

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, AUGUST 5, 2024

24-0013

ECONOMIC DEVELOPMENT COMMITTEE
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
MAYOR PRO TEM TENNELL ATKINS, PRESIDING

PRESENT: [7] Atkins, *Narvaez, West (**1:09 p.m.), Arnold (**1:05 p.m.), Bazaldua, Stewart (**1:05 p.m.), Ridley

ABSENT: [0]

The meeting was called to order at 1:04 p.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the committee had been considered, the meeting adjourned at 3:22 p.m.

Chair

ATTEST:

City Secretary Staff

Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials for this meeting are filed with the City Secretary's Office as EXHIBIT C.

***Note: Members of the Committee participated in this meeting by video conference.**

**** Note: Indicates arrival time after meeting called to order/reconvened.**

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, AUGUST 5, 2024

EXHIBIT A

RECEIVED

2024 AUG -2 PM 12:37

CITY SECRETARY
DALLAS, TEXAS

City of Dallas

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

Public Notice

2 4 0 7 1 8

POSTED CITY SECRETARY
DALLAS, TX



Economic Development Committee

REVISED

August 5, 2024

1:00 PM

2023 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
ECONOMIC DEVELOPMENT Atkins (C), Narvaez (VC), Arnold, Bazaldua, Ridley, Stewart, West	GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT West (C), Blackmon (VC), Mendelsohn, Moreno, Resendez
HOUSING AND HOMELESSNESS SOLUTIONS Moreno (C), Mendelsohn (VC), Gracey, West, Willis	PARKS, TRAILS, AND THE ENVIRONMENT Stewart (C), Moreno (VC), Arnold, Bazaldua, Blackmon, Narvaez, West
PUBLIC SAFETY Mendelsohn (C), Stewart (VC), Atkins, Moreno, Willis	QUALITY OF LIFE, ARTS, AND CULTURE *Ridley (C), Resendez (VC), Bazaldua, Blackmon, Gracey, Schultz, Willis
TRANSPORTATION AND INFRASTRUCTURE Narvaez (C), Gracey (VC), Atkins, Mendelsohn, Resendez, Schultz, Stewart	WORKFORCE, EDUCATION, AND EQUITY *Arnold (C), *Schultz (VC), Bazaldua, Blackmon, Resendez, Ridley, Willis
AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Atkins (C), Mendelsohn, Moreno, Ridley, Stewart	AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS Mendelsohn (C), Gracey, Johnson, Schultz, Stewart
AD HOC COMMITTEE ON JUDICIAL NOMINATIONS Ridley (C), Resendez, West	AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS Mendelsohn (C), Atkins, Gracey, Narvaez, Stewart
AD HOC COMMITTEE ON PENSIONS Atkins (C), Blackmon, Mendelsohn, Moreno, Resendez, Stewart, West, Willis	AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION Gracey (C), Blackmon, Johnson, Moreno, Narvaez, Resendez, Schultz

(C) – Chair, (VC) – Vice Chair

* Updated:6/28/24

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

General Information

The Dallas Council Committees regularly meet on Mondays beginning at 9:00 a.m. and 1:00 p.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council Committee agenda meetings are broadcast live on bit.ly/cityofdallastv and on Time Warner City Cable Channel 16.

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

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

Rules of Courtesy

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

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

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

Información General

Los Comités del Concejo de la Ciudad de Dallas se reúnen regularmente los lunes en la Cámara del consejo en el sexto piso del Ayuntamiento, 1500 Marilla, a partir de las 9:00 a.m. y la 1:00 p.m. Las reuniones de la agenda del Comité del Consejo se transmiten en vivo por la estación de bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable Canal 16*.

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

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

Reglas de Cortesía

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

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

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

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 pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

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

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

"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."

The City Council Economic Development Committee meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall.

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 Public Affairs and Outreach will also stream the Economic Development Committee on Spectrum Cable Channel 95 and [bit.ly/cityofdallastv](https://cityofdallastv.com):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m0864283913e6a204ece21c2b30e2c17e>

Call to Order

MINUTES

- A [24-994](#) Approval of the June 3, 2024 Minutes and Approval of the June 3, 2024 Special Called Economic Development Committee

Attachments: [Minutes](#)
[Minutes](#)

BRIEFING ITEMS

- B [24-2316](#) Update on Forward Dallas 2.0 [Emily Liu, Director, Planning and Development Department]

Attachments: [Presentation](#)

MEMO

- C [24-2337](#) Upcoming Agenda Item: The Adaline Mixed-Income Multi-Family Residential Project at Bonnie View Road and Riverside Road (City Council District 8) [Kevin Spath, Director (I), Office of Economic Development]

Attachments: [Memorandum](#)

- D [24-2341](#) Update on High Speed Rail Economic Impact Study [Ghassan “Gus” Khankarli, Director, Transportation and Public Works Department]

Attachments: [Memorandum](#)

- E [24-2328](#) Q-Team Process Improvements [Sam Eskander, Deputy Director (I), Planning and Development Department]

Attachments: [Memorandum](#)

- F [24-2329](#) Update on FIFA World Cup 2026 [Rosa Fleming, Director, Convention and Events Services]

Attachments: [Memorandum](#)

- G [24-2330](#) Update on Kay Bailey Hutchison Convention Center Dallas Master Plan [Rosa Fleming, Director, Convention and Events Services]
Attachments: [Memorandum](#)
- H [24-2339](#) Upcoming Public Improvement District (PID) Agenda Items: (1) August 14, 2024 Call for Public Hearing and (2) August 28, 2024 Public Hearing to Adopt 2024 Annual PID Assessment Rates and Adopt 2025 PID Service Plans [Maria Smith, Assistant Director, Office of Economic Development]
Attachments: [Memorandum](#)
- I [24-2334](#) Discussion Regarding Parking Management at Construction Sites [Emily Liu, Director, Planning and Development Department and Ghassan “Gus” Khankarli, Director, Transportation and Public Works Department]
Attachments: [Memorandum](#)
- J [24-2322](#) Quarterly Update on Incentives Awarded via Administrative Action [Kevin Spath, Director (I), Office of Economic Development]
Attachments: [Memorandum](#)
- K [24-2331](#) Upcoming Agenda Item: University Hills Municipal Management District (MMD) Conditional Consent [Kevin Spath, Director (I), Office of Economic Development]
Attachments: [Memorandum](#)

ADJOURNMENT

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]

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, AUGUST 5, 2024

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

AUGUST 5, 2024

Item A: Approval of the June 3, 2024 Minutes and Approval of the June 3, 2024 Special Called Economic Development Committee

Councilmember Ridley moved to adopt the minutes as presented.

Motion seconded by Councilmember Narvaez and unanimously adopted. (West, Arnold, Stewart absent when vote taken)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

AUGUST 5, 2024

BRIEFING ITEMS

Item B: Update on Forward Dallas 2.0

The following individuals briefed the committee on the item:

- Emily Liu, Director, Planning and Development Department;
- Andrea Gilles, Deputy Director of Planning and Development, Planning and Development Department;
- Lawrence Agu III, Chief Planner, Planning and Development

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

AUGUST 5, 2024

MEMO

- Item C: Upcoming Agenda Item: The Adaline Mixed-Income Multi-Family Residential Project at Bonnie View Road and Riverside Road (City Council District 8)
- Item D: Update on High Speed Rail Economic Impact Study
- Item E: Q-Team Process Improvements
- Item F: Update on FIFA World Cup 2026
- Item G: Update on Kay Bailey Hutchison Convention Center Dallas Master Plan
- Item H: Upcoming Public Improvement District (PID) Agenda Items: (1) August 14, 2024 Call for Public Hearing and (2) August 28, 2024 Public Hearing to Adopt 2024 Annual PID Assessment Rates and Adopt 2025 PID Service Plans
- Item I: Discussion Regarding Parking Management at Construction Sites
- Item J: Quarterly Update on Incentives Awarded via Administrative Action
- Item K: Upcoming Agenda Item: University Hills Municipal Management District (MMD) Conditional Consent

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, AUGUST 5, 2024

EXHIBIT C



City of Dallas

***FORWARD*DALLAS**

Economic Development
Council Committee

Briefing
August 5, 2024

Emily Liu, FAICP, Director
Andrea R. Gilles, AICP, Deputy Director
Planning & Development Department

Agenda



- **Process**
- **Content**
- **Next Steps**

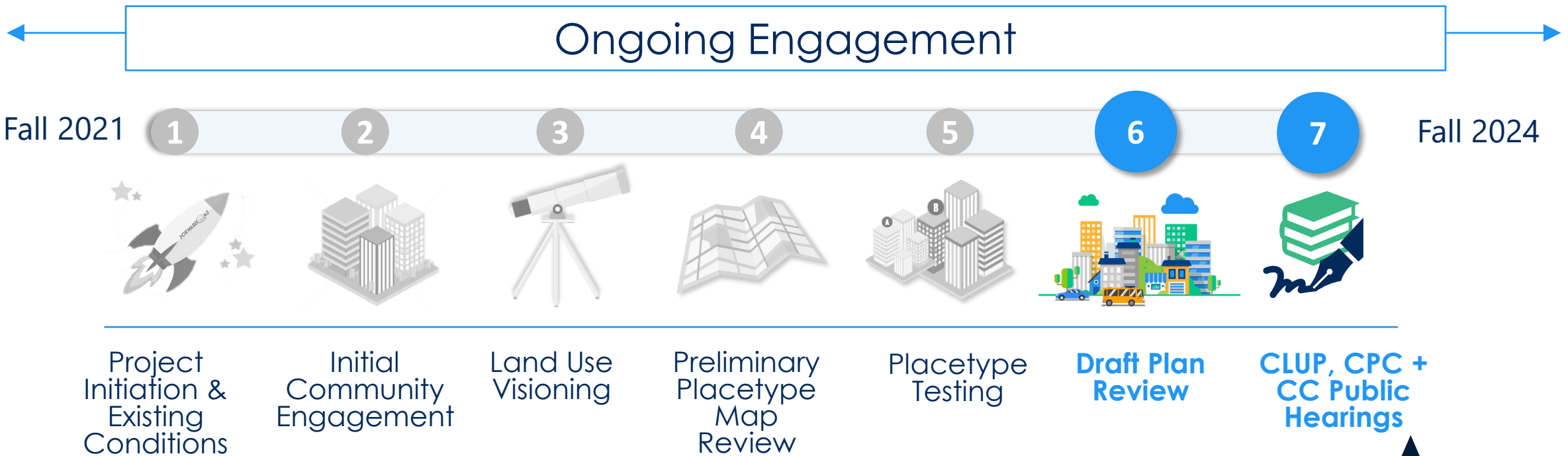
A map of a comprehensive plan illustrating future land use shall contain the following clearly visible statement: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."



PROJECT OVERVIEW



Project Timeline



*Background work conducted prior to project initiation.





What is ForwardDallas and Why Now?

An update to the forwardDallas! Vision plan from 2006.... It's been 18 years



Projected Growth

- NCTCOG projects city's population to grow to **1.6 million by 2045**
- DFW one of the fastest growing large metro areas in the country

A proactive guide about how and where the city should develop or be preserved over the next 20 years



Aging + Piecemeal Policy

- Large % of the city without an adopted land use plan
- Many adopted plans **over 20 years old**



Strategic Land Use Guidance

- Very Broad – 30,000 view: neighborhoods, mixed use, industrial, commercial areas
- Intentional growth and preservation guidance
- Provides a **framework to discuss future change**, how change should generally look

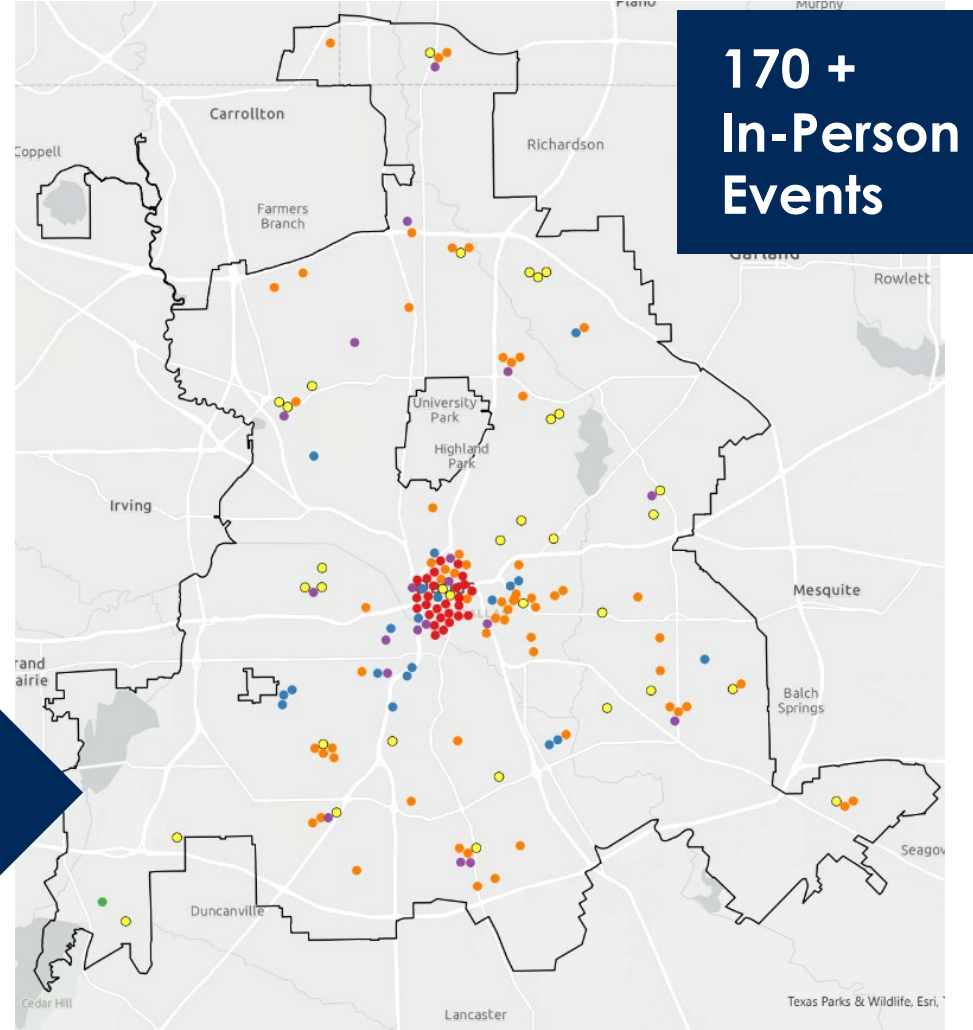
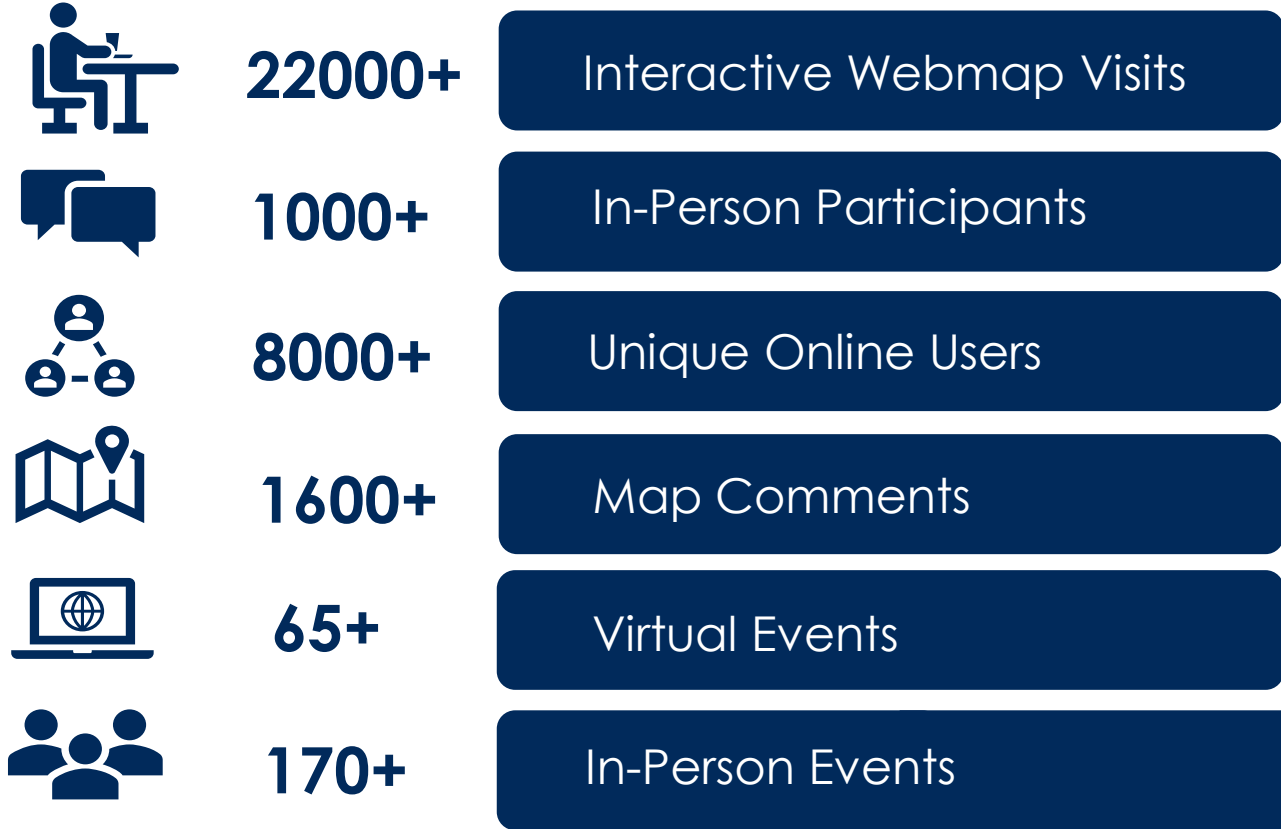


**WHAT HAS
BEEN DONE?**





What Has Been Done?



As of Feb 2024





CPC Process to Date (2024)*

CPC Briefings

- **Feb 01:** Introduction + CLUP Key Recommendations
- **Feb 15:** Introduction + Plan Format
- **Mar 07:** Placetype Descriptions
- **Mar 21:** Schedule Review
- **Apr 04:** Placetype Map
- **May 16:** Potential Edits

CPC Workshops

- **Mar 28:** Placetype Map + Descriptions
- **Apr 11:** Community Res + Implementation

CPC Public Meetings/Hearings

- **Apr 18**
- **May 09**
- **Jun 17**
- **July 11**
- **July 25**

*Does not include individual meetings with CPC Commissioners to review the plan and maps





CPC Process to Date (2024)

Community Town Halls/Neighborhood Meetings*

- **Feb 10:** D3 Boards + Commissions Meeting, Dallas Executive Airport
- **Feb 26:** Pepper Square NA
- **Mar 05:** Oak Lawn Cmte Meeting
- **Mar 05:** Munger Place NA
- **Mar 06:** Prestonwood Garden Club
- **Mar 07:** South Pointe Revitalization
- **Mar 20:** Lakewood Library
- **Mar 27:** Oak Lawn Library
- **Apr 03:** Samuell-Grand Rec Center
- **Apr 17:** Kiest Park Recreation Center
- **Apr 25:** Campbell Green Rec Center
- **Apr 30:** Swiss Ave Historic District Assoc
- **May 06:** St. John's Episcopal Church
- **May 07:** Leonard Governance + Training Center
- **May 07:** St. Augustine's Episcopal Church
- **May 08:** Kleberg-Rylie Recreation Center
- **May 14:** District 8 Community Leadership Coalition
- **May 20:** Walnut Hill Recreation Center
- **May 28:** Joppa/South Central Civic League Community Meeting
- **Jun 11:** District 8 Community Leadership Coalition

*Does not include the 20+ meetings with either Council, professional organizations, or the Technical Review Committee (TRC)





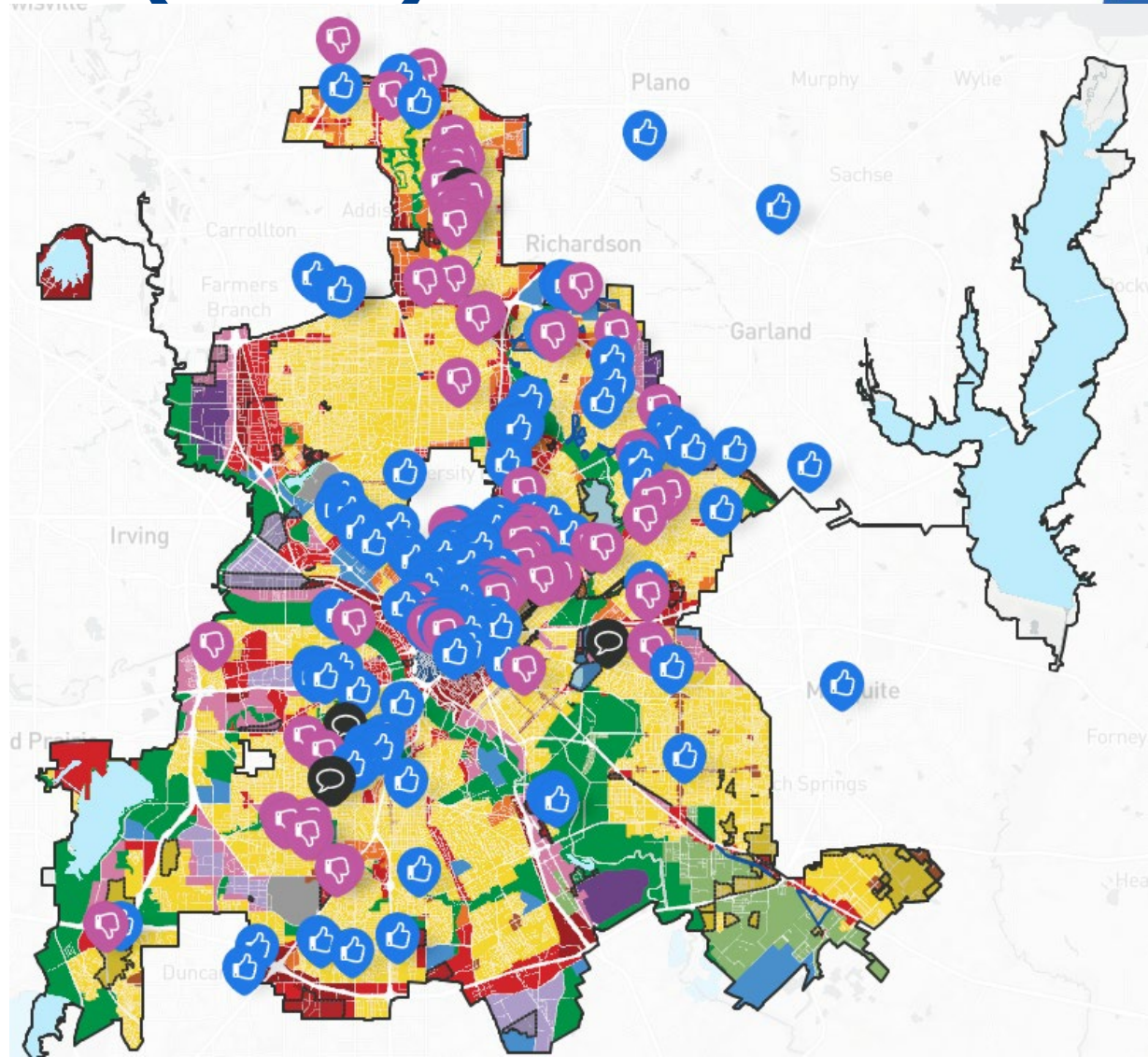
CPC Process to Date (2024)

CPC Public Comments from Letters and Hearings

Showing Public Comments from Jan - May 2024

Legend ✕

- In Favor (CPC Public Comment)
- In Opposition (CPC Public Comment)
- Neutral (CPC Public Comment)
- Draft #6 (Jun 2024) Updated Areas
- Draft #5 (Apr 2024) Updated Areas



PLAN DRAFT OUTLINE





Major Plan Components



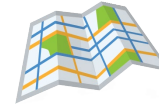
A Land Use Themes (Goals)

-  Environmental Justice
-  Housing Accessibility
-  Economic Development + Revitalization
-  Transit Oriented Development (TOD) + Connectivity
-  Community + Urban Design

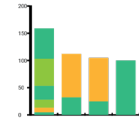
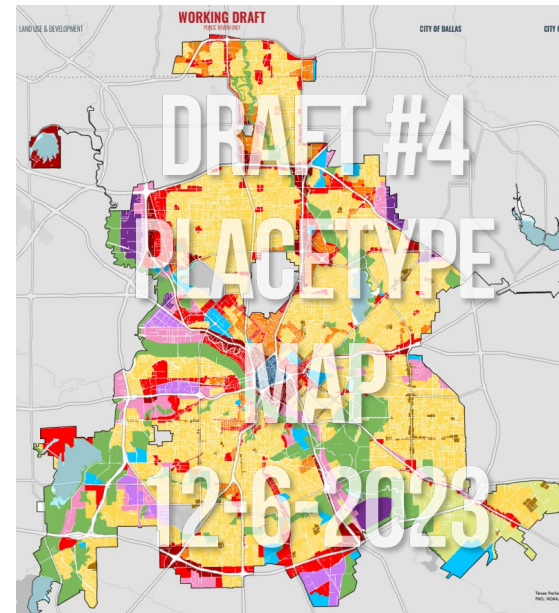


B Placetype Descriptions

-  Regional Open Space
-  Small Town Residential
-  Community Residential
-  City Residential
-  Neighborhood Mixed Use
-  Community Mixed Use
-  Regional Mixed Use
-  City Center
-  Institutional Campus
-  Flex Commercial
-  Logistics / Industrial Park
-  Industrial Hub



C Placetype Map



D Implementation Plan

- 1 Theme Objectives
- 2 Actions Steps
- 3 Implementing Partner / Agency
- 4 Timeframe
- 5 Metrics





What is a Placetype?

A **placetype** represents a holistic, bigger-picture vision for a community or place that incorporates a desired mix of land uses, design, function, and intensity.

- Focus on “place” rather than parcel-specific land use
- Define the collective mix of uses, scale of the area and block patterns
- Provide a flexible, yet directed, framework for land use decision-making

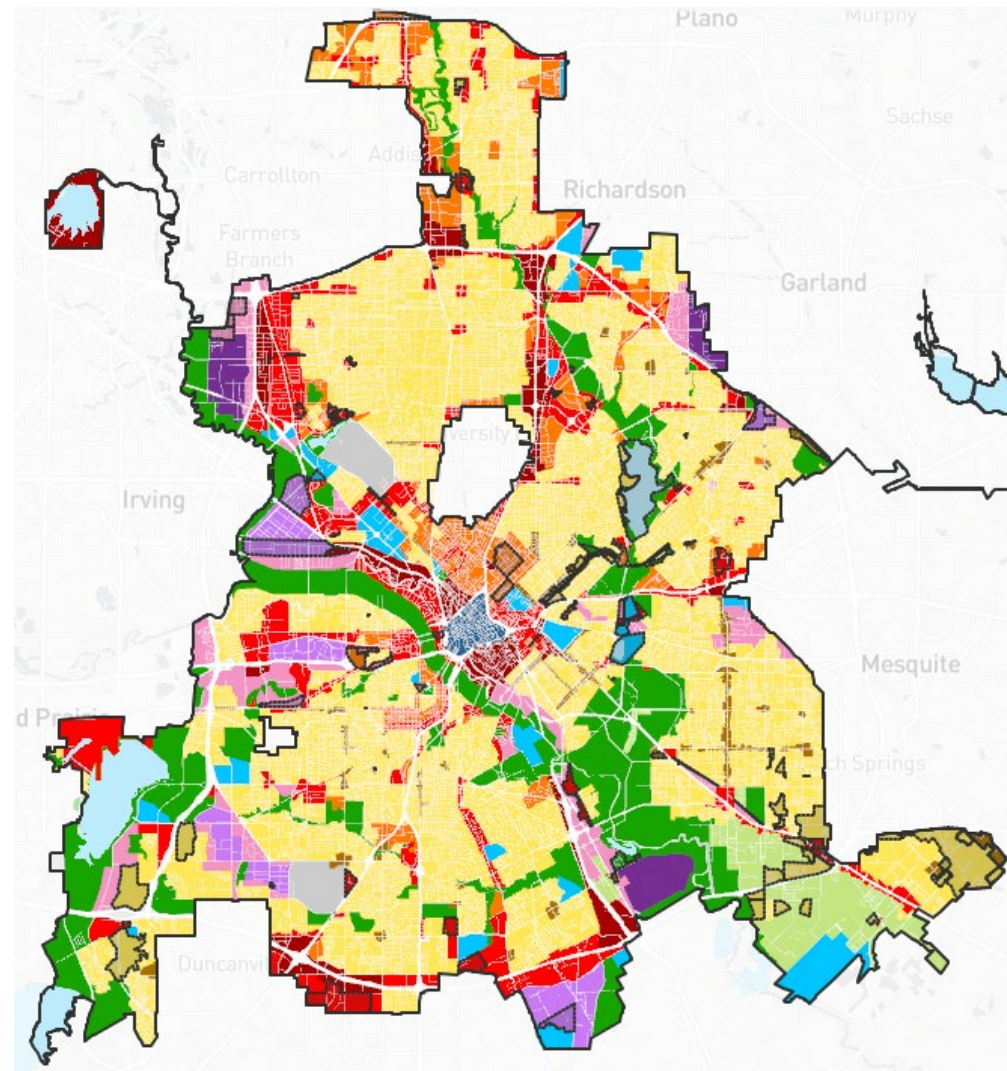




Placetype Map

Placetypes (FD 2.0)

Provides a graphical and geographical representation to where each placetype is located in the city and how they are related to each other.





How do Placetypes compare to 2006 Building Blocks?

Placetypes (FD 2024)



Building Blocks (FD 2006)



Business Center



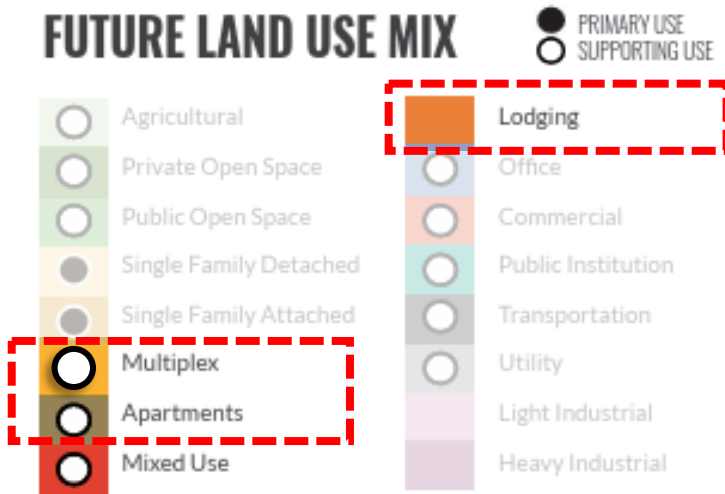


Residential Comparison 2024 vs 2006

Community Residential (2024)/ Residential Neighborhood (2006)

ForwardDallas 2.0 CPC Recommendation

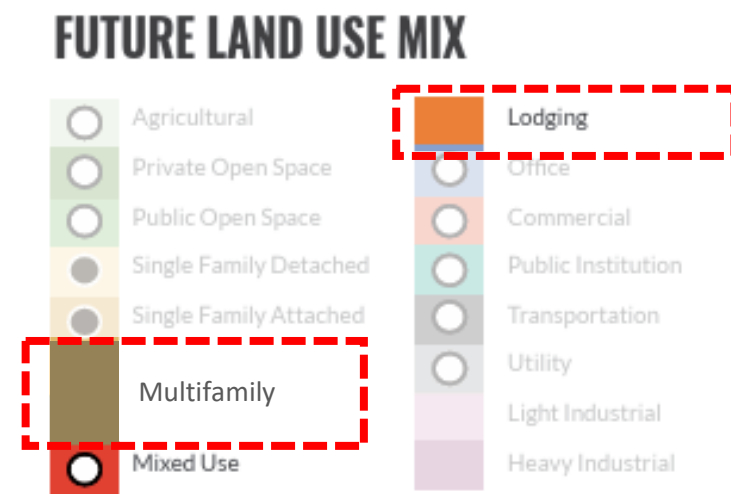
Community Residential



VS

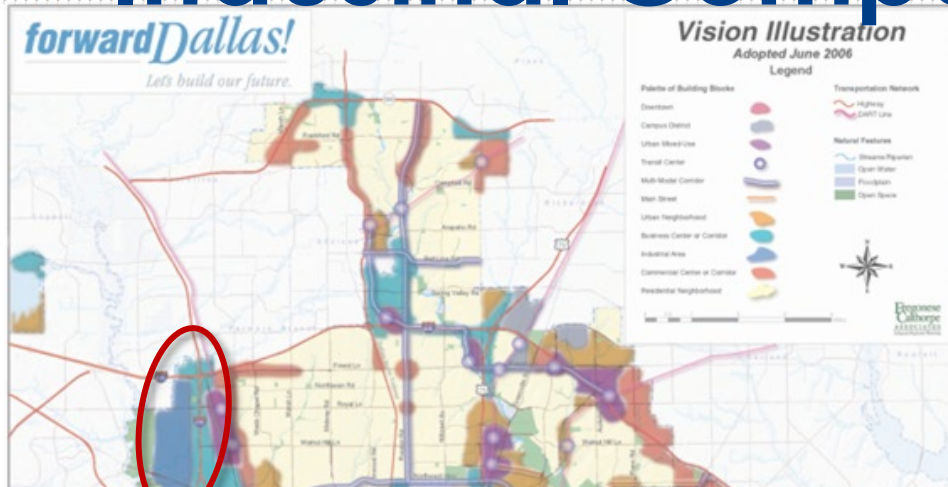
FD '06 Currently Adopted Plan

Residential Neighborhood

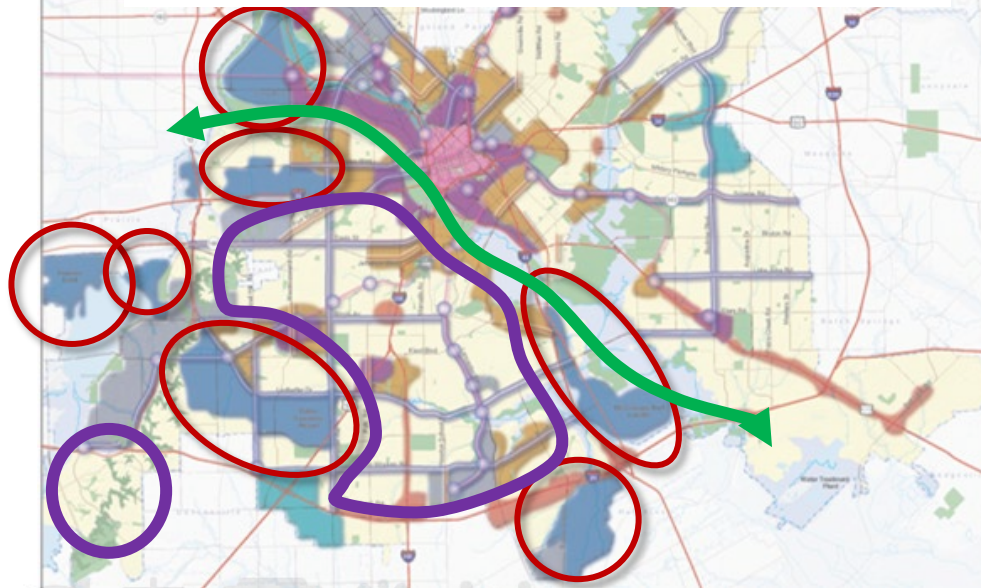




Industrial Comparison 2024 vs 2006



Building Blocks (FD 2006)



Building Blocks (FD 2006)

Industrial Area

Placetypes (FD 2024)

Flex Commercial

Logistics / Industrial Park

Industrial Hub

Concerns

- forwarddallas '06 has only 1 industrial future land use category
- Concentrated on one side of the city
- Concentrations along the river
- Surrounding residential neighborhoods of color



KEY CPC RECOMMENDED EDITS



CPC Highlights: Residential



- **Neighborhood Preservation:** Further clarifying language:
 - ForwardDallas 2.0 does **not** include a recommendation to rezone single-family neighborhoods
 - ForwardDallas 2.0 does **not** change Historic Districts, Conservation Districts, Neighborhood Stabilization Overlays and neighborhood-led PDs.
- **Locational Guidance:** Add preferred locations for different housing types such as near transit stations and along commercial corridors, in transition areas between non-residential and existing residential areas, on former civic/institutional properties, and possibly on corner lots.
- **Displacement Concerns:** Retain existing housing stock whenever possible to minimize the displacement of existing residents.
- **Design Standards:** Prioritize building residential design standards into the Development Code and strengthening the Neighborhood Stabilization Overlay ordinance to provide greater predictability and sensitive design for new housing.





CPC Highlights: Residential (cont.)

- **Multiplex:** The CLUP recommended a multiplex definition of 10 or fewer units and that they be a primary future land use in the Small Town and Community Residential placetypes. CPC moved multiplex to a secondary use in the Small Town Residential and Community Residential placetypes and updated the multiplex definition as having 8 or few units.
- **Accessory Dwelling Units (ADUs), tiny homes, and cottage courts:** Recommended removing ADUs, tiny homes and cottage courts as example land uses within single-family detached, and alternatively, recommended moving the items to the implementation chapter as an action step to explore the process and standards for these uses as part of the separate, Development Code update process.



CPC Highlights: Environmental Justice



- **Authorized Hearings:** Adding clarity that Authorized Hearings should be prioritized in areas with environmental justice concerns.
- **Environmental Justice Review Tool:** Incorporating a recommendation that a new EJ tool should be explored after ForwardDallas 2.0 is adopted to consider EJ impacts in zoning cases.
- **Environmental Justice Goals:** Recommended creating citywide EJ goals in collaboration with City departments and community groups.



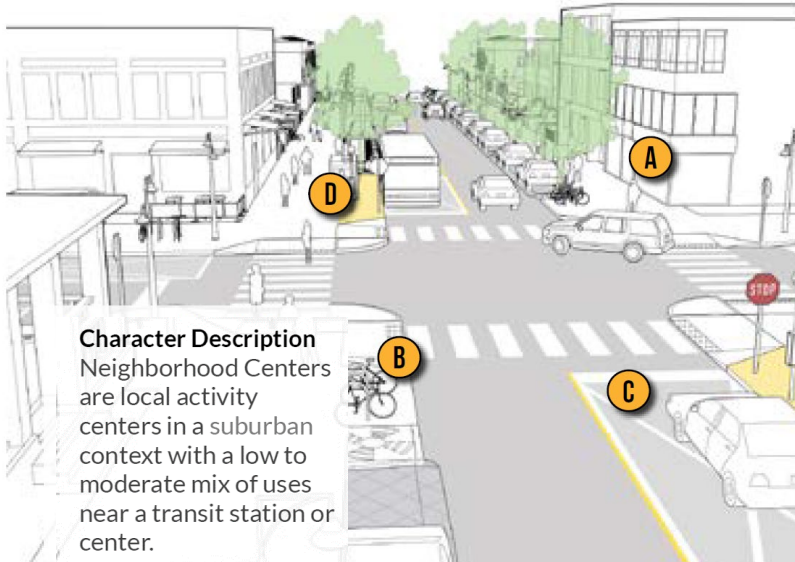


CPC Highlights: TOD

1 NEIGHBORHOOD CENTERS

Image: NACTO

DART Typology: Community Centers



Character Description
Neighborhood Centers are local activity centers in a suburban context with a low to moderate mix of uses near a transit station or center.

Enhance Transit-Oriented Development (TOD) Theme to include TOD Typologies, Imagery and focus on equity

TOD Typologies



CPC Highlights: Economic Development



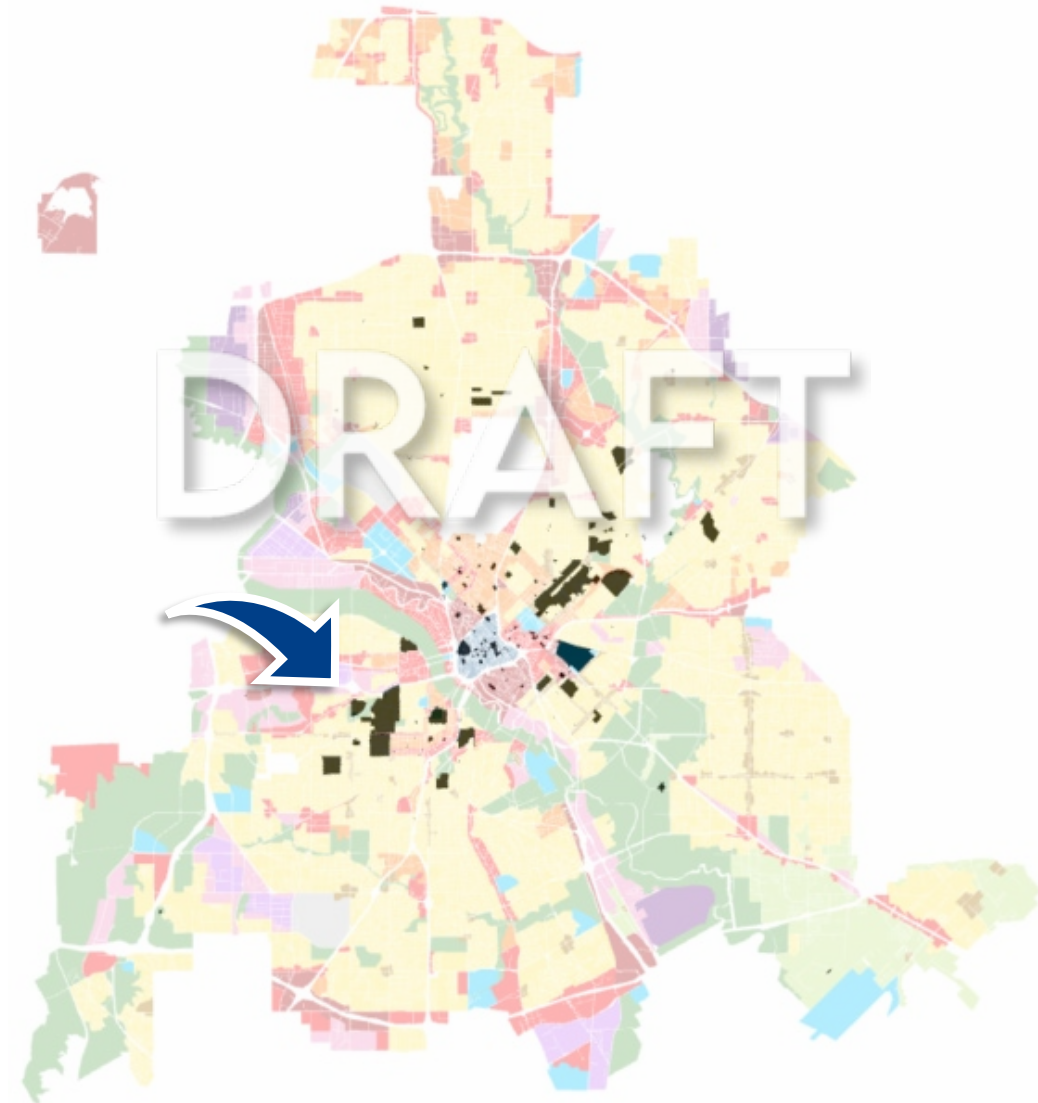
- **Commercial Corridors:** Further emphasize the object to prioritize appropriate increased density and zoning around DART stations, high-frequency transit nodes, commercial and mixed-use complete streets corridors, trails, neighborhood centers.
- **Metrics:** Updated metrics with an emphasis on mixed-use along commercial corridors: Increase the percentage of mixed-use zoning along commercial corridors and TOD centers.
- **Small Businesses:** Added new objectives and action items seeking to reduce development barriers for small businesses.





CPC Highlights: Appendices

Placetype District Maps to Include/incorporate HDs, CDs, NSOs, Complete Streets, and Reference Council Districts



**WHAT'S
NEXT?**





City of Dallas

***FORWARD*DALLAS**

Economic Development
Council Committee

Briefing
August 5, 2024

Emily Liu, FAICP, Director
Andrea R. Gilles, AICP, Deputy Director
Planning & Development Department

Memorandum



CITY OF DALLAS

DATE August 2, 2024

TO Honorable Members of the City Council Economic Development Committee: Tennell Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Chad West, Adam Bazaldua, Paul Ridley, and Kathy Stewart

SUBJECT **Upcoming Agenda Item: The Adaline Mixed-Income Multi-Family Residential Project at Bonnie View Road and Riverside Road (City Council District 8)**

On August 28, 2024, staff will seek City Council authorization of an economic development incentive agreement with Onu Ventures, Inc. and/or its affiliates (“Developer/Grantee”) and The Adaline at Bonnie View, LLC, and/or its affiliates (“RP Owner”) to include: (1) a real property tax abatement (“RP Tax Abatement”) for a period of ten (10) years in an amount equal to the City’s taxes assessed on ninety percent (90%) of the added taxable value of the Property; and (2) a Chapter 380 economic development grant (“Grant”) in an amount not to exceed \$3,500,000, in consideration of The Adaline Mixed-Income Multi-Family Residential Project (“Project”) to be situated on approximately 10 acres currently addressed as 4343 and 4425 Riverside Road (“Property”) in City of Dallas NEZ No. 21.

The proposed development Project will be located at the northeast corner of Bonnie View Road and Riverside Road (across the street from Tommie M. Allen park and recreation center) and shall include a minimum of 238 residential units of which a minimum of twenty percent (20%) or forty-eight (48) units shall be set aside and leased solely to those households earning at or below eighty percent (80%) of AMI, as determined by the U.S. Department of Housing and Urban Development (“HUD”), for fifteen (15) years. With an estimated total Project cost of \$46.7 million, the Project will also include approximately 333 on-site surface parking spaces, on-site improvements (e.g. grading, utilities, paving, drainage, lighting, landscaping, signage, etc.); and resident amenities specifically including a swimming pool and clubhouse.

Please see the attached **Exhibit A** for more detailed information regarding the Project and the proposed economic development incentive agreement. Should you have any questions, please contact Tamara Leak, Assistant Director (I) in the Office of Economic Development, at 214.671.8043 or tamara.leak@dallas.gov.

Service First, Now!

A handwritten signature in blue ink, appearing to read 'Robin Bentley'.

Robin Bentley,
Assistant City Manager (I)

DATE August 2, 2024

SUBJECT **Upcoming Agenda Item: The Adaline Mixed-Income Residential Project**

PAGE **2 of 2**

c: Kimberly Bizer Tolbert, City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I)

Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

EXHIBIT A

The Adaline Mixed-Income Multi-Family Residential Project

Economic Development Committee
August 5, 2024

Kevin Spath, AICP, EDFP, HDFP
[Interim] Director
Office of Economic Development



City of Dallas

Overview



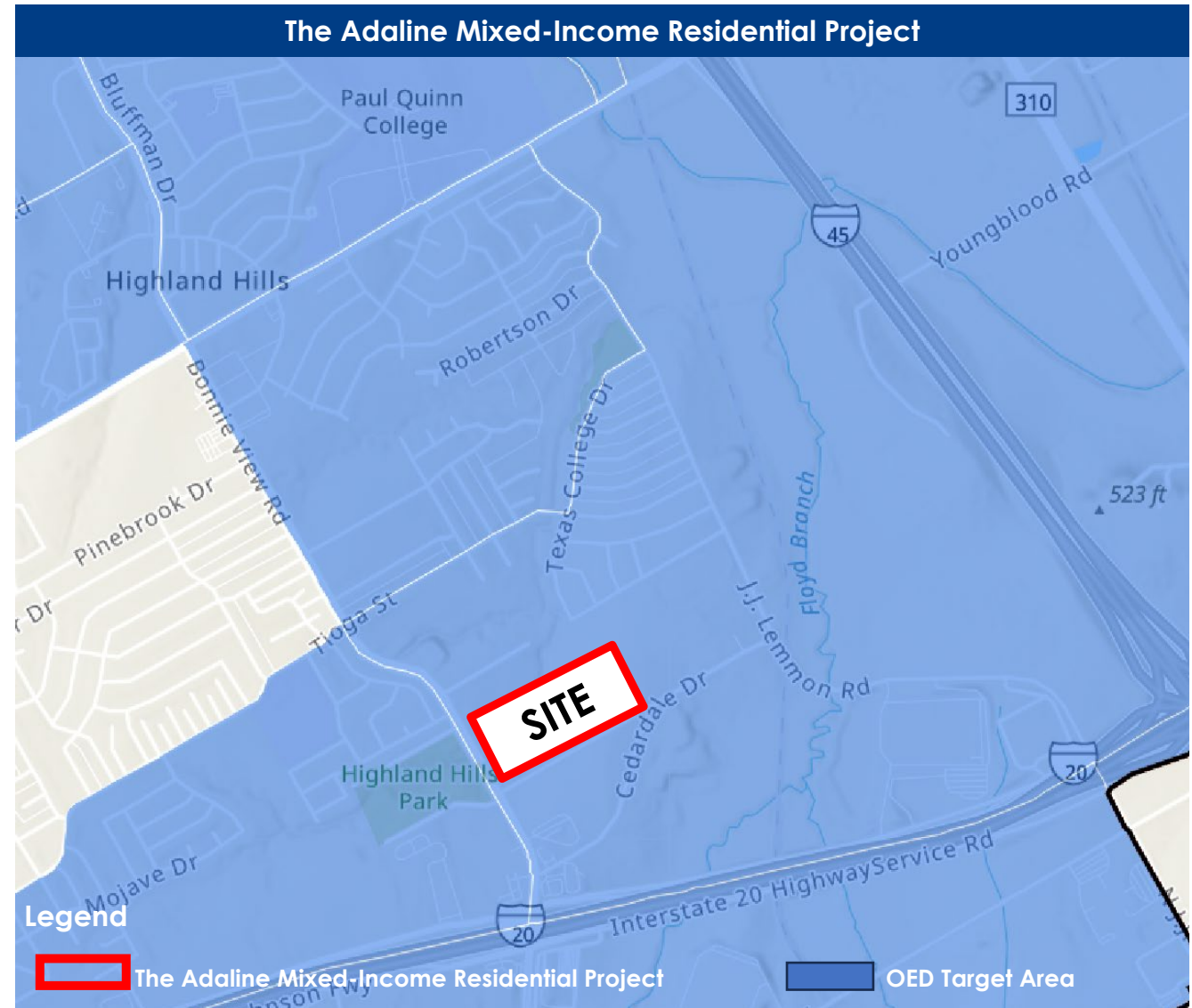
- Background
- Proposed Project
- Staff Recommendation
- Next Step
- Appendix



Background: Project Location



- approximately 10 acres
- located at northeast corner of Bonnie View Road and Riverside Road
- across the street from Tommie M. Allen park and recreation center
- approximately 1/2 mile from the International Inland Port of Dallas
- zoning: MF-2(A); SUP 191
- in City Council District 8
- in a Target Area per City's Economic Development Incentive Policy



Background: Existing Site Conditions



SEC OF PROPERTY NORTH ALONG EAST BOUNDARY



INTERIOR OF PROPERTY ALONG SOUTH BOUNDARY



SUBJECT PROPERTY INTERIOR



SOUTH ALONG BONNIE VIEW ROAD FROM SEC



INTERIOR OF PROPERTY ALONG THE EAST BOUNDARY



SEC OF PROPERTY FACING WEST



NORTH ALONG BONNIE VIEW ROAD



EAST ALONG RIVERSIDE ROAD FROM SEC



Proposed Project: Summary



- **Project Developer/Grantee:** Onu Ventures, Inc. and/or its affiliates (“Developer/Grantee”) will design, fund and construct The Adaline Mixed-Income Multi-Family Residential Project (“Project”)
- **Real Property Owner:** The Adaline at Bonnie View, LLC, and or its affiliates (“RP Owner”) will own the approximately 10 acres currently addressed as 4343 and 4425 Riverside Road (“Property”)
- **Project Summary:** A year ago, Developer/Grantee applied to the Office of Economic Development for a City incentive (i.e. gap funding) to make the Project financially feasible. The Project will include:
 - new ground-up construction of seven buildings totaling 238 multi-family residential units
 - 20% of the units (48 units) reserved for households earning at/below 80% AMI
 - residential amenities including a swimming pool and club house
 - approximately 333 on-site surface parking spaces
 - on-site improvements including grading, utilities, paving, drainage, lighting, landscaping, signage, etc.
- **Estimated total Project cost:** \$46.7 million
- **Note:** Adaline Plaza is a retail development immediately adjacent to the Project and will include:
 - approximately 10,000 square feet of retail, commercial and/or restaurant space
 - small open space anticipated to host farmers markets, outdoor exhibits, etc.
- **Adaline Plaza is separate and apart from the proposed Project and was not included in the underwriting of the proposed Project incentive**



Proposed Project: Summary



Project Unit Mix			
Unit Type	Restricted at/below 80% AMI	Market	Total
Studio	5	19	24
1Bd 1Ba	24	98	122
2Bd 2Ba	17	67	84
2Bd 2Ba (townhome style)	2	6	8
Totals	48	190	238
% of Total Units	20%	80%	100%



Proposed Project: Renderings



Proposed Project: Renderings



Proposed Project: Sources and Uses



Project Funding (Sources)

Sources of Funds	Amount	
Senior Loan	\$23,365,793	50%
Property Assessed Clean Energy (PACE) Loan	\$7,009,738	15%
Equity	\$12,856,038	28%
City grant	\$3,500,000	7%
Total	\$46,731,569	100%

Project Budget (Uses)

Uses of Funds	Amount	
Land Acquisition	\$3,000,000	6%
Site Improvements	\$7,113,197	15%
Construction	\$31,266,255	67%
Professional Fees	\$851,725	2%
Construction Finance	\$3,077,518	7%
Soft Costs	\$50,000	.5%
Developer/Grantee Fee	\$1,250,000	2%
Reserves	\$122,874	.5%
Total	\$46,731,569	100%



Staff Recommendation



Economic Development Grant

Up to \$3,500,000 (payable in a single installment upon substantial completion)

- City Source: Public/Private Partnership Fund

Real Property (RP) Tax Abatement

10-year/90% abatement on added taxable value of Property resulting from the real property investment in the Project

- estimated value of RP Tax Abatement (foregone tax revenue) over 10 years: \$3,972,780

Staff recommends an economic development incentive agreement (“Incentive Agreement”) with an estimated total value of \$7,472,780 million over 10 years

- Economic development grant: \$3,500,000
- RP tax abatement: estimated foregone revenue \$3,972,780





Staff Recommendation: Incentive Agreement Conditions

Project Financing. Prior to or contemporaneously with the City's execution of the Incentive Agreement, Developer/Grantee shall close construction financing for the Project and provide evidence to the Director of binding commitments of all capital sources necessary to deliver the Project.

Deadline for Execution of Incentive Agreement. Developer/Grantee shall execute the Incentive Agreement by December 31, 2024.

Required Project Components. The Project shall include the following Required Project Components:

- a) new ground-up construction of seven buildings totaling 238 multi-family residential units with a total minimum size of 85,321 gross square feet; and
- b) minimum 333 on-site parking spaces; and
- c) resident amenities specifically including a swimming pool and clubhouse; and
- d) on-site improvements (e.g. grading, utilities, paving, drainage, lighting, landscaping, signage, etc.) necessary to complete the components in (a), (b), and (c)

Building Permit Deadline. Developer/Grantee shall obtain a building permit from the City by December 31, 2025.

Substantial Completion Deadline. Developer/Grantee shall cause the construction of the Required Project Components described above to be substantially completed by December 31, 2027, as evidenced by certificate(s) of occupancy, letter(s) of acceptance, certificate(s) of substantial completion, and/or similar documentation issued by the City. Developer/Grantee shall also obtain final acceptance of any public infrastructure improvements associated with the construction of the Project, as evidenced by a letter of acceptance or similar documentation issued by the City by June 30, 2028.



Staff Recommendation: Incentive Agreement Conditions



Minimum Investment. Developer/Grantee shall invest (or cause to be invested) and provide documentation evidencing a minimum investment of \$40,000,000 in acquisition costs and real property improvements, including the design, engineering and construction of site improvements and building improvements associated with the Project by December 31, 2027

Affordability. The Project shall include a minimum of 238 residential units of which a minimum of twenty percent (20%) or forty-eight (48) units shall be set aside and leased solely to those households earning at or below 80% of AMI for a minimum of 15 years

Affirmative Fair Housing Marketing Plan. Developer/Grantee shall complete an Affirmative Fair Housing Marketing Plan and submit the plan to the Fair Housing division within the City's Office of Equity and Inclusion for approval. Developer/Grantee shall submit a copy of the approved plan to the Director within 30 days of approval and market the residential units in the Project pursuant to the approved plan

Vouchers. In accordance with Section 20-4.1 (b) of the Dallas City Code, Developer/Grantee shall make best efforts to lease up to ten percent (10%) of the Project's residential units to voucher holders during the 15-year affordability period from the date of Project's substantial completion



Staff Recommendation: Incentive Agreement Conditions



M/WBE Inclusion in Construction of Project. Developer/Grantee shall make a good faith effort to comply with a goal of 40% participation by certified Minority/Women-owned Business Enterprises (M/WBE) for all hard construction expenditures (i.e. public and private improvements) for the Project and meet all process and reporting requirements of the City's Business Inclusion and Development (BID) program

Property Management. The proposed management group for the Project shall be submitted at least three (3) months prior to Project's substantial completion for review by Director

Operating and Maintenance Agreement. Prior to substantial completion of Project, RP Owner and/or Developer/Grantee shall execute a 20-year Operating and Maintenance (O&M) Agreement for all non-standard public improvements associated with the Project

Quarterly Reporting. Until the Project has passed final building inspection and all required paperwork documenting substantial completion has been submitted to the Office of Economic Development, Developer/Grantee shall submit to the Director quarterly status reports for ongoing work on the Project

Minor Modifications. At Developer/Grantee's written request, the Director may authorize minor modifications to the Project, including a reduction in the number of residential units by up to 5% and an extension of the Project's material dates and deadlines by up to 12 months for just cause



Staff Recommendation: Incentive Conditions



Local Hiring. For all permanent employment opportunities created by operation of the Project and prior to City payment of the Grant, Developer/Grantee will submit to the City a written plan describing how Developer/Grantee or property management group will use and document best efforts to recruit and hire residents of the city of Dallas. At a minimum, the written plan will describe how Developer/Grantee or property management group will target local recruitment through local advertisement, community outreach, local engagement, participation in local job fairs, and/or coordination with local hiring sources. The plan will be subject to approval by the Director to ensure that employment opportunities are targeted to Dallas residents and that reasonable efforts are made to promote the hiring of neighborhood residents for any new jobs created

Public Access to Infrastructure Not Owned by City. If applicable, prior to City's payment of the Grant and at no cost to the City, RP Owner will provide public access easements, deed restrictions, or other instruments reasonably acceptable to the Director if any internal streets and utility infrastructure improvements associated with the Project remain in non-City ownership but require public access



Staff Recommendation: Incentive Agreement Conditions



Design. Following a formal review of the Project's preliminary conceptual drawings and renderings on April 15, 2024, the City of Dallas Planning and Urban Design ("PUD") Department staff provided advice. Prior to submitting construction plans as part of a building permit application, Developer/Grantee will submit a set of the construction drawings to the PUD Department for a final staff review to ensure that the Project (i.e. public and private improvements) will be constructed in substantial conformance with the conceptual drawings presented to City Council. PUD Department staff shall complete the final staff review of permit drawings within 10 business days of submission by Developer/Grantee.

Allowable minor modifications to the Project's design may include those required to comply with City development regulations, federal, state and local laws, codes and regulations. Prior to making any Project design changes that would be considered minor in nature, Developer/Grantee will notify the Director and submit proposed changes to the Director and PUD Department for review and approval.



Next Step



August 28, 2024: City Council





Appendix



Appendix: Development Team



Developer/Grantee

Onu Ventures, Inc. (Mikial Onu, CEO & Founder)

Architect

Humphreys & Partners
Merriman Anderson
Plan B Group

Construction Mgmt

Onu Ventures, Inc.

Contractor

BBL Building Company

Property Mgmt

RPM

Construction Lender

Vista Bank



Appendix: Underwriting



- Grow America (formerly National Development Council), under contract with the City, conducted independent underwriting of the incentive application
- Developer/Grantee's incentive application requested approximately \$8.5 million in incentives
- Conclusions of independent underwriting:
 - **Development team:** appears highly qualified to carry out the Project
 - **Financial/Debt capacity of Project:** adequate debt and equity financing information was provided by Developer/Grantee. Project's debt capacity is being maximized at \$30.4 million
 - **Cost reasonableness of Project:** Project costs are reasonable.
 - **Rationale for incentive based on Returns:** permanent debt financing interest rates combined with depressed market rate rents for the Project impact the Developer/Grantee's return on invested equity, driving the need for gap financing assistance. Projected equity returns with the proposed City incentive are reasonable (12.95% IRR over 15-year holding period and annual cash-on-cash returns of less than 12% through Year 5 of operations) and will not provide an undue enrichment of the Developer/Grantee.





City of Dallas

The Adaline Mixed-Income Multi-Family Residential Project

**Economic Development Committee
August 5, 2024**

Kevin Spath, AICP, EDFP, HDFP
[Interim] Director
Office of Economic Development

Memorandum



CITY OF DALLAS

DATE August 5, 2024

Honorable Members of the City Council Economic Development Committee: Tennell
TO Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Adam Bazaldua, Paul
Ridley, Chad West, Kathy Stewart

SUBJECT **High-Speed Rail Economic Impact Study Update**

Background

During the City Council briefing on Major Downtown Transportation Initiatives on March 6, 2024, the City Council directed staff to engage a consultant to conduct a study of the economic impacts of a Dallas to Fort Worth high-speed rail alignment.

Following that meeting, staff developed a scope and discussed study deliverables with two vendors who were already under contract with the City for related work. After further consideration, staff recommended a full procurement to ensure the selection of a highly qualified firm comprised of a team with extensive worldwide experience and knowledge in this discipline.

This coordination was briefed to the Economic Development Committee by memorandum on June 3, 2024.

Alignment Concerns & Council Resolution

On June 12, 2024, in response to concerns raised about the Dallas to Fort Worth alignment presented at the March 6, 2024, City Council briefing, the Council adopted a resolution stating:

- 1) *“That, at this time, except for streetcar expansion projects currently under consideration, City Council does not support construction of new aboveground passenger rail lines through the Central Business District, Uptown, and Victory Park Areas.*
- 2) *That many large projects are underway in the city and, except for streetcar expansion projects currently under consideration, City Council is prioritizing redevelopment of the Kay Bailey Hutchinson Convention Center and the needs of Rail Park and other historically significant parks and residential neighborhoods ahead of construction of new aboveground passenger rail lines through the Central Business District, Uptown, and Victory Park areas.*
- 3) *The City Council commits to revisit the proposed Dallas to Fort Worth high speed rail alignment discussion after it receives and considers the economic impact study requested by the City Council at the March 6, 2024, City Council briefing.”*

DATE August 5, 2024
SUBJECT High-Speed Rail Economic Impact Analysis Update
PAGE 2 of 2

Revised Alignment Advanced by NCTCOG Staff

At the July 11, 2024, Regional Transportation Council (RTC) workshop on high-speed rail, the North Central Texas Council of Governments (NCTCOG) staff presented an alternative family of alignments that would move the Dallas to Fort Worth high-speed rail alignment west of downtown Dallas. This revised alignment option was advanced in response to the June 12, 2024, City Council resolution referenced above, and the revised alignment may be considered for action by RTC at their August 8, 2024 meeting.

Request for Connectivity to the Convention Center

At the same RTC workshop on high-speed rail, there was a request that the City of Dallas formally ask the NCTCOG to include the provision of direct connection from the high-speed rail station to the City's Kay Bailey Hutchinson Convention Center as part of the RTC's Dallas to Fort Worth high-speed rail alignment work.

Pursuant to that request, Interim City Manager Kimberly Bizzor Tolbert will send communication to Mr. Michael Morris, Director of Transportation for the NCTCOG, requesting this important connectivity be included as part of the RTC's high-speed rail study.

Economic Impact Study – Procurement Open

A Request for Competitive Sealed Proposals (RFCSP) to study the economic impact of high-speed rail on the City of Dallas was issued on July 25, 2024. The scope of the study includes assessing the impact of the various presented alignments. Optional scope was included to study the economic impact to the region and to the cities of Arlington and Fort Worth, should those cities decide they would like to be included in the study. If these cities decide to participate in the study, they will engage through a memorandum of understanding (MOU) and reimburse their pro-rata share of the cost.

Staff anticipates bringing an agenda item forward in October 2024 for contract award with the selected vendor, with work starting quickly thereafter.

If you have any questions or concerns, please contact Ghassan "Gus" Khankarli, Ph.D. P.E., PMP, CLTD, Director of the Department of Transportation, Kevin Spath, Director (I) of Economic Development or me.

Service First, Now!



Dev Rastogi
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager (I)

Alina Ciocan, Assistant City Manager

DATE August 5, 2024
SUBJECT High-Speed Rail Economic Impact Analysis Update
PAGE 2 of 2

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

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

Memorandum



CITY OF DALLAS

DATE July 30, 2024

TO Honorable Members of the City Council Economic Development Committee: Tennell Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Chad West, Adam Bazaldua, Paul Ridley, and Kathy Stewart

SUBJECT Q-Team Process Improvements

The City of Dallas has long offered an expedited permitting process known as the Q-Team. The Q-Team service allows applicants to pay a fee for a personalized and expedited plan review. The Q-Team process has generally been well-regarded and efficient; however, changes over the past few years have resulted in decreased customer satisfaction. In response to recurring complaints about the current Q-Team processes, several necessary changes are being implemented as outlined in this memo.

Stakeholders have expressed concerns about the inefficiency caused by having multiple Q-Teams, the restrictive minimum square footage requirements, and the prolonged engineering approval process. Additionally, the mandatory same-day approval and the lack of enforcement on incomplete applications have been flagged as problematic. These complaints highlight the need for a more streamlined, flexible, and efficient system to better serve our stakeholders.

To ensure these changes address the concerns effectively, we consulted with regular customers of the Q-Team, the Texas Real Estate Commission (TREC), and the Development Advisory Committee (DAC). The feedback and suggestions received from these consultations have been implemented.

In our continuous effort to streamline and improve our project submission processes, the Planning and Development Department (PDD) is implementing the following changes to the current Q-Team structure and requirements effective immediately. These changes aim to enhance efficiency, reduce bottlenecks, and ensure that our procedures remain effective and practical.

1. Merge the two Q-Teams:

There are currently two Q-Teams that have different submittal requirements based on square footage and project scope of work. The new process will consolidate Q-Team 2 with the main Q-Team to ensure all projects are submitted through a single team. This will eliminate redundancy and promote a more unified approach to commercial project management.

2. Remove Minimum Square Footage Requirements:

The current process requires that projects have a minimum of 10,000 square feet to be eligible to utilize the Q-Team process. The new process will eliminate the minimum square footage requirement to allow any commercial project, regardless of size, to be submitted to the Q-Team. This change will enable a broader range of projects to benefit from the Q-Team review process.

3. Adjust Engineering Approval Requirements:

The current process requires that proposers have full engineering approval and an Early Release to submit to the Q-Team. The new process will mandate that only one round of engineering review be completed. This will expedite the submission process without compromising project quality.

4. Modify Same-Day Approval Requirement:

The current process disqualifies applicants unless the Q-Team review can accomplish same-day permit approval. The new process will make same-day approval optional for those who qualify for it, allowing for greater flexibility and reducing unnecessary pressure on the approval process.

5. Enforce Incomplete Application Expiry:

Currently, incomplete permit applications stay active indefinitely. The new process will utilize the enforcement capabilities outlined in Section 302.1.1.1 of Chapter 52 of the Dallas City Code (Code), expiring incomplete applications by the 45th day after they were filed. This will help maintain an efficient workflow and prevent backlog and stagnant applications.

6. Void Inactive Applications Without Permits:

Currently, inactive permit applications stay active indefinitely. The new process will utilize the enforcement capabilities outlined in Section 302.1.2 of Chapter 52 of the Code, voiding inactive applications for which no building permit is issued within 180 days following the date of application. This measure will ensure timely progression of projects and decrease the median number of days to issue a permit as reflected on the Departmental commercial dashboard.

7. Revise Fee Collection Process:

Currently all Q-Team fees are collected after the review is complete, which is problematic because fees are not being collected for the reviews that have been performed, and oftentimes are not collected if the applicant cancels the project. The new process will update the fee collection process to require the base plan review fee, intake fee, and the first hour of the Q-Team review time to be paid prior to the meeting. After the meeting, staff will collect the building permit fee and the meeting fee based on the number of hours or the capped fee as per the fee schedule in Section 303.6.1 of Chapter 52 of the Code.

8. Remove Engineering Q-Team Disqualifiers:

The current process has many disqualifiers which is problematic because it limits the number of commercial projects that can utilize the service. The new process will eliminate all disqualifiers for the Engineering Q-Team, aligning its process with that of the regular Q-Team to ensure consistency and fairness.

These changes are intended to streamline our processes, improve efficiency, and ensure we continue to provide exceptional service to our stakeholders. The changes are designed to allow more commercial developments to experience this premier service.

Robin Bentley,
Assistant City Manager (I)

c: Kimberly Bizer Tolbert City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
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Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE August 2, 2024

TO Honorable Members of the City Council Economic Development Committee: Tennell Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Adam Bazaldua, Paul Ridley, Chad West, and Kathy Stewart

SUBJECT **Update – Dallas Preparations for FIFA World Cup 2026**

City staff has intensified efforts to prepare and plan for the FIFA World Cup 2026. Over the next two years, extensive planning will be crucial to successfully host the world's most watched sporting event. Dallas will host nine matches, including a semi-final game – more than any other city in the country.

A core team comprised of City staff, the Visit Dallas Sports Commission, Inspire Dallas, and Oak View Group (OVG) has been collaborating closely with FIFA on initial planning efforts.

Additionally, two former City executives have joined the effort. Brett Wilkinson, former Government Affairs Director, will serve as a FIFA Public Affairs Specialist in the Convention and Event Services (CES) Department, and Rocky Vaz, former Office of Emergency Management (OEM) Director, will focus on safety and security aspects for World Cup 2026 and will be working directly for the Visit Dallas Sports Commission.

City staff continues discussions with FIFA regarding the International Broadcast Center (IBC), which is proposed to be located at the Kay Bailey Hutchison Convention Center Dallas (KBHCCD). CES staff are using these discussion points to finalize the IBC Venue Agreement, in collaboration with the City Attorney's Office and Oak View Group. Given that the IBC will host broadcasters from around the world, staff are ensuring that all necessary requirements for accommodating the IBC are met, while coordinating closely with Inspire Dallas and Oak View Group to adhere to the KBHCCD Master Plan schedule.

CES, along with executive staff and directors or their delegates who will be involved in FIFA activities, have commenced monthly internal meetings at city hall to plan for World Cup 2026. Additionally, several regional committees have been established to support World Cup efforts, covering areas such as safety and security, fan festivals and ancillary events, transportation, airports, sustainability, human rights, workforce and volunteers, hospitality and ambassadors, marketing and communications, dressing and signage, legacy programs, and host city supporters and donors. Regional committees host these meetings throughout the Metroplex. Departments such as CES, OEM, Office of Environmental Quality and Sustainability (OEQS), Transportation (TRN) and Aviation (AVI) are actively participating in these monthly, regional, external stakeholder and interdepartmental meetings. An organizational chart with that includes FIFA and regional

DATE August 1, 2024
SUBJECT **Update - Dallas Preparations for FIFA World Cup 2026**
PAGE **2 of 2**

representatives and city staff is under development. Staff will share the organizational chart in the next update.

Staff are also monitoring federal and state funding efforts, including federal appropriations to support U.S. host cities, which will not likely be awarded until after the November 2024 election. Additionally, host cities are seeking Major Event Trust Fund assistance from the state, for which an application has already been submitted. Major Event Trust Fund applications are completed by Visit Dallas for all major events as part of their contractual duties to incentivize the hosting of large events within the city and region. The Dallas Sports Commission is currently working with FIFA representatives to update the Economic Impact assessment of FIFA World Cup 2026 on Dallas. Once numbers are updated, which should be this fall, information will be submitted to the State to determine funding levels. Staff will keep the City Council informed of these funding efforts and will share updated Economic Impact assessment numbers once they become available.

In a more recent development, the City is identifying a proposed location for the Main Ticketing Center (MTC), a critical component of the ticketing operations for the World Cup. This is a requirement for all host cities. The MTC is often a fan's first point of physical contact for the event. As such, the location, construction, design and accessibility of the facility are critical to the event's success. FIFA has provided specifications and expressed a preference that the facility be located in or near downtown Dallas, ideally with close proximity to public transportation. Additionally, the MTC should have adequate and accessible parking. While FIFA requires the space be provided complimentary, FIFA will cover the expense of any infrastructure needs, as well as operation of the MTC. City staff are collaborating with the Dallas Sports Commission to identify a suitable location and will continue to update the City Council on progress regarding the MTC.

We remain committed to keeping the City Council informed about Dallas's preparations for the 2026 FIFA World Cup. Should you have any questions, please feel free to contact me or Rosa Fleming, director of Convention and Events Services.

Service First, Now!



Robin Bentley
Assistant City Manager (I)

c: Kimberly Bizzor Tolbert, City Manager (I)
Tammy Palomino, City Attorney
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Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE August 2, 2024

Honorable Members of the City Council Economic Development Committee:
 TO Tennell Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold,
 Adam Bazaldua, Paul Ridley, Chad West, Kathy Stewart

SUBJECT **Key Bailey Hutchison Convention Center Dallas Master Plan Updates**

The Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan projects are progressing timely. Since the groundbreaking ceremony on June 26, 2024, the Kay Bailey Hutchison Convention Center Dallas Master Plan team has advanced several solicitations and broadened engagement and outreach opportunities.

Solicitations

Procurement	Number	Status	Deadline
Component 1 - Convention Center Expansion – West of Lamar Street Only Architecture/Engineering Design	CIZ24-CCT-3085	Request for Qualifications (RFQ) Completed Request for Proposals (RFP) issued to shortlisted firms	AED RFP responses due 8/2/24
Component 1 - Convention Center Expansion – West of Lamar Street Only and any Related Demolition Associated with this portion of Component 1 - Construction Manager at Risk	CIZ24-CCT-3096	RFQ Underway RFP Pending	RFQ submissions due 7/26/24
Component 3 - Dallas Memorial Arena Renovation - Architecture/Engineering Design	CIZ24-CCT-3091	RFQ responses received RFP Pending	RFP to be issued 8/2/24
Component 4 - The Black Academy of Arts and Letters Renovation - Architecture/Engineering Design	CIZ24-CCT-3092	RFQ responses received RFP Pending	RFP to be issued 8/5/24
Component 5 - Pioneer Plaza and Cemetery - Project Management and Owner's Representation	BBZ23-00021453	Slated for staff contract recommendation to City Council	Contract recommendation anticipated for 8/28/24 Council Agenda

DATE August 2, 2024
SUBJECT **Kay Bailey Hutchison Convention Center Dallas Master Plan Update**
PAGE **2 of 2**

Engagement and Outreach

Inspire Dallas, JBJ Management and K Strategies have developed a [highlight video](#) of the June 26 groundbreaking that will be used as a marketing tool for the broader project. Additionally, the KBHCCD Master Plan engagement team, in collaboration with the three project managers, are scheduling meetings with contractor associations, chambers of commerce, and elected officials to ensure consistency in messaging and updating.

Should you have questions or require additional information, please contact Rosa Fleming, director of Convention and Event Services at rosa.fleming@dallas.gov or by phone at 214.939.2755.

Service First, Now!



Robin Bentley,
Assistant City Manager (I)

c: Kimberly Bizzor Tolbert, City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
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Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I)
Dev Rastogi, Assistant City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE August 2, 2024

Honorable Members of the City Council Economic Development Committee: Tennell
TO Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Chad West, Adam Bazaldua, Paul Ridley, and Kathy Stewart

SUBJECT **Upcoming Public Improvement District (PID) Agenda Items: (1) August 14, 2024 Call for Public Hearing for PIDs to Set Annual Assessment Rates for 2024 and Adopt 2025 Service Plans; and (2) August 28, 2024 Public Hearing to Amend 2024 Service Plans for two PIDs, Adopt 2024 Annual Assessment Rates, and Adopt 2025 Service Plans**

Public Improvement Districts (PIDs) in the City of Dallas are governed by Chapter 372 of the Texas Local Government Code (Improvement Districts in Municipalities and Counties) and the City of Dallas PID Policy. Chapter 372 requires that the City Council annually call and hold a public hearing to set the annual assessment rate for property in each PID and approve an updated five-year Service Plan for each PID. The Service Plan outlines the proposed cost of services and improvements to be provided to property owners annually. Per contractual agreement with each PID's management company, PID managers are required to prepare an updated Service Plan budget for their district and to hold an annual meeting with property owners in which property owners are provided an opportunity to ask questions and provide input on the PID's preliminary Service Plan.

City staff reviewed the preliminary 2025 Service Plans submitted by each PID manager. Finding the preliminary Service Plans to be advisable, City staff recommends that, on August 14, 2024, the City Council authorize calling a public hearing to be held on August 28, 2024. During the August 28, 2024 public hearing, any owner of property located within the boundaries of a PID will be provided a reasonable opportunity to speak for or against the PID's proposed assessment rate. At the close of the public hearing, the City Council will take action to adopt the final 2025 Service Plans, the final 2024 Assessment Plans, and the 2024 Assessment Rolls for all of the PIDs.

On July 25, 2024, City staff received 2024 certified property values from the Dallas Central Appraisal District (DCAD). In early August, City staff will use this data to prepare a certified Assessment Roll for each PID and will work with PID management entities to update preliminary 2025 Service Plans with 2024 certified assessment roll values. A follow up memo will be sent to City Council on Friday, August 23, 2024 with final PID budget totals proposed for the 2025 Service Plan year.

Additionally, Chapter 372 requires that any amendments or updates to a Service Plan be authorized by City Council ordinance. Accordingly, Midtown Improvement District (formerly Vickery Meadow Public Improvement District) and Uptown PID have requested

DATE August 2, 2024

SUBJECT **Upcoming Public Improvement District (PID) Agenda Items: (1) August 14, 2024 Call for Public Hearing for PIDs to Set Annual Assessment Rates for 2024 and Adopt 2025 Service Plans; and (2) August 28, 2024 Public Hearing to Amend 2024 Service Plans for two PIDs, Adopt 2024 Annual Assessment Rates, and Adopt 2025 Service Plans.**

PAGE **2 of 3**

to amend their adopted 2024 Service Plans to reflect lower-than-budgeted expenditures primarily due to project delays. Staff reviewed the proposed mid-year budget amendments, found the requests to be reasonable, and is recommending the amended 2024 Service Plans to the City Council for approval.

Background

A PID is a special assessment area created at the request of property owners in the proposed district via petition. Property owners pay a supplemental assessment with their taxes, which PIDs use for services and/or improvements above and beyond existing City services.

The assessment is an apportionment of the total cost of service enhancements and improvements approved by property owners who signed a petition in support of the district's creation or renewal. The assessment allows each PID to have its own work program or service plan, which may consist of eligible activities such as marketing, providing additional security, landscaping and distinctive lighting, street cleaning, and cultural or recreational improvements. The City's power to levy is limited to petition and budget categories/costs approved by property owners. Individual PIDs are governed by property owner-elected boards and managed by a specifically formed non-profit organization or homeowners' association. Under a management contract with the City, PID managers are responsible for updating the PID's service plan annually and, following City Council approval, implementing the PID's annual service plan.

Below is a list of the City's 13 PIDs that will operate in 2025:

1. Dallas Downtown Improvement District
2. Dallas Tourism Public Improvement District
3. Deep Ellum Public Improvement District
4. Klyde Warren Park/Dallas Arts District Public Improvement District
5. Knox Street Public Improvement District
6. Lake Highlands Public Improvement District
7. Midtown Improvement District
8. North Lake Highlands Public Improvement District
9. Oak Lawn Hi-Line Public Improvement District
10. Prestonwood Public Improvement District
11. South Side Public Improvement District
12. University Crossing Public Improvement District
13. Uptown Public Improvement District

Please refer to **Exhibit A** for a map of each PID. For these thirteen (13) PIDs, the City must call a public hearing by early August 2024 and hold a public hearing by the end of

DATE August 2, 2024
SUBJECT **Upcoming Public Improvement District (PID) Agenda Items: (1) August 14, 2024 Call for Public Hearing for PIDs to Set Annual Assessment Rates for 2024 and Adopt 2025 Service Plans; and (2) August 28, 2024 Public Hearing to Amend 2024 Service Plans for two PIDs, Adopt 2024 Annual Assessment Rates, and Adopt 2025 Service Plans.**
PAGE **3 of 3**

August 2024 so that the Dallas County Tax Office can include the PID assessments in the regular tax bills. If this schedule is not met, the City would need to find another way to collect the assessments, costing the City additional funds to send a separate bill, and would likely not have the same success rate with the collection of assessment payments.

Fiscal Information

There is no cost consideration to the City except for the Downtown Improvement District (DID). The FY 2024-25 DID assessment for City-owned property is \$1,018,856.55 to be paid from the General Fund (\$684,361.15) and the Convention and Event Services Fund (\$334,495.40). With the exception of the Dallas Tourism PID, in which a 2% assessment on the value of hotel room night receipts is levied, owners of property within the boundaries of each PID will pay an assessment equal to the PID's 2024 assessment rate per \$100.00 of appraised property value.

Should you have any questions, please contact Assistant Director, Maria Smith, Office of Economic Development, at 214-670-1690 or maria.smith@dallas.gov.

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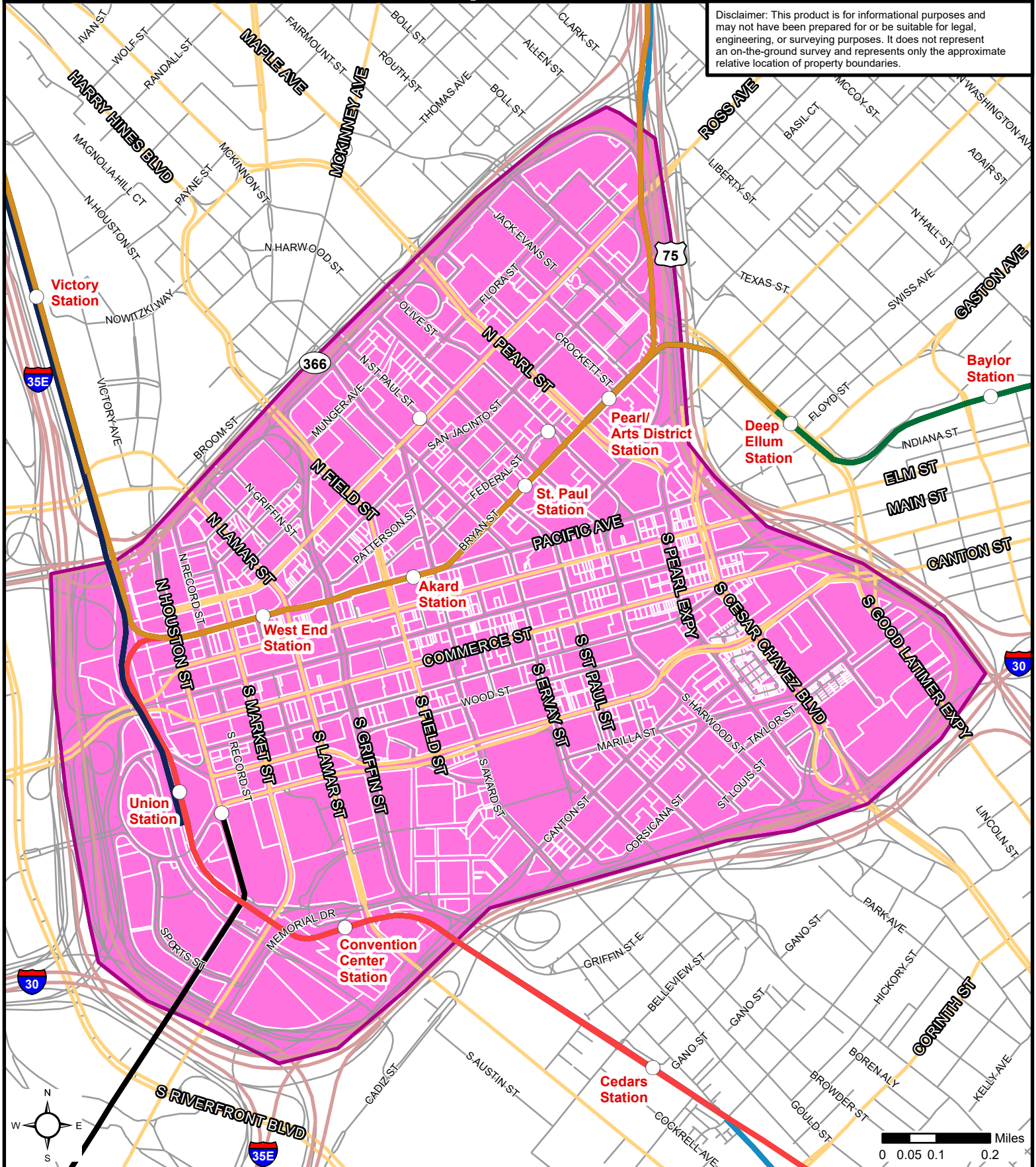
Robin Bentley,
Assistant City Manager (I)

c: Kimberly Bizzor Tolbert
City Manager (I)
Tammy Palomino, City Attorney
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Downtown Improvement District

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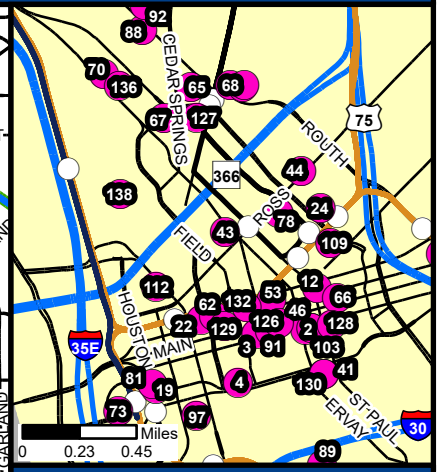
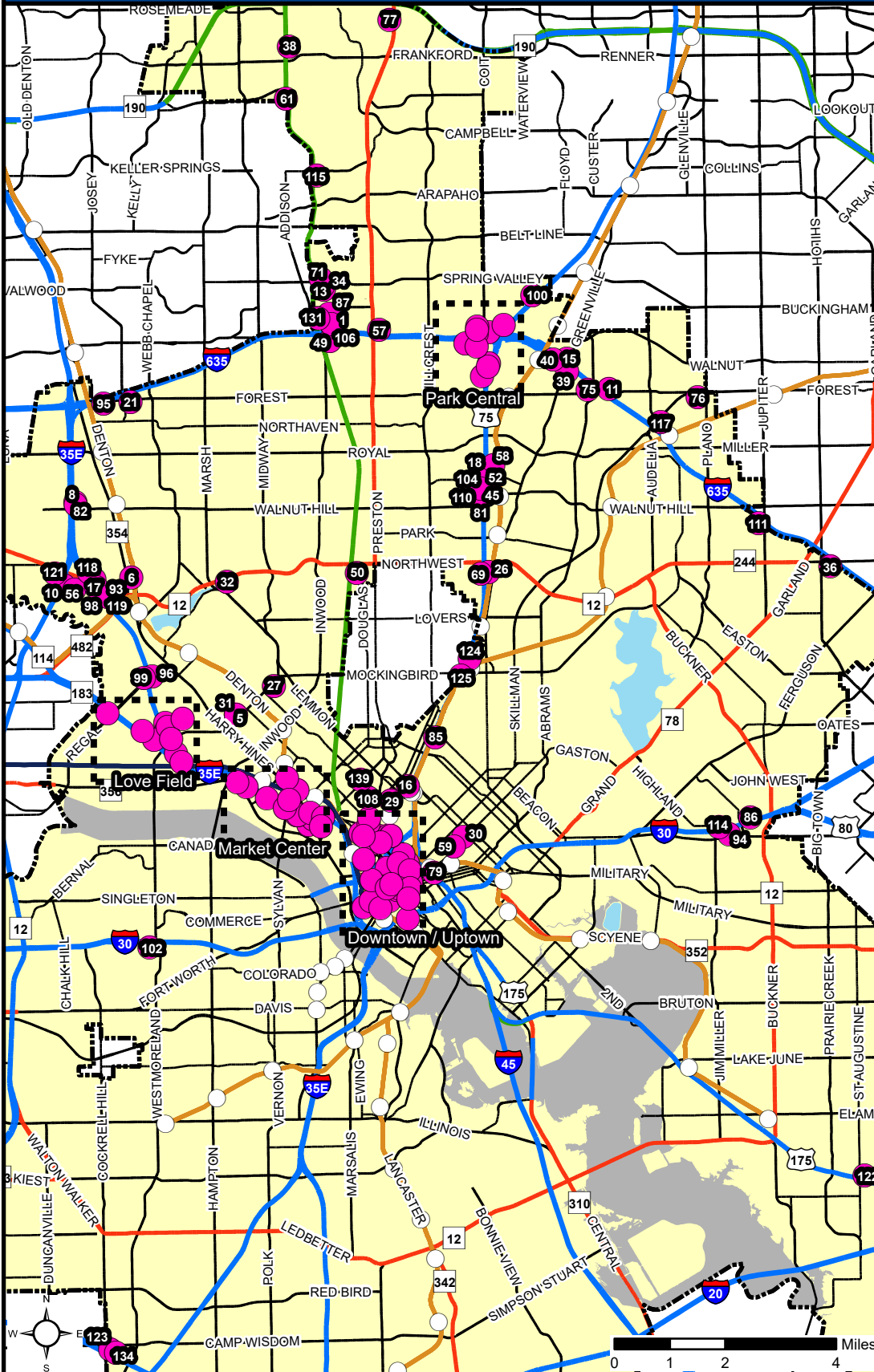
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Legend

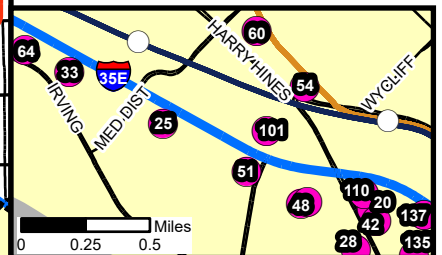
- Dallas Downtown Improvement District - 2024
- Dallas Downtown Improvement District Parcel - 2024
- Highways
- Major Streets
- Streets
- Rail Stops
- DART Blue Line
- DART Green Line
- DART Orange Line
- DART Red Line
- Streetcar/Trolley
- TRE

Data Source: City of Dallas, 2024; DCAD, 2024.

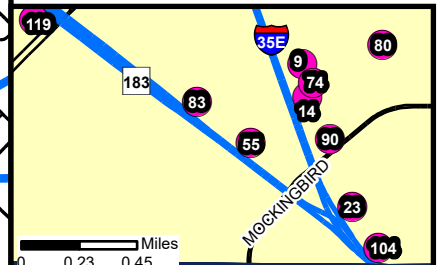
Dallas Tourism PID Hotels



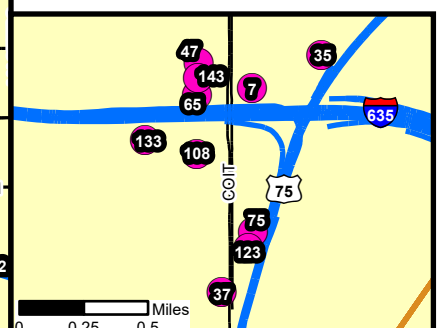
Downtown / Uptown



Market Center



Love Field



Park Central

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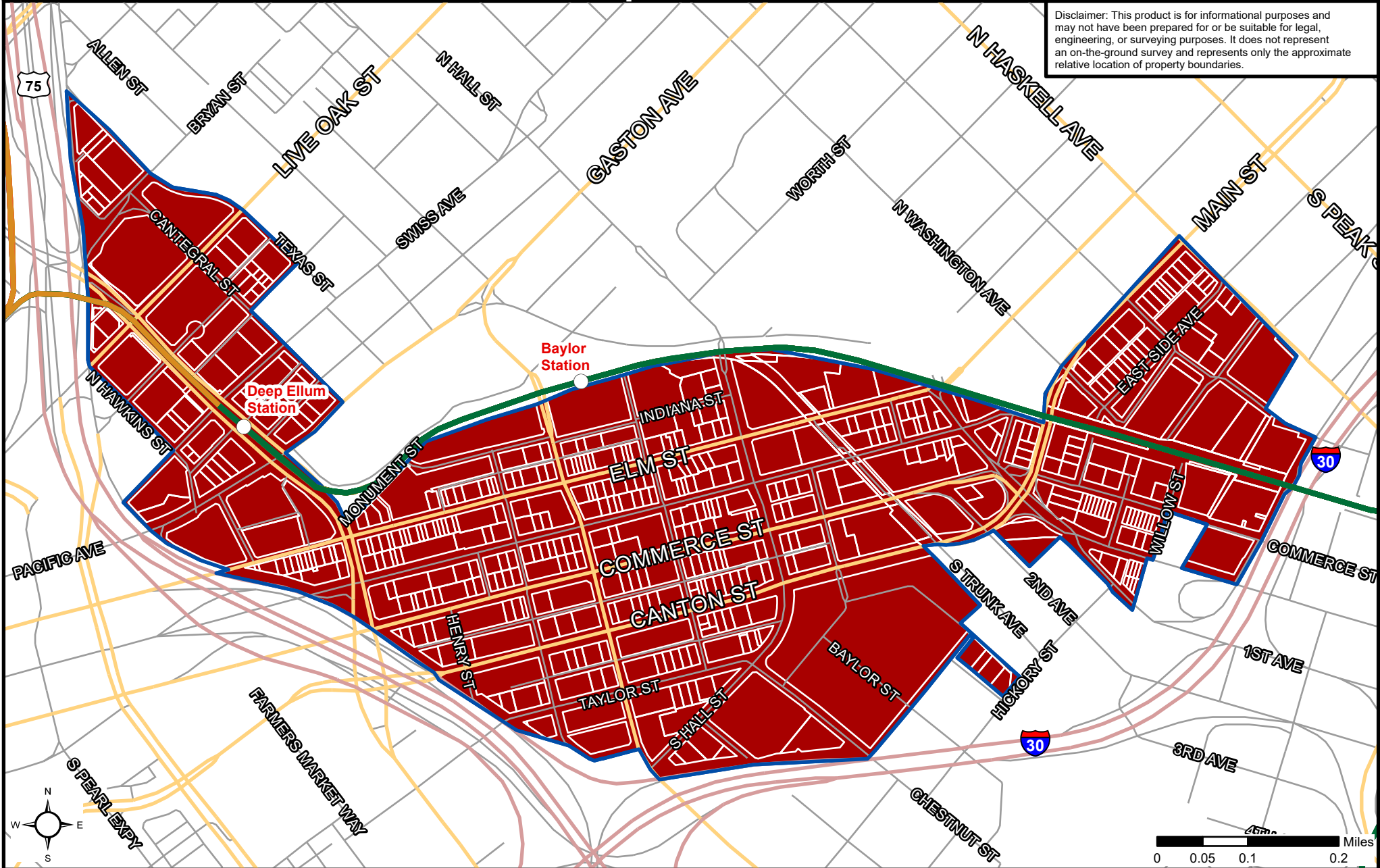
Legend

- Tourism PID Hotel
- Rail Station
- DART Light Rail
- Tollway
- Streetcar/Trolley
- Commuter Rail
- Freeway
- Tollway
- Highway
- Arterial
- Escarpment
- Flood Plain
- Lake
- City of Dallas

Source: Hotel List - Dallas CVB, 2024; All Other Data - City of Dallas, 2024.

Deep Ellum PID

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Legend

Deep Ellum PID - 2024

Deep Ellum PID Parcel - 2024

Highways

Major Streets

Streets

Rail Stops

DART Blue Line

DART Green Line

DART Orange Line

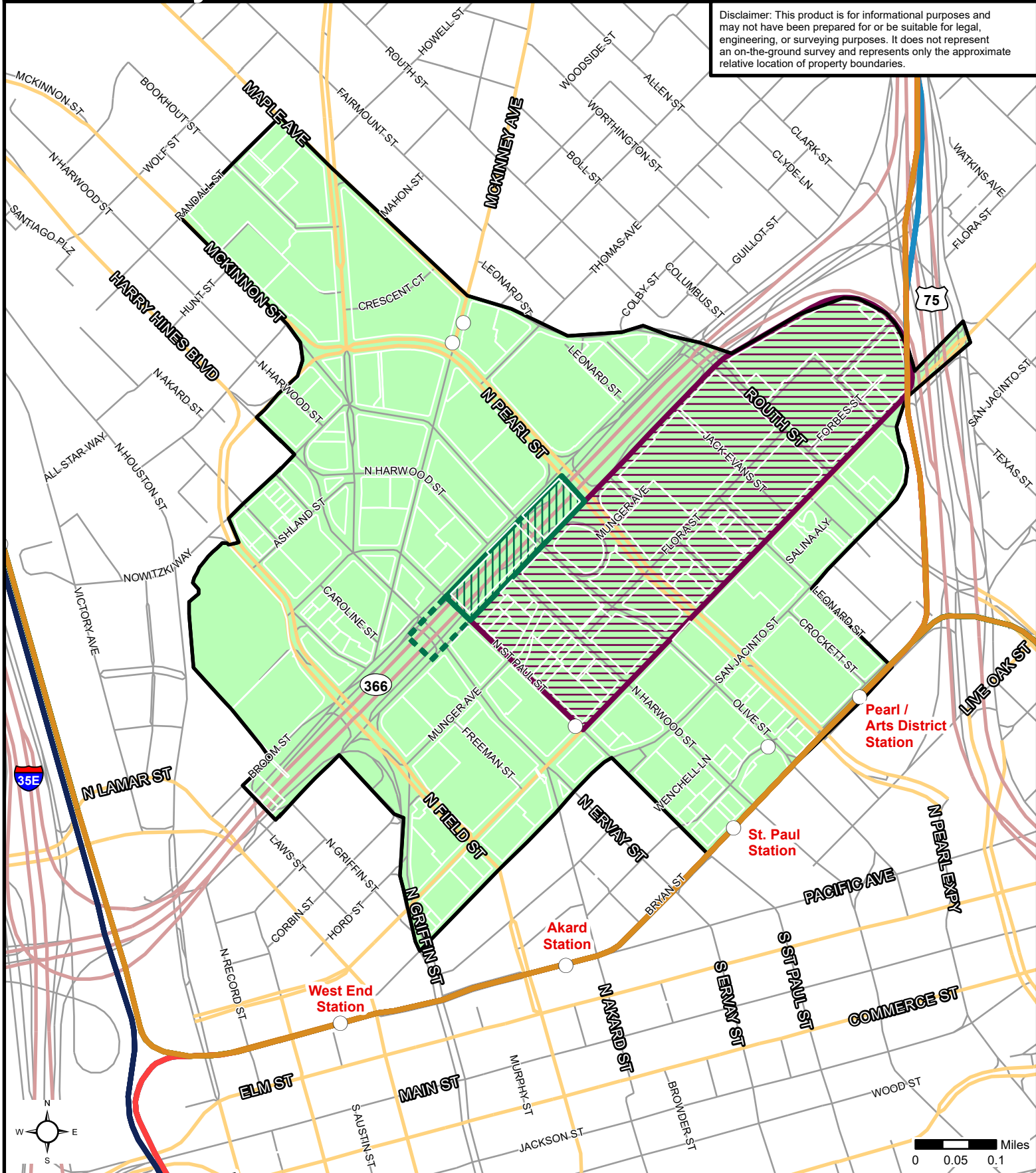
DART Red Line

Data Source: City of Dallas, 2024; DCAD, 2024.

Created 4.22.2018, Last Updated 6.18.24 - DeepEllumPID.RK

Klyde Warren Park / Dallas Arts District PID

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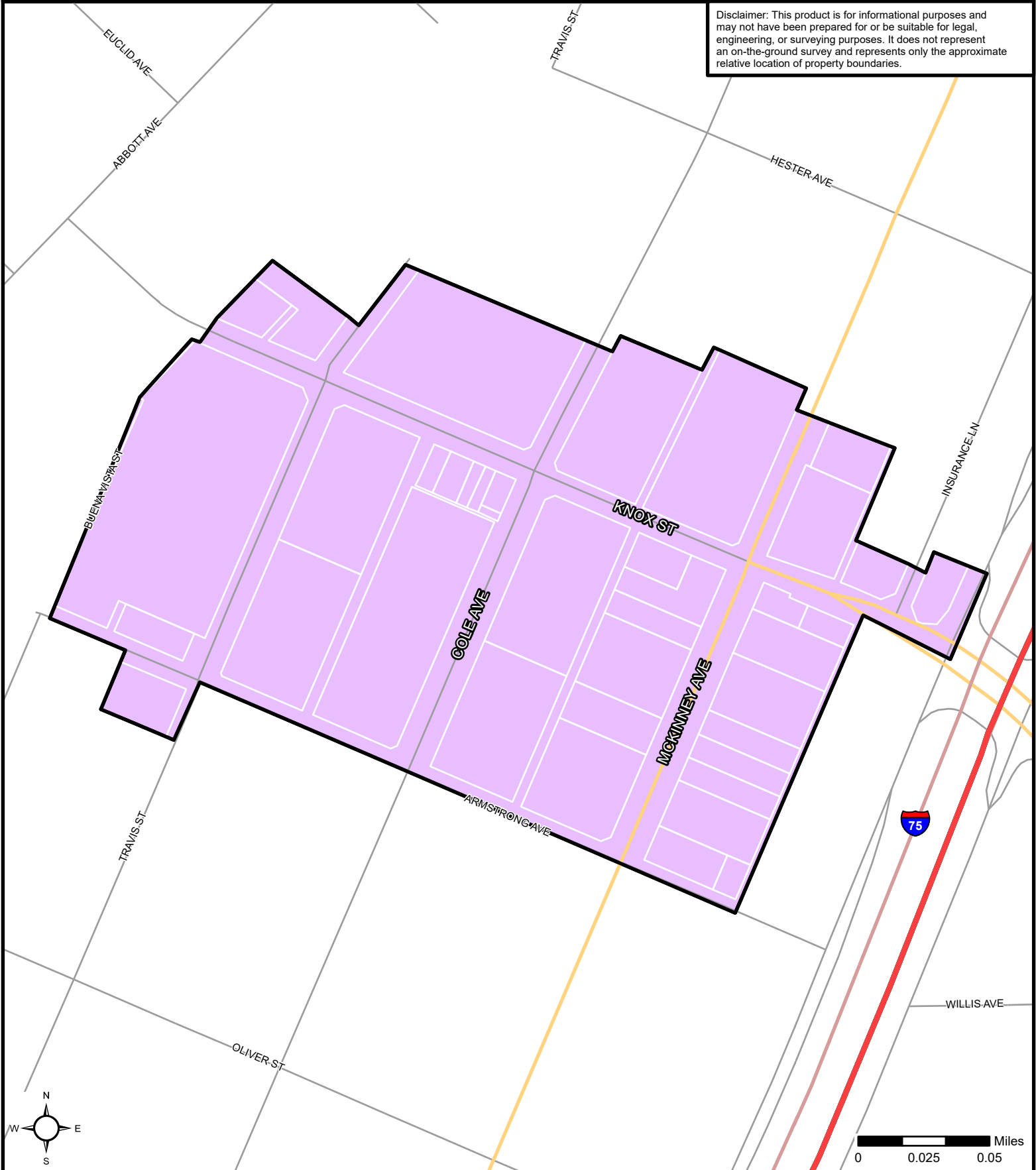
Legend

- Klyde Warren/DAD PID - 2024
- Klyde Warren/DAD PID Parcel - 2024
- Art District
- KLYDE WARREN PARK
- KLYDE WARREN Ext
- Highways
- Major Streets
- Streets
- Rail Stops
- DART Blue Line
- DART Green Line
- DART Orange Line
- DART Red Line
- TRE



Data Source: City of Dallas, 2024; DCAD, 2024.

Knox Street PID


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Legend

-  Knox Street PID - 2024
-  Knox Street PID Parcel - 2024

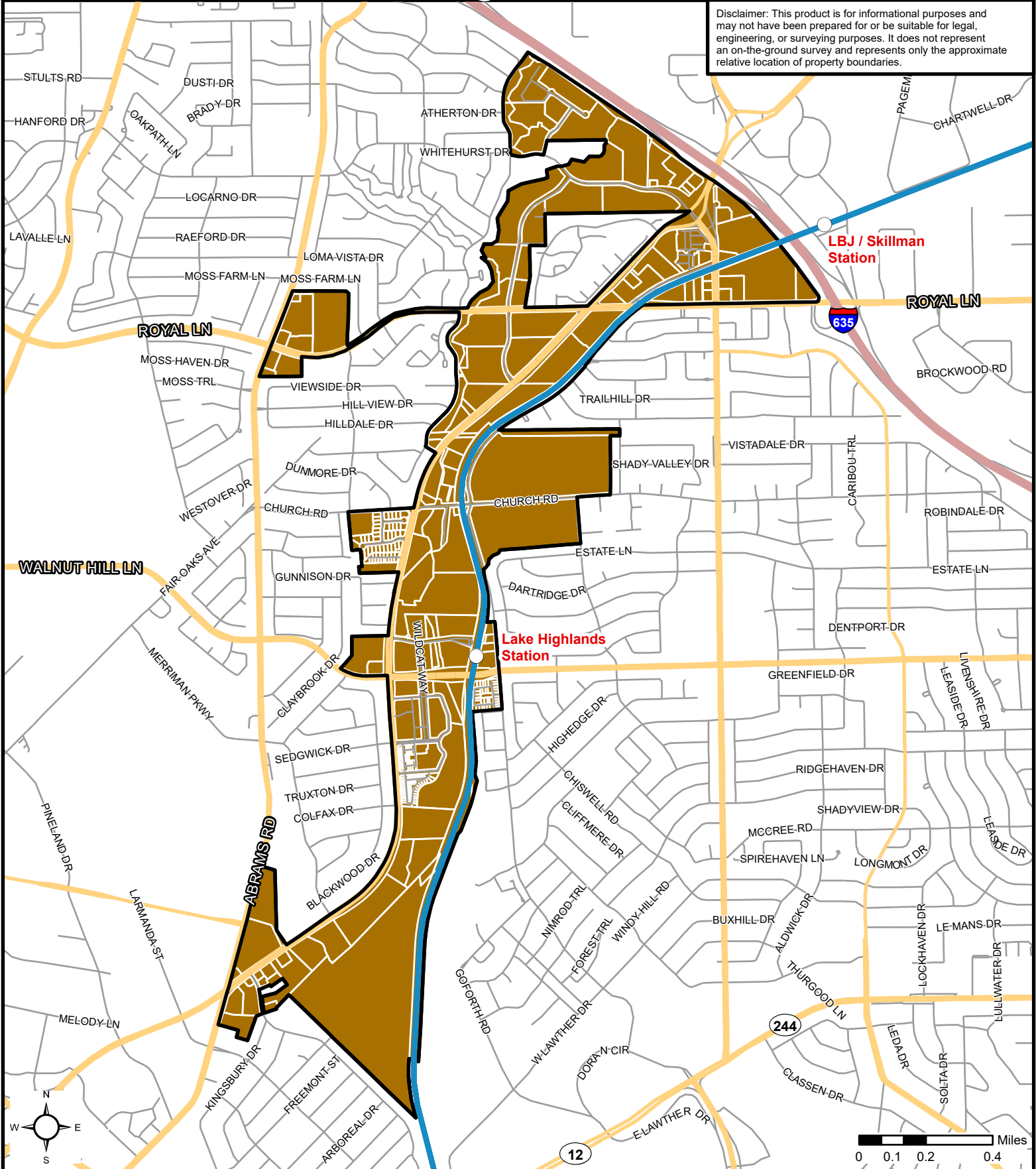
-  Highways
-  Major Streets
-  Streets

-  DART Blue Line
-  DART Orange Line
-  DART Red Line

Lake Highlands PID








Exhibit A

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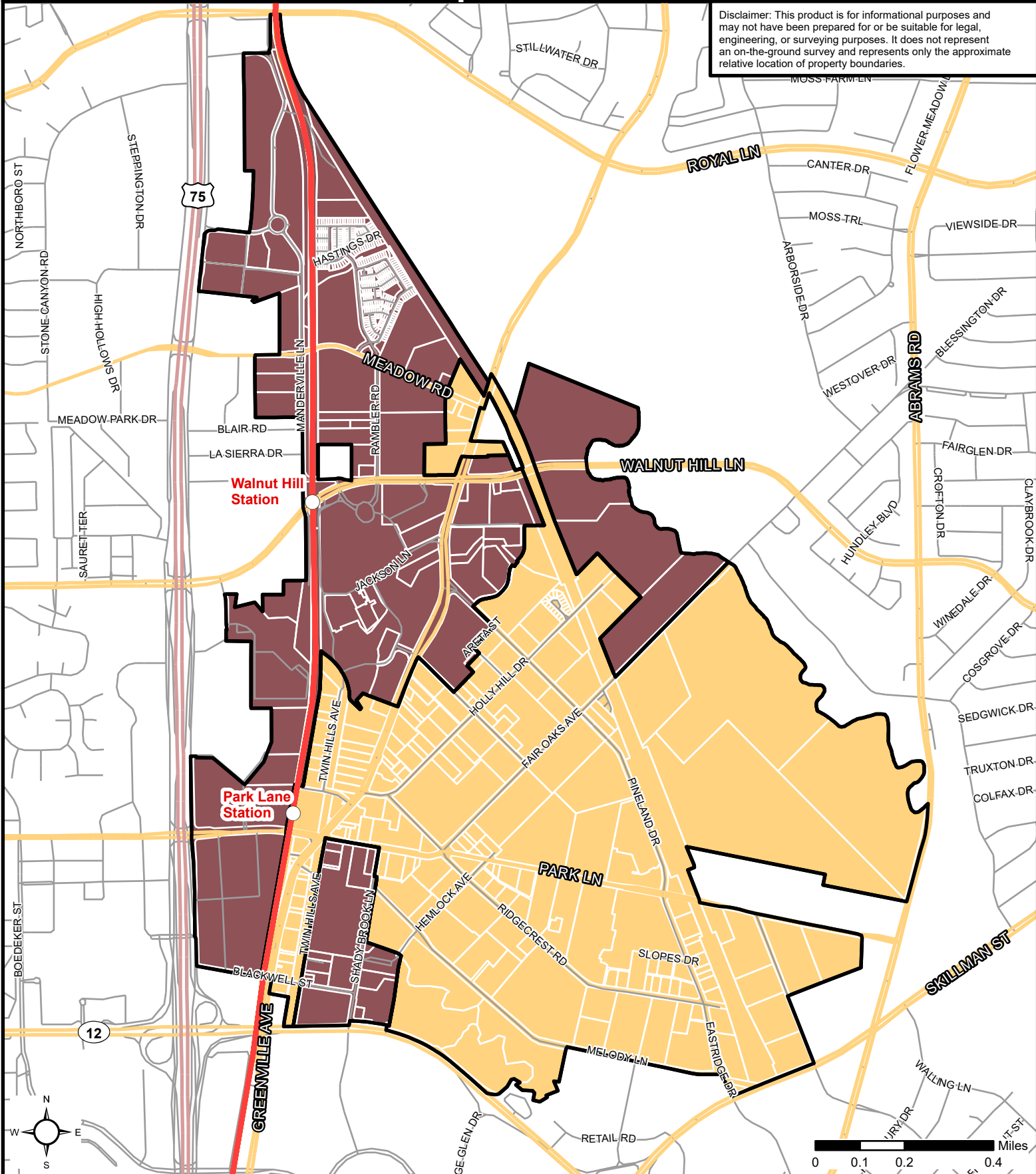
Legend

-  Lake Highlands PID - 2024
-  Lake Highlands PID Parcel - 2024
-  Highways
-  Major Streets
-  Streets
-  Rail Stops
-  DART Blue Line

Data Source: City of Dallas, 2024; DCAD, 2024.

Midtown Improvement District

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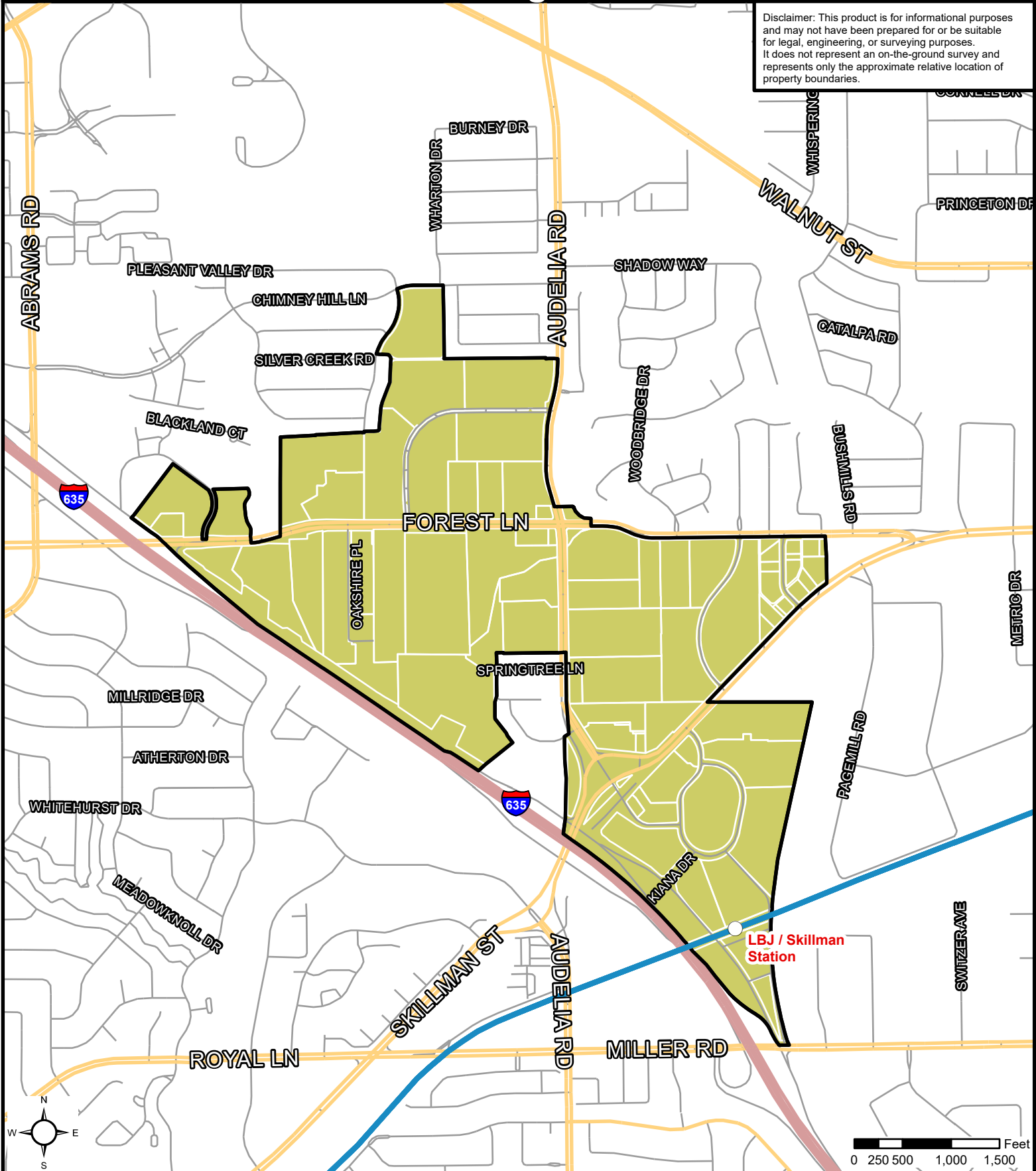
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Midtown PID-Premium - 2024	Highways	Rail Stops
Midtown PID-Standard - 2024	Major Streets	DART Orange Line
Midtown PID Parcel - 2024	Streets	DART Red Line

Data Source: City of Dallas, 2024; DCAD, 2024.

North Lake Highlands PID

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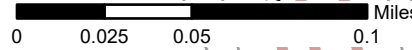
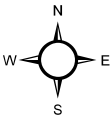
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-  North Lake Highlands PID - 2024
-  Highways
-  Rail Stops
-  North Lake Highlands PID Parcel - 2024
-  Major Streets
-  DART Blue Line
-  Streets
-  Streets

Data Source: City of Dallas, 2024; DCAD, 2024.

Oak Lawn-Hi Line PID



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Legend

-  Oak Lawn-Hi Line PID - 2024
-  Oak Lawn-Hi Line PID Parcel - 2024

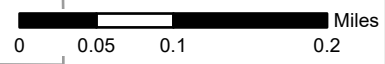
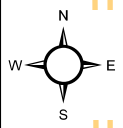
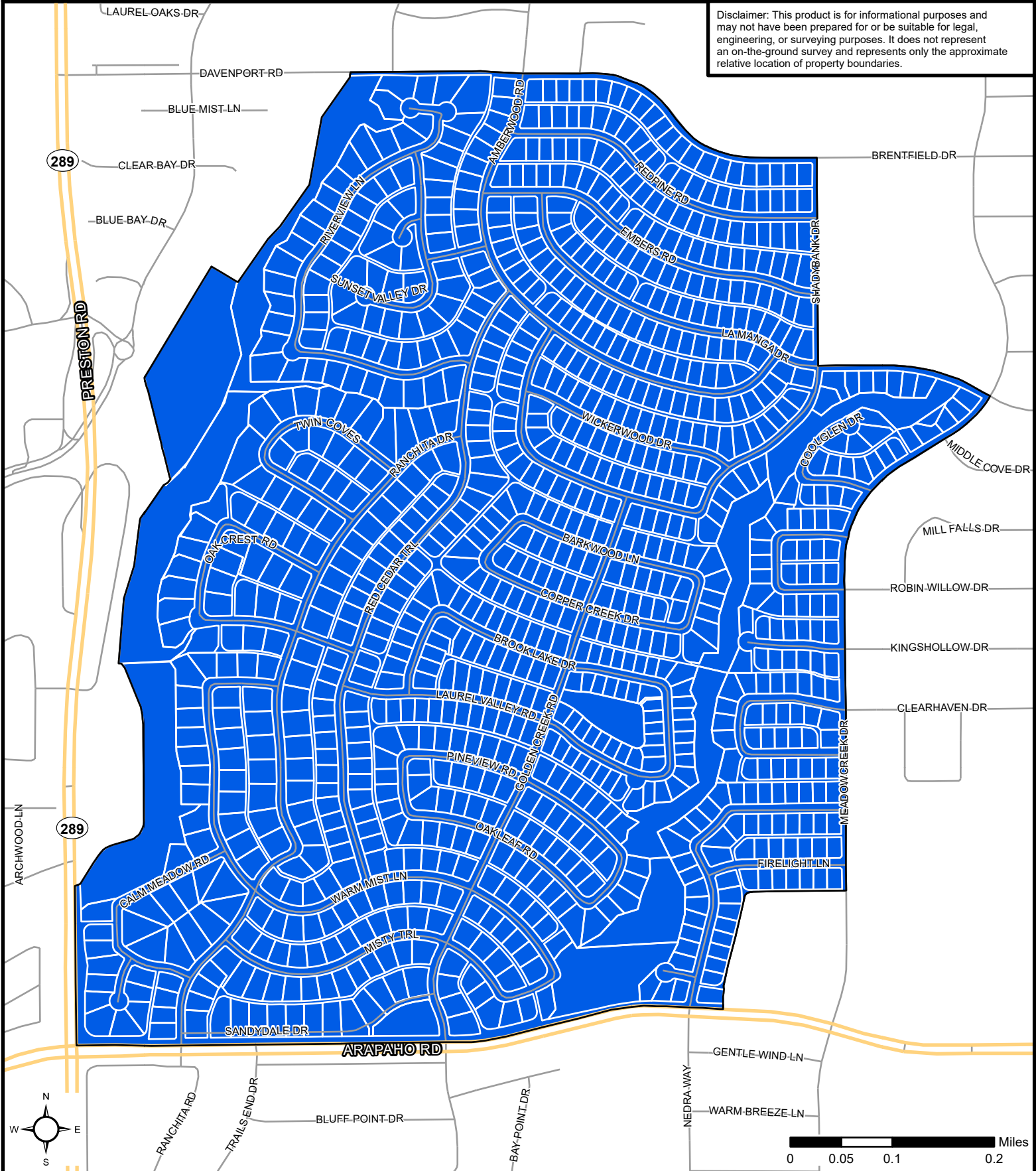
-  Highways
-  Major Streets
-  Streets

-  Rail Stops
-  DART Green Line
-  DART Orange Line
-  TRE

Data Source: City of Dallas, 2024; DCAD, 2024.

Prestonwood PID

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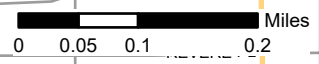
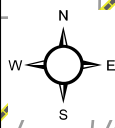
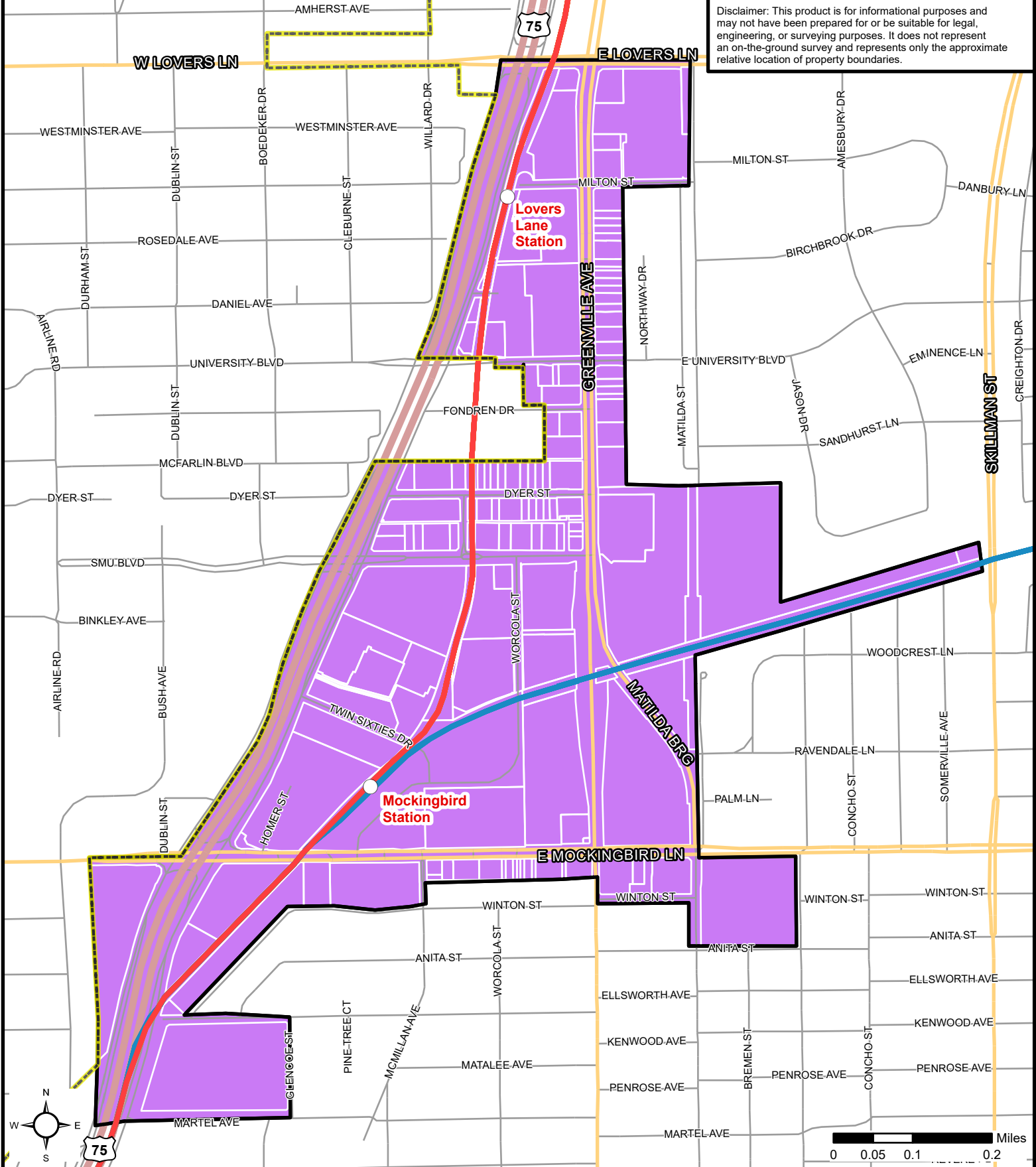
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- Prestonwood PID - 2024
- Prestonwood PID Parcel - 2024
- Major Streets
- Streets

Data Source: City of Dallas, 2024; DCAD, 2024.

University Crossing PID

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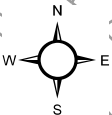
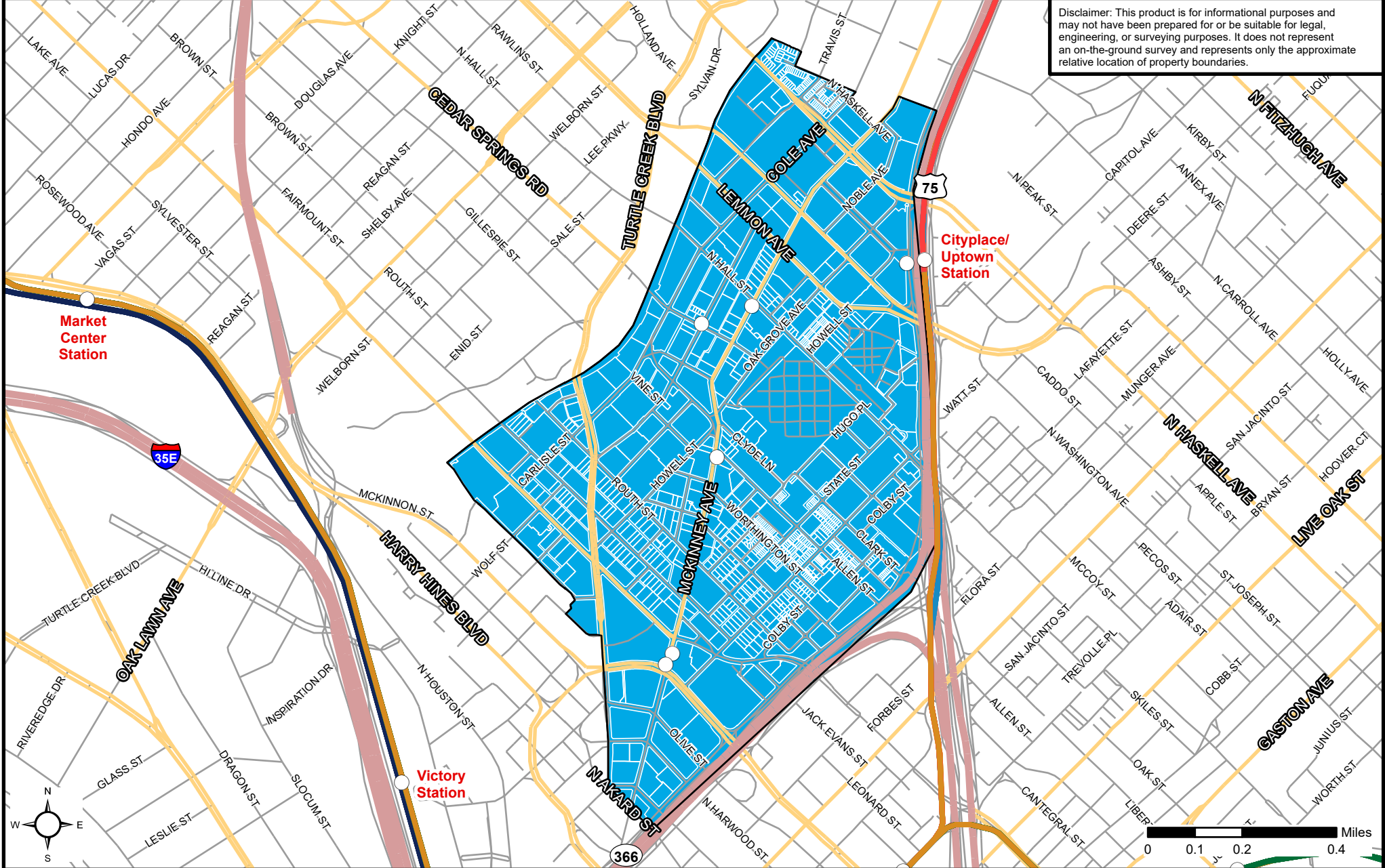
Legend

- University Crossing PID - 2024
- University Crossing PID
- City
- Highways
- Major Streets
- Streets
- Rail Stops
- DART Blue Line
- DART Orange Line
- DART Red Line

Data Source: City of Dallas, 2024; DCAD, 2024.

Uptown PID


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Legend

 Uptown PID - 2024

 Uptown PID Parcel - 2024

 Highways

 Major Streets

 Streets

 Rail Stops

 DART Blue Line

 DART Green Line

 DART Orange Line

 DART Red Line

 TRE

Memorandum



CITY OF DALLAS

DATE August 1, 2024
TO Honorable Members of the City Council Economic Development Committee: Tennell Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Chad West, Adam Bazaldua, Paul Ridley, and Kathy Stewart
SUBJECT Discussion Regarding Parking Management at Construction Sites

On construction sites where off-street parking is not available, construction workers often illegally park or park in public spaces but do not adhere to parking regulations including time limitations. The Transportation and Public Works Department, Planning and Development Department, and City Attorney's Office are considering potential amendments to Chapter 52, "Administrative Procedures for the Construction Codes" to address this issue, and would welcome feedback from the committee members on this topic. On Monday, August 5, the committee will have a brief discussion of construction site parking management solutions, led by Ghassan "Gus" Khankarli, Director of Transportation and Public Works and Emily Liu, Director of Planning and Development.

Based on this feedback, staff will work with CAO to draft an amendment for review by this Committee. If you have questions, please contact Emily or Gus at Emily.liu@dallas.gov and Ghassan.khankarli@dallas.gov.

A handwritten signature in blue ink, appearing to read "Robin Bentley".

Robin Bentley,
Assistant City Manager (I)

c: Kimberly Bizzor Tolbert City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I)
Dev Rastogi, Assistant City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE August 2, 2024

TO

Honorable Members of the City Council Economic Development Committee: Tennell Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Chad West, Adam Bazaldua, Paul Ridley, and Kathy Stewart

SUBJECT

Quarterly Update on Incentives Awarded via Administrative Action

On January 25, 2023, the City Council approved an amended City of Dallas Economic Development Policy and approved a new Economic Development Incentive Policy (which was subsequently amended March 27, 2024). The Incentive Policy allows for certain incentives to be awarded by Administrative Action rather than by City Council Resolution. These include:

1. As-of-right tax abatements for certain projects in Target Areas
2. Incentive offers valued at or below \$1 million for projects in Target Areas
3. Incentive offers valued at or below \$1 million that are made to M/WBE developers or community developers in Target Areas and in non-Target Areas

The Incentive Policy specifies that the Office of Economic Development (OED) will update the Economic Development Committee via a quarterly memo summarizing incentives awarded by Administrative Action under these three criteria.

For the period between April and June 2024, two (2) Administrative Actions were executed for the following projects: (1) Koya Medical, Inc. and (2) Presidential Concepts, LLC. Details about these projects and incentives are provided in the following pages. Should you have any questions, please contact Kevin Spath, Interim Director, Office of Economic Development, at kevin.spath@dallas.gov or (214) 670-1691.

Service First, Now!

A handwritten signature in blue ink that reads "Robin Bentley".

Robin Bentley,
Assistant City Manager (I)

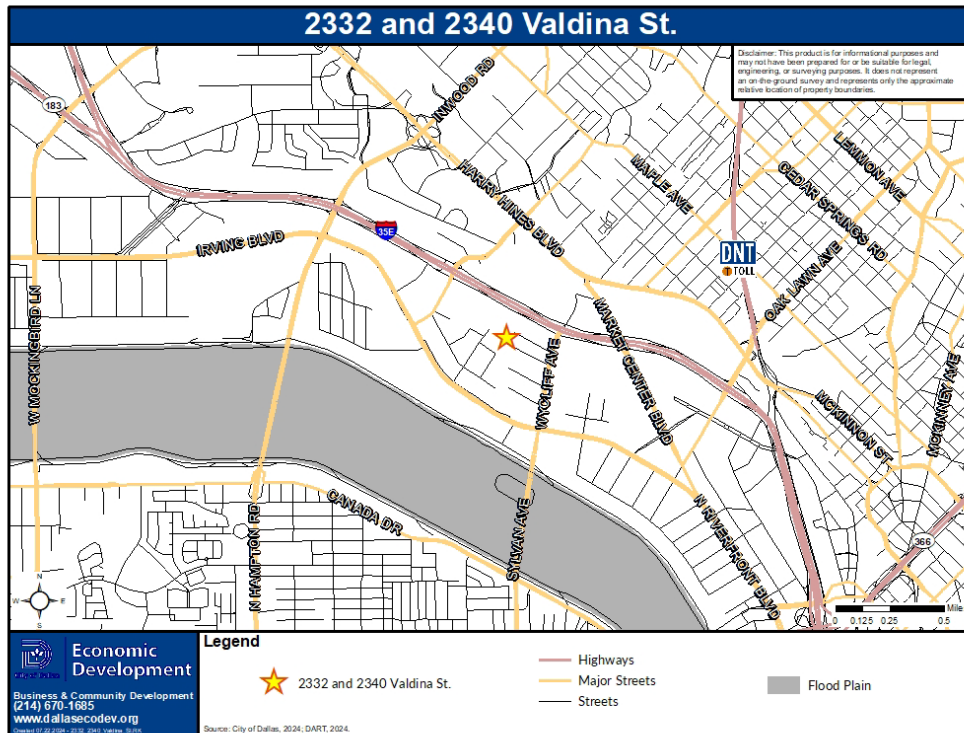
c: Kimberly Bizzor Tolbert
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Koya Medical, Inc.
(Target Area project with incentive below \$1 million)

Applicant: Koya Medical Inc.
Damian Rippole, Authorized Representative

Property: 2332 and 2340 Valdina St. (City Council District 6), an existing 35,000 square foot flex space.



Project Scope: Koya is a medical supply company specializing in compression therapy. Koya is expanding and relocating its headquarters to Dallas from California. Project will include retaining 7 existing full-time jobs in Dallas, relocating 10 additional full-time jobs from out-of-state, and creating 220 new full-time jobs at the Dallas HQ by December 31, 2029 (earning a minimum average wage of \$62,400 annually excluding overtime, benefits, and bonuses). Koya’s activities at the project site include light assembly operations, fulfillment/distribution, research and development, and corporate offices. In addition, Koya plans to invest approximately \$1.725 million in the leased space by the end of 2028 as follows:

1. \$725,000 in tenant improvements estimated in 2024;
2. \$600,000 in business personal property investment estimated by the end of

- 2026;
3. \$400,000 in business personal property investment estimated by the end of 2028

Minimum Investment Requirement: Tenant improvement investment of \$500,000 by August 31, 2024.

Job Creation Requirement: Retention, relocation, and/or creation of a minimum of 100 full-time jobs at the Dallas HQ by June 30, 2028; retention and creation of a total of 160 full-time jobs by December 31, 2029; and retention and creation of a total of 220 full-time jobs by December 31, 2034.

Incentive: Economic development grant up to \$350,000 will be paid in two installments: Installment #1 \$175,000 paid upon documentation of tenant improvements and Installment #2 \$175,000 paid upon verification of the creation of 100 jobs on or before June 30, 2028. Grant is subject to 30% local hiring requirement (Dallas residents). If Koya does not meet local hiring requirement, the grant will be reduced to \$175,000. Compliance required through December 31, 2034.

Other Requirements: Living wage requirement for all Dallas HQ jobs (equal to MIT Living wage calculator indexed and adjusted annually, currently \$22.06); participation in two local hiring events approved by OED Director; partner with Dallas College for its Workforce Scholars program and/or its adult apprenticeship program.

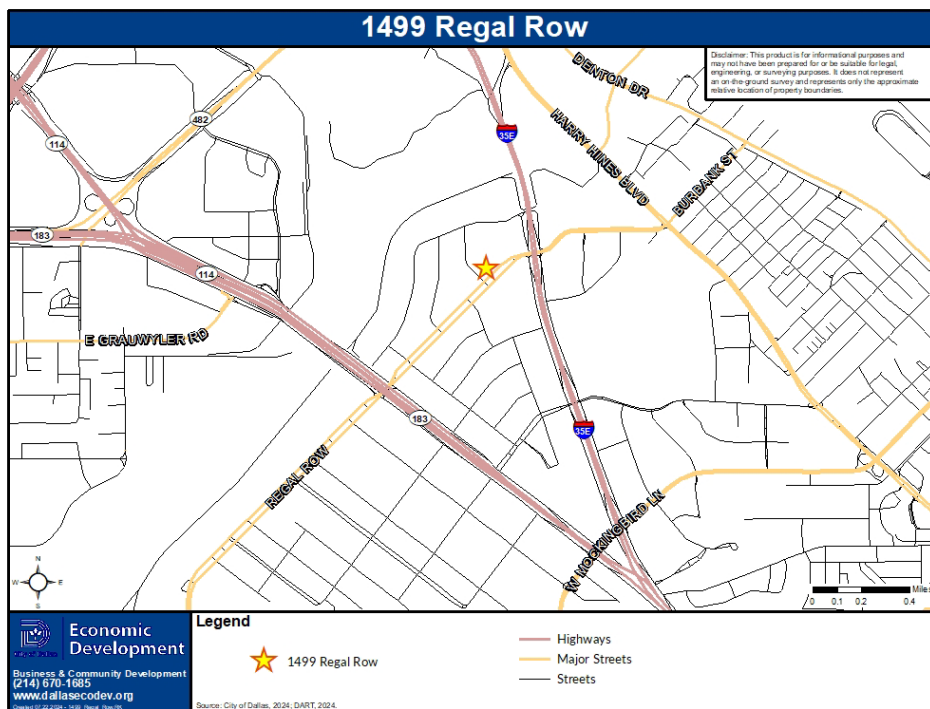
Grant Agreement: Authorized May 17, 2024 (AA 24-5793)



Presidential Concepts, LLC As-of-Right Real Property Tax Abatement

Applicant: Presidential Concepts, LLC
Jorge Barrett, Authorized Representative

Property: 1499 Regal Row (City Council District 6), an existing 59,742 square foot building to be rehabilitated to create a new state-of-the-art, commercial kitchen facility.



Project Scope: The newly rehabilitated facility will be used by wholesale and retail food manufacturers, prepared meals manufacturers, private chefs, bakers, mobile food service vendors, caterers, and other types of local food & beverage. Presidential Concepts estimates a total capital investment of \$9.0 million including real property improvements costs of approximately \$7.8 million and approximately \$1.2 million in soft costs.

Minimum Investment Requirement: \$7,857,408

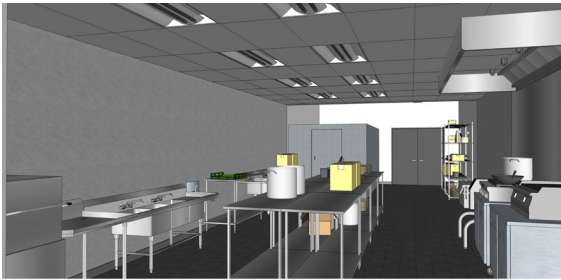
M/WBE Participation: 32%

Real Property Tax Abatement: Real property tax abatement for a period of ten (10) years in an amount equal to the City taxes assessed on ninety percent (90%) of the value of net new City of Dallas real property taxes.

Other Requirements: Any jobs directly created by Presidential Concepts related to the project shall provide a living wage (equal to MIT Living wage calculator indexed and adjusted annually, currently \$22.06).

Construction Completion: December 31, 2025

Real Property Tax Abatement Agreement: Authorized May 9, 2024 (AA 24-5874)



PREP
cook | create | connect



Memorandum



CITY OF DALLAS

DATE August 2, 2024

TO Honorable Members of the City Council Economic Development Committee: Tennell Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Chad West, Adam Bazaldua, Paul Ridley, and Kathy Stewart

SUBJECT **Upcoming Agenda Item: University Hills Municipal Management District (MMD) Conditional Consent**

On August 14, 2024, City Council will consider granting conditional consent to and conditional permission for the creation and operation of the University Hills Municipal Management District (District) by special act of the 85th 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 attached hereto as **Exhibit A**, and authorizes the Mayor, City Manager, and/or City Secretary, as applicable, to execute any documents necessary to effectuate this Resolution.

The consent will also include the removal of approximately 8.266 acres of property from the District boundary located in the City of Lancaster as described in the Petition attached hereto as **Exhibit B**.

The District was created by the State of Texas in 2017 under the terms and provisions of Article XVI, Section 59, and Article III, Sections 52 and 52-a of the Constitution of Texas; Chapters 372 and 375, Texas Local Government Code; and Chapter 3947, Texas Special District Local Laws Code (the "Act"). Centurion American Development Group (CADG) initially secured the 2017 legislation.

CADG, through an affiliated entity VM Fund I, LLC, is in the process of selling property within the District to Hoque Global (Hoque) as necessary for Hoque's planned development of University Hills, a 270-acre master-planned development in southern Dallas.

City Council consent is necessary so that the temporary board of directors of the District can hold a confirmation and directors election on November 5, 2024. Pursuant to the terms and provisions of Section 3947.007 of the Act and Section 49.102 of the Texas Water Code, as amended, and the applicable provisions of the Texas Election Code, as amended, the temporary board of directors of the District is scheduled to meet and adopt an order on August 15, 2024, determining that it is appropriate to conduct a confirmation election for the District on November 5, 2024 in conjunction with an election of a permanent board of directors for the District.

DATE August 2, 2024
SUBJECT **Upcoming Agenda Item: University Hills Municipal Management District (MMD)
Conditional Consent**
PAGE **3 of 3**

On June 22, 2022, the City authorized a development agreement with a Hoque entity, I-20 Lancaster Development, LLC, for a City Subsidy in an amount not to exceed \$34,210,966 comprised of (i) an amount not to exceed \$2,800,00 in the form of an economic development grant payable from the City's Public/Private Partnership Fund (PPP Grant) and (ii) an amount not to exceed \$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 catalyst project (the "Project") on property general bounded by Interstate Highway 20 (Lyndon Baines Johnson Freeway), Lancaster Road, and the DART rail line in Tax Increment Finance Reinvestment Zone Number Twenty One (University TIF District), by Resolution No. 22-1008.

Hoque has not yet executed the development agreement that was authorized in June 2022 and has failed to meet the first material deadline of Resolution No. 22-1008 which required Hoque to purchase the approximately 279-acre Project site no later than December 31, 2023.

However, since January 2024, Hoque has been acting in good faith to make substantive progress with various City departments to address various outstanding issues including submitting updated urban design guidelines; coordinating with home builders regarding improved home designs; coordinating with Dallas Water Utilities (DWU) to finalize plans for a wastewater trunk line; submitting on April 18, 2024 and receiving conditional approval by the City Plan Commission on May 16, 2024 of three (3) preliminary plats (S234-108; S234-109; S234-110); and submitting a floodplain fill permit.

As a result, City staff and Hoque are currently negotiating an amendment to the development agreement previously authorized in June 2022. City staff will be requiring that Hoque purchase the approximately 279-acre Project site by December 31, 2024 as part of an amendment that is anticipated to come before City Council in late September 2024. Hoque has represented that this consent resolution is necessary for Hoque to be able to purchase the approximately 279-acre Project site.

The August 14, 2024 City Council agenda item authorizing conditional consent to and permission for the creation and operation of the District within the City of Dallas corporate limits will be subject to: (i) Hoque's acquisition of the property including the Project site (approximately 279 acres) from VM Fund I, LLC no later than December 31, 2024; (ii) Hoque's providing evidence of such land purchase to the Director; (iii) the execution of a Development Agreement to be negotiated by and between the City and Hoque ("Development Agreement") conditioned upon future City Council authorization of an amendment to Resolution No. 22-1008, as contemplated by the Act; and (iv) the terms of the Development Agreement.



Robin Bentley,
Assistant City Manager (I)

DATE August 2, 2024

SUBJECT **Upcoming Agenda Item: University Hills Municipal Management District (MMD)
Conditional Consent**

PAGE **3 of 3**

c: Kimberly Bizer Tolbert
City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I)

Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager Alina Ciocan, Assistant
City Manager
Donzell Gipson, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

V.

The District was created for all of the purposes set forth in Chapters 372 and 375, Texas Local Government Code, and Chapter 3947, Special District Local Laws Code, as amended.

VI.

The District shall have the powers of government and authority to exercise the rights, privileges, and functions given to it by Chapters 372 and 375, Texas Local Government Code, and Chapter 3947, Texas Special District Local Laws Code, as amended, or by any other State law.

VII.

The general nature of the work to be done by and within the District at the present time is the construction, maintenance and operation of a waterworks system, including the purchase and sale of water, for domestic and commercial purposes; the construction, maintenance and operation of a sanitary sewer collection, treatment and disposal system, for domestic and commercial purposes; and the construction, installation, maintenance, purchase and operation of drainage and roadway facilities and improvements and the construction, installation, maintenance, purchase and operation of additional facilities authorized by Chapters 372 and 375, Texas Local Government Code and additional facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is organized.

VIII.

Said proposed improvements are practicable and feasible, in that the terrain of the territory to be included in the District is of such a nature that a waterworks, sanitary sewer, drainage and roadway system and additional necessary facilities can be constructed at a reasonable cost with reasonable assessment rates and water and sewer rates, and said territory will be developed for residential and commercial purposes.

IX.

Petitioner requests consent and permission for the inclusion of the aforesaid lands in a municipal management district created by special act of the 85th Texas Legislature, in fulfillment of Section 3947.010, Texas Special District Local Laws Code.

X.

WHEREFORE, the undersigned respectfully pray that this petition be in all things granted, and that the City give its written consent by ordinance or resolution to the inclusion of the aforesaid lands in the District, and for such other orders, acts, procedure

and relief as are proper and necessary and appropriate to the purpose of organizing the District.

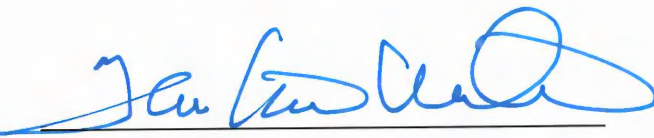
[Signature Page to Follow]

RESPECTFULLY SUBMITTED the 6th day of November, 2023.

SIGNATURE AND ACKNOWLEDGMENT OF ELECTORS AND LANDOWNERS CONSENTED TO:

LANDOWNER:

VM FUND I, LLC
a Texas limited liability company

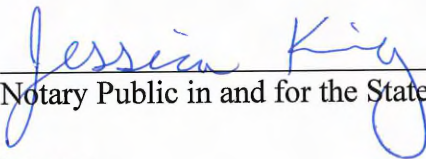
By: 

Name: Thomas Kirk Wilson
Title: President

THE STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on the 6th day of November, 2023, by Thomas Kirk Wilson, President of VM Fund I, LLC, on behalf of said company.


Notary Public in and for the State of Texas

(NOTARY SEAL)



EXHIBIT "A"**METES AND BOUNDS DESCRIPTION**

FIELD NOTES FOR 281.112 ACRE TRACT (OVERALL)

BEING a 281.112-acres tract or parcel of land out of Abstract Number 1277, Abstract Number 0014 and Abstract Number 0380 situated in the City of Dallas, Dallas County, Texas; and being part of that tract of land conveyed to Patriot Real Estate Holdings RS10 by Deed recorded in Instrument Number 201200385008, Deed Records, Dallas County Texas, and being part of that tract of land conveyed to CADG Property Holdings I, LLC by deed recorded in Instrument Number 201600055916, Deed Records, Dallas County, Texas, and being part of that tract of land conveyed to CADG Property Holdings I, LLC by deed recorded in Instrument Number 201500029116, Deed Records, Dallas County, and being part of that tract of land conveyed to CADG Property Holdings SPV, LLC by deed recorded in Instrument Number 201400314231, Deed Recorded, Dallas County, Texas, and being part of that tract of land conveyed to St. Marks Believers Temple by deed recorded in Volume 81014, Page 976, Deed Records, Dallas County, Texas; and being more particularly described as follows:

COMMENCING at the northeast corner of a tract of land conveyed to Patriot Real Estate Holdings RS10 by deed recorded in Instrument Number 201200385008, Deed Records, Dallas County, Texas, said point being in the west right-of-way line of Lancaster Road (variable width right-of-way);

THENCE South 07 degrees 07 minutes 07 seconds East along the easterly line of said Patriot Real Estate Holdings RS10 tract and along the westerly right-of-way line of said Lancaster Road a distance of 433.04 feet to the POINT OF BEGINNING;

THENCE South 07 degrees 25 minutes 01 seconds East, continuing along the easterly line of said Instrument Number 201600198606 tract and the westerly right-of-way line of said Lancaster Road, a total distance of 734.79 feet to a point for corner;

THENCE South 07 degrees 25 minutes 18 seconds East, following the easterly line of said Instrument Number 201600055154 and the westerly right-of-way line of Lancaster Road, a total distance of 583.17 feet to a point for corner;

THENCE South 06 degrees 24 minutes 46 seconds East, continuing along said westerly right-of-way line, a total distance of 105.30 feet to a point for corner;

THENCE South 07 degrees 54 minutes 14 seconds East, continuing along said westerly right-of-way line, a total distance of 193.87 feet to a point for corner;

THENCE South 07 degrees 27 minutes 10 seconds East, continuing along said westerly right-of-way line and following the easterly line of said Instrument Number

201600055916a total distance of 401.82 feet to a point for corner, said point being the northeast corner of a tract of land conveyed to Yvonne Simmons by deed recorded in Volume 2005121, Page 3183, Deed Records, Dallas County, Texas;

THENCE South 82 degrees 29 minutes 50 seconds West, continuing along the easterly line of said Instrument Number 201600055916 tract and the northerly line of said Simmons tract, a total distance of 150.00 feet to a point for corner; said point being the northwesterly corner of said Simmons tract;

THENCE South 07 degrees 27 minutes 10 seconds East, continuing along the easterly line of said Instrument Number 201600055916 tract and the westerly line of said Simmons tract, a total distance of 68.00 feet to a point for corner, said point being the southwest corner of said Simmons tract;

THENCE North 82 degrees 29 minutes 50 seconds East, continuing along the easterly line of said Instrument Number 201600055916 tract and the southerly line of said Simmons tract, a total distance of 150.00 feet to a point for corner, said point being the southeast corner of said Simmons tract;

THENCE South 07 degrees 27 minutes 10 seconds East, following said westerly right-of-way line of Lancaster Road, a total distance of 251.73 feet to a point for corner, said point being the beginning of a tangent curve to the left;

THENCE in a southeasterly direction along a curve to the left, having a central angle of 00 degrees 23 minutes 50 seconds, a radius of 8654.40 feet, and a chord bearing and distance of South 07 degrees 39 minutes 05 seconds East, 60.00 feet, a total arc length of 60.00 feet to a point for corner, said point being in an easterly corner of a tract of land conveyed to King E. Rhodes, by deed recorded in Volume 2002187, Page 0125, Deed Records, Dallas County, Texas;

THENCE South 77 degrees 25 minutes 31 seconds West, along the southerly line of said Instrument Number 201600055916 tract and the easterly line of said Rhodes tract, a total distance of 323.66 feet to a point for corner, said point being the southwest corner of said Instrument Number 201600055916 tract, said point also being a easterly corner of said Rhodes tract;

THENCE North 07 degrees 22 minutes 14 seconds West, along the westerly line of said Instrument Number 201600055916 tract and the easterly line of said Rhodes tract, a total distance of 890.11 feet, to a point for corner, said point being the northwest corner of said Instrument Number 20160055916 tract and the northeast corner of said Rhodes tract, said point also being in a call centerline of Wheatland Road;

THENCE South 58 degrees 38 minutes 34 seconds West, following the centerline of said Wheatland Road, a total distance of 287.40 feet to a point for corner;

THENCE South 58 degrees 50 minutes 23 seconds West, continuing along the centerline of said Wheatland Road, a total distance of 834.11 feet to a point for corner, said point being the northwest corner of said Rhodes tract;

THENCE South 37 degrees 05 minutes 08 seconds East, following the westerly line of said Rhodes tract and the easterly line of said Instrument Number 201400314231, a total distance of 1206.46 feet to a point for corner, said point being the southwest corner of said Rhodes tract;

THENCE North 52 degrees 54 minutes 29 seconds East, following the southerly line of said Rhodes tract, a total distance of 492.84 feet to a point for corner;

THENCE North 07 degrees 22 minutes 14 seconds West, following the southeasterly line of said Rhodes tract, a total distance of 235.91 feet to a point for corner;

THENCE North 77 degrees 25 minutes 15 seconds East, continuing along said southeasterly line of said Rhodes tract, a total distance of 323.99 feet to a point for corner, said point being in said westerly right-of-way line of Lancaster Road, said point also being the beginning of a non-tangent curve to the left;

THENCE in a southeasterly direction along said curve to the left and following said westerly right-of-way line, having a central angle of 05 degrees 25 minutes 56 seconds, a radius of 8654.40 feet, and a chord bearing and distance of South 11 degrees 25 minutes 46 seconds East, 820.22 feet, a total arc length of 820.53 feet, to a point for corner, said point being in the southerly line of said Instrument Number 201600055916 tract, said point also being the most northeasterly corner of a tract of land conveyed to DFW Oil Inc. as recorded in Instrument #2008038074, Deed Records, Dallas County, Texas;

THENCE South 75 degrees 57 minutes 36 seconds West, along the southerly line of said Instrument Number 201600055916 tract and the northerly line of said DFW Oil Inc. tract, a total distance of 225.00 feet to a point for corner;

THENCE South 15 degrees 36 minutes 40 seconds East, continuing along the southerly line of Instrument Number 201600055916 tract and the northerly line of said DFW Oil Inc. tract, a total distance of 385.17 feet, to a point for corner, said point being the northeast corner of a tract of land conveyed to All Saints Inc., as recorded Instrument Number 200900059010, Deed Records, Dallas County, Texas, said point being in the southerly line of said Instrument Number 201600055916 tract;

THENCE South 69 degrees 59 minutes 35 seconds West, along the southerly line of said Instrument Number 201600055916 tract and the northerly line of said All Saints Inc. tract, a total distance of 295.42 feet, a point for corner, said point being in the southerly line of said Instrument#201600055916 tract and the northwesterly corner of said All Saints Inc. tract;

THENCE South 20 degrees 24 minutes 03 seconds East, along the southerly line of said Instrument Number 201600055916 tract and the westerly line of said All Saints Inc. tract a total distance of 231.52 feet to a point for corner, said point being the southwest corner of said All Saints Inc. tract and the southerly line of said Instrument Number 201600055916 tract and the northerly line of said DFW Oil Inc. tract;

THENCE South 69 degrees 51 minutes 21 seconds West, along the southerly line of said Instrument Number 201600055916 tract and the northerly line of said DFW Oil Inc. tract a total distance of 221.74 feet to a point for corner, said point being the southerly line of said Instrument Number 201600055916 tract and the northwest corner of said DFW Oil Inc. tract;

THENCE South 20 degrees 08 minutes 39 seconds East, along the southerly line of said Instrument Number 201600055916 tract and the west line of said DFW Oil Inc. tract, a total distance of 250.00 feet to a point for corner, said point being the most southerly corner of said Instrument Number 201600055916 tract and being the southwest corner of said DFW Oil Inc. tract, said point also being in the northerly line of Interstate Highway 20 (LBJ Freeway a variable width right-of-way);

THENCE South 69 degrees 51 minutes 21 seconds West, along the southerly line of said Instrument Number 201600055916 tract and the northerly right-of-way line of said Interstate Highway 20, a total distance of 315.04 feet;

THENCE South 71 degrees 39 minutes 35 seconds West, continuing along the southerly line of said Instrument Number 201600055916 tract with the northerly line of said Interstate Highway 20, a total distance of 1338.56 feet;

THENCE South 55 degrees 12 minutes 20 seconds West, continuing along the southerly line of said Instrument Number 201600055916 tract with the northerly line of said Interstate Highway 20, a total distance of 39.62 feet said point being the southwest corner of said Instrument #201600055916 tract and the southeast corner of a tract of land conveyed to Susan Wright Key, by deed recorded in Volume 88021, Page 1852, Deed Records, Dallas County, Texas;

THENCE North 30 degrees 14 minutes 08 seconds West, along the westerly line of said Instrument Number 201600055916 tract and along the easterly line of said Susan Wright Key tract and the easterly line of a tract of land conveyed to Wycliff Bible Translators, Inc. as recorded in Volume 74198, Page 104, Deed Records, Dallas County, Texas and the easterly line of a tract of land conveyed to George P. Shropulos Family Limited Partnership as recorded in Volume 94043, Page 2846, Deed Records, Dallas County, Texas, a total distance of 2132.27 feet to a point for corner, said point being in the south right-of-way line of Wheatland Road (a variable width right-of-way), said point being the northwest corner of said Instrument Number 201600055916 tract;

THENCE with the westerly line of said Instrument #201500029116 tract and the easterly line of said RKCJ LLC tract the following courses and distances:

South 58 degrees 50 minutes 23 seconds West, a total distance of 22.99 feet to a point for corner;

North 30 degrees 26 minutes 17 seconds West, a total distance of 472.69 feet to a point for corner;

North 62 degrees 56 minutes 00 seconds East, a total distance of 17.96 feet to a point for corner;

North 31 degrees 11 minutes 24 seconds West, a total distance of 1205.27 feet to a point for corner, said point being approximately the center line of a creek;

THENCE along said approximately centerline of creek the following courses and distances;

North 18 degrees 56 minutes 06 seconds East, a total distance of 154.49 feet to a point for corner;

North 53 degrees 46 minutes 06 seconds East, a total distance of 203.00 feet to a point for corner;

South 68 degrees 22 minutes 54 seconds East, a total distance of 133.72 feet to a point for corner;

North 86 degrees 02 minutes 06 seconds East, a total distance of 111.50 feet to a point for corner;

North 10 degrees 48 minutes 06 seconds East, a total distance of 107.15 feet to a point for corner;

North 35 degrees 39 minutes 06 seconds East, a total distance of 141.00 feet to a point for corner;

North 78 degrees 20 minutes 06 seconds East, a total distance of 97.05 feet to a point for corner;

North 28 degrees 27 minutes 54 seconds West, a total distance of 140.57 feet to a point for corner;

North 47 degrees 08 minutes 06 seconds East, a total distance of 150.88 feet to a point for corner;

North 31 degrees 12 minutes 06 seconds East, a total distance of 130.56 feet to a point for corner;

North 63 degrees 34 minutes 36 seconds East, a total distance of 134.95 feet to a point for corner;

North 87 degrees 41 minutes 36 seconds East, a total distance of 129.10 feet to a point for corner;

North 03 degrees 13 minutes 36 seconds East, a total distance of 132.20 feet to a point for corner;

North 34 degrees 51 minutes 36 seconds East, a total distance of 164.10 feet to a point for corner;

North 11 degrees 51 minutes 36 seconds East, a total distance of 124.70 feet to a point for corner;

THENCE North 23 degrees 47 minutes 24 seconds West, a total distance of 139.58 feet to a point for corner, said point being in the northerly line of said Instrument Number 201500029116 tract and the southerly line of a tract of land conveyed to the City of Dallas as recorded in Volume 95095, Page 5779, Deed Records, Dallas County, Texas;

THENCE North 54 degrees 24 minutes 43 seconds East, along the northerly line of said Instrument Number 201500029116 tract and along the southerly line of said City of Dallas tract a total distance of 537.89 feet to a point for corner;

THENCE North 32 degrees 43 minutes 59 seconds West, continuing along said common line a total distance of 1.62 feet;

THENCE North 58 degrees 51 minutes 51 seconds East, continuing along said common line and passing along the southerly line of a tract of land conveyed to 154 Lancaster Ltd., as recorded in Volume 98055, Page 0435, Deed Records, Dallas County, Texas, a total distance of 471.29 feet to a point for corner, said point being the northeasterly corner of said Instrument #201500029116 tract;

THENCE South 31 degrees 05 minutes 57 seconds East, departing the southerly line of said 154 Lancaster Ltd. tract along the easterly line of said Instrument Number 201500029116 tract passing along the westerly line of a tract of land conveyed to Camplanc Investments as recorded in Instrument Number 201100097436, Deed Records, Dallas County, Texas and passing along the westerly line of said Proton Properties LLC tract, a total distance of 634.03 feet to a point for corner, said point being the southwesterly corner of said Proton Properties LLC tract, and being a northerly corner of said Instrument Number 201500029116 tract;

THENCE along the northerly line of said Instrument Number 201500029116 tract and the southerly line of said Proton Properties LLC tract the following courses and distances:

North 58 degrees 57 minutes 36 seconds East, a total distance of 894.69 feet to a point for corner;

South 07 degrees 25 minutes 01 seconds East, a total distance of 277.11 feet to a point for corner;

North 82 degrees 34 minutes 59 seconds East, a total distance of 439.00 feet to the POINT OF BEGINNING and containing a total area of 12,245,246.54 square feet, or 281.112 acres of land, more or less.

**PETITION FOR CONSENT TO EXCLUDE LANDS
FROM UNIVERSITY HILLS MUNICIPAL MANAGEMENT DISTRICT**

STATE OF TEXAS §

COUNTY OF DALLAS §

TO THE HONORABLE MAYOR AND
CITY COUNCIL OF THE CITY OF DALLAS, TEXAS: §

VM Fund I, LLC, a Delaware limited liability company, being the holder of title to a majority in value of the land hereinafter described, as such values are indicated by the tax rolls of the central appraisal district of Dallas County, Texas ("Petitioner"), acting pursuant to the provisions of the Section 3947.111, Special District Local Laws Code, respectfully petition for consent to exclude lands from University Hills Municipal Management District (the "District"). In support of this petition, Petitioners show as follows:

I.

The District exists under the terms and provisions of Article XVI, Section 59 and Article III, Sections 52 and 52-a of the Constitution of Texas; Chapter 375, Texas Local Government Code; and Chapter 3947, Texas Special District Local Laws Code. Petitioner is the sole owner and holder of fee simple title to the land sought to be excluded from the District, as indicated by the tax rolls of the central appraisal district of Dallas County, Texas.

II.

The land sought to be excluded from the District contains approximately 8.266 acres of land, more or less, as described in Exhibit "A", attached hereto and incorporated herein by reference, and lies within Dallas County, Texas.

III.

The exclusion of said lands from the District will not impede the ability of the District to accomplish its purposes to, among other things, promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community, by and through the construction, extension, improvement, maintenance and operation of water, sanitary sewer, drainage and road facilities.

WHEREFORE, Petitioners respectfully pray that this petition be granted in all respects and that the City of Dallas give its consent to the exclusion of the aforesaid land from said District.

RESPECTFULLY SUBMITTED this 31 day of July, 2024.

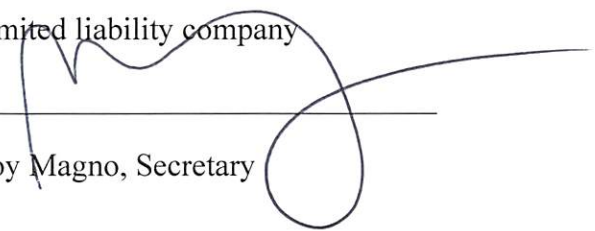
“PETITIONER”

VM FUND I, LLC,

a Delaware limited liability company

By: _____

Roy Magno, Secretary

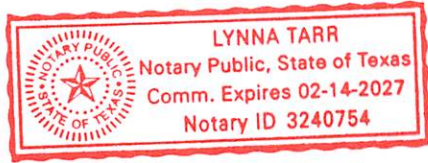


ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on the 31st day of July, 2024, by Roy Magno, Secretary of VM Fund I, LLC, a Delaware limited liability company, on behalf of said limited liability company.



Lynna Tarr

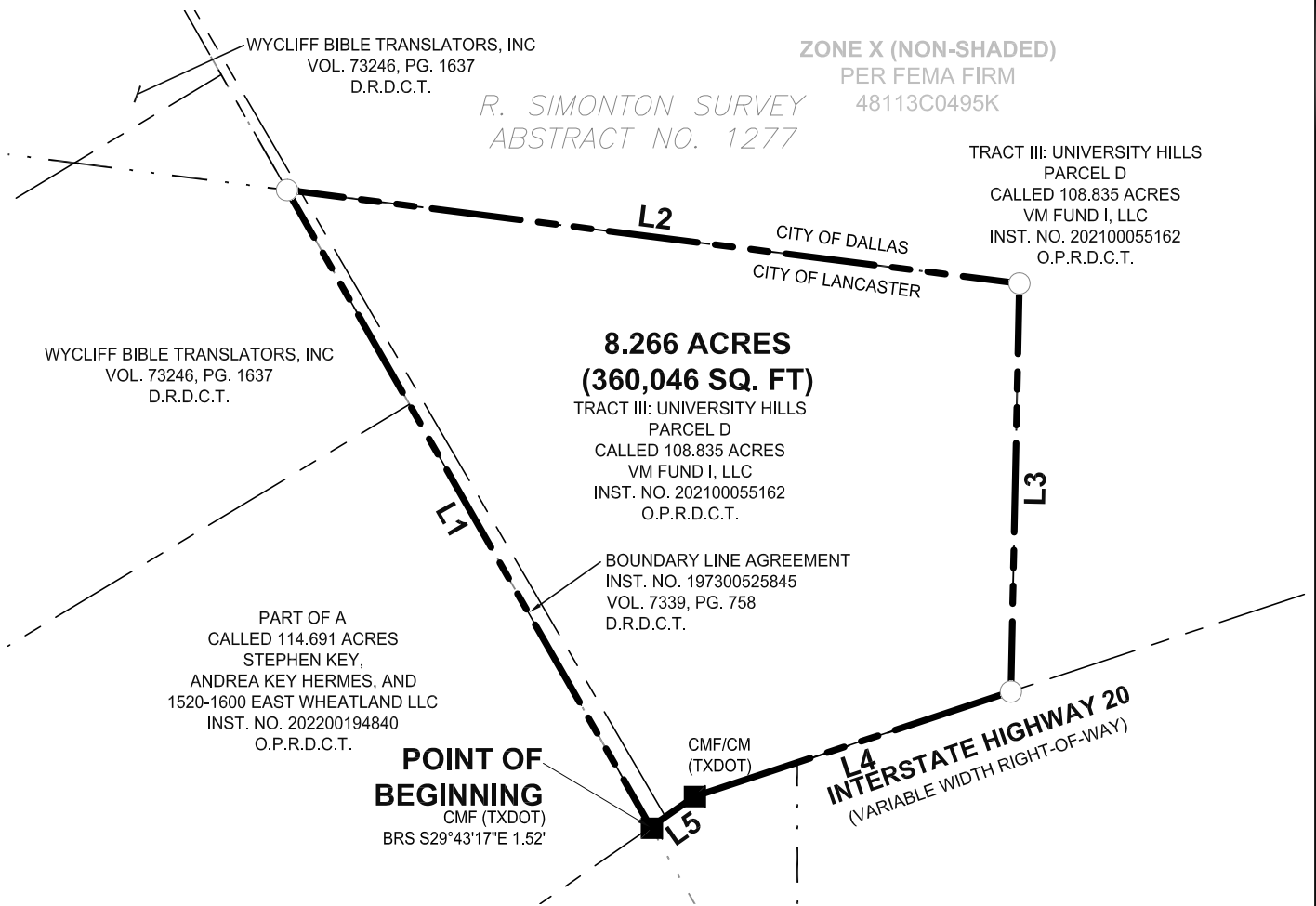
Notary Public in and for the State of Texas

(Notary Seal)

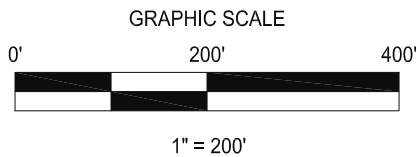
Exhibit A

Description of Property to be Excluded

EXHIBIT _____



LEGEND / ABBREVIATIONS



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N29°43'17"W	822.10'
L2	S82°43'27"E	827.35'
L3	S01°11'31"W	457.56'
L4	S71°38'49"W	373.60'
L5	S55°10'58"W	59.68'

- ADJOINER LINE
- BOUNDARY LINE
- SURVEY/ABSTRACT LINE
- FEMA FLOOD LINE
- IRON ROD FOUND
- CAPPED IRON ROD SET
- ▲ NAIL FOUND
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- CIRS CAPPED IRON ROD SET
- CM CONTROLLING MONUMENT
- POB POINT OF BEGINNING

BOUNDARY EXHIBIT
8.266 ACRES
IN THE R. SIMONTON SURVEY
ABSTRACT NUMBER 1277
CITY OF LANCASTER
DALLAS COUNTY, TEXAS



**CHISHOLM TRAIL
LAND SURVEYING**

TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
INFO@CTLS-LLC.COM
940.367.7188



3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

EXHIBIT _____

LEGAL DESCRIPTION

BEING all that certain tract or parcel of land situated in the R. Simonton Survey, Abstract Number 1277, Dallas County, Texas, and being a portion of a called 108.835 acre tract of land described as Tract III, University Hills Tract D, in the deed to VM Fund I, LLC, recorded in County Clerk's Instrument Number 202100055162, of the Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at point in the South line of said Tract III, in the North right-of-way line of Interstate Highway 35 (variable width), and in the West line of a boundary line agreement recorded in County Clerk's Instrument Number 1973000525848, of said Official Public records, from which a TX-DOT concrete monument found bears South 29°43'17" East, a distance of 1.52 feet;

THENCE North 29° 43' 17" West with the West line of said boundary agreement, a distance of 822.10 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 6677" set (hereinafter referred to as capped iron rod set)

THENCE over and across said Tract III the following courses and distances:

South 82° 43' 27" East, a distance of 827.35 feet to a capped iron rod set;

South 01° 11' 31" West, a distance of 457.56 feet to a capped iron rod set in the South line of said Tract III and in the North right-of-way line of said Interstate Highway 35, and for the Southeast corner of the tract being described herein;

THENCE with the South line of said Tract III and the North right-of-way line of said Interstate Highway 35 the following courses and distances:

South 71° 38' 49" West, a distance of 373.60 feet to a TX-DOT concrete monument found;

South 55° 10' 58" West, a distance of 59.68 feet to the POINT OF BEGINNING and containing 8.266 acres of land, more or less.

SURVEYOR CERTIFICATION

I, Michael R. Kersten, certify that this map or plat was completed and prepared under my direct supervision. The fieldwork was completed on December 13th, 2023.

Date of Plat or Map: April 29th, 2024.

BOUNDARY EXHIBIT

8.266 ACRES

IN THE R. SIMONTON SURVEY
ABSTRACT NUMBER 1277
CITY OF LANCASTER
DALLAS COUNTY, TEXAS

**PRELIMINARY
FOR REVIEW PURPOSES ONLY**

Michael R. Kersten
Registered Professional Land Surveyor
Texas Registration No. 6677



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