

**ANNOTATED AGENDA  
CITY COUNCIL MEETING  
AUGUST 22, 2012  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TEXAS 75201  
9:06 A.M. – 3:59 P.M.**

Invocation and Pledge of Allegiance (Council Chambers)  
**[12-2070]**

Agenda Item/Open Microphone Speakers  
**[12-2071]**

VOTING AGENDA

1. Approval of Minutes of the August 8, 2012 City Council Meeting  
**[12-2072; APPROVED]**

CONSENT AGENDA  
**[12-2073; APPROVED]**

**Aviation**

2. Authorize a third amendment to the lease agreement with Frontiers of Flight Museum to convey insurance funds for damage sustained to the leased premises in the August 2011 hail storm at Dallas Love Field - Financing: No cost consideration to the City  
**[12-2074; APPROVED]**

**Business Development & Procurement Services**

3. Authorize a six-year contract, with two three-year renewal options, and to design, build and manage a carrier neutral cellular antenna and wireless fidelity (Wi-Fi) system at Love Field - Concourse Communications Group, LLC, most advantageous proposer of seven - Estimated Annual Revenue: \$200,000 for years one and two and \$250,000 for years three through six (minimum annual guarantee)  
**[12-2075; APPROVED]**

CONSENT AGENDA (Continued)

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

4. Authorize **(1)** a five-year service contract to provide enhancements to the citywide performance measurement software - Alpha Enterprise Technologies, LLC in the amount of \$220,800; and **(2)** a five-year service contract for maintenance and support for the performance measurement software - Actuate Corporation in the amount of \$353,553, lowest responsible bidders of two - Total not to exceed \$574,353 - Financing: Current Funds (\$353,553) and Water Utilities Current Funds (\$220,800) (subject to annual appropriations)  
**[12-2076; APPROVED]**
5. Authorize a four-year service contract, with two one-year renewal options, for commercial wireless communication services and equipment for public safety and other City departments - Cellco Partnership dba Verizon Wireless and its Related Entities through the Department of Information Resources, State of Texas Cooperative contract, most advantageous proposer of four - Not to exceed \$9,953,000 - Financing: Current Funds (subject to annual appropriations)  
**[12-2077; APPROVED]**
6. Authorize a four-year service contract for the renewal of maintenance and support for the data storage network system - ViON Corporation through the General Services Administration - Not to exceed \$1,174,054 - Financing: Current Funds (subject to appropriations)  
**[12-2078; APPROVED]**
7. Authorize an acquisition contract for the purchase and installation of surveillance camera and paging/intercom systems for the Animal Shelter - Acquient Security Consulting, Inc., most advantageous proposer of three - Not to exceed \$80,000 - Financing: Current Funds  
**[12-2079; APPROVED]**
8. Authorize the purchase of bunker gear for Fire-Rescue - Casco Industries, Inc. through the Texas Association of School Boards (BuyBoard) - Not to exceed \$1,364,880 - Financing: Current Funds  
**[12-2080; APPROVED]**

CONSENT AGENDA (Continued)

**City Attorney's Office**

9. Authorize settlement of a claim filed by Andrea Isom, Claim No. 12470137 - Not to exceed \$17,136 - Financing: Current Funds  
**[12-2081; APPROVED]**
  
10. Authorize settlement of the lawsuit styled Monica Herrera, individually and as next friend of James Herrera II and Celeste Herrera, minor children v. Stephen M. Cleary and the City of Dallas, Cause No. DC-11-03513-G - Not to exceed \$37,000 - Financing: Current Funds  
**[12-2082; APPROVED]**
  
11. Authorize settlement of the lawsuit styled Tony Castleberg v. City of Dallas, Cause No. 3:09-CV-1354-M - Not to exceed \$40,000 - Financing: Current Funds  
**[12-2083; APPROVED]**

**City Auditor's Office**

12. A resolution reappointing Craig Daniel Kinton, CPA as City Auditor for a two-year term, effective September 6, 2012 - Not to exceed \$185,337 - Financing: Current Funds  
**[12-2084; APPROVED]**

**Economic Development**

13. Authorize **(1)** the second of four twelve-month renewal options to the contract with the Southern Dallas Development Corporation to administer the Community Development Block Grant (CDBG) Business Revolving Loan Program, for the purpose of serving and making loans to area businesses creating and/or retaining jobs for low-to-moderate income persons, in accordance with Department of Housing and Urban Development (HUD) regulations; and **(2)** any unexpended balances of program income from prior contract years be rolled over to continue the Business Revolving Loan Program - Financing: No cost consideration to the City  
**[12-2085; APPROVED]**

CONSENT AGENDA (Continued)

**Fire**

14. Authorize payment to the Dallas County Community College District in the amount of \$86,600 and the University of Texas Southwestern Medical Center at Dallas in the amount of \$141,130 for mandatory Emergency Medical Services training of emergency medical technicians (EMT) basic level and paramedics advanced level for the period October 1, 2012 through September 30, 2013 - Total not to exceed \$227,730 - Financing: Current Funds (subject to appropriations)  
**[12-2086; APPROVED]**
15. Authorize a contract renewal with The University of Texas Southwestern Medical Center at Dallas for in-service training, re-training, and evaluation of City of Dallas paramedic and emergency medical technician-basic personnel for the period September 1, 2012 through August 31, 2013 - Not to exceed \$324,045 - Financing: Current Funds (subject to appropriations)  
**[12-2087; APPROVED]**
16. Authorize a contract renewal with The University of Texas Southwestern Medical Center at Dallas for the required medical direction services for the period October 1, 2012 through September 30, 2013 - Not to exceed \$152,472 - Financing: Current Funds (subject to appropriations)  
**[12-2088; APPROVED]**
17. Authorize **(1)** a contract renewal for a twelve-month period with Parkland Memorial Hospital for Biomedical On-Line Supervision; and **(2)** Interlocal Agreements with participating local governmental entities - Not to exceed \$1,064,967 - Financing: Current Funds (subject to annual appropriations) (\$494,909 to be received from participating cities)  
**[12-2089; APPROVED]**

**Housing/Community Services**

18. Authorize an Interlocal Cooperation Contract for the Urban Land Bank Demonstration Program with Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District to facilitate the Dallas Housing Acquisition and Development Corporation's (Land Bank) acquisition of unimproved tax foreclosed properties for sale to qualified developers for the development of affordable housing - Financing: No cost consideration to the City  
**[12-2090; APPROVED]**

CONSENT AGENDA (Continued)

**Office of Management Services**

19. Authorize an Interlocal Agreement with the Dallas/Fort Worth International Airport Board and the cities of Coppell and Fort Worth to share certain revenue amounts with Dallas and Fort Worth in exchange for the encouragement of further development and growth of the airport property that falls within the geographic boundaries of the City of Coppell - Financing: No cost consideration to the City  
**[12-2091; APPROVED]**

**Park & Recreation**

20. Authorize **(1)** the rejection of proposals received for Phase I of a 12-foot-wide hike and bike trail for the Trinity Strand Trail from Stemmons Freeway to Medical District Drive; and **(2)** a contract for Phase I and Phase II of a 12-foot-wide hike and bike trail for the Trinity Strand Trail, from Farrington Street to Oak Lawn Avenue and Stemmons Freeway - RoeschCo Construction, Inc., lowest responsible bidder of five - Not to exceed \$5,426,114 - Financing: North Central Texas Council of Governments Grant Funds (\$4,340,891), 2003 Bond Funds (\$129,851) and 2006 Bond Funds (\$955,372)  
**[12-2092; DELETED ON THE ADDENDUM]**
21. Authorize a professional services contract with Salcedo Group, Inc. for schematic design through construction administration services for a new parking lot with connecting walkways, lighting, park furnishings, landscaping and entrance sign at Sargent Park located at 2825 Sargent Road - Not to exceed \$53,711 - Financing: 2006 Bond Funds  
**[12-2093; APPROVED]**
22. Authorize an increase in the contract with RoeschCo Construction, Inc. for a new parking lot and trail head located at Freda Stern Drive, with other miscellaneous credits at Northaven Trail located from Valleydale Drive to Preston Road - Not to exceed \$374,278, from \$1,624,544 to \$1,998,822 - Financing: 2006 Bond Funds  
**[12-2094; APPROVED]**
23. Authorize an increase in the contract with Speed Fab-Crete Corporation for additional painting, security cameras, new interior doors and frames, new marquee sign, new card reader system and other miscellaneous changes at Kidd Springs Recreation Center located at 700 West Canty Street - Not to exceed \$139,672, from \$1,344,488 to \$1,484,160 - Financing: 2006 Bond Funds  
**[12-2095; APPROVED]**

CONSENT AGENDA (Continued)

**Park & Recreation** (Continued)

24. Authorize Supplemental Agreement No. 2 to the professional services contract with Half Associates, Inc. for the development of four alternative concepts for the Dallas Zoo Wetlands Project located at 650 South R.L. Thornton Freeway - Not to exceed \$51,625, from \$456,480 to \$508,105 - Financing: Current Funds (subject to appropriations)  
**[12-2096; APPROVED]**

**Police**

25. Authorize **(1)** the acceptance of the Commercial Auto Theft Interdiction Squad/20 grant from the Texas Automobile Burglary & Theft Prevention Authority in the amount of \$678,760 to provide a specialized proactive automobile theft program, for the period September 1, 2012 through August 31, 2013; **(2)** a local match in the amount of \$142,313; **(3)** an In-Kind Contribution in the amount of \$532,215; and **(4)** execution of the grant agreement - Total not to exceed \$1,353,288 - Financing: Texas Automobile Burglary & Theft Prevention Authority Grant Funds (\$678,760), In-Kind Contributions (\$532,215) and Current Funds (\$142,313) (subject to appropriations)  
**[12-2097; APPROVED]**

**Public Works Department**

26. Authorize adoption of the 2012 Schedule "A" Prevailing Wage Rates for public building construction for the City of Dallas as the minimum acceptable on "public works" projects - Financing: No cost consideration to the City  
**[12-2098; APPROVED]**
27. Authorize adoption of the 2012 Schedule "B" Prevailing Wage Rates for public engineering (Highway/Heavy) construction for the City of Dallas as the minimum acceptable on "public works" projects - Financing: No cost consideration to the City  
**[12-2099; APPROVED]**
28. Authorize an increase in the contract with McMahon Contracting, L.P. to address additional concrete paving and water main replacement for Street Reconstruction Group 06-616 (list attached) - Not to exceed \$51,923, from \$2,666,406 to \$2,718,329 - Financing: 2003 Bond Funds (\$19,214), 2006 Bond Funds (\$25,309) and Water Utilities Capital Improvement Funds (\$7,400)  
**[12-2100; APPROVED]**

CONSENT AGENDA (Continued)

**Public Works Department** (Continued)

29. Authorize Supplemental Agreement No. 1 to the eleven year loan agreement with All American Investment Group, LLC in the amount of \$5,303,061 to decrease the remaining term interest rate from 4.05% to 1.89%, resulting in a savings of \$55,145, from \$6,733,000 to an amount not to exceed \$6,677,855 for energy conservation related projects at Dallas Love Field - Not to exceed (\$55,145) - Financing: Aviation Current Funds  
**[12-2101; APPROVED]**
  
30. Authorize Supplemental Agreement No. 1 to the ten-year term loan agreement with All American Investment Group, LLC in the amount of \$15,955,356 to decrease the remaining term interest rate from 4.176% to 1.89%, paid in quarterly payments of \$501,088, resulting in a savings of \$263,807, from \$19,705,684 to an amount not to exceed \$19,441,878 for energy conservation related projects at Dallas Convention Center and Union Station - Not to exceed (\$263,807) - Financing: Convention and Event Services Current Funds  
**[12-2102; APPROVED]**
  
31. Authorize Supplemental Agreement No. 4 to the professional services contract with TranSystems Corporation for the addition of paving, drainage, streetscape and water and wastewater main improvements on Crowds Street between Elm Street and Indiana Boulevard and Indiana Boulevard from July Alley to Malcolm X Boulevard for the Deep Ellum Streetscape Project - Not to exceed \$129,990, from \$1,154,500 to \$1,284,490 - Financing: Deep Ellum TIF District Funds (\$107,170) and Water Utilities Capital Improvement Funds (\$22,820)  
**[12-2103; APPROVED]**

**Sanitation Services**

32. Authorize acceptance of the City's Local Solid Waste Management Plan - Financing: No cost consideration to the City  
**[12-2104; APPROVED AS AMENDED]**

CONSENT AGENDA (Continued)

**Sustainable Development and Construction**

33. Authorize acquisition from Whitlow Missionary Baptist Church of approximately 4,707 square feet of land located near the intersection of Thedford and Victoria Avenues for the K. B. Polk Park Expansion Project - Not to exceed \$37,500 (\$35,000 plus closing costs and title expenses not to exceed \$2,500) - Financing: 2006 Bond Funds  
**[12-2105; APPROVED]**
34. Authorize moving expense and replacement housing payments for Roberto Avila and Enedelia Avila in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 801 LaSalle Drive for future City facilities - Not to exceed \$30,900 - Financing: 2006 Bonds Funds  
**[12-2106; APPROVED]**
35. Authorize the quitclaim of 78 properties acquired by the taxing authorities from the Sheriff's Sale to the highest bidders (list attached) - Revenue: \$668,540  
**[12-2107; APPROVED]**
36. An ordinance granting a CS Commercial Service District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southeast corner Marine Way and Stillwell Boulevard - Z090-239 - Financing: No cost consideration to the City  
**[12-2108; APPROVED; ORDINANCE 28742]**
37. An ordinance abandoning portions of a sanitary sewer easement and a storm sewer easement to TRG-Braes Brook, L.P., the abutting owner, containing a total of approximately 3,913 square feet of land located near the intersection of Wycliff and Congress Streets - Revenue: \$5,400 plus the \$20 ordinance publication fee  
**[12-2109; APPROVED; ORDINANCE 28743]**
38. An ordinance abandoning three utility easements, three drainage easements and a drainage and utility easement to AMD Apartments Limited Partnership, the abutting owner, containing a total of approximately 14,166 square feet of land located near the intersection of Stutz Road and Forest Park - Revenue: \$7,400 plus the \$20 ordinance publication fee  
**[12-2110; APPROVED; ORDINANCE 28744]**



CONSENT AGENDA (Continued)

**Water Utilities**

39. Authorize a twenty-four-month contract with the Department of State Health Services to provide on-line computer services for the City's Bureau of Vital Statistics program to obtain certified copies of birth certificates at a cost of \$1.83 for each birth certificate printed for the period September 1, 2012 through August 31, 2014 - Not to exceed \$25,000 annually for a total not to exceed \$50,000 - Financing: Water Utilities Current Funds (subject to annual appropriations)  
**[12-2111; APPROVED]**
40. Authorize a contract for the construction of chlorine scrubber, lime, ferric, and laboratory improvements at the Bachman Water Treatment Plant - Archer Western Construction, LLC, lowest responsible bidder of four - Not to exceed \$9,364,900 - Financing: Water Utilities Capital Improvement Funds  
**[12-2112; APPROVED]**
41. Authorize a contract for the construction of major maintenance and rehabilitation improvements at the Southside Wastewater Treatment Plant - AUI Contractors, LLC, lowest responsible bidder of three - Not to exceed \$7,971,400 - Financing: Water Utilities Capital Improvement Funds  
**[12-2113; APPROVED]**
42. Authorize a contract for the installation of water and wastewater mains at 45 locations (list attached) - Ark Contracting Services, LLC, lowest responsible bidder of six - Not to exceed \$12,432,047 - Financing: Water Utilities Capital Improvement Funds  
**[12-2114; APPROVED]**
43. Authorize a five-year contract, with two five-year renewal options, with GUSH, Inc., to provide untreated water service from Lake Fork for habitat management, irrigation of crops and for use in maintaining aesthetic impoundment levels on GUSH, Inc.'s, grounds located in Rains County from August 1, 2012 through July 31, 2027 - Estimated Annual Revenue: \$30,747  
**[12-2115; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION

**City Secretary's Office**

44. 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)  
**[12-2116; NO APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]**

**Trinity Watershed Management**

45. Authorize acquisition, including the exercise of the right of eminent domain if such becomes necessary, from Access 1<sup>st</sup> Capital Bank of an unimproved tract of land containing approximately 1 acre located at the intersection of Apple Street and San Jacinto Street for the Mill Creek Drainage Relief System Project - Not to exceed \$676,000 (\$670,000 plus closing costs and title expenses not to exceed \$6,000) - Financing: 2006 Bond Funds  
**[12-2117; APPROVED]**

DESIGNATED PUBLIC SUBSIDY MATTERS

**Economic Development**

46. Authorize a Chapter 380 economic development grant agreement pursuant to the Public/Private Partnership Program with Firebird Restaurant Group, LLC to offset development costs associated with its new headquarters at 2414 North Akard Street, and new restaurants at 2422 North Akard Street and 1611 McKinney Avenue, Dallas, Texas - Not to exceed \$250,000 - Financing: Public/Private Partnership Funds  
**[12-2118; APPROVED]**
47. Authorize an amendment to the development agreement with Ricchi Dallas Investments, LLC, for the redevelopment of 1600 Pacific Avenue, previously approved on October 26, 2010 by Resolution Nos. 10-2767 and 10-2768, to extend the completion date of Stage 3 of the project from December 31, 2012 to December 31, 2013 - Financing: No cost consideration to the City  
**[12-2119; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

**Economic Development** (Continued)

**Design District TIF District**

**Note:** Item Nos. 48 and 49  
must be considered collectively.

48. \* Authorize **(1)** a development agreement with Friends of the Trinity Strand Trail to dedicate future TIF revenues for the design and engineering of the Trinity Strand Trail Soft Surface Trail Design Project in Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District); and **(2)** the Design District TIF District Board of Directors to dedicate up to \$400,000 from Design District TIF District revenues in accordance with the development agreement - Not to exceed \$400,000 - Financing: Design District TIF District Funds  
**[12-2120; APPROVED]**
49. \* A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District) to reimburse Friends of the Trinity Strand Trail up to \$400,000 for certain TIF-eligible project costs related to the Trinity Strand Trail Soft Surface Trail Design Project in the Design District TIF District - Financing: No cost consideration to the City  
**[12-2121; APPROVED]**

**Design District TIF District**

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

50. \* Authorize **(1)** a development agreement with Texas Security Bank to dedicate TIF revenues for the design and construction of public improvements related to the Turtle Creek Median Project in Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District); and **(2)** the Design District TIF District Board of Directors to dedicate up to \$116,356 from Design District TIF District revenues in accordance with the development agreement - Not to exceed \$116,356 - Financing: Design District TIF District Funds  
**[12-2122; APPROVED]**
51. \* A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District) to reimburse Texas Security Bank up to \$116,356 for certain TIF-eligible project costs related to the Turtle Creek Median Project in the Design District TIF District - Financing: No cost consideration to the City  
**[12-2123; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

**Economic Development** (Continued)

**Downtown Connection TIF District**  
**- PetroCorrigan Project**

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

52. \* Authorize **(1)** a development agreement with PetroCorrigan Towers, LP, to dedicate future TIF revenues for reimbursement of eligible project costs related to environmental remediation and demolition, façade restoration, public infrastructure improvements for the redevelopment of the Tower Petroleum (1907 Elm Street) and Corrigan Tower (1900 Pacific Avenue) buildings located in Tax Increment Financing Reinvestment Zone Eleven (Downtown Connection TIF District), and **(2)** the Downtown Connection TIF District Board of Directors to dedicate an amount not to exceed \$10,300,000 from future Downtown Connection TIF District revenues, in accordance with the development agreement - Not to exceed \$10,300,000 - Financing: Downtown Connection TIF District Funds  
**[12-2124; APPROVED]**
53. \* A resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number Eleven (Downtown Connection TIF District) to reimburse PetroCorrigan Towers, LP, up to \$10,300,000, for TIF-eligible project costs pursuant to the development agreement with PetroCorrigan Towers, LP - Financing: No cost consideration to the City  
**[12-2125; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS

**Sustainable Development and Construction**

ZONING CASES - CONSENT

**[12-2126; APPROVED]**

54. A public hearing to receive comments regarding an application for and an ordinance granting the creation of a new subdistrict within Subdistrict 3 (Garden District) of Planned Development District No. 830, the Davis Street Special Purpose District, with a D Liquor Control Overlay on a portion on the south side of West 10<sup>th</sup> Street between North Madison Avenue and North Bishop Avenue  
Recommendation of Staff and CPC: Approval, subject to conditions and retention of the D Liquor Control Overlay  
Z101-349(MW)  
**[12-2127; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28745]**
55. 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 R-7.5(A) Single Family District on the northwest corner of South Marsalis Avenue and East Woodin Boulevard  
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions  
Z101-388(OTH)  
**[12-2128; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28746]**
56. A public hearing to receive comments regarding an application for and an ordinance granting an IM Industrial Manufacturing District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the northwest corner of Goodnight Lane and Merrell Road  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z101-390(RB)  
**[12-2129; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 28747]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction** (Continued)

ZONING CASES - CONSENT (Continued)

57. A public hearing to receive comments regarding an application for and an ordinance granting an IM Industrial Manufacturing District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the north line of Crown Road, west of Newberry Street and on the west line of Newberry Street, north of Crown Road  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z101-391(RB)  
**[12-2130; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 28748]**
58. A public hearing to receive comments regarding an application for and an ordinance granting an IM Industrial Manufacturing District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the south line of Merrell Road, east of Goodnight Lane, and the north line of Southwell Road, east of Goodnight Lane  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z101-392(RB)  
**[12-2131; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 28749]**
59. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and renewal of Specific Use Permit No. 1505 for a private school on property zoned Tract F within Planned Development District No. 173 on the north line of Frankford Road, east of Hillcrest Road  
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan, a revised landscape plan and conditions  
Z101-394(OTH)  
**[12-2132; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28750]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction** (Continued)

ZONING CASES - CONSENT (Continued)

60. A public hearing to receive comments regarding an application for and an ordinance granting the creation of a new Subarea within Tract 1 of Planned Development District No. 314, the Preston Center Special Purpose District, on the southwest corner of Douglas Avenue and Northwest Highway  
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions  
Z112-145(WE)  
**[12-2133; DELETED ON THE ADDENDUM]**
61. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bar, lounge, or tavern and commercial amusement (inside) for a dance hall use on property zoned Planned Development District No. 269 Tract A on the southwest corner of Elm Street and North Crowds Street  
Recommendation of Staff and CPC: Approval for a one-year period, subject to a site plan and conditions  
Z112-206(JH)  
**[12-2134; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28751]**
62. A public hearing to receive comments regarding an application for and an ordinance granting an NO(A) Neighborhood Office District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the northeast corner St. Augustine Road and Cushing Drive  
Recommendation of Staff: Denial  
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z112-208(WE)  
**[12-2135; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28752]**

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 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 greater than 3,500 square feet on property within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D Liquor Control Overlay on the southeast corner of South Buckner Boulevard and Norvell Drive  
Recommendation of Staff: 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  
Recommendation of CPC: Approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for a five-year period, subject to a site plan and conditions  
Z112-219(WE)  
**[12-2136; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE NOS. 28753 AND 28754]**
64. 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 3,500 square feet or less on property zoned a CR-D Community Retail with a D Liquor Control Overlay on the southeast corner of North Masters Drive and Tokowa Drive  
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 renewals 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, landscape plan and conditions  
Z112-239(WE)  
**[12-2137; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE NOS. 28755 AND 28756]**



PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction** (Continued)

ZONING CASES - CONSENT (Continued)

65. A public hearing to receive comments regarding an application for and an ordinance granting an R-10(A) Single Family District and a resolution accepting deed restrictions volunteered by the applicant on property zoned Planned Development District No. 57 on the east side of Lakemont Drive, south of Cortez Drive  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z112-240(JH)  
**[12-2138; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL SEPT EMBER 12, 2012]**
66. A public hearing to receive comments regarding an application for and an ordinance granting a renewal of Specific Use No. 1484 for a commercial amusement (inside) limited to a Class A dance hall on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the northwest corner of South Riverfront Boulevard and Dearborn Street  
Recommendation of Staff and CPC: Approval for a five-year period, subject to conditions  
Z112-241(MW)  
**[12-2139; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28757]**
67. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Tract 14 of Planned Development District No. 508 for CH Clustered Housing, MF-2(A) Multifamily, LO-1 Limited Office, MU-1 Mixed Use District uses on the east line of Kingbridge Street, south of Kingbridge Holystone Connection  
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions  
Z112-242(WE)  
**[12-2140; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 28758]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction** (Continued)

ZONING CASES - CONSENT (Continued)

68. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1062 for a restaurant without drive-in or drive through service on property within Tract 1 of Planned Development District No. 314, the Preston Center Special Purpose District, on the south line of Northwest Highway, between the Dallas North Tollway and Douglas Avenue  
Recommendation of Staff and CPC: Approval, subject to a landscape plan and conditions  
Z112-244(WE)  
**[12-2141; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28759]**
69. 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 greater than 3,500 square feet on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the north side of Lake June Road, west of Masters Road  
Recommendation of Staff and CPC: Approval of the D-1 Liquor Control Overlay and approval of the Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions  
Z112-245(JH)  
**[12-2142; HEARING CLOSED; REMAND TO CITY PLAN COMMISSION]**
70. A public hearing to receive comments regarding an application for and an ordinance granting a renewal of Specific Use Permit No. 1887 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall on property within Planned Development District No. 619 for Mixed Uses on the south side of Main Street, east of Field Street  
Recommendation of Staff and CPC: Approval for a two-year period, subject to conditions  
Z112-246(MW)  
**[12-2143; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28760]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction** (Continued)

ZONING CASES - CONSENT (Continued)

71. A public hearing to receive comments regarding an application for and an ordinance granting the creation of a subdistrict within Planned Development District No. 765 on the east side of Preston Road, south of Mapleshade Lane  
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions  
Z112-249(MW)  
**[12-2144; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 28761]**
72. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bar, lounge, or tavern on property zoned Planned Development District No. 269 Tract A on the north side of Main Street, east of North Malcolm X Boulevard  
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions  
Z112-250(JH)  
**[12-2145; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28762]**
73. A public hearing to receive comments regarding an application for and an ordinance granting a Subdistrict 1C within Planned Development District No. 621 on property zoned a Subdistrict 1 within Planned Development District No. 621 on the south side of Inspiration Drive, northeast of Slocum Street  
Recommendation of Staff and CPC: Approval  
Z112-254(JH)  
**[12-2146; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28763]**
74. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a community service center on property zoned Planned Development District No. 808 on the northwest corner of Gaston Avenue and East Grand Avenue  
Recommendation of Staff and CPC: Approval for a three-year period, subject to a site plan and conditions  
Z112-255(MW)  
**[12-2147; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28764]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction** (Continued)

ZONING CASES - INDIVIDUAL

75. A public hearing to receive comments regarding an application for and an ordinance granting a Neighborhood Stabilization Overlay (NSO) on property zoned an R-5(A) Single Family District generally bounded by Canada Drive, Gulden Lane, Toronto Street, and Sylvan Avenue  
Recommendation of Staff and CPC: Approval  
Z112-220(CG)  
**[12-2148; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL SEPT EMBER 12, 2012]**

DESIGNATED ZONING CASES - INDIVIDUAL

76. A public hearing to receive comments regarding an application for and an ordinance granting a WR-5 Walkable Urban Residential District on property zoned an MU-2 Mixed Use District on the east corner of Maple Avenue and Bomar Avenue  
Recommendation of Staff and CPC: Approval  
Z112-228(JH)  
**[12-2149; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28765]**

FLOODPLAIN APPLICATIONS

**Trinity Watershed Management**

77. A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix for approximately 0.2119 acre of the current 0.4384 acres of land located at 8715 Wingate Drive, within the floodplain of Bachman Branch, Fill Permit 12-01 - Financing: No cost consideration to the City  
**[12-2150; HEARING CLOSED; APPROVED]**
78. A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix for approximately 0.06 acre of the current 0.96 acres of land located at 6353 Kalani Place, within the floodplain of White Rock Creek, Fill Permit 12-02 - Financing: No cost consideration to the City  
**[12-2151; HEARING CLOSED; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS

**Housing/Community Services**

79. A public hearing to receive comments on the proposed sale of one unimproved property acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization; and at the close of the public hearing, authorize the City Manager to: **(1)** quitclaim one unimproved property to under the HB110 process of the City's Land Transfer Program; and **(2)** release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any (list attached) - Revenue: \$1,120

**[12-2152; CORRECTED ON THE ADDENDUM; HEARING CLOSED; APPROVED]**

**Office of Financial Services**

80. A public hearing to receive comments on the proposed FY 2012-13 Operating, Capital, Grant and Trust budgets - Financing: No cost consideration to the City

**[12-2153; HEARING CLOSED]**

**ANNOTATED ADDENDUM  
CITY COUNCIL MEETING  
AUGUST 22, 2012  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TEXAS 75201  
9:06 A.M. – 3:59 P.M.**

ADDITIONS:

CONSENT ADDENDUM  
**[12-2073; APPROVED]**

**Business Development & Procurement Services**

1. Authorize a three-year consultant contract for the assessment of the City's current ethics guidelines and the development of an ethics training program - Navigant Consulting, Inc., most advantageous proposer of eight - Not to exceed \$434,495 - Financing: Current Funds (subject to annual appropriations)  
**[12-2154; APPROVED AS AN INDIVIDUAL ITEM]**

**City Controller's Office**

2. Authorize the preparation of plans for issuance of General Obligation Refunding Bonds, Series 2012 in an amount not to exceed \$260,000,000 - Financing: This action has no cost consideration to the City  
**[12-2155; APPROVED]**

**Code Compliance**

3. A resolution authorizing the creation of a Graffiti Arts Project and a Graffiti Abatement & Prevention Program (GAPP) as a volunteer program to address and eliminate graffiti on public and private property within the City - Financing: No cost consideration to the City  
**[12-2156; APPROVED]**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Public Works Department**

4. Authorize Supplemental Agreement No. 1 to the professional services contract with Kimley-Horn and Associates, Inc. for additional design of water and wastewater mains along Bonnie View Road from Langdon Road to north of Wintergreen Road, paving and drainage improvements for Cleveland Road from Bonnie View Road to Union Pacific Railroad, and modifications to the regional detention basin for Bonnie View Road from Langdon Road to the Hutchins city limits - Not to exceed \$712,369, from \$1,706,515 to \$2,418,884 - Financing: 1998 Bond Funds (\$408,000) and 2006 Bond Funds (\$304,369)  
**[12-2157; APPROVED AS AN INDIVIDUAL ITEM]**

**Sustainable Development and Construction**

5. An ordinance abandoning two fire lane easements and a fire lane and utility easement to Debusk Foundation, the abutting owner, containing a total of approximately 33,082 square feet of land located near the intersection of Lancaster Road and Ledbetter Drive - Revenue: \$5,400 plus the \$20 ordinance publication fee  
**[12-2158; APPROVED; ORDINANCE 28766]**
6. An ordinance abandoning a portion of an alley and two fire lane easements to JLB Bencap, L.P., the abutting owner, containing a total of approximately 14,105 square feet of land located near the intersections of Garrett and Capitol Avenues and Bennett and Capitol Avenues, authorizing the quitclaim and providing for the dedication of approximately 2,936 square feet of land needed for street right-of-way - Revenue: \$116,555 plus the \$20 ordinance publication fee  
**[12-2159; APPROVED; ORDINANCE 28767]**

**Trinity Watershed Management**

7. Authorize Supplemental Agreement No. 1 to the Relocation Agreement with Atmos Energy Corporation to increase the agreement for the relocation of a portion of an existing 24-inch natural gas pipeline for the Baker Pump Station Project - Not to exceed \$458,692, from \$561,412 to \$1,020,104 - Financing: 2006 Bond Funds  
**[12-2160; APPROVED]**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION

**City Attorney's Office**

8. An ordinance **(1)** appointing 11 full-time municipal judges and 17 associate (part-time) municipal judges to preside over the City of Dallas municipal court of record for a term ending May 31, 2014; **(2)** designating an administrative municipal judge for the City of Dallas municipal court of record for a two-year term ending May 31, 2014; and **(3)** establishing the annual salary for the full-time and associate municipal judges and the administrative municipal judge - Financing: This action has no cost consideration to the City  
**[12-2161; APPROVED AS AMENDED; ORDINANCE 28741]**

DESIGNATED PUBLIC SUBSIDY MATTERS

**Housing/Community Services**

9. Authorize a housing development loan in the amount of \$554,659 to Neighborhood Builders Community Development Corporation (NBCDC), a certified nonprofit organization, for the development of five affordable single family homes to be located between 8502 - 8645 Bearden Lane - Not to exceed \$554,659 - Financing: 2010-11 HOME Investment Partnership Program Grant Funds  
**[12-2162; APPROVED]**

CORRECTION:

**Housing/Community Services**

79. A public hearing to receive comments on the proposed sale of one unimproved property acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization; and at the close of the public hearing, authorize the City Manager to: **(1)** quitclaim one unimproved property (list attached) to Dallas Neighborhood Alliance for Habitat, Inc., under the HB110 process of the City's Land Transfer Program; and **(2)** release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any (~~list attached~~) - Revenue: \$1,120  
**[12-2152]**



DELETIONS:

**Park & Recreation**

20. Authorize **(1)** the rejection of proposals received for Phase I of a 12-foot-wide hike and bike trail for the Trinity Strand Trail from Stemmons Freeway to Medical District Drive; and **(2)** a contract for Phase I and Phase II of a 12-foot-wide hike and bike trail for the Trinity Strand Trail, from Farrington Street to Oak Lawn Avenue and Stemmons Freeway - RoeschCo Construction, Inc., lowest responsible bidder of five - Not to exceed \$5,426,114 - Financing: North Central Texas Council of Governments Grant Funds (\$4,340,891), 2003 Bond Funds (\$129,851) and 2006 Bond Funds (\$955,372)  
**[12-2092]**

**Sustainable Development and Construction**

60. A public hearing to receive comments regarding an application for and an ordinance granting the creation of a new Subarea within Tract 1 of Planned Development District No. 314, the Preston Center Special Purpose District, on the southwest corner of Douglas Avenue and Northwest Highway  
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions  
Z112-145(WE)  
**[12-2133]**