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CITY SECRETARY
DALLAS, TEXAS



COUNCIL AGENDA

Public Notice

120345

POSTED CITY SECRETARY
DALLAS, TX

April 11, 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 Secretaria 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 cortesia 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
WEDNESDAY, APRIL 11, 2012
ORDER OF BUSINESS

Agenda items for which individuals have registered to speak will be considered no earlier than the time indicated below:

9:00 a.m. **INVOCATION AND PLEDGE OF ALLEGIANCE**

SPECIAL PRESENTATION

Gil Penalosa

Executive Director, 8-80 Cities

OPEN MICROPHONE

MINUTES

Item 1

CONSENT AGENDA

Items 2 - 28

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 29 - 40

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 41 - 54

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

AGENDA
CITY COUNCIL MEETING
APRIL 11, 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 March 28, 2012 City Council Meeting

CONSENT AGENDA

Business Development & Procurement Services

2. Authorize a one-year service contract to provide micro-surfacing and slurry seal for Street Services - Viking Construction, Inc. in the amount of \$2,215,500 and NyMac Enterprises, Inc. in the amount of \$1,069,200, lowest responsible bidders of three - Total not to exceed \$3,284,700 - Financing: Current Funds
3. Authorize a three-year service contract for truck scale repair and maintenance for Sanitation Services and Fire-Rescue - Nicol Scales, L.P., lowest responsible bidder of three - Not to exceed \$164,965 - Financing: Current Funds (subject to annual appropriations)
4. Authorize a three-year service contract for upgrades, maintenance and support for Bentley software used for computer aided design for capital improvement projects - Bentley Systems, Inc., through the General Services Administration - Not to exceed \$140,760 - Financing: Current Funds (\$43,350), Water Utilities Current Funds (\$80,400) and Stormwater Drainage Management Current Funds (\$17,010) (subject to annual appropriations)

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

5. Authorize **(1)** a five-year service contract for workers' compensation third party claims administration and related medical cost containment services in the amount of \$5,872,285; and **(2)** a software use and hosting agreement for a Risk Management Information System used in the tracking and reporting of general liability claims data in the amount of \$98,000 - Tristar Risk Management Services, most advantageous proposer of seven - Total not to exceed \$5,970,285 - Financing: Current Funds (subject to appropriations)
6. Authorize a two-year master agreement for asphalt emulsion to be used by Street Services - Performance Grade Asphalt, LLC in the amount of \$360,000 and Heartland Asphalt Materials, Inc. in the amount of \$285,000, lowest responsible bidders of three - Total not to exceed \$645,000 - Financing: Current Funds
7. Authorize a two-year master agreement for construction project signs to be utilized citywide - Dallas Lite & Barricade, lowest responsible bidder of four - Not to exceed \$131,719 - Financing: Water Utilities Current Funds
8. Authorize a three-year master agreement for aggregate materials to be utilized citywide - Martin Marietta Materials in the amount of \$1,981,778, Hanson Aggregates LLC in the amount of \$1,361,495, Earth Haulers, Inc. in the amount of \$1,052,961, TXI Operations, LP in the amount of \$384,640, Southwest Crushing in the amount of \$189,925 and Winfield Solutions, LLC in the amount of \$36,375, lowest responsible bidders of six - Total not to exceed \$5,007,173 - Financing: Current Funds (\$2,351,525), Water Utilities Current Funds (\$1,753,639), Stormwater Drainage Management Current Funds (\$888,300) and Aviation Current Funds (\$13,709)
9. Authorize a three-year master agreement for bulk Portland type 1 cement to be utilized by Street Services - Holcim, Inc., lowest responsible bidder of two - Not to exceed \$797,400 - Financing: Current Funds
10. Authorize a three-year master agreement for laboratory supplies and equipment to be utilized by Water Utilities and Police - Taylor Distribution Group in the amount of \$3,360,339, Fox Scientific in the amount of \$372,560, HD Supply Facilities Maintenance Ltd. dba Usabluebook in the amount of \$312,402, Hach Company in the amount of \$217,806, Sirchie Acquisition Co, LLC in the amount of \$98,995, Cole Parmer Instrument Company in the amount of \$97,167, Environmental Express, Inc. in the amount of \$22,082 and Safariland, LLC in the amount of \$15,225, lowest responsible bidders of eight - Total not to exceed \$4,496,576 - Financing: Water Utilities Current Funds (\$4,267,334) and Current Funds (\$229,242)
11. Authorize a three-year master agreement for printed utility bill inserts - Slocum Printing, Inc, lowest responsible bidder of five - Not to exceed \$577,463 - Financing: Water Utilities Current Funds

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

12. Authorize a three-year master agreement for sodium hexametaphosphate - F2 Industries, LLC, lowest responsible bidder of six - Not to exceed \$206,505 - Financing: Water Utilities Current Funds
13. Authorize a five-year master agreement for traffic cones and other traffic control accessories - Wenzel Wenzel & Associates, Inc. in the amount of \$1,367,448 and BKW Environmental in the amount of \$10,015, lowest responsible bidders of three - Total not to exceed \$1,377,463 - Financing: Current Funds (\$910,232) and Water Utilities Current Funds (\$467,231)

City Attorney's Office

14. Authorize settlement of a claim filed by Christopher Johnson, Claim No. 12-00016-01-30 - Not to exceed \$12,100 - Financing: Current Funds
15. Authorize settlement of the lawsuit styled Southwestern Bell Telephone Company d/b/a AT&T Texas v. City of Dallas, Texas, Cause No. 11-08546-B - Not to exceed \$55,000 - Financing: Current Funds
16. Authorize settlement of the lawsuit styled Mohammad Roba and Barbara Griffiths v. City of Dallas, Cause No. CC-11-04227-E - Not to exceed \$8,000 - Financing: Current Funds
17. Authorize two-year agreements for co-bond counsel services with McCall, Parkhurst & Horton, L.L.P. and Escamilla Poneck & Cruz, LLP (f/k/a Escamilla & Poneck, Inc.) (Team A) and Bracewell & Giuliani LLP and West and Associates, L.L.P. (Team B) to extend the term of the engagement for a two-year period from February 28, 2012 through February 28, 2014 - Financing: Bond and co-bond counsel fees to be paid from bond proceeds and Water Utilities Current Funds, contingent upon completion of each bond sale

City Controller's Office

18. Authorize the preparation of plans for the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2012 in an amount not to exceed \$25,500,000; for renovations to the Cotton Bowl and enacting other provisions in connection therewith - Financing: This action has no cost consideration to the City

Office of Management Services

19. Authorize the City Manager to execute an amendment to the mineral lease by and between the City of Dallas, the City of Fort Worth, the Dallas/Fort Worth International Airport Board, and Chesapeake Exploration LLC ("Lease") that is necessary to effect a partial settlement of disputes that arose under the Lease - Financing: No cost consideration to the City

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

20. Authorize a one-year Interlocal Agreement with Dallas County Schools Transportation to transport participants to various programs and activities for the period May 12, 2012 through May 11, 2013 - Total not to exceed \$224,110 - Financing: Current Funds (\$165,360) (subject to appropriations), 2011-12 Community Development Block Grant Funds (\$43,750) and Junior Golf Program Trust Funds (\$15,000) (subject to appropriations)

Public Works Department

21. Authorize a boundary adjustment agreement with the City of Carrollton on property located along Midway Road from President George Bush Turnpike to the A.T. & S.F. Railroad, Rosemeade Parkway from Galloway Lane to Midway Road, Kelly Boulevard from north of Michaelangelo Drive to Rosemeade Parkway, and Trinity Mills Road from Midway Road to Vail Street - Financing: No cost consideration to the City
22. Authorize a contract with SYB Construction Company, Inc., lowest responsible bidder of eight, for the reconstruction of street paving, storm drainage, streetscape, landscape, pedestrian and street lights, and water and wastewater main improvements for Bexar Street, Phase II from C. F. Hawn Freeway (U.S. 175) to Carlton Garrett Street / Municipal Street - Not to exceed \$4,083,671 - Financing: 2003 Bond Funds (\$2,688,615), 2006 Bond Funds (\$400,000), Water Utilities Capital Construction Funds (\$9,500) and Water Utilities Capital Improvement Funds (\$985,556)
23. Authorize an increase in the construction contract with Ark Contracting Services, LLC for the addition of Mockingbird Bridge over Fisher Road/Rush Creek Project to the Bridge Repair and Modification Group 10-01 - Not to exceed \$177,561, from \$1,337,566 to \$1,515,127 - Financing: 2005 Certificates of Obligation (\$81,615), Water Utilities Capital Construction Funds (\$3,500) and Water Utilities Capital Improvement Funds (\$92,446)
24. Authorize an increase in the construction contract with Lee Lewis Construction, Inc. for fifteen graphic banners for the Lobby A and A/B Prefunction Interior Improvement Project at the Dallas Convention Center - Not to exceed \$41,197, from \$1,263,000 to \$1,304,197 - Financing: 2009 Convention Center Revenue Bonds

Sustainable Development and Construction

25. Authorize an Interlocal Agreement with the North Central Texas Council of Governments and Dallas Area Rapid Transit (DART) to detail agency roles and responsibilities related to procurement and financial matters for implementation of the TIGER Grant funded Dallas Streetcar Project (Union Station to North Oak Cliff) - Financing: No cost consideration to the City
26. Authorize moving expense and replacement housing payments for Pedro Davila in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 906 Packard Street for future City facilities - Not to exceed \$35,200 - Financing: 2006 Bond Funds

CONSENT AGENDA (Continued)

Sustainable Development and Construction (Continued)

27. Authorize moving expense and replacement housing payments for Catalina Zuniga as a result of an official written offer of just compensation to purchase real property at 2312 Peabody Avenue for the Fire Station No. 6 Project - Not to exceed \$42,200 - Financing: 2006 Bond Funds
28. Authorize moving expense and replacement housing payments for Gwendolyn Williams as a result of an official written offer of just compensation to purchase real property at 2437 Hooper Street for the Bexar Street Redevelopment Project - Not to exceed \$54,100 - Financing: 2006 Bond Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

29. 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)
30. Authorize a resolution establishing the process for selecting individuals to serve on the Dallas Area Rapid Transit Board of Directors - Financing: No cost consideration to the City

Sustainable Development and Construction

31. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Ruth Ferguson aka Ruth Ellen Ferguson, Don Ray Ferguson, Ronald James Ferguson, Rickey Bernard Ferguson, Tamara Leashawn Ferguson and Geneva Anderson of approximately 6,585 square feet of land located near Luzon and Dutch Harbor Streets for the Luzon to Corregidor Street Connector Project - Not to exceed \$11,500 (\$10,000 plus closing costs and title expenses not to exceed \$1,500) - Financing: 2003 Bond Funds
32. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Sun NLF Limited Partnership of approximately 13,128 square feet of land located near Wheatland and Lancaster Roads for the Wheatland Road Improvement Project - Not to exceed \$12,500 (\$11,000 plus closing costs and title expenses not to exceed \$1,500) - Financing: 2003 Bond Funds
33. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from 261 CW Springs, Ltd. of approximately 14,970 square feet of land located near the intersection of Wheatland and Lancaster Roads for the Wheatland Road Improvement Project - Not to exceed \$14,500 (\$12,000 plus closing costs and title expenses not to exceed \$2,500) - Financing: 2006 Bond Funds

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)**Sustainable Development and Construction** (Continued)

34. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from RKCJ, LLC of approximately 25,727 square feet of land located near Lancaster and Wheatland Roads for the Wheatland Road Improvement Project - Not to exceed \$23,500 (\$21,000 plus closing costs and title expenses not to exceed \$2,500) - Financing: 2003 Bond Funds
35. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Sun NLF Limited Partnership of approximately 28,795 square feet of land located near Lancaster Road and Plaza Boulevard for the Wheatland Road Improvement Project - Not to exceed \$38,500 (\$36,000 plus closing costs and title expenses not to exceed \$2,500) - Financing: 2003 Bond Funds
36. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from King E. Rhodes of approximately 65,699 square feet of land located near Lancaster and Wheatland Roads for the Wheatland Road Improvement Project - Not to exceed \$57,000 (\$53,000 plus closing costs and title expenses not to exceed \$4,000) - Financing: 2003 Bond Funds
37. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Crescent Real Estate Equities Limited Partnership of approximately 73,808 square feet of land located near Wheatland and Lancaster Roads for the Wheatland Road Improvement Project - Not to exceed \$62,500 (\$59,000 plus closing costs and title expenses not to exceed \$3,500) - Financing: 2003 Bond Funds

DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

38. Authorize a public hearing to be held on April 25, 2012 to receive comments to consider an amendment to the Tax Increment Financing Reinvestment Zone Number Two (Cityplace Area TIF District) Project Plan and Reinvestment Zone Financing Plan (Project Plan) to: **(1)** increase the total Cityplace Area TIF budget from \$22,230,084 NPV (\$43,275,414 total dollars) to \$23,694,610 (\$46,126,414 total dollars); **(2)** approve a Grant Program and funding in the amount of \$1,464,526 NPV (\$2,851,000 total dollars) for such program; **(3)** decrease the Street, Utility and Intersection Improvements category from \$7,523,175 NPV (\$22,067,889 total dollars) to \$7,420,902 (\$21,767,889 total dollars); **(4)** increase the Extension of the McKinney Avenue Trolley category from \$1,000,000 NPV (\$1,000,000 total dollars) to \$1,102,273 (\$1,300,000 total dollars); and **(5)** approve all related matters hereto to reflect these amendments under the authority of the Tax Increment Financing Act, as amended (V.T.C.A, Tax Code Chapter 311); and at the close of the public hearing, consideration of an ordinance amending Ordinance No. 21465, as amended to reflect these amendments - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

39. Authorize a Chapter 380 economic development grant agreement with Thrash Memorial Funeral Home, LLC to complete funding for costs related to the renovation and reuse of commercial property located at 4830 South Lancaster Road in Dallas, Texas - Not to exceed \$65,000 - Financing: Public/Private Partnership Funds
40. Authorize a business loan to Eric Byrd dba MLK Business Center to renovate and convert real property into office space located at 2822 Martin Luther King, Jr. Boulevard, Dallas, Texas - Not exceed \$50,000 - Financing: South Dallas/Fair Park Trust Funds

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT

41. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1411 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District on the south side of Bruton Road, between Las Cruces Lane and Alhambra Street
Recommendation of Staff and CPC: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan and conditions
Z112-103(WE)
42. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 605 with 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 greater than 3,500 square feet on the southwest corner of Buckner Boulevard and Samuell Boulevard
Recommendation of Staff: Approval of an amendment to Planned Development District No. 605, subject to a conceptual plan and conditions and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewal of additional five-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval of an amendment to Planned Development District No. 605, subject to a conceptual plan and conditions and approval of a Specific Use Permit for a four-year period, subject to a site plan and conditions
Z112-138(JH)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - CONSENT (Continued)

43. 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 greater than 3,500 square feet on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the northeast corner of East Overton Road and Ramona Avenue
Recommendation of Staff: Approval of a 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
Recommendation of CPC: Approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for a two-year period with eligibility for one automatic renewal for an additional three-year period, subject to a site plan and conditions
Z112-162(MW)
44. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to the Phase I portion of Planned Development Subdistrict No. 20 for certain GR General Retail Subdistrict Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the east corner of Oak Lawn Avenue and Gillespie Street
Recommendation of Staff and CPC: Approval, subject to a development/landscape plan and conditions
Z112-163(RB)
45. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1548 for an open-enrollment charter school on property zoned an IR Industrial Research District on the west and north side of Forestgate Drive, north of Forest Lane
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan, traffic management plan, and conditions
Z112-151(JH)

DESIGNATED ZONING CASES - INDIVIDUAL

46. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 695 on the southeast corner of Coit Road and Frankford Road
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions
Z112-146(MW)

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

47. A public hearing to receive comments regarding an application for and a resolution granting an amendment to the deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the west side of Old Hickory Trail, north of West Daniieldale Road
Recommendation of Staff and CPC: Approval
Z112-154(JH)
48. A public hearing to receive comments regarding an application for and an ordinance granting the removal of the D Liquor Control Overlay on property zoned an MU-1-D Mixed Use District with a D Liquor Control Overlay on the northwest corner of South Zang Boulevard and West Page Avenue
Recommendation of Staff: Denial
Recommendation of CPC: Approval
Z112-165(MW)
49. A public hearing to receive comments regarding an application for and an ordinance granting an MU-1 Mixed Use District on property zoned Subarea 2a within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the southwest corner of South Zang Boulevard and West 12th Street
Recommendation of Staff: Denial
Recommendation of CPC: Approval
Z112-166(MW)
50. 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 Planned Development District No. 612 on the east side of Spur 408, north of Grady Niblo Road
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, traffic management plan and conditions
Z112-167(WE)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

Wynne/Jackson, Inc.

Note: Item Nos. 51 and 52 must be considered collectively.

- 51. * A public hearing to receive comments concerning the creation of a reinvestment zone for commercial tax abatement, to be known as City of Dallas Reinvestment Zone No. 77, incorporating approximately 5.4 acres of property located at 2214 Bryan Street in Dallas, for the purpose of granting economic development incentives to Wynne/Jackson, Inc. - Financing: No cost consideration to the City
- 52. * An ordinance designating the 5.4 acres of property located at 2214 Bryan Street in Dallas as City of Dallas Reinvestment Zone No. 77, for the purpose of granting economic development incentives to Wynne/Jackson, Inc., establishing the boundaries of the Reinvestment Zone and providing for an effective date - Financing: No cost consideration to the City

Wynne/Jackson, Inc.

Note: Item Nos. 53 and 54 must be considered collectively.

- 53. * Authorize a 90 percent real property tax abatement agreement for 10 years with Wynne/Jackson, Inc. located on 5.4 acres of property located at 2214 Bryan Street in Dallas - Revenue: First year revenue estimated at \$31,880; ten-year revenue estimated at \$318,800 (Estimated revenue foregone for ten-year real property tax abatement estimated at \$2,869,200)
- 54. * Authorize a historic preservation tax exemption for the Dallas High School located at 2214 Bryan Street for a ten-year period on 100 percent of the land and structure value - Revenue: First year tax revenue foregone estimated at \$92,369 (Estimated revenue foregone for ten years is \$923,690)

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.

April 11, 2012

12

PUBLIC MEETINGS FOR APRIL 1 - APRIL 15, 2012

Tuesday, April 3, 2012

Civil Service Board

10:00 a.m.

City Hall, Suite 1C-South