditions.

**STAFF RECOMMENDATION:** **Approval** for a five-year period, subject to a site plan and conditions.

**BACKGROUND INFORMATION:**

- The approximately 0.33-acre area of request is developed with a 21-story above ground mixed-use building (Davis Building) with residential uses on the upper levels. The area of request encompasses an 8,645-square-foot restaurant unit split between 620 square feet on the first floor and 8,025 square feet within the basement.
- The proposed request is to allow for an alcoholic beverage establishment limited to a bar, lounge, or tavern to operate in conjunction with an existing restaurant without drive-in or drive-through service use.
- The area of request is located within Subdistricts A, B, and C within Planned Development District No. 619. Subdistrict B contains the property below street level and requires a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern.
- The parcel also includes Specific Use Permit No. 2127 for Restaurant without drive-in or drive-through service and personal service located below street level, which will remain. The requested SUP is for a separate suite on site.
- The request site is also located within the Historic Overlay No. 87 (Republic National Bank (Davis) Building). Any interventions on the façade of the building will require a Certificate of Appropriateness approved by the Landmark Commission. No alterations to the façade of the building are proposed as part of this SUP application.

**Zoning History:**

There have been five zoning cases in the area in the last five years:

1. **Z234-209:** On September 25, 2024, the City Council approved an application for an amendment to Specific Use Permit No. 1959 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, located on the southeast corner of Elm Street and North Field Street.
2. **Z212-234:** On September 28, 2022, the City Council approved an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) on property zoned Planned Development District No. 619 with Specific Use Permit No. 2411 for an attached projecting non-premise district activity videoboard sign, located on the northwest line of Elm Street, northeast of North Akard Street.

3. **Z201-278:** On December 8, 2021, the City Council approved an application for the renewal of Specific Use Permit No. 1791 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619 with H/37 Kirby Building Historic Overlay, located on the southeast corner of Elm Street and North Akard Street.
4. **Z201-268:** On October 13, 2021, the City Council approved an application for the renewal of Specific Use Permit No. 1755 for two attached projecting non-premise direct activity videoboard signs on property zoned Planned Development District No. 619, located on the south line of Elm Street, west of North Akard Street.
5. **Z201-269:** On October 13, 2021, the City Council approved an application for the renewal of Specific Use Permit No. 1788 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, with H/36 Adolphus Historic District Overlay, located on the south line of Main Street, east of South Field Street.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Main Street	Two-way in two directions, on the Central Business District (CBD) Plan	80 feet

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

**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 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN**

**Policy 2.3.3** Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

## **URBAN DESIGN ELEMENT**

### **GOAL 5.2 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

**Policy 5.1.2** Define urban character in Downtown and urban cores.

### **GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE**

**Policy 5.3.1** Encourage a balance of land uses within walking distance of each other.

### **Area Plan(s):**

The *Downtown Dallas 360 Plan* was adopted in April 2011 and updated in December 2017. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

The area of request is located within the Main Street District, one of the core-supporting districts, as identified by the Plan.

As Downtown's historic heart of commerce, the Main Street District remains the geographic center and primary gathering space for a large, expansive city core. New residential towers and adaptive re-use projects also help to make Main Street a vibrant mixed-use district.

The separate detailed Main Street District Retail Activation Strategy focuses on the core area of Main Street between Harwood and Field. This core of activity is also one of the five Focus Areas studied in greater depth in the 360 Plan. As the Main Street District implements components of the Retail Activation Strategy, the district is envisioned to continue its evolution into a contemporary, dynamic retail destination. Boutique retailers, unique restaurants, and a lively, artistic public realm will complement each other in an exciting environment that is second to none in the region. As the core Retail Activation Area is fully revitalized, blocks in other parts of the Main Street District should embrace improvements to the public realm to spark additional investment along streets such as Commerce and Elm.

Furthermore, the area of request is located within the Primary Retail Area / Activity Node as identified by the Main Street District Retail Activation Strategy proposed by the 360 Plan. By proposing the activation of a retail space currently used, staff find the applicant's request is consistent with the *Downtown Dallas 360 Plan*.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Subdistricts A, B, and C, within Planned Development District No. 619.	Restaurant without drive-in or drive-through service use, multifamily
<b>North</b>	Subdistricts A, B, and C, within Planned Development District No. 619.	Miscellaneous retail, hotel, multifamily, and restaurant without drive-in or drive-through service uses
<b>East</b>	Subdistricts A, B, and C, within Planned Development District No. 619.	Miscellaneous retail, hotel, multifamily, and restaurant without drive-in or drive-through service uses
<b>South</b>	Subdistricts A, B, and C, within Planned Development District No. 619.	Miscellaneous retail, hotel, multifamily, and restaurant without drive-in or drive-through service uses
<b>West</b>	Subdistricts A, B, and C, within Planned Development District No. 619.	Miscellaneous retail, hotel, multifamily, and restaurant without drive-in or drive-through service uses

**Land Use Compatibility:**

The approximately 0.33-acre area of request is developed with a 21-story above ground mixed-use building (Davis Building) with residential uses on the upper levels. The area of request encompasses an 8,645-square-foot restaurant unit split between 620 square feet on the first floor and 8,025 square feet within the basement.

The restaurant without drive-in or drive-through service is permitted by SUP No. 2127 on the site. The alcoholic beverage establishment limited to a bar, lounge, or tavern requires an additional SUP within Subdistrict B per Section 51P-619.106.2(j).

Adjacent land uses consist of typical mixed-use buildings found in the Downtown setting, including multi-story buildings with upper floor multifamily and hotel uses, with ground floor restaurants and retail services.

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

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code and the adopted area plans.

**Landscaping:**

Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

**Parking:**

The proposed development will comply with the requirements of the Dallas Development Code for parking. According to CA-1(A) district regulations, no parking is required for a use located within a building built before 1967.

**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 currently in an "D" MVA area.

**LIST OF OFFICERS**

Davis 1309 Main, LLC

Michael Tregoning, President

Nick Seaman, Chief Financial Officer

Diane Havens, Secretary



**CPC ACTION**  
**January 23, 2025**

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a five-year period, subject to a site plan and conditions as distributed, on property zoned Planned Development District No. 619 with H/87 Republic National Bank (Davis) Building Historic District Overlay, on the north line of Main Street, east of South Field Street.

Maker: Chernock  
Second: Housewright  
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,  
Shidid, Carpenter, Wheeler-Reagan, Blair,  
Sleeper, Housewright, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

<b>Notices:</b>	Area: 200	Mailed: 10
<b>Replies:</b>	For: 0	Against: 0

**Speakers:** None

### **CPC RECOMMENDED SUP CONDITIONS**

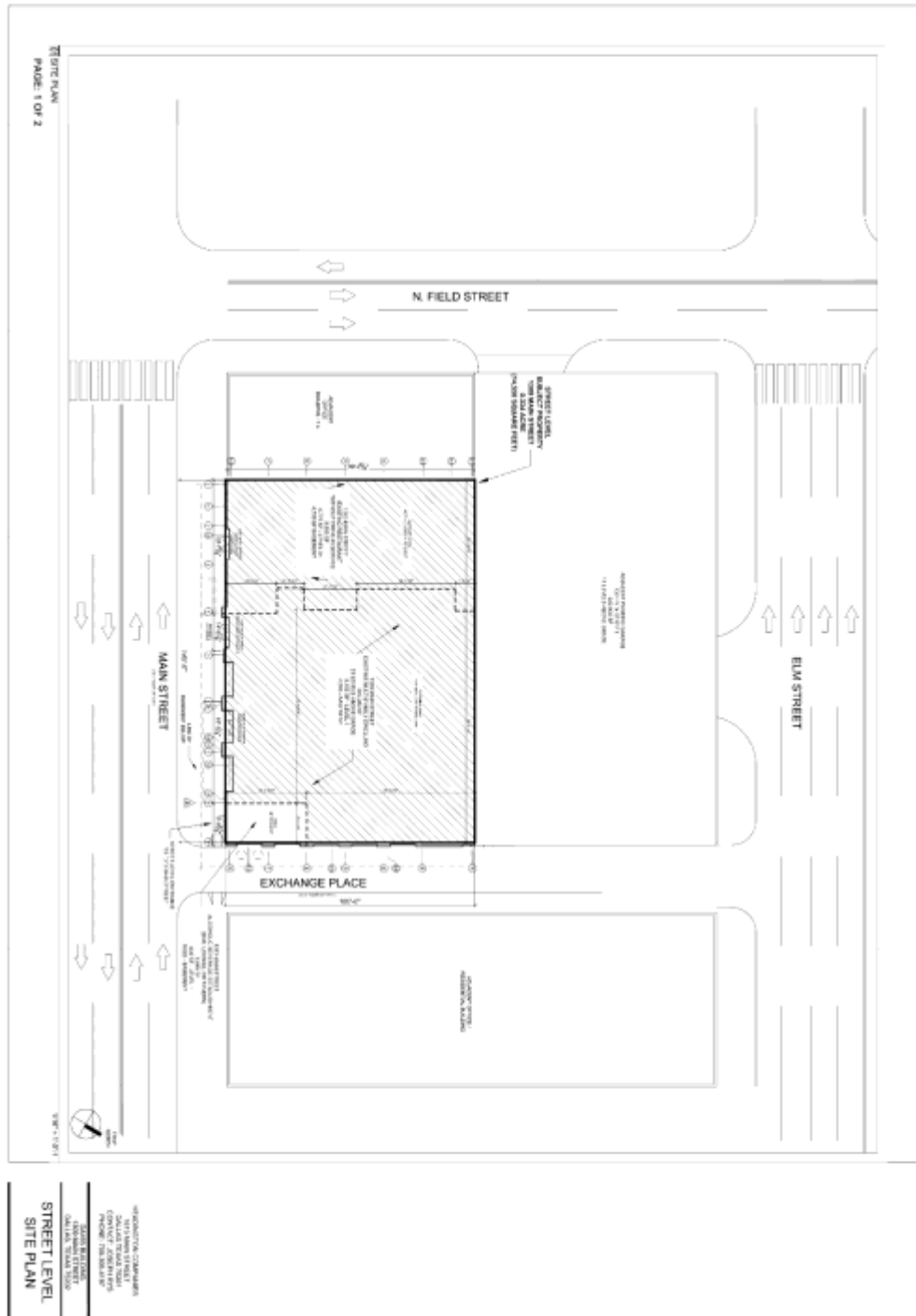
1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (5 years from the passage of this ordinance).

#### **Applicant's Request:**

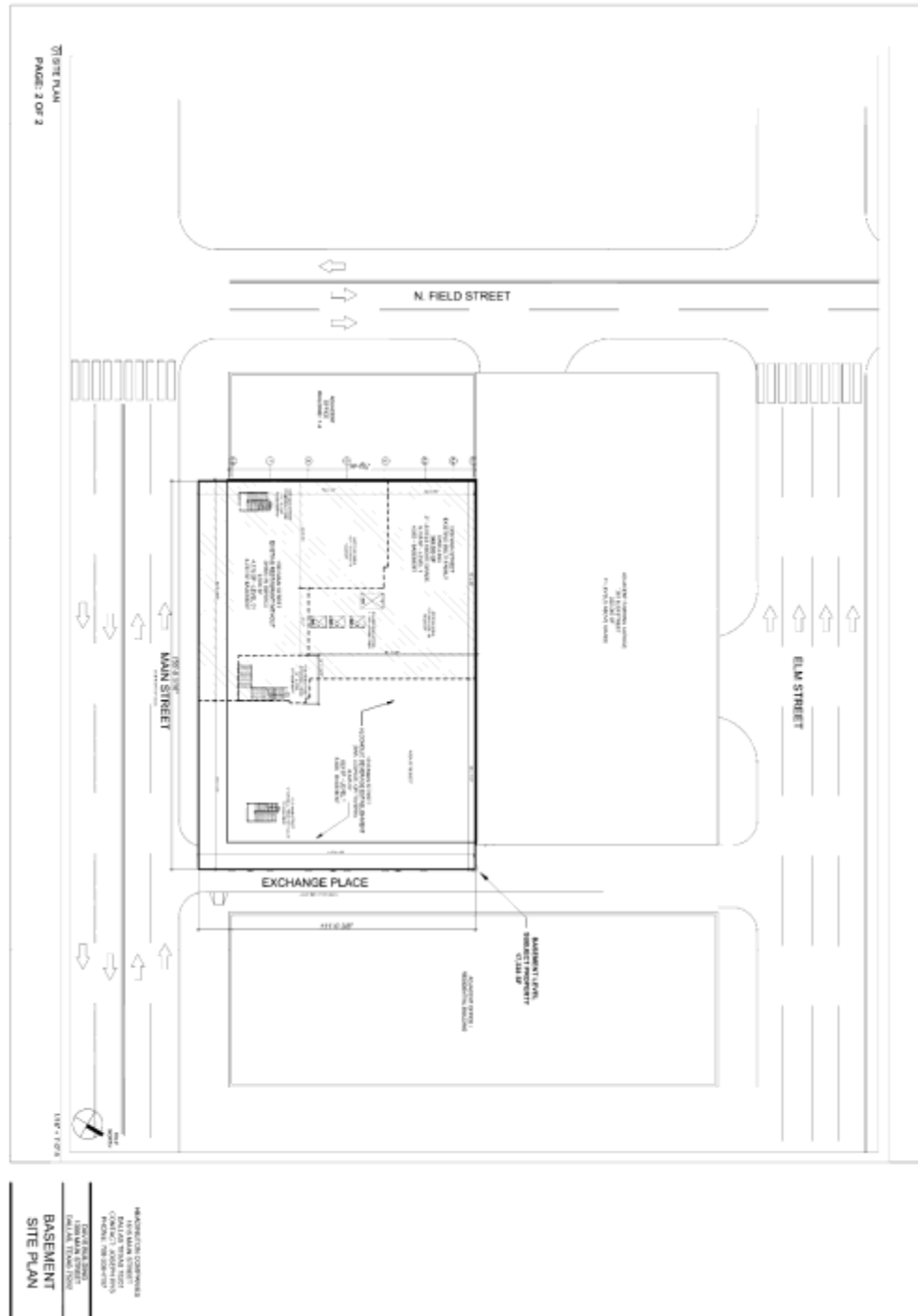
3. TIME LIMIT: This specific use permit expires on (5 years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended ("Code"). For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the applicable filing period set forth in the Code. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).

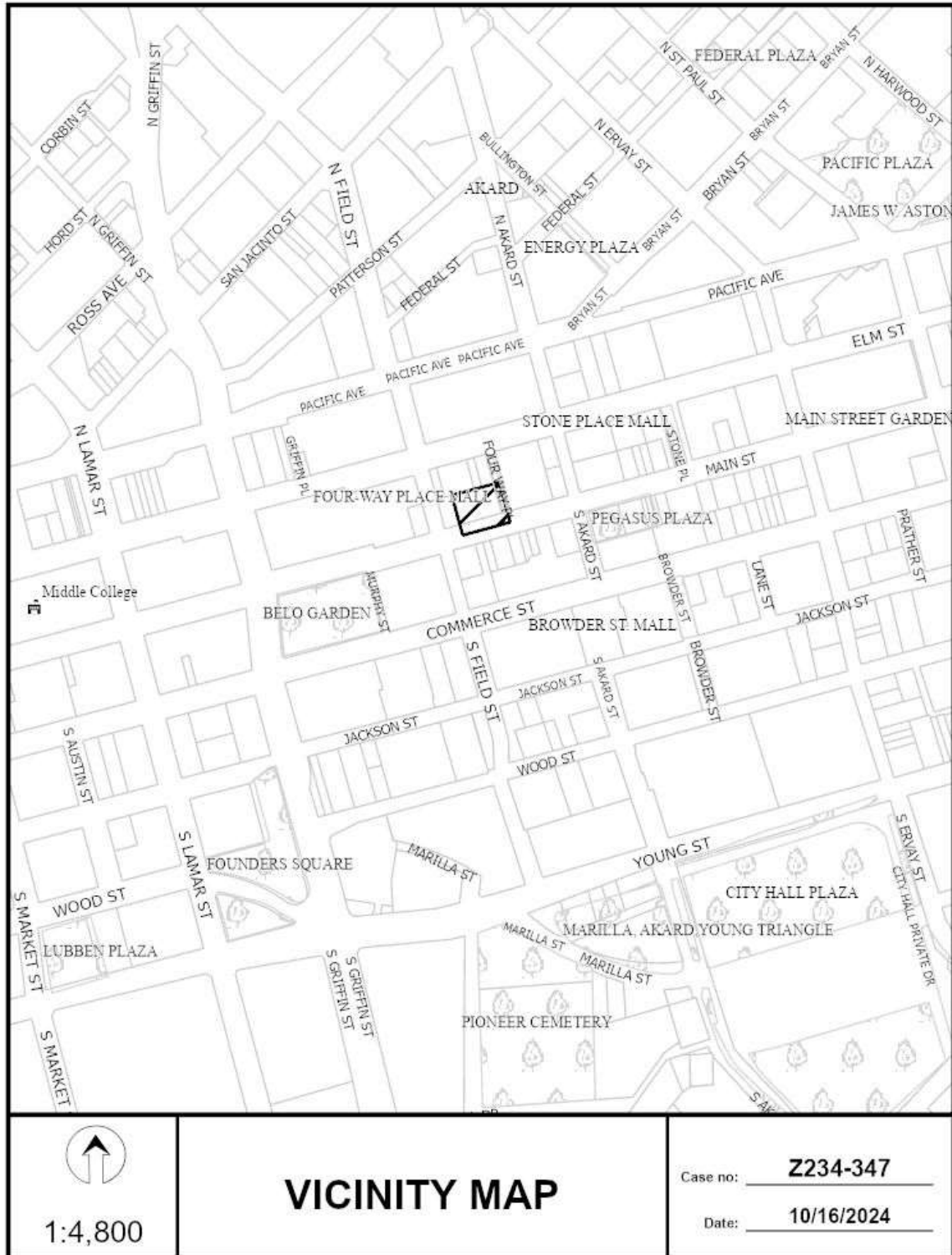
4. FLOOR AREA: The maximum floor area for an alcoholic beverage establishment limited to a bar, lounge, or tavern is 8,645 square feet.
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge, or tavern may only operate between 5:00 p.m. and 2:00 a.m. (the next day), Wednesday through Sunday.
6. MAINTENANCE: The Property must be maintained in a good state of repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations and with all ordinances, rules, and regulations of the City of Dallas.

### CPC RECOMMENDED SITE PLAN (GROUND FLOOR)



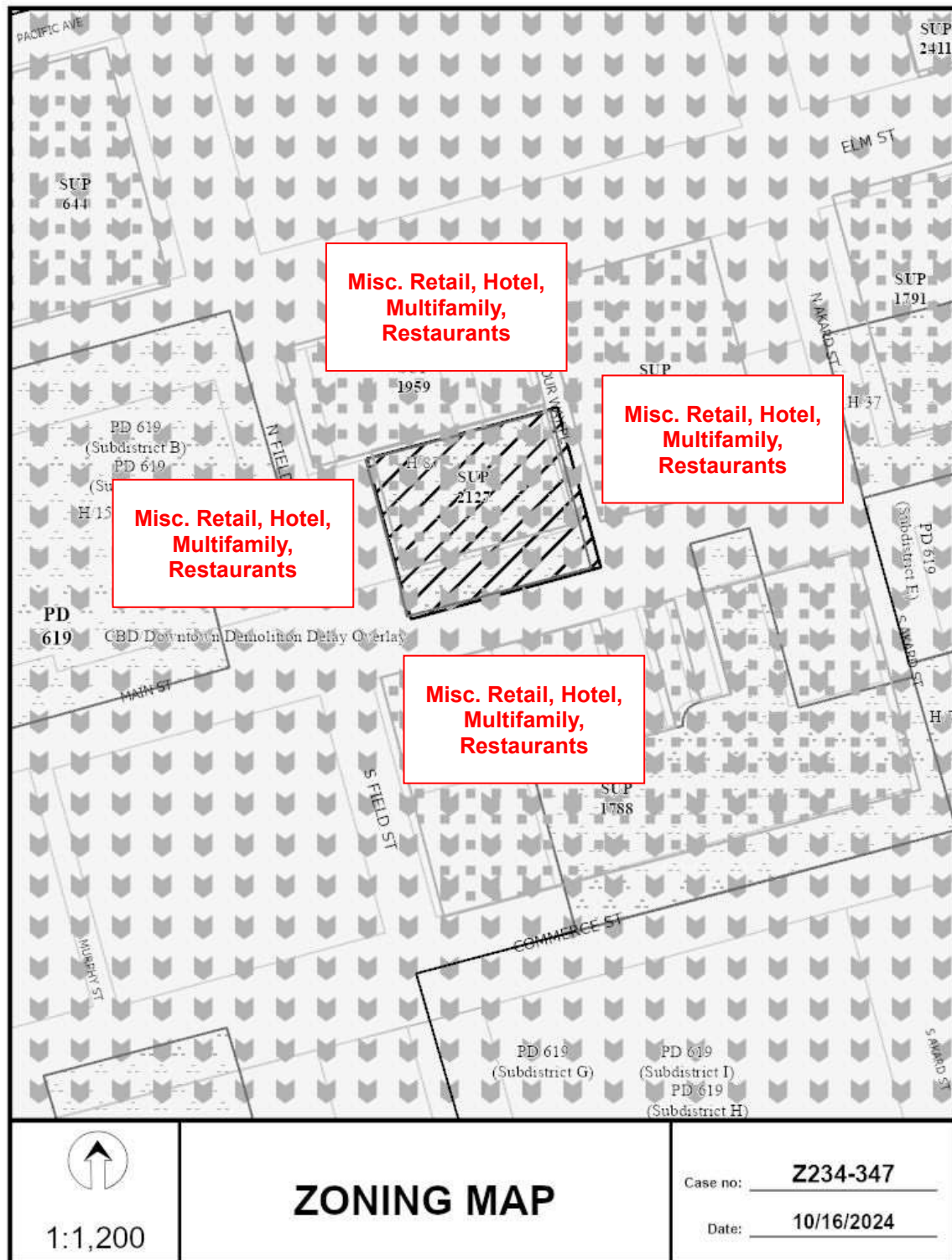
### CPC RECOMMENDED SITE PLAN (BASEMENT)

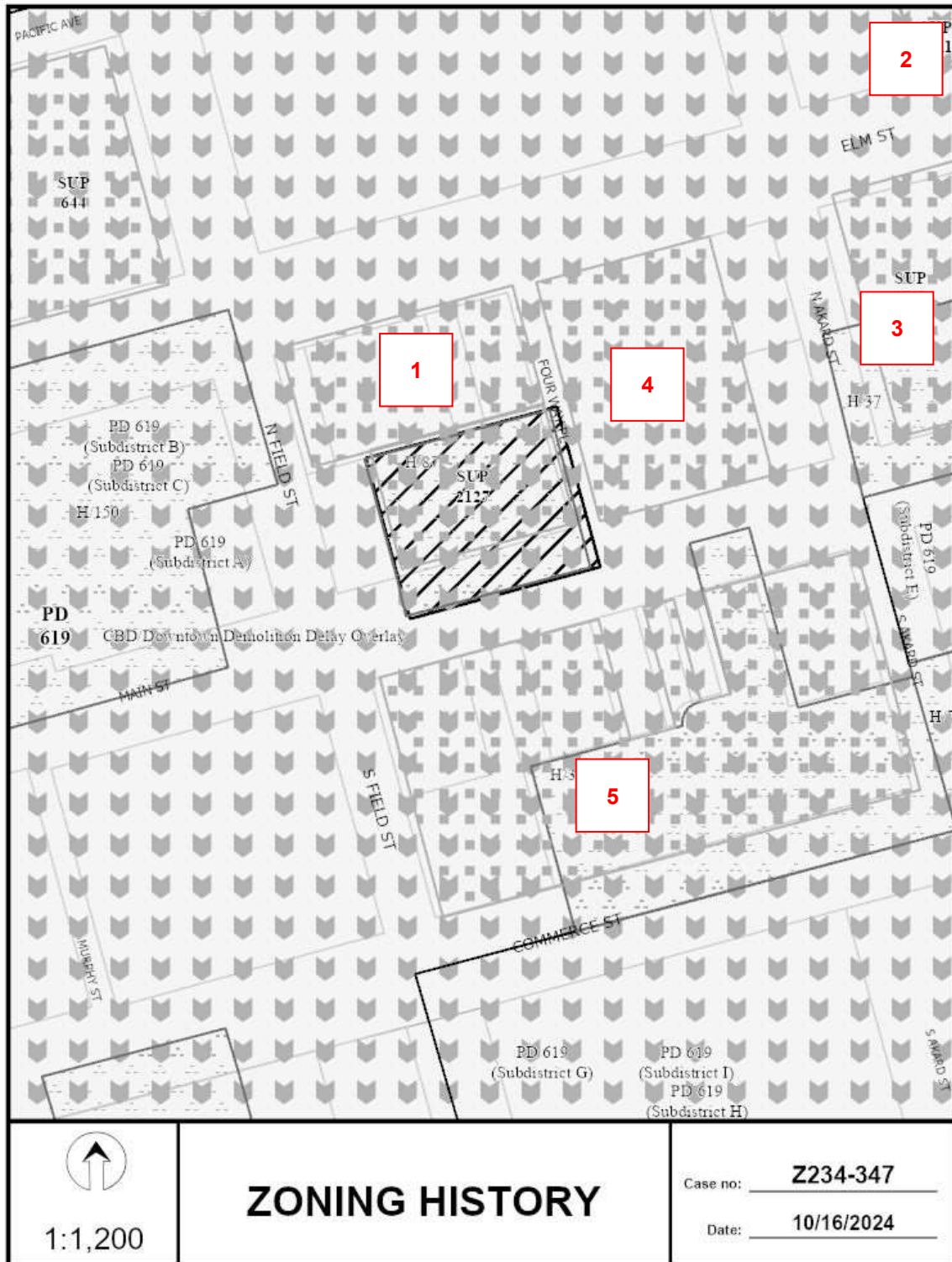




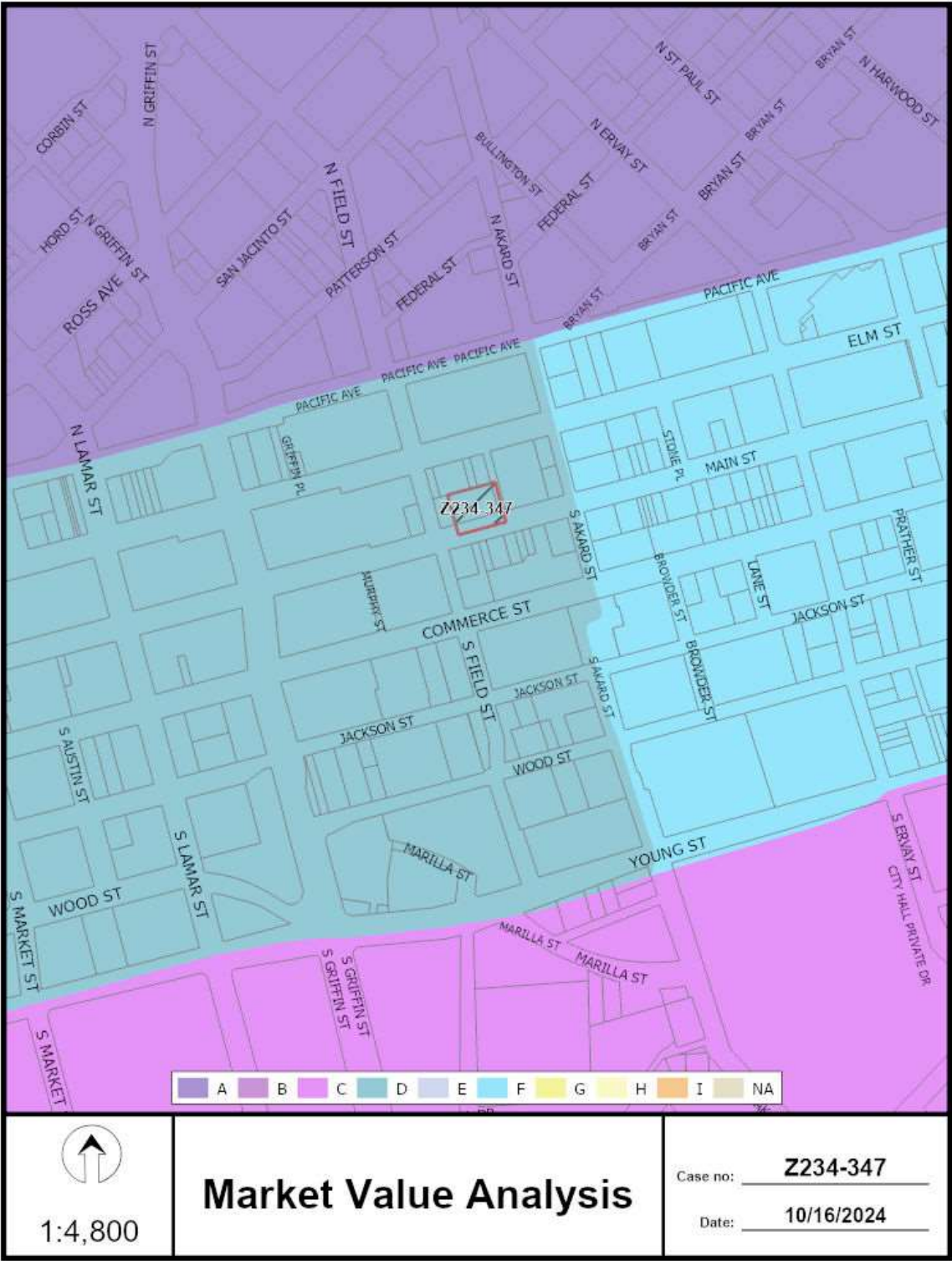


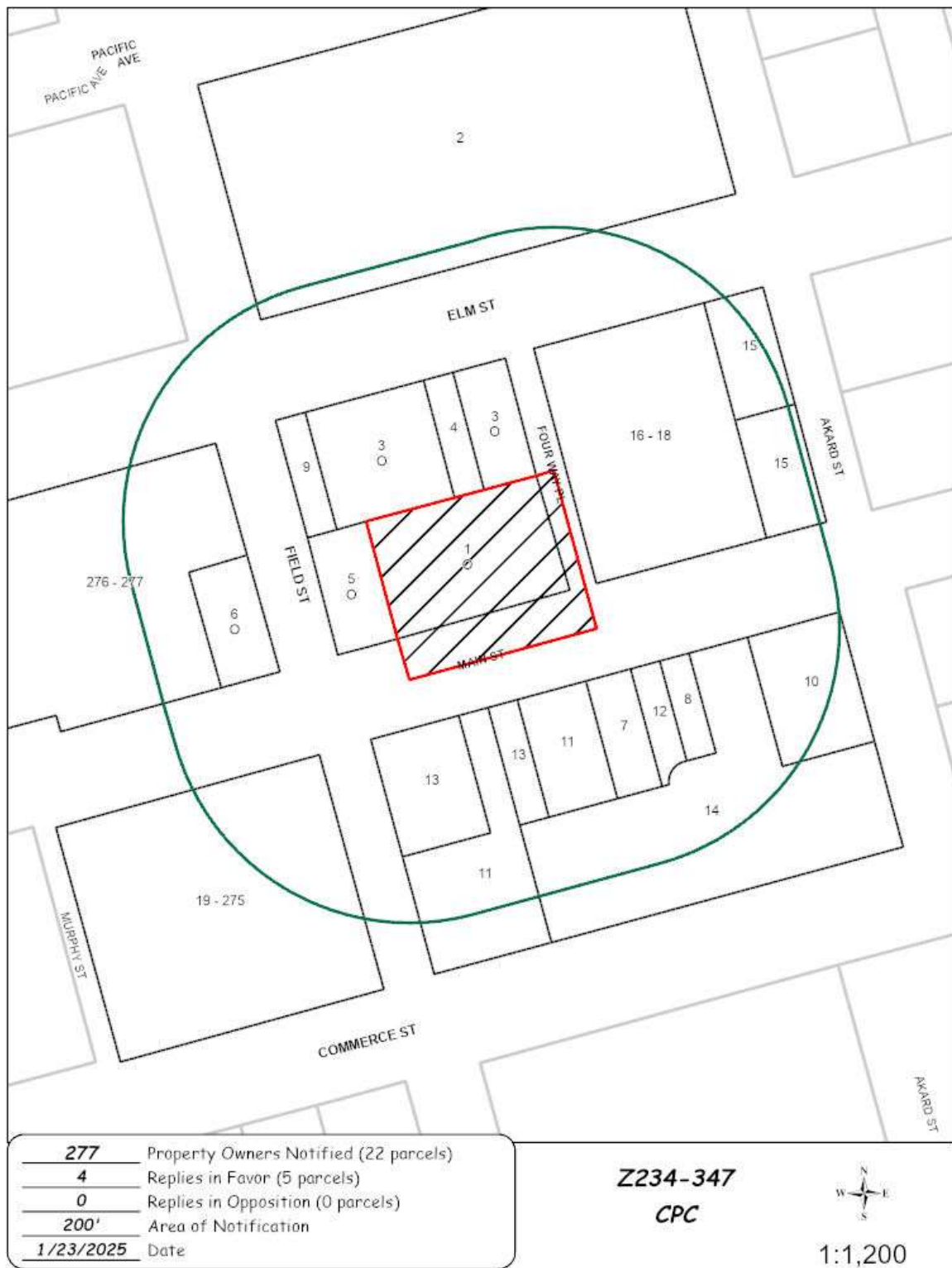












01/22/2025

***Reply List of Property Owners******Z234-347******277 Property Owners Notified******4 Property Owners in Favor******0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
O	1	1309 MAIN ST	DAVIS 1309 MAIN LLC
	2	1401 ELM ST	MT PENTELICUS DEVCO LLC
O	3	1302 ELM ST	HEADINGTON REALTY & CAPITAL LLC
	4	1302 ELM ST	ROBERTS GEORGE N &
O	5	1301 MAIN ST	TANGO PROPERTIES LLC
O	6	1217 MAIN ST	1217 MAIN LLC
	7	1400 MAIN ST	RBP ADOLPHUS LLC
	8	1404 MAIN ST	APAL CO LLC
	9	1300 ELM ST	HFT PROPERTIES LLC
	10	1412 MAIN ST	1412 MAIN STREET LLC
	11	1300 MAIN ST	RBP ADOLPHUS LLC
	12	1402 MAIN ST	APAL LLC
	13	1306 MAIN ST	RBP ADOLPHUS LLC
	14	1315 COMMERCE ST	RBP ADOLPHUS LLC
	15	1414 ELM ST	THIRD RAIL APARTMENTS LP
	16	1407 MAIN ST	THIRD RAIL APARTMENTS LP
	17	1407 MAIN ST	DRED PROPERTIES LTD
	18	1407 MAIN ST	DCAR PROPERTIES LTD
	19	1200 MAIN ST	TONOLI FRANK E & MARI E
	20	1200 MAIN ST	SAUCEDO DYLAN M
	21	1200 MAIN ST	FUGITT JOHN R W
	22	1200 MAIN ST	ALEXANDER KARA
	23	1200 MAIN ST	FARHAT GEORGE R & ALICIA E
	24	1200 MAIN ST	FOLAWIYO MUJIDAT
	25	1200 MAIN ST	FONTENOT TOMMY JAMES
	26	1200 MAIN ST	SAMUELS MICHELENE S

01/22/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1200 MAIN ST	HYKKONEN HEATHER LEANNE &
	28	1200 MAIN ST	FONK ANTHONY N & KATHRYN L
	29	1200 MAIN ST	SINGH SURYA
	30	1200 MAIN ST	EADS LORI A
	31	1200 MAIN ST	KENNY CHARLES
	32	1200 MAIN ST	KIRKLAND MYRA EDITH &
	33	1200 MAIN ST	AMONGKOL JITTADA KITTY
	34	1200 MAIN ST	HART STANLEY L &
	35	1200 MAIN ST	LANDESBERG STEVEN
	36	1200 MAIN ST	EVANS GREGORY &
	37	1200 MAIN ST	MARTINEZ ISABEL
	38	1200 MAIN ST	SANADI NISAR & THU NGUYET
	39	1200 MAIN ST	CARPENTER ROBIN N
	40	1200 MAIN ST	MASTAGLIO LINDA R
	41	1200 MAIN ST	PROSPEKTA INVESTMENTS LLC
	42	1200 MAIN ST	BELL DAVID C & RACHEL L
	43	1200 MAIN ST	TAGLIABUE LUIS EDUARDO D
	44	1200 MAIN ST	PERRI ANTHONY J &
	45	1200 MAIN ST	GUERRERO SHAWN BRIAN
	46	1200 MAIN ST	MACINNIS MITCHELL J
	47	1200 MAIN ST	BAGARIA SAPNA & SURESH
	48	1200 MAIN ST	GONZALEZ EDWIN ALAN AGUIRRE
	49	1200 MAIN ST	APOD GROUP REAL ESTATE LLC
	50	1200 MAIN ST	CHATTERJEE ARUNABHA
	51	1200 MAIN ST	CRIST EUGENE SCOTT
	52	1200 MAIN ST	SALVANT WAYNE
	53	1200 MAIN ST	MASSEY LINDA
	54	1200 MAIN ST	DASH PRIYARANJAN &
	55	1200 MAIN ST	ROSALERTZ LLC
	56	1200 MAIN ST	BROWN ANDREW & DANIEL CHARLES
	57	1200 MAIN ST	DUNAGAN SEAN & DANNIELLE

01/22/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1200 MAIN ST	DHAITI PETERSON
	59	1200 MAIN ST	TURNER KEVIN LIFE ESTATE
	60	1200 MAIN ST	BIERMAN SYDNEY GRACE
	61	1200 MAIN ST	PARKER MARIETTA KAVET
	62	1200 MAIN ST	ERLICH CRAIG J
	63	1200 MAIN ST	COMBS DAMETIA
	64	1200 MAIN ST	YAVANZA LLC
	65	1200 MAIN ST	ALCANTARA PEDRO
	66	1200 MAIN ST	WREN JAMES DONALD
	67	1200 MAIN ST	BAKER WILLIAM H III
	68	1200 MAIN ST	BENKOVICS LASZLO
	69	1200 MAIN ST	PAPA RODINO CHRISTOPHER CRUZ
	70	1200 MAIN ST	BHA LLC
	71	1200 MAIN ST	DENTON TIMOTHY
	72	1200 MAIN ST	HYNDMAN ROBERT PETER &
	73	1200 MAIN ST	LINDSAY HAWNI E
	74	1200 MAIN ST	CHANEY GARY WAYNE 1992 FAMILY TRUST
	75	1200 MAIN ST	MML GRUBSTAKE LLC
	76	1200 MAIN ST	MILLER TOMEJI & HERBERT JR
	77	1200 MAIN ST	DU YALI
	78	1200 MAIN ST	PATOINE TERESA SUSAN
	79	1200 MAIN ST	TAYLOR JESSE
	80	1200 MAIN ST	BARBER CHRISTOPHER ALEXANDER
	81	1200 MAIN ST	KING SAM HOUSTON
	82	1200 MAIN ST	BRAUN EARL EDWARD JR LIVING TR
	83	1200 MAIN ST	HARRIS KENDRICK LASALLE
	84	1200 MAIN ST	SHAH ZEAL
	85	1200 MAIN ST	KEREN SIVAN SAMUEL &
	86	1200 MAIN ST	NEMA REALTY GROUP LLC
	87	1200 MAIN ST	THOMAS CHRISTOPHER
	88	1200 MAIN ST	BLACK JENNIFER

01/22/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	1200 MAIN ST	GORDON ANN &
	90	1200 MAIN ST	ANTAO RYAN TRISTEN
	91	1200 MAIN ST	DAISY BLOOM PROPERTIES LLC
	92	1200 MAIN ST	GAGE SERGEI
	93	1200 MAIN ST	JONES GRACE
	94	1200 MAIN ST	BELL GERALD JOSEPH
	95	1200 MAIN ST	MEMBRENO ASHLEY
	96	1200 MAIN ST	CIN ALBERTO DAL
	97	1200 MAIN ST	LAKHANI RIYAZ & SHAGUFTA
	98	1200 MAIN ST	BROWN DARIUS G
	99	1200 MAIN ST	LUONGO ADAM & TALIA DICESARE
	100	1200 MAIN ST	SCARBOROUGH DONALD D
	101	1200 MAIN ST	BAH ABOUBACAR
	102	1200 MAIN ST	BROWN NOLLEY LEON CLEMON &
	103	1200 MAIN ST	HART COURTNEY E
	104	1200 MAIN ST	XIE JIMIN
	105	1200 MAIN ST	JOHNSON JONATHAN
	106	1200 MAIN ST	BABAKHANIAN ROUBEN
	107	1200 MAIN ST	DOMINGUEZ JOSE R
	108	1200 MAIN ST	MEISNER NICHOLAS R &
	109	1200 MAIN ST	BYRD CAMERON
	110	1200 MAIN ST	MA MAU & JUYEI
	111	1200 MAIN ST	SEGOVIA MARIA
	112	1200 MAIN ST	AVILA DAPHNE C
	113	1200 MAIN ST	HOWLETT BRAD & JAMIE
	114	1200 MAIN ST	MADDERRA RHONDA & FARON
	115	1200 MAIN ST	FRARY GREG MATTHEW
	116	1200 MAIN ST	CRAIG TERRY E &
	117	1200 MAIN ST	BALUCH HOLDINGS LLC
	118	1200 MAIN ST	ADROVIC ARMIN
	119	1200 MAIN ST	ROMIG RANDALL

01/22/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	1200 MAIN ST	BRAUM EARL E JR
	121	1200 MAIN ST	TAUSCH JOHANNES &
	122	1200 MAIN ST	ELKINS MLOU FRANCES &
	123	1200 MAIN ST	MATHEWS AMIT &
	124	1200 MAIN ST	MCCANS MARJORIE SUE
	125	1200 MAIN ST	LOPEZ ADAN FRANCISCO
	126	1200 MAIN ST	JUDAH JOHN K
	127	1200 MAIN ST	WILLIS GRANT A
	128	1200 MAIN ST	BAKER ARIANNE M
	129	1200 MAIN ST	ROMOCO LLC
	130	1200 MAIN ST	CLANCY JOHN
	131	1200 MAIN ST	DIPENTI CARMEN
	132	1200 MAIN ST	LAPIDES ALINA
	133	1200 MAIN ST	FUNG DAVID KARL & KATHY LEE FUNG
	134	1200 MAIN ST	FLORES GEORGINA E
	135	1200 MAIN ST	MAS GRACIE
	136	1200 MAIN ST	MCKINNEY FREDRICK & BRIDGETTE
	137	1200 MAIN ST	MICHULKA GEORGE &
	138	1200 MAIN ST	WILLIS JENNIFER
	139	1200 MAIN ST	HUTCHINSON ANDREW F II
	140	1200 MAIN ST	BRISTOW PAUL & YOLANDA
	141	1200 MAIN ST	SUTTONDEABREU ILA I
	142	1200 MAIN ST	BENTLEY BRIAN D
	143	1200 MAIN ST	BAKER KORDELL
	144	1200 MAIN ST	DAIYA NAMRATA
	145	1200 MAIN ST	HILGENDORF ANDREW R &
	146	1200 MAIN ST	WANI MITEN A
	147	1200 MAIN ST	QUARTOS VACA LLC
	148	1200 MAIN ST	KOKES KEVIN K
	149	1200 MAIN ST	HUNTER RATONYA MARTRICE
	150	1200 MAIN ST	MUNOZ DIEGO OCTAVIO PARRA &

01/22/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	1200 MAIN ST	WERTZBERGER REVOCABLE TRUST
	152	1200 MAIN ST	BRYANT CHRIS
	153	1200 MAIN ST	HERNANDEZ LUIS GERARDO JR
	154	1200 MAIN ST	KLAMM CYNTHIA B &
	155	1200 MAIN ST	THURMAN TOI NATASHA
	156	1200 MAIN ST	MCCONNELL KIMBERLI
	157	1200 MAIN ST	LEWIS CHRYSTALLYNN
	158	1200 MAIN ST	LANCASTER PHILLIP & IRENE
	159	1200 MAIN ST	
	160	1200 MAIN ST	JONES COREY A
	161	1200 MAIN ST	MCLARNON CALEB PAUL
	162	1200 MAIN ST	DAMANI ANIRUDH A
	163	1200 MAIN ST	KEANE SHANNON WINIFRED
	164	1200 MAIN ST	UNDERHILL JAMES S
	165	1200 MAIN ST	JONES ANDREW
	166	1200 MAIN ST	REDDING DYLAN
	167	1200 MAIN ST	DUMENE RICHARD L & NICOLE A
	168	1200 MAIN ST	CHASE KATRENA
	169	1200 MAIN ST	TRAHN Q VU TRUST THE
	170	1200 MAIN ST	DYNKIN ANTHONY
	171	1200 MAIN ST	BROWNELL SUSAN K &
	172	1200 MAIN ST	LANCASTER PHILLIP GEOFFREY &
	173	1200 MAIN ST	HARDIN LAURA C & KELLY C
	174	1200 MAIN ST	AHUMADA MUCIO
	175	1200 MAIN ST	BLANDER TONYA &
	176	1200 MAIN ST	LIN MILO M &
	177	1200 MAIN ST	AGUIRRE RENE EDUARDO &
	178	1200 MAIN ST	MOORE ROBERT W
	179	1200 MAIN ST	SHARP LORA K
	180	1200 MAIN ST	VIRANI ASIF
	181	1200 MAIN ST	PRIBADI LILIANA



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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	1200 MAIN ST	DIXON ADAM
	183	1200 MAIN ST	XIE JIMIN & WEIYAN JEANNE LI
	184	1200 MAIN ST	JHAVERI SATYEN DHIREN
	185	1200 MAIN ST	FERNANDO CRYSTAL AMANDA ANNE
	186	1200 MAIN ST	MARTIS DAN & LOUIS PUTALLAZ
	187	1200 MAIN ST	AMSTUTZ PETER &
	188	1200 MAIN ST	FARRIS ALAN J &
	189	1200 MAIN ST	YI ALBERT
	190	1200 MAIN ST	PHAM THANG V
	191	1200 MAIN ST	FIGUEROA VIRIDIANA GERALDINE G
	192	1200 MAIN ST	ESPINAL JACQUELINE N
	193	1200 MAIN ST	LUNA JAVIER L & MARIA V
	194	1200 MAIN ST	MUEHLENWEG ROBERT J &
	195	1200 MAIN ST	POON PHILIP
	196	1200 MAIN ST	BEATS JAMES & ANAMARIA
	197	1200 MAIN ST	ROMERO ROBERT R &
	198	1200 MAIN ST	HAYES MONIQUE C
	199	1200 MAIN ST	TINSLEY GARY A
	200	1200 MAIN ST	WELCH BABU
	201	1200 MAIN ST	JONES CLEVELAND JR
	202	1200 MAIN ST	BLUE SKY TERRACE LLC
	203	1200 MAIN ST	FLANAGAN MICHAEL
	204	1200 MAIN ST	OLTMAN GREGG
	205	1200 MAIN ST	WILSON TAYLOR V &
	206	1200 MAIN ST	PROSPEKTA INVESTMENTS LLC
	207	1200 MAIN ST	MEEM MOHONA GAZI
	208	1200 MAIN ST	FICKEL MATTHEW & MARY BETH
	209	1200 MAIN ST	SHAFFNER GLORIA
	210	1200 MAIN ST	ALIBHAI HUSEIN FIRDOS
	211	1200 MAIN ST	CAMPBELL W DONALD &
	212	1200 MAIN ST	COLMENERO MANUEL &

01/22/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	1200 MAIN ST	MCCLAIN JONI L MD FAMILY TRUST
	214	1200 MAIN ST	REVIS MARK
	215	1200 MAIN ST	NAZARUK ALEKSANDER
	216	1200 MAIN ST	YING FAMILY TRUST
	217	1200 MAIN ST	CEPHUS BRIKIA
	218	1200 MAIN ST	NGUYEN ERIC
	219	1200 MAIN ST	ALFARO ESMERALDA
	220	1200 MAIN ST	BODLEY GABRIELLE
	221	1200 MAIN ST	STAFFORD RUSSELL
	222	1200 MAIN ST	SOQUI KYLE LEON & LACI
	223	1200 MAIN ST	HARDIN LAURA & KELLY C
	224	1200 MAIN ST	CHAVEZ ANDREW JAMES
	225	1200 MAIN ST	EZEIZA JULIETA &
	226	1200 MAIN ST	SOLITARE RICHARD & JEANNE
	227	1200 MAIN ST	GRANT JASON A & MARIA
	228	1200 MAIN ST	PIERCE KEVIN G
	229	1200 MAIN ST	ABINA200
	230	1200 MAIN ST	POWERS A MARKS
	231	1200 MAIN ST	ALCANTARA RUSELOCRI
	232	1200 MAIN ST	BERMAN DANIEL
	233	1200 MAIN ST	FICKEL MATTHEW LEE &
	234	1200 MAIN ST	RANDOLPH HEATHER ELAINE
	235	1200 MAIN ST	DELMAR JOSEPH
	236	1200 MAIN ST	INDIGO CAPITAL GROUP LLC
	237	1200 MAIN ST	KNIPE LUTHER DASSON III
	238	1200 MAIN ST	PROLAND PROPERTIES LLC
	239	1200 MAIN ST	BASH DAMIEN
	240	1200 MAIN ST	MIRO VIKTOR
	241	1200 MAIN ST	COPPER REALTY LLC
	242	1200 MAIN ST	SHIPP RONALD B
	243	1200 MAIN ST	ALCANTARA PEDRO

01/22/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244	1200 MAIN ST	MARIONLANDAIS ERIC C & RACHEL
	245	1200 MAIN ST	COX JOHN VERNON TR &
	246	1200 MAIN ST	SMITH LAURA
	247	1200 MAIN ST	ARGABRIGHT JOHN &
	248	1200 MAIN ST	MICHELS JOSELYN ALEXANDRA &
	249	1200 MAIN ST	MOSS DAVID L
	250	1200 MAIN ST	RAMIREZ LAURA RAE
	251	1200 MAIN ST	GROSH IAN HARRISON &
	252	1200 MAIN ST	MOTGI GURUBASAPPA V & SHASHI R MOTGI
	253	1200 MAIN ST	SMITH VALERIE R TRUST THE
	254	1200 MAIN ST	RIVERA CHASE
	255	1200 MAIN ST	KIRBY JOSEPH KING
	256	1200 MAIN ST	THORNTON DUANE &
	257	1200 MAIN ST	KORNEGAY FAMILY TRUST
	258	1200 MAIN ST	TRAMMELL DUANE &
	259	1200 MAIN ST	DUNCAN ROBERT J &
	260	1200 MAIN ST	MEEM MOHANA GAZI
	261	1200 MAIN ST	TAING RAKSA SHAWN
	262	1200 MAIN ST	REAGANS KIMBERLY
	263	1200 MAIN ST	PONZIO JOHN &
	264	1200 MAIN ST	DEAN JONATHAN RICHARD
	265	1200 MAIN ST	SMITH VALERIE RUSSO
	266	1200 MAIN ST	JACKSON CAROL
	267	1200 MAIN ST	ZACKDICKERSON STEPHANIE MARIE
	268	1200 MAIN ST	ONU ADISA
	269	1200 MAIN ST	MCALOON JENNIFER VOKOLEK
	270	1200 MAIN ST	SMITH THOMAS EDWARD JR &
	271	1200 MAIN ST	ALBRIGHT RONALD JOSEPH
	272	1200 MAIN ST	GALAL PHILLIPE & NIKI M STOLIS
	273	1200 MAIN ST	WILKINSON EARL J
	274	1200 MAIN ST	FREDERICKS CODY PAUL

Z234-347(CR)

01/22/2025

***Reply Label # Address***

275 1200 MAIN ST  
276 1201 MAIN ST  
277 1201 MAIN ST

***Owner***

BELGAUM LLC  
ONE MAIN PLACE HOTEL LLC  
ONE MAIN PLACE OFFICE LLC



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 25-621A  
Z13.

**Item #:**

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**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Department of Planning and Development  
**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development No. 1112, in an area generally northeast of Harry Hines Boulevard, southeast of West Mockingbird Lane, and on the northeast and southwest line of Forest Park Road

Recommendation of Staff: Approval, subject to amended conditions

Recommendation of CPC: Approval, subject to amended conditions

Z245-113(MP)

**HONORABLE MAYOR & CITY COUNCIL**

**WEDNESDAY, FEBRUARY 26, 2025**

**ACM: Robin Bentley**

**FILE NUMBER:** Z245-113(MP) **DATE FILED:** November 7, 2024

**LOCATION:** Generally northeast of Harry Hines Boulevard, southeast of West Mockingbird Lane, and on the northeast and southwest line of Forest Park Road

**COUNCIL DISTRICT:** 2

**SIZE OF REQUEST:** 40.252 acres **CENSUS TRACT:** 48113000409

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**REPRESENTATIVE:** Tommy Mann, Winstead PC

**APPLICANT:** Pediatric Health Management Services

**OWNER:** Board of Regents of the University of Texas System

**REQUEST:** An application for an amendment to Planned Development District No. 1112.

**SUMMARY:** The purpose of the request is to allow for modified setback and height provisions within the existing development standards to develop the site with hospital uses.

**STAFF RECOMMENDATION:** **Approval**, subject to amended conditions.

**CPC RECOMMENDATION:** **Approval**, subject to amended conditions.

**Planned Development District No. 1112 Regulations:**

<https://dallascityhall.com/departments/city-attorney/Pages/articles-data.aspx>

**Planned Development District No. 1112 Exhibit:**

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/1112A.pdf>

**BACKGROUND INFORMATION:**

- The area of request is currently zoned Planned Development District No. 1112.
- The proposed hospital use is permitted by right within the existing PD.
- At Permitting, the applicant identified minor conflicts between the approved PD's setback language and the proposed design. These changes are described in Development Standards section of this document.
- The applicant does not propose any changes to the existing conceptual plan.

**Zoning History:**

There have been eight zoning cases in the area in the last five years.

1. **Z201-201:** On August 11, 2021, the City Council approved an application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on the northwest side of the intersection of Empire Central and Forest Park Road.
2. **Z201-200:** On November 10, 2021, the City Council approved an application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an IR Industrial/Research District on the northwest line of Empire Central, southwest of Mohawk Drive.
3. **Z201-288:** On December 8, 2021, the City Council approved an application for an amendment to Planned Development District No. 1028 for IR Industrial Research District uses and a general merchandise or food store greater than 3,500 square feet use located on the north line of West Mockingbird Lane, west of Maple Avenue.
4. **Z212-197:** On August 24, 2022, City Council approved an application for an amendment to Planned Development District 759, Subdistrict 1 to allow for a medical or scientific laboratory as a permitted use, located on the north corner of West Mockingbird Lane and Forest Park Boulevard.
5. **Z223-115:** On May 10, 2023, the City Council approved an application for an MF-2(A) Multifamily District on property zoned an IR Industrial/Research District on the northwest line of Empire Central Drive, northeast of Harry Hines Boulevard.
6. **Z223-103** On August 9, 2023, City Council approved an application for an WMU-5 Walkable Urban Mixed-Use District on property zoned an IR Industrial/Research District on the southeast line of Empire Central Drive, northeast of Harry Hines Boulevard.
7. **Z223-276:** On March 27, 2024, City Council approved an application for an RR Regional Retail District on property zoned an MU-3 Mixed Use District on the south

line of West Mockingbird Lane, on the north line of Plantation Road, and east of Hawes Avenue.

8. **Z223-292:** On June 26, 2024, City Council approved an application for 1) a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-2 Mixed Use District, an MU-3 Mixed Use District, and an IR Industrial Research District, generally located northeast of Harry Hines Boulevard, southeast of West Mockingbird Lane, and on the northeast and southwest line of Forest Park Road; 2) a Specific Use Permit for a pedestrian skybridge on property zoned an MU-2 Mixed Use District on Forest Park Road, southeast of Treadway Street; and 3) a Specific Use Permit for a pedestrian skybridge on property zoned an MU-2 Mixed Use District and an MU-3 Mixed Use District on Harry Hines Boulevard, southeast of West Mockingbird Lane.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Proposed ROW
Harry Hines Boulevard	Principal Arterial	130 feet
West Mockingbird Lane	Principal Arterial	100 feet
Treadway Street	Local Street	65 feet
Forest Park Road	Local Street	50 feet
Bomar Avenue	Local Street	50 feet

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006, outlining several goals and policies which 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 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY**

**Policy 5.1.1** Promote pedestrian friendly streetscapes.

**Policy 5.1.2** Define urban character in downtown and urban cores.

### **Area Plan:**

#### **Stemmons Corridor – Southwestern Medical District Area Plan (2010)**

The comprehensive plan identifies the Stemmons Corridor – Southwestern Medical District area as an area of growth and stresses the need for an area plan to guide this growth to foster desirable development patterns. The study area has numerous assets and opportunities including the Southwestern Medical District, DART light rail and Trinity Railway Express, Love Field Airport, the Victory Plaza and American Airlines Center area, stable single family neighborhoods, trails and connectivity potential, Market Center, the Design District, and the Trinity River Park.

The plan designates the area of request as part of a Medical Campus area. Medical campus is considered one of the Walkable / Mixed-Use areas by the plan. The plan defines this area as “predominately medical related offices and facilities”; however, the plan also describes a mix of land uses including residential and retail.

“A highly walkable mix of residential and mixed use developments accommodating medical district employees. Buildings will predominantly range in scale from 2 to 7 stories although a limited amount of downtown-scale high rise buildings will also be accommodated. Mid to high-density apartment and condominium development is encouraged within the Medical Campus Development block. Lower density single-family development is not envisioned within this area. Residential developments should enable residents to easily access work, shopping, and leisure activities by transit and pedestrian-oriented streets as well as by driving. Additionally, this development block also

encourages retail and service uses, free standing or integrated within mixed use developments, to support area residents, the area workforce and district visitors.”

The plan also includes a table that describes the development vision of the area:

		Urban Residential Medium	Urban Residential Low	Urban Mixed-Use High	Urban Mixed-Use Medium	Medical Campus
Land Use Range <sup>1</sup>	Residential	80% to 90%	90% to 95%	50% to 65%	55% to 70%	5% to 10%
	Retail or Service	5% to 10%	0% to 5%	15% to 25%	15% to 20%	10% to 15%
	Office or institutional	5% to 10%	0% to 5%	20% to 25%	20% to 25%	80% to 90%
	Industrial / other	0%	0%	0%	0%	5%
Urban Design	Building height <sup>2</sup>	2 to 7 stories	up to 3 stories	2 to 7 story residential, downtown heights in mixed use buildings	2 to 7 stories	typically 2 to 7 stories, some signature towers
	Density	Appropriate density, based on allowable building heights, is encouraged. Additional density consideration will be given to areas that: include accessible open space in their designs; use appropriate transitions to areas of lower development intensity, particularly those adjacent to residential uses; are designed to take advantage of transit stations, trails, or other mobility options in the area; and promote a pedestrian-oriented environment.				
	Building Treatment	Buildings in these districts incorporate architectural details to enhance the on-street experience. Examples include features to protect people from the elements such as awnings, arcades, or porticoes; visual amenities such as façade details and window shopping galleries; and public and semi-public spaces such as outdoor dining areas, courtyards, or small plazas.				
	Site Planning and Streetscape	Streets in the Walkable Mixed-Use areas have design elements to encourage walking such as on-street parking, wide sidewalks, and well-signalized crosswalks, bulb-outs at intersections, street trees, pedestrian-scale lighting, benches, and other street furniture. Large blocks have pathways incorporated to ensure convenient pedestrian access.				
	Parking	Design vision reduces front-facing off-street parking through on-street parking, parking to the rear of buildings, and parking contained within structures. Parking reductions encouraged through parking management and transit-oriented development.				

The existing PD remains consistent with the area plan and the proposed minor changes to the yard, lot, and space do not conflict with the plan.

### Land Use:

	Zoning	Land Use
Site	Planned Development No. 1112	Undeveloped
Northwest	MU-3 Mixed Use District, IR Industrial Research District	Medical clinics, surface parking
Northeast	MU-2 Mixed Use District, IR Industrial Research District	Detention area, multifamily, medical clinic

<b>Southeast</b>	MU-2 Mixed Use District, PD No. 909	Hospital
<b>Southwest</b>	MU-3 Mixed Use District	Hospital

### **Land Use Compatibility:**

The area of request consists of a collection of individual lots totaling around 40 acres.

The property currently includes multiple undeveloped parcels, surface parking, and a utility plant associated with the existing hospital. Multiple streets run through the site, including Treadway Street and Forest Park Avenue.

Northeast of the site, there is a drainage area owned by the UT Southwestern System. East of the site, there is surface parking. Northwest of the site, there are two medical clinic or ambulatory surgical center uses. Southeast and southwest of this site are two hospitals. Across Mockingbird to the west, there is a surface parking lot.

The proposed hospital use would be consistent with surrounding uses in the area.

### **Development Standards**

<b><u>DISTRICT</u></b>	<b><u>SETBACKS</u></b>		<b><u>Unit Density</u></b> <b><u>in DUAC</u></b>	<b><u>FAR</u></b>	<b><u>Height</u></b>	<b><u>Lot</u></b> <b><u>Coverage</u></b>
	<b><u>Front</u></b>	<b><u>Side/Rear</u></b>				
<b><u>Existing PD</u></b> <b><u>1112</u></b>	H.Hines: 40' Mockingbird: 30' Forest Park 20' No UFS on FP Bomar 15'  No max	MU-3 default: 0' 20' adj res	MU-3 default: No max	5.5	325'	80%
<b><u>Proposed</u></b> <b><u>Changes to</u></b> <b><u>PD</u></b>	H.Hines: 40' Mockingbird: 30' Forest Park <b>20'</b> <b>15'</b> Bomar 15'  No UFS on FP <b>or</b> <b>Bomar'</b>  No max	MU-3 default: 0' 20' adj res	MU-3 default: No max	5.5	325'	80%

The proposed conditions only remove urban form setback from Bomar Avenue, and alter the Forest Park primary setback from 20 feet to 15 feet. This would allow structures on

both of these frontages to be located 15 feet from the property line along their entire height, rather than having additional setbacks above 45 feet in height. This is an improvement both for the walkability of the immediate area and for the flexibility of development on site. These constitute the only changes to the PD.

**Landscaping:**

The existing PD requires that landscaping be provided in accordance with Article X and the provisions of the PD.

One site tree per 6,000 square feet is required and street trees and may be necessary to achieve proper tree spacing given the large footprints of buildings on site. The applicant has also requested exemption from site tree requirements in the emergency vehicle parking areas. Some provisions of soil depth and volume have been excluded for plantings on structures or when utilities are underneath, due to the applicant's plan for significant underground structures as well as planting above garages.

According to the conditions, street buffer zones may increase in depth to 50 feet in order to plant along sidewalks when they are set back, which implies more landscaping area along certain frontages.

**Parking:**

The existing planned development district does not include minimum required parking.

**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 majority of the area of request is not located within an MVA area, but a small portion is currently within a "C" MVA area. Properties to the northeast are within an MVA "C" area.

## **List of Officers**

### Pediatric Health Management Services

- Christopher Madden, M.D., Co-Chair
- Lindsey Tyra, Co-Chair
- W.P. Andrew Lee, M.D.
- Tammy Webb, R.N.
- Marcia Schneider
- Robert Fries
- Holly Crawford

### Board of Regents University of Texas System

- Kevin P. Eltife (Chairman)
- Janiece Longoria (Vice Chairman)
- James C. "Rad" Weaver (Vice Chairman)

**CPC Action**

**January 23,2025**

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development No. 1112, subject to amended conditions with the following change: In Section 109 (b)(3) amend to read, "Forest Park Boulevard. Minimum front yard is 15 feet. For a minimum of 40% if a building façade. No urban form setback is required.", generally located northeast of Harry Hines Boulevard, southeast of West Mockingbird Lane, and on the northeast and southwest line of Forest Park Road.

Maker: Hampton  
Second: Rubin  
Result: Carried: 15 to 0

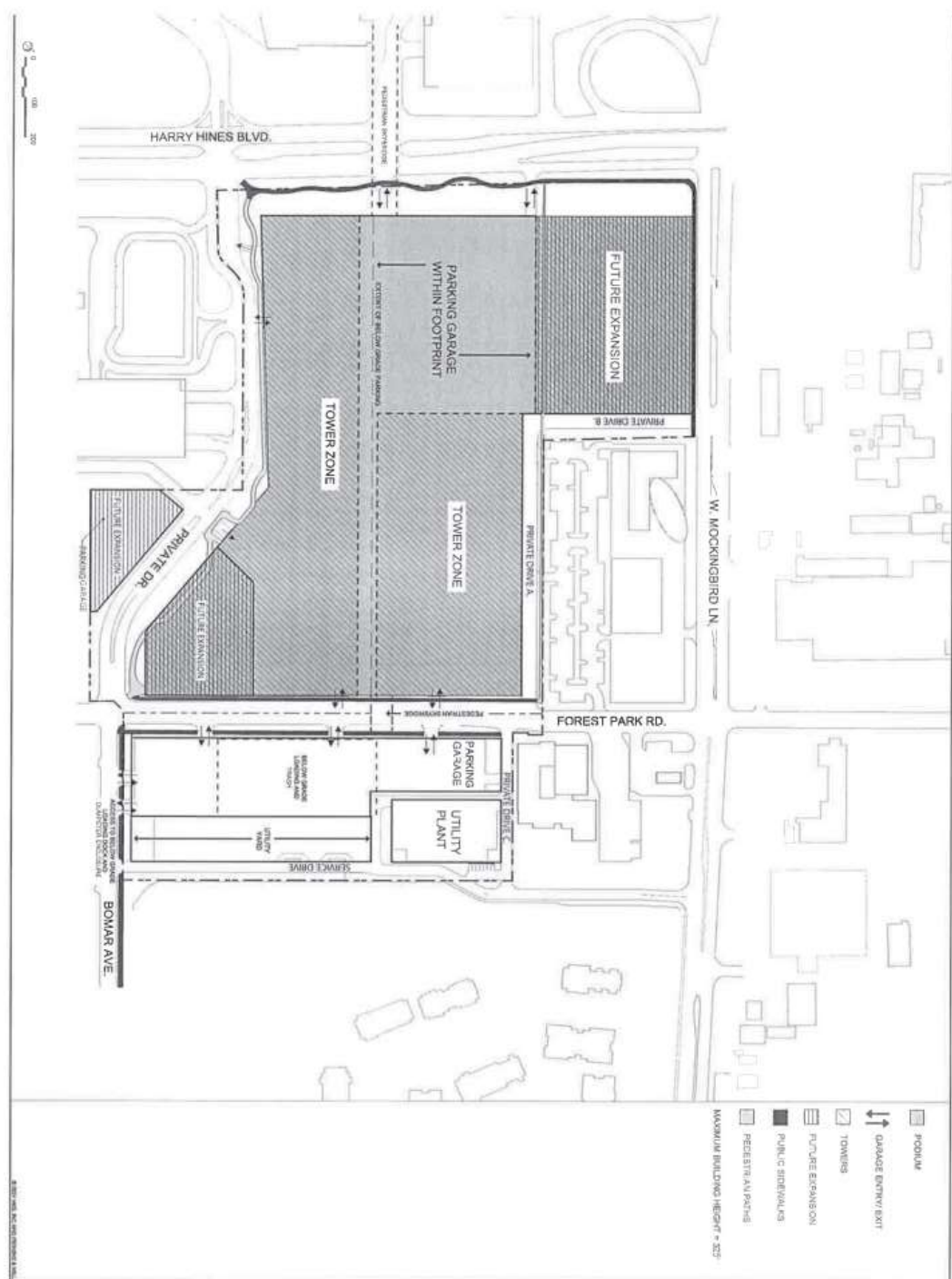
For: 15 - Chernock, Hampton, Herbert, Forsyth,  
Shidid, Carpenter, Wheeler-Reagan,  
Franklin, Sleeper, Housewright, Nightengale,  
Haqq, Hall, Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

<b>Notices:</b>	Area: 500	Mailed: 16
<b>Replies:</b>	For: 0	Against: 0

**Speakers:** For: Tommy Mann, 500 Winstead Building, Dallas, TX 75201  
Against: None

**EXISTING PD NO. 1112 CONCEPTUAL PLAN**  
**(No changes)**



**HKS**  
Perkins & Will

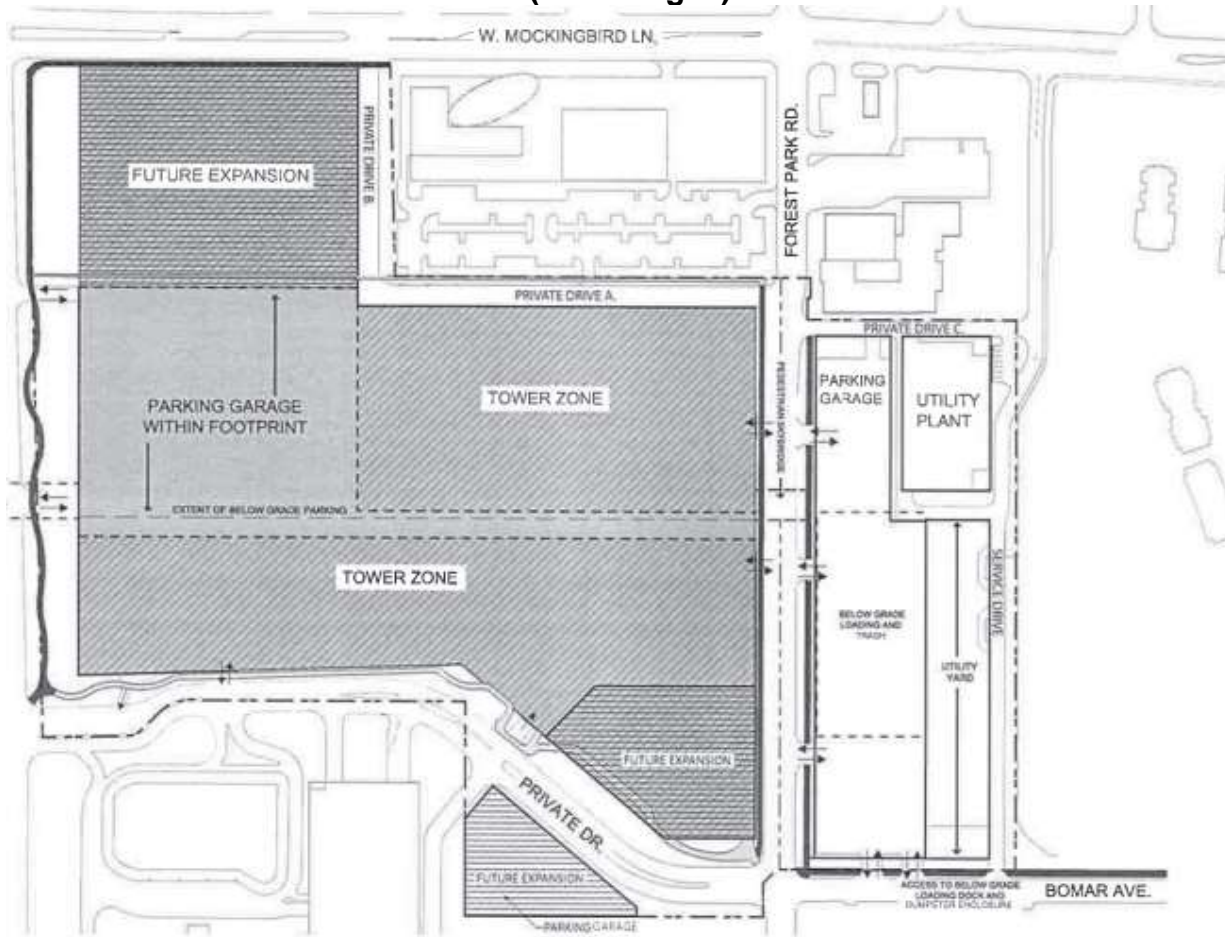
**PHMS New  
Pediatric Campus**

[illegible]

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**EXISTING PD NO 1112 CONCEPTUAL PLAN (ENLARGED)**  
**(No changes)**





**CPC RECOMMENDED CONDITIONS**

**ARTICLE 1112.**

**PD 1112.**

**SEC. 51P-1112.101. LEGISLATIVE HISTORY.**

PD 1112 was established by Ordinance No. 32772, passed by the Dallas City Council on June 26, 2024. (Ord. 32772)

**SEC. 51P-1112.102. PROPERTY LOCATION AND SIZE.**

PD 1112 is established on property located at the southeast corner of Harry Hines Boulevard and Mockingbird Lane. The size of PD 1112 is approximately 40.252 acres. (Ord. 32772)

**SEC. 51P-1112.103. 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 nonresidential zoning district. (Ord. 32772)

**SEC. 51P-1112.104. EXHIBITS.**

The following exhibit is incorporated into this article: Exhibit 1112A: conceptual plan. (Ord. 32772)

**SEC. 51P-1112.105. CONCEPTUAL PLAN**

(a) Development and use of the Property must comply with the conceptual plan (Exhibit 1112A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

(b) Changes to a conceptual plan may be approved by the city plan commission using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3). (Ord. 32772)

**SEC. 51P-1112.106. DEVELOPMENT PLAN.**

(a) Except as provided in this section, 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.

(b) A development plan is required for future expansion areas, as shown on the conceptual plan, except that no development plan is required to provide landscaping and pedestrian improvements in future expansion areas. (Ord. 32772)

**SEC. 51P-1112.107. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 Mixed Use 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 MU-3 Mixed Use District is subject to DIR in this district; etc.

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

Industrial uses.

-- Medical/infectious waste incinerator

Institutional and community service uses.

-- Hospital.

Transportation uses.

-- Heliport.

-- Helistop.

Utility and public service uses.

-- Local utilities.

-- Radio, television, or microwave tower. *[Must be located on the roof of buildings located in the tower zones as shown on the conceptual plan.]*

-- Tower/antenna for cellular communication. *[Must be located on the roof of buildings located in the tower zones as shown on the conceptual plan.]*

-- Utility or government installation other than listed. (Ord. 32772)

**SEC. 51P-1112.108.**

**ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 32772)

**SEC. 51P-1112.109.**

**YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-3 Mixed Use District apply.

(b) Front yard.

(1) Harry Hines Boulevard. Minimum front yard is 40 feet.

(2) Mockingbird Lane. Minimum front yard is 30 feet.

(3) Forest Park Boulevard. Minimum front yard is 2015 feet. For a minimum of 40 percent of a building façade, minimum front yard is 20 feet. No urban form setback is required.

(4) Bomar Avenue. No urban form setback is required along Bomar Avenue.

(5) Encroachments. Portions of a building containing an elevator core, pedestrian pathway, entrance drive, canopy structures, mechanical airways, and architectural elements may protrude into the front yard up to 12 feet.

(c) Side and rear yard. Tower spacing is not required for the portion of a building with a structure height greater than 45 feet.

(d) Floor area ratio. Maximum floor area ratio is 5.5.

(e) Height. Maximum structure height is 325 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. No maximum number of stories. (Ord. 32772)

**SEC. 51P-1112.110. URBAN DESIGN REQUIREMENTS.**

(a) Sidewalks and pedestrian pathways. Minimum unobstructed sidewalk width is eight feet. Except as provided along Harry Hines Boulevard, sidewalks must be located two to 15 feet from the back of curb with a buffer zone of at least five feet between the sidewalk and curb.

(1) Each street frontage must include a minimum of one pedestrian pathway directly connecting the sidewalk and the primary structure.

(A) Unobstructed pedestrian pathways must be provided that are at least six feet in width and lead to a primary entrance of each main building. For surface parking areas, paths must be provided such that no parking space is located more than 65 feet from a pedestrian pathway. Pedestrian pathways along internal private drives must be provided as shown on the conceptual plan. Unobstructed sidewalks located in the public right-of-way may count toward this pathway if they meet all of the criteria in this paragraph and there is a pedestrian connection from the parking area to the sidewalk every 130 feet along the sidewalk.

(B) When abutting parking spaces or driving surfaces, all pathways must be protected by concrete curbs, wheel stops, or other permanent barriers such that no part of a parked automobile extends into the minimum unobstructed width.

(C) When crossing a drive aisle, all pathways must be of a contrasting color, material, or texture.

(D) The pathway with the shortest distance between the primary entrance and a lot line on the opposite side of the parking lot from the building must connect to the public sidewalk and be raised to the level of the sidewalk when crossing a drive aisle.

(2) Along Harry Hines Boulevard, sidewalks may meander up to 40 feet from the back of the curb between the intersection of driveways and the street in order to allow for the preservation of existing trees as determined by the city arborist and as necessary to accommodate area-wide improvements to the pedestrian environment along Harry Hines Boulevard.

(3) A minimum of two pedestrian crossings must be provided along a Forest Park Road a minimum of 250 feet apart.

(4) A pedestrian pathway with a minimum unobstructed width of six feet must be provided along the private drive shown on the conceptual plan (known as Paul Bass Way) for the purpose of providing a pedestrian connection from Forest Park Drive to Harry Hines Boulevard.

(5) A direct pedestrian connection must be provided to a sidewalk from all DART bus stops abutting the property.

(6) Sidewalks must be level across all driveways, curb cuts, and entrances or exits to loading areas. At the intersection of each driveway with a sidewalk or pedestrian path, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(b) Pedestrian amenities. The following pedestrian amenities must be provided at a quantity of at least one per every 300 feet of public street frontage, excluding frontage within visibility triangles or driveways:

(1) bench (minimum of six linear feet), and

(2) trash receptacle.

(c) Architectural elements. At least one architectural element per facade, such as the following, must be provided at all public entry points (except for emergency rooms entrances) to a main building and along public right-of-way and internal drive frontages:

(1) Architecturally prominent public entrance;

(2) Canopy;

(3) Awning;

(4) Arcade;

(5) Portal;

(6) Cantilevered building above the entry point; or

(7) Similar architectural feature.

(d) Building articulation.

(1) In general. For buildings other than parking structures, street-facing facades must provide articulation with a minimum depth of two feet of variation within the vertical plane at least once for every 100 feet of facade length.

(2) 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 15 feet, or must have an exterior facade that is similar in materials, architecture, and appearance to the facade of the main structure. All exterior parking structure facade openings must provide screening a minimum 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(e) Open space.

(1) At least 10 percent of each building site must be open space.

(2) One area with a minimum contiguous open space of 20,000 square feet must be provided at grade within the district and must be located adjacent to or connected to a public right of way. This open space may be used to fulfill the open space requirements for the building site on which it is located.

(3) A minimum of 50 percent of the open space must be unobstructed to the sky. Area covered by trees or tree canopies are considered unobstructed to the sky. Open space structures supporting pedestrian or outdoor recreational uses, including but not limited to shade structures, pavilions, seating, play equipment, and gazebos are permitted. Open space may not be driven or parked upon, except for emergency or maintenance vehicles.

(4) A maximum of 50 percent of the open space area may be paved areas or plazas.

(5) Trash receptacles must be provided within the open space.

(6) Open space areas must include items such as native plantings, permeable ground cover, trees, habitat areas for pollinating insects, sidewalks, pedestrian pathways, and similar improvements.

(f) Buffering. Except within a visibility triangle, where public sidewalks abut any driving surface, off-street or on-street loading area, or parking surface, the following buffering must be used:

(1) Landscaping plantings with a minimum height of 36 inches; or

(2) Bollards with a minimum height of 36 inches, spaced no more than six feet in distance from each other.

(g) Screening of off-street loading spaces and service areas. Screening toward public right-of-way must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods described in Section 51A-4.602(b)(3), except that screening

around service areas for trash collection must be screened by a masonry wall with a solid gate.

(h) Lighting.

(1) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along internal pedestrian ways and public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(2) Parking structure lighting. Interior and exterior parking structure lighting must be oriented and designed to project light only onto the parking structure and not onto adjacent properties. (Ord. 32772)

**SEC. 51P-1112.109. OFF-STREET PARKING AND LOADING.**

- (a) No off-street parking is required for any main or accessory uses.
- (b) No more than 10 percent of a building site may be surface parking.
- (c) Surface parking is prohibited within the front setback within 30 feet of public streets. (Ord. 32772)

**SEC. 51P-1112.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 32772)

**SEC. 51P-1112.111. LANDSCAPING.**

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Project with a hospital use.

(1) For each large or medium tree installation, a minimum of 36 inches of soil depth and a combination of open soil area, covered soil area, and root paths for a minimum of 240 cubic feet of soil volume are required. Large or medium trees planted in less than 480 cubic feet of soil volume do not count as replacement trees for purposes of Division 51A-10.130.

(2) In order to accommodate significant infrastructural and utility upgrades without sacrificing the ability to plant trees, the arborist may waive the soil area, planting area, and tree location requirements of Section 51A-10.104(b), (c), and (h) as needed to satisfy minimum tree quantity requirements throughout Article X.

(3) The maximum depth of street buffer zones is 50 feet on arterials and community collectors to allow for flexibility where utilities and sidewalk meanders occur.

(4) Surface parking lots specifically designed for emergency vehicles are excluded from the interior zone requirements in Section 51A-10.125(b)(3)(B).

(5) One site tree is required per 6,000 square feet of the lot area. For the purpose of this paragraph, street trees are included in the calculation of minimum site trees.

(6) A solid fence, evergreen plantings, or a combination thereof of a height sufficient to screen utility equipment must be located between the northeast property line and the portion of the property containing the utility yard and utility plant shown on the conceptual plan.

(c) Maintenance. All plant materials must be maintained in a healthy, growing condition. (Ord. 32772)

#### **SEC. 51P-1112.112.                      SIGNS.**

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 32772)

#### **SEC. 51P-1112.113.                      ADDITIONAL PROVISIONS.**

(a) The Property must be properly maintained in a state of good repair and neat appearance.

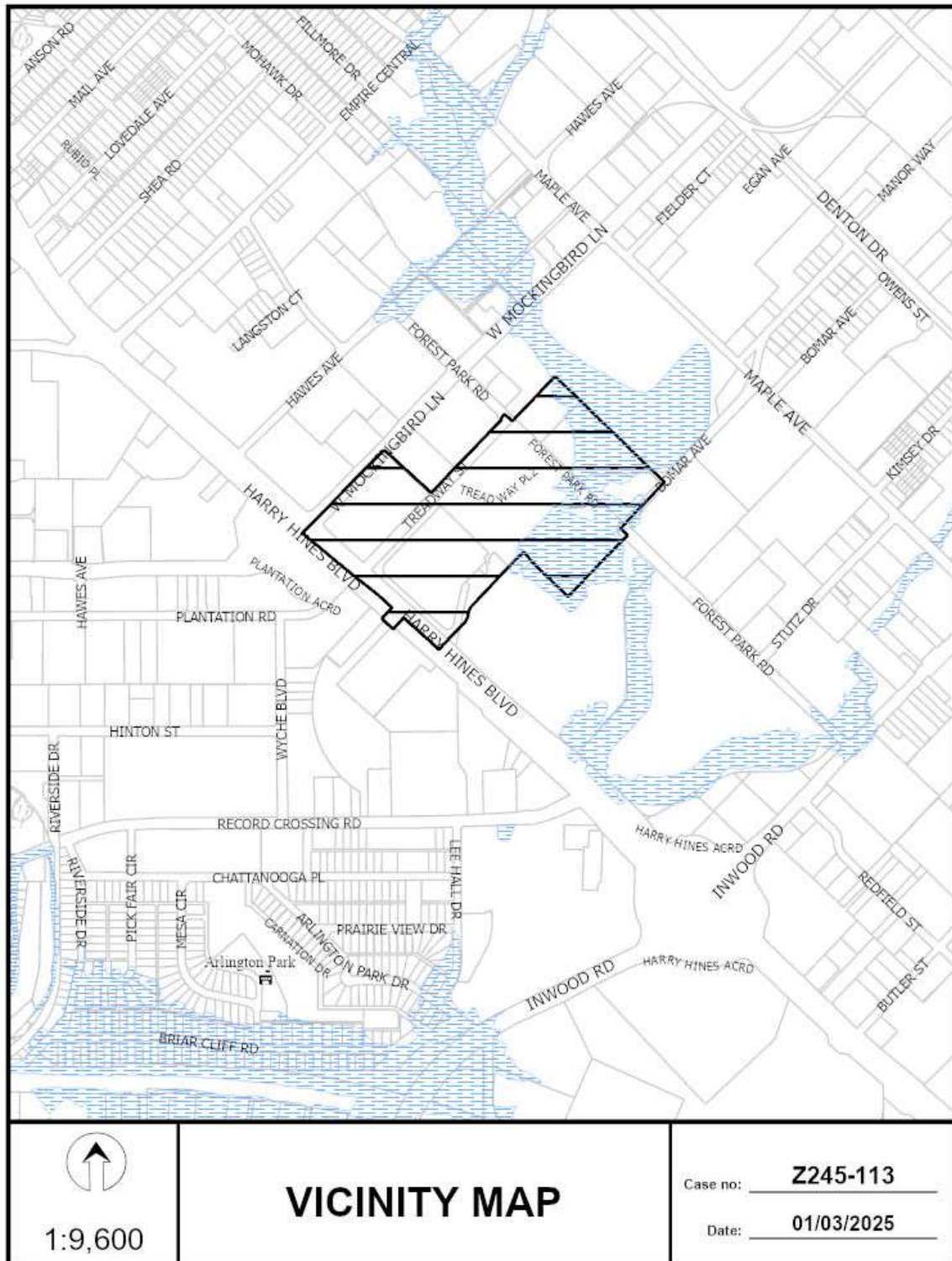
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 32772)

#### **SEC. 51P-1112.114.                      COMPLIANCE WITH CONDITIONS.**

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.



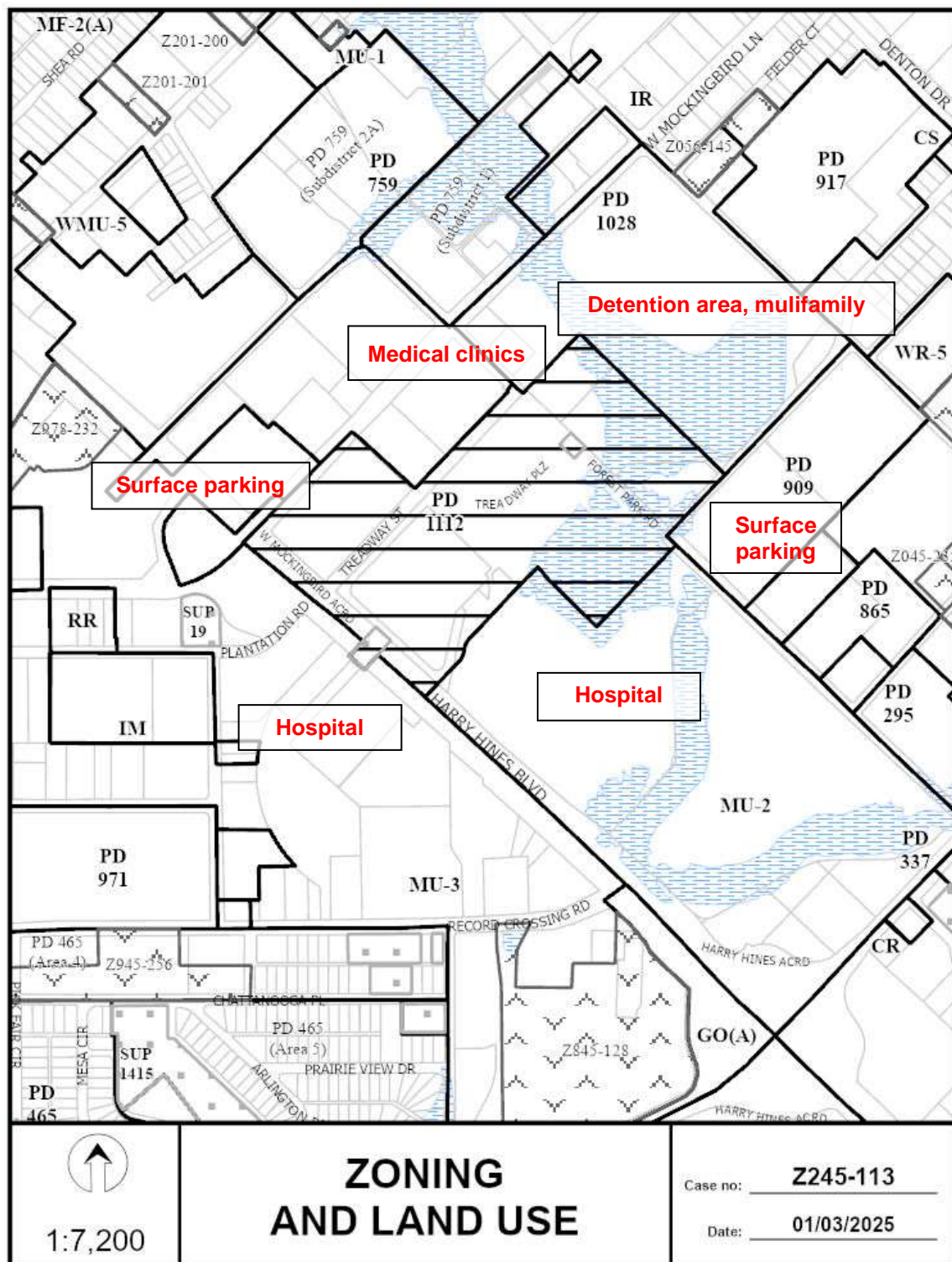
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 32772)





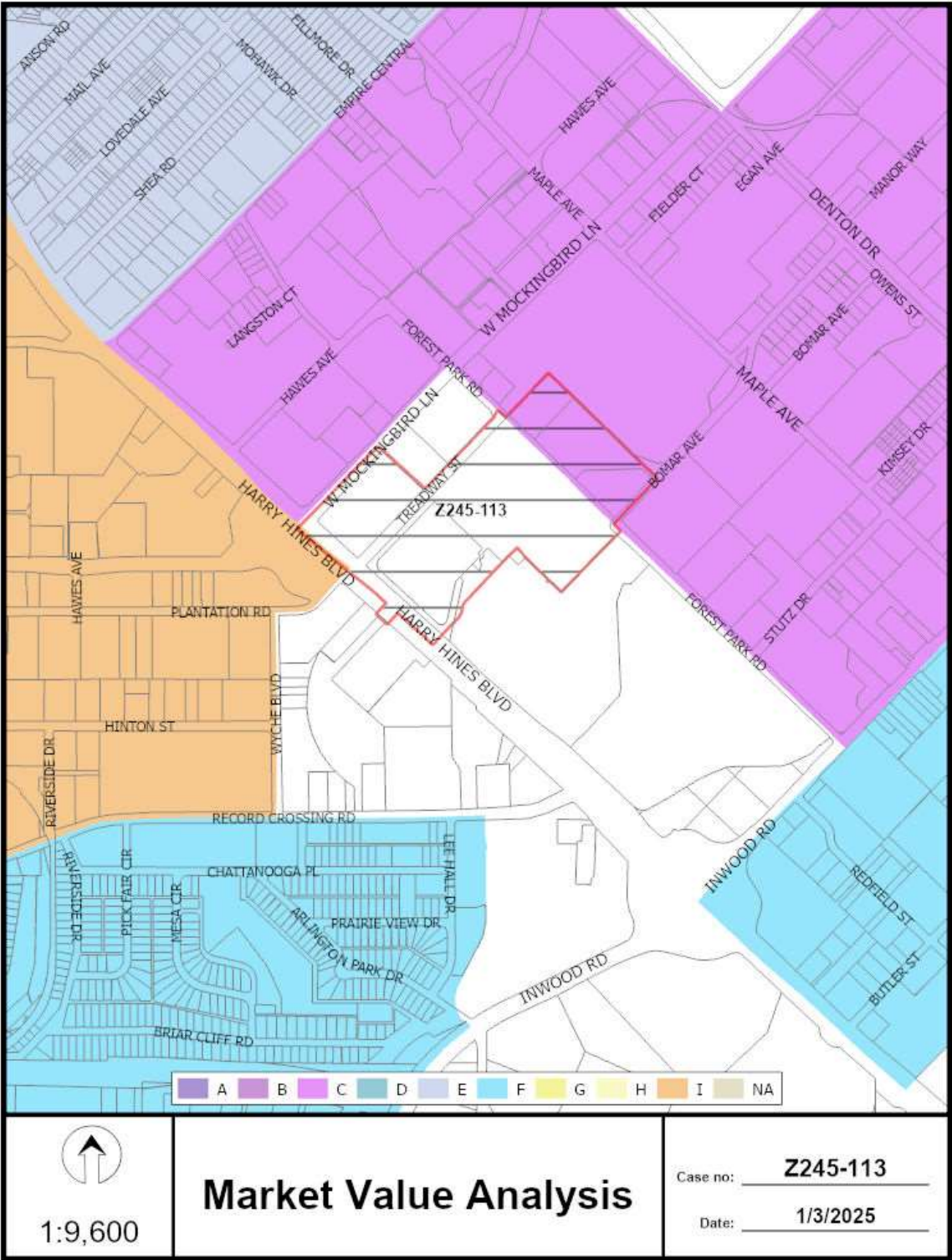


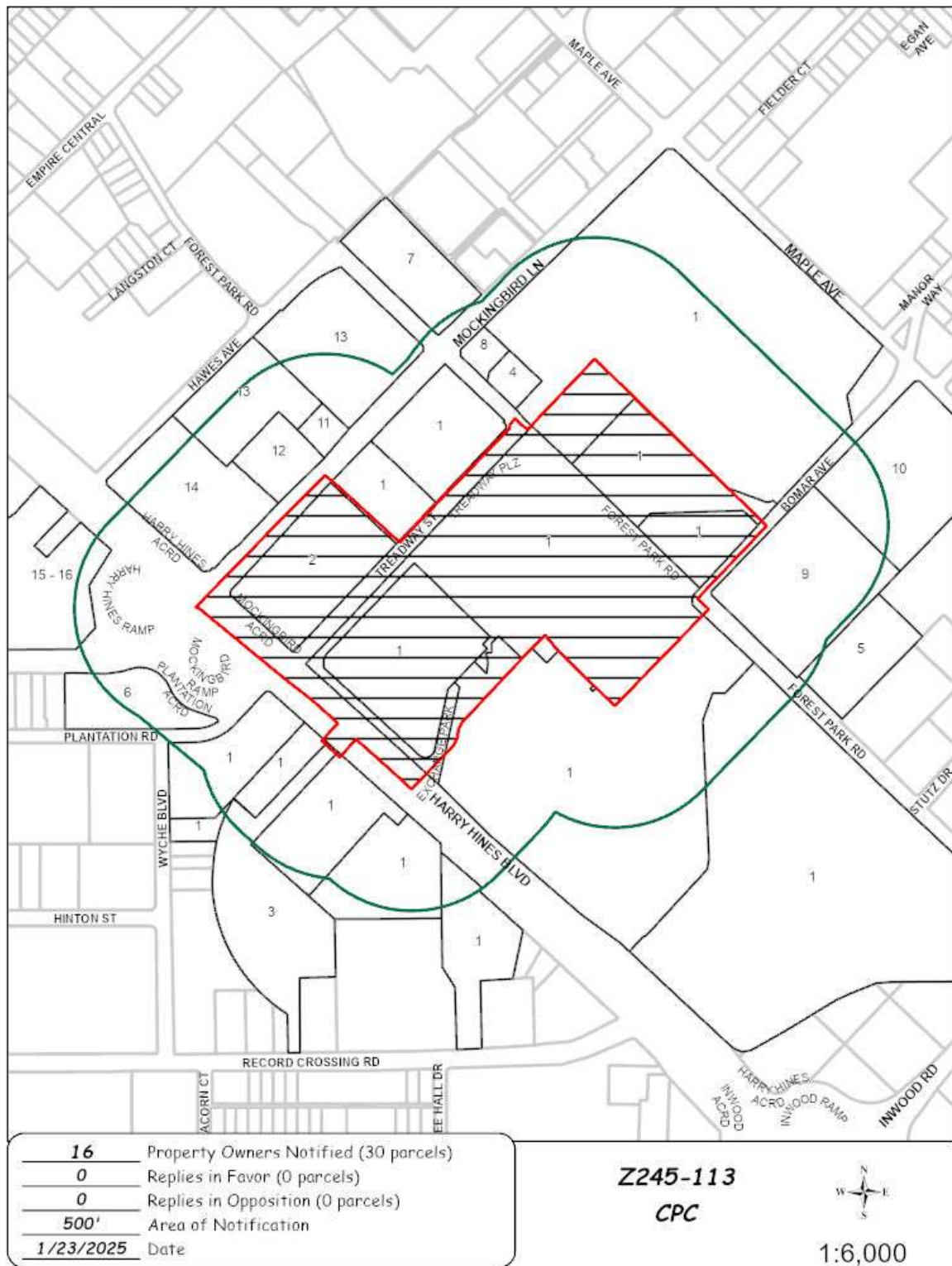












01/22/2025

***Reply List of Property Owners******Z245-113******16 Property Owners Notified      0 Property Owners in Favor      0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	6222	FOREST PARK RD	BOARD OF REG OF UNIV OF TX SYSTEM
2	2122	W MOCKINGBIRD LN	BOARD OF REGENTS OF THE
3	6333	HARRY HINES BLVD	BOARD OF REG OF UNIV OF TX SYSTEM
4	6516	FOREST PARK RD	BOARD OF REGENTS OF THE UNIVERSITY
5	6010	FOREST PARK RD	BOARD OF REGENTS OF THE UNIVERSITY
6	1900	W MOCKINGBIRD LN	BURNETT BROTHERS TRUST
7	2333	W MOCKINGBIRD LN	M&M HOTEL VENTURE LLC
8	2304	W MOCKINGBIRD LN	BRIGHT SEA INVESTMENTS LLC
9	2400	BOMAR AVE	BOARD OF REGENTS OF THE
10	6114	FOREST PARK RD	VICEROY MAPLE LP
11	2121	W MOCKINGBIRD LN	MESQUITE CREEK
12	2111	W MOCKINGBIRD LN	2111 W MOCKINGBIRD LANE
13	2221	W MOCKINGBIRD LN	HARRY HINES HOLDING LLC
14	6720	HARRY HINES BLVD	HARRY HINES HOLDINGS LLC
15	1893	W MOCKINGBIRD LN	CITY OF DALLAS HOUSING FINANCE
16	1893	W MOCKINGBIRD LN	CITY OF DALLAS HOUSING FINANCE





# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

**File #:** 25-610A  
Z14.

**Item #:**

**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 9  
**DEPARTMENT:** Department of Planning and Development  
**EXECUTIVE:** Robin Bentley

### SUBJECT

A public hearing to receive comments regarding a City Plan Commission authorized hearing to consider a change to the zoning classification from R-7.5(A) single-family zoning district and R-10(A) single-family zoning district to Tract IV of the Lakewood Conservation District No. 2 being a tract of land consisting of portions of City Blocks C/2818, E/2829, L/2840, A/4416, 4418, 4417, H/2823, F/2805, D/2805, K/2025, L/2840 and all of City Blocks D/2819, F/2834, B/4416, B/4415, K/2839, J/2838, G/2835, I/2837, H/2836, E/2820, G/2823, J/2825, V/2804, K/2825, in an area generally bounded by alleys between Westlake Avenue and Meadow Lake Avenue and between Lakewood Boulevard and Westlake Avenue on the north, Lawther Drive on the east, Tokalon Drive and the alleys between Tokalon Drive and both Pasadena Avenue and Avalon Avenue and the alley between Lorna Lane and Avalon Avenue on the south, and Brendenwood Drive, Copperfield Lane and the alley south of Westlake, and Wendover Road on the west and an ordinance granting the amendments

Recommendation of Staff: Approval, subject to conditions

Recommendation of CPC: Approval, subject to conditions  
Z212-315(TAB)



**FILE NUMBER:** Z212-315(TAB)

**DATE FILED:** April 12, 2022

**LOCATION:** An area generally bounded by alleys between Westlake Avenue and Meadow Lake Avenue and between Lakewood Boulevard and Westlake Avenue on the north, Lawther Drive on the east, Tokalon Drive and the alleys between Tokalon Drive and both Pasadena Avenue and Avalon Avenue and the alley between Lorna Lane and Avalon Avenue on the south, and Brendenwood Drive, Copperfield Lane and the alley south of Westlake, and Wendover Road on the west.

**COUNCIL DISTRICT:** 9

**SIZE OF REQUEST:** Approx. 114.183 acres    **CENSUS TRACT:** 48113000100 and 48113008000

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**REQUEST:** A City Plan Commission authorized hearing to consider a change to the zoning classification from R-7.5(A) single-family zoning district and R-10(A) single-family zoning district to Tract IV of the Lakewood Conservation District No. 2 being a tract of land consisting of portions of City Blocks C/2818, E/2829, L/2840, A/4416, 4418, 4417, H/2823, F/2805, D/2805, K/2025, L/2840 and all of City Blocks D/2819, F/2834, B/4416, B/4415, K/2839, J/2838, G/2835, I/2837, H/2836, E/2820, G/2823, J/2825, V/2804, K/2825.

**SUMMARY:** The purpose of this request is to expand the Lakewood Conservation District boundaries, creating a new subarea - Tract IV, with expanded development and architectural criteria based on neighborhood input and staff analysis over a series of seventeen neighborhood meetings.

**STAFF RECOMMENDATION:** Approval, subject to conditions.

**CPC RECOMMENDATION:** Approval, subject to conditions.

**Website:** <https://bit.ly/LakewoodExpansion>

**Proposed Ordinance:** <https://bit.ly/lakewoodexpansionccdraft>

## **PURPOSE OF A CONSERVATION DISTRICT:**

According to Dallas City Code SEC. 51A-4.505 (b)(4), Conservation Districts are intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes. The purpose of a Conservation District is to:

- Protect the physical attributes of an area or neighborhood
- Promote development or redevelopment that is compatible with an existing area or neighborhood
- Promote economic revitalization
- Enhance the livability of the city
- Ensure harmonious, orderly, and efficient growth

## **BACKGROUND INFORMATION AND PROCESS:**

Dallas City Code SEC. 51A-4.505 (d), as amended by City Council on 04-08-2015 per Ord. 29702, defines the process for establishing a new Conservation District. City staff and the Neighborhood Committee carried out the process described below:

- In April 2020, an inquiry was made to city staff to request information on expanding the Lakewood Conservation District
- In November 2021, city staff met with the neighborhood committee to discuss the potential of conservation district expansion.
- In December 2021, the neighborhood committee submitted a draft Determination of Eligibility (DoE), which staff determined was incomplete.
- On January 6, 2022, a second meeting was held between city staff and the neighborhood committee to discuss issues with the draft DoE.
- On February 22, 2022, the Neighborhood Committee submitted a completed Determination of Eligibility to City staff.
- On April 12, 2022, City staff confirmed the Determination of Eligibility.
- On April 15, 2022 City staff sent a confirmation letter to notify the neighborhood committee of the Determination of Eligibility's acceptance.
- On April 28, 2022, petitions containing potential standards the neighborhood wished to discuss were provided by City staff to the Neighborhood Committee for collection of property owner signatures.
- On May 23, 2022 City staff held a meeting with the neighborhood to discuss the expansion process as well as development and architectural standards that were included on the petition for discussion. *(See full petition language within staff Case Report below.)*
- On June 27, 2022, City staff received 189 signed petitions from the Neighborhood Committee for verification.
- On July 26, 2022 City staff verified signatures on petitions representing 68% of properties within the proposed boundary and accepted the application for a zoning change.

- Between August 31, 2022 and March 8, 2023, a series of fifteen neighborhood meetings were held to discuss topics included on the petition and receive feedback from neighborhood residents regarding potential development and architectural standards. Notification letters were sent to property owners at least ten days in advance of the initial meeting. *(See full meeting schedule in Table 1, page 10.)*
- On January 22, 2024 City staff posted the draft ordinance on the Planning and Urban Design Conservation District website for public review and comment.
- On February 6 and February 13, 2024, two neighborhood meetings were held to review the draft ordinance. During the course of this review several revisions were requested.
- February 16 to March 15, 2024 - City staff posted a survey on the Planning and Urban Design Conservation District website for public comment to obtain a full scope of requested revisions.
- On September 13, 2024 City staff posted a revised draft ordinance on the Planning and Development Conservation District website for public review and comment.
- On October 29, a final neighborhood meeting was held to review the revised draft ordinance. The proposed ordinance in this report is substantively the same as the public draft which was presented to the neighborhood at these meetings with only minor changes to correct formatting, typographical errors, and a few inconsistencies in language.
- In general, the proposed addition of Tract IV to the existing CD-2 ordinance includes provisions for developmental standards intended to encourage the retention of the existing residential development pattern and the form and massing of new additions and structures. In addition, the proposed architectural standards will promote compatible architectural design of both new construction and remodeling of existing structures

**Zoning History:** There have been no zoning change requests in the area in the last five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Proposed ROW
Westlake Avenue	Local Street	-
Lakewood Boulevard	Local Street	-
Lakeshore Drive	Local Street	-
Tokalon Drive	Local Street	-
Avalon Avenue	Local Street	-
Hideaway Drive	Local Street	-

West Shore Drive	Local Street	-
Winstead Drive	Local Street	-
Delrose Drive	Local Street	-
West Lawther Drive	Local Street	-
Crownrich Lane	Local Street	-
Heath Street	Local Street	-
Pickens Street	Local Street	-
Copperfield Lane	Local Street	-
Brendenwood Drive	Local Street	-
Wendover Road	Local Street	-

### **Traffic Analysis:**

The Transportation Development Services Division of the Transportation Department reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Engineering staff will continue review of properties at permitting to enforce compliance of all city standards and regulations.

### **Surrounding Land Use:**

	<b>Existing Zoning</b>	<b>Land Use</b>
<b>Site</b>	H/127 Historic Overlay District, R-10(A) Single Family District 10,000 square feet, R-7.5(A) Single Family District 7,500 square feet	Clifford D Hutsell House Dallas Historic Landmark, Single family
<b>North</b>	R-7.5(A) Single family district 7,500 square feet; H/119 and H/137 Historic Overlay Districts; PD-964 Planned Development District Lakewood Elementary School; NSO 4 Vanderbilt/Marquita;	Single family; Dallas Historic Landmark Bromberg/Patterson House; Dallas Historic Landmark Stanley Marcus House; school; NSO-Neighborhood Stabilization Overlay;
<b>East</b>	R-1ac(A) Single family district, 1 acre; H/35 Historic District Overlay	Single family, Dallas Historic Landmark White Rock Pump Station
<b>South</b>	R-7.5(A) Single family district 7,500 square feet; R-10(A) Single family district 10,000 square feet; PD-517 Lakewood Country Club Planned Development District; MF-2(A); MF-3(A) PD-898 White Rock YMCA	Single family; Multi-family, recreations centers

<b>West</b>	R-7.5(A) Single family district 7,500 square feet, Conservation District 2 Lakewood; PD-952 Lakehill Preparatory School; MF-1(A); PD-281 Planned Development District North Abrams/Lakewood Center Special Purpose District	Single family, school, Multi-family; commercial
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## STAFF ANALYSIS:

### Comprehensive Plan:

The *forwardDallas! 2.0 Comprehensive Plan*, adopted by City Council in September 2024, outlines several goals and policies which can serve as a framework for assisting in evaluating the proposed Conservation District expansion. The proposal is consistent with the following goals and policies of the comprehensive plan:

### HOUSING CHOICE AND ACCESS

GOAL: Equitably increase attainable housing options throughout the city, particularly near job centers and transit-oriented locations, to meet the diverse housing needs of all people in Dallas.

Objective C: Align land use policy & process with housing strategies, plans, and programs.

Objective D: Protect and preserve existing neighborhoods.

### IMPLEMENTATION:

Objective 13: Prioritize the preservation and planning of neighborhoods identified most at risk of displacement through city-initiated rezoning efforts including conservation districts, neighborhood stabilization overlays, historic districts, and other yet-to-be established tools.

### COMMUNITY & URBAN DESIGN

GOAL: Adopt and implement context-sensitive design and development guidance to help shape Dallas' streets, sidewalks, buildings, and open spaces, ensuring functional, safe, sustainable, and vibrant spaces that not only reflect but also enhance Dallas' distinct places and diverse communities.

Objective C: Strengthen the sense of place and community identity for all Dallas neighborhoods.

## **PLACETYPES**

### Community Residential

ForwardDallas recognizes that it is imperative to maintain, stabilize, and revitalize existing neighborhoods. It calls for support of efforts to improve and stabilize neighborhoods.

CR A-4: Changes to areas within Community Residential neighborhoods should look to add housing in a way that is gentle, equitable, incremental, and sensitive to the existing context, while doing so in a manner that strengthens these neighborhoods and incorporates inclusive community engagement efforts. Incompatible multiplex, townhome, duplex, triplex, and apartment development should be located outside of existing single-family neighborhoods.

CR B-3: Industrial uses should not be within nor adjacent to this placetype.

CR B-4: Placetypes adjacent to this placetype should match the low-rise scale of this placetype at or along the adjacency before rising to mid or high rise.

### Green and Open Space

Goal 6: Plant parkways and private yards with shade trees to expand the urban forest and improve neighborhood character.

Goal 7: Front and rear yards serve as private open spaces. Application can vary, but it should be generally consistent throughout this placetype.

### Streetscape and Parking

Goal 12: When feasible, place surface parking at the rear or interior of the lot to enhance the pedestrian experience.

### Building Form and Character

Goal 15: New development should be context- sensitive, and building scale, height and massing should complement existing buildings.

Goal 16: Attention should be given to building height, orientation, architectural style, and setback to ensure new structures fit into existing neighborhood context.

Goal 19: Front yards are semi-private and may include front stoops and porches that contribute to a neighborhood's character

Goal 21: Front, side, and rear setbacks vary in size across neighborhoods but are generally consistent within an individual neighborhood.



### **Historic and Cultural Preservation Strategy**

The *City of Dallas Historic and Cultural Preservation Strategy*, adopted by City Council in April 2024, also outlines several goals and policies which can serve as a framework for assisting in evaluating the proposed Conservation District. The proposal is consistent with the following goals and policies of the preservation plan:

Goal 1: Preserve Dallas' diverse history in ways that contribute to our cultural and economic future.

Objective 1.3 Make Dallas' diverse history visible throughout the City.

Goal 2: Empower residents to preserve the places that are important to them.

Objective 2.1 Engage residents and businesses across Dallas to identify and proactively protect culturally significant places.

### **Land Use Compatibility:**

The current land use of the area covered by the proposed conservation district is single-family, which is compatible with the existing surrounding land uses:

- To the North: Historic Landmarks, neighborhood stabilization district (NSO), school, single-family
- To the South: single-family, multi-family, commercial centers, and recreation centers
- To the East: White Rock Lake, Historic Landmark
- To the West: single-family, multi-family, and commercial centers

The proposed development standards will encourage the retention of the existing residential development pattern in terms of yard, space, and lot regulations and the form and massing of new additions and structures. In addition, the proposed architectural standards will promote compatible architectural design of both new construction and remodeling of existing structures. The architectural standards focus on the front half of structure while allowing for more flexibility in design on the rear of the structure.

### **Conservation Districts:**

A Conservation District (CD) is a zoning tool used to designate an area within a neighborhood with a distinct physical character. While similar to historic districts in that they are both forms of preservation, Historic Districts try to preserve historic integrity and materials from a particular time, often referred to as a period of significance, whereas CDs are intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes. They are often seen as complementary branches of preservation.

CDs have existed in the city of Dallas since 1988. The process for establishing a Conservation District is initiated by the residents themselves with procedural assistance from City Staff throughout the designation process. Once a district ordinance has been codified by City Council, property owners are required to submit Conservation District Work Reviews (CDWR) for various scopes of work, including exterior work on the lot that may not necessarily require permits. The CDWR application is a separate process from the permit application and is reviewed by City Staff.

*Determination of Eligibility*

The Lakewood proposed CD area meets the criteria set forth in Dallas City Code - SEC. 51A-4.505 (d)(1)(C):

- (i) The area contains at least one blockface.
- (ii) The area is either "stable" or "stabilizing" as defined in this section.
- (iii) The area is compact and contiguous with boundary lines drawn to the logical edges of the area or subdivision, as indicated by a creek, street, subdivision line, utility easement, zoning boundary line, or other boundary.
- (iv) At least 75 percent of the lots are developed with main buildings that are at least 25 years old.
- (v) The area has physical attributes that include recognizable architectural style(s).

*Historical, Architectural, and Cultural Attributes of Lakewood*

The expansion area (Tract IV) is sandwiched between the existing Lakewood Conservation District (CD-2) and White Rock Lake. Indicative of development patterns seen throughout Old East Dallas, the proposed expansion serves to reinforce the City of Dallas' Historic and Cultural Preservation Strategic Plan and the Forward Dallas 2.0 Plan. The surrounding area includes several historic Landmark properties including the Stanley Marcus House and the Bromberg/Patterson House. Interior to the district is the Clifford D. Hutsell House, a historic landmark which celebrates one of the architects instrumental to the development of Old East Dallas. Additionally, the surrounding area includes six (6) Conservation Districts – including the already established Lakewood CD, and five (5) Historic Districts. The neighborhood maintains many of the original structures and historic architecture.

Of the 274 total houses in the area 23 are identified as Colonial Revival; 18 are French Eclectic; 5 are Neo-classical; 44 are Spanish Revival/Eclectic; 74 are Tudor, 23 are Minimal Traditional; 13 are Contemporary; 5 are Mid-Century Modern; 6 are Monterey; 24 are Ranch; 33 are variations of New Traditional; 5 are American Vernacular; and 1 vacant lot. 87 of the houses are considered "Significant," in that they were designed by a noted architect or developer.

In the proposed Tract IV, according to the 2021 DCAD data submitted in the Determination of Eligibility, the average age of the homes is 85 years old (1935), with the following breakdown shown below:

- From 1924 – 1929, 66 houses were built.
- From 1930 – 1939, 81 houses were built.
- From 1940 – 1949, 50 houses were built.
- From 1950 – 1959, 28 houses were built.
- From 1960 – present, 44 houses have been built.
- Since 2011, 13 houses have been demolished for new construction

Similar to the existing Lakewood Conservation District and nearby Swiss Avenue Historic District, the houses in the expansion area demonstrate the unique architectural mastery of noted local architects and developers. With an impressive number of architectural styles, this neighborhood's influence made a significant impact on the development and character of other Dallas neighborhoods, and even other cities, as they often attempted to replicate the craftsmanship and artistry evidenced throughout the area.

### **Community Input:**

#### *Application Process*

In August of 2020, an inquiry was made to the city to request information on expanding the Lakewood Conservation District. In November and December 2021, city staff met with the Neighborhood Committee virtually, due to Covid-19 meeting restrictions, to discuss the Determination of Eligibility requirements and needed revisions to the documentation. In February 2022, the Neighborhood Committee submitted a revised Determination of Eligibility Request. City staff notified the Neighborhood Committee on April 15, 2022 that the Determination of Eligibility was complete and had been accepted. On April 28, 2022, petitions were requested by and provided to the neighborhood committee. A meeting was held for all property owners in the existing CD-2 and proposed expansion area on May 23, 2022 to discuss the petition and expansion process. The petitions were circulated by the neighborhood committee and on June 27, 2022 City staff verified signatures on 68% of the total petitions collected within the proposed area.

#### *Neighborhood Meetings*

After validation of the submitted petitions, City staff convened a series of fifteen community meetings with neighborhood residents to discuss the developmental and architectural standards that had been circulated on the petitions. The meetings were held at the Samuell L. Grand Recreation Center which is within a short driving distance of the neighborhood. Prior to these initial Post-Application neighborhood meetings, a notification letter was distributed to owners of all lots within the proposed boundaries. Based upon input received at these meetings, a draft ordinance was then presented at two draft review meetings. Feedback is typically collected at meetings but providing additional comment via phone and email were also available. After these draft meetings, a digital survey was also created to garner feedback in more detail and used to make several revisions and clarifications within the draft. A final draft review meeting was held on October 29<sup>th</sup>, 2024.

*Table 1 highlights the topics included on the petition that were discussed with the neighborhood to solicit their feedback regarding potential development and architectural standards.*

Table 1: Lakewood Post-Application Meeting Schedule

Mtg.	Date	Topics Discussed
1	August 31, 2022	Process, schedule, driveways/curbing,
2	September 14	Driveways and curbing, sidewalks, front yard coverage, uses and parking, density, lot coverage
3	September 26	Lot size, slope/drainage
4	October 12	Building height & stories, Floor Area Ratio
5	October 26	Floor Area Ratio, setbacks-main
6	November 9	Setbacks-main, setbacks-accessory
7	November 16	Setbacks-accessory, accessory structures, solar, waterfall steps
8	November 30	Solar, waterfall steps, fences and walls
9	December 7	Contributing architectural styles (new construction standards, remodel/addition standards, areas of regulation)
10	December 14	Contributing architectural styles (new construction standards, remodel/addition standards, areas of regulation), demolition
11	January 4, 2023	Demolition, paint
12	January 18	Landscape (tree preservation), demolition
13	February 13	Roofing materials, windows
14	March 1	Porches, chimneys, work reviews
15	March 8	Porches, chimneys, work reviews, recaps
16	February 6, 2024	Ordinance Draft #1 Review Meeting 1
17	February 13	Ordinance Draft #1 Review Meeting 2
18	October 29	Ordinance Draft #2 Revisions Review Meeting

All Power-Point presentations and audio recordings were made available to attendees on the Conservation District webpage.

During initial meetings with the neighborhood, residents expressed the following common themes in early discussions.

- Preserve architectural characteristics – Several significant architectural styles
- Avoid incompatible form and massing which towers over adjacent lots
- Retain the “feel” of the neighborhood – Development pattern
- Allow for flexibility and individuality
- Do not retroactively apply the ordinance to make people remove what currently exists

City staff incorporated a variety of methods to solicit input and feedback from neighborhood residents.

*Meeting Discussions* – City staff presented information explaining developmental and architectural standards circulated on the petition and collected feedback from neighborhood participants regarding each topic. The input received from residents was provided back to participants at each subsequent meeting in the form of a “recap” of each topic presented to ensure that City staff captured the neighborhood sentiment.

*Comment Sheets* – Each meeting participant was provided a comment sheet at every meeting. Comment sheets included an area where participants could express their responses to each topic that had been presented during the meeting as well as a blank page to provide any additional comments.

*Observation / Reporting* – In addition, residents were asked to observe the conditions of certain developmental and architectural features in their neighborhood. Residents noted each of these conditions and reported back their findings, expressing which elements and features they would like to preserve. Several residents provided copies of land surveys for their property to assist in establishing an understanding of existing conditions of the setbacks of existing structures.

*Contact Information* – City staff contact information was provided at each meeting, and participants were encouraged to reach out with any questions or additional comments.

*Feedback Survey* – City Staff provided a survey in which all property owners could submit any feedback and make suggestions on the content of the Draft Ordinance.

#### **PETITION:**

Below is the petition language introduced by the neighborhood committee for consideration during the post application meetings.

**The development standards for the R-7.5(A) and R-10(A) Single Family District apply except for the following Development Standards the neighborhood would like to discuss regulating:**

Accessory Structures - proposed regulations may include:

- Location and materials.
- Provisions for remodels or additions to non-conforming structures.

Building & Structure Height - proposed regulations may include:

- Modifying how height is measured.
- Establishing the maximum allowed height for structures, including accessory structures and additions.

Demolition - proposed regulations may include:

- Applicability to structures.
- Provisions for existing non-contributing structures.

Density - proposed regulations may include:

- Consideration of maximum number of dwelling units.

Drainage – proposed regulations may include:

- Establishing restrictions on lot-to-lot drainage.

Driveways, Curbs, Sidewalks, and Steps - proposed regulations may include:

- Materials, width, and lot coverage.
- Provisions for removal of existing rolling or waterfall steps.
- Provisions for existing non-conforming structures.

Fences & Walls - proposed regulations may include:

- Location, height, and materials.

Floor Area Ratio

Landscaping or Other Natural Features - proposed regulations may include:

- Materials and allowable percentage of front yard coverage for impervious surfaces and hardscaping.
- Provisions for tree preservation.

Lot Coverage – proposed regulations may include:

- Maximum lot coverage.

Lot Size – proposed regulations may include:

- Minimum width.

Paint – proposed regulations may include:

- Provisions for painting stone and brick.
- Number of colors allowed.
- Consideration of restriction of certain colors.

Off-street Parking - proposed regulations may include:

- Minimum parking standards per dwelling unit.

Permitted Uses - proposed regulations may include:

- Single family.
- Provisions for existing non-conforming uses.

Setbacks - proposed regulations may include:

- Modifying front, side, and rear setback requirements, including accessory structures.
- Provisions for existing non-conforming structures.

Slope – proposed regulations may include:

- Provisions for modifications to the existing slope of a lot.

Solar Energy Systems – proposed regulations may include:

- Location and type.

Stories - proposed regulations may include:

- Maximum stories.
- Provisions for non-conforming structures.

**Architectural Standards the Neighborhood Would Like to Discuss Regulating:**

Accessory Structures - proposed regulations may include:

- Style and materials.
- Roof slope.
- Replacement or Remodeling of existing accessory structures - clarifying the architectural styles, materials, size, and applicability.

Architectural Styles - proposed regulations may include:

- Defining the architectural styles allowed.
- Standards for remodels and additions.
- Standards for new construction.
- Provisions for existing non-contributing structures.

Building Elevations - proposed regulations may include:

- Minimum architectural features required.
- Standards for new construction.
- Standards for remodels and additions.
- Provisions for existing non-contributing structures.

Building materials - proposed regulations may include:

- Material types.
- Applicability and placement of certain allowed materials.
- Provisions for existing non-contributing structures.

Chimneys - proposed regulations may include:

- Materials, form, & placement based on architectural style.

Porch Styles - proposed regulations may include:

- Materials, architectural standards, and placement.
- Standards for enclosures.
- Provisions for remodels or additions to existing structures.

Roof Form and Pitch - proposed regulations may include:

- Provisions for remodels or additions to existing structures.

Roofing Materials - proposed regulations may include:

- Provisions for remodels or additions to existing structures.

Windows - proposed regulations may include:

- Placement, architectural standards, and materials.
- Provisions for remodels or additions to existing structures.

Work Reviews - proposed regulations may include:

- Language to detail the requirements for a work review by the City.

## **PROPOSED CD-2 TRACT IV KEY ELEMENTS:**

The proposed Lakewood Conservation District ordinance expansion for Tract IV is broken down into two sections, developmental and architectural standards. The standards that are found in each of the sections highlighted below are the result of the discussions with neighbors about each of the specific areas of regulation and how they help determine the character of the area.

The proposed development standards are applied to the entire lot, addressing items covered under current zoning like yard, lot, and space provisions, but are further expanded to incorporate regulations on some building materials and improvements that are indicative of the surrounding neighborhood. The proposed regulations for setbacks, lot coverage and building height are intended to respect this pattern, but still allow for compatible development.

### Development Standards (Select Examples)

- Setbacks – Revised setbacks are recommended to maintain the alignment of the front of houses when new construction is proposed on a lot by taking the average front yard setback of the houses on adjacent lots. Original Houses and Contributing homes are deemed conforming to the front yard setback even if they sit in front of the adjacent houses. Side yard setbacks are based on the size of the lot and are comparable to the current zoning.
- Lot Coverage – Discussion of the massing of homes led to recommendations for a five percent reduction in allowable lot coverage (40 percent) for new construction to maintain the more modest footprint of most houses in the area, while incentivizing retention of the existing, mostly original, houses by allowing them a greater lot coverage allowance of 45 percent.



- Height – The maximum height is calculated from the average grade to the highest point of the roof and is dependent on the size of the lot. Lots under 10,000 square feet have a maximum height of 30 feet, while lots that are 10,000 or more square feet are allowed up to 35 feet. In addition, a height looming provision will apply to all main structures that are over 24 feet in height to push massing toward the interior of the lot.
- Demolition – Houses identified as one of the five Contributing styles that were constructed prior to 1961 and those identified as Significant for their association with a prominent architect or builder, are protected from demolition. Demolition requires documentation of areas that do not meet the minimum property standards outlined by Section 27-11 and costs associated with bringing the property up to standard. These costs must be greater than 80 percent of the improvements on the lot according to DCAD.
- Landscaping – Article X of the Dallas Development Code will apply to the front yard and mature trees that measure over 15 inches in diameter, requiring an arborist review before removal.
- Other Areas Addressed – Accessory structure location and appearance, fences, driveways, and impervious surface in the front yard.

#### Architectural Standards

The proposed architectural standards are designed to promote the compatible architectural design of both new construction and remodeling of existing structures. The architectural standards focus on the front half of structure while allowing for more flexibility in design on the rear of the structure. Illustrations and examples of architectural features have been provided in the Conceptual Plan.

- Purpose and Statement of Intent – A statement of intent is provided to give homeowners and City staff guidance on how to use various available resources to apply architectural standards. The unique architecture found in Tract IV may be used to justify a design element for new construction or remodeling along with documentation from *A Field Guide to American Houses* by Virginia McAlester (et.al.) or other publications accepted by the director as a recognized resource. This approach will allow for more flexibility in design when compared to more prescriptive ordinances that focus only on the immediate area.
- Contributing Styles – The proposed architectural standards guide improvements to existing structures and construction of new structures to conform to the Tudor, Spanish Revival/Eclectic, French Eclectic, Colonial Revival, or Neoclassical styles that are prevalent in the development of the neighborhood.
- Required Architectural Features – The proposed standards would protect certain architectural features that are typical of each of the Contributing architectural styles and require new construction to incorporate a minimum number of these typical architectural features. New construction that is built in one of the Contributing styles would be required to incorporate six features from lists that have between 17 to 20 defining features for each style.

- Supporting Houses – Any home not identified as either New Traditional or one of the five Contributing styles are considered Supporting Houses. Main structures identified as Supporting will have minimal standards pertaining to roof type and pitch, window type, and materials to ensure that they remain compatible with the existing character of the area. Supporting Houses may also choose to remodel in one of the Contributing styles.

## CONCLUSIONS:

The Lakewood neighborhood should be supported in their effort to expand CD-2 and become the new Tract IV for the following reasons:

- Result of neighborhood-initiated process – The proposed ordinance is the result of a **neighborhood initiated** and guided process for establishing a Conservation District set forth by **City Council**.
- Fulfills the purpose of a Conservation District – The proposed Conservation District is consistent with the **purpose** as presented in Dallas City Code (SEC. 51A-4.505 (b)(4) CONSERVATION DISTRICTS).
- Meets the eligibility criteria – The proposed area meets the **Determination of Eligibility** criteria as set forth in Dallas City Code.
- Consistent with the ForwardDallas 2.0 Comprehensive Plan – The proposed ordinance is **consistent** with the Goals and Policies laid out in the Forward Dallas 2.0 Comprehensive Plan.
- Contains largely intact examples of early 20th century architecture - The proposed development and architectural standards will help to conserve the **distinctive character of the neighborhood** by protecting or enhancing its physical attributes.
- Conservation Districts provide an appropriate regulatory structure – The proposed Conservation District is an **appropriate regulatory instrument** to accomplish the goals of the City of Dallas and this neighborhood.

Based on a study of the architectural styles for Lakewood, the area qualifies for Conservation District designation.

Conservation District designation for the area would help protect its physical and cultural identity and attributes by:

- Providing a range of architectural and development standards consistent with the style and period of the neighborhood and its structures.
- Encouraging redevelopment of noncontributing structures to contributing standards while maintaining the architectural styles found in the neighborhood.
- Providing City assistance in protecting the physical and salient design features of the area that could not otherwise be addressed in standard zoning regulations (by providing a system of review for monitoring area improvements).

Z212-315(TAB)

- Conserving a part of Dallas' architectural heritage from an important era in the city's development.

**NOVEMBER 21, 2024**  
**CPC Action**

**Motion:** It was moved to recommend **approval** to change the zoning classification from R-7.5(A) single-family zoning district and R-10(A) single-family zoning district to Tract IV of the Lakewood Conservation District No. 2, subject to staff's recommended conditions including a provision prohibiting solar panels on the front of the home and with the following areas removed from the Lakewood Conservation District expansion area: 1) City Block K/2825 ½ along the north line of Lakeshore Drive between Wendover Road and Copperfield Lane; 2) the area west of West Shore Drive and south of the north portion City Block F/2821 fronting Lakeshore Drive and south of the north portion of City Block E/2820 fronting Lakewood Boulevard; 3) the lots fronting either side of Westlake Drive east of West Shore Drive; 4) the area southeast of Lakewood Boulevard and northeast of Heath Street; 5) the area along the southeast line of Tokalon Drive; northeast of Winsted Drive, in an area generally bounded by alleys between Westlake Avenue and Meadow Lake Avenue and between Lakewood Boulevard and Westlake Avenue on the north, Lawther Drive on the east, Tokalon Drive and the alleys between Tokalon Drive and both Pasadena Avenue and Avalon Avenue and the alley between Lorna Lane and Avalon Avenue on the south, and Brendenwood Drive, Copperfield Lane and the alley south of Westlake, and Wendover Road on the west.

**Note: Commissioner Kingston offered a Friendly amendment to remove the provision that would prohibit solar panels on the front of the home. Commissioner Sleeper, maker of the motion, accepted the Friendly amendment.**

Maker: Sleeper  
Second: Kingston  
Result: Carried: 12 to 0

For: 12 - Hampton, Herbert, Forsyth, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Sleeper,  
Haqq, Hall, Kingston, Rubin

Against: 0  
Absent: 2 - Chernock, Housewright  
Vacancy: 1- District 11

**Note: Vice-chair Rubin offered a Friendly amendment to remove “New construction in those lots must be in one of the five contributing styles.”, in Section 4d. In Section 5d, after the phrase, “All new construction.” insert the following, “On a lot occupied by a contributing structure on November 20, 2024.” Commissioner Sleeper, maker of the original motion and Commissioner Kingston, seconder, did not accepted the Friendly amendment.**

**Unfriendly Amendment:** It was moved to strike the second sentence “New construction in those lots must be in one of the five contributing styles.” in Section 4d; and in Section 5d, after the phrase, “All new construction,” insert the following: “On a lot occupied by a contributing structure on November 20, 2024.”

Maker: Rubin  
Second: Shidid  
Result: Failed: 3 to 9

For: 3 - Forsyth, Shidid, Rubin

Against: 9 - Hampton, Herbert, Carpenter, Wheeler-Reagan,  
Blair, Sleeper, Haqq, Hall, Kingston

Absent: 2 - Chernock, Housewright

Vacancy: 1- District 11

**Notices:** Area: 200 Mailed: 468

**Replies:** For: 133 Against: 129

**Speakers:** For: Summer Loveland, 7031 Lakewood Blvd., Dallas, TX, 75214

Lindsay Pope, 6861 Lakewood Blvd., Dallas, TX, 75214

Mark Beasley, 7026 Lakewood Blvd., Dallas, TX, 75214

John Perry, 7210 Lakewood Blvd., Dallas, TX, 75214

Stan Cowan, 7023 Tokalon, Dallas, TX, 75214

Robin McCaffrey, 6910 Norway, Dallas, TX, 75230

Sarah Blanchard, 7026 Tokalon, Dallas, TX, 75214

Lisa Marie Gala, 5835 Morningside, Dallas, TX, 75248

Otto Marquez, 7011 Lakewood Blvd., Dallas, TX, 75214

Norman Alston, 506 Monte Vista, Dallas, TX, 75223

Shawna Heffler, 6919 Coronado, Dallas, TX, 75214

Arthur D. Harvey, 7031 Westlake, Dallas, TX, 75214

Marcus Taylor, 6410 Blanch Cir., Dallas, TX, 75214

Karen Eubank, 11407 West Ricks Cir., Dallas, TX, 75230

Chris Kurzner, 6936 Lakeshore Blvd., Dallas, TX, 75214

Tam Pham, 1914 Skillman, Dallas, TX, 75206

Lisa Moreno, 6915 Lakewood Blvd., Dallas, TX, 75214

Wolford McCue, 75119 Lakeshore Dr., Dallas, TX, 75214

Temple Shipley, 6526 Lakewood, Dallas, TX, 75214

Laura Braasch, 7003 Lakewood Blvd., Dallas, TX, 75214

Anne Willis Brown, 7327 Lakewood Blvd., Dallas, TX, 75214

Kim Edge, 7011 Lakewood Blvd., Dallas, TX, 75214

Michelle Walker, 1841 Shelmire Dr., Dallas, TX, 75224

Cynthia Timms, 7008 Lakewood Dr., Dallas, TX, 75214

Jim Anderson, 4706 Swiss Ave., Dallas, TX, 75204

Willis Winters, NW 6<sup>th</sup>, Mineral Wells, TX, 76067

Dave Loveland, 7031 Lakewood Dr., Dallas, TX, 75214

Chris McNeill, 7102 Lakewood Blvd., Dallas, TX, 75214  
For (Did not speak): Scott Deatherage, 6718 Avalon, Dallas, TX, 75214  
Charlotte Walters, 7227 Tokalon Dr., Dallas, TX, 75214  
John Wilder, 8140 Walnut Hill, Dallas, TX, 75231  
Elysia Portera, 6955 Lakewood Blvd., Dallas, TX, 75214  
Marcel Quimby, 3200 Main, Dallas, Tx, 75226  
Margaret Cervin, 6802 Avalon Ave., Dallas, TX, 75214  
Against: Kathleen Erdman, 2431 Hideaway Dr., Dallas, TX, 75214  
Rob Richmond, 6904 Tokalon Dr., Dallas, TX, 75214  
Stephen Hutto, 6855 Lakewood Blvd., Dallas, TX, 75214  
Eric Johnson, 6849 Lakewood Blvd., Dallas, TX, 75214  
Samantha Crispin, 6859 Tokalon Dr., Dallas, TX, 75214  
Charles Secker, 6914 Tokalon Dr., Dallas, TX, 75214  
Jennifer Wiley Black, 2432 Hideaway Dr., Dallas, TX, 75214  
Allison Moore, 6955 Lakeshore Dr., Dallas, TX, 75214  
John Jackson, 7010 Delrose Dr., Dallas, TX, 75214  
Roxan Staff, 6964 Tokalon Dr., Dallas, TX 75214  
Garrett Johnson, 6849 Lakewood Dr., Dallas, TX, 75214  
Jeff Prudhomme, 7019 Westlake Ave., Dallas, TX, 75214  
Ann King, 6865 Lakeshore Blvd., Dallas, TX, 75214  
Chris King, 6865 Lakeshore Blvd., Dallas, TX, 75214  
Mike Starcher, 6865 Tokalon Dr., Dallas, TX, 75214  
Ashley Martin, 7031 Lakeshore Dr., Dallas, TX, 75214  
Randy Jesberg, 6957 Tokalon Dr., Dallas, TX, 75214  
Julie Broberg, 6945 Tokalon Dr., Dallas, TX, 75214  
Susan Hughes, 7330 Lakewood Blvd., Dallas, TX, 75214  
Brad Broberg, 6945 Tokalon Dr., Dallas, TX, 75214  
Randy Staff, 6964 Tokalon Dr., Dallas, TX, 75214  
Anthony Adams, 6870 Tokalon Dr., Dallas, TX, 75214  
Against (Did not speak): Kenneth Townsley, 6901 Westlake Ave., Dallas, TX, 75214  
Chris Black, 2432 Hideaway Dr., Dallas, TX, 75214  
Christopher J. Gilker, 7303 Tokalon Dr., Dallas, TX, 75214  
Rick Triplett, 7131 Tokalon Dr., Dallas, TX, 75214

**TRACT IV DRAFT ORDINANCE****EXHIBIT B****TRACT IV LAKEWOOD CONSERVATION DISTRICT REGULATIONS****Table of Contents**

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(1) Interpretations and definitions.

- (a) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51A, as amended.
- (b) Unless otherwise stated, the definitions in Chapter 51A, as amended, apply to this ordinance. In this ordinance:
  - (1) ACCESSORY STRUCTURE means a structure located on the same lot as the main building that is subordinate in floor area, location, and purpose to the main building, and is used for a permitted purpose, including but not limited to garages, pergolas, arbors, workshops, storage buildings, pool houses, carports, and habitable structures.
  - (2) ADJACENT LOT means a lot that is contiguous to another lot that fronts on the same street.
  - (3) ARCHITECTURAL DESIGN FEATURES and BUILDING ELEMENTS mean chimneys; roof style, slope, and overhang; materials; window style; vent style; balconies; towers; wing walls; eave overhangs; window sashes; front porches; crowns; pilasters; and other exterior architectural features.
  - (4) ATTIC STORY means the space between the existing ceiling framing of the topmost story and the underside of the roof framing.
  - (5) CIRCULAR DRIVEWAY means an impervious surface located in a front yard or cornerside yard, used to access off-street parking or for off-street parking, and that has two curb cuts onto the same street or intersecting streets.
  - (6) COMPATIBLE means consistent with the architectural design features found within the district, including architectural style, scale, massing, setbacks, colors, and materials.
  - (7) CONTRIBUTING means a structure listed as Spanish Eclectic/Revival, French Eclectic, Neoclassical, Tudor, or Colonial Revival. See Exhibit C for property list by address.
  - (8) CORNER LOT means a lot that has frontage on two intersecting streets.
  - (9) CORNERSIDE FACADE means a main building facade facing a side street.
  - (10) CORNERSIDE YARD means a side yard that abuts a street.
  - (11) CORNICE means any molded projection which crowns or finishes the part to which it is affixed.

- (12) DOCUMENTED ASSURANCE means an architectural drawing, survey, or photograph delineating the original or existing appearance, height, or footprint of the structure.
- (13) DORMER is a structure projecting above a sloping roof, usually housing a vertical window or vent. Dormers are not part of the main roof structure, but are framed separately, with no shared roof ridge or eave.
- (14) ELL is a secondary wing or extension of a building at right angles to its principal dimension.
- (15) ENTABLATURE means an elaborate horizontal band and molding supported by columns, or any similar construction that crowns a wall, window, or doorway.
- (16) FRONT FACADE means a building elevation facing the street on which the property is legally addressed.
- (17) FRONT YARD means the portion of a lot which abuts a street and extends across the width of the lot between the street and a main building and lines parallel to and extending outward from the front facade of a main building. REQUIRED FRONT YARD means the portion of the front yard between the street and the setback line.
- (18) HALF TIMBERING a treatment to mimic historic exposed heavy timber framing. See Exhibit C for examples.
- (19) HARDSCAPE means any non-plant landscape materials such as boulders, cobbles, decorative concrete, gravel, pavers, or stones.
- (20) HEIGHT, for any structure with a roof, means the vertical distance measured from average grade (highest and lowest exterior corners of a structure) to the peak of the roof structure, regardless of its style or form.
- (21) IMPERVIOUS SURFACE means any paved surface, such as asphalt, bricks, concrete, gravel, stone, or tile, or any structure, such as accessory buildings, driveways, or walkways.
- (22) INTERIOR LOT means a lot bounded by a street on one side only.
- (23) MAIN BLOCK means the largest massing of the street facade of a main building.
- (24) MAIN BUILDING means the building on a lot intended for occupancy by the main use.
- (25) MAJOR MODIFICATION means any remodeling that impacts 25 percent of the surface area or greater (using wall and window/door area affected) of front facade by altering or obscuring existing materials.

- (26) **MATURE TREE** is any species of tree identified as being a minimum of 15 caliper inches or more when measured at 4.5 feet above grade on the uphill slope of the lot.
- (27) **ORIGINAL HOUSE** means a main building existing within the district before January 1, 1961.
- (28) **PARKWAY** means that area between the sidewalk and the curb, or that area between the sidewalk and the street pavement if there is no curb.
- (29) **PEDIMENT** means a triangular gable, usually having a horizontal cornice, with raked cornices on each side, surmounting or crowning a portico or another major division of a facade, end wall, or colonnade.
- (30) **REAR YARD** means:
  - (A) on an interior lot, the portion of the lot between the side lot lines that extends across the width of the lot between a main building and lines parallel to and extending outward from the rear facade of a main building and the rear lot line; and
  - (B) on a corner lot, the portion of the lot that extends between the interior side lot line and a line parallel to and extending outward from the rear corner of the cornerside facade, and between the rear lot line and a main building and a line parallel to and extending outward from the interior side corner of the rear facade.
- (31) **RECONSTRUCTION** means the act of rebuilding a structure or architectural feature in the same form and detailing as it had been previously.
- (32) **REMODEL** means improvements or repairs that change the appearance of the main building or replace materials of the main building with another material.
- (33) **RETAINING WALL** means a wall used to hold or retain the soil behind it and to prevent the erosion of land.
- (34) **ROOF RIDGE** means the apex of any roof structure, regardless of its style or form.
- (35) **SIDE YARD** means any portion of a lot not occupied by a main building that is not a front yard or rear yard. "Side yard" includes "cornerside yard."
- (36) **SIGNIFICANT HOUSE** means a structure that is associated with a noted architect or builder as listed in Exhibit C.
- (37) **STREET FACADE** means any part of a building that faces a public street.

- (38) STRUCTURE means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.
  - (39) SUPPORTING HOUSE means a main building not listed as one of the five contributing styles in Exhibit C classified as Spanish Revival/Eclectic, French Eclectic, Neoclassical, Tudor, or Colonial Revival.
  - (40) VERGEBOARD means a board which hangs from the projecting end of a roof, covering the gables.
  - (41) WALL DORMER a dormer whose face is integral with the face of the wall below, breaking the line at the cornice of a building.
  - (42) WRAP-AROUND means the area to the midpoint of the structure measured from the furthest front wall or omitted wall line (porch) of the structure to the furthest rear wall or omitted wall line of the structure. The result shall be a straight line through the structure.
  - (43) YARD, LOT, AND SPACE REGULATIONS means regulations related to front, side, and rear yard setbacks, density, height, lot coverage, lot size, lot width, and number of stories.
- (2) Illustrations. The TRACT IV Illustrations are attached to and made part of this ordinance as Exhibit C. If there is a conflict between the district regulations and Exhibit C (Illustrations), the district regulations control.
- (3) Nonconforming structures.
- (a) Except as provided in this section, Section 51A-4.704(c), “Nonconforming Structures,” applies.
  - (b) Except as provided in this section, a person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure if the work does not cause the structure to become more nonconforming as to the yard, lot, space, and architectural standard regulations.
  - (c) Except as provided in this subsection, the right to rebuild a nonconforming structure ceases if the structure is destroyed by the intentional act of the owner or the owner's agent.
  - (d) Except as provided in this subsection, if the degree of nonconformity as to yard, lot, and space regulations or architectural standards is voluntarily reduced, all rights to the previous degree of nonconformity are lost:
    - (1) If the property owner provides the director with documented assurance, the portion of the structure may be renovated, remodeled, repaired, or rebuilt

within the original or previously nonconforming building footprint and height:

- (A) with materials and features shown in the documented assurance;
- (B) in compliance with the development standards and architectural standards in this district; or
- (C) any combination of Subparagraphs (A) and (B); and
- (D) must not increase the degree of nonconformity of the structure.

- (2) For portions of the structure without documented assurance regarding materials and features, the architectural standards apply.

(4) Development standards.

(a) In general.

- (1) Development Standards. Except as provided in this Exhibit B, the development standards of the R-7.5(A) Single Family District apply.
- (2) Applicability. Except as provided in the architectural standards for specific styles, the following development standards apply to the entire lot.
- (3) Yard, Lot, Space. The yard, lot, and space regulations in this Exhibit B must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this Exhibit B and Division 51A-4.400, this Exhibit B controls.

(b) Building characteristics.

(1) Dormers.

- (A) Dormers on a street-facing facade may not exceed six feet in width.
- (B) Dormers must be typical in form, size, and proportions for the architectural style of the structure.

(2) Front porches and enclosures.

- (A) Porch enclosures must have a minimum of 75 percent transparent glass or screen.
- (B) Infill materials must match the existing materials in color, texture, dimension, and coursing.

- (C) Porte-cocheres may not be enclosed.
- (3) Windows and doors. This subsection applies to windows and doors on the front facade and the wrap-around:
  - (A) Windows must be typical of the architectural style.
  - (B) Only transparent, stained, or leaded glass is allowed in windows and doors, except that bathroom windows located on side facades may be frosted, translucent, or opaque.
  - (C) Metal window frames must be painted or factory finished.
  - (D) Window sash, muntins, and mullions must project a minimum of one-quarter inch above the exterior glass surface.
  - (E) Window screens, storm windows, screen doors, and storm doors are permitted.
- (c) Building materials.
  - (1) Except as provided in this subsection, the first story of main buildings must be brick, stone, or a combination of both.
  - (2) Wood, materials that look like wood, cast stone, wrought iron, or stucco with half-timbering may be applied in a manner and location typical of Original Houses in the district.
  - (3) Vinyl and aluminum siding are prohibited.
  - (4) On a front facade and within the wrap-around, all materials and their application must be typical of the period and architectural style, or be compatible with original main buildings designated the same architectural style in the district.
- (d) Demolition.
  - (1) Original Houses (built before 1961) identified as Tudor, Spanish Revival/Eclectic, French Eclectic, Colonial Revival, and Neoclassical, or identified as a Significant House in Exhibit C may be demolished only if the cost of bringing the house into compliance with Section 27-11, "Minimum Property Standards; Responsibility of Owner," of the Dallas City Code using materials similar to the original materials is greater than 80

percent of the value of Improvements according to the Dallas Central Appraisal District (DCAD).

(A) Applicant shall demonstrate the need for demolition by providing:

- (i) Building Inspection report
- (ii) Engineer's report
- (iii) Itemized list of required repairs, broken down into labor and material costs

(2) All structures not covered under paragraph 1 of this section may be demolished. New construction on those lots must be in one of the five Contributing styles.

(e) Fences and retaining walls.

- (1) Except as provided in this section fences and walls, excluding retaining walls, are not allowed in a front yard. For purposes of this subsection, "front yard" means that area between the front facade and street, excluding porches, as illustrated in Exhibit C.
- (2) Courtyard walls surrounding the primary front entrance that are four feet in height or less may project into the front yard a maximum of five feet.
- (3) Fences must be set back a minimum of five feet from the corner of the front facade of a main building nearest the side property line, excluding porches.
- (4) Fences and walls in a side yard may not exceed six feet in height.
- (5) Fences and walls in a rear yard may not exceed eight feet in height.
- (6) Fences and walls in a cornerside yard may not exceed eight feet in height.
- (7) Retaining walls may not exceed six inches above any soil being retained.
- (8) Fences may be made of brick that matches the main structure, stone, wood, wrought iron or materials that look like wrought iron, or a combination of these materials. Chain link is prohibited.

(f) Garages, carports, and accessory structures.

- (1) Style and materials. The color, style, design, and materials of accessory structures that are visible from a street must be compatible with the color, architectural style, design, materials, of the main building.

- (2) Roof slope. If a structure is visible from the street, the slope of the roof must either match the roof slope of the main building, be compatible with the architectural style of the main building, or have a 5/12 or 6/12 pitch compatible with the roof slope of original garages.

(3) Setbacks.

- (A) For structures 24-feet in height and under located in the rear third of a lot:

- (i) the minimum side yard setback is one foot.
- (ii) no minimum rear yard setback,
- (iii) all eaves and overhangs must be located within the confines of the lot.

- (B) For structures over 24-feet in height located in the rear third of a lot:

- (i) the minimum required side yard is five feet.
- (ii) the minimum required rear yard is five feet.

- (C) For structures on corner lots, the accessory structure may not be closer to the cornerside yard lot line than the main building.

(4) Attached garages.

- (A) Garages are prohibited on the front facade and within the wrap-around.
- (B) Garage doors may not face the front street.

(g) Height.

- (1) Except as provided in this subsection, for structures on lots smaller than 10,000 square feet, maximum structure height is 30 feet. For structures on lots 10,000 square feet or greater, maximum height is 35 feet.
- (2) If any portion of an existing structure's roof ridge exceeds the maximum height in paragraph (1), the lower portion of the structure's roof ridge may



be raised to the height of the taller portion of the roof ridge. See Exhibit C for illustrations.

(h) Height looming.

- (1) This subsection is not to be interpreted as an overall setback for the structure, but that the highest point of a building element (wall, parapet, dormer, etc.) may not be taller than three times its distance from a side property line.
- (2) This subsection only applies to the main building. This subsection does not apply to chimneys or to a structure that is 24 feet in height or less.
- (3) Height looming is measured from the ground level at the side property line. See Exhibit C for illustrations.
- (4) The maximum height of any portion of the structure may not be greater than three times its distance from the ground level of the side property line.
- (5) No portion of a building or structure greater than 24 feet in height may be located above the *height looming slope* (as illustrated in Exhibit C) which extends vertically and is calculated by multiplying the distance from a side property line by three. This creates a diagonal line that slopes back proportionately from the side yard property line by one foot in horizontal distance for every three feet in vertical distance. For example, a 27-foot tall structure set back six feet from the side yard line may not exceed 18 feet in height at that distance above the ground level at the side property line, and the highest point of the roof ridge must be set back at least nine feet.

(i) Impervious surface.

- (1) Impervious materials. No more than 35 percent of the front yard may be paved or hardscaped.
- (2) Driveways, curbing, and parking.
  - (A) A driveway from the front street must be between eight and 12 feet wide.
  - (B) An interior lot may have driveway access from the front street and rear alley.

- (C) A corner lot may have driveway access from the rear alley and either the front street or a side street, but not all three.
  - (i) Side street access driveways may not exceed 20 feet in width within the cornerside yard setback.
- (D) Any new front entry driveway must extend at least 20 feet beyond the front yard setback.
- (E) Driveways must be constructed of brick, brush finished concrete, stone, pavers, permeable pavers, or similar materials.
  - (i) Gravel is an allowable material only when used between ribbons in ribbon driveways.
- (F) Circular and ribbon driveways are allowed.
- (3) Walkways.
  - (A) Walkways must be constructed of brush finished concrete, brick, pavers, stone, or a similar material. Gravel and asphalt are prohibited.
  - (B) Walkways must be continuous with no separation. (See Exhibit C)
- (j) Landscaping.
  - (1) In general. Except as provided in this subsection, landscaping must be provided in accordance with Article X.
  - (2) Tree mitigation. This section applies only to trees located in the front yard or parkway.
    - (A) Except as provided in this subsection, the Article X Tree Conservation regulations, Division 51A-10.130 of the Dallas City Code, for the protection and replacement of trees apply to the front yard of lots with single-family uses.
    - (B) A mature tree in the front yard of a lot with a single family use is deemed to be protected.
    - (C) The tree mitigation regulations in this Exhibit B must be read together with the Article X tree conservation regulation. If there is a conflict between this Exhibit B and Article X of the Dallas City Code, Exhibit B controls.

- (D) A tree removal application must be approved by the building official before removal or serious injury to a Mature tree.
  - (E) Tree replacement for a Mature tree removed in the front yard of a lot with a single family use must be replaced according to Division 51A-10.130 requirements.
  - (F) The exception for unrestricted zones with building permits for construction of a single family or duplex dwelling does not apply for the front yard of the lot to the front property line.
  - (G) Defenses to prosecution in Division 51A-10.130 apply to Mature trees in front yards on lots with single family uses. In addition, the provision of professionally-assessed direct evidence identifying substantial damage to an existing structure originating from a Mature tree shall be a consideration by the director for the removal of a Mature tree under Section 51A-10.140(b)(6).
- (k) Lot coverage.
- (1) For lots with main buildings that existed as of (date of City Council approval) the maximum lot coverage is 45 percent.
  - (2) For lots where a new main building is constructed after (date of City Council approval) the maximum lot coverage is 40 percent.
- (l) Paint and colors.
- (1) A building facade may not be painted with more than one body color and can only have a maximum of three trim colors.
  - (2) Certain colors prohibited. Fluorescent and metallic colors, and the use of black as a main body color is prohibited on the exterior of any structure in this district.
- (m) Setbacks. Except as provided in this paragraph, setbacks must be open and unobstructed and shall be measured to the first portion of any structure that exceeds six inches above the grade except those architectural features called out in Sec. 51A-4.401, 4.402, and 4.403, as amended.
- (1) Front yard.
- (A) Except as provided in this paragraph, all Original Houses or Contributing homes are deemed to be conforming as to front yard setbacks. If an Original House or Contributing home is demolished,

new construction must meet the minimum front yard setbacks in Paragraph (B).

- (B) For new construction and additions, the minimum front yard is equal to the average of the adjacent lots as determined by a state licensed architect, land surveyor, or engineer. The maximum setback may not exceed more than 10 feet further back than the average. See Exhibit C for illustrations.

(2) Side yard.

- (A) Except as provided in this paragraph, for lots smaller than 10,000 square feet, the minimum side yard setback is five feet.
- (B) Except as provided in this paragraph, for lots 10,000 square feet or greater, the minimum side yard setback is six feet.

(3) Rear yard.

- (A) Minimum rear yard is 10 feet.

- (n) Signs. Signs must comply with the provisions for non-business zoning districts in Article VII.

(o) Slope and drainage.

- (1) Lot-to-lot drainage is not allowed.
- (2) The slope existing on (date of City Council approval) of a lot must be maintained. This provision does not prevent minor grading as necessary to allow construction, prevent lot-to-lot drainage, or match the slope of contiguous lots.
- (3) For purposes of this subsection, “slope” means any change in elevation from the front lot line to the rear lot line or from a side lot line to the other side lot line.

~~———— (p) Solar panels.~~

~~———— (1) Solar panels are prohibited on a front facade roof that faces the street on which the property is addressed.~~

~~———— (2) Solar panels are allowed on 100 percent of an accessory structure roof.~~

- (q) Stories. Except as provided in this subsection, the maximum number of stories above grade is two. Attic stories (as illustrated in Exhibit C) that include habitable space are allowed above both one- and two-story houses.

(5) Architectural standards.

- (a) Statement of intent. The purpose of the architectural standards is to allow the application of architectural elements and materials in such a way that allows the continuation of flexibility of design by referencing those elements as outlined in this section through documentation. Any use of a referenced architectural element must be in a manner similar to the example provided for consideration. This is in recognition of the unique/varied design of many of the original homes within Tract IV.
- (b) Accepted sources for regulation of architectural standards. Except as provided in this subsection, architectural standards are established through consideration of original, contributing architectural styles and housing stock within this district, in conjunction with images and descriptions derived from *A Field Guide to American Houses* by Virginia Savage McAlester, (et. al.), or other publications approved by the director.
- (c) Purpose statement: Inclusion of *A Field Guide to American Houses* is to provide descriptions and pictorial examples of architectural forms, styles, and features that may be utilized during construction and remodeling.
- (d) New construction. All new construction must be built in compliance with architectural standards of one of the five Contributing styles: Tudor, Spanish Revival/Eclectic, French Eclectic, Colonial Revival, Neoclassical. The architectural standards apply to the front facade and wrap around.
- (e) Remodeling of Contributing structures.
  - (1) The architectural standards for remodeling apply only to the front facade and wrap around.
  - (2) If a structure of a contributing style is remodeled, the remodeling must be compatible with the standards for its architectural style for that element of the structure being remodeled.
    - (A) The following architectural design features must be maintained or replicated. These architectural design features may be relocated within the front facade or wrap-around.

- (i) Balustrades

- (ii) Chimneys
  - (iii) Dormers
  - (iv) Exterior stained and leaded glass
  - (v) Front porches or porticos with columns
  - (vi) Porte cocheres
  - (vii) Roof eaves
  - (viii) Turrets and towers
  - (ix) Window and door openings
- (B) Materials. Any remodeling must match the original materials in type, size, profile, color, coursing, texture, mortaring, and joint detailing.
- (C) Documented assurance. As an alternative to compliance with a Contributing or Significant House's designated style, the property owner may provide the director with documented assurance that the proposed work will reconstruct or replicate the original or existing architectural style and materials of the structure on any additions or remodeling.
- (f) Reconstruction. Structures completely or partially destroyed, other than by the intentional act of the owner or the owner's agent, may be reconstructed in the original architectural style or a contributing architectural style.
- (g) Architectural standards for Tudor. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.
- (1) Roof.
- (A) Except as provided in this paragraph, Tudor structures must have a side-gabled, cross-gabled, or front facing gable with intersecting hip, with a roof pitch between 12/12 and 20/12, or match existing roof pitch. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from the street, for example, behind a crenelated portico parapet, a roof ridge, or the highest point of a main roof.
  - (B) The maximum roof eave overhang allowed is 12 inches.

- (C) Tudor structures must have at least one front facing gable (not including gabled dormers or wall dormers), but not more than four front facing gables.
  - (D) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, slate, materials that look like slate, or composition shingles. Roofing material colors must be compatible with Original Houses in the district.
  - (E) Copper roofing accents are allowed.
  - (F) Any flat or low pitch (under 2/12 pitch) roof not visible from a street because it is behind a pitched roof may use modified bitumen, TPO membrane, or EPDM membrane.
- (2) Windows and doors.
- (A) Windows must be casement, single or double hung.
  - (B) Fixed windows are only permitted for stained or leaded glass windows.
  - (C) Windows must have multiple lights.
  - (D) Windows and doors must be typical of the Tudor style of the structure.
- (3) Chimneys. A minimum of one external brick chimney that is at least six feet wide at its base is required within the wrap-around.
- (4) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:
- (A) Dominant (largest) asymmetrical front facing gable
  - (B) Bay or oriel window on front facade
  - (C) Patterned (decorative) brick or stone utilized between half-timbering on front facade (basket weave, herringbone, etc.)
  - (D) Decorative chimney on front facade (pattern brick panels, statue ledge, stone accents, stepped levels, multiple flues)

- (E) Stone or cast stone accents on multiple window and door openings on the front facade
  - (F) Uncovered front raised patio, at least 25 percent of the front facade width, with or without a balustrade or railing
  - (G) Groupings of three or more stained or leaded glass windows on first-story of front facade
  - (H) Porch with heavy timber posts and brackets completely within wrap-around
  - (I) Nested gables
  - (K) Open air front porch supported by multiple arches. This may include Tudor style, round, or segmental arches
  - (L) Half-timbering in gable or on second story
  - (M) Decorative vergeboard
  - (N) Decorative cast stone (turned or twisted) columns
  - (O) Copper accent on projecting bay roof
  - (P) Jerkinhead or clipped gable (minimum of two)
  - (Q) Arched front doorway
  - (R) Wrought iron accents (railings, Juliet balcony, strap hinges)
  - (S) Subordinate (not largest) asymmetrical street facing gable
  - (T) Curved, meandering front walkway leading to the front door
- (h) Architectural Standards for Spanish Revival/Eclectic. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.
- (1) Front arches. A minimum of one opening on a street facing facade must have an arch.
  - (2) Porches and courtyards. Entry courtyard walls must be between three feet and six feet in height measured from grade outside courtyard.
  - (3) Roof.



- (A) Except as provided in this paragraph, Spanish Revival/Eclectic structures must have a cross-gabled, side-gabled, or combination hipped and gabled roof with a roof pitch between 4/12 and 7/12, or match existing roof pitch. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from a street, for example, behind a parapet, a roof ridge, or the highest point of a main roof.
  - (B) The maximum roof eave overhang allowed is 18 inches.
  - (C) The only roofing materials allowed are:
    - (i) Terra cotta tile in Spanish, mission, or barrel style; or
    - (ii) Materials that look like Spanish, mission, or barrel style tile in:
      - (a) Metal
      - (b) Concrete
      - (c) Plastic composite
      - (d) Composition shingles in a color palette of original Spanish tile roofs with terra cotta hips, ridge caps, and rake tiles applied to mimic original tile roofs. (See Exhibit C.)
    - (iii) Any flat or low pitch (under 2/12 pitch) roof not visible from a street because it is behind a pitched roof may use modified bitumen, TPO membrane, or EPDM membrane.
  - (D) Material colors must be compatible with Original Houses in the district.
- (4) Windows and doors.
- (A) Windows must be focal, casement, single-hung or double-hung.
  - (B) Fixed windows are only permitted for stained or leaded glass windows.
  - (C) Decorative iron window grilles are permitted.
  - (D) Windows and doors must be typical of the Spanish Revival style of the structure.

- (5) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:
- (A) Tower, partial turret, or bell tower
  - (B) Spanish, barrel, or mission style terra cotta roofing
  - (C) Entry courtyard with walls (walls must be between three feet and six feet in height measured from grade outside courtyard)
  - (D) Arcaded front porch utilizing three or more arches
  - (E) Cantilevered upper-level balcony under roof with railing
  - (F) Open air exterior staircase leading to second story
  - (G) Large focal window or parabolic arch on front facade
  - (H) Two or more stained or leaded glass windows on front facade
  - (I) Elaborate chimney tops with small tile roof within 15 feet of a street facade
  - (J) Two or more arched windows or doors on street facades
  - (K) Brick or tile gable vents
  - (L) Decorative cast stone (turned or twisted) columns
  - (M) Multicolored tile roofing
  - (N) Arched wood front door
  - (O) Wrought iron accents
  - (P) Multicolor tile accents on front facade (excluding porch floor or porch stair riser)
  - (Q) Front projecting ell or wing
  - (R) Balconette or Juliet balcony

- (S) Turned or carved wood posts on porch or balcony within wrap-around
- (T) Cloth awnings with spiked wrought iron finials
- (i) Architectural standards for French Eclectic. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.
  - (1) Roof.
    - (A) Except as provided in this paragraph, French Eclectic structures must have a steeply pitched (between 10/12 and 20/12 pitch) hipped roof with a ridgeline that parallels the front of the house. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from a street, for example, behind a parapet, a roof ridge, or the highest point of a main roof.
    - (B) The maximum roof eave overhang allowed is 12 inches.
    - (C) Dominant front facing gables that are part of the main roof are prohibited.
    - (D) Front and street facing gabled roof forms are allowed on dormers, over one-story porches, entryways, or porticos, and must be subordinate to the main roof structure.
    - (E) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, slate, materials that look like slate, and composition shingles. Roofing material colors must be compatible with Original Houses in the district.
  - (2) Windows and doors.
    - (A) Windows must be casement, single-hung, or double-hung.
    - (B) Fixed windows are only allowed for transom and stained or leaded glass windows.
    - (C) Windows must have multiple lights.
    - (D) Windows and doors must be typical of the French Eclectic style of the structure.
  - (3) Chimneys. One external chimney located within the front facade or wrap-around is required.

- (4) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:
- (A) Wall dormers on front facade
  - (B) Tower/turret or crenelated portico on front facade
  - (C) Open terraces or balconies with stone or cast stone balustrades
  - (D) Two symmetrical external brick chimneys (one on each side of the house)
  - (E) Tile, slate, or wood shingle roof
  - (F) Massive (minimum six feet wide) chimney on the front facade
  - (G) Quoins at wall corners
  - (H) Stone/cast stone accents
  - (I) Leaded or stained-glass window on the front facade
  - (J) Pedimented, crowned, or arched windows on the front facade
  - (K) Round or oval window on front facade
  - (L) Flared eaves
  - (M) Symmetrically balanced fenestration
  - (N) Dentils at cornice
  - (O) Half-timbering
  - (P) Balconette or Juliet balcony
  - (Q) Decorative pediment over the main entry door
  - (R) Solid wood door with speakeasy opening and strap hinges
  - (S) Arched wood front door
- (j) Architectural standards for Colonial Revival. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.

- (1) Porches. A front porch or portico finished floor must be raised a minimum of 12 inches above grade.
- (2) Roof.
  - (A) Except as provided in this paragraph, Colonial Revival structures must have a side-gabled, cross-gable, hipped, or gambrel roof with a low to moderate roof pitch between 5/12 and 12/12. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from the street, for example, a flat portico roof, or behind a roof ridge, or the highest point of a main roof.
  - (B) The maximum roof eave overhang allowed is 18 inches.
  - (C) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, slate, materials that look like slate, or composition shingles. Roofing material colors must be compatible with Original Houses in the district.
  - (D) Any flat or low pitch (under 2/12 pitch) may use modified bitumen, TPO membrane, or EPDM membrane.
- (3) Windows and doors.
  - (A) Windows must have multiple light upper sashes.
  - (B) Muntins and mullions must be expressed.
  - (C) Windows and doors must be typical of the Colonial Revival style of the structure.
- (4) Chimneys. All chimneys must be constructed of masonry.
- (5) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:
  - (A) 1-story recessed wing
  - (B) Gabled center bay
  - (C) Symmetrical fenestration pattern on main block of house
  - (D) Quoins at wall corners

- (E) 1-story, centered portico
  - (F) Symmetrical dormers
  - (G) Sidelights on both sides of front door
  - (H) Fan light or transom over front entrance
  - (I) Bay window on front facade
  - (J) External chimney centered on side gable
  - (K) Dentil cornice
  - (L) Rooftop balustrade on portico
  - (M) Straight walkway leading to main entrance
  - (N) Soldier course or cast stone lintels
  - (O) Round shaft classical columns
  - (P) Dentil cornice on portico
  - (Q) Cast stone accents
  - (R) Copper accent roof on bay window
  - (S) Decorative round, oval, or bullseye window on front facade
- (k) Architectural standards for Neoclassical. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.
- (1) Form. Main block of structure must be symmetrical with centered front door.
  - (2) Porch. A full height (2-story) entry portico or full width porch is required.
  - (3) Roofs.
    - (A) Except as provided in this paragraph, roofs must be hipped or side gabled with a roof pitch between 5/12 and 12/12. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from the street, for example, a flat porch roof, or behind a roof ridge, or the highest point of a main roof.

- (B) The maximum roof eave overhang allowed is 24 inches.
  - (C) Portico and porch roofs may be nearly flat.
  - (D) Any flat or low pitch (under 2/12 pitch) may use modified bitumen, TPO membrane, or EPDM membrane.
  - (E) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, slate, materials that look like slate, or composition shingles. Roofing material colors must be compatible with Original Houses in the district.
- (4) Windows and doors.
- (A) Windows must have multiple lights and equally divided sash.
  - (B) Windows must be rectangular with single- or double-hung sashes.
  - (C) Fixed windows are only permitted for stained or leaded glass sidelight and transom windows.
  - (D) Windows must be symmetrically balanced on front facade.
  - (E) Front door must have either a transom window, sidelights, or both transom and sidelights.
  - (F) Windows and doors must be typical of the Neoclassical style of the structure.
- (5) Chimney.
- (A) A chimney is required.
  - (B) Chimneys are prohibited on a front facade.
- (6) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:
- (A) Large symmetrical brick chimneys on main block of house
  - (B) Recessed subordinate wing
  - (C) Doric, Ionic, or Corinthian columns on front porch or portico

- (D) Front door surround with full width transom window and/or decorative pediment above
  - (E) Small gabled dormers with windows or decorative vents on main block
  - (F) Sidelights on each side of front door
  - (G) Dentils and/or modillions under eaves
  - (H) Roofline balustrade on either a portico or full width front porch
  - (I) Pedimented front gable with entablature
  - (J) Greek key detail
  - (K) Quoins at wall corners
  - (M) Full height (two-story) entry porch or portico on front facade
  - (N) Cast stone window lintels
  - (O) Leaded glass on front facade
  - (P) Fluted columns
  - (Q) Round or oval window in front gable
- (l) Architectural standards for New Traditional. The architectural standards for remodeling apply only to the front facade and wrap around.
- (1) Structures identified as New Traditional may remodel in the existing style of architecture to include windows, materials, roof material and roof pitch to be compatible to the main building.
  - (2) Structures identified as New Traditional Tudor/Spanish Revival/French Eclectic/Colonial Revival/Neoclassical may remodel using the standards for the Contributing architectural style it models after.
  - (3) Any remodeling of architectural features listed under the designated Contributing classification must be retained, but additional features from that style can be added without having to meet the required six architectural features. For example, a New Traditional Tudor with half-timbering in the



gables, the remodel cannot remove that feature from the front facade or wrap around, but elements like brick pattern or iron details may be added.

- (m) Architectural standards for all other Supporting Houses. The architectural standards for remodeling apply only to the front facade and wrap around.
  - (1) If a Supporting House is remodeled, the remodeling must comply with the standards of this section; or
  - (2) A Supporting House may be remodeled in one of the 5 contributing styles (Tudor, Spanish Revival/Eclectic, French Eclectic, Colonial Revival, Neoclassical) for that element of the structure being remodeled.
  - (3) Materials. Metal cladding of any type is prohibited on a front facade.
  - (4) Roof.
    - (A) Except as provided in this section, structures must have a gable or hipped roof, with roof pitch between 4/12 and 12/12 or match the documented existing roof pitch of the main structure.
    - (B) Roof eaves must not exceed two feet.
    - (C) Except as provided in paragraph (A) flat and shed style roofs are allowed for entry porch roofs only.
    - (D) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, materials that look like tile, slate, materials that look like slate, standing seam metal, or composition shingles. Roofing material colors must be compatible with Original Houses in the district.
    - (E) Any flat or low pitch (under 2/12 pitch) may use modified bitumen, TPO membrane, or EPDM membrane.
  - (5) Windows.
    - (A) Individual window units must be taller than they are wide on the front facade.
    - (B) Except as provided in this paragraph, all windows on a front facade must be:
      - (i) single or double-hung 1-over-1;

- (ii) single or double-hung with divided light upper sash;
    - (iii) single or double-hung with divided light upper and lower sash;
    - (iv) divided light casement;
    - (v) divided light fixed/non-operable;
    - (vi) stained or leaded glass; or
    - (vii) match or be compatible with existing windows in place at passage of this ordinance
  - (C) Fixed plate glass windows are permitted only when utilized immediately between two operable windows.
- (6) Procedures.
- (a) Work reviews.
    - (1) Work review applications. A work review application must be submitted to the director for any work regulated by the standards contained in this ordinance.
    - (2) Responsibility of applicant. It is the responsibility of the applicant to provide examples from the district or accepted sources for justification of any element called into question during review.
    - (3) Work requiring a building permit.
      - (A) Upon receipt of a review form application for work requiring a building permit, the building official shall refer the review form application to the director to determine whether the new construction or remodeling meets the standards of this ordinance. The review of the review form application by the director must be completed within 30 days after submission of a complete review form application.
      - (B) If the director determines that the work complies with the standards of this ordinance, the director shall approve the review form application, and forward it to the building official, who shall issue the building permit if all requirements of the construction codes and other applicable ordinances have been met.
      - (C) If the director determines that the work does not comply with the standards of this ordinance, the director shall state in writing the

specific requirements to be met before issuance of a building permit, deny the review form application, and forward it to the building official, who shall deny the building permit. The director shall give written notice to the applicant stating the reasons for denial of the review form application. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address shown on the review form application.

(4) Work not requiring a building permit.

- (A) Upon receipt of a review form application for work not requiring a building permit, the building official shall refer it to the director to determine whether the work meets the standards of this ordinance. The director shall make this determination within 10 days after submission of a complete application.
- (B) If the director determines that the work complies with the standards of this ordinance, the director shall approve the review form application and give written notice to the applicant.
- (C) If the director determines that the work does not comply with the standards of this ordinance, the director shall state in writing the specific requirements to be met before an approval can be granted. The director shall give written notice to the applicant stating the reasons for denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. Notice to the applicant must be sent to the address shown on the review form application.

(b) Appeals.

- (1) An applicant may appeal any decision made by the director to the board of adjustment by filing written appeal with the director within 20 days after notice is given to the applicant of the director's decision. See Section 51A-4.703, "Board of Adjustment Hearing Procedures."
- (2) The board of adjustment shall hold a public hearing on all appeals.
  - (A) The Director shall send written notice of the public hearing on the appeal to the applicant and all owners of real property located within 200 feet, including streets and alleys, of the boundary of the area for which the application was made. The notice must be given not less than 10 days before the day set for the hearing. Notice is given by depositing the notice properly addressed and postage paid in the

United States mail to the property owners as evidenced by the last approved city tax roll.

- (B) In considering the appeal, the sole issue before the board of adjustment is whether the director erred in the decision. The board of adjustment shall consider the same standards that were required to be considered by the director.
- (C) Appeal to the board of adjustment is the final administrative remedy.

## EXHIBIT “C”

### LAKEWOOD CONSERVATION DISTRICT

#### Tract IV

## ILLUSTRATIONS

### A GUIDE FOR THE DEVELOPMENT STANDARDS AND ARCHITECTURAL STANDARDS

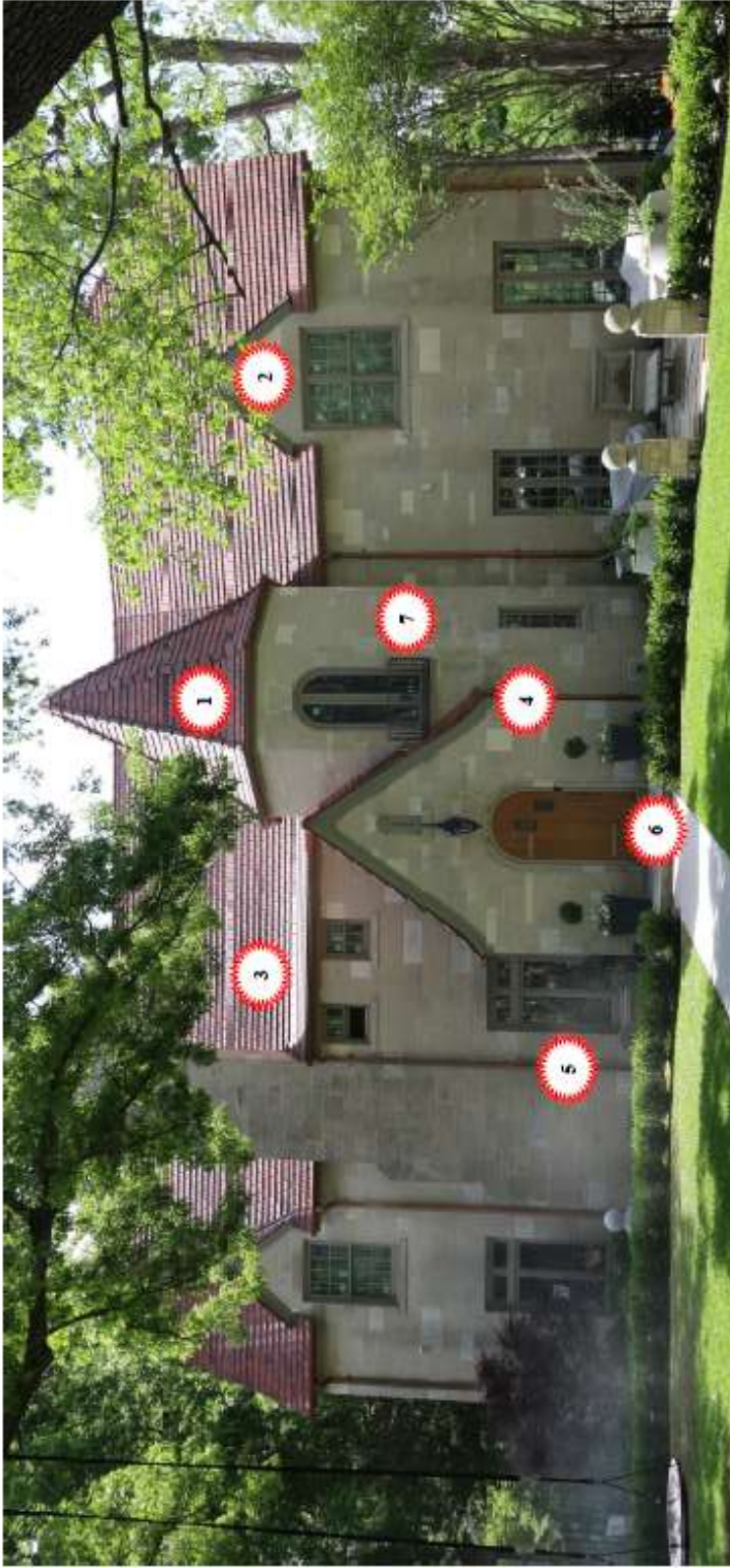


### Spanish Revival/Eclectic

- |                                      |   |
|--------------------------------------|---|
| 1) Parabolic arched focal window     | 7) Decorative tile accents (multicolor) on facade |
| 2) Round tower                       | 8) Wrought iron accents                           |
| 3) Spanish tile roof (multicolor)    | 9) Tile gable vents                               |
| 4) Courtyard with low wall           | 10) Elaborated chimney top                        |
| 5) Cantilevered balcony with railing | 11) Front projecting ell/wing                     |
| 6) Staircase (open air)              |   |

EXHIBIT C: EXAMPLE ARCHITECTURAL FEATURES BY ARCHITECTURAL STYLE





### French Eclectic

- |                    |  |
|--------------------|--|
| 1) Tower on facade | 5) Leaded windows  |
| 2) Wall dormers    | 6) Solid wood door with speakeasy opening and strap hinges |
| 3) Tile roof       | 7) Balconet (Juliet balcony)                               |
| 4) Flared eaves    |  |

EXHIBIT C: EXAMPLE ARCHITECTURAL FEATURES BY ARCHITECTURAL STYLE

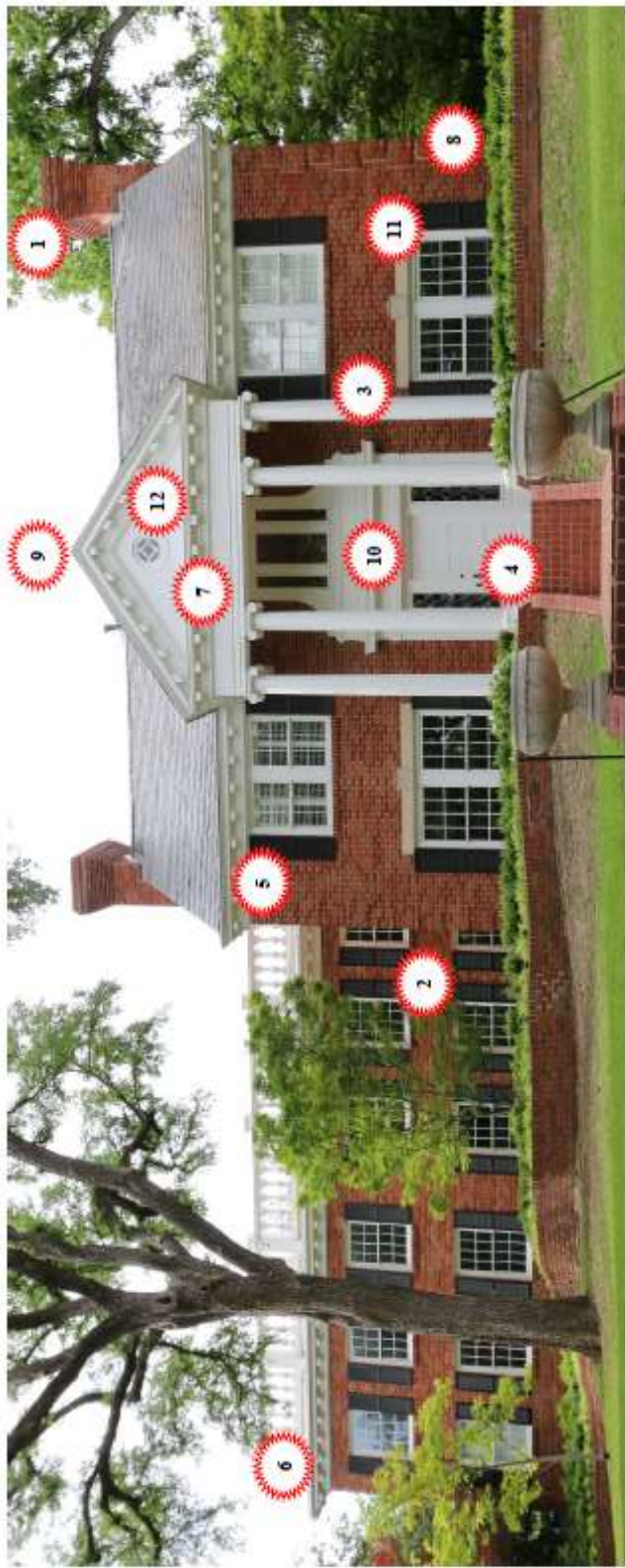


### Tudor— 2 story

- |  |  |
|--|--|
| 1) Crenellation or battlements                       | 5) Half-timbering on second story or in gable                      |
| 2) Patterned decorative brick between half-timbering | 6) Decorative vergeboard   |
| 3) Decorative chimney on front facade                | 7) Stone or cast stone accents on multiple window or door openings |
| 4) Groupings of stained or leaded glass windows      | 8) Arched front doorway  |

EXHIBIT C: EXAMPLE ARCHITECTURAL FEATURES BY ARCHITECTURAL STYLE





**Neoclassical**

- |  |  |
|--|--|
| 1) Large, symmetrical brick chimneys on main block of building | 7) Pedimented front gable with entablature |
| 2) Recessed subordinate wing                                   | 8) Quoins at wall corners                  |
| 3) Ionic or Corinthian columns of front porch or portico       | 9) Symmetrical main block                  |
| 4) Sidelights at front door                                    | 10) Full height entry porch                |
| 5) Dentils or modillions under eaves                           | 11) Cast stone lintels                     |
| 6) Roofline balustrade   | 12) Round or oval window in front gable    |

EXHIBIT C: EXAMPLE ARCHITECTURAL FEATURES BY ARCHITECTURAL STYLE



### Colonial Revival

- |                                     |  |
|-------------------------------------|--|
| 1) One-story wing                   | 6) Dentil cornice                            |
| 2) Symmetrical fenestration pattern | 7) Rooftop balustrade on portico             |
| 3) One-story centered portico       | 8) Straight walkway leading to main entrance |
| 4) Sidelights at front door         | 9) Soldier course or cast stone lintels      |
| 5) Transom over front door          |  |

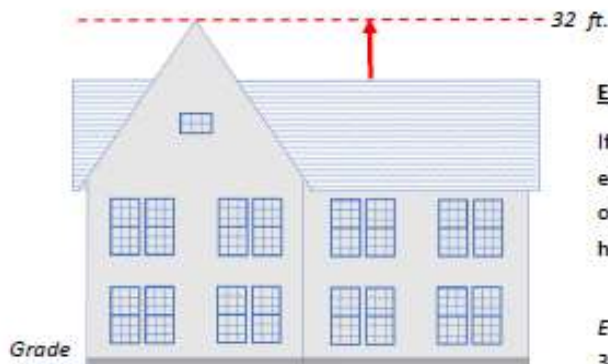
EXHIBIT C: EXAMPLE ARCHITECTURAL FEATURES BY ARCHITECTURAL STYLE



## Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

**Height** - For any structure with a roof, height means the vertical distance measured from average grade (highest and lowest exterior corners of a structure) to the peak of any roof structure, regardless of its style or form.

for structures on lots smaller than 10,000 square feet, maximum structure height is 30 feet. For structures on lots 10,000 square feet or greater, maximum height is 35 feet.

**Existing Height Provision**

If any portion of an existing structure's roof ridge exceeds the maximum height, the lower portion of the structure's roof ridge may be raised to the height of the taller portion of the roof ridge.

*Example:* For a structure with a maximum height of 30 feet, if a portion of that existing structure is 32 ft in height, the roof ridge may be raised to 32 ft.

**Stories**

The maximum number of stories above grade is two. Attic stories (as illustrated) that include habitable space are allowed above both one- and two-story houses

**Attic Story** means the space between the existing ceiling framing of the topmost story and the underside of the roof framing.



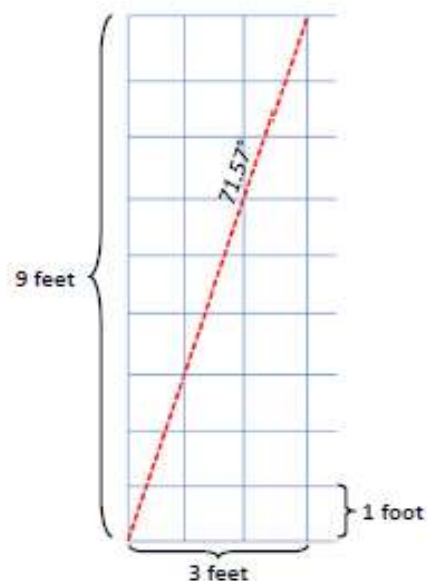
*Illustration: One-story house and two-story house with attic story above.*

## Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

**Height Looming Explanation**

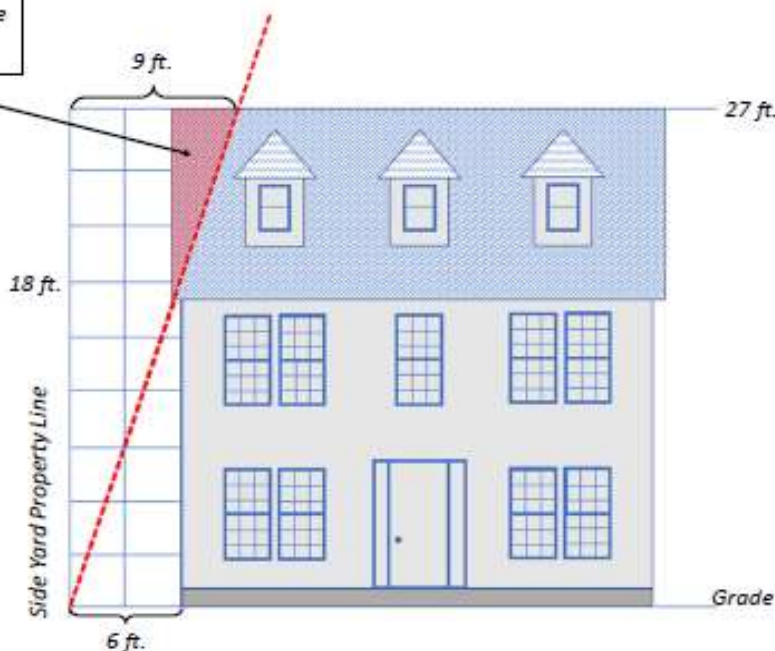
Height Looming is not to be interpreted as an overall setback for the structure. The highest point of a building element (wall, parapet, dormer, etc.) may not be taller than three times its distance from a side property line.

No portion of a building or structure greater than 24 feet in height may be located above the *height looming slope* (as illustrated) which extends vertically and is calculated by multiplying the distance from a side property line by three. This creates a diagonal line that slopes back proportionately from the side yard property line by one foot in horizontal distance for every three feet in vertical distance.



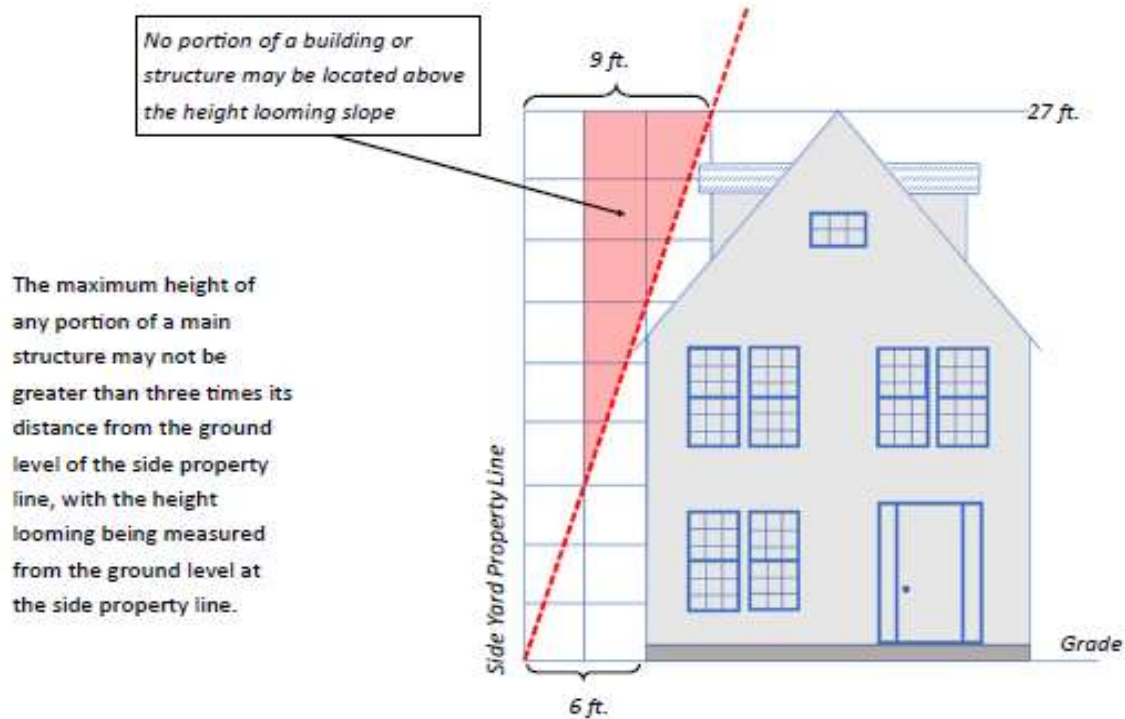
No portion of a building or structure may be located above the height looming slope.

The maximum height of any portion of a main structure may not be greater than three times its distance from the ground level of the side property line, with the height looming being measured from the ground level at the side property line.



*Example:* A 27-foot tall structure set back six feet from the side yard line may not exceed 18 feet in height at that distance above the ground level at the side property line, and the highest point of the roof ridge must be set back at least nine feet. Chimneys are not subject to this height looming provision.

## Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

Height Looming Explanation (continued)

*Example:* This 27-foot tall structure complies with the ordinance because no portion of the structure is above or within the area of the height looming slope.

**Height Looming** only applies to main buildings and does not apply to a structure that is 24-feet in height or lower.



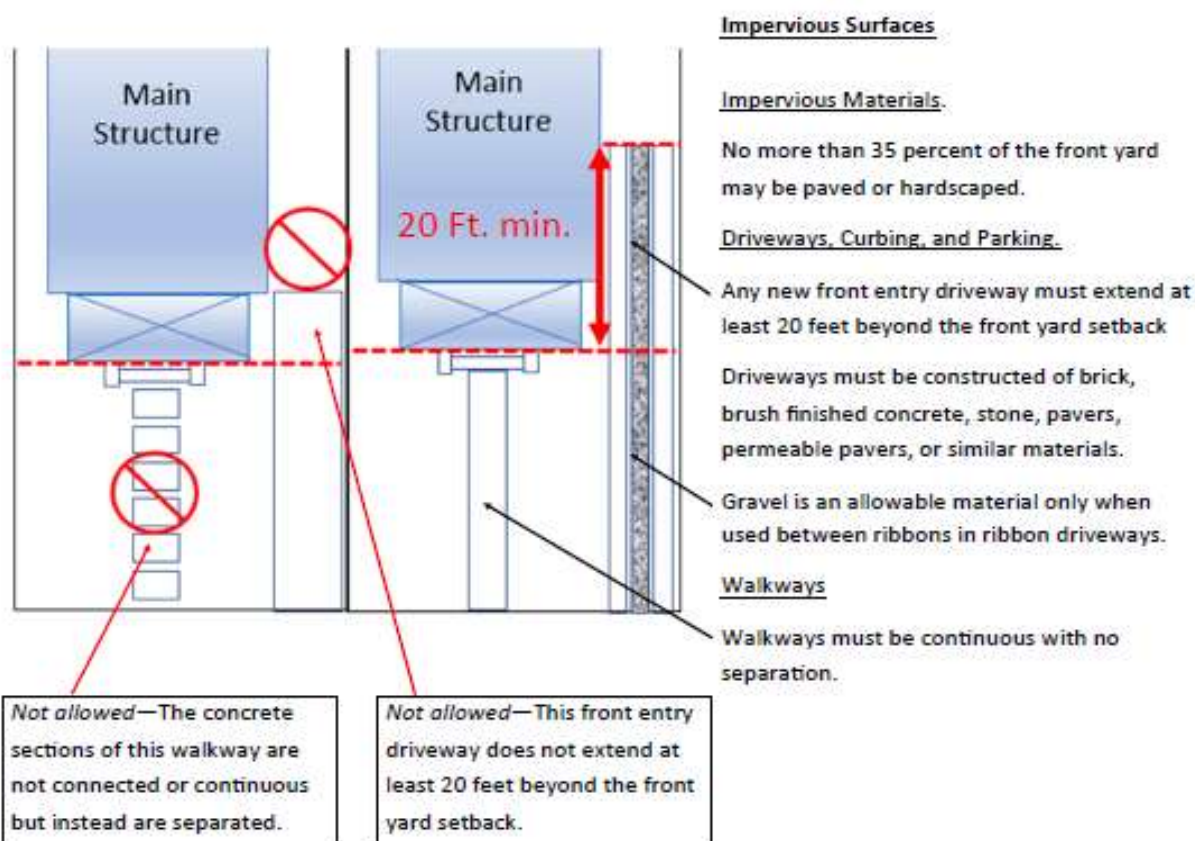
*Example:* Height Looming does not apply.



## Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

**Front Yard Setback**

For new construction and additions, the minimum front yard is equal to the average of the adjacent lots as determined by a state licensed architect, land surveyor, or engineer. The maximum setback may not exceed more than ten feet further back than the average.



## Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

FencesLocation

- Fences and walls, excluding retaining walls, are not allowed in a front yard. For purposes of this subsection, "front yard" means that area between the front facade and street, excluding porches.
- Courtyard walls surrounding the primary front entrance that are four feet in height or less may project into the front yard a maximum of five feet.
- Fences must be set back a minimum of five feet from the corner of the front facade of a main building nearest the side property line, excluding porches.

Height

- Fences in the side yard must not exceed six feet.
- Fences in the rear yard must not exceed eight feet.
- Fences in a cornerside yard must not exceed eight feet.
- Retaining walls may not exceed six inches above any soil being retained.

Materials

- Fences may be made of brick that matches the main structure, stone, wood, wrought iron or materials that look like wrought iron, or a combination of these materials.
- Chain link is prohibited.

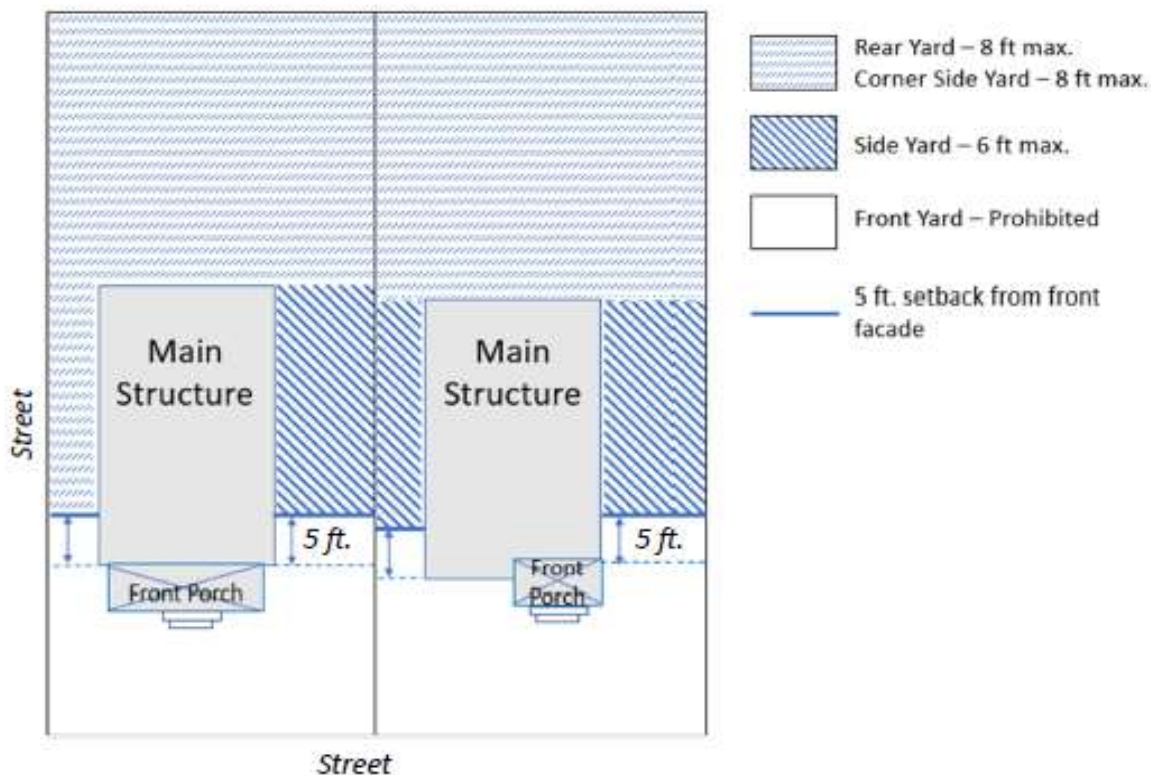


Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

Roof Materials for Spanish Revival / Eclectic

Only the following roofing materials are allowed on structures in the Spanish Revival/Eclectic architectural style within the wrap-around.

- i. Terra cotta tile in Spanish, mission, or barrel style; or
- ii. Materials that look like Spanish, mission, or barrel style tile in:
  - a. Metal
  - b. Concrete
  - c. Plastic composite
  - d. Composition shingles in a color palette of original Spanish tile roofs with terra cotta hips, ridge caps, and rake tiles applied to mimic original tile roofs.



Example: Roof materials that look like Spanish, mission, or barrel style tile in metal, concrete, or plastic composite.



Example: Composition shingles in a color palette of original Spanish tile roofs with terra cotta hips, ridge caps, and rake tiles applied to mimic original tile roofs.



LIST OF ARCHITECTURAL STYLES  
BY ADDRESS

Address	Street Name	Architectural Style	Year Built
6834	Lakeshore Dr	Ranch	1945
6840	Lakeshore Dr	Minimal Traditional	1950
6848	Lakeshore Dr	Minimal Traditional	1947
6856	Lakeshore Dr	New Traditional -Spanish Revival/Eclectic	2023
7000	Lakeshore Dr	French Eclectic	1936
7001	Lakeshore Dr	Tudor	1927
7007	Lakeshore Dr	Tudor	1930
7008	Lakeshore Dr	New Traditional-Tudor	1952
7009	Lakeshore Dr	Tudor	1928
7012	Lakeshore Dr	French Eclectic	1936
7015	Lakeshore Dr	Tudor	1929
7016	Lakeshore Dr	Tudor	1930
7017	Lakeshore Dr	Tudor	1929
7021	Lakeshore Dr	New Traditional-Tudor	1929
7022	Lakeshore Dr	Tudor	1952
7025	Lakeshore Dr	Tudor	1928
7028	Lakeshore Dr	French Eclectic	1935
7031	Lakeshore Dr	Colonial Revival	1940
7034	Lakeshore Dr	Tudor	1931
7035	Lakeshore Dr	French Eclectic	1936
7038	Lakeshore Dr	Minimal Traditional	1935
7039	Lakeshore Dr	Spanish Revival/Eclectic	1936
7100	Lakeshore Dr	Tudor	1928
7103	Lakeshore Dr	Colonial Revival	1986
7107	Lakeshore Dr	Tudor	1935
7110	Lakeshore Dr	Colonial Revival	1948
7115	Lakeshore Dr	Colonial Revival	1935
7119	Lakeshore Dr	Ranch	1950
7123	Lakeshore Dr	Ranch	1949
6861	Lakewood Blvd	Tudor	1928
6903	Lakewood Blvd	Minimal Traditional	1954
6906	Lakewood Blvd	French Eclectic	1941
6907	Lakewood Blvd	Tudor	1927
6909	Lakewood Blvd	French Eclectic	1935
6910	Lakewood Blvd	Spanish Revival/Eclectic	1926
6911	Lakewood Blvd	Tudor	1926
6913	Lakewood Blvd	Colonial Revival	1935
6915	Lakewood Blvd	Tudor	1925
6920	Lakewood Blvd	French Eclectic	1926
6921	Lakewood Blvd	Tudor	1929
6926	Lakewood Blvd	Colonial Revival	1938
6930	Lakewood Blvd	Tudor	1925
6931	Lakewood Blvd	Spanish Revival/Eclectic	1964
6936	Lakewood Blvd	New Traditional - Colonial Revival	1987
6940	Lakewood Blvd	Tudor	1926
6941	Lakewood Blvd	Spanish Revival/Eclectic	1936
6944	Lakewood Blvd	Contemporary	2017
6949	Lakewood Blvd	New Traditional-Tudor	2021
6952	Lakewood Blvd	Tudor	1926

LIST OF ARCHITECTURAL STYLES  
BY ADDRESS

Address	Street Name	Architectural Style	Year Built
6955	Lakewood Blvd	Spanish Revival/Eclectic	1965
6956	Lakewood Blvd	Colonial Revival	1946
6961	Lakewood Blvd	Colonial Revival	1969
6969	Lakewood Blvd	Spanish Revival/Eclectic	1936
7002	Lakewood Blvd	New Traditional-Spanish Revival/Eclectic	2011
7003	Lakewood Blvd	Monterey	1935
7006	Lakewood Blvd	Spanish Revival/Eclectic	1930
7007	Lakewood Blvd	Tudor	1927
7010	Lakewood Blvd	Tudor	1926
7011	Lakewood Blvd	Spanish Revival/Eclectic	1929
7012	Lakewood Blvd	Tudor	1925
7015	Lakewood Blvd	French Eclectic	1936
7018	Lakewood Blvd	Tudor	1930
7019	Lakewood Blvd	Spanish Revival/Eclectic	1928
7022	Lakewood Blvd	Tudor	1936
7023	Lakewood Blvd	Spanish Revival/Eclectic	1930
7026	Lakewood Blvd	Spanish Revival/Eclectic	1936
7027	Lakewood Blvd	Spanish Revival/Eclectic	1937
7030	Lakewood Blvd	Tudor	1925
7031	Lakewood Blvd	Spanish Revival/Eclectic	1926
7034	Lakewood Blvd	Tudor	1929
7035	Lakewood Blvd	Spanish Revival/Eclectic	1930
7038	Lakewood Blvd	Spanish Revival/Eclectic	1930
7102	Lakewood Blvd	Monterey	1930
7103	Lakewood Blvd	Spanish Revival/Eclectic	1928
7106	Lakewood Blvd	Spanish Revival/Eclectic	1925
7107	Lakewood Blvd	Spanish Revival/Eclectic	1930
7110	Lakewood Blvd	Colonial Revival	1989
7111	Lakewood Blvd	Spanish Revival/Eclectic	1928
7114	Lakewood Blvd	Tudor	1930
7117	Lakewood Blvd	Tudor	1926
7118	Lakewood Blvd	Spanish Revival/Eclectic	1930
7122	Lakewood Blvd	Contemporary	2022
7203	Lakewood Blvd	Spanish Revival/Eclectic	1931
7207	Lakewood Blvd	Spanish Revival/Eclectic	1931
7209	Lakewood Blvd	Colonial Revival	1939
7215	Lakewood Blvd	New Traditional-Colonial Revival	1938
7223	Lakewood Blvd	Colonial Revival	1939
7227	Lakewood Blvd	Colonial Revival	1939
7231	Lakewood Blvd	Minimal Traditional	1945
7235	Lakewood Blvd	Colonial Revival	1939
7239	Lakewood Blvd	Monterey	1941
7303	Lakewood Blvd	Spanish Revival/Eclectic	1937
7307	Lakewood Blvd	Tudor	1936
7311	Lakewood Blvd	Spanish Revival/Eclectic	1937
7315	Lakewood Blvd	Spanish Revival/Eclectic	1937
7319	Lakewood Blvd	Spanish Revival/Eclectic	1935
7323	Lakewood Blvd	Spanish Revival/Eclectic	1937
7327	Lakewood Blvd	Spanish Revival/Eclectic	1936



LIST OF ARCHITECTURAL STYLES  
BY ADDRESS

Address	Street Name	Architectural Style	Year Built
7331	Lakewood Blvd	Spanish Revival/Eclectic	1937
7335	Lakewood Blvd	Spanish Revival/Eclectic	1937
7339	Lakewood Blvd	Tudor	1950
7003	Tokalon Dr	Vacant Lot	n/a
7004	Tokalon Dr	Ranch	1953
7007	Tokalon Dr	Ranch	1954
7010	Tokalon Dr	Tudor	1930
7011	Tokalon Dr	Ranch	1955
7015	Tokalon Dr	New Traditional-Spanish Revival/Eclectic	1987
7019	Tokalon Dr	Spanish Revival/Eclectic	1930
7022	Tokalon Dr	New Traditional-Tudor	2024
7023	Tokalon Dr	Spanish Revival/Eclectic	1929
7026	Tokalon Dr	Tudor	1925
7027	Tokalon Dr	Tudor	1929
7030	Tokalon Dr	French Eclectic	1941
7031	Tokalon Dr	Spanish Revival/Eclectic	1945
7040	Tokalon Dr	French Eclectic	1928
7041	Tokalon Dr	Tudor	1928
7044	Tokalon Dr	French Eclectic	1924
7047	Tokalon Dr	Spanish Revival/Eclectic	1928
7048	Tokalon Dr	Tudor	1935
7131	Tokalon Dr	Ranch	1950
2716	West Shore Dr	Ranch	1946
6901	Westlake Ave	New Traditional-Tudor	1989
6902	Westlake Ave	Tudor	1925
6903	Westlake Ave	Tudor	1929
6906	Westlake Ave	Tudor	1926
6907	Westlake Ave	Tudor	1927
6911	Westlake Ave	Spanish Revival/Eclectic	1927
6912	Westlake Ave	Tudor	1928
6914	Westlake Ave	Tudor	1928
6917	Westlake Ave	Tudor	1927
6918	Westlake Ave	Tudor	1936
6919	Westlake Ave	Minimal Traditional	1938
6921	Westlake Ave	Tudor	1927
6922	Westlake Ave	Tudor	1934
6925	Westlake Ave	Tudor	1927
6926	Westlake Ave	Tudor	1926
6930	Westlake Ave	Tudor	1927
6933	Westlake Ave	Tudor	1934
6934	Westlake Ave	Tudor	1925
6937	Westlake Ave	New Traditional-Tudor	2019
6938	Westlake Ave	Tudor	1927
6941	Westlake Ave	Tudor	1949
6942	Westlake Ave	Tudor	1926
6945	Westlake Ave	Contemporary	1941
6946	Westlake Ave	Tudor	1927
6950	Westlake Ave	Tudor	1927
6953	Westlake Ave	Minimal Traditional	1947

LIST OF ARCHITECTURAL STYLES  
BY ADDRESS

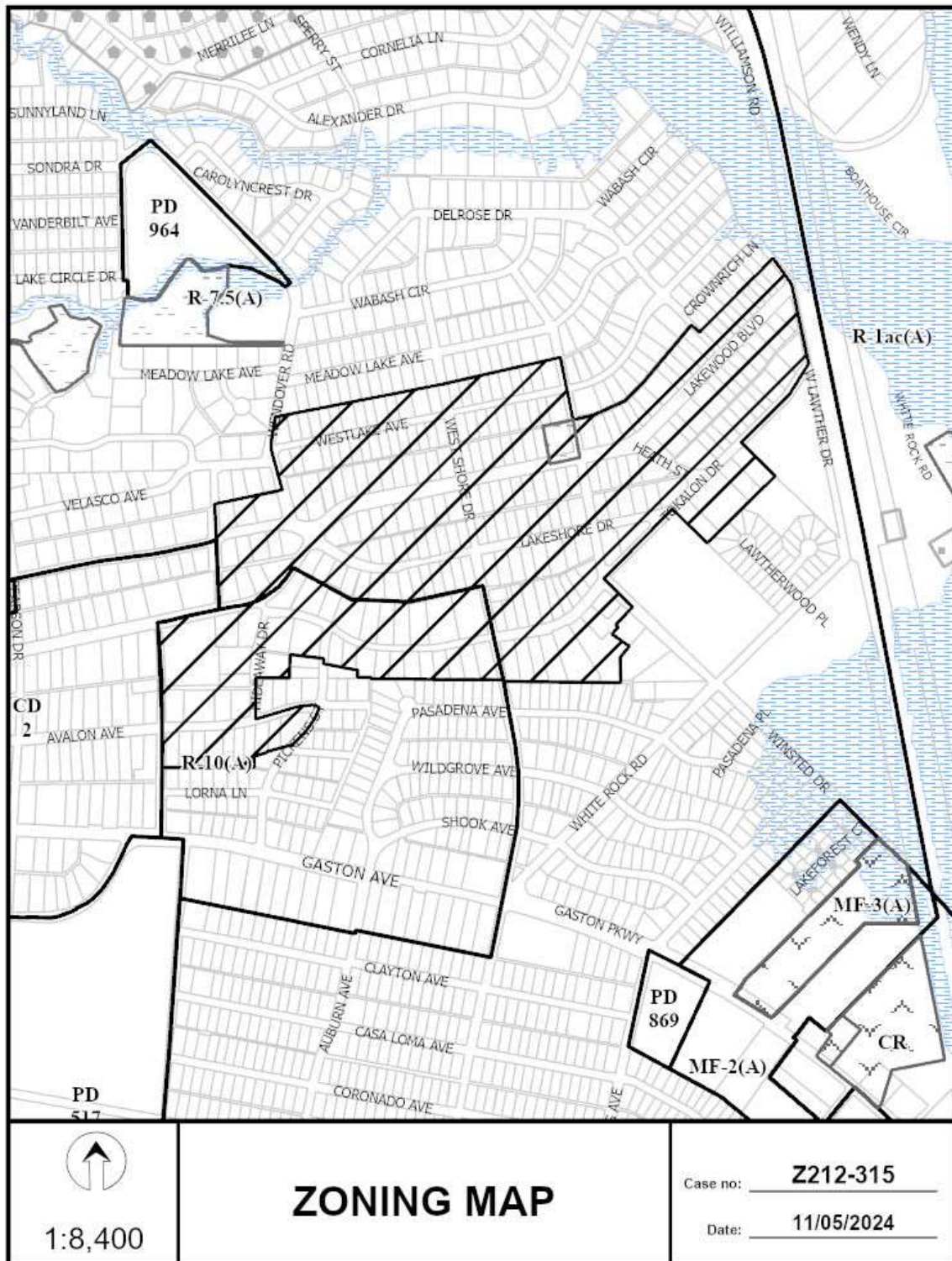
Address	Street Name	Architectural Style	Year Built
6954	Westlake Ave	Tudor	1927
6957	Westlake Ave	Ranch	1941
6960	Westlake Ave	Tudor	1927
6964	Westlake Ave	New Traditional-Colonial Revival	1985

LIST OF SIGNIFICANT HOUSES  
BY ADDRESS

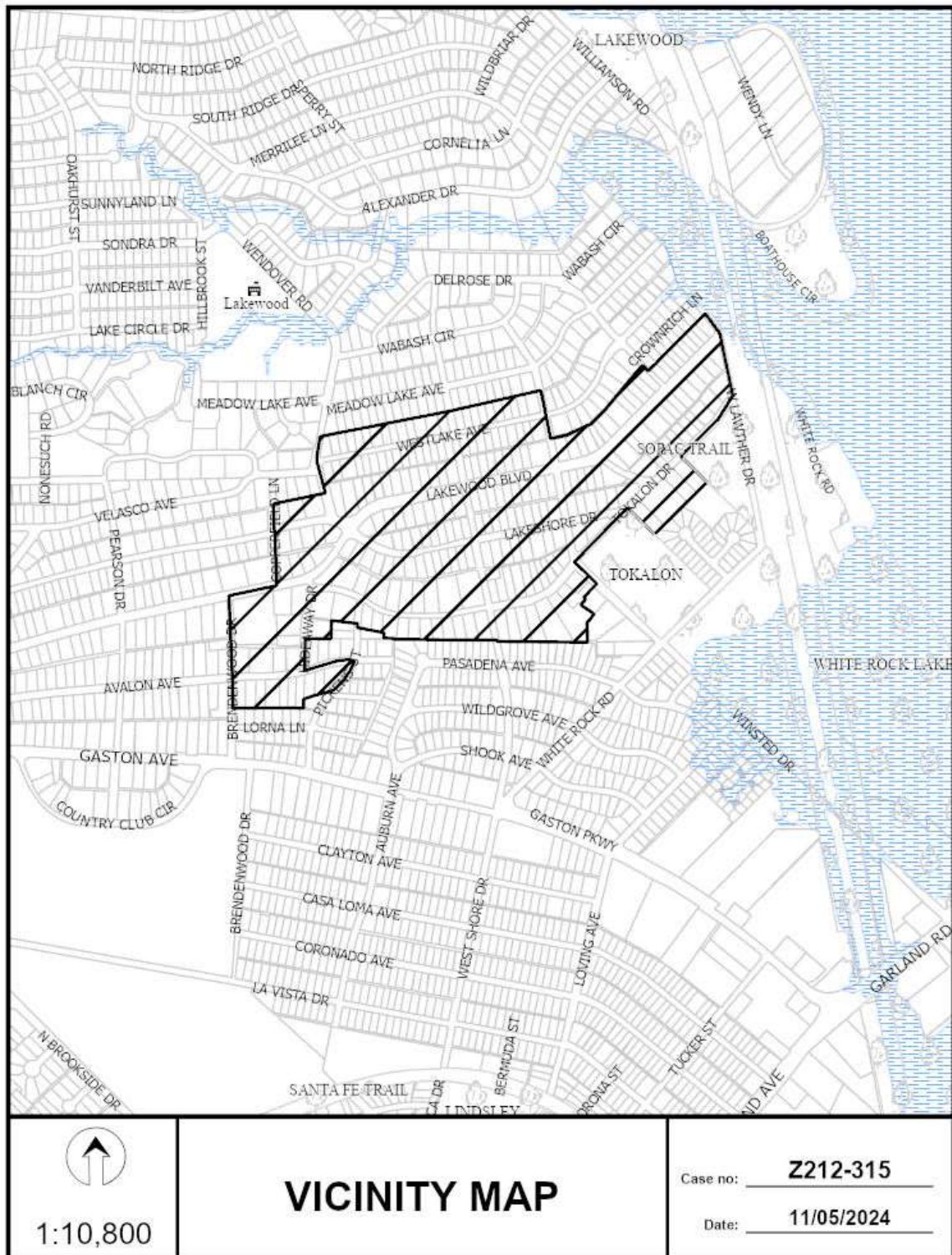
ADDRESS	ARCHITECT	YEAR OF CONSTRUCTION
7000 Lakeshore	Dines & Kraft	1936
7039 Lakeshore	Hutsell	1935
6861 Lakewood	B. Hill	1928
6907 Lakewood	B. Hill	1927
6910 Lakewood	B. Hill	1926
6915 Lakewood	B. Hill	1925
6920 Lakewood	Dines & Kraft	1926
6930 Lakewood	B. Hill	1925
6952 Lakewood	Dines & Kraft	1926
6969 Lakewood	Hutsell	1937
7003 Lakewood	Hutsell	1931
7007 Lakewood	Hutsell	1938
7011 Lakewood	Hutsell	1929
7015 Lakewood	Hutsell	1931
7019 Lakewood	Hutsell	1928
7022 Lakewood	Hutsell	1931
7023 Lakewood	Hutsell	1930
7026 Lakewood	Hutsell	1928
7027 Lakewood	Hutsell	1931
7031 Lakewood	Hutsell	1926
7034 Lakewood	Hutsell	1929
7035 Lakewood	Hutsell	1930
7038 Lakewood	Hutsell	1930
7102 Lakewood	Hutsell	1930
7103 Lakewood	Hutsell	1928
7106 Lakewood	Hutsell	1926
7107 Lakewood	Hutsell	1931
7111 Lakewood	Hutsell	1930
7114 Lakewood	Hutsell	1930
7118 Lakewood	Hutsell	1931
7203 Lakewood	Hutsell	1931
7207 Lakewood	Hutsell	1930
7303 Lakewood	Hutsell	1937
7307 Lakewood	Hutsell	1936
7311 Lakewood	Hutsell	1937
7315 Lakewood	Hutsell	1936
7319 Lakewood	Hutsell	1936
7323 Lakewood	Hutsell	1937
7327 Lakewood	Hutsell	1936
7331 Lakewood	Hutsell	1937
7335 Lakewood	Hutsell	1937
7019 Tokalon	Hutsell	1931
7023 Tokalon	Hutsell	1929

LIST OF SIGNIFICANT HOUSES  
BY ADDRESS

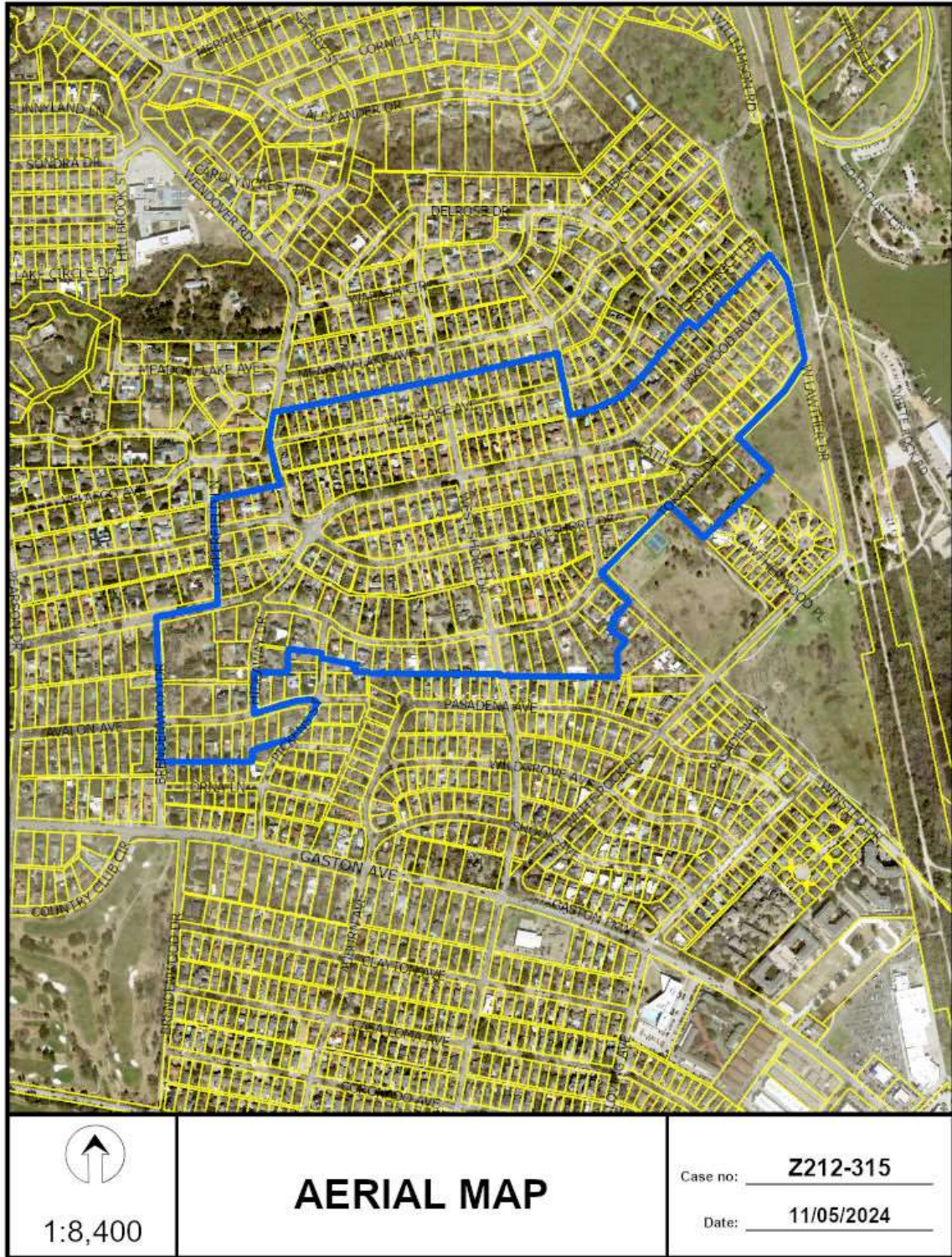
ADDRESS	ARCHITECT	YEAR OF CONSTRUCTION
7027 Tokalon	Hutsell	1929
7030 Tokalon	V.E. Shanklin	1929
7031 Tokalon	Hutsell	1931
7040 Tokalon	Dahl	1928
7047 Tokalon	Hutsell	1930
2716 West Shore	Hutsell	1946
6903 Westlake	Dines & Kraft	1929
6906 Westlake	B. Hill	1926
6918 Westlake	Dines & Kraft	1936
6925 Westlake	Dines & Kraft	1927
6957 Westlake	Dilbeck	1941



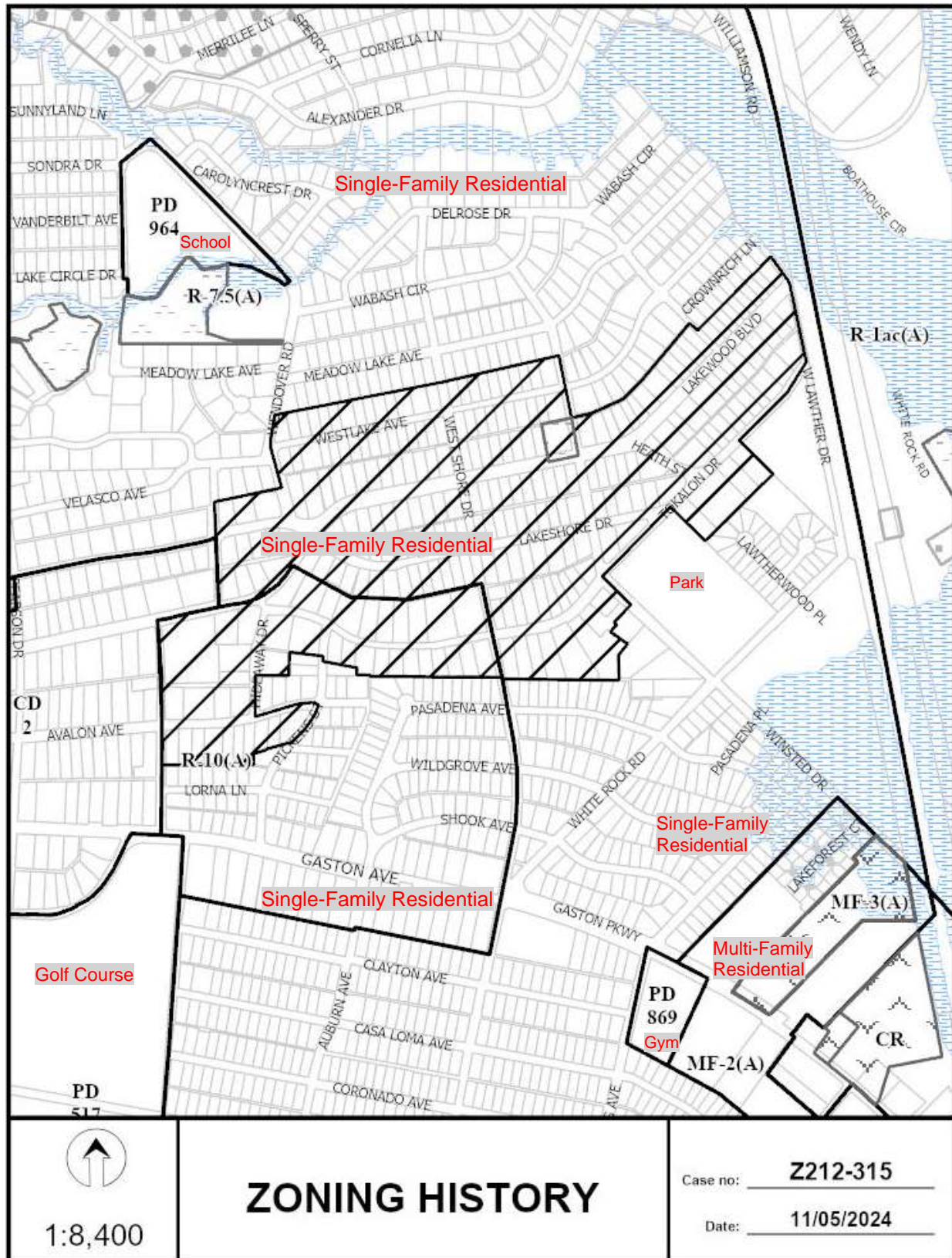


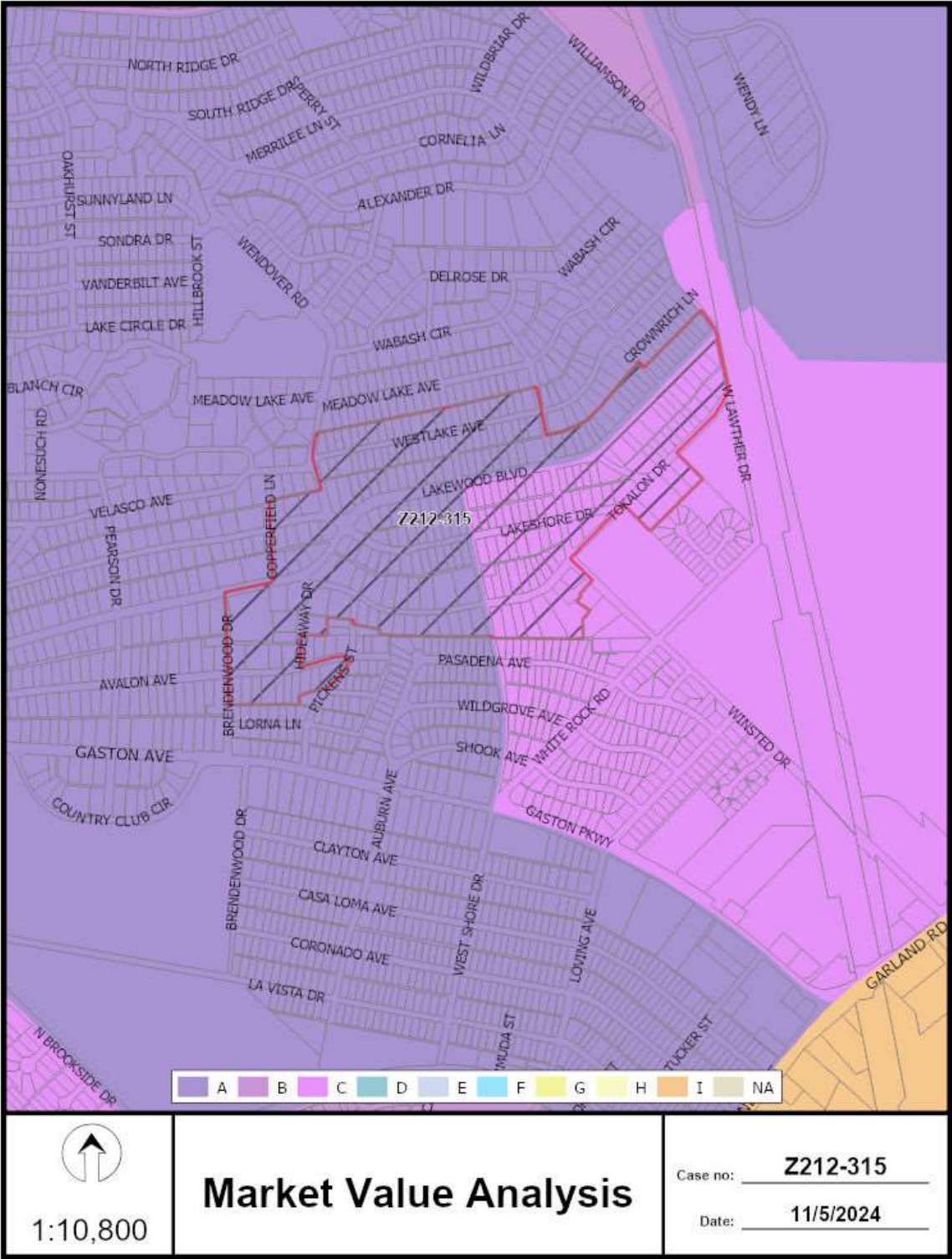
















11/05/2024

***Notification List of Property Owners******Z212-315******458 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	6800 LAKEWOOD BLVD	DAVIS MICHAEL B & HOLLY S
2	6838 AVALON AVE	BAKER TODD
3	6827 AVALON AVE	FENLAW JAY A & EMILY M
4	6820 AVALON AVE	HOLMES JOHN B & JEANETTE S
5	6808 AVALON AVE	BARTON REVOCABLE TRUST
6	6819 AVALON AVE	CREWS KEVIN T & CHRISTINA S
7	6828 AVALON AVE	SHERSTAD MATTHEW
8	6814 AVALON AVE	FITZSIMMONS A GERALDINE REV TRUST
9	6837 AVALON AVE	CARLTON BRIAN
10	6807 AVALON AVE	SKIPWITH WALTER E ET AL
11	6802 AVALON AVE	CERVIN MARGARET EUGENIA
12	6858 AVALON AVE	JOHNSTON RICHARD D &
13	6850 AVALON AVE	COX BARTON & MEGAN
14	6844 AVALON AVE	REGAN JOHN D &
15	6832 AVALON AVE	KESSLER JOAN C & GARY S
16	6957 WESTLAKE AVE	MOUNTS ROBERT MILLIKEN
17	6953 WESTLAKE AVE	BATTLE CHRISTY WILLIAMS
18	6941 WESTLAKE AVE	SMITH RYAN R & KAMILIA
19	6937 WESTLAKE AVE	FORREST BENJAMIN &
20	6933 WESTLAKE AVE	Taxpayer at
21	6921 WESTLAKE AVE	GORSUCH JASON R & LINDSEY T
22	6925 WESTLAKE AVE	WALLACE DAVID BOWEN &
23	6919 WESTLAKE AVE	BLAIR LARRY & JANET L
24	6917 WESTLAKE AVE	CASEY HOWARD KIRKMAN JR &
25	6911 WESTLAKE AVE	SCHREINER JENNIFER J & KARCH A
26	6907 WESTLAKE AVE	RIDDLE CHRISTY CATHLEEN

11/05/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6903 WESTLAKE AVE	MOZELEWSKI RACHAEL VICTORIA &
28	6901 WESTLAKE AVE	TOWNSLEY KENNETH W &
29	6969 LAKEWOOD BLVD	HALL MARK ALAN &
30	6961 LAKEWOOD BLVD	SWART WILLIAM E &
31	6960 WESTLAKE AVE	ROSCOPF CHARLES JR &
32	6954 WESTLAKE AVE	DUTTON K GEORGE
33	6955 LAKEWOOD BLVD	PORTERA JOSEPH CHARLES &
34	6949 LAKEWOOD BLVD	SUBA CHRISTOPHER &
35	6950 WESTLAKE AVE	TURLINGTON JEAN &
36	6946 WESTLAKE AVE	BEEBY WILLIAM J &
37	6942 WESTLAKE AVE	WORRELL CHRISTY ANN
38	6941 LAKEWOOD BLVD	JOHNSON ROBERT CARL &
39	6938 WESTLAKE AVE	WAUSON RODNEY & JAMIE
40	6931 LAKEWOOD BLVD	PAUL MARK
41	6921 LAKEWOOD BLVD	MCMURPHY MATTHEW A &
42	6934 WESTLAKE AVE	GOLD KIMBERLY JANE
43	6930 WESTLAKE AVE	MACKINNON DOUGLAS P &
44	6915 LAKEWOOD BLVD	MORENO JOHN & LISA
45	6913 LAKEWOOD BLVD	WENDEL GEORGE &
46	6911 LAKEWOOD BLVD	VALEK TIMOTHY R & RENEE
47	6909 LAKEWOOD BLVD	COLEMAN JEFFREY H &
48	6907 LAKEWOOD BLVD	PRICE ELIZABETH M & JASON R
49	6903 LAKEWOOD BLVD	ELLIOTT JAMES R III
50	6926 WESTLAKE AVE	LARKIN BENJAMIN J & EMILY S
51	6922 WESTLAKE AVE	WALKER JESSICA
52	6918 WESTLAKE AVE	PARRISH ANN C
53	6914 WESTLAKE AVE	MACDADE III WILLIAM H &
54	6912 WESTLAKE AVE	SPAETH KEVIN J & STEFANIE D
55	6902 WESTLAKE AVE	MANNING LELAND KENNETH &
56	6906 WESTLAKE AVE	LEHNER ANTHONY D & MARY E
57	6956 LAKEWOOD BLVD	MADDOX MICHAEL & CAITLIN

11/05/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6955 LAKESHORE DR	MOORE RICHARD G & ALISON
59	6957 LAKESHORE DR	COURTWRIGHT GREGORY S &
60	6952 LAKEWOOD BLVD	BUSH DAVID REMINGTON
61	6951 LAKESHORE DR	MCCONNELL JANE DEAN
62	6944 LAKEWOOD BLVD	OMALLEY JUSTIN & ASHLEY
63	6940 LAKEWOOD BLVD	PAYNE GERALD G JR
64	6941 LAKESHORE DR	WALDREP JORDAN C & JAMIE L
65	6936 LAKEWOOD BLVD	BEARDEN DIANA JOSEPH
66	6930 LAKEWOOD BLVD	TEASTER MICHAEL DALE &
67	6935 LAKESHORE DR	RUGGERI ANTHONY JOSEPH
68	6933 LAKESHORE DR	MILBANK ROBERT JR
69	6926 LAKEWOOD BLVD	DAVIS CHRISTIE CAROL FORD
70	6920 LAKEWOOD BLVD	BAKER PITTS TOMMYE
71	6925 LAKESHORE DR	PETERSON NICHOLAS A & CATHERINE E
72	6915 LAKESHORE DR	WHITE DAVID J & MARITA F
73	6910 LAKEWOOD BLVD	AWESOMETOWN LIVING TRUST
74	6839 LAKEWOOD BLVD	BANKLER CHRISTOPHER & AMY
75	6834 LAKESHORE DR	COLLINS DAVID E
76	6855 LAKEWOOD BLVD	HUTTO STEPHEN D & AMANDA
77	6862 BURWOOD LN	JOHNSON ERIC W
78	6843 LAKEWOOD BLVD	MEADOW LAKE TRUST THE
79	6861 LAKEWOOD BLVD	POPE ZACHARY & LINDSAY
80	6856 LAKESHORE DR	RILEY JESSICA RAE
81	6848 LAKESHORE DR	CARDENAS GREGORY ALLEN &
82	6840 LAKESHORE DR	ADDISION FREDERICK W III
83	6960 LAKESHORE DR	STANFORD DONALD G &
84	6957 TOKALON DR	JESBERG GEOFFREY R &
85	6956 LAKESHORE DR	ELMER FRANK Z &
86	6952 LAKESHORE DR	GUENVEUR WILLIAM & MARY
87	6948 LAKESHORE DR	MICHEL HAROLD &
88	6945 TOKALON DR	BROBERG BRADLEY D &

11/05/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6944 LAKESHORE DR	MCGUIRK CHRISTOPHER &
90	6935 TOKALON DR	GARNER JOHN &
91	6936 LAKESHORE DR	KURZNER CHRISTOPHER &
92	6940 LAKESHORE DR	REYNOLDS CRAIG S &
93	6927 TOKALON DR	KRAUS FAMILY TRUST
94	6932 LAKESHORE DR	ROBERTS SETH M & AMY O
95	6921 TOKALON DR	BAKER DELMAR DAVID III
96	6915 TOKALON DR	KOHN JAMES S & GWEN L
97	6909 TOKALON DR	RUDNICKI KONRAD H & CAROLINE B
98	6922 LAKESHORE DR	PAREL STEPHEN M &
99	6926 LAKESHORE DR	SUKKAR RICHARD A JR &
100	6916 LAKESHORE DR	CAZALAS PAUL & ERIN W
101	6912 LAKESHORE DR	PRICE TARA GAIL & JEFFREY LEE
102	6875 TOKALON DR	MCMILLAN MORGAN C &
103	6865 TOKALON DR	STARCHER JENNY A
104	6859 TOKALON DR	CRISPIN SAMANTHA H &
105	6968 TOKALON DR	FARLEY FAMILY TRUST
106	6964 TOKALON DR	STAFF JAMES R & ROXAN S
107	6960 TOKALON DR	SATTERWHITE BRANDON N &
108	6950 TOKALON DR	GORMAN DAVID MATTHEW &
109	6942 TOKALON DR	STAPLETON THOMAS DALE
110	6934 TOKALON DR	HARLOW DAN
111	6926 TOKALON DR	FUGATE BYPASS TRUST
112	6918 TOKALON DR	MALONE SIMMONE T
113	6914 TOKALON DR	SECKER FAMILY LIVING TRUST THE
114	6910 TOKALON DR	VITALE RICHARD H
115	6904 TOKALON DR	RICHMOND ROBERT H
116	6870 TOKALON DR	ADAMS ANTHONY A & CARRIE L
117	6858 TOKALON DR	CARTER CLAYTON
118	2432 HIDEAWAY DR	BLACK CHRISTOPHER WILLIAM &
119	6832 LAKEWOOD BLVD	MARTIN STEPHEN W & ASHLEY V



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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	6840 LAKEWOOD BLVD	WALKER CINDY & RUDOLPH STEPHEN GEOFFRAY
121	2431 HIDEAWAY DR	ERDMAN KATHLEEN B
122	2425 HIDEAWAY DR	MORRIS ALLEN R EST OF
123	6865 LAKESHORE DR	KING CHRISTOPHER KEVIN &
124	6855 LAKESHORE DR	GUNNING THOMAS C III &
125	6847 LAKESHORE DR	MAY BETTY BILLINGS LIFE ESTATE
126	7003 WESTLAKE AVE	WILLIAMS LARRY J &
127	7015 WESTLAKE AVE	7015 WESTLAKE LLC
128	7019 WESTLAKE AVE	PRUDHOMME JEFFREY TODD
129	7023 WESTLAKE AVE	BREEDLOVE JOHN
130	7047 WESTLAKE AVE	VOLNEY JOHN D & LORI W
131	7011 WESTLAKE AVE	KAZMIERSKI KENNETH E & ANGELA
132	7039 WESTLAKE AVE	COLEMAN ROBERT W & JUDITH
133	7007 WESTLAKE AVE	LINCOLNSHIRE TRUST THE
134	7031 WESTLAKE AVE	HARVEY ARTHUR D &
135	7027 WESTLAKE AVE	CARTON PETER J JR & SUSAN D
136	7022 WESTLAKE AVE	AGUILERA TODD ANTHONY &
137	7026 WESTLAKE AVE	ACREE DAVID B &
138	7018 WESTLAKE AVE	SISSELL ASHLEY GUIDRY &
139	7014 WESTLAKE AVE	BREEDLOVE JOHN H
140	7002 WESTLAKE AVE	DELANGEL CESAR RAFAEL RAMIREZ &
141	7032 WESTLAKE AVE	CARDINAL REVOCABLE LIVING TRUST
142	7028 WESTLAKE AVE	7028 WESTLAKE LLC
143	7040 WESTLAKE AVE	PARKS DOROTHY RAVEN
144	7010 WESTLAKE AVE	MCCABE ASHLEY V & OWEN T
145	7006 WESTLAKE AVE	SANSONE BRYAN &
146	7003 LAKEWOOD BLVD	BRAASCH ANNA L &
147	7007 LAKEWOOD BLVD	VAUGHN RONALD & LINDA J
148	7011 LAKEWOOD BLVD	MARQUEZ OTTO J
149	7015 LAKEWOOD BLVD	GINSBORG JEANNE L 2020
150	7019 LAKEWOOD BLVD	HATCHETT NATALIE &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	7023 LAKEWOOD BLVD	BUCHGRABER MARKUS & KAITLIN E
152	7027 LAKEWOOD BLVD	MCCOMBS STEVE H
153	7031 LAKEWOOD BLVD	LOVELAND DAVID W &
154	7035 LAKEWOOD BLVD	LERMA PEDRO JR &
155	7002 LAKEWOOD BLVD	WELCH TERRY BRENT &
156	7006 LAKEWOOD BLVD	LISEMBY GREGORY W &
157	7010 LAKEWOOD BLVD	MOSELEY CHRISTOPHER T &
158	7012 LAKEWOOD BLVD	BUFKIN EMMA DORIS B
159	7018 LAKEWOOD BLVD	PARKS SCOTT THOMAS &
160	7022 LAKEWOOD BLVD	SCROPPO ALEXANDER C
161	7026 LAKEWOOD BLVD	BEASLEY MARK V & LINDA A
162	7030 LAKEWOOD BLVD	KENNEDY TERRI REVOCABLE TRUST
163	7034 LAKEWOOD BLVD	JACOBSON CLIFTON S
164	7038 LAKEWOOD BLVD	COX AMANDA MCDANIEL &
165	7039 LAKESHORE DR	KRAFT ERIC L & AMY K
166	7035 LAKESHORE DR	COFFIN KENNETH G &
167	7031 LAKESHORE DR	MARTIN STEPHEN W II & ASHLEY V
168	7025 LAKESHORE DR	WALKER ERIC D & ANGELA FIELDS
169	7021 LAKESHORE DR	EVANS JOSEPH & ELIZABETH
170	7017 LAKESHORE DR	MOORE DONALD C & CATHY G
171	7015 LAKESHORE DR	EARLY ANN
172	7009 LAKESHORE DR	PIERCE GREGORY W &
173	7007 LAKESHORE DR	WEBSTER AL T & BEVERLY E
174	7001 LAKESHORE DR	Taxpayer at
175	2716 WEST SHORE DR	SIFERT TODD
176	7000 LAKESHORE DR	SMITH DARRELL
177	7008 LAKESHORE DR	TIMMS CYNTHIA & EDWARD G
178	7012 LAKESHORE DR	THARP JASON & KELLI
179	7016 LAKESHORE DR	IRSCH CHARLES &
180	7022 LAKESHORE DR	CHEEK JEFFREY M & ELIZABETH
181	7028 LAKESHORE DR	TRENT MATTHEW J & LORI E

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	7034 LAKESHORE DR	MICHAEL E GUZIEJKA 2011 GIFT TRUST THE
183	7038 LAKESHORE DR	MALA DENO
184	7047 TOKALON DR	MCEACHERN REVOCABLE
185	7041 TOKALON DR	BOWMAN ALFRED W ETAL
186	7031 TOKALON DR	REED MICHAEL J &
187	7031 TOKALON DR	ENSERCH CORP
188	7027 TOKALON DR	BAKER JON A & LAURA J
189	7023 TOKALON DR	COWAN STAN R &
190	7011 TOKALON DR	CANELAKES ALEXANDRIA
191	7007 TOKALON DR	DAMERAU FAMILY LIVING
192	7003 TOKALON DR	CHAVEZ CHARLES RAY
193	7100 LAKESHORE DR	SAWYER KAREN & BRANDON
194	7110 LAKESHORE DR	KIDD ROBERT E JR & GINA W
195	7102 LAKEWOOD BLVD	MCNEILL CHRISTOPHER MILLS
196	7106 LAKEWOOD BLVD	DEFT CHEVRON REV TRUST
197	7110 LAKEWOOD BLVD	CONNER TERRY W
198	7114 LAKEWOOD BLVD	Taxpayer at
199	7118 LAKEWOOD BLVD	MURPHY JANISE BROWN
200	7122 LAKEWOOD BLVD	MCELROY TRAVIS &
201	6 HEATH ST	WHITE JOHN T
202	7131 TOKALON DR	TRIPLETT RICHARD N
203	7123 LAKESHORE DR	PATRAGREENE JESSICA ERINN LA &
204	7119 LAKESHORE DR	MCCUE WOLFORD & CHERYL K
205	7115 LAKESHORE DR	PADILLA MARLON D &
206	7107 LAKESHORE DR	GONZALEZ JUAN F
207	7202 LAKEWOOD BLVD	GIAMELLO ANTHONY
208	7210 LAKEWOOD BLVD	PERRY JOHN & CAROL C
209	7214 LAKEWOOD BLVD	BROWN ELI
210	7226 LAKEWOOD BLVD	CORREA PEDRO & JENNIFER
211	7234 LAKEWOOD BLVD	MILLER DAVID S
212	7237 TOKALON DR	SPRADLIN STEPHEN LEE &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	7231 TOKALON DR	FINE LAUREN CORTELL &
214	7227 TOKALON DR	Taxpayer at
215	7221 TOKALON DR	ORDONEZSANCHEZ JOSE CAMILO
216	7215 TOKALON DR	BORUFF ROBERT E TR
217	7211 TOKALON DR	HENRY SARAH CORINA
218	7205 TOKALON DR	CHAMBERS SUE ELLEN
219	7103 LAKEWOOD BLVD	YOUNG JOHN D III &
220	7107 LAKEWOOD BLVD	STUART JOHN L IV
221	7111 LAKEWOOD BLVD	GALVIN PAUL E ETAL
222	7117 LAKEWOOD BLVD	SLOAN ROBERT SIDNEY III
223	7203 LAKEWOOD BLVD	OAKLAWN RENTALS LLC
224	7207 LAKEWOOD BLVD	BLUM ROSA EST OF
225	7209 LAKEWOOD BLVD	PITTS & ROGERS REVOCABLE LIVING
226	7215 LAKEWOOD BLVD	LAMONT JEFFREY & ASHLEY GWYN
227	7223 LAKEWOOD BLVD	STABENOW JASON & STACEY
228	7227 LAKEWOOD BLVD	VOWINKLE ELIZABETH A & RYAN
229	7231 LAKEWOOD BLVD	HARRIS STEVEN A &
230	7235 LAKEWOOD BLVD	VELA JASON & MELISSA JO
231	7239 LAKEWOOD BLVD	SCARBROUGH WILLIAM D &
232	7303 LAKEWOOD BLVD	NICHOLS DOUGLAS R &
233	7307 LAKEWOOD BLVD	WHITCOMB JASON & ANA
234	7311 LAKEWOOD BLVD	KASPAR JOHN
235	7315 LAKEWOOD BLVD	CULP LAURA J
236	7319 LAKEWOOD BLVD	GOLDEN NAN L
237	7323 LAKEWOOD BLVD	PARKER JANE HARVEY
238	7327 LAKEWOOD BLVD	WILLISBROWN ANN HILLARY
239	7335 LAKEWOOD BLVD	FAIREY JEFF T
240	7331 LAKEWOOD BLVD	HUTSELL Q2 LLC
241	7339 LAKEWOOD BLVD	WOODWARD ANNETTE
242	7302 LAKEWOOD BLVD	MCDANIEL WILLIAM & ALLISON
243	7330 LAKEWOOD BLVD	HUGHES TIMOTHY S & SUSAN NIXON

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	7320 LAKEWOOD BLVD	BEGLEY KEEGAN A & VALERIE ANN
245	7316 LAKEWOOD BLVD	FITZGERALD LAUREL &
246	7326 LAKEWOOD BLVD	HOLDEN LAURA A & STEVEN E
247	7310 LAKEWOOD BLVD	HAGLIN PRESTON J & DONNA K
248	7303 TOKALON DR	GILKER CHRISTOPHER J &
249	7307 TOKALON DR	HERMANWATSON TRUST
250	7004 TOKALON DR	MASON DANA L
251	7048 TOKALON DR	PINKSTON SAMUEL &
252	7010 TOKALON DR	RICCIO ANTHONY I & CHRISTINA A
253	7022 TOKALON DR	SCHULZ TOM W
254	7026 TOKALON DR	BLANCHARD SARAH &
255	7030 TOKALON DR	DOLSON JED A &
256	7040 TOKALON DR	WHITFILL JOHN M
257	7134 TOKALON DR	KADANE EDWARD G II
258	7206 TOKALON DR	COHN JULIE &
259	7220 TOKALON DR	NORTON DAVID T & MARTHA B
260	7148 TOKALON DR	LUBY JOSEPH O II & WENDY E
261	6945 WESTLAKE AVE	STECHEER JACK ALFRED & KAREN FLISS STECHER
262	6964 WESTLAKE AVE	JOHNS WADE BULLARD
263	6906 LAKEWOOD BLVD	COLLINS JOHN & EMILY
264	6949 LAKESHORE DR	YOST HARVEY D III
265	6945 LAKESHORE DR	PUTMAN JOHN MICHAEL
266	6902 LAKESHORE DR	NIEMYSKI FAMILY TRUST
267	6908 LAKESHORE DR	THEISEN ALETHIA MARTIN
268	7019 TOKALON DR	CHAPPELEAR BONNIE &
269	7015 TOKALON DR	SCHOELLKOPF WILSON W & LYMD E J
270	7103 LAKESHORE DR	GASPARI REVOCABLE TRUST
271	7238 LAKEWOOD BLVD	SCHMIDT DOUGLAS R &
272	7242 LAKEWOOD BLVD	DEGEYTER BROCK MICHAEL &
273	7218 LAKEWOOD BLVD	DAVIS ERIC D & SHEA
274	7243 TOKALON DR	MACHANNAFORD JUAN C &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	7317 TOKALON DR	GUFFEY CHARLOTTE
276	7044 TOKALON DR	BEVERS JOSEPH III
277	6748 AVALON AVE	GOGA REVOCABLE TRUST
278	6752 AVALON AVE	FREEMAN CHRIS & BLIS
279	6758 AVALON AVE	COURTWRIGHT JEFFRY T &
280	6757 GASTON AVE	GUAJARDO DONNA
281	6751 GASTON AVE	KLEIN ERIC & CLAIRE
282	2301 BRENDENWOOD DR	QUIMBY AUSTIN & EMILY
283	6748 LAKEWOOD BLVD	LAKEWOOD TRUST THE
284	6759 AVALON AVE	SULLIVAN JOSEPH W &
285	2417 BRENDENWOOD DR	MEREDITH MATTHEW CHARLES &
286	6753 AVALON AVE	LITTLE LOUIE E JR &
287	6745 AVALON AVE	CRUME CARTER L & NANCY L
288	6803 LAKEWOOD BLVD	JACKSON WILLIAM K
289	6729 LAKEWOOD BLVD	CARLSON DAVID
290	6725 LAKEWOOD BLVD	ZAJICEK HUBERT & SARA
291	6815 LAKEWOOD BLVD	HORTON TONY L
292	6804 LORNA LN	LASSITER ROBERT CALEN &
293	6840 LORNA LN	SNELLGROVE SIMON
294	6834 LORNA LN	BARFIELD BLAKE D & JESSICA M
295	6830 LORNA LN	MEYER DANIEL J &
296	6826 LORNA LN	EVERT ELISABETH A
297	6818 LORNA LN	LEAKE SAM S & ASHLEY
298	6814 LORNA LN	BARION PERNILLE J
299	6805 LORNA LN	CAMERON CHRISTOPHER M &
300	6811 LORNA LN	BARNICOAT SUSAN B
301	6815 LORNA LN	SKIPWORTH LIVING TRUST
302	6819 LORNA LN	CROPPER CAROLYN
303	6827 LORNA LN	GARD JOHN &
304	6831 LORNA LN	WITMEYER ROBERT JOHN &
305	6835 LORNA LN	RHYNE TAYLOR &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	6843 LORNA LN	GREGORY JOSHUA ALAN &
307	2343 PICKENS ST	M & H SMITH FAMILY TRUST
308	6847 AVALON AVE	WHEATLEY JAMES LYNN &
309	6851 AVALON AVE	HEARD CHARLES R EST OF
310	6859 AVALON AVE	BAUM MICHAEL L & CHRISTELL M
311	6867 AVALON AVE	MCDONALD JOHN P
312	6846 LORNA LN	DALISE MATTHEW D
313	6851 LORNA LN	RUBIO SHANNON
314	6857 LORNA LN	KNOCK THOMAS J & SELLERS GEORGE D
315	6865 LORNA LN	OATMAN TRENT & MADISON WALKER
316	6872 BURWOOD LN	ELLIS THOMAS G III & DEBBIE M
317	6866 BURWOOD LN	MILLER SAMUEL JOHN &
318	6858 BURWOOD LN	ANASTOPULOS PETER &
319	6863 BURWOOD LN	DYKE GARY &
320	6869 BURWOOD LN	RAY IAN G
321	6879 BURWOOD LN	JOHNSON ALEEN
322	6883 BURWOOD LN	WALKUP JAMES O &
323	6890 AVALON AVE	GRAYBILL ANDREW R &
324	6882 AVALON AVE	MAAS ERIC & SHERYL
325	6878 AVALON AVE	INGRAM KELLY
326	6874 AVALON AVE	CARUSO TODD M & EMILY E
327	6875 AVALON AVE	MCMULLEN COREY ALAN &
328	6879 AVALON AVE	BROOKS JILL BUFFINGTON
329	6891 AVALON AVE	HOFFMAN DAVID & CORINNE
330	2519 AUBURN AVE	RIVERA ROY & NORMA C
331	2525 AUBURN AVE	BOZARTH JOEL J
332	2527 AUBURN AVE	NEUWELT SIMONE A
333	2531 AUBURN AVE	JONES GEORGE R JR
334	6903 PASADENA AVE	YOUNG JIM B
335	6907 PASADENA AVE	PRIETO DANIEL BRANDON &
336	6911 PASADENA AVE	ANTHONY JOHN ROSS &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	6915 PASADENA AVE	NEELY EDWIN S & SUZANNE R
338	6919 PASADENA AVE	SHOPE GARY
339	6923 PASADENA AVE	GARRETT BRECK &
340	6927 PASADENA AVE	FAGUNDES ARMANDO & DANIELA Z
341	6931 PASADENA AVE	SMITH WYATT &
342	6935 PASADENA AVE	FLAHERTY PHILIP & SONIA
343	6939 PASADENA AVE	LANIER ROBERT A & DAYO N
344	7002 PASADENA AVE	PENSON LIVING TRUST
345	7006 PASADENA AVE	BRICKER RYAN E & JAMIE L
346	7010 PASADENA AVE	GOODGION BRYAN & LINDSEY HERNDON
347	7001 PASADENA AVE	HILDEBRAND BRETT WILLIAM &
348	7007 PASADENA AVE	CALLAHAN DANIEL LEE
349	7011 PASADENA AVE	HAAS CHRISTOPHER M
350	7015 PASADENA AVE	CHERONES ALEXANDER W &
351	7019 PASADENA AVE	CHAGAN ANAND & POONAM A DAHYA
352	7023 PASADENA AVE	MCCUTCHAN ROBERT D &
353	7027 PASADENA AVE	NINOS PAMELA FIERRO
354	7031 PASADENA AVE	GERBER ROBERT & TRACY
355	7035 PASADENA AVE	BARNARD CLARK & CARRIE
356	7039 PASADENA AVE	NIXON CHARLES T & HELEN
357	7043 PASADENA AVE	STRAUB THOMAS BRADLEY
358	7047 PASADENA AVE	WILLIAMS DAWSON M &
359	7051 PASADENA AVE	GILBREATH ROBERT B &
360	7055 PASADENA AVE	PILLIGRATH RALF
361	6942 MEADOW LAKE AVE	STEPHAN MARK P &
362	6938 MEADOW LAKE AVE	HUMPHREYS RANDY GLYNN II &
363	6934 MEADOW LAKE AVE	BARGINEAR CINDY
364	6930 MEADOW LAKE AVE	RAGAN ADAM COREY &
365	6926 MEADOW LAKE AVE	MESTRE JOSEPH BROOK &
366	6922 MEADOW LAKE AVE	MAYMIR JAVIER A &
367	6918 MEADOW LAKE AVE	MOATES CAMERON C & MEGAN M



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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	6914 MEADOW LAKE AVE	SMITH SCOTT
369	6910 MEADOW LAKE AVE	COLLINS SCOTT &
370	6908 MEADOW LAKE AVE	WHITE BRANDON & ASHLEY
371	6906 MEADOW LAKE AVE	ADROVIC ARMIN &
372	6904 MEADOW LAKE AVE	JOSEPHANKIS CHRISTIANA &
373	6902 MEADOW LAKE AVE	CLAYTON CARISA M
374	6900 MEADOW LAKE AVE	FARMER WILLIAM JAMES &
375	2426 PICKENS ST	CORTEZ NATHAN G
376	2425 PICKENS ST	GSM REVOCABLE TRUST
377	2429 PICKENS ST	PRIEST CHAD E &
378	6854 WESTLAKE AVE	ANTHONY JAMES L &
379	6862 WESTLAKE AVE	COULTER ERNEST C
380	6868 WESTLAKE AVE	VAUGHN GRACE E
381	2923 WENDOVER RD	MARTIN LINDA R
382	7000 MEADOW LAKE AVE	MITCHELL HARVEY R &
383	7008 MEADOW LAKE AVE	HOLT JORDAN & DOLLY
384	7014 MEADOW LAKE AVE	MCFADDEN RUSSELL N & KELLY P
385	7018 MEADOW LAKE AVE	MOSELEY ROBERT G &
386	7022 MEADOW LAKE AVE	WAN JASON MAX HERITAGE TRUST
387	7028 MEADOW LAKE AVE	GAINES CARLY J &
388	7032 MEADOW LAKE AVE	OWENS JEB J & MARIA V
389	7038 MEADOW LAKE AVE	STRONG BRADLEY DAVID & LILY HSU
390	7048 MEADOW LAKE AVE	HILKMANN DIRK H &
391	7103 WESTLAKE AVE	MACY MARK A
392	7109 WESTLAKE AVE	ECKIAN PHILIP M &
393	7115 WESTLAKE AVE	WATSON COLIN & KERRI
394	7121 WESTLAKE AVE	BENNETT MICHAEL R
395	7129 WESTLAKE AVE	GLENN GAVIN & MARY
396	7102 MEADOW LAKE AVE	HANSEN ERIK WILLIAM &
397	7106 MEADOW LAKE AVE	PETROL WALTER MATTHEW
398	7200 WESTLAKE AVE	DIX ROBERT M & JENNIFER DAWN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	7214 WESTLAKE AVE	MCDANIEL KATHLEEN SUE
400	7218 WESTLAKE AVE	JOUBRAN BREEANNA KATHLEEN &
401	7224 WESTLAKE AVE	TAYLOR LISA L
402	7230 WESTLAKE AVE	CONSIDINE CAROL
403	7236 WESTLAKE AVE	KRITZ STACIE & KENNETH
404	7244 WESTLAKE AVE	MYERS JAMES &
405	7144 WESTLAKE AVE	EVANS ADAM & CHRISTY
406	7140 WESTLAKE AVE	CORCORAN RONALD J JR &
407	7134 WESTLAKE AVE	HERRMANN CHRIS &
408	7128 WESTLAKE AVE	BLACK EVAN R & XIMENEZ ELISA C
409	7124 WESTLAKE AVE	GRIFFITHS BARRY E & DONNA J W
410	7118 WESTLAKE AVE	BOB & BRETT MORELL LIVING TRUST
411	7110 WESTLAKE AVE	KOHL DAVID JOHN &
412	7114 WESTLAKE AVE	HUBER RICHARD G & JERILYNN B
413	7102 WESTLAKE AVE	MONTGOMERY JAMES B & NANCY T
414	6820 MEADOW LAKE CIR	MAINZER GREGORY A & EMILY R
415	6826 MEADOW LAKE CIR	THIAGARAJAH MAHESH C &
416	6840 MEADOW LAKE AVE	KULOVITZ TAYLOR & SISSY LANE
417	6832 MEADOW LAKE AVE	LUECKE MARION LU EST OF
418	6865 WESTLAKE AVE	ASHMORE FRANK JOSEPH
419	6859 WESTLAKE AVE	LYLE SHARON E & MARK D MUTSCHINK
420	6830 LAKESHORE DR	RINGWALD JEFFREY CRAIG
421	6818 LAKESHORE DR	GOVERNALE STEPHEN J & ALLISON
422	6826 LAKESHORE DR	MURRAY MICHAEL J &
423	6841 LAKESHORE DR	SAK LAKESHORE TRUST
424	6848 VELASCO AVE	JOHNSON WILLIAM E & NANCY M
425	6838 VELASCO AVE	GARSBANE SAMUEL C &
426	807 WHITEROCK RD	ONCOR ELECRIE DELIVERY COMPANY
427	7304 CROWNRICH LN	MCROBERTS NOEL HUNT III
428	7304 CROWNRICH LN	MCROBERTS NOEL HUNT III
429	7308 CROWNRICH LN	CONSTANCE DOZIER

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	7308 CROWNRICH LN	CONSTANCE DOZIER
431	7312 CROWNRICH LN	RASHETA TARA & DAK
432	7312 CROWNRICH LN	RASHETA TARA & DAK
433	7318 CROWNRICH LN	FEHR MICHAEL &
434	7318 CROWNRICH LN	FEHR MICHAEL &
435	7324 CROWNRICH LN	MILLS RUSSELL W
436	7324 CROWNRICH LN	MILLS RUSSELL W
437	7328 CROWNRICH LN	CHRETIEN ASHLEY VINCENT &
438	7328 CROWNRICH LN	CHRETIEN ASHLEY VINCENT &
439	7334 CROWNRICH LN	ELEUTHEROS LIVING TRUST
440	7334 CROWNRICH LN	ELEUTHEROS LIVING TRUST
441	7338 CROWNRICH LN	ALLEN BENIMAN J &
442	7338 CROWNRICH LN	ALLEN BENIMAN J &
443	7344 CROWNRICH LN	HANSEN ALICE CAROLYN
444	7344 CROWNRICH LN	HANSEN ALICE CAROLYN
445	2631 WHITE ROCK RD	FRASER RONALD W &
446	2531 WINSTED DR	KIDD KYLE E & MARY N
447	9 NO NAME ST	LAWTHERWOOD HOMEOWNERS
448	2845 LAWTHERWOOD PL	LAWTHERWOOD 1926 LLC
449	2851 LAWTHERWOOD PL	HACKEDORN & ABOUSSIE FAMILY LIVING TRUST THE
450	2857 LAWTHERWOOD PL	LEPOW SAM &
451	2863 LAWTHERWOOD PL	BOWDEN CULLEN & KATE
452	2862 LAWTHERWOOD PL	JONES NATHANIEL G & AMANDA J
453	2856 LAWTHERWOOD PL	CHAPMAN BRAD & JENNIFER
454	2850 LAWTHERWOOD PL	PEGASUS CONSTRUCTION
455	2844 LAWTHERWOOD PL	OLLENDIKE ERIK & JENNIFER
456	2631 WHITEROCK RD	HAFNER RICHARD J &
457	2515 WINSTED DR	HAFNER RICHARD J &
458	401 S BUCKNER BLVD	DART

EXHIBIT A

Lakewood Conservation District No. 2 – Tract IV Expansion

BEING a tract of land consisting of portions of City Blocks C/2818, E/2829, L/2840, A/4416, 4418, 4417, H/2823, F/2805, D/2805, K/2025, L/2840 and all of City Blocks D/2819, F/2834, B/4416, B/4415, K/2839, J/2838, G/2835, I/2837, H/2836, E/2820, G/2823, J/2825, V/2804, K/2825 generally bounded by alleys between Westlake Avenue and Meadow Lake Avenue and between Lakewood Boulevard and Westlake Avenue on the north, Lawther Drive on the east, Tokalon Drive and the alleys between Tokalon Drive and both Pasadena Avenue and Avalon Avenue and the alley between Lorna Lane and Avalon Avenue on the south, and Brendenwood Drive, Copperfield Lane and the alley south of Westlake, and Wendover Road on the west.

## EXHIBIT B

### TRACT IV LAKEWOOD CONSERVATION DISTRICT REGULATIONS

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(1) Interpretations and definitions.

- (a) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51A, as amended.
- (b) Unless otherwise stated, the definitions in Chapter 51A, as amended, apply to this ordinance. In this ordinance:
  - (1) ACCESSORY STRUCTURE means a structure located on the same lot as the main building that is subordinate in floor area, location, and purpose to the main building, and is used for a permitted purpose, including but not limited to garages, pergolas, arbors, workshops, storage buildings, pool houses, carports, and habitable structures.
  - (2) ADJACENT LOT means a lot that is contiguous to another lot that fronts on the same street.
  - (3) ARCHITECTURAL DESIGN FEATURES and BUILDING ELEMENTS mean chimneys; roof style, slope, and overhang; materials; window style; vent style; balconies; towers; wing walls; eave overhangs; window sashes; front porches; crowns; pilasters; and other exterior architectural features.
  - (4) ATTIC STORY means the space between the existing ceiling framing of the topmost story and the underside of the roof framing.
  - (5) CIRCULAR DRIVEWAY means an impervious surface located in a front yard or cornerside yard, used to access off-street parking or for off-street parking, and that has two curb cuts onto the same street or intersecting streets.
  - (6) COMPATIBLE means consistent with the architectural design features found within the district, including architectural style, scale, massing, setbacks, colors, and materials.
  - (7) CONTRIBUTING means a structure listed as Spanish Eclectic/Revival, French Eclectic, Neoclassical, Tudor, or Colonial Revival. See Exhibit C for property list by address.
  - (8) CORNER LOT means a lot that has frontage on two intersecting streets.
  - (9) CORNERSIDE FACADE means a main building facade facing a side street.
  - (10) CORNERSIDE YARD means a side yard that abuts a street.
  - (11) CORNICE means any molded projection which crowns or finishes the part to which it is affixed.

- (12) DOCUMENTED ASSURANCE means an architectural drawing, survey, or photograph delineating the original or existing appearance, height, or footprint of the structure.
- (13) DORMER is a structure projecting above a sloping roof, usually housing a vertical window or vent. Dormers are not part of the main roof structure, but are framed separately, with no shared roof ridge or eave.
- (14) ELL is a secondary wing or extension of a building at right angles to its principal dimension.
- (15) ENTABLATURE means an elaborate horizontal band and molding supported by columns, or any similar construction that crowns a wall, window, or doorway.
- (16) FRONT FACADE means a building elevation facing the street on which the property is legally addressed.
- (17) FRONT YARD means the portion of a lot which abuts a street and extends across the width of the lot between the street and a main building and lines parallel to and extending outward from the front facade of a main building. REQUIRED FRONT YARD means the portion of the front yard between the street and the setback line.
- (18) HALF TIMBERING a treatment to mimic historic exposed heavy timber framing. See Exhibit C for examples.
- (19) HARDSCAPE means any non-plant landscape materials such as boulders, cobbles, decorative concrete, gravel, pavers, or stones.
- (20) HEIGHT, for any structure with a roof, means the vertical distance measured from average grade (highest and lowest exterior corners of a structure) to the peak of the roof structure, regardless of its style or form.
- (21) IMPERVIOUS SURFACE means any paved surface, such as asphalt, bricks, concrete, gravel, stone, or tile, or any structure, such as accessory buildings, driveways, or walkways.
- (22) INTERIOR LOT means a lot bounded by a street on one side only.
- (23) MAIN BLOCK means the largest massing of the street facade of a main building.
- (24) MAIN BUILDING means the building on a lot intended for occupancy by the main use.



- (25) MAJOR MODIFICATION means any remodeling that impacts 25 percent of the surface area or greater (using wall and window/door area affected) of front facade by altering or obscuring existing materials.
- (26) MATURE TREE is any species of tree identified as being a minimum of 15 caliper inches or more when measured at 4.5 feet above grade on the uphill slope of the lot.
- (27) ORIGINAL HOUSE means a main building existing within the district before January 1, 1961.
- (28) PARKWAY means that area between the sidewalk and the curb, or that area between the sidewalk and the street pavement if there is no curb.
- (29) PEDIMENT means a triangular gable, usually having a horizontal cornice, with raked cornices on each side, surmounting or crowning a portico or another major division of a facade, end wall, or colonnade.
- (30) REAR YARD means:
  - (A) on an interior lot, the portion of the lot between the side lot lines that extends across the width of the lot between a main building and lines parallel to and extending outward from the rear facade of a main building and the rear lot line; and
  - (B) on a corner lot, the portion of the lot that extends between the interior side lot line and a line parallel to and extending outward from the rear corner of the cornerside facade, and between the rear lot line and a main building and a line parallel to and extending outward from the interior side corner of the rear facade.
- (31) RECONSTRUCTION means the act of rebuilding a structure or architectural feature in the same form and detailing as it had been previously.
- (32) REMODEL means improvements or repairs that change the appearance of the main building or replace materials of the main building with another material.
- (33) RETAINING WALL means a wall used to hold or retain the soil behind it and to prevent the erosion of land.
- (34) ROOF RIDGE means the apex of any roof structure, regardless of its style or form.
- (35) SIDE YARD means any portion of a lot not occupied by a main building that is not a front yard or rear yard. "Side yard" includes "cornerside yard."

- (36) SIGNIFICANT HOUSE means a structure that is associated with a noted architect or builder as listed in Exhibit C.
  - (37) STREET FACADE means any part of a building that faces a public street.
  - (38) STRUCTURE means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.
  - (39) SUPPORTING HOUSE means a main building not listed as one of the five contributing styles in Exhibit C classified as Spanish Revival/Eclectic, French Eclectic, Neoclassical, Tudor, or Colonial Revival.
  - (40) VERGEBOARD means a board which hangs from the projecting end of a roof, covering the gables.
  - (41) WALL DORMER a dormer whose face is integral with the face of the wall below, breaking the line at the cornice of a building.
  - (42) WRAP-AROUND means the area to the midpoint of the structure measured from the furthest front wall or omitted wall line (porch) of the structure to the furthest rear wall or omitted wall line of the structure. The result shall be a straight line through the structure.
  - (43) YARD, LOT, AND SPACE REGULATIONS means regulations related to front, side, and rear yard setbacks, density, height, lot coverage, lot size, lot width, and number of stories.
- (2) Illustrations. The TRACT IV Illustrations are attached to and made part of this ordinance as Exhibit C. If there is a conflict between the district regulations and Exhibit C (Illustrations), the district regulations control.
- (3) Nonconforming structures.
- (a) Except as provided in this section, Section 51A-4.704(c), “Nonconforming Structures,” applies.
  - (b) Except as provided in this section, a person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure if the work does not cause the structure to become more nonconforming as to the yard, lot, space, and architectural standard regulations.
  - (c) Except as provided in this subsection, the right to rebuild a nonconforming structure ceases if the structure is destroyed by the intentional act of the owner or the owner's agent.

- (d) Except as provided in this subsection, if the degree of nonconformity as to yard, lot, and space regulations or architectural standards is voluntarily reduced, all rights to the previous degree of nonconformity are lost:
  - (1) If the property owner provides the director with documented assurance, the portion of the structure may be renovated, remodeled, repaired, or rebuilt within the original or previously nonconforming building footprint and height:
    - (A) with materials and features shown in the documented assurance;
    - (B) in compliance with the development standards and architectural standards in this district; or
    - (C) any combination of Subparagraphs (A) and (B); and
    - (D) must not increase the degree of nonconformity of the structure.
  - (2) For portions of the structure without documented assurance regarding materials and features, the architectural standards apply.
- (4) Development standards.
  - (a) In general.
    - (1) Development Standards. Except as provided in this Exhibit B, the development standards of the R-7.5(A) Single Family District apply.
    - (2) Applicability. Except as provided in the architectural standards for specific styles, the following development standards apply to the entire lot.
    - (3) Yard, Lot, Space. The yard, lot, and space regulations in this Exhibit B must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this Exhibit B and Division 51A-4.400, this Exhibit B controls.
  - (b) Building characteristics.
    - (1) Dormers.
      - (A) Dormers on a street-facing facade may not exceed six feet in width.
      - (B) Dormers must be typical in form, size, and proportions for the architectural style of the structure.

(2) Front porches and enclosures.

- (A) Porch enclosures must have a minimum of 75 percent transparent glass or screen.
- (B) Infill materials must match the existing materials in color, texture, dimension, and coursing.
- (C) Porte-cocheres may not be enclosed.

(3) Windows and doors. This subsection applies to windows and doors on the front facade and the wrap-around:

- (A) Windows must be typical of the architectural style.
- (B) Only transparent, stained, or leaded glass is allowed in windows and doors, except that bathroom windows located on side facades may be frosted, translucent, or opaque.
- (C) Metal window frames must be painted or factory finished.
- (D) Window sash, muntins, and mullions must project a minimum of one-quarter inch above the exterior glass surface.
- (E) Window screens, storm windows, screen doors, and storm doors are permitted.

(c) Building materials.

- (1) Except as provided in this subsection, the first story of main buildings must be brick, stone, or a combination of both.
- (2) Wood, materials that look like wood, cast stone, wrought iron, or stucco with half-timbering may be applied in a manner and location typical of Original Houses in the district.
- (3) Vinyl and aluminum siding are prohibited.
- (4) On a front facade and within the wrap-around, all materials and their application must be typical of the period and architectural style, or be compatible with original main buildings designated the same architectural style in the district.

(d) Demolition.

- (1) Original Houses (built before 1961) identified as Tudor, Spanish Revival/Eclectic, French Eclectic, Colonial Revival, and Neoclassical, or identified as a Significant House in Exhibit C may be demolished only if the cost of bringing the house into compliance with Section 27-11, “Minimum Property Standards; Responsibility of Owner,” of the Dallas City Code using materials similar to the original materials is greater than 80 percent of the value of Improvements according to the Dallas Central Appraisal District (DCAD).

(A) Applicant shall demonstrate the need for demolition by providing:

- (i) Building Inspection report
  - (ii) Engineer’s report
  - (iii) Itemized list of required repairs, broken down into labor and material costs
- (2) All structures not covered under paragraph 1 of this section may be demolished. New construction on those lots must be in one of the five Contributing styles.

(e) Fences and retaining walls.

- (1) Except as provided in this section fences and walls, excluding retaining walls, are not allowed in a front yard. For purposes of this subsection, “front yard” means that area between the front facade and street, excluding porches, as illustrated in Exhibit C.
- (2) Courtyard walls surrounding the primary front entrance that are four feet in height or less may project into the front yard a maximum of five feet.
- (3) Fences must be set back a minimum of five feet from the corner of the front facade of a main building nearest the side property line, excluding porches.
- (4) Fences and walls in a side yard may not exceed six feet in height.
- (5) Fences and walls in a rear yard may not exceed eight feet in height.
- (6) Fences and walls in a cornerside yard may not exceed eight feet in height.
- (7) Retaining walls may not exceed six inches above any soil being retained.

- (8) Fences may be made of brick that matches the main structure, stone, wood, wrought iron or materials that look like wrought iron, or a combination of these materials. Chain link is prohibited.

(f) Garages, carports, and accessory structures.

- (1) Style and materials. The color, style, design, and materials of accessory structures that are visible from a street must be compatible with the color, architectural style, design, materials, of the main building.
- (2) Roof slope. If a structure is visible from the street, the slope of the roof must either match the roof slope of the main building, be compatible with the architectural style of the main building, or have a 5/12 or 6/12 pitch compatible with the roof slope of original garages.
- (3) Setbacks.
  - (A) For structures 24-feet in height and under located in the rear third of a lot:
    - (i) the minimum side yard setback is one foot.
    - (ii) no minimum rear yard setback,
    - (iii) all eaves and overhangs must be located within the confines of the lot.
  - (B) For structures over 24-feet in height located in the rear third of a lot:
    - (i) the minimum required side yard is five feet.
    - (ii) the minimum required rear yard is five feet.
  - (C) For structures on corner lots, the accessory structure may not be closer to the cornerside yard lot line than the main building.
- (4) Attached garages.
  - (A) Garages are prohibited on the front facade and within the wrap-around.
  - (B) Garage doors may not face the front street.

(g) Height.

- (1) Except as provided in this subsection, for structures on lots smaller than 10,000 square feet, maximum structure height is 30 feet. For structures on lots 10,000 square feet or greater, maximum height is 35 feet.
- (2) If any portion of an existing structure's roof ridge exceeds the maximum height in paragraph (1), the lower portion of the structure's roof ridge may be raised to the height of the taller portion of the roof ridge. See Exhibit C for illustrations.

(h) Height looming.

- (1) This subsection is not to be interpreted as an overall setback for the structure, but that the highest point of a building element (wall, parapet, dormer, etc.) may not be taller than three times its distance from a side property line.
- (2) This subsection only applies to the main building. This subsection does not apply to chimneys or to a structure that is 24 feet in height or less.
- (3) Height looming is measured from the ground level at the side property line. See Exhibit C for illustrations.
- (4) The maximum height of any portion of the structure may not be greater than three times its distance from the ground level of the side property line.
- (5) No portion of a building or structure greater than 24 feet in height may be located above the *height looming slope* (as illustrated in Exhibit C) which extends vertically and is calculated by multiplying the distance from a side property line by three. This creates a diagonal line that slopes back proportionately from the side yard property line by one foot in horizontal distance for every three feet in vertical distance. For example, a 27-foot tall structure set back six feet from the side yard line may not exceed 18 feet in height at that distance above the ground level at the side property line, and the highest point of the roof ridge must be set back at least nine feet.

(i) Impervious surface.

- (1) Impervious materials. No more than 35 percent of the front yard may be paved or hardscaped.

(2) Driveways, curbing, and parking.

- (A) A driveway from the front street must be between eight and 12 feet wide.
- (B) An interior lot may have driveway access from the front street and rear alley.
- (C) A corner lot may have driveway access from the rear alley and either the front street or a side street, but not all three.
  - (i) Side street access driveways may not exceed 20 feet in width within the cornerside yard setback.
- (D) Any new front entry driveway must extend at least 20 feet beyond the front yard setback.
- (E) Driveways must be constructed of brick, brush finished concrete, stone, pavers, permeable pavers, or similar materials.
  - (i) Gravel is an allowable material only when used between ribbons in ribbon driveways.
- (F) Circular and ribbon driveways are allowed.

(3) Walkways.

- (A) Walkways must be constructed of brush finished concrete, brick, pavers, stone, or a similar material. Gravel and asphalt are prohibited.
- (B) Walkways must be continuous with no separation. (See Exhibit C)

(j) Landscaping.

- (1) In general. Except as provided in this subsection, landscaping must be provided in accordance with Article X.
- (2) Tree mitigation. This section applies only to trees located in the front yard or parkway.
  - (A) Except as provided in this subsection, the Article X Tree Conservation regulations, Division 51A-10.130 of the Dallas City



Code, for the protection and replacement of trees apply to the front yard of lots with single-family uses.

- (B) A mature tree in the front yard of a lot with a single family use is deemed to be protected.
- (C) The tree mitigation regulations in this Exhibit B must be read together with the Article X tree conservation regulation. If there is a conflict between this Exhibit B and Article X of the Dallas City Code, Exhibit B controls.
- (D) A tree removal application must be approved by the building official before removal or serious injury to a Mature tree.
- (E) Tree replacement for a Mature tree removed in the front yard of a lot with a single family use must be replaced according to Division 51A-10.130 requirements.
- (F) The exception for unrestricted zones with building permits for construction of a single family or duplex dwelling does not apply for the front yard of the lot to the front property line.
- (G) Defenses to prosecution in Division 51A-10.130 apply to Mature trees in front yards on lots with single family uses. In addition, the provision of professionally-assessed direct evidence identifying substantial damage to an existing structure originating from a Mature tree shall be a consideration by the director for the removal of a Mature tree under Section 51A-10.140(b)(6).

(k) Lot coverage.

- (1) For lots with main buildings that existed as of (date of City Council approval) the maximum lot coverage is 45 percent.
- (2) For lots where a new main building is constructed after (date of City Council approval) the maximum lot coverage is 40 percent.

(l) Paint and colors.

- (1) A building facade may not be painted with more than one body color and can only have a maximum of three trim colors.
- (2) Certain colors prohibited. Fluorescent and metallic colors, and the use of black as a main body color is prohibited on the exterior of any structure in this district.

- (m) Setbacks. Except as provided in this paragraph, setbacks must be open and unobstructed and shall be measured to the first portion of any structure that exceeds six inches above the grade except those architectural features called out in Sec. 51A-4.401, 4.402, and 4.403, as amended.

(1) Front yard.

- (A) Except as provided in this paragraph, all Original Houses or Contributing homes are deemed to be conforming as to front yard setbacks. If an Original House or Contributing home is demolished, new construction must meet the minimum front yard setbacks in Paragraph (B).
- (B) For new construction and additions, the minimum front yard is equal to the average of the adjacent lots as determined by a state licensed architect, land surveyor, or engineer. The maximum setback may not exceed more than 10 feet further back than the average. See Exhibit C for illustrations.

(2) Side yard.

- (A) Except as provided in this paragraph, for lots smaller than 10,000 square feet, the minimum side yard setback is five feet.
- (B) Except as provided in this paragraph, for lots 10,000 square feet or greater, the minimum side yard setback is six feet.

(3) Rear yard.

- (A) Minimum rear yard is 10 feet.

- (n) Signs. Signs must comply with the provisions for non-business zoning districts in Article VII.

(o) Slope and drainage.

- (1) Lot-to-lot drainage is not allowed.
- (2) The slope existing on (date of City Council approval) of a lot must be maintained. This provision does not prevent minor grading as necessary to allow construction, prevent lot-to-lot drainage, or match the slope of contiguous lots.

- (3) For purposes of this subsection, “slope” means any change in elevation from the front lot line to the rear lot line or from a side lot line to the other side lot line.

~~(p) Solar panels.~~

~~(1) Solar panels are prohibited on a front facade roof that faces the street on which the property is addressed.~~

~~(2) Solar panels are allowed on 100 percent of an accessory structure roof.~~

- (q) Stories. Except as provided in this subsection, the maximum number of stories above grade is two. Attic stories (as illustrated in Exhibit C) that include habitable space are allowed above both one- and two-story houses.

(5) Architectural standards.

- (a) Statement of intent. The purpose of the architectural standards is to allow the application of architectural elements and materials in such a way that allows the continuation of flexibility of design by referencing those elements as outlined in this section through documentation. Any use of a referenced architectural element must be in a manner similar to the example provided for consideration. This is in recognition of the unique/varied design of many of the original homes within Tract IV.
- (b) Accepted sources for regulation of architectural standards. Except as provided in this subsection, architectural standards are established through consideration of original, contributing architectural styles and housing stock within this district, in conjunction with images and descriptions derived from *A Field Guide to American Houses* by Virginia Savage McAlester, (et. al.), or other publications approved by the director.
- (c) Purpose statement: Inclusion of *A Field Guide to American Houses* is to provide descriptions and pictorial examples of architectural forms, styles, and features that may be utilized during construction and remodeling.
- (d) New construction. All new construction must be built in compliance with architectural standards of one of the five Contributing styles: Tudor, Spanish Revival/Eclectic, French Eclectic, Colonial Revival, Neoclassical. The architectural standards apply to the front facade and wrap around.
- (e) Remodeling of Contributing structures.

- (1) The architectural standards for remodeling apply only to the front facade and wrap around.
- (2) If a structure of a contributing style is remodeled, the remodeling must be compatible with the standards for its architectural style for that element of the structure being remodeled.
  - (A) The following architectural design features must be maintained or replicated. These architectural design features may be relocated within the front facade or wrap-around.
    - (i) Balustrades
    - (ii) Chimneys
    - (iii) Dormers
    - (iv) Exterior stained and leaded glass
    - (v) Front porches or porticos with columns
    - (vi) Porte cocheres
    - (vii) Roof eaves
    - (viii) Turrets and towers
    - (ix) Window and door openings
  - (B) Materials. Any remodeling must match the original materials in type, size, profile, color, coursing, texture, mortaring, and joint detailing.
  - (C) Documented assurance. As an alternative to compliance with a Contributing or Significant House's designated style, the property owner may provide the director with documented assurance that the proposed work will reconstruct or replicate the original or existing architectural style and materials of the structure on any additions or remodeling.
- (f) Reconstruction. Structures completely or partially destroyed, other than by the intentional act of the owner or the owner's agent, may be reconstructed in the original architectural style or a contributing architectural style.

- (g) Architectural standards for Tudor. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.

(1) Roof.

- (A) Except as provided in this paragraph, Tudor structures must have a side-gabled, cross-gabled, or front facing gable with intersecting hip, with a roof pitch between 12/12 and 20/12, or match existing roof pitch. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from the street, for example, behind a crenelated portico parapet, a roof ridge, or the highest point of a main roof.
- (B) The maximum roof eave overhang allowed is 12 inches.
- (C) Tudor structures must have at least one front facing gable (not including gabled dormers or wall dormers), but not more than four front facing gables.
- (D) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, slate, materials that look like slate, or composition shingles. Roofing material colors must be compatible with Original Houses in the district.
- (E) Copper roofing accents are allowed.
- (F) Any flat or low pitch (under 2/12 pitch) roof not visible from a street because it is behind a pitched roof may use modified bitumen, TPO membrane, or EPDM membrane.

(2) Windows and doors.

- (A) Windows must be casement, single or double hung.
- (B) Fixed windows are only permitted for stained or leaded glass windows.
- (C) Windows must have multiple lights.
- (D) Windows and doors must be typical of the Tudor style of the structure.

- (3) Chimneys. A minimum of one external brick chimney that is at least six feet wide at its base is required within the wrap-around.

- (4) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:
- (A) Dominant (largest) asymmetrical front facing gable
  - (B) Bay or oriel window on front facade
  - (C) Patterned (decorative) brick or stone utilized between half-timbering on front facade (basket weave, herringbone, etc.)
  - (D) Decorative chimney on front facade (pattern brick panels, statue ledge, stone accents, stepped levels, multiple flues)
  - (E) Stone or cast stone accents on multiple window and door openings on the front facade
  - (F) Uncovered front raised patio, at least 25 percent of the front facade width, with or without a balustrade or railing
  - (G) Groupings of three or more stained or leaded glass windows on first-story of front facade
  - (H) Porch with heavy timber posts and brackets completely within wrap-around
  - (I) Nested gables
  - (J) Open air front porch supported by multiple arches. This may include Tudor style, round, or segmental arches
  - (K) Half-timbering in gable or on second story
  - (L) Decorative vergeboard
  - (M) Decorative cast stone (turned or twisted) columns
  - (N) Copper accent on projecting bay roof
  - (O) Jerkinhead or clipped gable (minimum of two)
  - (P) Arched front doorway

- (Q) Wrought iron accents (railings, Juliet balcony, strap hinges)
  - (R) Subordinate (not largest) asymmetrical street facing gable
  - (S) Curved, meandering front walkway leading to the front door
- (h) Architectural Standards for Spanish Revival/Eclectic. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.
- (1) Front arches. A minimum of one opening on a street facing facade must have an arch.
  - (2) Porches and courtyards. Entry courtyard walls must be between three feet and six feet in height measured from grade outside courtyard.
  - (3) Roof.
    - (A) Except as provided in this paragraph, Spanish Revival/Eclectic structures must have a cross-gabled, side-gabled, or combination hipped and gabled roof with a roof pitch between 4/12 and 7/12, or match existing roof pitch. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from a street, for example, behind a parapet, a roof ridge, or the highest point of a main roof.
    - (B) The maximum roof eave overhang allowed is 18 inches.
    - (C) The only roofing materials allowed are:
      - (i) Terra cotta tile in Spanish, mission, or barrel style; or
      - (ii) Materials that look like Spanish, mission, or barrel style tile in:
        - (a) Metal
        - (b) Concrete
        - (c) Plastic composite
      - (d) Composition shingles in a color palette of original Spanish tile roofs with terra cotta hips, ridge caps, and rake tiles applied to mimic original tile roofs. (See Exhibit C.)

- (iii) Any flat or low pitch (under 2/12 pitch) roof not visible from a street because it is behind a pitched roof may use modified bitumen, TPO membrane, or EPDM membrane.
- (D) Material colors must be compatible with Original Houses in the district.
- (4) Windows and doors.
  - (A) Windows must be focal, casement, single-hung or double-hung.
  - (B) Fixed windows are only permitted for stained or leaded glass windows.
  - (C) Decorative iron window grilles are permitted.
  - (D) Windows and doors must be typical of the Spanish Revival style of the structure.
- (5) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:
  - (A) Tower, partial turret, or bell tower
  - (B) Spanish, barrel, or mission style terra cotta roofing
  - (C) Entry courtyard with walls (walls must be between three feet and six feet in height measured from grade outside courtyard)
  - (D) Arcaded front porch utilizing three or more arches
  - (E) Cantilevered upper-level balcony under roof with railing
  - (F) Open air exterior staircase leading to second story
  - (G) Large focal window or parabolic arch on front facade
  - (H) Two or more stained or leaded glass windows on front facade
  - (I) Elaborate chimney tops with small tile roof within 15 feet of a street facade



- (J) Two or more arched windows or doors on street facades
- (K) Brick or tile gable vents
- (L) Decorative cast stone (turned or twisted) columns
- (M) Multicolored tile roofing
- (N) Arched wood front door
- (O) Wrought iron accents
- (P) Multicolor tile accents on front facade (excluding porch floor or porch stair riser)
- (Q) Front projecting ell or wing
- (R) Balconette or Juliet balcony
- (S) Turned or carved wood posts on porch or balcony within wrap-around
- (T) Cloth awnings with spiked wrought iron finials
- (i) Architectural standards for French Eclectic. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.
- (1) Roof.
  - (A) Except as provided in this paragraph, French Eclectic structures must have a steeply pitched (between 10/12 and 20/12 pitch) hipped roof with a ridgeline that parallels the front of the house. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from a street, for example, behind a parapet, a roof ridge, or the highest point of a main roof.
  - (B) The maximum roof eave overhang allowed is 12 inches.
  - (C) Dominant front facing gables that are part of the main roof are prohibited.
  - (D) Front and street facing gabled roof forms are allowed on dormers, over one-story porches, entryways, or porticos, and must be subordinate to the main roof structure.

- (E) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, slate, materials that look like slate, and composition shingles. Roofing material colors must be compatible with Original Houses in the district.

(2) Windows and doors.

- (A) Windows must be casement, single-hung, or double-hung.
- (B) Fixed windows are only allowed for transom and stained or leaded glass windows.
- (C) Windows must have multiple lights.
- (D) Windows and doors must be typical of the French Eclectic style of the structure.

(3) Chimneys. One external chimney located within the front facade or wrap-around is required.

(4) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:

- (A) Wall dormers on front facade
- (B) Tower/turret or crenelated portico on front facade
- (C) Open terraces or balconies with stone or cast stone balustrades
- (D) Two symmetrical external brick chimneys (one on each side of the house)
- (E) Tile, slate, or wood shingle roof
- (F) Massive (minimum six feet wide) chimney on the front facade
- (G) Quoins at wall corners
- (H) Stone/cast stone accents
- (I) Leaded or stained-glass window on the front facade
- (J) Pedimented, crowned, or arched windows on the front facade

- (K) Round or oval window on front facade
- (L) Flared eaves
- (M) Symmetrically balanced fenestration
- (N) Dentils at cornice
- (O) Half-timbering
- (P) Balconette or Juliet balcony
- (Q) Decorative pediment over the main entry door
- (R) Solid wood door with speakeasy opening and strap hinges
- (S) Arched wood front door

(j) Architectural standards for Colonial Revival. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.

(1) Porches. A front porch or portico finished floor must be raised a minimum of 12 inches above grade.

(2) Roof.

(A) Except as provided in this paragraph, Colonial Revival structures must have a side-gabled, cross-gable, hipped, or gambrel roof with a low to moderate roof pitch between 5/12 and 12/12. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from the street, for example, a flat portico roof, or behind a roof ridge, or the highest point of a main roof.

(B) The maximum roof eave overhang allowed is 18 inches.

(C) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, slate, materials that look like slate, or composition shingles. Roofing material colors must be compatible with Original Houses in the district.

(D) Any flat or low pitch (under 2/12 pitch) may use modified bitumen, TPO membrane, or EPDM membrane.

(3) Windows and doors.

- (A) Windows must have multiple light upper sashes.
  - (B) Muntins and mullions must be expressed.
  - (C) Windows and doors must be typical of the Colonial Revival style of the structure.
- (4) Chimneys. All chimneys must be constructed of masonry.
- (5) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:
- (A) 1-story recessed wing
  - (B) Gabled center bay
  - (C) Symmetrical fenestration pattern on main block of house
  - (D) Quoins at wall corners
  - (E) 1-story, centered portico
  - (F) Symmetrical dormers
  - (G) Sidelights on both sides of front door
  - (H) Fan light or transom over front entrance
  - (I) Bay window on front facade
  - (J) External chimney centered on side gable
  - (K) Dentil cornice
  - (L) Rooftop balustrade on portico
  - (M) Straight walkway leading to main entrance
  - (N) Soldier course or cast stone lintels
  - (O) Round shaft classical columns

- (P) Dentil cornice on portico
  - (Q) Cast stone accents
  - (R) Copper accent roof on bay window
  - (S) Decorative round, oval, or bullseye window on front facade
- (k) Architectural standards for Neoclassical. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.
- (1) Form. Main block of structure must be symmetrical with centered front door.
  - (2) Porch. A full height (2-story) entry portico or full width porch is required.
  - (3) Roofs.
    - (A) Except as provided in this paragraph, roofs must be hipped or side gabled with a roof pitch between 5/12 and 12/12. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from the street, for example, a flat porch roof, or behind a roof ridge, or the highest point of a main roof.
    - (B) The maximum roof eave overhang allowed is 24 inches.
    - (C) Portico and porch roofs may be nearly flat.
    - (D) Any flat or low pitch (under 2/12 pitch) may use modified bitumen, TPO membrane, or EPDM membrane.
    - (E) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, slate, materials that look like slate, or composition shingles. Roofing material colors must be compatible with Original Houses in the district.
  - (4) Windows and doors.
    - (A) Windows must have multiple lights and equally divided sash.
    - (B) Windows must be rectangular with single- or double-hung sashes.
    - (C) Fixed windows are only permitted for stained or leaded glass sidelight and transom windows.

- (D) Windows must be symmetrically balanced on front facade.
  - (E) Front door must have either a transom window, sidelights, or both transom and sidelights.
  - (F) Windows and doors must be typical of the Neoclassical style of the structure.
- (5) Chimney.
- (A) A chimney is required.
  - (B) Chimneys are prohibited on a front facade.
- (6) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:
- (A) Large symmetrical brick chimneys on main block of house
  - (B) Recessed subordinate wing
  - (C) Doric, Ionic, or Corinthian columns on front porch or portico
  - (D) Front door surround with full width transom window and/or decorative pediment above
  - (E) Small gabled dormers with windows or decorative vents on main block
  - (F) Sidelights on each side of front door
  - (G) Dentils and/or modillions under eaves
  - (H) Roofline balustrade on either a portico or full width front porch
  - (I) Pedimented front gable with entablature
  - (J) Greek key detail
  - (K) Quoins at wall corners
  - (L) Full height (two-story) entry porch or portico on front facade

- (M) Cast stone window lintels
- (N) Leaded glass on front facade
- (O) Fluted columns
- (P) Round or oval window in front gable

- (l) Architectural standards for New Traditional. The architectural standards for remodeling apply only to the front facade and wrap around.
  - (1) Structures identified as New Traditional may remodel in the existing style of architecture to include windows, materials, roof material and roof pitch to be compatible to the main building.
  - (2) Structures identified as New Traditional Tudor/Spanish Revival/French Eclectic/Colonial Revival/Neoclassical may remodel using the standards for the Contributing architectural style it models after.
  - (3) Any remodeling of architectural features listed under the designated Contributing classification must be retained, but additional features from that style can be added without having to meet the required six architectural features. For example, a New Traditional Tudor with half-timbering in the gables, the remodel cannot remove that feature from the front facade or wrap around, but elements like brick pattern or iron details may be added.
- (m) Architectural standards for all other Supporting Houses. The architectural standards for remodeling apply only to the front facade and wrap around.
  - (1) If a Supporting House is remodeled, the remodeling must comply with the standards of this section; or
  - (2) A Supporting House may be remodeled in one of the 5 contributing styles (Tudor, Spanish Revival/Eclectic, French Eclectic, Colonial Revival, Neoclassical) for that element of the structure being remodeled.
  - (3) Materials. Metal cladding of any type is prohibited on a front facade.
  - (4) Roof.
    - (A) Except was provided in this section, structures must have a gable or hipped roof, with roof pitch between 4/12 and 12/12 or match the documented existing roof pitch of the main structure.

- (B) Roof eaves must not exceed two feet.
- (C) Except as provided in paragraph (A) flat and shed style roofs are allowed for entry porch roofs only.
- (D) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, materials that look like tile, slate, materials that look like slate, standing seam metal, or composition shingles. Roofing material colors must be compatible with Original Houses in the district.
- (E) Any flat or low pitch (under 2/12 pitch) may use modified bitumen, TPO membrane, or EPDM membrane.

(5) Windows.

- (A) Individual window units must be taller than they are wide on the front facade.
- (B) Except as provided in this paragraph, all windows on a front facade must be:
  - (i) single or double-hung 1-over-1;
  - (ii) single or double-hung with divided light upper sash;
  - (iii) single or double-hung with divided light upper and lower sash;
  - (iv) divided light casement;
  - (v) divided light fixed/non-operable;
  - (vi) stained or leaded glass; or
  - (vii) match or be compatible with existing windows in place at passage of this ordinance
- (C) Fixed plate glass windows are permitted only when utilized immediately between two operable windows.

(6) Procedures.

- (a) Work reviews.



- (1) Work review applications. A work review application must be submitted to the director for any work regulated by the standards contained in this ordinance.
- (2) Responsibility of applicant. It is the responsibility of the applicant to provide examples from the district or accepted sources for justification of any element called into question during review.
- (3) Work requiring a building permit.
  - (A) Upon receipt of a review form application for work requiring a building permit, the building official shall refer the review form application to the director to determine whether the new construction or remodeling meets the standards of this ordinance. The review of the review form application by the director must be completed within 30 days after submission of a complete review form application.
  - (B) If the director determines that the work complies with the standards of this ordinance, the director shall approve the review form application, and forward it to the building official, who shall issue the building permit if all requirements of the construction codes and other applicable ordinances have been met.
  - (C) If the director determines that the work does not comply with the standards of this ordinance, the director shall state in writing the specific requirements to be met before issuance of a building permit, deny the review form application, and forward it to the building official, who shall deny the building permit. The director shall give written notice to the applicant stating the reasons for denial of the review form application. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address shown on the review form application.
- (4) Work not requiring a building permit.
  - (A) Upon receipt of a review form application for work not requiring a building permit, the building official shall refer it to the director to determine whether the work meets the standards of this ordinance. The director shall make this determination within 10 days after submission of a complete application.

- (B) If the director determines that the work complies with the standards of this ordinance, the director shall approve the review form application and give written notice to the applicant.
- (C) If the director determines that the work does not comply with the standards of this ordinance, the director shall state in writing the specific requirements to be met before an approval can be granted. The director shall give written notice to the applicant stating the reasons for denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. Notice to the applicant must be sent to the address shown on the review form application.

(b) Appeals.

- (1) An applicant may appeal any decision made by the director to the board of adjustment by filing written appeal with the director within 20 days after notice is given to the applicant of the director's decision. See Section 51A-4.703, "Board of Adjustment Hearing Procedures."
- (2) The board of adjustment shall hold a public hearing on all appeals.
  - (A) The Director shall send written notice of the public hearing on the appeal to the applicant and all owners of real property located within 200 feet, including streets and alleys, of the boundary of the area for which the application was made. The notice must be given not less than 10 days before the day set for the hearing. Notice is given by depositing the notice properly addressed and postage paid in the United States mail to the property owners as evidenced by the last approved city tax roll.
  - (B) In considering the appeal, the sole issue before the board of adjustment is whether the director erred in the decision. The board of adjustment shall consider the same standards that were required to be considered by the director.
  - (C) Appeal to the board of adjustment is the final administrative remedy.

# EXHIBIT “C”

## LAKEWOOD CONSERVATION DISTRICT

### Tract IV

## ILLUSTRATIONS

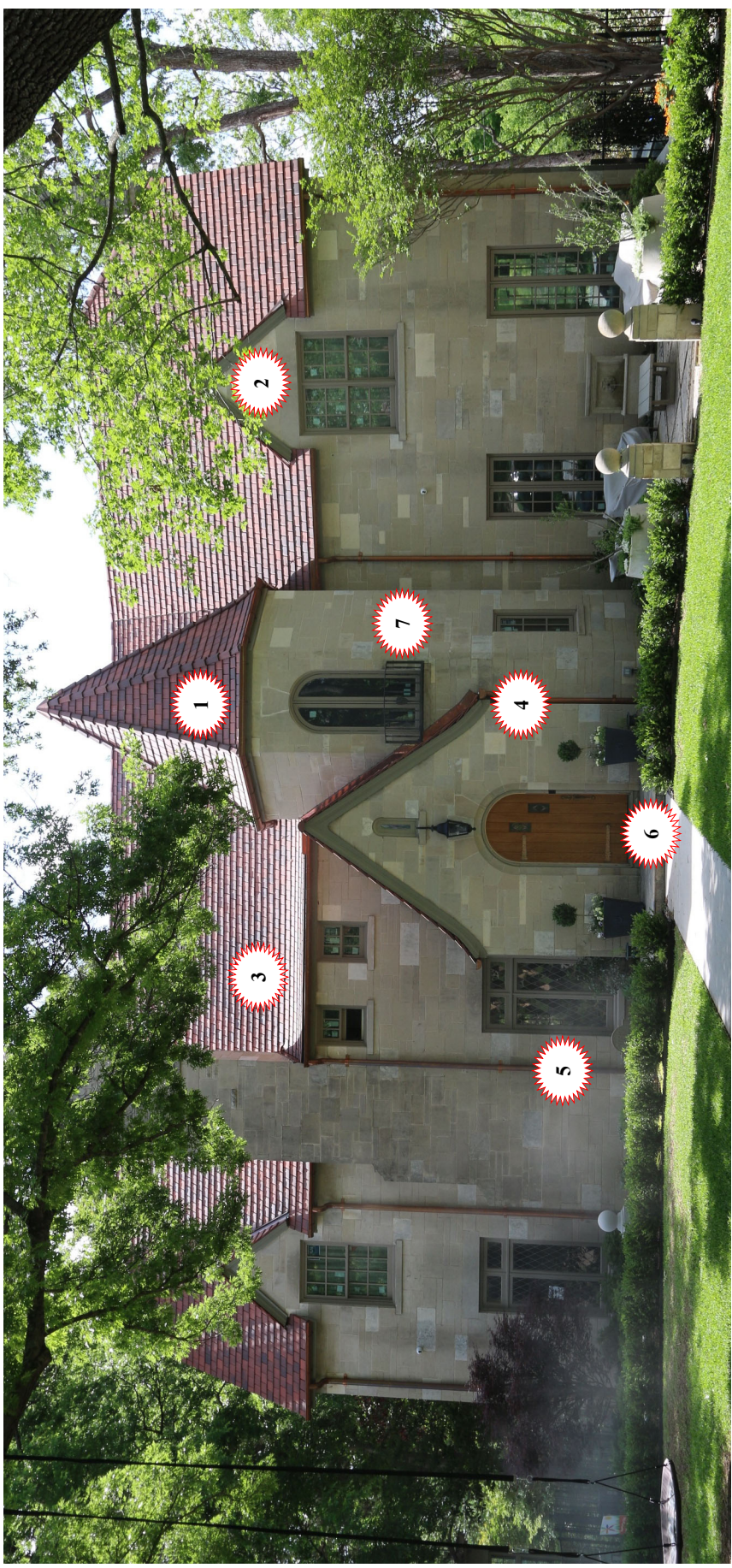
A GUIDE FOR THE  
DEVELOPMENT STANDARDS  
AND  
ARCHITECTURAL STANDARDS



## Spanish Revival/Eclectic

- |                                      |   |
|--------------------------------------|---|
| 1) Parabolic arched focal window     | 7) Decorative tile accents (multicolor) on facade |
| 2) Round tower                       | 8) Wrought iron accents                           |
| 3) Spanish tile roof (multicolor)    | 9) Tile gable vents                               |
| 4) Courtyard with low wall           | 10) Elaborated chimney top                        |
| 5) Cantilevered balcony with railing | 11) Front projecting ell/wing                     |
| 6) Staircase (open air)              |   |





## French Eclectic

- 1) Tower on facade
- 2) Wall dormers
- 3) Tile roof
- 4) Flared eaves
- 5) Leaded windows
- 6) Solid wood door with speakeasy opening and strap hinges
- 7) Balconet (Juliet balcony)





### **Tudor— 2 story**

- |  |  |
|--|--|
| 1) Crenellation or battlements                       | 5) Half-timbering on second story or in gable                      |
| 2) Patterned decorative brick between half-timbering | 6) Decorative vergeboard   |
| 3) Decorative chimney on front facade                | 7) Stone or cast stone accents on multiple window or door openings |
| 4) Groupings of stained or leaded glass windows      | 8) Arched front doorway  |





## Neoclassical

- |  |  |
|--|--|
| 1) Large, symmetrical brick chimneys on main block of building | 7) Pedimented front gable with entablature |
| 2) Recessed subordinate wing                                   | 8) Quoins at wall corners                  |
| 3) Ionic or Corinthian columns of front porch or portico       | 9) Symmetrical main block                  |
| 4) Sidelights at front door                                    | 10) Full height entry porch                |
| 5) Dentils or modillions under eaves                           | 11) Cast stone lintels                     |
| 6) Roofline balustrade   | 12) Round or oval window in front gable    |





## Colonial Revival

- 1) One-story wing
- 2) Symmetrical fenestration pattern
- 3) One-story centered portico
- 4) Sidelights at front door
- 5) Transom over front door

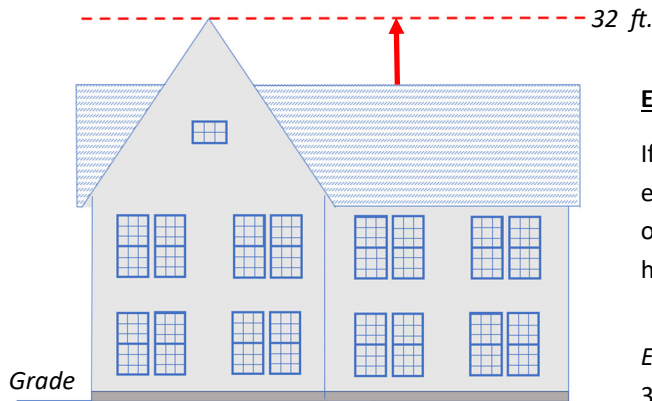
- 6) Dentil cornice
- 7) Rooftop balustrade on portico
- 8) Straight walkway leading to main entrance
- 9) Soldier course or cast stone lintels



## Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

**Height** - For any structure with a roof, height means the vertical distance measured from average grade (highest and lowest exterior corners of a structure) to the peak of any roof structure, regardless of its style or form.

for structures on lots smaller than 10,000 square feet, maximum structure height is **30 feet**. For structures on lots 10,000 square feet or greater, maximum height is **35 feet**.



### Existing Height Provision

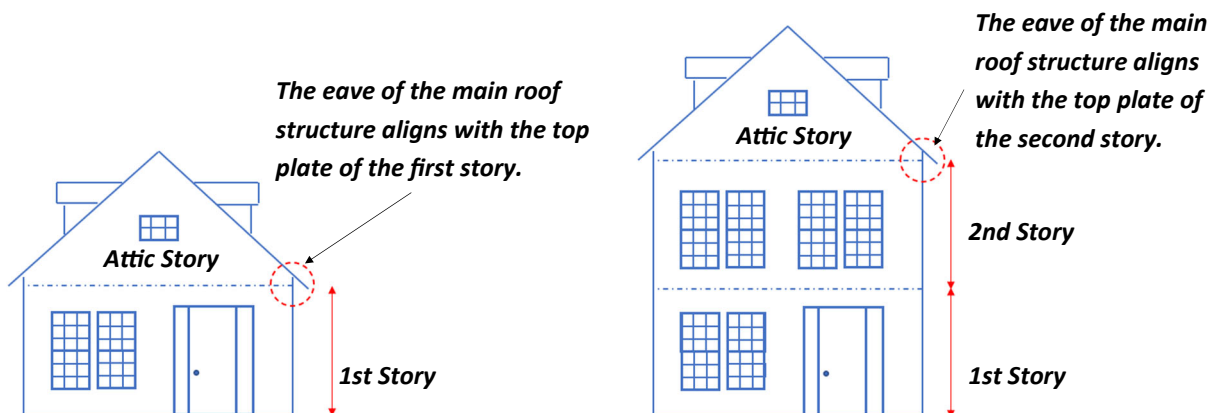
If any portion of an existing structure's roof ridge exceeds the maximum height, the lower portion of the structure's roof ridge may be raised to the height of the taller portion of the roof ridge.

*Example:* For a structure with a maximum height of 30 feet, if a portion of that existing structure is 32 ft in height, the roof ridge may be raised to 32 ft.

### Stories

The maximum number of stories above grade is two. Attic stories (as illustrated) that include habitable space are allowed above both one- and two-story houses

**Attic Story** means the space between the existing ceiling framing of the topmost story and the underside of the roof framing.



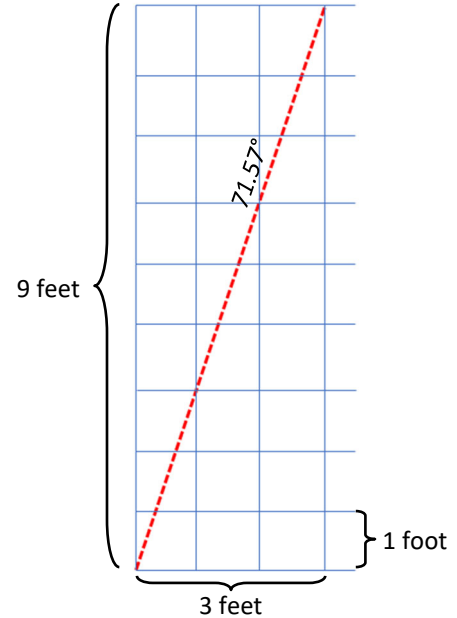
*Illustration:* One-story house and two-story house with attic story above.

## Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

### Height Looming Explanation

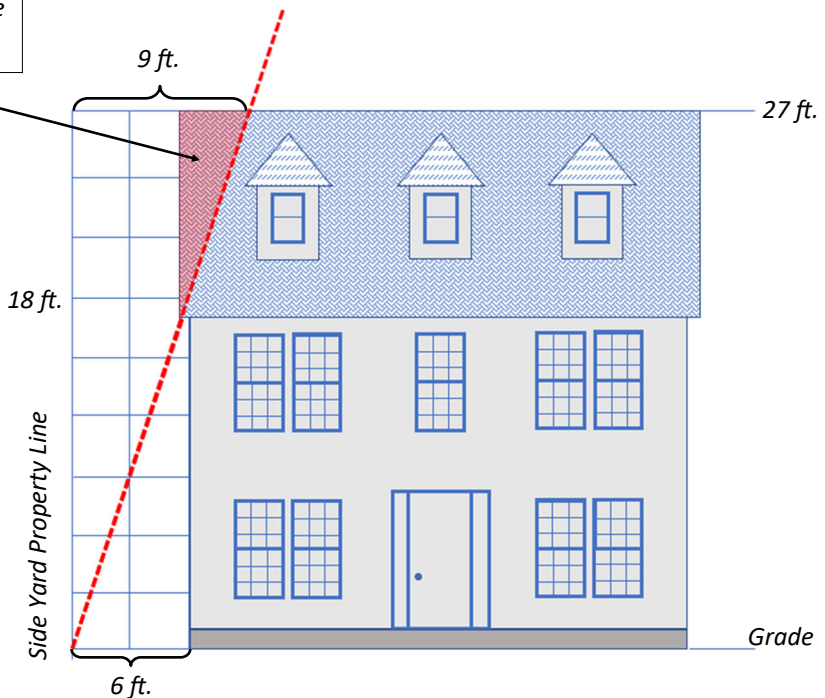
Height Looming is not to be interpreted as an overall setback for the structure. The highest point of a building element (wall, parapet, dormer, etc.) may not be taller than three times its distance from a side property line.

No portion of a building or structure greater than 24 feet in height may be located above the *height looming slope* (as illustrated) which extends vertically and is calculated by multiplying the distance from a side property line by three. This creates a diagonal line that slopes back proportionately from the side yard property line by one foot in horizontal distance for every three feet in vertical distance.



*No portion of a building or structure may be located above the height looming slope.*

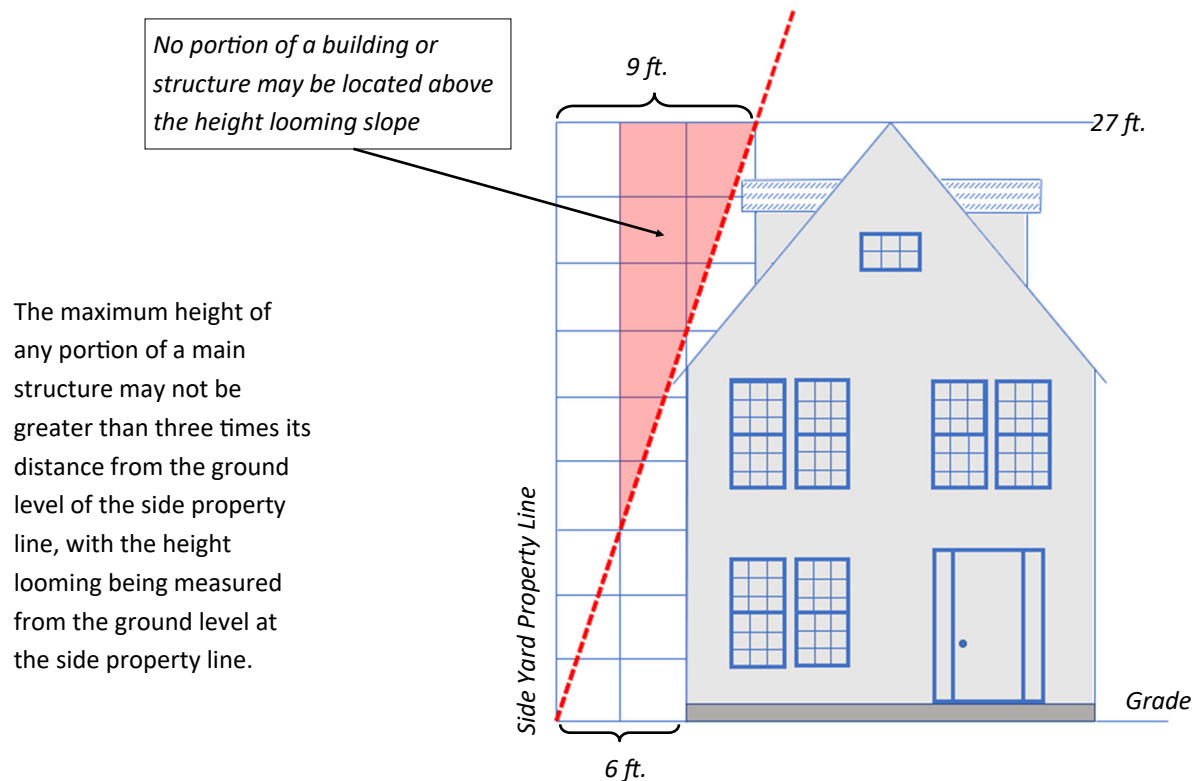
The maximum height of any portion of a main structure may not be greater than three times its distance from the ground level of the side property line, with the height looming being measured from the ground level at the side property line.



*Example:* A 27-foot tall structure set back six feet from the side yard line may not exceed 18 feet in height at that distance above the ground level at the side property line, and the highest point of the roof ridge must be set back at least nine feet. Chimneys are not subject to this height looming provision.

## Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

### Height Looming Explanation (continued)



*Example:* This 27-foot tall structure complies with the ordinance because no portion of the structure is above or within the area of the height looming slope.

**Height Looming** only applies to main buildings and does not apply to a structure that is 24-feet in height or lower.

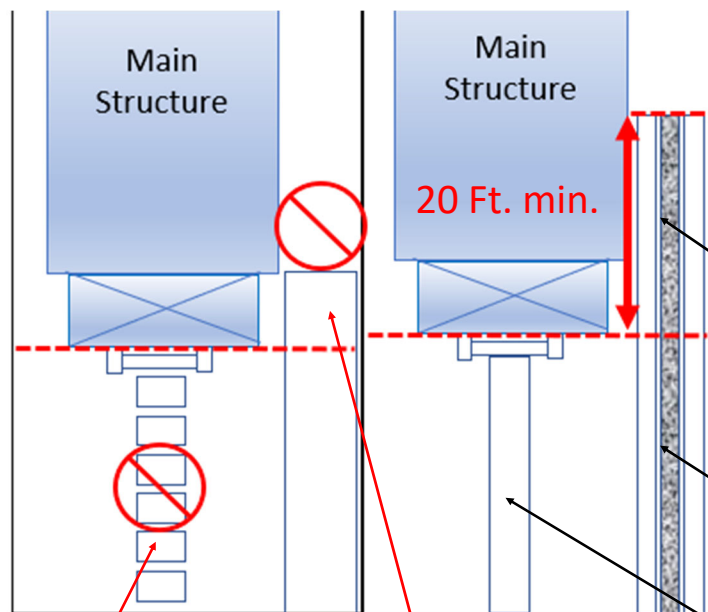
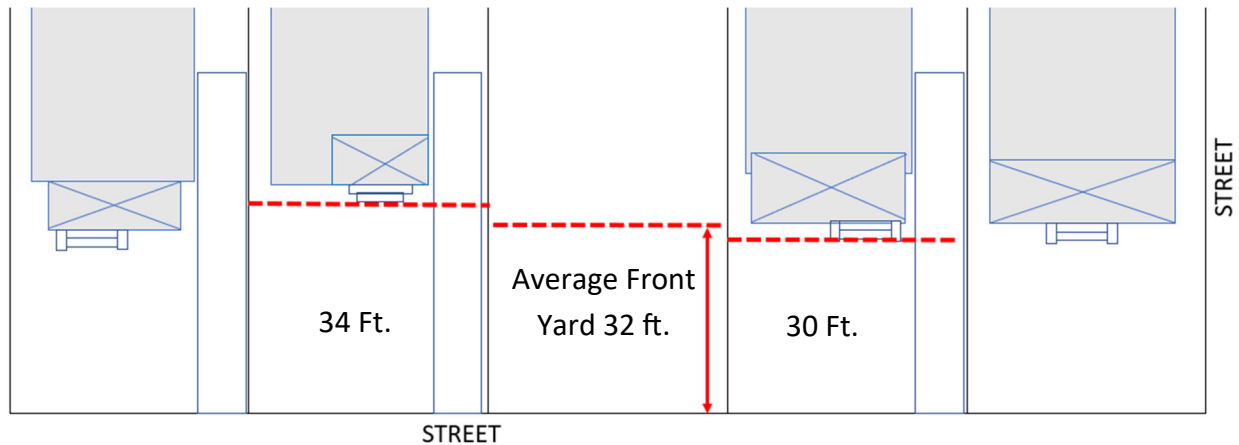


*Example:* Height Looming does not apply.

## Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

### Front Yard Setback

For new construction and additions, the minimum front yard is equal to the average of the adjacent lots as determined by a state licensed architect, land surveyor, or engineer. The maximum setback may not exceed more than ten feet further back than the average.



### Impervious Surfaces

#### Impervious Materials.

No more than 35 percent of the front yard may be paved or hardscaped.

#### Driveways, Curbing, and Parking.

Any new front entry driveway must extend at least 20 feet beyond the front yard setback

Driveways must be constructed of brick, brush finished concrete, stone, pavers, permeable pavers, or similar materials.

Gravel is an allowable material only when used between ribbons in ribbon driveways.

#### Walkways

Walkways must be continuous with no separation.

*Not allowed*—The concrete sections of this walkway are not connected or continuous but instead are separated.

*Not allowed*—This front entry driveway does not extend at least 20 feet beyond the front yard setback.

## Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

### Fences

#### Location

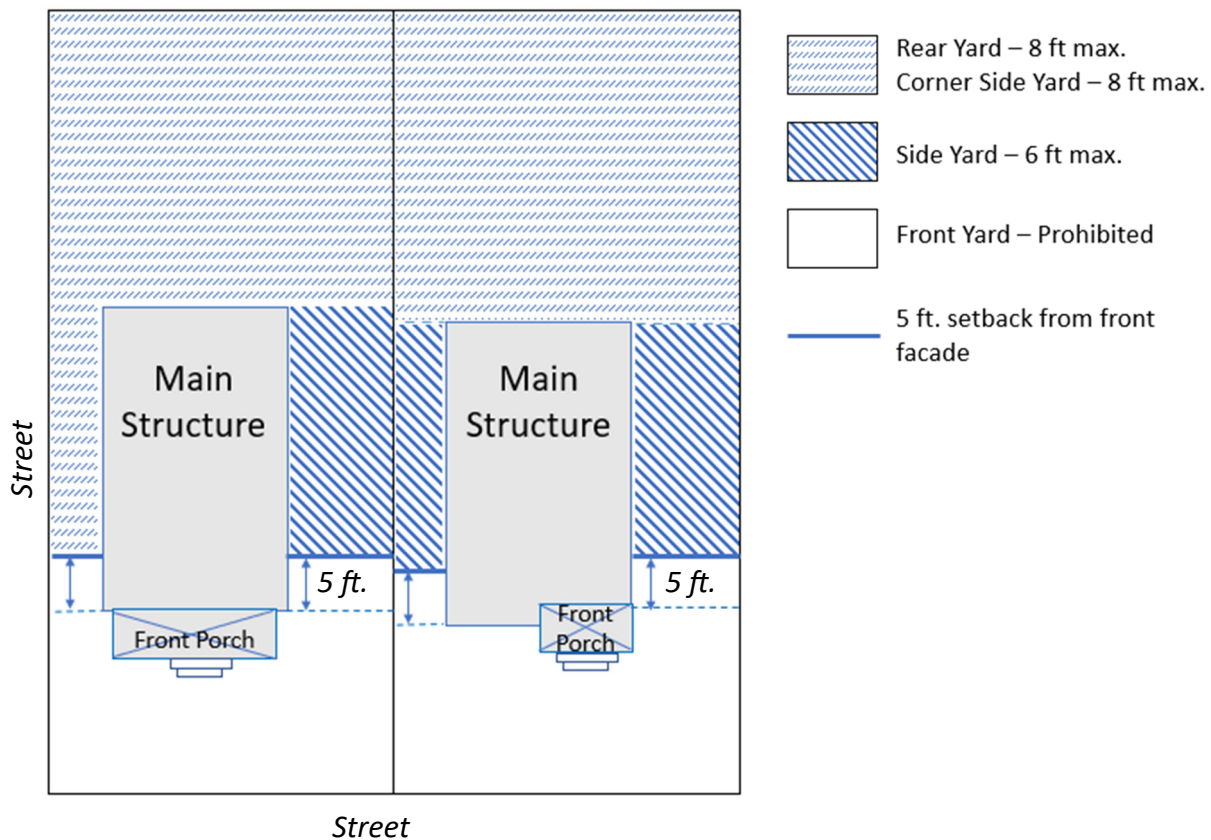
- Fences and walls, excluding retaining walls, are not allowed in a front yard. For purposes of this subsection, "front yard" means that area between the front facade and street, excluding porches.
- Courtyard walls surrounding the primary front entrance that are four feet in height or less may project into the front yard a maximum of five feet.
- Fences must be set back a minimum of five feet from the corner of the front facade of a main building nearest the side property line, excluding porches.

#### Height

- Fences in the side yard must not exceed six feet.
- Fences in the rear yard must not exceed eight feet.
- Fences in a cornerside yard must not exceed eight feet.
- Retaining walls may not exceed six inches above any soil being retained.

#### Materials

- Fences may be made of brick that matches the main structure, stone, wood, wrought iron or materials that look like wrought iron, or a combination of these materials.
- Chain link is prohibited.





## Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

### **Roof Materials for Spanish Revival / Eclectic**

Only the following roofing materials are allowed on structures in the Spanish Revival/Eclectic architectural style within the wrap-around.

- i. Terra cotta tile in Spanish, mission, or barrel style; or
- ii. Materials that look like Spanish, mission, or barrel style tile in:
  - a. Metal
  - b. Concrete
  - c. Plastic composite
  - d. Composition shingles in a color palette of original Spanish tile roofs with terra cotta hips, ridge caps, and rake tiles applied to mimic original tile roofs.



*Example:* Roof materials that look like Spanish, mission, or barrel style tile in metal, concrete, or plastic composite.



*Example:* Composition shingles in a color palette of original Spanish tile roofs with terra cotta hips, ridge caps, and rake tiles applied to mimic original tile roofs.

LIST OF ARCHITECTURAL STYLES  
BY ADDRESS

Address	Street Name	Architectural Style	Year Built
6834	Lakeshore Dr	Ranch	1945
6840	Lakeshore Dr	Minimal Traditional	1950
6848	Lakeshore Dr	Minimal Traditional	1947
6856	Lakeshore Dr	New Traditional -Spanish Revival/Eclectic	2023
7000	Lakeshore Dr	French Eclectic	1936
7001	Lakeshore Dr	Tudor	1927
7007	Lakeshore Dr	Tudor	1930
7008	Lakeshore Dr	New Traditional-Tudor	1952
7009	Lakeshore Dr	Tudor	1928
7012	Lakeshore Dr	French Eclectic	1936
7015	Lakeshore Dr	Tudor	1929
7016	Lakeshore Dr	Tudor	1930
7017	Lakeshore Dr	Tudor	1929
7021	Lakeshore Dr	New Traditional-Tudor	1929
7022	Lakeshore Dr	Tudor	1952
7025	Lakeshore Dr	Tudor	1928
7028	Lakeshore Dr	French Eclectic	1935
7031	Lakeshore Dr	Colonial Revival	1940
7034	Lakeshore Dr	Tudor	1931
7035	Lakeshore Dr	French Eclectic	1936
7038	Lakeshore Dr	Minimal Traditional	1935
7039	Lakeshore Dr	Spanish Revival/Eclectic	1936
7100	Lakeshore Dr	Tudor	1928
7103	Lakeshore Dr	Colonial Revival	1986
7107	Lakeshore Dr	Tudor	1935
7110	Lakeshore Dr	Colonial Revival	1948
7115	Lakeshore Dr	Colonial Revival	1935
7119	Lakeshore Dr	Ranch	1950
7123	Lakeshore Dr	Ranch	1949
6861	Lakewood Blvd	Tudor	1928
6903	Lakewood Blvd	Minimal Traditional	1954
6906	Lakewood Blvd	French Eclectic	1941
6907	Lakewood Blvd	Tudor	1927
6909	Lakewood Blvd	French Eclectic	1935
6910	Lakewood Blvd	Spanish Revival/Eclectic	1926
6911	Lakewood Blvd	Tudor	1926
6913	Lakewood Blvd	Colonial Revival	1935
6915	Lakewood Blvd	Tudor	1925
6920	Lakewood Blvd	French Eclectic	1926
6921	Lakewood Blvd	Tudor	1929
6926	Lakewood Blvd	Colonial Revival	1938
6930	Lakewood Blvd	Tudor	1925
6931	Lakewood Blvd	Spanish Revival/Eclectic	1964
6936	Lakewood Blvd	New Traditional - Colonial Revival	1987
6940	Lakewood Blvd	Tudor	1926
6941	Lakewood Blvd	Spanish Revival/Eclectic	1936
6944	Lakewood Blvd	Contemporary	2017
6949	Lakewood Blvd	New Traditional-Tudor	2021
6952	Lakewood Blvd	Tudor	1926

LIST OF ARCHITECTURAL STYLES  
BY ADDRESS

Address	Street Name	Architectural Style	Year Built
6955	Lakewood Blvd	Spanish Revival/Eclectic	1965
6956	Lakewood Blvd	Colonial Revival	1946
6961	Lakewood Blvd	Colonial Revival	1969
6969	Lakewood Blvd	Spanish Revival/Eclectic	1936
7002	Lakewood Blvd	New Traditional-Spanish Revival/Eclectic	2011
7003	Lakewood Blvd	Monterey	1935
7006	Lakewood Blvd	Spanish Revival/Eclectic	1930
7007	Lakewood Blvd	Tudor	1927
7010	Lakewood Blvd	Tudor	1926
7011	Lakewood Blvd	Spanish Revival/Eclectic	1929
7012	Lakewood Blvd	Tudor	1925
7015	Lakewood Blvd	French Eclectic	1936
7018	Lakewood Blvd	Tudor	1930
7019	Lakewood Blvd	Spanish Revival/Eclectic	1928
7022	Lakewood Blvd	Tudor	1936
7023	Lakewood Blvd	Spanish Revival/Eclectic	1930
7026	Lakewood Blvd	Spanish Revival/Eclectic	1936
7027	Lakewood Blvd	Spanish Revival/Eclectic	1937
7030	Lakewood Blvd	Tudor	1925
7031	Lakewood Blvd	Spanish Revival/Eclectic	1926
7034	Lakewood Blvd	Tudor	1929
7035	Lakewood Blvd	Spanish Revival/Eclectic	1930
7038	Lakewood Blvd	Spanish Revival/Eclectic	1930
7102	Lakewood Blvd	Monterey	1930
7103	Lakewood Blvd	Spanish Revival/Eclectic	1928
7106	Lakewood Blvd	Spanish Revival/Eclectic	1925
7107	Lakewood Blvd	Spanish Revival/Eclectic	1930
7110	Lakewood Blvd	Colonial Revival	1989
7111	Lakewood Blvd	Spanish Revival/Eclectic	1928
7114	Lakewood Blvd	Tudor	1930
7117	Lakewood Blvd	Tudor	1926
7118	Lakewood Blvd	Spanish Revival/Eclectic	1930
7122	Lakewood Blvd	Contemporary	2022
7203	Lakewood Blvd	Spanish Revival/Eclectic	1931
7207	Lakewood Blvd	Spanish Revival/Eclectic	1931
7209	Lakewood Blvd	Colonial Revival	1939
7215	Lakewood Blvd	New Traditional-Colonial Revival	1938
7223	Lakewood Blvd	Colonial Revival	1939
7227	Lakewood Blvd	Colonial Revival	1939
7231	Lakewood Blvd	Minimal Traditional	1945
7235	Lakewood Blvd	Colonial Revival	1939
7239	Lakewood Blvd	Monterey	1941
7303	Lakewood Blvd	Spanish Revival/Eclectic	1937
7307	Lakewood Blvd	Tudor	1936
7311	Lakewood Blvd	Spanish Revival/Eclectic	1937
7315	Lakewood Blvd	Spanish Revival/Eclectic	1937
7319	Lakewood Blvd	Spanish Revival/Eclectic	1935
7323	Lakewood Blvd	Spanish Revival/Eclectic	1937
7327	Lakewood Blvd	Spanish Revival/Eclectic	1936



LIST OF ARCHITECTURAL STYLES  
BY ADDRESS

Address	Street Name	Architectural Style	Year Built
7331	Lakewood Blvd	Spanish Revival/Eclectic	1937
7335	Lakewood Blvd	Spanish Revival/Eclectic	1937
7339	Lakewood Blvd	Tudor	1950
7003	Tokalon Dr	Vacant Lot	n/a
7004	Tokalon Dr	Ranch	1953
7007	Tokalon Dr	Ranch	1954
7010	Tokalon Dr	Tudor	1930
7011	Tokalon Dr	Ranch	1955
7015	Tokalon Dr	New Traditional-Spanish Revival/Eclectic	1987
7019	Tokalon Dr	Spanish Revival/Eclectic	1930
7022	Tokalon Dr	New Traditional-Tudor	2024
7023	Tokalon Dr	Spanish Revival/Eclectic	1929
7026	Tokalon Dr	Tudor	1925
7027	Tokalon Dr	Tudor	1929
7030	Tokalon Dr	French Eclectic	1941
7031	Tokalon Dr	Spanish Revival/Eclectic	1945
7040	Tokalon Dr	French Eclectic	1928
7041	Tokalon Dr	Tudor	1928
7044	Tokalon Dr	French Eclectic	1924
7047	Tokalon Dr	Spanish Revival/Eclectic	1928
7048	Tokalon Dr	Tudor	1935
7131	Tokalon Dr	Ranch	1950
2716	West Shore Dr	Ranch	1946
6901	Westlake Ave	New Traditional-Tudor	1989
6902	Westlake Ave	Tudor	1925
6903	Westlake Ave	Tudor	1929
6906	Westlake Ave	Tudor	1926
6907	Westlake Ave	Tudor	1927
6911	Westlake Ave	Spanish Revival/Eclectic	1927
6912	Westlake Ave	Tudor	1928
6914	Westlake Ave	Tudor	1928
6917	Westlake Ave	Tudor	1927
6918	Westlake Ave	Tudor	1936
6919	Westlake Ave	Minimal Traditional	1938
6921	Westlake Ave	Tudor	1927
6922	Westlake Ave	Tudor	1934
6925	Westlake Ave	Tudor	1927
6926	Westlake Ave	Tudor	1926
6930	Westlake Ave	Tudor	1927
6933	Westlake Ave	Tudor	1934
6934	Westlake Ave	Tudor	1925
6937	Westlake Ave	New Traditional-Tudor	2019
6938	Westlake Ave	Tudor	1927
6941	Westlake Ave	Tudor	1949
6942	Westlake Ave	Tudor	1926
6945	Westlake Ave	Contemporary	1941
6946	Westlake Ave	Tudor	1927
6950	Westlake Ave	Tudor	1927
6953	Westlake Ave	Minimal Traditional	1947

LIST OF ARCHITECTURAL STYLES  
BY ADDRESS

Address	Street Name	Architectural Style	Year Built
6954	Westlake Ave	Tudor	1927
6957	Westlake Ave	Ranch	1941
6960	Westlake Ave	Tudor	1927
6964	Westlake Ave	New Traditional-Colonial Revival	1985

LIST OF SIGNIFICANT HOUSES  
BY ADDRESS

ADDRESS	ARCHITECT	YEAR OF CONSTRUCTION
7000 Lakeshore	Dines & Kraft	1936
7039 Lakeshore	Hutsell	1935
6861 Lakewood	B. Hill	1928
6907 Lakewood	B. Hill	1927
6910 Lakewood	B. Hill	1926
6915 Lakewood	B. Hill	1925
6920 Lakewood	Dines & Kraft	1926
6930 Lakewood	B. Hill	1925
6952 Lakewood	Dines & Kraft	1926
6969 Lakewood	Hutsell	1937
7003 Lakewood	Hutsell	1931
7007 Lakewood	Hutsell	1938
7011 Lakewood	Hutsell	1929
7015 Lakewood	Hutsell	1931
7019 Lakewood	Hutsell	1928
7022 Lakewood	Hutsell	1931
7023 Lakewood	Hutsell	1930
7026 Lakewood	Hutsell	1928
7027 Lakewood	Hutsell	1931
7031 Lakewood	Hutsell	1926
7034 Lakewood	Hutsell	1929
7035 Lakewood	Hutsell	1930
7038 Lakewood	Hutsell	1930
7102 Lakewood	Hutsell	1930
7103 Lakewood	Hutsell	1928
7106 Lakewood	Hutsell	1926
7107 Lakewood	Hutsell	1931
7111 Lakewood	Hutsell	1930
7114 Lakewood	Hutsell	1930
7118 Lakewood	Hutsell	1931
7203 Lakewood	Hutsell	1931
7207 Lakewood	Hutsell	1930
7303 Lakewood	Hutsell	1937
7307 Lakewood	Hutsell	1936
7311 Lakewood	Hutsell	1937
7315 Lakewood	Hutsell	1936
7319 Lakewood	Hutsell	1936
7323 Lakewood	Hutsell	1937
7327 Lakewood	Hutsell	1936
7331 Lakewood	Hutsell	1937
7335 Lakewood	Hutsell	1937
7019 Tokalon	Hutsell	1931
7023 Tokalon	Hutsell	1929

LIST OF SIGNIFICANT HOUSES  
BY ADDRESS

ADDRESS	ARCHITECT	YEAR OF CONSTRUCTION
7027 Tokalon	Hutsell	1929
7030 Tokalon	V.E. Shanklin	1929
7031 Tokalon	Hutsell	1931
7040 Tokalon	Dahl	1928
7047 Tokalon	Hutsell	1930
2716 West Shore	Hutsell	1946
6903 Westlake	Dines & Kraft	1929
6906 Westlake	B. Hill	1926
6918 Westlake	Dines & Kraft	1936
6925 Westlake	Dines & Kraft	1927
6957 Westlake	Dilbeck	1941



## Agenda Information Sheet

**File #:** 25-626A  
PH1.

**Item #:**

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

**AGENDA DATE:** February 26, 2025

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

**DEPARTMENT:** Budget and Management Services

**EXECUTIVE:** Jack Ireland

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### **SUBJECT**

(1) A public hearing to receive comments on the adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan to use unspent Community Development Block Grant (CDBG) in the amount of \$1,335,555.00 on repairs and renovations at public facilities; and (2) at the close of the public hearing, authorize final adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan - Financing: This action has no cost consideration to the City (see Fiscal Information)

### **BACKGROUND**

On August 18, 1993, the City Council authorized establishing specific timeframes for the obligation and expenditure of Community Development Block Grant (CDBG) Funds. Funds are to be obligated within 12 months and expended within 24 months of budget adoption by Resolution No. 93-3001.

On March 28, 2007, the City Council authorized to enhance the City's existing expenditure policy with additional benchmarks by Resolution No. 07-0992. Additional time to obligate and expend funds may be granted by City Council.

Timely expenditure of CDBG Funds by entitlement cities continues to be a primary concern of the U.S. Department of Housing and Urban Development (HUD). HUD requires that cities expend CDBG Funds so that, at least 60 days prior to the start of a new program year, the unexpended balance of CDBG Funds should be less than 1.5 times the cities' CDBG allocation amount for the current year.

For fiscal year (FY) 2024-25, a review of the projects based on the timely expenditure policy (including the benchmarks), identified unspent CDBG Funds remaining in 13 projects recommended for extension for a total of \$3,634,013 and unspent funds remaining in 10 projects recommended for reprogramming for a total of \$1,335,555.

The City Council has authority to extend the use of funds and allow additional time for projects that are not in compliance with the City's expenditure policy.

On December 16, 2024, the Community Development Commission (CDC) Financial Monitoring/Performance Standards Committee met to review and made recommendations to the City Manager's proposed extensions and reprogramming of CDBG Funds. Following discussions with staff, no amendments were recommended. The CDC Financial Monitoring/Performance Standards Committee voted to recommend approval to the full CDC.

On January 13, 2025, upon recommendation by the CDC Financial Monitoring/ Performance Standards Committee, the CDC reviewed and approved the proposed extensions and reprogramming of CDBG Funds.

On January 22, 2025, the City Council authorized (1) an extension through September 30, 2025 for Community Development Block Grant (CDBG) Funds in the amount of \$3,634,013 in the CDBG funded projects that have not met the City's twelve-month obligation or twenty-four-month expenditure requirement; (2) preliminary adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan to use unspent prior year CDBG Funds in the amount of \$1,335,555 for one-time use for repairs and renovations at public facilities; and (3) a public hearing to be held on February 26, 2025, to receive comments on the proposed use of funds for Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan, by Resolution No. 25-0184.

On January 28, 2025, the Government Performance and Financial Management Committee (GPFM) was briefed by memorandum on the need to maintain ongoing compliance with HUD's timely expenditure policy and the FY 2024-25 CDBG extensions and reprogramming recommendations.

~~Approval of the CDBG Extensions, Preliminary adoption of the Reprogramming Budget and calling a public hearing on February 26, 2025, was approved by the City Council on January 22, 2025. Sufficient time is available to inform City Council and incorporate CDC feedback prior to final adoption scheduled for City Council consideration on February 26, 2025.~~

A summary of the proposed Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan will be published in the Dallas Morning News on or about February 9, 2025 to provide an opportunity to submit written comments through February 26, 2025.

Federal regulations require that a public hearing be held on proposed Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan. Holding a public hearing on February 26, 2025, it will satisfy the requirements set forth in HUD regulations and the City's Citizen Participation Plan.

This action authorizes the final adoption of proposed Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan.

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

On August 18, 1993, the City Council authorized establishing specific timeframes for the obligation and expenditure of CDBG Funds by Resolution No. 93-3001.

On March 28, 2007, the City Council authorized enhancing the City's existing expenditure policy with additional benchmarks by Resolution No. 07-0992.

On January 13, 2025, the Community Development Commission recommended extending and reprogramming CDBG project funds.

The City Council was briefed by memorandum on the need to maintain ongoing compliance with HUDs timely expenditure policy and the FY 2024-25 CDBG extensions and reprogramming recommendations on January 17, 2025.

On January 22, 2025, the City Council authorized a one-year extension for the period of September 30, 2024 through September 30, 2025 for Community Development Block Grant (CDBG) Funds in the amount of \$3,634,013 in CDBG funded projects that have not met the City's twelve-month obligation or twenty-four-month expenditure requirement; preliminary adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan to use unspent CDBG Funds in the amount of \$1,335,555 for one time use of repairs and/or renovations for public facilities; and a public hearing to receive comments on the proposed use of funds, by Resolution No. 25-0184.

On January 28, 2025, the Government Performance and Financial Management Committee was briefed by memorandum ~~Information was provided to the Government Performance and Financial Management Committee~~ on the need to maintain ongoing compliance with HUD's timely expenditure policy and the proposed Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan. ~~CDBG extensions and reprogramming recommendations on January 28, 2025.~~

## **FISCAL INFORMATION**

This action has no cost consideration to the City.

### **CDBG - Source of Funds:**

Reprogramming Budget No. 1 (Substantial Amendment No. 1)

- Unspent Prior Year CDBG Funds - \$1,335,555.00

### **CDBG - Use of Funds:**

- Public facilities repair and/or renovations - \$1,335,555.00





February 26, 2025

**WHEREAS**, on August 18, 1993, the City Council authorized establishing specific timeframes for the obligation and expenditure of Community Development Block Grant (CDBG) Funds by Resolution No. 93-3001; and

**WHEREAS**, on March 28, 2007, the City Council authorized enhancing the City's existing expenditure policy with additional benchmarks by Resolution No. 07-0992; and

**WHEREAS**, at the discretion of the City Council, the timeframes may be extended for obligating and expending CDBG funded activities; and

**WHEREAS**, on June 12, 2024, the City Council authorized final adoption of the FY 2024-25 U.S. Department of Housing and Urban Development (HUD) Consolidated Plan Budget by Resolution No. 24-0873; and

**WHEREAS**, on December 16, 2024, the Community Development Commission (CDC) Financial Monitoring/Performance Standards Committee met, to review and make recommendations to the City Manager's proposed extensions and reprogramming of CDBG Funds; and

**WHEREAS**, on January 13, 2025, upon recommendation by the CDC Financial Monitoring/Performance Standards Committee, the CDC reviewed and approved proposed extensions and reprogramming of CDBG Funds in 13 projects recommended for extension for a total of \$3,634,013.00 and unspent funds remaining in 10 projects recommended for reprogramming for one time use of repairs and/or renovations for public facilities for a total of \$1,335,555.00; and

**WHEREAS**, on January 17, 2025, the City Council was briefed by memorandum on the need to maintain ongoing compliance with HUD's timely expenditure policy and the FY 2024-25 CDBG extensions and reprogramming recommendations; and

**WHEREAS**, on January 22, 2025, the City Council authorized a one-year extension for the period of September 30, 2024 through September 30, 2025 for Community Development Block Grant (CDBG) Funds in the amount of \$3,634,013.00 in CDBG funded projects that have not met the City's twelve-month obligation or twenty-four-month expenditure requirement; preliminary adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan to use unspent CDBG Funds in the amount of \$1,335,555.00 for one time use of repairs and/or renovations for public facilities; and a public hearing to receive comments on the proposed use of funds, by Resolution No. 25-0184; and

February 26, 2025

**WHEREAS**, on January 28, 2025, the Government Performance and Financial Management Committee was briefed by memorandum on the need to maintain ongoing compliance with HUD's timely expenditure policy and proposed Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2025-25 Action Plan; and ~~information on the need to maintain ongoing compliance with HUD's timely expenditure policy and the FY 2024-25 CDBG extensions and reprogramming recommendations was included on the City Council's Government Performance and Financial Management (GPFM) Committee agenda; and~~

**WHEREAS**, a summary of the proposed Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan will be published in the Dallas Morning News on or about February 9, 2025 to provide an opportunity to submit written comments through February 26, 2025; and

**WHEREAS**, Federal regulations require that a public hearing be held on the proposed Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan; and

**WHEREAS**, holding a public hearing will satisfy the requirements set forth in HUD regulations and the City's Citizen Participation Plan.

**Now, Therefore,**

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

**SECTION 1.** That the City Council authorizes the final adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan to use unspent CDBG Funds in the amount of \$1,335,555.00 for one time use for repairs and renovations at public facilities, per the **Attachment A**.

**CDBG - Source of Funds:**

Reprogramming Budget No. 1 (Substantial Amendment No. 1)

- Unspent Prior Year CDBG Funds - \$1,335,555.00

**CDBG - Use of Funds:**

- Public facilities repair and/or renovations \$1,335,555.00

**SECTION 2.** That the City Council authorizes the release of funds from their originally budgeted purposes for Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan to use unspent CDBG Funds in the amount of \$1,335,555.00 for one time use of repairs and/or renovations for public facilities per the Attachment **A**.

**SECTION 3.** That the City Manager is hereby authorized to transfer appropriations in an amount not to exceed \$1,335,555.00 in the FY 2024-25 CDBG Reprogramming No. 1 Fund, Fund 23R1, per the Attachment **A**.

February 26, 2025

**SECTION 4.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$1,335,555.00 from the FY 2024-25 CDBG Reprogramming No. 1 Fund, Fund 23R1, Department BMS, Unit 800K.

**SECTION 5.** That the City Manager is hereby authorized to transfer HUD Grant Funds between projects and individual object codes and/or categories in accordance with HUD regulation and the City's Citizen Participation Plan for Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan.

**SECTION 6.** That the City Manager is authorized to execute all documents and agreements necessary to implement mortgage/rental assistance programs funded hereunder, including assistance payment agreements for clients participating in the program, approved as to form by the City Attorney.

**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.

ATTACHMENT  
FY 2024-25 CDBG Reprogramming Budget No.1

SOURCE OF FUNDS

	FY	Fund	Unit	Dept	Project Name	Amount
1	FY22-23	CD22	601G	ATT	South Dallas/Fair Park Community Court	\$2,484
2	FY22-23	CD22	602G	ATT	South Oak Cliff Community Court	\$3,876
3	FY22-23	CD22	603G	ATT	West Dallas Community Court	\$970
4	FY23-24	CD23	701J	ATT	South Dallas/Fair Park Community Court	\$42,935
5	FY23-24	CD23	702J	ATT	South Oak Cliff Community Court	\$31,915
6	FY23-24	CD23	703J	ATT	West Dallas Community Court	\$338,054
7	FY21-22	CD21	566F	BMS	Public Facilities and Imp - Legal Aid of NW TX	\$211,396
8	FY22-23	CD22	600G	BMS	FY22-23 Funds Reprogrammed	\$210,857
9	FY21-22	CD21	506F	HOU	Support for Home Improv and Preservation Prog (HIPPP)	\$425,444
10	FY22-23	CD22	612G	MGT	Fair Housing Division	\$67,624
					GRAND TOTAL	\$1,335,555

USE OF FUNDS

	FY	Fund	Unit	Dept	Project Name	Amount
1	FY24-25	23R1	800K	BMS	Public Facilities and Improvements - TBD	\$1,335,555
					GRAND TOTAL	\$1,335,555



## Agenda Information Sheet

**File #:** 25-562A  
PH2.

**Item #:**

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**STRATEGIC PRIORITY:** Housing & Homelessness Solutions

**AGENDA DATE:** February 26, 2025

**COUNCIL DISTRICT(S):** 11

**DEPARTMENT:** Department of Housing and Community Development

**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A public hearing to receive comments regarding an application by 13731 Goldmark Drive Owner LP, (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low-Income Housing Tax Credits (4% Housing Tax Credits) for Tuscany at Goldmark, a 184-unit multifamily residential rental development for persons of low and moderate income to be located at 13731 Goldmark Drive, Dallas, Texas 75240, and at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the acquisition and rehabilitation of Tuscany at Goldmark – Financing: No cost consideration to the City

### **BACKGROUND**

The applicant, 13731 Goldmark Drive (TX) Owner LP, a Texas limited partnership (Applicant), submitted an application to the City of Dallas (City) for a Resolution of No Objection (RONO) for its application to TDHCA for 2025 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the acquisition and rehab of Tuscany at Goldmark, a 184-unit multifamily complex (Project) located at 13731 Goldmark Drive, Dallas, TX 75240 (Property). A purchase and sale agreement for the Property has been executed between the current owner of the Property and an affiliate of the Applicant. TDHCA requires 4% Housing Tax Credit applicants to provide a RONO from the governing body of the jurisdiction in which the proposed development will be sited. As part of these TDHCA requirements, the governing body must also conduct a public hearing for citizens to provide comment on the proposed development. Once a resolution is adopted and submitted to TDHCA, it cannot be changed or withdrawn.

The Project is located one linear mile or less from a development that serves the same type of household Target Population as the proposed Project and has received an allocation of Low-Income Housing Tax Credits (or private activity bonds) for new construction in the three-year period preceding the date the Certificate of Reservation is issued (the One Mile Three Year Rule). Pursuant to 10 Tex. Admin. Code § 11.3(d), the City Council, as the governing Body, must by vote specifically allow the construction of the Project and authorize an allocation of Housing Tax Credits for the

Project. This Project is located in Council District 8, it is/is not a Racially/Ethnically Concentrated Area of Poverty (R/ECAP) and therefore a TDHCA waiver regarding the One Mile Three Year Rule is supported by City staff for the project location.

The Applicant is proposing to redevelop the Property. A to-be-formed single asset entity or its affiliate with the Dallas Housing Finance Corporation (DHFC) as 100% owner, will be the general partner. A to-be-formed limited liability company or its affiliate, a Texas limited liability company as 100% owner, will be the special limited partner. An amended and restated agreement of limited partnership will be executed to admit the tax credit equity investor as investor member once identified.

The Project is located on the Northwest corner of Midpark Road and Goldmark Drive in the northern portion of the City of Dallas. Under the current Land Use Restriction Agreement (LURA), it provides affordable housing to seniors. The current LURA is expiring in 2030. The Applicant proposes to extend the affordable period to 2055 if approved. The Project was built in 1997, consists of 184 units. The unit mix is composed of 60 one bedrooms and 124 two bedrooms. Upon completion of the development, it is anticipated that 92 of the 184 units are reserved for households earning between 0%-50% of Area Median Income (AMI), 46 of 184 units are reserved for households earning between 0%-60% of AMI, and 46 of the 184 units are reserved for households earning between 0%-80% of AMI.

The applicant proposes to acquire the property and renovate all 184 units. Residents will benefit from unit upgrades, improvements to common areas and amenities and enhanced resident services. The scope of the unit rehab will include appliance package, new countertops, new cabinets, new lighting, Heating, Ventilation, and Air Conditioning improvements and interior Furniture, Fixtures, and Equipment. Building and exterior rehab will include upgrades to the clubhouse, exterior Light Emitting Diode lighting, improved signage, parking lot repainting, sealing and striping. Resident amenities include shuttle services, pool, fitness center, clubhouse, library and other resident services.

Applicant proposes to perform resident-in-place unit renovations. If resident-in-place renovation are not possible, then relocation will be utilized. A draft relocation plan was submitted.

The Applicant will also work with the Office of Emergency Management & Crisis Response for security input/upgrades, community activities, and incorporate best practices of Crime Prevention Through Environmental Design (CPTED). Additionally, the Applicant will provide modern security features to include a full camera system, controlled access, a community crime watch program, and participation in National Night Out to ensure a safe living environment for all residents and staff.

Total development costs are estimated to be approximately \$49,016,610.00 which includes the acquisition price for the property. The construction budget is estimated to be approximately \$17,514,752.08 which is \$95,188.87 per unit.

Proposed Financing Sources	Amount
1st Lien	\$20,393,795.00
Soft Debt	\$ 4,576,158.00
Federal Equity (at \$0.9)	\$17,118,819.00
GP Equity	\$ 100.00
Accrued Interest	\$ 356,559.00
Cash from Operations	\$ 1,936,867.00
Deferred Developer Fee	\$ 4,634,312.00
<b>Total</b>	<b>\$49,016,610.00</b>

Proposed Uses	Amount
Acquisition Cost	\$21,603,660.00
Construction Contract	\$11,803,420.00
Hard Costs Outside Contract	\$ 100,000.00
Hard Cost Contingency - 10%	\$ 1,163,680.00
Financing	\$ 5,603,462.00
Soft Costs	\$ 2,301,586.00
Reserves	\$ 1,291,455.00
Developer Fee	\$ 5,149,347.00
<b>Total</b>	<b>\$49,016,610.00</b>

On April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) to by Resolution No. 23-0443, and the Dallas Housing Resource Catalog to include the Low-Income Housing Tax Credit program for development of multifamily housing by Resolution No. 23-0444.

On, October 8, 2024, the DHFC Board of Directors adopted a preliminary inducement resolution declaring its intent to issue bonds in an aggregate principal amount not to exceed \$40,000,000.00 for a loan to provide financing for the Project and authorized the filing of an application for allocation of private activity bonds with the Texas Bond Review Board.

To receive a staff recommendation for a RONO, the Applicant must satisfy all threshold requirements and affirmatively further fair housing.

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

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 28, 2025. <https://cityofdallas.legistar.com/View.ashx?M=F&ID=13698061&GUID=B5BB1301-54AB-473F-AAA8-289B5FE74186>](https://cityofdallas.legistar.com/View.ashx?M=F&ID=13698061&GUID=B5BB1301-54AB-473F-AAA8-289B5FE74186)

**FISCAL INFORMATION**

No cost consideration to the City.

**MAP**

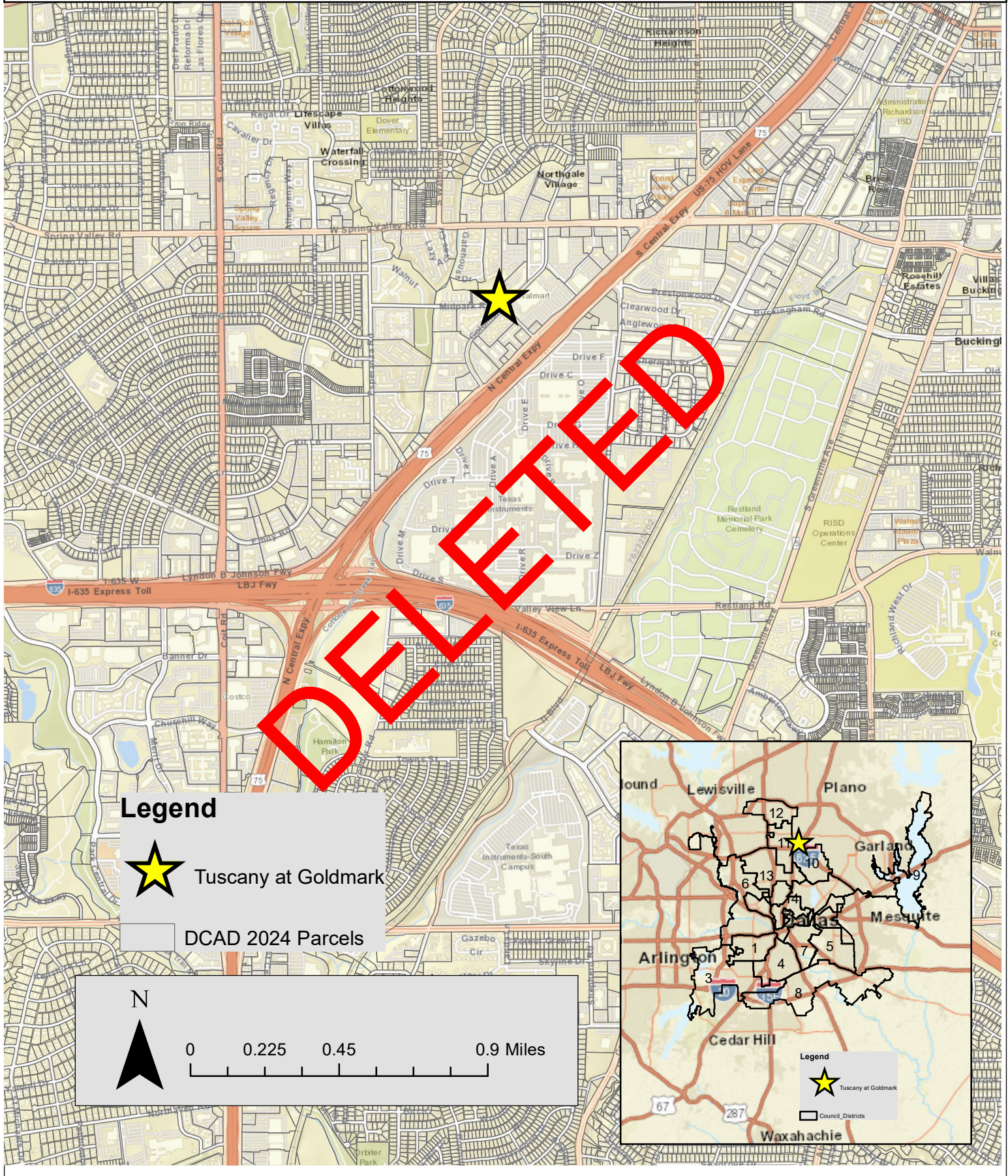
Attached



# Tuscany at Goldmark

## 13731 Goldmark Drive

### Dallas, Texas







February 26, 2025

**WHEREAS**, on April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) by Resolution No. 23-0443 and the Dallas Housing Resource Catalog by Resolution No. 23-0444 to include approved housing programs, including multifamily rental development projects seeking Low-Income Housing Tax Credits (LIHTC) from the Texas Department of Housing and Community Affairs (TDHCA); and

**WHEREAS**, on October 8, 2024, the Dallas Housing Finance Corporation (DHFC) authorized a preliminary inducement resolution declaring intent to issue bonds, in an aggregate principal amount not to exceed \$32,000,000.00, for a loan to 13731 Goldmark Drive (TX) Owner LP (Applicant) to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as Tuscany at Goldmark and to be located at 13731 Goldmark Drive, Dallas, Texas 75250 (Property); and

**WHEREAS**, Applicant submitted an application to the TDHCA for 2025 4% Non-Competitive LIHTC for the Project; and

**WHEREAS**, pursuant to Section 11.204(4)(C) of the Qualified Allocation Plan (QAP, Title 10, Chapter 11 of the Texas Administrative Code), the Uniform Multifamily Rules (Title 10, Chapter 10 of the Texas Administrative Code), and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of No Objection (RONO) to the Applicant for its 2025 4% Non-Competitive LIHTC application for the Project.

**Now, Therefore,**

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

**SECTION 1.** That the City of Dallas, acting through its governing body, hereby confirms that it has no objection as to Applicant's submission to TDHCA for a 4% Non-Competitive LIHTC application for the proposed Project.

If LIHTC is awarded by TDHCA, the project will move forward, and the following applies:

1. The Applicant proposes to develop 184 units, including 60 one-bedroom units, and 124 two-bedroom units; and will include community amenities consistent with TDHCA required features; and
2. Upon completion of the Project, it is anticipated that 92 of the 184 units are reserved for households earning between 0%-50% of Area Median Income (AMI), 46 of 184 units are reserved for households earning between 0%-60% of AMI, and 46 of the 184 units are reserved for households earning between 0%-80% of AMI; and
3. This project does not interfere with any other initiatives offered by the City such as Tax Increment Financing and Public Improvement District.

February 26, 2025

**SECTION 2.** That, as provided for in the QAP at 10 Tex. Admin. Code § 11.3(d), it is hereby acknowledged that the proposed Project is located one linear mile or less from a development that serves the same type of household Target Population as the proposed Project and has received an allocation of Low-Income Housing Tax Credits (HTC) (or private activity bonds) for new construction in the three-year period preceding the date the Certificate of Reservation is issued, and that the City Council, as the governing body, has by vote specifically allowed the construction of the Project and authorized an allocation of HTC for the Project.

**SECTION 3.** That, in accordance with the requirements of the Texas Government Code § 2306.67071 and the QAP at 10 Tex. Admin. Code § 11.204(4), it is hereby found that:

- a. Notice has been provided to the governing body in accordance with Texas Government Code §2306.67071(a); and
- b. The governing body has had sufficient opportunity to obtain a response from Applicant regarding any questions or concerns about the proposed development of Tuscany at Goldmark; and
- c. The governing body has held a hearing at which public comment may be made on the proposed development of Tuscany at Goldmark in accordance with Texas Government Code §2306.67071(b); and
- d. After due consideration of the information provided by Applicant and after the public hearing on the proposed development of Tuscany at Goldmark, the City of Dallas, acting through its governing body, does not object to the application by Applicant to the TDHCA for 4% Non-Competitive HTC for the purpose of the development of Tuscany at Goldmark.

**SECTION 4.** That it is FURTHER RESOLVED that for and on behalf of the governing body, the Mayor, or the City Manager, are hereby authorized, empowered and directed to certify this resolution to the TDHCA.

**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 #:** 25-561A  
PH3.

**Item #:**

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**STRATEGIC PRIORITY:** Housing & Homelessness Solutions  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 8  
**DEPARTMENT:** Department of Housing and Community Development  
**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A public hearing to receive comments regarding an application by AMTEX C.F. Hawn Fund, LP, an affiliate of AMTEX Multi-Housing LLC (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits (4% Housing Tax Credits) for C.F. Hawn Apartments, a 280-unit multifamily residential rental development for persons of low and moderate income to be located at 10600 C.F. Hawn Freeway Dallas, Texas 75217 (Property); and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of C.F. Hawn Apartments - Financing: No cost consideration to the City

### **BACKGROUND**

AMTEX CF Hawn Fund, LP, a to-be-formed Texas limited partnership, an affiliate of AMTEX Multi-Housing LLC (collectively referred to as "Applicant"), submitted an application to the city of Dallas (City) for a Resolution of No Objection (RONO) for its application to TDHCA for 2025 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of C.F. Hawn Apartments, a 280-unit multifamily complex (Project) to be located at 10600 C.F. Hawn Freeway Dallas, TX 75217 (Property). A purchase and sale agreement for the Property has been executed between the current owner of the Property and an affiliate of the Applicant. TDHCA requires 4% Housing Tax Credit applicants to provide a RONO from the governing body of the jurisdiction in which the proposed development will be sited. As part of these TDHCA requirements, the governing body must also conduct a public hearing for citizens to provide comment on the proposed development. Once a resolution is adopted and submitted to TDHCA, it cannot be changed or withdrawn.

The Applicant or its affiliate, is proposing to develop the Project. A to-be-formed single asset entity or its affiliate with the DHFC as 100% owner, will be the general partner. A to-be-formed limited liability company or its affiliate with Applicant, a Texas limited liability company, as 100% owner will be the special limited partner. An amended and restated agreement of limited partnership will be executed to admit the tax credit equity investor as investor member once identified.

Project is a new development for new construction of 280 units comprised of 28 one-bedroom, 126 two-bedroom, and 126 three-bedroom units. It will include community amenities consistent with TDHCA's required features. Upon completion of the development, it is anticipated that 278 of the 280 units will be reserved for households earning between 0%-60% of Area Median Income (AMI), and two units are not income-restricted and are reserved for property managers. The development is half a mile from the nearest transit stop with direct connections to Dallas Area Rapid Transit. The development is 1.9 miles from the Kleberg-Rylie Recreation Center and Park, 2.6 miles from the nearest full-service grocery store, 2.9 miles to the nearest senior center, 2.3 miles to the nearest library, roughly half a mile to the nearest childcare center, and 3 miles to the nearest medical facility.

Unit amenities will include high-efficiency appliances and lighting, a dishwasher, washer, and dryer hookups, resilient hard surface flooring, granite countertops in the kitchen and bathrooms, kitchen tile backsplash, and tile tub surrounds. Applicant offers a menu of community amenities such as an on-site leasing center, sparkling pool, outdoor barbecue areas, children's playground, bicycle storage, open space lawn area, internet serviced business office area with computer and printer available, and community multipurpose room with a fitness room. Additionally, a minimum of 5% of all units and 100% of the community amenity space will be designed and constructed to allow for accessibility to persons with limited mobility. An additional 5% of the units will be designed for hearing and visual disabilities.

Applicant service providers design services to meet the specific needs of residents at each community, as determined through surveys and meet and greets. Onsite services can include: parenting, nutrition, and personal finance classes, kids' activities and tutoring, and monthly free social events.

Total development costs are estimated to be approximately \$80,263,261.00 which includes the acquisition price for the land. The construction budget is estimated to be approximately \$48,581,584.00 which is \$173,505.66 per unit.

Proposed Financing Sources	Amount
Permanent Financing	\$ 42,097,469.00
Tax Credit Equity	\$ 30,743,299.00
Net Operating Income	\$ 839,970.00
Deferred Developer Fee	\$ 6,582,523.00
<b>Total</b>	<b>\$ 80,263,261.00</b>

Proposed Uses	Amount
Acquisition Cost	\$ 2,875,500.00
Hard Construction Costs	\$ 48,581,584.00
Soft Costs	\$ 13,835,773.00
Permanent Financing and Legal Fees	\$ 1,474,712.00
Reserves	\$ 2,260,774.00
Other Fees	\$ 2,470,942.00
Developer Costs	\$ 8,763,976.00
<b>Total</b>	<b>\$ 80,263,261.00</b>

On April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) by Resolution No. 23-0443, and the Dallas Housing Resource Catalog to include the Low-Income Housing Tax Credit program for development of multifamily housing by Resolution No. 23-0444.

On October 8, 2024, the DHFC Board of Directors adopted a preliminary inducement resolution declaring its intent to issue bonds in an aggregate principal amount not to exceed \$40,000,000.00 for a loan to provide financing for the Project and authorized the filing of an application for allocation of private activity bonds with the Texas Bond Review Board.

To receive a staff recommendation for a RONO, the Applicant must satisfy all threshold requirements and affirmatively further fair housing.

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

[The Housing and Homelessness Solutions Committee was briefed by a memorandum regarding this item on January 28, 2025.](#)

**FISCAL INFORMATION**

No cost consideration to the City.

**MAP**

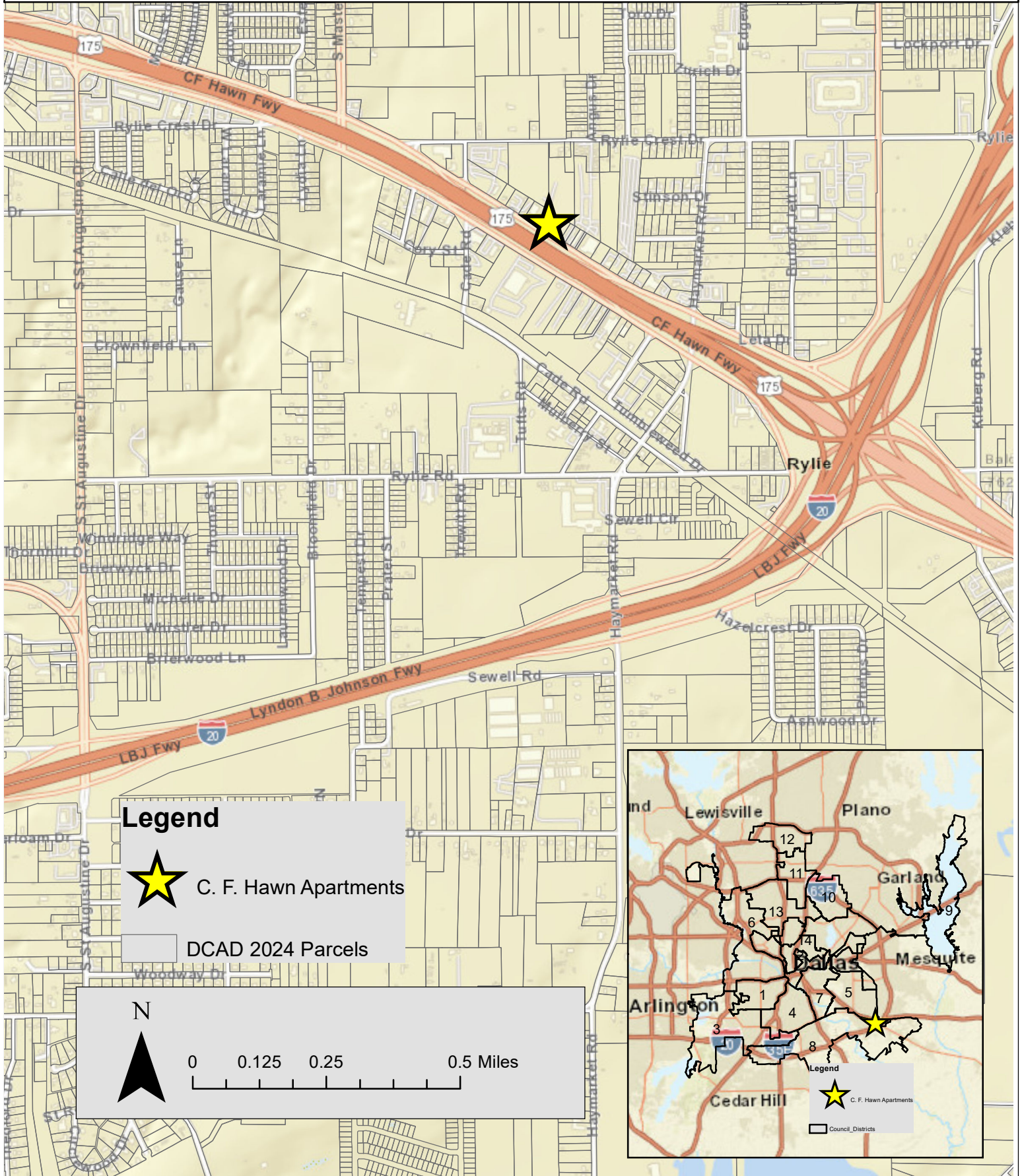
Attached



# C. F. Hawn Apartments

## 10600 C.F. Hawn Freeway

### Dallas, Texas





February 26, 2025

**WHEREAS**, on April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) by Resolution No. 23-0443 and the Dallas Housing Resource Catalog by Resolution No. 23-0444 to include approved housing programs, including multifamily rental development projects seeking Low Income Housing Tax Credits (LIHTC) from the Texas Department of Housing and Community Affairs (TDHCA); and

**WHEREAS**, on October 8, 2024, the Dallas Housing Finance Corporation (DHFC) authorized a preliminary inducement resolution declaring intent to issue bonds, in an aggregate principal amount not to exceed \$40,000,000.00, for a loan to AMTEX CF Hawn Fund, LP , an affiliate of AMTEX Multi-Housing LLC (collectively referred to as “Applicant”), to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as C.F. Hawn Apartments and to be located at 10600 C.F. Hawn Freeway, Dallas, Texas 75217 (Property); and

**WHEREAS**, Applicant submitted an application to the TDHCA for 2025 4% Non-Competitive LIHTC for the Project; and

**WHEREAS**, pursuant to Section 11.204(4)(C) of the Qualified Allocation Plan (QAP, Title 10, Chapter 11 of the Texas Administrative Code), the Uniform Multifamily Rules (Title 10, Chapter 10 of the Texas Administrative Code), and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of No Objection (RONO) to the Applicant for its 2025 4% Non-Competitive LIHTC application for the Project.

**Now, Therefore,**

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

**SECTION 1.** That the City of Dallas, acting through its Governing Body, hereby confirms that it has no objection as to Applicant’s submission to TDHCA for a 4% Non-Competitive LIHTC application for the proposed Project.

If LIHTC is awarded by TDHCA, the project will move forward and the following applies:

1. The Applicant proposes to develop 280 units, including 28 one-bedroom, 126 two bedroom, and 126 three-bedroom units; and will include community amenities consistent with TDHCA required features;
2. Upon completion of the Project, it is anticipated that 278 of the 280 units are reserved for households earning between 0%-60% of Area Median Income (AMI) and two of the units are reserved for property managers and not income restricted;
3. This project does not interfere with any other initiatives offered by the City such as Tax Increment Financing and Public Improvement District

February 26, 2025

**SECTION 2.** That, in accordance with the requirements of the Texas Government Code §2306.67071 and the Qualified Allocation Plan at 10 Tex. Admin. Code §11.204(4), it is hereby found that:

- a. Notice has been provided to the Governing Body in accordance with Texas Government Code §2306.67071(a); and
- b. The Governing Body has had sufficient opportunity to obtain a response from Applicant regarding any questions or concerns about the proposed development of C.F. Hawn Apartments; and
- c. The Governing Body has held a hearing at which public comment may be made on the proposed development of C.F. Hawn Apartments in accordance with Texas Government Code §2306.67071(b); and
- d. After due consideration of the information provided by Applicant and after the public hearing on the proposed development of CF Hawn Apartments, the City of Dallas, acting through its Governing Body, does not object to the application by Applicant to the TDHCA for 4% Non-Competitive HTC for the purpose of the development of C.F. Hawn Apartments.

**SECTION 3.** That it is FURTHER RESOLVED that for and on behalf of the Governing Body, the Mayor, or the City Manager, are hereby authorized, empowered and directed to certify this resolution to the TDHCA.

**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 #:** 25-558A  
PH4.

**Item #:**

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**STRATEGIC PRIORITY:** Housing & Homelessness Solutions  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 8  
**DEPARTMENT:** Department of Housing and Community Development  
**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A public hearing to receive comments regarding an application by LDG The Gateway at Trinity Forest, LP, an affiliate of (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits (4% Housing Tax Credits) for The Gateway at Trinity Forest, a 300-unit multifamily residential rental development (Project) for persons of low and moderate income to be located at 2200 Dowdy Ferry Road, Dallas, Texas 75217 (Property); and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of the Project - Financing: No cost consideration to the City

### **BACKGROUND**

LDG The Gateway at Trinity Forest, LP, a Texas limited partnership (Applicant), submitted an application to the city of Dallas (City) for a Resolution of No Objection (RONO) for its application to TDHCA for 2025 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of The Gateway at Trinity Forest, a 300-unit multifamily complex (Project) located at 2200 Dowdy Ferry Road, Dallas, TX 75217 (Property). A purchase and sale agreement for the Property has been executed between the current owner of the Property and an affiliate of the Applicant. TDHCA requires 4% Housing Tax Credit applicants to provide a RONO from the governing body of the jurisdiction in which the proposed development will be sited. As part of these TDHCA requirements, the governing body must also conduct a public hearing for citizens to provide comment on the proposed development. Once a resolution is adopted and submitted to TDHCA, it cannot be changed or withdrawn.

The Applicant, LDG The Gateway at Trinity Forest, LP, is proposing to develop the Property. A to-be-formed single asset entity or its affiliate with the DHFC as 100% owner, will be the general partner. A to-be-formed limited liability company or its affiliate with, a Texas limited liability company as 100% owner, will be the special limited partner. An amended and restated agreement of limited partnership will be executed to admit the tax credit equity investor as investor member once identified.

The Applicant proposes to develop a high quality, multifamily residential community comprised of 300 units, to include 36 one-bedroom, 120 two-bedroom, 132 three-bedroom, 12 four-bedroom units. 100% of the 300 units will be reserved for residents earning at 60% of the Area Median Income or below. These units will all be high-quality newly constructed units.

The plans include washer and dryer hook-ups, Energy-Star rated dishwasher and refrigerator, Energy-Star rated lighting, oven and microwave, carpet and vinyl tile, window blinds, Seasonal Energy Efficiency Rating equipped Heating, Ventilation, and Air Conditioning, spacious floor plans, 9' ceilings, covered entries and patios, and community amenities such as controlled gate access, multipurpose community room, equipped business center, fitness center, swimming pool, theatre room, landscaped grounds with walking paths, children's playscape, picnic area(s) with grill, gazebo area and full perimeter fencing. Planned resident services include after school tutoring, weekly financial literacy classes, and free annual flu shots.

Total development costs are estimated to be approximately \$93,739,127.00 which includes the acquisition price for the land. The construction budget is estimated to be approximately \$49,500,000.00 which is \$165,000.00 per unit.

Proposed Financing Sources	Amount
Permanent Financing	\$ 46,022,000.00
Tax Credit Equity	\$ 36,269,784.00
Income During Lease Up	\$ 1,450,000.00
LC for ODR	\$ 1,139,940.00
Bond Proceeds	\$ 450,000.00
Deferred Developer Fee	\$ 8,407,403.00
<b>Total</b>	<b>\$ 93,739,127.00</b>

Proposed Uses	Amount
Acquisition Cost	\$ 4,500,000.00
Hard Construction Costs	\$ 59,869,152.00
Soft Construction Costs	\$ 10,533,000.00
Financing Costs	\$ 2,102,622.00
Professional Fees	\$ 4,267,546.00
Other Costs	\$ 621,465.00
Reserves	\$ 1,139,940.00
Developer Fee	\$ 10,705,402.00
<b>Total</b>	<b>\$ 93,739,127.00</b>

On April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) by Resolution No. 23-0443, and the Dallas Housing Resource Catalog to include the Low-Income Housing Tax Credit program for development of multifamily housing by Resolution No. 23-0444.

On, October 8, 2024, the DHFC Board of Directors adopted a preliminary inducement resolution declaring its intent to issue bonds in an aggregate principal amount not to exceed \$50,000,000.00 for a loan to provide financing for the Project and authorized the filing of an application for allocation of private activity bonds with the Texas Bond Review Board.

To receive a staff recommendation for a RONO, the Applicant must satisfy all threshold requirements and affirmatively further fair housing.

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

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this item on January 28, 2025.](#)

**FISCAL INFORMATION**

No cost consideration to the City.

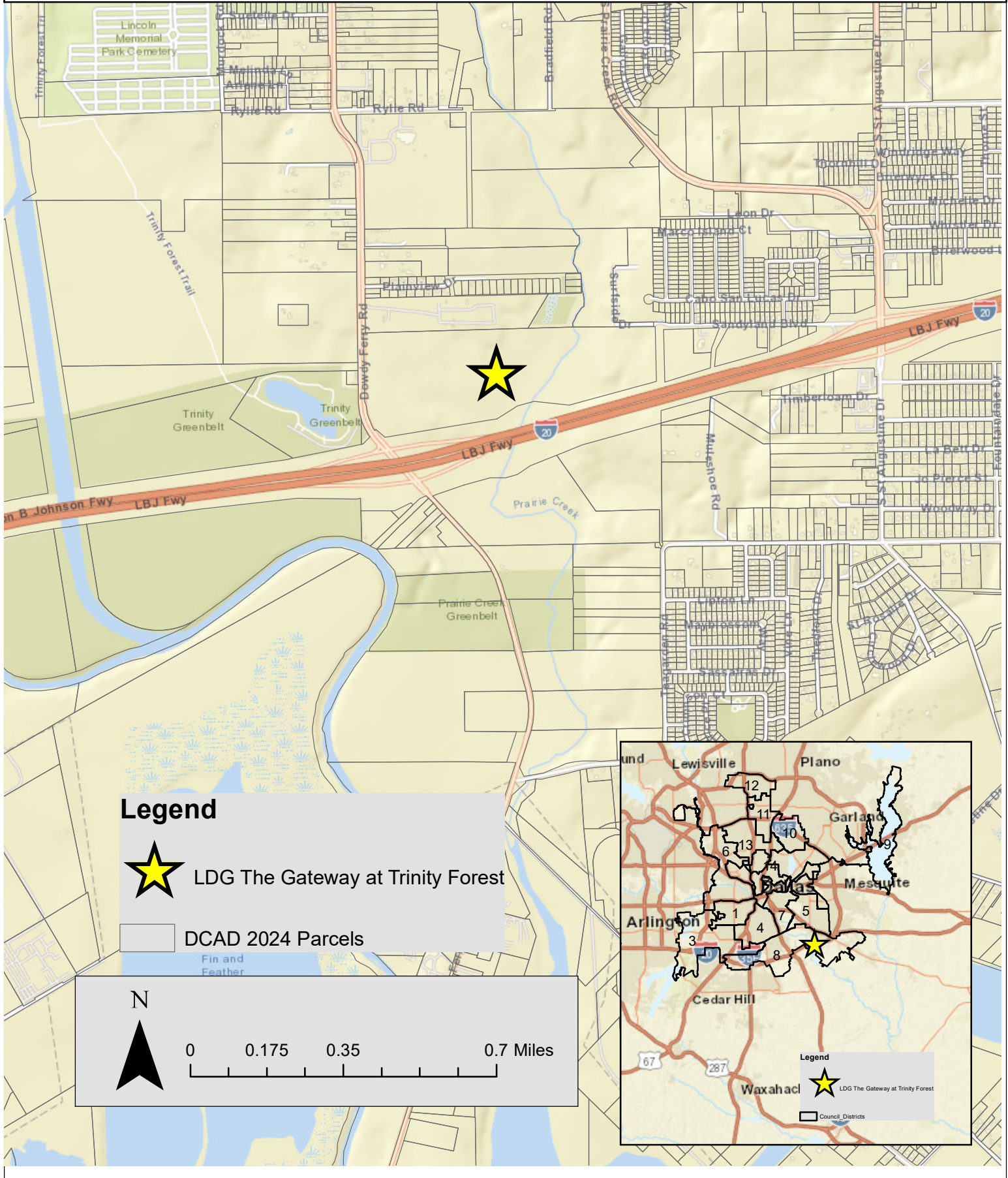
**MAP**

Attached

# LDG The Gateway at Trinity Forest

## 2200 Dowdy Ferry Road

### Dallas, Texas





February 26, 2025

**WHEREAS**, on April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) by Resolution No. 23-0443 and the Dallas Housing Resource Catalog by Resolution No. 23-0444 to include approved housing programs, including multifamily rental development projects seeking Low Income Housing Tax Credits (LIHTC) from the Texas Department of Housing and Community Affairs (TDHCA); and

**WHEREAS**, on October 8, 2024, the Dallas Housing Finance Corporation (DHFC) authorized a preliminary inducement resolution declaring intent to issue bonds, in an aggregate principal amount not to exceed \$50,000,000, for a loan to LDG The Gateway at Trinity Forest, LP (collectively referred to as Applicant), to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as The Gateway at Trinity Forest and to be located at 2070 Dowdy Ferry Road, Dallas, Texas 75217 (Property); and

**WHEREAS**, Applicant submitted an application to the TDHCA for 2025 4% Non-Competitive LIHTC for the Project; and

**WHEREAS**, pursuant to Section 11.204(4)(C) of the Qualified Allocation Plan (QAP, Title 10, Chapter 11 of the Texas Administrative Code), the Uniform Multifamily Rules (Title 10, Chapter 10 of the Texas Administrative Code), and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of No Objection to the Applicant for its 2025 4% Non-Competitive LIHTC application for the Project.

**Now, Therefore,**

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

**SECTION 1.** That the City of Dallas, acting through its governing body, hereby confirms that it has no objection as to Applicant's submission to TDHCA for a 4% Non-Competitive LIHTC application for the proposed Project.

If LIHTC is awarded from TDHCA, the project will move forward, and the following applies:

1. The Applicant proposes to develop 300 units, including 36 one-bedroom, 120 two-bedroom, 132 three-bedroom and 12 four-bedroom units; and will include community amenities consistent with TDHCA required features;
2. Upon completion of the Project, it is anticipated that 100% of the units are reserved for households earning between 0%-60% of Area Median Income (AMI);
3. This project does not interfere with any other initiatives offered by the City such as Tax Increment Financing and Public Improvement District.

February 26, 2025

**SECTION 2.** That, in accordance with the requirements of the Texas Government Code §2306.67071 and the Qualified Allocation Plan §11.204(4), it is hereby found that:

- a. Notice has been provided to the governing body in accordance with Texas Government Code §2306.67071(a); and
- b. The governing body has had sufficient opportunity to obtain a response from Applicant regarding any questions or concerns about the proposed development of The Gateway at Trinity Forest; and
- c. The governing body has held a hearing at which public comment may be made on the proposed development of The Gateway at Trinity Forest in accordance with Texas Government Code §2306.67071(b); and
- d. After due consideration of the information provided by Applicant and after the public hearing on the proposed development of The Gateway at Trinity Forest, the City of Dallas, acting through its governing body, does not object to the application by Applicant to the TDHCA for 4% Non-Competitive HTC for the purpose of the development of The Gateway at Trinity Forest.

**SECTION 3.** That it is FURTHER RESOLVED that for and on behalf of the governing body, the Mayor, or the City Manager, are hereby authorized, empowered and directed to certify this resolution to the TDHCA.

**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 #:** 25-571A  
PH5.

**Item #:**

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**STRATEGIC PRIORITY:** Housing & Homelessness Solutions  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 8  
**DEPARTMENT:** Department of Housing and Community Development  
**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A public hearing to receive comments regarding an application by LDG The Heights at UNT Station, LP, an affiliate of LDG Development (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low-Income Housing Tax Credits (4% Housing Tax Credits) for The Heights at UNT Station, located at 1021 East Wheatland Road, Dallas, Texas 75241 (Property); and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Legacy on Belt Line - Financing: No cost consideration to the City

### **BACKGROUND**

LDG The Heights at UNT Station, LP, a Texas limited partnership (Applicant), submitted an application to the City of Dallas (City) for a Resolution of No Objection (RONO) for its application to TDHCA for 2025 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of The Heights at UNT Station, a 240-unit multifamily complex (Project) located at 1021 East Wheatland Road, Dallas, TX 75241 (Property). A purchase and sale agreement for the Property has been executed between the current owner of the Property and an affiliate of the Applicant. TDHCA requires 4% Housing Tax Credit applicants to provide a RONO from the governing body of the jurisdiction in which the proposed development will be sited. As part of these TDHCA requirements, the governing body must also conduct a public hearing for citizens to provide comment on the proposed development. Once a resolution is adopted and submitted to TDHCA, it cannot be changed or withdrawn.

The Applicant is proposing to develop the Property. A to-be-formed single asset entity or its affiliate with the DHFC as 100% owner, will be the general partner. A to-be-formed limited liability company or its affiliate with the LDG The Heights at UNT Station, LP, a Texas limited liability company as 100% owner, will be the special limited partner. An amended and restated agreement of limited partnership will be executed to admit the tax credit equity investor as investor member once identified.

The Applicant proposes to develop a high quality, 240-unit multifamily development to include 24 one-bedroom, 96 two-bedroom, 108 three-bedroom, and 12 four-bedroom units and will serve residents at 60% Area Median Income (AMI) or below, in the southern sector of Dallas. Located in a dynamic area that combines urban convenience with the charm of community living, this property is close to shopping, dining, schools, and parks, ensuring future residents will have everything they need within easy reach and with excellent connectivity to major roadways.

The plans include washer and dryer hook-ups, Energy-Star rated dishwasher and refrigerator, Energy-Star rated lighting, oven and microwave, carpet and vinyl tile, window blinds, Seasonal Energy Efficiency Rating equipped Heating, Ventilation, and Air Conditioning, spacious floor plans, 9' ceilings, covered entries and patios, and community amenities such as controlled gate access, multipurpose community room, equipped business center, fitness center, swimming pool, theatre room, landscaped grounds with walking paths, children's playscape, picnic area(s) with grill, gazebo area and full perimeter fencing. Planned resident services include after school tutoring, weekly financial literacy classes, and free annual flu shots.

Total development costs are estimated to be approximately \$52,389,629.00 which includes the acquisition price for the land. The construction budget is estimated to be approximately \$46,582,452.00 which is \$194,093.55 per unit.

Proposed Financing Sources	Amount
Mortgage Loan	\$ 36,813,000.00
Tax Credit Equity	\$ 28,694,333.00
Deferred Developer Fee	\$ 6,832,284.00
Letter of Credit for ODR	\$ 1,265,109.00
Interim Income Lease Up (30%)	\$ 1,235,000.00
Bond Reinvestment Proceeds	\$ 747,000.00
<b>Total</b>	<b>\$ 75,586,726.00</b>

Proposed Uses	Amount
Acquisition Cost	\$ 3,800,000.00
Hard Construction Costs	\$ 46,582,452.00
Soft Construction Costs	\$ 9,778,000.00
Reserves	\$ 1,265,109.00
Professional Fees	\$ 3,439,911.00
Developer Fee	\$ 8,469,429.00
Costs of Issuance	\$ 1,667,816.00
Other Costs	\$ 584,009.00
<b>Total</b>	<b>\$ 75,586,726.00</b>

On April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) to by Resolution No. 23-0443, and the Dallas Housing Resource Catalog to include the Low-Income Housing Tax Credit program for development of multifamily housing by Resolution No. 23-0444.

On October 8, 2024, the DHFC Board of Directors adopted a preliminary inducement resolution declaring its intent to issue bonds in an aggregate principal amount not to exceed \$35,000,000.00 for a loan to provide financing for the Project and authorized the filing of an application for allocation of private activity bonds with the Texas Bond Review Board.

To receive a staff recommendation for a RONO, the Applicant must satisfy all threshold requirements and affirmatively further fair housing.

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

[The City Council was briefed by memorandum regarding this matter on February 7, 2025.](#)

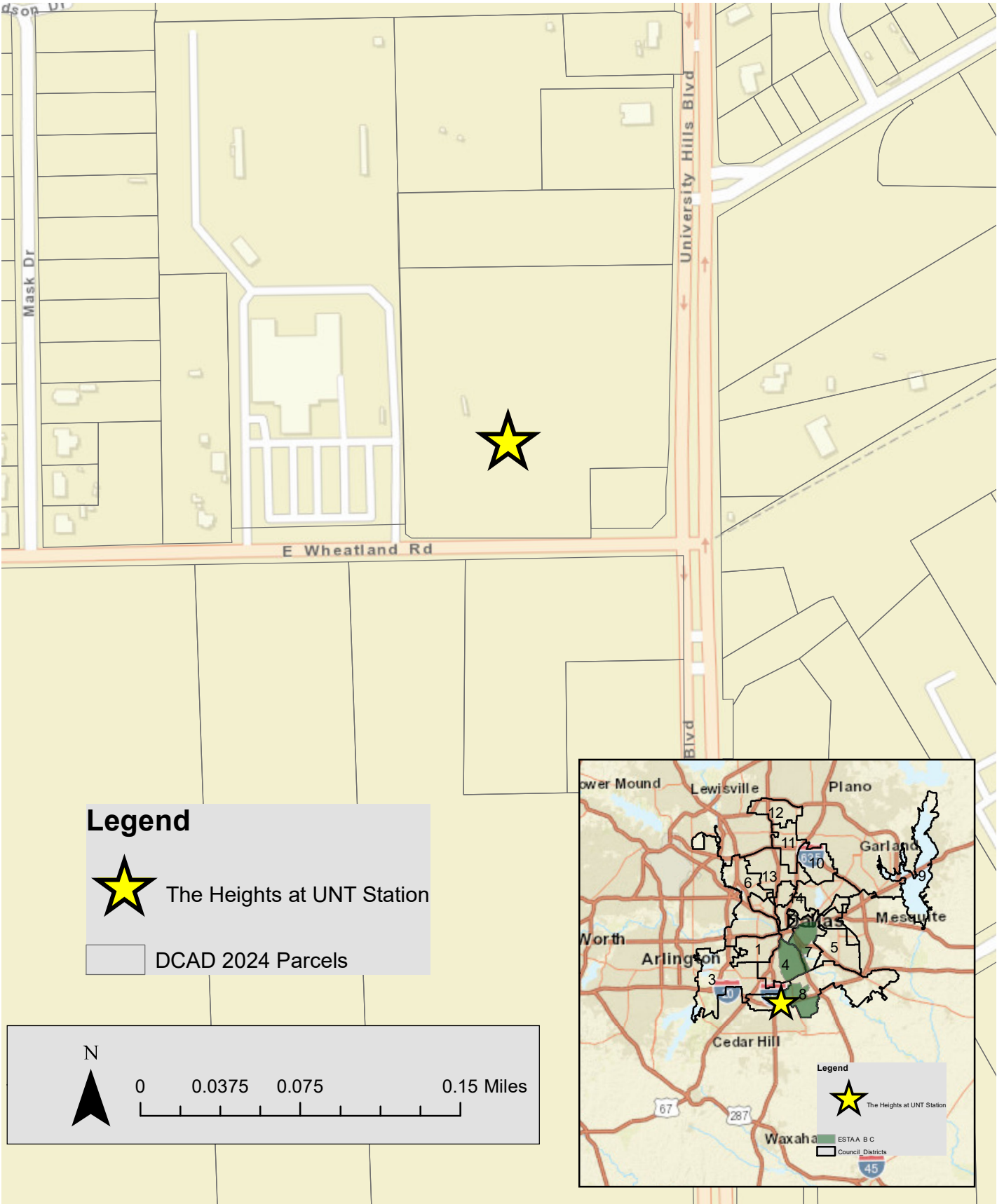
**FISCAL INFORMATION**

No cost consideration to the City.

**MAP**

Attached

**The Heights at UNT Station**  
**1021 East Wheatland Road**  
**Dallas, Texas**



February 26, 2025

**WHEREAS**, on April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) by Resolution No. 23-0443, and the Dallas Housing Resource Catalog by Resolution No. 23-0444 to include approved housing programs, including multifamily rental development projects seeking Low-Income Housing Tax Credits (LIHTC) from the Texas Department of Housing and Community Affairs (TDHCA); and

**WHEREAS**, on October 8, 2024, the Dallas Housing Finance Corporation (DHFC) authorized a preliminary inducement resolution declaring intent to issue bonds, in an aggregate principal amount not to exceed \$35,000,000.00, for a loan to LDG The Heights at UNT Station, LP (collectively referred to as “Applicant”), to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as The Heights at UNT Station and to be located at 1021 East Wheatland Road, Dallas, Texas 75241 (Property); and

**WHEREAS**, Applicant submitted an application to the TDHCA for 2025 4% Non-Competitive LIHTC for the Project; and

**WHEREAS**, pursuant to Section 11.204(4)(C) of the Qualified Allocation Plan (QAP, Title 10, Chapter 11 of the Texas Administrative Code), the Uniform Multifamily Rules (Title 10, Chapter 10 of the Texas Administrative Code), and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of No Objection to the Applicant for its 2025 4% Non-Competitive LIHTC application for the Project.

**Now, Therefore,**

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

**SECTION 1.** That the City of Dallas, acting through its governing body, hereby confirms that it has no objection as to Applicant’s submission to TDHCA for a 4% Non-Competitive LIHTC application for the proposed development of the Project.

If LIHTC is awarded by TDHCA, the project will move forward, and the following applies:

1. The Applicant proposes to develop 240 units, including 24 one-bedroom units, 96 two-bedroom units, 108 three-bedroom units, and 12 four-bedroom units; and will include community amenities consistent with TDHCA required features; and
2. Upon completion of the Project, it is anticipated that 100% of the units are reserved for households earning between 0%-60% of the Area Median Income (AMI); and
3. This project does not interfere with any other initiatives offered by the City such as Tax Increment Financing and Public Improvement District.

February 26, 2025

**SECTION 2.** That, as provided for in 10 TAC §11.3(d), it is hereby acknowledged that the proposed Project is located one linear mile or less from a development that serves the same type of household Target Population as the proposed Project and has received an allocation of Low-Income Housing Tax Credits (or private activity bonds) for new construction in the three-year period preceding the date the Certificate of Reservation is issued, and that the City Council, as the governing body, has by vote specifically allowed the construction of the Project and authorized an allocation of Housing Tax Credits (HTC) for the Project.

**SECTION 3.** That, in accordance with the requirements of the Texas Government Code §2306.67071 and the QAP at 10 Tex. Admin. Code §11.204(4), it is hereby found that:

- a. Notice has been provided to the governing body in accordance with Texas Government Code §2306.67071(a); and
- b. The governing body has had sufficient opportunity to obtain a response from Applicant regarding any questions or concerns about the proposed development of The Heights at UNT Station; and
- c. The governing body has held a hearing at which public comment may be made on the proposed development of The Heights at UNT Station in accordance with Texas Government Code §2306.67071(b); and
- d. After due consideration of the information provided by Applicant and after the public hearing on the proposed development of The Heights at UNT Station, the City of Dallas, acting through its governing body, does not object to the application by Applicant to the TDHCA for 4% Non-Competitive HTC for the purpose of the development of The Legacy on Belt Line.

**SECTION 4.** That it is FURTHER RESOLVED that for and on behalf of the governing body, the Mayor, or the City Manager, are hereby authorized, empowered and directed to certify this resolution to the TDHCA.

**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 #:** 25-569A  
PH6.

**Item #:**

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**STRATEGIC PRIORITY:** Housing & Homelessness Solutions  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 8  
**DEPARTMENT:** Department of Housing and Community Development  
**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A public hearing to receive comments regarding an application by LDG The Legacy on Belt Line, an affiliate of LDG Development (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low-Income Housing Tax Credits (4% Housing Tax Credits) for The Legacy on Belt Line, a 180-unit multifamily residential rental development for persons of low and moderate income to be located at 1275 South Belt Line Road, Dallas, Texas 75253 (Property); and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Legacy on Belt Line - Financing: No cost consideration to the City

### **BACKGROUND**

LDG The Legacy on Belt Line Road, a Texas limited partnership (Applicant), submitted an application to the city of Dallas (City) for a Resolution of No Objection (RONO) for its application to TDHCA for 2025 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of The Legacy on Belt Line Road, a 180-unit multifamily complex (Project) located at 1275 S Belt Line Road, Dallas, TX 75253 (Property). A purchase and sale agreement for the Property has been executed between the current owner of the Property and an affiliate of the Applicant. TDHCA requires 4% Housing Tax Credit applicants to provide a Resolution of No Objection from the governing body of the jurisdiction in which the proposed development will be sited. As part of these TDHCA requirements, the governing body must also conduct a public hearing for citizens to provide comment on the proposed development. Once a resolution is adopted and submitted to TDHCA, it cannot be changed or withdrawn.

The Project is located one linear mile or less from a development that serves the same type of household Target Population as the proposed Project and has received an allocation of Low-Income Housing Tax Credits (or private activity bonds) for new construction in the three-year period preceding the date the Certificate of Reservation is issued (the One Mile Three Year Rule). Pursuant to 10 Tex. Admin. Code § 11.3(d), the City Council, as the governing body, must by vote specifically

allow the construction of the Project and authorize an allocation of Housing Tax Credits for the Project. This Project is located in Council District 8, it is not a Racially/Ethnically Concentrated Area of Poverty (R/ECAP), and therefore a TDHCA waiver regarding the One Mile Three Year Rule is supported by City staff for the project location.

The Applicant is proposing to develop the Property. A to-be-formed single asset entity or its affiliate with the DHFC as 100% owner, will be the general partner. A to-be-formed limited liability company or its affiliate with the Legacy on Belt Line, a Texas limited liability company as 100% owner, will be the special limited partner. An amended and restated agreement of limited partnership will be executed to admit the tax credit equity investor as investor member once identified.

The Applicant proposes to develop a high quality, 180-unit multifamily development to include 48 one-bedroom, 72 two-bedroom, and 60 three-bedroom units. 100% of which will serve residents at 60% Area Median Income (AMI) or below, in the southern sector of Dallas. Located in a dynamic area that combines urban convenience with the charm of community living, this property is close to shopping, dining, schools, and parks, ensuring future residents will have everything they need within easy reach and with excellent connectivity to major roadways.

The plans include washer and dryer hook-ups, Energy-Star rated dishwasher and refrigerator, Energy-Star rated lighting, oven and microwave, carpet and vinyl tile, window blinds, Seasonal Energy Efficiency Rating equipped Heating, Ventilation, and Air Conditioning, spacious floor plans, 9' ceilings, covered entries and patios, and community amenities such as controlled gate access, multipurpose community room, equipped business center, fitness center, swimming pool, theatre room, landscaped grounds with walking paths, children's playscape, picnic area(s) with grill, gazebo area and full perimeter fencing. Planned resident services include after school tutoring, weekly financial literacy classes, and free annual flu shots.

Total development costs are estimated to be approximately \$52,389,629.00 which includes the acquisition price for the land. The construction budget is estimated to be approximately \$26,100,00.00 which is \$145,000.00 per unit.

<b>Proposed Financing Sources</b>	<b>Amount</b>
Mortgage Loan	\$ 25,308,000.00
Tax Credit Equity	\$ 20,379,360.00
Deferred Developer Fee	\$ 5,020,917.00
LC for ODR	\$ 651,352.00
Interim Income Lease Up (30%)	\$ 730,000.00
Bond Reinvestment Proceeds	\$ 300.000.00
<b>Total</b>	<b>\$ 52,389,629.00</b>



Proposed Uses	Amount
Acquisition Cost	\$ 3,245,000.00
Hard Costs	\$ 26,100,000.00
Soft Costs	\$ 11,918,268.00
Professional Fees	\$ 2,578,556.00
Financing Costs	\$ 1,936,337.00
Reserves	\$ 651,352.00
Developer Fee	\$ 5,810,116.00
Other Costs	\$ 150,000.00
<b>Total</b>	<b>\$ 52,389,629.00</b>

On April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) to by Resolution No. 23-0443, and the Dallas Housing Resource Catalog to include the Low-Income Housing Tax Credit program for development of multifamily housing by Resolution No. 23-0444.

On, October 8, 2024, the DHFC Board of Directors adopted a preliminary inducement resolution declaring its intent to issue bonds in an aggregate principal amount not to exceed \$35,000,000.00 for a loan to provide financing for the Project and authorized the filing of an application for allocation of private activity bonds with the Texas Bond Review Board.

To receive a staff recommendation for a RONO, the Applicant must satisfy all threshold requirements and affirmatively further fair housing.

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

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this item on January 28, 2025.](#)

#### **FISCAL INFORMATION**

No cost consideration to the City.

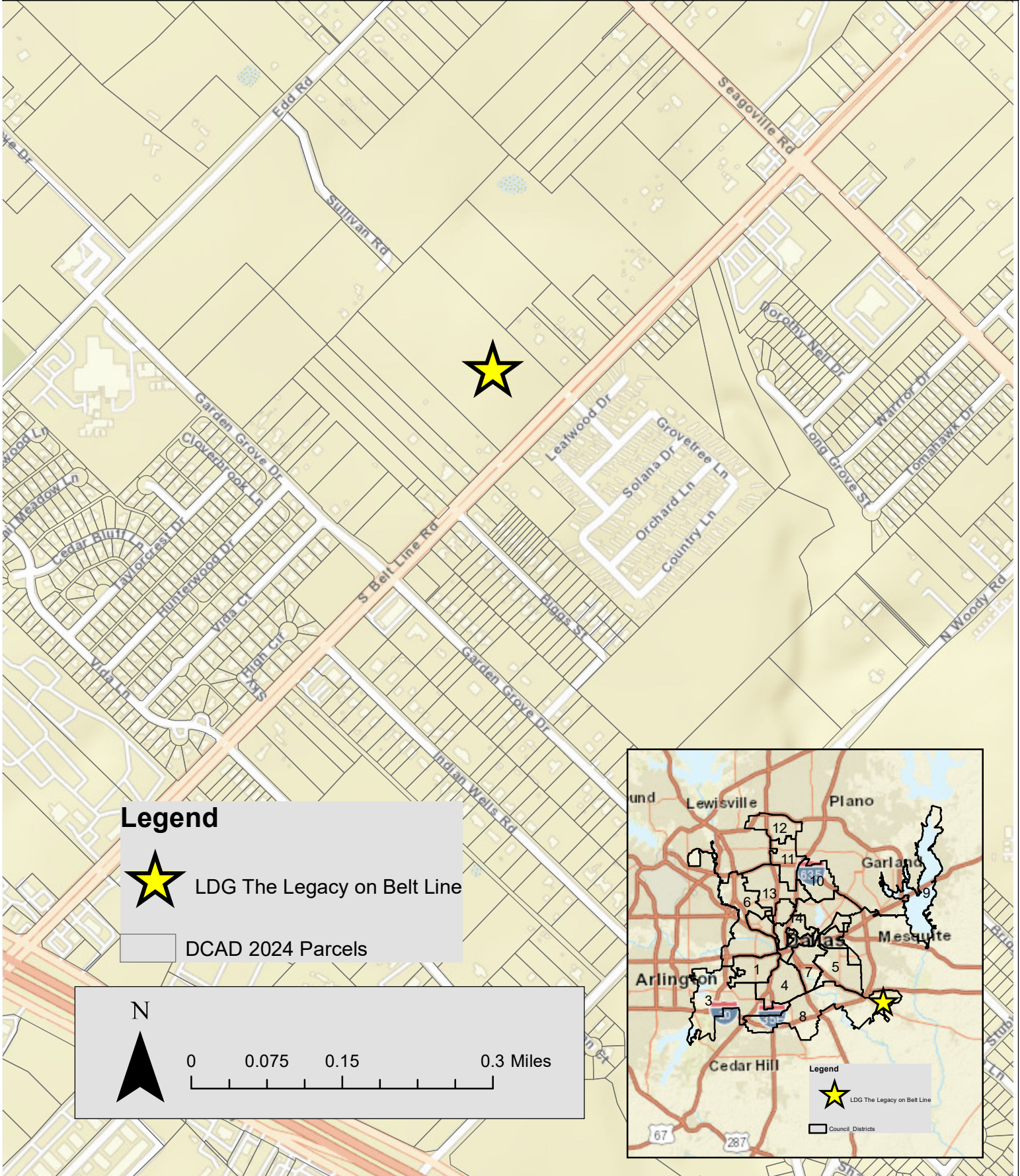
#### **MAP**

Attached

# LDG The Legacy on Belt Line

## 1275 South Beltline Road

### Dallas, Texas



February 26, 2025

**WHEREAS**, on April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) by Resolution No. 23-0443, and the Dallas Housing Resource Catalog by Resolution No. 23-0444 to include approved housing programs, including multifamily rental development projects seeking Low-Income Housing Tax Credits (LIHTC) from the Texas Department of Housing and Community Affairs (TDHCA); and

**WHEREAS**, on October 8, 2024, the Dallas Housing Finance Corporation (DHFC) authorized a preliminary inducement resolution declaring intent to issue bonds, in an aggregate principal amount not to exceed \$35,000,000.00, for a loan to LDG The Legacy on Belt Line, LP (collectively referred to as "Applicant"), to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as The Legacy on Belt Line and to be located at 1275 South Belt Line Road, Dallas, Texas 75253 (Project); and

**WHEREAS**, Applicant submitted an application to the TDHCA for 2025 4% Non-Competitive LIHTC for the Project; and

**WHEREAS**, pursuant to Section 11.204(4)(C) of the Qualified Allocation Plan (QAP, Title 10, Chapter 11 of the Texas Administrative Code), the Uniform Multifamily Rules (Title 10, Chapter 10 of the Texas Administrative Code), and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of No Objection (RONO) to the Applicant for its 2025 4% Non-Competitive LIHTC application for the Project.

**Now, Therefore,**

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

**SECTION 1.** That the City of Dallas, acting through its governing body, hereby confirms that it has no objection as to Applicant's submission to TDHCA for a 4% Non-Competitive LIHTC application for the proposed development of the Project.

If LIHTC is awarded by TDHCA, the project will move forward, and the following applies:

1. The Applicant proposes to develop 180 units, including 48 one-bedroom, 72 two-bedroom unit and 60 three-bedroom units; and will include community amenities consistent with TDHCA required features;
2. Upon completion of the Project, it is anticipated that 100% of the units are reserved for households earning between 0%-60% of the Area Median Income (AMI);
3. This project does not interfere with any other initiatives offered by the City such as TIF and PID.

**SECTION 2.** That, as provided for in 10 TAC §11.3(d), it is hereby acknowledged that the proposed Project is located one linear mile or less from a development that serves the same type of household Target Population as the proposed Project and has received an allocation of Low Income Housing Tax Credits (or private activity bonds) for new

construction in the three-year period preceding the date the Certificate of Reservation is issued, and that the City Council, as the governing body, has by vote specifically allowed the construction of the Project and authorized an allocation of Housing Tax Credits for the Project.

**SECTION 3.** That, in accordance with the requirements of the Texas Government Code §2306.67071 and the QAP at 10 Tex. Admin. Code §11.204(4), it is hereby found that:

- a. Notice has been provided to the governing body in accordance with Texas Government Code §2306.67071(a); and
- b. The governing body has had sufficient opportunity to obtain a response from Applicant regarding any questions or concerns about the proposed development of The Legacy on Belt Line; and
- c. The governing body has held a hearing at which public comment may be made on the proposed development of The Legacy on Belt Line in accordance with Texas Government Code §2306.67071(b); and
- d. After due consideration of the information provided by Applicant and after the public hearing on the proposed development of The Legacy on Belt Line, the City of Dallas, acting through its governing body, does not object to the application by Applicant to the TDHCA for 4% Non-Competitive HTC for the purpose of the development of the Legacy on Belt Line.

**SECTION 4.** That it is FURTHER RESOLVED that for and on behalf of the governing body, the Mayor, or the City Manager, are hereby authorized, empowered and directed to certify this resolution to the TDHCA.

**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 #:** 25-560A  
PH7.

**Item #:**

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**STRATEGIC PRIORITY:** Housing & Homelessness Solutions  
**AGENDA DATE:** February 26, 2025  
**COUNCIL DISTRICT(S):** 5  
**DEPARTMENT:** Department of Housing and Community Development  
**EXECUTIVE:** Robin Bentley

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### **SUBJECT**

A public hearing to receive comments regarding an application by Palladium Buckner Station, Ltd., an affiliate of Palladium USA, Inc. (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits (4% Housing Tax Credits) for Palladium Buckner Station, a 304-unit multifamily residential rental development for persons of low and moderate income to be located at 8008 Elam Road, Dallas, Texas 75217 (Property); and at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of Palladium Buckner Station - Financing: No cost consideration to the City

### **BACKGROUND**

Palladium Buckner Station, Ltd., a Texas limited partnership (Applicant), submitted an application to the city of Dallas (City) for a Resolution of No Objection (RONO) for its application to TDHCA for 2025 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of Palladium Buckner Terrace, a 304-unit multifamily complex (Project) located at 8008 Elam Road, Dallas, TX 75217 (Property). A purchase and sale agreement for the Property has been executed between the current owner of the Property and an affiliate of the Applicant. TDHCA requires 4% Housing Tax Credit applicants to provide a RONO from the governing body of the jurisdiction in which the proposed development will be sited. As part of these TDHCA requirements, the governing body must also conduct a public hearing for citizens to provide comment on the proposed development. Once a resolution is adopted and submitted to TDHCA, it cannot be changed or withdrawn.

The Applicant is proposing to develop the Property. A to-be-formed single asset entity or its affiliate with the DHFC as 100% owner, will be the general partner. A to-be-formed limited liability company or its affiliate with Palladium Buckner Station, Ltd., a Texas limited liability company as 100% owner, will be the special limited partner. An amended and restated agreement of limited partnership will be executed to admit the tax credit equity investor as investor member once identified.

The Project is a new development/new construction of 304-unit multifamily development to include 90 one-bedroom, 147 two-bedroom, and 67 three -bedroom units and will serve residents at 60% Area Median Income (AMI) or below. It will include community amenities consistent with TDHCA's required features. Upon completion of the development, it is anticipated that 244 units (80%) will be reserved for households earning between 0%-60% of AMI and 60 (20%) will be reserved for Market Rate units. Among the 244 units, 83 units be one-bedroom, 120 units will be two-bedroom, and 41 units will be three-bedroom. The unit amenities will include washer and dryer Hook-ups, Energy-Star rated dishwasher and refrigerator, Energy-Star rated lighting, oven and microwave, carpet and vinyl tile, window blinds, 14 Seasonal Energy Efficiency Rating equipped Heating, Ventilation, and Air Conditioning, spacious floor plans, 9' ceilings, covered entries, and patios.

Total development costs are estimated to be approximately \$97,790,149.00 which includes the acquisition price for the land. The construction budget is estimated to be approximately \$55,065,625.00 which is \$181,136.92 per unit.

Proposed Financing Sources	Amount
Permanent Financing	\$ 46,973,396.000
Tax Credit Equity	\$ 31,411,995.00
Economic Development	\$ 11,000,000.00
Deferred Developer Fee (Palladium)	\$ 5,883,331.00
Deferred Developer Fee (HFC GP)	\$ 2,521,427.00
<b>Total</b>	<b>\$ 97,790,149.00</b>

Proposed Uses	Amount
Acquisition Cost	\$ 3,090,000.00
Construction Contract	\$ 64,974,087.00
Construction Fees	\$ 1,445,000.00
Soft Costs	\$ 1,987,086.00
Financing Fees	\$ 10,461,378.00
Developer Fees	\$ 11,574,421.00
Reserves	\$ 4,258,177.00
<b>Total</b>	<b>\$ 97,790,149.00</b>

The current income restrictions will be maintained at the property to ensure no residents are displaced due to increased rents.

The Applicant proposes to develop a Transit-Oriented development developed in conjunction with Dallas Area Rapid Transit. Two of the buildings will be 4-story with elevators and the other building will consist of 2-story residential units. An application is in process to rezone the development site. Community amenities will include a playground, business center, conference room, electric vehicle charging station, club house, resort-style pool, fitness center, dog run, cabana with grill, fire pit, children's playroom, sports court, fob accessed doors, and a courtesy police office on-site. Along with clubhouse space and outdoor amenity areas, there will be two separate 3-story garages.

On April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) by Resolution No. 23-0443, and the Dallas Housing Resource Catalog to include the Low-Income Housing Tax Credit program for development of multifamily housing by Resolution No. 23-0444.

On, October 8, 2024, the DHFC Board of Directors adopted a preliminary inducement resolution declaring its intent to issue bonds in an aggregate principal amount not to exceed \$50,000,000.00 for a loan to provide financing for the Project and authorized the filing of an application for allocation of private activity bonds with the Texas Bond Review Board.

The Project is located in a Dallas Opportunity Zone and the Developer is seeking further support from Economic Development. To receive a staff recommendation for a RONO, the Applicant must satisfy all threshold requirements and affirmatively further fair housing.

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

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this item on January 28, 2025.](#)

**FISCAL INFORMATION**

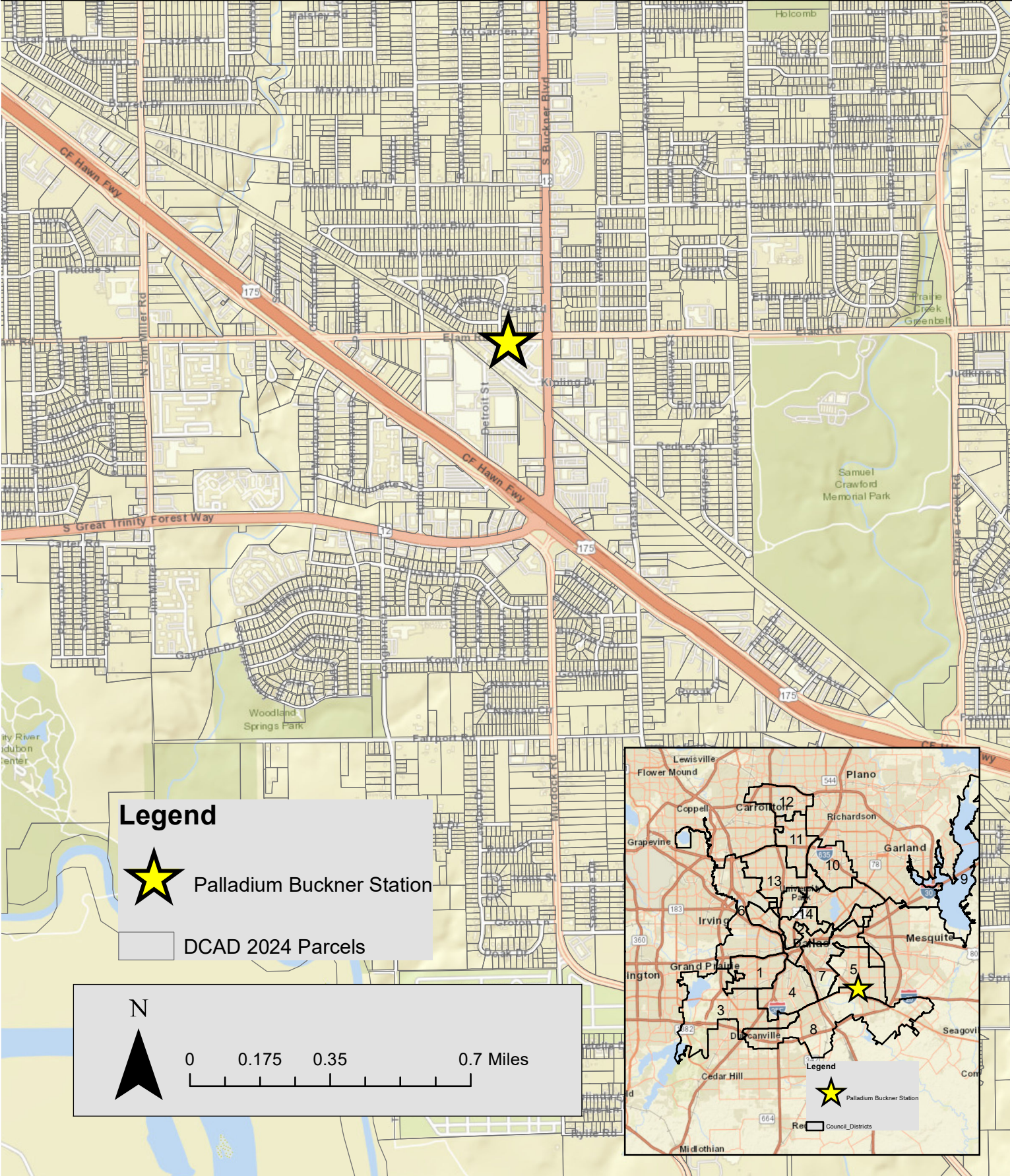
No cost consideration to the City.

**MAP**

Attached



**Palladium Buckner Station**  
**8008 Elam Road**  
**Dallas, Texas**





February 26, 2025

**WHEREAS**, on April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) by Resolution No. 23-0443 and the Dallas Housing Resource Catalog by Resolution No. 23-0444 to include approved housing programs, including multifamily rental development projects seeking Low Income Housing Tax Credits (LIHTC) from the Texas Department of Housing and Community Affairs (TDHCA); and

**WHEREAS**, on, October 8, 2024, the Dallas Housing Finance Corporation (DHFC) authorized a preliminary inducement resolution declaring intent to issue bonds, in an aggregate principal amount not to exceed \$50,000,000.00, for a loan to Palladium Buckner Station, Ltd. (collectively referred to as Applicant), to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as Palladium Buckner Station and to be located at 8008 Elam Road, Dallas, TX 75217 (Project); and

**WHEREAS**, Applicant submitted an application to the TDHCA for 2025 4% Non-Competitive LIHTC for the Project; and

**WHEREAS**, pursuant to Section 11.204(4)(C) of the Qualified Allocation Plan (QAP, Title 10, Chapter 11 of the Texas Administrative Code), the Uniform Multifamily Rules (Title 10, Chapter 10 of the Texas Administrative Code), and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of No Objection (RONO) to the Applicant for its 2025 4% Non-Competitive LIHTC application for the Project.

**Now, Therefore,**

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

**SECTION 1.** That the City of Dallas, acting through its Governing Body, hereby confirms that it has no objection as to Applicant's submission to TDHCA for a 4% Non-Competitive LIHTC application for the proposed development of the Project.

If LIHTC is awarded by TDHCA, the project will move forward and the following applies:

1. The Applicant proposes to develop 244 units reserved for reserved for households earning between 0%-60% of Area Median Income (AMI), including 83 one-bedroom, 120 two-bedroom units, and 41 three-bedroom units; and will include community amenities consistent with TDHCA required features;
2. Upon completion of the Project, it is anticipated that 80% (244 units) 100% of the units are reserved for households earning below 60% the Area Median Income (AMI) and 20% (60 units) will be for Market Rate
3. This project does not interfere with any other initiatives offered by the City such as TIF and PID.

February 26, 2025

**SECTION 2.** That, in accordance with the requirements of the Texas Government Code §2306.67071 and the QAP at 10 Tex. Admin. Code §11.204(4), it is hereby found that:

- a. Notice has been provided to the Governing Body in accordance with Texas Government Code §2306.67071(a); and
- b. The Governing Body has had sufficient opportunity to obtain a response from Applicant regarding any questions or concerns about the proposed development of Palladium Buckner Terrace; and
- c. The Governing Body has held a hearing at which public comment may be made on the proposed development of Palladium Buckner Terrace in accordance with Texas Government Code §2306.67071(b); and
- d. After due consideration of the information provided by Applicant and after the public hearing on the proposed development of Palladium Buckner Terrace, the City of Dallas, acting through its Governing Body, does not object to the application by Applicant to the TDHCA for 4% Non-Competitive HTC for the purpose of the development of Palladium Buckner Terrace.

**SECTION 3.** That it is FURTHER RESOLVED that for and on behalf of the Governing Body, the Mayor, or the City Manager, are hereby authorized, empowered and directed to certify this resolution to the TDHCA.

**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.