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CITY SECRETARY  
DALLAS, TEXAS



# COUNCIL AGENDA

**Public Notice**

**12 11 6 1**

December 12, 2012

Date

**POSTED** CITY SECRETARY  
DALLAS, TX

(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 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, DECEMBER 12, 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**

**OPEN MICROPHONE**

**MINUTES**

Item 1

**CONSENT AGENDA**

Items 2 - 44

**ITEMS FOR INDIVIDUAL CONSIDERATION**

No earlier  
than 9:15 a.m.

Items 45 - 57

**PUBLIC HEARINGS AND RELATED ACTIONS**

1:00 p.m.

Items 58 - 83

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

**AGENDA**  
**CITY COUNCIL MEETING**  
**DECEMBER 12, 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 November 14, 2012 City Council Meeting and the November 19, 2012 Special Called City Council Meeting

CONSENT AGENDA

**Business Development & Procurement Services**

2. Authorize a consultant contract for the development of a business technology master plan for Water Utilities - EMA, Inc., most advantageous proposer of eight - Not to exceed \$499,755 - Financing: Water Utilities Capital Construction Funds
3. Authorize a service contract for the overhaul and repair of two chainbelt traveling filter screens for the pump station located at Lake Ray Hubbard - Screening Systems International, Inc., lowest responsible bidder of three - Not to exceed \$261,636 - Financing: Water Utilities Capital Construction Funds
4. Authorize a three-year service contract for maintenance and support of help desk management software - Verdtex, Inc., lowest responsible bidder of two - Not to exceed \$177,663 - Financing: Current Funds (subject to annual appropriations)

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

5. Authorize a three-year service contract for the removal and disposal of waste collected in sand traps, grease traps, interceptors and septic tanks - PSC Recovery Systems, LLC in the amount of \$325,607 and Liquid Environmental Solutions of Texas, LLC in the amount of \$289,350, lowest responsible bidders of two - Total not to exceed \$614,957 - Financing: Current Funds (\$409,606) and Aviation Current Funds (\$205,351) (subject to annual appropriations)
6. Authorize a five-year service contract for online language learning at the libraries - Creative Empire, LLC dba Mango Languages, most advantageous proposer of two - Not to exceed \$143,000 - Financing: Current Funds (subject to annual appropriations)
7. Authorize **(1)** a service contract for software upgrade of the food establishment permitting system for Code Compliance Services Department in the amount of \$15,790; and **(2)** a five-year service and maintenance agreement in the amount of \$92,682 - Decade Software Company, LLC, Sole Source - Total not to exceed \$108,472 - Financing: Current Funds (subject to annual appropriations)
8. Authorize a three-year master agreement for airfield lighting, parts and accessories - ADB Airfield Solutions, LLC in the amount of \$656,883, Genesis Lamp Corp. in the amount of \$16,576 and Globe Electric Supply Co., Inc. in the amount of \$1,365, lowest responsible bidders of three - Total not to exceed \$674,824 - Financing: Aviation Current Funds
9. Authorize a five-year master agreement for the purchase of Jet "A" fuel for the Police helicopter division - Eastern Aviation Fuels, Inc., lowest responsible bidder of three - Not to exceed \$1,366,689 - Financing: Current Funds
10. Authorize the purchase and installation of an industrial rated modular office building - Palomar Modular Buildings, LLC, lowest responsible bidder of six - Not to exceed \$162,389 - Financing: Stormwater Drainage Management Current Funds
11. Authorize the purchase, installation and warranty of three x-ray inspection systems for the municipal court facility located at 2014 Main Street - Smiths Detection, Inc., through the Texas Multiple Award Schedule - Not to exceed \$120,879 - Financing: 2006 Bond Funds

**City Attorney's Office**

12. Authorize settlement of a lawsuit styled City of Dallas v. Michael W. Brandt and M.W.B Enterprises, Inc., Cause No. cc-09-03725-c, pending in County Court at Law No. 3, to acquire from defendants a tract of land containing approximately 1,460 square feet located near the intersection of Brockbank and Wheelock Streets - Not to exceed \$67,605 (\$66,500 plus closing costs and title expenses not to exceed \$1,105) - Financing: 2006 Bond Funds

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

13. Authorize acceptance of the Alternative Fuel Vehicle Grant through the office of the State Comptroller of Public Accounts, State Energy Conservation Office to reimburse incremental costs associated with the purchase of ten alternative fuel vehicles - Not to exceed \$50,000 - Financing: Alternative Fuel Vehicle Grant Funds
14. Ratify the rental of two street sweepers used to sweep dust and debris from City streets in the Central Business District (CBD) from April 2012 through September 2012 - Kinloch Equipment and Supply, Inc. - Not to exceed \$90,697 - Financing: Current Funds

**Housing/Community Services**

15. Authorize a twelve-month contract with Senior Citizens of Greater Dallas, Inc. to provide Senior Service programs for seniors aged 60 and above in the following three categories: **(1)** Senior Outreach Program in West Oak Cliff Area; **(2)** Nursing Home Ombudsman Program; and **(3)** Outreach and Case Management Program with special emphasis on Spanish-speaking seniors for the period October 1, 2012 through September 30, 2013 - Not to exceed \$88,000 - Financing: Current Funds
16. Authorize a contract with Community Dental Care, Inc. for the continuation of dental health services to low/moderate income seniors aged 60 and above and children through age 19 residing in Dallas for the period October 1, 2012 through September 30, 2013 - Not to exceed \$200,000 - Financing: 2012-13 Community Development Block Grant Funds (\$100,000) and Current Funds (\$100,000)
17. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Neighborhood Alliance for Habitat for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Neighborhood Alliance for Habitat; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City
18. Authorize acquisition of two parcels located at 6309 Municipal Street and 6310 Canaan Street for the proposed Bexar Street Redevelopment Project which is being implemented as part of the Neighborhood Investment Program (list attached) - Not to exceed \$29,000 (\$24,000 plus estimated closing costs and title expenses not to exceed \$5,000) - Financing: 2003-04 Community Development Block Grant Reprogramming Funds

CONSENT AGENDA (Continued)**Human Resources**

19. Authorize **(1)** an increase in benefits under the health benefits plan to provide first dollar coverage for specified Current Procedural Terminology codes for urgent care at Concentra clinics within the Dallas Metroplex effective January 1, 2013 and adjust the benefits plan to ensure consistency in benefits amongst all plans as previously approved by Council; **(2)** a Master Plan Document that includes all of the separate health benefit plans for the City employees and their families including the cafeteria plan, health plans, dental and vision plans; and **(3)** a Master Plan Document that includes all of the separate health benefit plans for retirees and their families including the self-insured health plans, insured Medicare Supplement Plans, Medicare Advantage Plans, Prescription Drug Plans, dental and vision - Total cost is based on the number of employees/retiree participants in the plan - Financing: Employee Benefits Current Funds (subject to appropriations)
20. Authorize **(1)** an agreement and other related documents with Concentra Health Services, Inc., and UnitedHealthcare for urgent care at Concentra clinics within the Dallas Metroplex; **(2)** an increase in benefits under the health benefits plan to provide first dollar coverage for specified Current Procedural Terminology codes for urgent care at Concentra clinics within the Dallas Metroplex effective January 1, 2013; and **(3)** a four-year service contract, with two one-year renewal options, to operate and manage an on-site medical clinic at City Hall - Concentra Health Services, Inc., most advantageous proposer of five - Not to exceed \$2,388,052 - Financing: Employee Benefits Current Funds (subject to annual appropriations)
21. Authorize a contract with Dallas Area Rapid Transit for the purchase of 343 annual passes in support of the City's clean air initiative - Not to exceed \$223,200 - Financing: Current Funds (to be reimbursed by participating employees)

**Park & Recreation**

22. Authorize a public hearing to be held on January 9, 2013 to receive comments on declaring Maryland Park unneeded and unwanted as a municipal park and the proposed sale of the park as surplus property located at 3925 Maryland Avenue and containing approximately 12,000 square feet - Financing: No cost consideration to the City

**Police**

23. Authorize an application for and acceptance of the 2012-14 Bulletproof Vest Partnership Grant from the U.S. Department of Justice, Office of Justice Programs for partial reimbursement of approved bulletproof vest purchases for the period April 1, 2012 through August 31, 2014 - Not to exceed \$80,572 - Financing: U.S. Department of Justice, Bureau of Justice Assistance Grant Funds

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

24. Authorize **(1)** a contract with Munilla Construction Management, LLC d/b/a MCM, lowest responsible bidder of two, for the construction of Runway Safety Area Enhancement, Phase 2; Joint Reseal and Pavement Rehabilitation of Runway 13L/31R; reconstruction of Taxiway "A", "B" and "D"; and shoulder reconstruction of Taxiway "A", "B" and "M" Projects at Dallas Love Field in an amount not to exceed \$16,501,986; and **(2)** an increase in appropriations in the amounts of \$12,813,584 in the Aviation Administration Airport Improvement Program Grant Fund and \$5,638,402 in the Aviation Capital Construction Fund for construction, testing, and other contract administration costs - Not to exceed \$16,501,986 - Financing: Federal Aviation Administration Airport Improvement Program Grant Funds (\$11,838,584) and Aviation Capital Construction Funds (\$4,663,402)
25. Authorize an increase in the contract with SYB Construction Company, Inc. to extend the original street paving and water and wastewater main replacement limits for Street Reconstruction Group 06-612 on Bexar Street from Brigham Lane to Myrtle Street and Myrtle Street from Lawrence Street to Marder Street - Not to exceed \$122,564, from \$1,451,839 to \$1,574,403 - Financing: 2006 Bond Funds (\$39,659), Water Utilities Capital Construction Funds (\$2,148) and Water Utilities Capital Improvement Funds (\$80,757)

**Street Services**

26. Authorize **(1)** the receipt and deposit of funds in the amount of \$52,114 from Southern Methodist University for the relocation of a traffic signal cabinet and cabling for the traffic signal located on North Central Expressway at SMU Boulevard; and **(2)** an increase in appropriations in the amount of \$52,114 in the Capital Projects Reimbursement Fund - Not to exceed \$52,114 - Financing: Capital Projects Reimbursement Funds
27. Authorize **(1)** an Interlocal Agreement with the Texas Department of Transportation to provide cost reimbursement for traffic signal improvements at the intersection of Preston Road and Royal Lane; and **(2)** the establishment of appropriations in the amount of \$19,306 in the Texas Department of Transportation Grant Fund - Not to exceed \$19,306 - Financing: Texas Department of Transportation Grant Funds

**Sustainable Development and Construction**

28. Authorize the acquisition of approximately 37,717 square feet of land from Dallas/Fort Worth International Airport located near the intersection of Freeport Parkway and Airfield Drive for relocation of a 30" water main - Financing: No cost consideration to the City



CONSENT AGENDA (Continued)**Sustainable Development and Construction** (Continued)

29. Authorize acquisition from Joseph Pflanzner, individually and as Trustee of the Evelyn Pflanzner Testamentary Trust, of approximately 20,474 square feet of land located near the intersection of Cedar Hill and Joe Wilson Roads for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$25,000 (\$20,474 plus closing costs and title expenses not to exceed \$4,526) - Financing: Water Utilities Capital Improvement Funds
30. Authorize acquisition from 7586 Mountain Creek Parkway, LLC of approximately 32,576 square feet of land near the intersection of Mountain Creek Parkway and Clark Road for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$133,116 (\$130,304 plus closing costs and title expenses not to exceed \$2,812) - Financing: Water Utilities Capital Improvement Funds
31. Authorize acquisition from W. A. Ridge Ranch, LLC of approximately 51,931 square feet of land near the intersection of Lawson and Cartwright Roads for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$161,763 (\$159,062 plus closing costs and title expenses not to exceed \$2,701) - Financing: Water Utilities Capital Improvement Funds
32. Authorize acquisition from Dallas Arboretum & Botanical Society, Inc. of approximately 8,877 square feet of land located near the intersection of Garland Road and Gaston Parkway for the Dallas Arboretum - Not to exceed \$227,360 (\$225,000 plus closing costs and title expenses not to exceed \$2,360) - Financing: 2006 Bond Funds
33. Authorize **(1)** the quitclaim of 1502 Pennsylvania Avenue acquired by the taxing authorities from the Sheriff's Sale to In the City for Good, Inc.; and **(2)** an agreement with In the City for Good, Inc. for the remediation and renovation of the property for the expansion and operation of a community food pantry and related facilities, programs and services - Revenue: \$1,500
34. A resolution authorizing the conveyance of an access easement containing approximately 7,188 square feet of land to First State Bank for the use of a paved driveway across City-owned land located in Kaufman County - Revenue: \$7,188
35. Authorize a five-year extension of the lease agreement with Miller and Brewer Properties, Inc. for approximately 73,900 square feet of office and warehouse space located at 4120, 4201 and 4236 Scottsdale Drive for the Water Utilities Distribution Division for the period January 1, 2013 through December 31, 2017 - Total not to exceed \$2,316,000 - Financing: Water Utilities Current Funds (subject to annual appropriations)

CONSENT AGENDA (Continued)**Sustainable Development and Construction** (Continued)

36. An ordinance granting a private license to Southern Methodist University for approximately 1,054 square feet of land to install, maintain and use a subsurface duct bank for power and data lines under a portion of Mockingbird Lane located near its intersection with Airline Road - Revenue: \$2,656 annually plus the \$20 ordinance publication fee
37. An ordinance abandoning a retaining wall easement to Alamo-VP Apartments, LLC, the abutting owner, containing approximately 101 square feet of land located near the intersection of Harry Hines Boulevard and Hunt Street - Revenue: \$5,400 plus the \$20 ordinance publication fee
38. An ordinance abandoning a portion of an alley to 1510 Stevens Inc., f/k/a Dallas Unique Indoor Comfort, Inc., the abutting owner, containing approximately 52 square feet of land located near the intersection of Stevens Street and Hermosa Drive - Revenue: \$5,400 plus the \$20 ordinance publication fee
39. An ordinance abandoning a portion of Hardy Road to American Brownfield MCIC, LLC, the abutting owner, containing approximately one acre of land located near the intersection of Hardy Road and Lake Crest Drive - Revenue: \$18,374 plus the \$20 ordinance publication fee
40. An ordinance abandoning a portion of Race Street to Westdale Properties America I, Ltd., the abutting owner, containing approximately 3,871 square feet of land located near the intersection of Elm and Race Streets and authorizing the quitclaim - Revenue: \$32,904 plus the \$20 ordinance publication fee

**Trinity Watershed Management**

41. Authorize moving expense and replacement housing payment for Mr. Detroit Michigan Packer as a result of an official written offer of just compensation to purchase real property at 5122 Colonial Avenue for the Trinity Parkway Project to be used in conjunction with the Trinity Corridor Project - Not to exceed \$43,600 - Financing: 1998 Bond Funds
42. Authorize an increase in the construction contract with MACVAL Associates, LLC for the repair of storm sewer pipe, mill and overlay of the roadway of Kiest Meadow Drive, add flex base to the Indian Ridge alley on top of the compacted soil, add reinforced concrete channel lining and other miscellaneous items needed to complete the project - Not to exceed \$242,160, from \$950,380 to \$1,192,540 - Financing: 2006 Bond Funds

CONSENT AGENDA (Continued)

**Water Utilities**

43. Authorize an Advance Funding Agreement with the State of Texas, acting through the Texas Department of Transportation, for relocation of two fire hydrants and routine water and wastewater main appurtenance adjustments in SH 289 (Preston Road) at Royal Lane - Not to exceed \$27,143 - Financing: Water Utilities Capital Construction Funds (\$4,685) and Water Utilities Capital Improvement Funds (\$22,458)
44. Authorize Supplemental Agreement No. 1 to the Concession Agreement between the City of Dallas and Suntex RHCC Marina LLC for a period of ten years - Estimated Annual Revenue: \$30,000

ITEMS FOR INDIVIDUAL CONSIDERATION

**City Secretary's Office**

45. 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)

**Sustainable Development and Construction**

46. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Jamie Apolinar of approximately 57,551 square feet of land for a wastewater easement and approximately 52,159 square feet of land for a temporary working space easement located near the intersection of Ravenview Road and Smoke Tree Lane for the Hickory Creek Wastewater Main Replacement Project - Not to exceed \$10,000 (\$8,468 plus closing costs and title expenses not to exceed \$1,532) - Financing: Water Utilities Capital Construction Funds
47. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Shero Industrial Properties, LP of approximately 2,157 square feet of land located near the intersection of Cadiz Street and Riverfront Boulevard for the Cadiz Street Improvement Project - Not to exceed \$30,259 (\$27,759 plus closing costs and title expenses not to exceed \$2,500) - Financing: 2006 Bond Funds
48. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from David W. Anderson and Jacquelyn H. Anderson of approximately 246 square feet of land located near the intersection of Joe Field Road and Emerald Street for the Goodnight Lane Road Improvement Project - Not to exceed \$4,730 (\$2,730 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds

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

49. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Curl Floor Equipment and Supply, Inc. of approximately 9,120 square feet of land located near the intersection of Royal and Goodnight Lanes for the Goodnight Lane Road Improvement Project - Not to exceed \$285,000 (\$280,000 plus closing costs and title expenses not to exceed \$5,000) - Financing: 2006 Bond Funds
50. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Master Cleaning Supply, Inc. of approximately 4,871 square feet of land located near the intersection of Royal and Goodnight Lanes for the Goodnight Lane Road Improvement Project - Not to exceed \$325,300 (\$320,300 plus closing costs and title expenses not to exceed \$5,000) - Financing: 2006 Bond Funds

## ITEMS FOR FURTHER CONSIDERATION

**Trinity Watershed Management**

51. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Rhadames Solano of an improved tract of land containing approximately 23 acres located on Elam Road near its intersection with Pemberton Hill Road for the Trinity River Corridor Project - Not to exceed \$256,671 (\$252,671 plus closing costs and title expenses not to exceed \$4,000) - Financing: 1998 Bond Funds

## DESIGNATED PUBLIC SUBSIDY MATTERS

**Economic Development**

52. Authorize a Chapter 380 economic development grant agreement pursuant to the Public/Private Partnership Program with Jefferson Monument, LLC associated with the redevelopment of Jefferson Tower, located at 301-375 West Jefferson Boulevard and 304, 314-328 Sunset Avenue in Dallas - Not to exceed \$1,500,000 - Financing: Public/Private Partnership Funds
53. Authorize a Chapter 380 economic development grant agreement pursuant to the Public/Private Partnership Program with Jacobs Engineering Group Inc associated with retaining and expanding the company's operation in downtown Dallas at 1999 Bryan Street - Not to exceed \$300,000 - Financing: Public/Private Partnership Funds

**Housing/Community Services**

54. Authorize an amendment to the terms of a housing redevelopment loan provided for the Parks at Wynnewood located at 1910 Argentia Drive to: **(1)** remove the requirement for the current owners/developers to submit a Low Income Housing Tax Credit Program application for 2013; and **(2)** authorize the City Manager or a designee to waive this requirement in the future - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

## DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

**Housing/Community Services** (Continued)

55. Authorize on-site reconstruction of nine homes in accordance with the requirements of the Reconstruction/SHARE Program Statement for the properties located at: 1906 Berwick Avenue in the amount of \$103,000; 910 Bank Street in the amount of \$103,000; 4310 Frank Street in the amount of \$103,000; 3111 Rutz Street in the amount of \$103,000; 2119 Hulse Boulevard in the amount of \$103,000; 1816 Overhill Lane in the amount of \$103,000; 1915 Riverway Drive in the amount of \$103,000; 2911 Harlandale Avenue in the amount of \$103,000; and 2210 Fordham Road in the amount of \$103,000 - Total not to exceed \$927,000 - Financing: 2012-13 HOME Investment Partnership Program Grant Funds (\$723,778); 2011-12 HOME Investment Partnership Program Grant Funds (\$75,581); 2010-11 HOME Investment Partnership Program Grant Funds (\$94,749); 2009-10 Community Development Block Grant Reprogramming Funds (\$1,691); 2008-09 HOME Investment Partnership Program Grant Funds (\$23,491) and 2008-09 Community Development Block Grant Reprogramming Funds (\$7,710)
56. Authorize **(1)** preliminary adoption of Substantial Amendment No. 17 to amend the 2008-09 through 2012-13 Consolidated Plan and the FY 2012-13 Action Plan for U.S. Department of Housing and Urban Development Funds to incorporate additional City priority needs and resources including **(a)** elimination of blight on a spot basis as an enumerated Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program activity to deal with specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area and **(b)** identification of the Holiday Inn & Suites project as an eligible CDBG economic development activity providing an estimated 90 permanent full-time jobs to be held by low-and moderate-income persons and providing elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area in conjunction with other eligible special economic development activity; **(3)** a public hearing to be held on January 23, 2013 to receive comments on Substantial Amendment No. 17 and on a proposed City of Dallas submission of an application to the U.S. Department of Housing and Urban Development (HUD) for a CDBG Section 108 Guarantee Loan Program loan of \$11,000,000 to fund a loan for Texas Educational Opportunity Fund, a Texas non-profit, to assist with rehabilitation of a vacant commercial building including property acquisition, environmental remediation, elimination of adverse health and safety hazards, loan interest reserve, and financial costs for public offering for the Holiday Inn & Suites project located at 1011 South Akard Street that will create an estimated 90 permanent full-time jobs to be held by individuals with incomes at 80% or less of Area Median Family Income as established by HUD; and at the close of the public hearing, **(4)** consideration of submission of an application to HUD for a CDBG Section 108 Guarantee Loan Program loan for Texas Educational Opportunity Fund in an amount not to exceed \$11,000,000 - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

## DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

**Housing/Community Services (Continued)**

57. Authorize an amendment to Resolution No. 10-2419, previously approved on September 22, 2010, to increase an existing economic development loan with South Dallas/Fair Park Inncity Community Development Corporation (ICDC) for the acquisition of improved and unimproved properties, located within the Frazier Neighborhood Investment Program (NIP) area, including associated closing costs, relocation, environmental remediation, demolition costs, predevelopment costs and development costs for the purpose of constructing residential, retail, commercial, or mixed-use redevelopment as part of the Economic Development Plan for the Frazier area - Not to exceed \$600,000, from \$2,500,000 to \$3,100,000 - Financing: 2006 Bond Funds

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

58. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and renewal of Specific Use Permit No. 1486 for a mini-warehouse use on property zoned an MU-1 Mixed Use District on the north side of Wheatland Road and the east side of Cockrell Hill Road  
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 and conditions Z112-238(OTH)
59. A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District and a resolution accepting deed restrictions volunteered by the applicant on property zoned Subarea A of Planned Development District No. 134 on the northwest line of Birch Street, northeast of Carroll Avenue  
Recommendation of Staff and CPC: Approval, subject to the deed restrictions volunteered by the applicant Z112-270(WE)
60. A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District and an ordinance granting a Specific Use Permit for a Petroleum product storage and wholesale use on property zoned an IR Industrial Research District on the northwest corner of International Parkway and Corporate Drive  
Recommendation of Staff and CPC: Approval of a CS Commercial Service District, and approval of a Specific Use Permit for a Petroleum product storage and warehouse use for a ten-year period, with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions Z112-308(RB)

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

61. A public hearing to receive comments regarding an application for and an ordinance granting an IR Industrial Research District on property zoned an MU-3 Mixed Use District on the west side of Harry Hines Boulevard, north of Willowbrook Drive  
Recommendation of Staff and CPC: Approval  
Z112-310(JH)
62. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 773 for multifamily uses on the northwest corner Montfort Drive and Verde Valley Lane  
Recommendation of Staff and CPC: Approval, subject to a revised development plan  
Z112-311(WE)
63. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern and a microbrewery, microdistillery, or winery on property zoned a CR Community Retail District on the west side of Preston Road, north of Forest Lane  
Recommendation of Staff and CPC: Approval for a three-year period, subject to a site plan and conditions  
Z112-313(MW)
64. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a fire station on property zoned an R-7.5(A) Single Family District on the northeast corner of North Jim Miller Road and Benning Avenue  
Recommendation of Staff and CPC: Approval, subject to a site plan and conditions  
Z112-320(MW)

ZONING CASES - INDIVIDUAL

65. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a commercial amusement (inside) for a dance hall on property zoned a CR Community Retail District on the north side of Camp Wisdom Road, east of Cockrell Hill Road  
Recommendation of Staff: Approval for a three-year period, subject to a site plan and conditions  
Recommendation of CPC: Approval for a two-year period, subject to a site plan and conditions  
Z112-315(WE)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction** (Continued)

ZONING CASES - INDIVIDUAL (Continued)

66. 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 of greater than 3,500 square feet on property zoned Planned Development District No. 7 with a D Liquor Control Overlay on the north side of Centerville Road, southeast of Garland Road

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, subject to a site plan and conditions

Z112-305(MW)

DESIGNATED ZONING CASES - INDIVIDUAL

67. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Tract 1 of Planned Development Subdistrict No. 50 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast corner of Cedar Springs Road and North Harwood Street

Recommendation of Staff and CPC: Approval, subject to a development/landscape plan and conditions

Z112-126(JH)



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

68. A public hearing to receive comments regarding a City Plan Commission authorized hearing to consider amendments to Planned Development District 595, the South Dallas/Fair Park Special Purpose District, amending the standards for certain uses, considering appropriate zoning on certain parcels currently zoned for multifamily and non-residential uses, adding a new single family district classification and new mixed use form district classifications on property zoned Planned Development District No. 595 and an NS(A) Neighborhood Service District generally bound by the Union Pacific (DART) Railroad, the Southern Pacific Railroad, C.F. Hawn Freeway, the D.P.&L. Company easement, Central Expressway (S.M. Wright Freeway), the Southern Pacific Railroad, the Santa Fe Railroad, R.L. Thornton Freeway, 2<sup>nd</sup> Avenue, Parry Avenue, Robert B. Cullum Boulevard, Fitzhugh Avenue, Gaisford Street, and the common line between City Blocks 1820 and D/1821; an ordinance granting amendments to Planned Development District No. 595; an ordinance granting a change of zoning from an MF-2(A) Multifamily subdistrict, an NC Neighborhood Commercial subdistrict and a CC Community Commercial subdistrict to an FWMU-3 Form Walkable Mixed Use subdistrict on property generally bounded by Good Latimer Expressway, Julius Schepps Freeway (I-45), Pennsylvania Avenue, Lamar Boulevard and Grand Avenue with a SF Shop Front overlay on properties fronting Martin Luther King Boulevard and Lamar Street and certain properties fronting Ervay Street and Colonial Avenue, granting a change of zoning from an RS-I Regional Service Industrial subdistrict to an FWMU-3 Form Walkable Mixed Use subdistrict on property on the south corner of Coombs Street and Harwood Street, and granting a change of zoning from an MF-2(A) Multifamily subdistrict to an FWMU-3 Walkable Mixed Use subdistrict on property located on the northeast corner of the S.M. Wright Freeway (US-175) and Hatcher Street; and an ordinance granting a change in zoning from an NS(A) Neighborhood Service District to an NC Neighborhood Commercial subdistrict within Planned Development No. 595 on properties located on the west and south corners of Spring Avenue and Foreman Street  
Recommendation of Staff and CPC: Approval  
Z101-277(CG)
69. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to the development plan and conditions for Planned Development District No. 578 on the south line of Forest Lane, between Welch Road and Inwood Road  
Recommendation of Staff and CPC: Approval, subject to a revised development plan, traffic management plan and conditions  
Z112-258(RB)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction** (Continued)

DESIGNATED ZONING CASES - INDIVIDUAL (Continued)

70. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for CR Community Retail District on property zoned a CR Community Retail District on the north side of West Wheatland Road and west side of Clark Road  
Recommendation of Staff and CPC: Approval, subject to a development plan, elevations and conditions  
Z112-274(JH)

FLOODPLAIN APPLICATIONS

**Trinity Watershed Management**

71. A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 0.34 acres of the current 1.80 acres of land in the floodplain, located at 9200 Guernsey Lane, within the floodplain of Bachman Branch, Fill Permit 12-05 - Financing: No cost consideration to the City
72. A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 444 acres of the current 775 acres in the floodplain, out of a total tract of 1,021 acres in the North Lake Cypress Waters development, within the floodplain of North Lake, Fill Permit 12-04 - Financing: No cost consideration to the City

MISCELLANEOUS HEARINGS

**Sustainable Development and Construction**

73. A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from the St. Elizabeth's Catholic School required by Section 6-4 of the Dallas City Code to allow a wine and beer retailer's off-premise permit for a general merchandise or food store greater than 10,000 square feet [Fiesta Mart, Inc.] on property on the northeast corner of Ledbetter Drive and Hampton Road - Financing: No cost consideration to the City
74. A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from the Knowledge is Power Charter School required by Section 6-4 of the Dallas City Code to allow a wine and beer retailer's off-premise permit for a general merchandise or food store greater than 10,000 square feet [Fiesta Mart, Inc.] on property on the east side of Lancaster Road, northwest of Kiest Boulevard - Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

## MISCELLANEOUS HEARINGS (Continued)

**Sustainable Development and Construction** (Continued)

75. A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from the St. Mary of Carmel Catholic School required by Section 6-4 of the Dallas City Code to allow a wine and beer retailer's off-premise permit for a general merchandise or food store greater than 10,000 square feet [Jerry's Supermarket] on property on the north side of Singleton Boulevard, west of Navaro Street - Financing: No cost consideration to the City

## MISCELLANEOUS HEARINGS - UNDER ADVISEMENT

**Sustainable Development and Construction**

76. A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from the Kennemer Middle School required by Section 6-4 of the Dallas City Code to allow a wine and beer retailer's off-premise permit for a general merchandise or food store greater than 10,000 square feet [Wal-Mart] on property on the north side of Wheatland Road and the west side of Clark Road - Financing: No cost consideration to the City

## MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS

**Economic Development****City Center TIF District**

**Note:** Item Nos. 77 and 78 must be considered collectively.

77. \* A public hearing to receive comments on amendments to Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District) and the Project and Reinvestment Zone Financing Plans for the City Center TIF District to: **(1)** create two sub-districts within the City Center TIF District: (a) City Center Sub-district (original district boundary) and (b) Lamar Corridor/West End Sub-district; **(2)** increase the geographic area of the City Center TIF District to add approximately 27.14 acres to create the Lamar Corridor/West End Sub-district; **(3)** extend the current termination date of the City Center TIF District from December 31, 2012, to December 31, 2022, for the City Center Sub-district and establish a termination date for the Lamar Corridor/West End Sub-district of December 31, 2037; **(4)** decrease the percentage of tax increment contributed by the City of Dallas during the extended term of the TIF District and establish other taxing jurisdictions participation percentages; **(5)** increase the City Center TIF District's budget from \$87,567,717 total dollars to \$151,968,546 total dollars, an increase of \$64,400,829; and **(6)** make corresponding modifications to the City Center TIF District boundary, budget and Project and Reinvestment Zone Financing Plans – Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

## MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

**Economic Development** (Continued)**City Center TIF District** (Continued)**Note:** Item Nos. 77 and 78 must be considered collectively.

78. \* An ordinance amending Ordinance No. 22802, previously approved on June 26, 1996, and Ordinance No. 23034, previously approved on February 12, 1997, to reflect these amendments - Financing: No cost consideration to the City

**Reinvestment Zone and Business Personal Property Tax Abatement Authorization****Note:** Item Nos. 79, 80, 81 & 82 must be considered collectively.

79. \* 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. 79, incorporating approximately 12 acres of property located at 2144-2154 Royal Lane in Dallas, for the purpose of granting economic development incentives to 321 Commercial Avenue, LLC and 329 Commercial Avenue, LLC - Financing: No cost consideration to the City
80. \* An ordinance designating the 12 acres of property located at 2144-2154 Royal Lane in Dallas as City of Dallas Reinvestment Zone No. 79, for the purpose of granting economic development incentives to 321 Commercial Avenue, LLC and 329 Commercial Avenue, LLC, establishing the boundaries of the Reinvestment Zone and providing for an effective date - Financing: No cost consideration to the City
81. \* Authorize a 75 percent real property tax abatement agreement for 10 years with 321 Commercial Avenue, LLC and 329 Commercial Avenue, LLC located on 12 acres of property located at 2144-2154 Royal Lane in Dallas - Revenue: First year revenue estimated at \$71,730; ten-year revenue estimated at \$717,300 (Estimated revenue foregone for ten-year real property tax abatement estimated at \$2,154,330)
82. \* Authorize a Chapter 380 economic development grant agreement pursuant to the Public/Private Partnership Program with 321 Commercial Avenue, LLC and/or 329 Commercial Avenue, LLC associated with the construction of a new mixed use/residential development located at 2144-2154 Royal Lane in Dallas - Not to exceed \$575,000 - Financing: Public/Private Partnership Funds

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

**Housing/Community Services**

83. A public hearing to receive comments on Substantial Amendment No. 16 to the FY 2008-09 through 2012-13 Consolidated Plan for the Neighborhood Stabilization Program 1 (NSP1) to: **(1)** receive and deposit program income in the amount of \$400,000; and **(2)** increase appropriations in the amount of \$400,000, from \$3,400,000 to \$3,800,000 to be used for similar eligible activities; and at the close of the public hearing, authorize Substantial Amendment No. 16 to the FY 2008-09 through 2012-13 Consolidated Plan for the NSP1 - Total not to exceed \$400,000 - Financing: 2008-09 Neighborhood Stabilization Program Grant Funds

**Land Bank (DHADC) Sale of Lot to Habitat**  
Agenda Item #17

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-tax Liens</u>
1955 Gallagher Street	44J	3	\$10,915.46

December 12, 2012

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**Bexar Street Redevelopment Project**  
Agenda Item #18

<u>Parcel No.</u>	<u>Owner</u>	<u>Property Address</u>	<u>Offer Amount</u>	<u>Mapsco</u>	<u>Council District</u>
A45	Larry Polk	6309 Municipal Street	\$5,000	56L	4
A49	Larry Polk	6310 Canaan Street	\$19,000	56L	4

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.



December 12, 2012

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**PUBLIC MEETINGS FOR DECEMBER 1 - DECEMBER 15, 2012**

**Tuesday, December 4, 2012**

Civil Service Board (*Cancelled*)  
10:00 a.m.  
City Hall, Suite 1C-South