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CITY SECRETARY
DALLAS, TEXAS



COUNCIL AGENDA

Public Notice

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POSTED CITY SECRETARY
DALLAS, TEXAS

January 25, 2012

Date

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

General Information

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

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

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

Rules of Courtesy

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

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

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

Informacion General

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

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

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

Reglas de Cortesia

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 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 esté 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 esté presidiendo la sesión a tomar acción." Según la sección 3.3(c) de las reglas de procedimientos del Ayuntamiento.

AGENDA
CITY COUNCIL MEETING
JANUARY 25, 2012
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. Approval of Minutes of the January 11, 2012 City Council Meeting

CONSENT AGENDA

Business Development & Procurement Services

2. Authorize a three-year service contract for on-site service and repair of hydraulic hoses for city vehicles and equipment - JBL Hose Service LLC. dba Pirtek Love Field, lowest responsible bidder of two - Not to exceed \$441,873 - Financing: Current Funds (\$352,400), Water Utilities Current Funds (\$85,473) and Stormwater Drainage Management Current Funds (\$4,000) (subject to annual appropriations)
3. Authorize a three-year service contract for the removal and disposal of water and debris from storage tanks and containment vaults - Agricultural Services, Inc., lowest responsible bidder of six - Not to exceed \$277,249 - Financing: Current Funds (subject to annual appropriations)

CONSENT AGENDA (Continued)**Business Development & Procurement Services** (Continued)

4. Authorize a one-year master agreement for the purchase of twenty-four pieces of fleet equipment - The Around the Clock Freightliner Group, LLC. Dallas Freightliner-Western Star in the amount of \$1,798,234, Southwest International Trucks, Inc. in the amount of \$1,202,683 and B&C Body Company in the amount of \$300,747, lowest responsible bidders of twelve - Total not to exceed \$3,301,664 - Financing: Municipal Lease Agreement Funds (\$2,561,169) and 2010 Equipment Acquisition Notes (\$740,495)
5. Authorize a two-year master agreement for sodium hypochlorite - Petra Chemical Company, lowest responsible bidder of four - Not to exceed \$259,040 - Financing: Current Funds (\$51,800) and Water Utilities Current Funds (\$207,240)
6. Authorize a three-year master agreement for janitorial supplies - Zep Manufacturing Co. in the amount of \$1,463,189, Pollock Paper Co. in the amount of \$1,356,016, Eagle Brush & Chemical, Inc. in the amount of \$667,593, Empire Paper Co. in the amount of \$623,868, Jan Pak in the amount of \$147,889, MANS Distributors, Inc. in the amount of \$23,537, Reclaimed Textiles, Co. in the amount of \$18,826, Nationwide Supplies, LP in the amount of \$6,660 and Be At Ease Medical Equipment, Inc. in the amount of \$1,564, lowest responsible bidders of fifteen - Total not to exceed \$4,309,142 - Financing: Current Funds (\$3,224,197), Aviation Current Funds (\$549,553) and Water Utilities Current Funds (\$535,392)
7. Authorize a three-year concession contract for the operation of the snack vending at City facilities - DeSoto Vending for revenue share of 25%, DFW AmeriTex Vending Company for revenue share of 23% and Six Grand Vending for revenue share of 27.5%, highest responsible bidders of four - Estimated Annual Revenue: \$25,000

Economic Development**Edison/Hi Line Sustainable Development Infrastructure Project**

Note: Item Nos. 8 and 9 must be considered collectively.

8. * Authorize **(1)** an agreement with the North Central Texas Council of Governments and the State of Texas to obtain funding to reimburse a private developer, Lower Oak Lawn Investment, LP for the costs of design and construction of the Edison/Hi Line Sustainable Development Infrastructure Project; and **(2)** the receipt and deposit of funds in the amount of \$1,151,063 from the North Central Texas Council of Governments - Not to exceed \$1,151,063 - Financing: North Central Texas Council of Governments Grant Funds
9. * Authorize **(1)** a development agreement with Lower Oak Lawn Investment, LP for reimbursement of the costs of design and construction of the Edison/Hi Line Sustainable Development Infrastructure Project; and **(2)** the establishment of appropriations in the amount of \$1,151,063 in the COG Sustainable Development Program Fund - Not to exceed \$1,151,063 - Financing: North Central Texas Council of Governments Grant Funds

CONSENT AGENDA (Continued)**Equipment & Building Services**

10. Authorize **(1)** acceptance of the Clean Fleets North Texas Project Grant from the North Central Texas Council of Governments (NCTCOG); and **(2)** execution of the grant agreement - Not to exceed \$28,000 - Financing: Texas Department of Transportation Grant Funds

Fire

11. Authorize **(1)** acceptance of a sub-grant from the University of Washington (Seattle) - Office of Sponsored Programs as funded by the United States Department of Health and Human Services' Center for Disease Control for the Health Promotion Research Center Project for the period September 30, 2011 through September 29, 2012; and **(2)** execution of the subcontract agreement - Not to exceed \$109,500 - Financing: University of Washington (Seattle)/CDC Grant Funds
12. Authorize a standard Memorandum of Agreement between the City and various Texas Emergency Medical Service training programs to provide students seeking State Emergency Medical Technician certification with the required pre-hospital clinical hours of training - Estimated Annual Revenue: \$50,000
13. Authorize **(1)** the acceptance of an agreement for resignation and mutual release with Intermedix from the existing Emergency Medical Service (EMS) billing and collection contract; and **(2)** a two-year collection contract, with three one-year extension options, for the billing, collection and reporting of emergency ambulance fees with the option to include hardware maintenance - Digitech Computer, Inc., through an Interlocal Purchasing Agreement with The City of Plano, Texas - Estimated Net Annual Revenue: \$19,010,000
14. Authorize an increase in the payment to the Texas Commission on Fire Protection for annual certification and testing of uniformed Dallas Fire-Rescue Department personnel as required by the Texas Commission on Fire Protection for the period October 1, 2011 through September 30, 2014 - Not to exceed \$376,000, from \$188,000 to \$564,000 - Financing: Current Funds (subject to annual appropriations)

Housing/Community Services

15. Authorize **(1)** acceptance of the second extension of an HIV/AIDS Health Improvement for Re-entering Ex-Offenders Initiative Grant (HIRE) from the U.S. Department of Health and Human Services to continue coordinating a pre- and post-release system for 525 HIV/AIDS diagnosed Impact Offenders in the City of Dallas for the period September 1, 2011 through August 31, 2012; and **(2)** execution of the grant agreement - Not to exceed \$247,311 - Financing: U.S. Department of Health and Human Services Grant Funds

CONSENT AGENDA (Continued)**Park & Recreation**

16. Authorize a professional services contract with Good, Fulton & Farrell Architects for schematic design through construction administration services for a new livestock arena at Fair Park located at 1419 South Washington Avenue - Not to exceed \$869,465 - Financing: 2006 Bond Funds
17. Authorize a professional services contract with Kevin Sloan Studio, LLC for site analysis and a park development plan at Exposition Plaza between Exposition and Canton Streets - Not to exceed \$35,000 - Financing: 2006 Bond Funds
18. Authorize a five-year maintenance agreement, with one five-year renewal option, with the Friends of Buckner Park for maintenance at Buckner Park located at 4550 Worth Street - Financing: No cost consideration to the City
19. Authorize a decrease in the contract with Wall Enterprises to reflect a credit for removal of asphalt paving and for additional bollards at the parking lot, trees and sidewalk replacement at Daniieldale Park located at 500 West Wheatland Road - Not to exceed (\$8,320), from \$402,254 to \$393,934 - Financing: 2003 Bond Funds
20. Authorize an increase in the contract with C. Green Scaping, LP for additional landscaping, irrigation and bleacher renovation at Randall Park located at 100 South Glasgow Drive - Not to exceed \$41,164, from \$1,990,347 to \$2,031,511 - Financing: 2006 Bond Funds (\$20,582) and Capital Gifts, Donation and Development Funds (\$20,582)
21. Authorize an increase in the contract with Rogers-O'Brien Construction Company, Ltd. for waste haul-off and additional materials handling resulting from site grading at Elm Fork Athletic Complex located at 2100 Walnut Hill Lane - Not to exceed \$662,316, from \$15,712,123 to \$16,374,439 - Financing: 2006 Bond Funds
22. Authorize an increase in the contract with Wadsworth Golf Construction Company for various improvements to include a new fire lane, fencing and gates, additional backflow preventer, and other code requirement items at Stevens Park Golf Course located at 1005 North Montclair Avenue - Not to exceed \$66,839, from \$8,465,177 to \$8,532,016 - Financing: 2006 Bond Funds
23. Authorize Supplemental Agreement No. 1 to the professional services contract with Jacobs Engineering Group, Inc. for additional electrical lighting design for implementation of the White Rock Lake Lighting Master Plan at White Rock Lake East Lawther Trail - Not to exceed \$91,090, from \$294,375 to \$385,465 - Financing: 2006 Bond Funds

CONSENT AGENDA (Continued)**Park & Recreation** (Continued)

24. Authorize Supplemental Agreement No. 11 to the design-build contract with Heery International, Inc. to establish the Guaranteed Maximum Price No. 11 for design services to include evaluation of domestic water system, review of existing sound system coverage, analysis of pre-wired cabling system and evaluation of electrical system, including recommended solutions and associated costs, at the Cotton Bowl Stadium in Fair Park located at 3750 Midway Plaza - Not to exceed \$190,390, from \$57,500,333 to \$57,690,723 - Financing: Fair Park Improvement Funds

Police

25. Authorize **(1)** an application for and acceptance of the Criminal Justice Division NIBIN Program Coverdell Grant from the Office of the Governor, to provide aid in finding crime linkages and provide additional resources to the NIBIN Program, for the period of October 1, 2011 through June 30, 2012; and **(2)** execution of the grant agreement - Not to exceed \$275,185 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds
26. Authorize **(1)** the application for and acceptance of the 2011 Project Safe Neighborhood/Anti-Gang initiative grant in the amount of \$5,000 from the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance for Gang Unit officer overtime reimbursement to combat gangs, guns and drug activity for the period January 1, 2012 through February 28, 2013; **(2)** an In-Kind contributions match in the amount of \$1,448; and **(3)** execution of the grant agreement - Total not to exceed \$6,448 - Financing: U.S. Department of Justice Grant Funds (\$5,000) and Current Funds (\$1,448)

Public Works Department

27. Authorize approval of the recommended plan for the proposed alignment of North Beckley Avenue at West Commerce Street, from its current alignment to the proposed alignment - Financing: No cost consideration to the City
28. Authorize transfer of crossing identification 414823N and crossing identification 414822G, located on Oak Downs Avenue and Walters Lane respectively, from the North Central Texas Council of Governments' Regional Railroad Crossing Banking Program from the City of Dallas to Collin County for the purpose of establishing a new railroad crossing on Collin County's Outer Loop Segment 1 - Financing: No cost consideration to the City
29. Authorize a contract with C.D. Henderson Construction Group, LLC, best value proposer of thirteen, for the construction of renovations to the Polk Wisdom Branch Library located at 7151 Library Lane - Not to exceed \$2,915,000 - Financing: 2006 Bond Funds

CONSENT AGENDA (Continued)**Public Works Department** (Continued)

30. Authorize an increase in the construction services contract with DMI Corp., Decker Mechanical to supply and install a replacement emergency generator at the Northeast Police Station located at 9915 East Northwest Highway - Not to exceed \$71,652, from \$476,250 to \$547,902 - Financing: 2006 Bond Funds
31. Authorize an increase in the construction services contract with DMI Corp., Decker Mechanical to provide water filtration for the chilled water loop at the Dallas Convention Center - Not to exceed \$83,254, from \$1,402,328 to \$1,485,582 - Financing: 2009 Convention Center Revenue Bonds
32. Authorize an increase in the construction services contract with Lee Lewis Construction, Inc. for waterproofing, structural, mechanical, electrical, plumbing, fire proofing, and interior material enhancements to the construction of the Upper Level D Meeting Rooms at the Dallas Convention Center - Not to exceed \$325,669, from \$14,115,836 to \$14,441,505 - Financing: 2009 Convention Center Revenue Bonds
33. Authorize **(1)** street paving, storm drainage, water and wastewater main improvements for Riseden Drive from Winding Rose Trail to Hillcrest Road; provide for partial payment of construction cost by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law; and **(2)** a benefit assessment hearing to be held on March 28, 2012, to receive comments - Financing: No cost consideration to the City
34. Authorize **(1)** street paving, storm drainage, water and wastewater main improvements for Street Group 06-451; provide for partial payment of construction cost by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law; and **(2)** a benefit assessment hearing to be held on March 28, 2012, to receive comments (list attached) - Financing: No cost consideration to the City

Sustainable Development and Construction

35. Authorize settlement in lieu of proceeding with condemnation of two tracts of land containing a total of approximately 6,800 square feet improved with a single-family dwelling from Catalina Zuniga located near the intersection of Peabody Avenue and Edgewood Street for Fire Station No. 6 - Not to exceed \$39,500 (\$38,000 plus closing costs and title expenses not to exceed \$1,500) - Financing: 2006 Bond Funds
36. Authorize settlement in lieu of proceeding with condemnation of a tract of land containing approximately 16,470 square feet from Sorcey Mountain Creek Joint Venture, located near the intersection of Sorcey Road and Mountain Creek Parkway for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$58,590 (\$55,000 plus closing costs and title expenses not to exceed \$3,590) - Financing: Water Utilities Capital Improvement Funds

CONSENT AGENDA (Continued)**Trinity Watershed Management**

37. Authorize a professional services contract with Nathan D. Maier Consulting Engineers, Inc. for the engineering design of various storm drainage improvements in the West Dallas Eagle Ford Sump Basin area - Not to exceed \$421,950 - Financing: 2006 Bond Funds

Water Utilities

38. Authorize an Interlocal Agreement with Dallas County Park Cities Municipal Utility District ("DCPCMUD") and the City of Grapevine (Grapevine) for the sharing of cost to perform a volumetric survey on Grapevine Lake - Not to exceed \$4,524 - Financing: Water Utilities Current Funds
39. Authorize Utility Adjustment Agreement Amendment No. 2 with LBJ Infrastructure Group LLC and Trinity Infrastructure, LLC for additional work associated with water and wastewater main relocations and adjustments in Interstate Highway 635 (Lyndon B. Johnson Freeway) from Luna Road to U.S. Highway 75 (Central Expressway) and in Interstate Highway 35E (Stemmons Freeway) from Northwest Highway to Valwood Parkway, in Segments 1, 2, and 3, for the Interstate Highway 635 Managed Lanes Project - Not to exceed \$91,204 - Financing: Water Utilities Current Funds (\$48,004) (to be reimbursed by LBJ Infrastructure Group LLC and Trinity Infrastructure, LLC) and Water Utilities Capital Improvement Funds (\$43,200)
40. Authorize a professional services contract with Jacobs Engineering Group Inc. to provide engineering services for the rehabilitation of the Central Wastewater Treatment Plant White Rock Primary Clarifiers 1 - 6 and the wastewater collection system Five Mile Junction Structure - Not to exceed \$2,710,286 - Financing: Water Utilities Capital Improvement Funds

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

41. Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)
42. A resolution waiving the board and commission term-limit restriction in Section 8-1.5 of Chapter 8 of the Dallas City Code that prevents Gail Sachson from being re-nominated to the Cultural Affairs Commission Adjunct Panel due to the number of consecutive terms already served - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

City Secretary's Office (Continued)

Note: If Agenda Item Nos. 43, 44, 45 & 46 pass, Council will not consider Agenda Item No. 47.

Dallas/Fort Worth International Airport Board of Directors

- 43. * Consideration of Appointment No. 1 to the Dallas/Fort Worth International Airport Board of Directors (two-year term ending January 31, 2014) (Closed Session, if necessary, Personnel, Sec. 551 .074, T.O.M.A.) (List of nominees in the City Secretary's Office)
- 44. * Consideration of Appointment No. 2 to the Dallas/Fort Worth International Airport Board of Directors (two-year term ending January 31, 2014) (Closed Session, if necessary, Personnel, Sec. 551 .074, T.O.M.A.) (List of nominees in the City Secretary's Office)
- 45. * Consideration of Appointment No. 3 to the Dallas/Fort Worth International Airport Board of Directors (two-year term ending January 31, 2014) (Closed Session, if necessary, Personnel, Sec. 551 .074, T.O.M.A.) (List of nominees in the City Secretary's Office)
- 46. * Consideration of Appointment No. 4 to the Dallas/Fort Worth International Airport Board of Directors (an unexpired two-year term ending January 31, 2013) (Closed Session, if necessary, Personnel, Sec. 551.074, TO.M.A.) (List of nominees in the City Secretary's Office)

ITEMS FOR FURTHER CONSIDERATION

City Secretary's Office

Note: If Agenda Item Nos. 43, 44, 45 & 46 pass, Council will not consider Agenda Item No. 47.

- 47. Consideration of appointments to the Dallas/Fort Worth International Airport Board of Directors for Places 1, 4, 6 and 9 (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) (List of nominees in the City Secretary's Office)

City Attorney's Office

- 48. Authorize settlement of a claim filed by Maria Cardenas, Claim No. 08208894 - Not to exceed \$9,700 - Financing: Current Funds

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

ITEMS FOR FURTHER CONSIDERATION (Continued)–

Sustainable Development and Construction

49. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Auto Latin, Inc. of approximately 20,643 square feet of land located near the intersection of Walton Walker Boulevard and Keeneland Parkway for the Fire Station No. 50 Project - Not to exceed \$209,656 (\$207,156 plus closing costs and title expenses not to exceed \$2,500) - Financing: 2006 Bond Funds

DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development**Fort Worth Avenue TIF District**

Note: Item Nos. 50 and 51
must be considered collectively.

50. * Authorize **(1)** a development agreement with The Park at Kessler, LP and/or its affiliates in an amount not to exceed \$7,500,000 payable from future Fort Worth Avenue TIF District funds in consideration of the development of The Collective in Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District); and **(2)** the Fort Worth Avenue TIF District Board of Directors to dedicate up to \$7,500,000 from future Fort Worth Avenue TIF revenues in accordance with the development agreement - Not to exceed \$7,500,000 - Financing: Fort Worth Avenue TIF District Funds
51. * A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District) to reimburse The Park at Kessler, LP and/or its affiliates for eligible expenditures pursuant to the development agreement up to \$7,500,000 for certain improvements related to the development of The Collective in the Fort Worth Avenue TIF District - Financing: No cost consideration to the City

Progressive Steel and Wire LLC

Note: Item Nos. 52 and 53
must be considered collectively.

52. * Authorize a Chapter 380 economic development grant agreement pursuant to the Public/Private Partnership Program with Progressive Steel and Wire LLC associated with the location/expansion of the company's operation in Dallas - Not to exceed \$40,000 - Financing: Public/Private Partnership Funds
53. * Authorize a 50 percent business personal property tax abatement agreement for five years with Progressive Steel and Wire LLC and Master Halco, Inc., both subsidiaries of PrimeSource Building Products, located at 8330 Lovett Avenue in Dallas - Revenue: First year revenue estimated at \$11,995; five-year revenue estimated at \$59,775 (Estimated revenue foregone for five-year business personal property tax abatement estimated at \$59,775)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

Note: Item Nos. 54 and 55 must be considered collectively.

TRT Holdings, Inc.

- 54. * Authorize a real property tax abatement agreement with TRT Holdings, Inc. and/or its affiliates and subsidiaries located at 4001 Maple Avenue in the amount of 90 percent on the added value to the real property for ten years in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$25,504; ten-year revenue estimated at \$255,040 (Estimated revenue forgone for a ten-year new real property abatement estimated at \$2,295,360)
- 55. * Authorize a Chapter 380 economic development grant agreement with TRT Holdings, Inc. and/or its affiliates and subsidiaries related to the relocation of its corporate headquarters to 4001 Maple Avenue, Dallas, Texas 75219, pursuant to Chapter 380 of the Texas Local Government Code in accordance with the City's Public/Private Partnership Program - Not to exceed \$200,000 - Financing: Public/Private Partnership Funds

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT

- 56. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use of less than 3,500 square feet on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the south corner of Forney Road and Lawnview Avenue
Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval for a two-year period, subject to a site plan and conditions
Z101-258(MG)
- 57. A public hearing to receive comments regarding an application for and an ordinance granting a D-1 Liquor Control Overlay and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use of less than 3,500 square feet on property zoned a MU-1 Mixed Use District with a D Liquor Control Overlay on the southwest corner of South Zang Boulevard and West Suffolk Avenue
Recommendation of Staff and CPC: Approval of the D-1 Liquor Control Overlay and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions
Z101-352(MG)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)**Sustainable Development and Construction (Continued)**ZONING CASES - CONSENT (Continued)

58. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bail bonds office on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, at the west corner of Riverfront Boulevard and Bessemer Street
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewal for additional two-year periods, subject to a site plan and conditions
Z101-355(RB)
59. A public hearing to receive comments regarding an application for and an ordinance granting the amendment to and renewal of Specific Use Permit No. 1653 for an outside industrial potentially incompatible use on property zoned an IM Industrial Manufacturing District with deed restrictions, on the north side of Mañana Street, west of Newkirk Street
Recommendation of Staff and CPC: Approval for a three-year period, subject to a site plan and conditions
Z101-359(MG)
60. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a Child-care facility on property zoned an D(A) Duplex District, on the northwest corner of Webb Chapel Road and Park Lane
Recommendation of Staff and CPC: Approval for a three-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions
Z101-387(RB)
61. A public hearing to receive comments regarding an application for and an ordinance granting an amendment the conditions of Subdistrict 1 within Planned Development District No. 691 on the northwest corner of Greenville Avenue and Lewis Street
Recommendation of Staff and CPC: Approval, subject to conditions
Z101-395(MW)
62. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an open enrollment charter school on property zoned an MC-3 Multiple Commercial District, on the north side of Frankford Road between Coit Road and Waterview Parkway
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, revised traffic management plan and conditions
Z112-101(WE)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)**Sustainable Development and Construction** (Continued)ZONING CASES - CONSENT (Continued)

63. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 280, on the east side of North Central Expressway, south of Walnut Hill Lane
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z112-102(JH)
64. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a Community Service Center and Group Residential Facility on property zoned Planned Development District No. 539 for CR Community Retail District uses and a Group Residential Facility by Specific Use Permit on the northeast corner of Graham Avenue and Philip Avenue
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for additional five-year periods, subject to a site plan and conditions
Z112-104(MW)
65. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an open enrollment charter school on property zoned an R-7.5(A) Single Family District, on the southeast corner of Military Parkway and Delafield Lane
Recommendation of Staff and CPC: Approval for a three-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan, traffic management plan, and conditions
Z112-113(RB)

ZONING CASES - INDIVIDUAL

66. A public hearing to receive comments regarding an application for and an ordinance granting for a Planned Development District for a public school other than an open-enrollment charter school and D(A) Duplex District uses on property zoned an D(A) Duplex District and a CS Commercial Service District on the south corner of South Barry Avenue and Philip Avenue, and certain lots in an area generally bounded by South Fitzhugh Avenue, Philip Avenue, South Barry Avenue and Gurley Avenue
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan, traffic management plan and conditions
Z101-342(WE)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)**Sustainable Development and Construction (Continued)**ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

67. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an open enrollment charter school or private school on property zoned an R-10(A) Single Family District on the northwest corner of South Westmoreland Road and Blue Ridge Boulevard
Recommendation of Staff: Approval for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan/traffic management plan and conditions
Recommendation of CPC: Approval for a three-year period, subject to a site plan/traffic management plan and conditions
Z090-258(WE)
Note: This item was considered by the City Council at a public hearing on December 14, 2011, and was taken under advisement until January 25, 2012, with the public hearing open.

DESIGNATED ZONING CASES - INDIVIDUAL

68. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for Multifamily District uses on property zoned an MF-2(A) Multifamily District on the southeast side of Capitol Avenue between Garrett Avenue and Bennett Avenue
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z101-321(MW)
69. A public hearing to receive comments regarding an application for and an ordinance granting for a Planned Development District for MU-3 Mixed Use District uses on property zoned an IM Industrial Manufacturing District, MU-2 Mixed Use District and Planned Development District No. 547, on the northeast line of Forest Park Road, northwest of Stutz Drive
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions
Z101-354(MG)
70. A public hearing to receive comments regarding an application for and an ordinance granting of a Planned Development Subdistrict for multiple family uses on property zoned an O-2 Office Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Carlisle Street, southwest of Bowen Street
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions
Z112-106(WE)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS

Housing/Community Services

71. A public hearing to receive comments on the proposed City of Dallas submission of an application to the U.S. Department of Housing and Urban Development (HUD) for a Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program loan in an amount not to exceed \$13,350,000 to fund a loan for PC LH Land Partners, LP, its affiliates or assigns, for construction of commercial buildings and parking structure, sitework, loan interest reserve, and financing costs for public offering for development of Phase I of the Lake Highlands Town Center Project including approximately 165,000 square feet of commercial space located in the 7140 to 7160 blocks of Skillman Street; and at the close of the public hearing, authorize **(1)** submission of an application to HUD for a CDBG Section 108 Guarantee Loan Program loan for PC LH Land Partners, LP in an amount not to exceed \$13,350,000; and **(2)** the City Manager to submit the application and take necessary actions in connection with the application submission - Financing: No cost consideration to the City

Street Group 06-451
Agenda Item #34

<u>Project</u>	<u>Limits</u>	<u>Council District</u>
Ranier Street	from Mary Cliff Road to North Rosemont Avenue to North Montclair Avenue	3
Woodway Drive	from Fountaindale Drive to Dead-end	8

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

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.