

**ANNOTATED AGENDA
CITY COUNCIL MEETING
FEBRUARY 27, 2013
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:01 A.M. – 2:38 P.M.**

Invocation and Pledge of Allegiance (Council Chambers)
[13-0370]

Agenda Item/Open Microphone Speakers
[13-0371]

VOTING AGENDA

1. Approval of Minutes of the February 13, 2013 City Council Meeting
[13-0372; APPROVED WITH CORRECTIONS]

CONSENT AGENDA
[13-0373; APPROVED]

Aviation

2. Authorize a professional services contract with ABS Aviation Consultancy, Inc. d/b/a Airport Business Solutions for the appraisal and development of lease rates for aviation/non-aviation use properties and recommend fuel flow fees at Dallas Love Field and Dallas Executive Airport - Not to exceed \$45,500 - Financing: Aviation Current Funds
[13-0374; APPROVED]
3. Authorize a second amendment to the lease with EAN Holdings, LLC, which does business as Enterprise Rent-A-Car, to reimburse in the form of rent abatement construction cost overruns in an amount not to exceed \$253,041 and extend the period in which the City has the right to recall all or any portion of the leased premises from the current two years to five years at Dallas Love Field - Financing: No cost consideration to the City
[13-0375; APPROVED]

CONSENT AGENDA (Continued)

Business Development & Procurement Services

4. Authorize a five-year concession contract, with renewal options not to exceed three years, for automated teller machine services at Dallas Love Field Airport - Cardtronics USA, Inc., most advantageous proposer of three - Estimated Revenue: \$1,438,200
[13-0376; APPROVED]
5. Authorize a three-year service contract, with two three-year renewal options, for dock master services at Dallas Love Field - Bradford Airport Logistics, LTD, most advantageous proposer of two - Not to exceed \$2,084,874 - Financing: Aviation Current Funds (subject to annual appropriations)
[13-0377; APPROVED]

Note: Item Nos. 6 and 7
must be considered collectively.

Crowd Management Services at Fair Park

6. * Authorize a three-year service contract, with two one-year renewal options, to provide crowd management services at Fair Park for non-City sponsored events and receive a 30.76% revenue share of annual gross sales - Platinum Events Services, Inc., most advantageous proposer of six - Estimated Annual Revenue: \$156,000
[13-0378; APPROVED AS AN INDIVIDUAL ITEM]
7. * Authorize a three-year service contract to provide crowd management services for City sponsored events at Fair Park - Platinum Events Services, Inc., most advantageous proposer of six - Not to exceed \$45,000 - Financing: Current Funds (subject to annual appropriations)
[13-0379; APPROVED AS AN INDIVIDUAL ITEM]
8. Authorize a three-year master agreement for service pins, medals, award bars and shadow boxes for Police and Fire-Rescue - J. Brandt Recognition, Ltd. in the amount of \$110,882, Metis, Inc. in the amount of \$36,864 and Duncan/Day Advertising, LP in the amount of \$7,848, lowest responsible bidders of eight - Total not to exceed \$155,594 - Financing: Current Funds
[13-0380; APPROVED]
9. Authorize a three-year master agreement for cervical collars and blood testing supplies - Products Unlimited, Inc. in the amount of \$524,328 and Emegear, LLC in the amount of \$220,541, lowest responsible bidders of seven - Total not to exceed \$744,869 - Financing: Department of State Health Services Grant Funds (\$524,329) and Current Funds (\$220,540)
[13-0381; APPROVED]

CONSENT AGENDA (Continued)

Business Development & Procurement Services (Continued)

10. Authorize an increase and a six month extension to the master agreement for dress and station wear uniforms for Fire-Rescue with GST Public Safety Supply in the amount of \$120,000, Mag & Son LLC dba Mag & Son Clothing in the amount of \$45,000, Casco Industries, Inc. in the amount of \$155,000, Uniforms, Inc. in the amount of \$50,000, C & G Police Supply dba C & G Wholesale in the amount of \$7,500, Circle R Embroidery Co. dba Classic Cap & Embroidery in the amount of \$20,000 and Municipal Emergency Services, Inc. in the amount of \$2,500 - Total not to exceed \$400,000, from \$5,396,051 to \$5,796,051 - Financing: Current Funds
[13-0382; APPROVED]

City Attorney's Office

11. Authorize settlement of the lawsuit styled Constance S. Rhodes v. City of Dallas, Cause No. DC-12-04916-L - Not to exceed \$110,000 - Financing: Current Funds
[13-0383; APPROVED]
12. Authorize settlement of the lawsuit styled J.B. Persley v. City of Dallas, Cause No. CC-11-08017-D - Not to exceed \$75,000 - Financing: Current Funds
[13-0384; APPROVED]

Economic Development

FY 2012 Tax Increment Financing Zone Annual Reports

13. * A resolution accepting the FY 2012 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Two, (Cityplace Area TIF District), submitted by the Cityplace Area TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and the State Comptroller, as required by state law - Financing: No cost consideration to the City
[13-0385; APPROVED]
14. * A resolution accepting the FY 2012 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three, (Oak Cliff Gateway TIF District), submitted by the Oak Cliff Gateway TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[13-0386; APPROVED]

CONSENT AGENDA (Continued)

Economic Development (Continued)

15. * A resolution accepting the FY 2012 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District), submitted by the Cedars TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and the State Comptroller, as required by state law - Financing: No cost consideration to the City
[13-0387; APPROVED]
16. * A resolution accepting the FY 2012 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District), submitted by the City Center TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[13-0388; APPROVED]
17. * A resolution accepting the FY 2012 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six, (Farmers Market TIF District), submitted by the Farmers Market TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[13-0389; APPROVED]

FY 2012 Tax Increment Financing Zone Annual Reports (Continued)

18. * A resolution accepting the FY 2012 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven, (Sports Arena TIF District), submitted by the Sports Arena TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and the State Comptroller, as required by state law - Financing: No cost consideration to the City
[13-0390; APPROVED]
19. * A resolution accepting the FY 2012 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight, (Design District TIF District), submitted by the Design District TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and the State Comptroller, as required by state law - Financing: No cost consideration to the City
[13-0391; APPROVED]

CONSENT AGENDA (Continued)

Economic Development (Continued)

20. * A resolution accepting the FY 2012 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine, (Vickery Meadow TIF District), submitted by the Vickery Meadow TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and the State Comptroller, as required by state law - Financing: No cost consideration to the City
[13-0392; APPROVED]

21. * A resolution accepting the FY 2012 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten, (Southwestern Medical TIF District), submitted by the Southwestern Medical TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and the State Comptroller, as required by state law - Financing: No cost consideration to the City
[13-0393; APPROVED]

22. * A resolution accepting the FY 2012 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District), submitted by the Downtown Connection TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and the State Comptroller, as required by state law - Financing: No cost consideration to the City
[13-0394; APPROVED]

23. * A resolution accepting the FY 2012 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve, (Deep Ellum TIF District), submitted by the Deep Ellum TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and the State Comptroller, as required by state law - Financing: No cost consideration to the City
[13-0395; APPROVED]

CONSENT AGENDA (Continued)

Economic Development (Continued)

FY 2012 Tax Increment Financing Zone Annual Reports (Continued)

24. * A resolution accepting the FY 2012 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen, (Grand Park South TIF District) and authorizing the City Manager to submit the annual report to other taxing jurisdictions which participate in the District, and to the Attorney General of Texas, and the State Comptroller, as required by state law - Financing: No cost consideration to the City
[13-0396; APPROVED AS AN INDIVIDUAL ITEM]
25. * A resolution accepting the FY 2012 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen, (Skillman Corridor TIF District), submitted by the Skillman Corridor TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and the State Comptroller, as required by state law - Financing: No cost consideration to the City
[13-0397; APPROVED]
26. * A resolution accepting the FY 2012 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District), submitted by the Fort Worth Avenue TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[13-0398; APPROVED]
27. * A resolution accepting the FY 2012 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen, (Davis Garden TIF District), submitted by the Davis Garden TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and the State Comptroller, as required by state law - Financing: No cost consideration to the City
[13-0399; APPROVED]
28. * A resolution accepting the FY 2012 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District), submitted by the TOD TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and the State Comptroller, as required by state law - Financing: No cost consideration to the City
[13-0400; APPROVED]

CONSENT AGENDA (Continued)

Economic Development (Continued)

29. * A resolution accepting the FY 2012 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen, (Maple/Mockingbird TIF District), submitted by the Maple/Mockingbird TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and the State Comptroller, as required by state law - Financing: No cost consideration to the City
[13-0401; APPROVED]

FY 2012 Tax Increment Financing Zone Annual Reports (Continued)

30. * A resolution accepting the FY 2012 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District), submitted by the Cypress Waters TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and the State Comptroller, as required by state law - Financing: No cost consideration to the City
[13-0402; APPROVED]
31. Authorize **(1)** an agreement with the State of Texas for the design and construction of the Kessler Theater Pedestrian Amenities project; **(2)** the receipt and deposit of Regional Toll Revenue funds from the State of Texas, acting by and through the Texas Department of Transportation (TxDOT), in the amount of \$179,200; and **(3)** an increase in appropriations in the amount of \$179,200 in the Regional Toll Revenue II Fund - Not to exceed \$179,200 - Financing: Regional Toll Revenue II Funds
[13-0403; APPROVED]

Housing/Community Services

32. Authorize Supplemental Agreement No. 1 to the contract with Metro Dallas Homeless Alliance to add additional funding to provide operations training, maintenance of the software and computer system and technical support with respect to the Homeless Management and Information System (HMIS) for the period October 1, 2012 through September 30, 2013 - Not to exceed \$50,140, from \$50,000 to \$100,140 - Financing: 2012-13 Emergency Solutions Grant Funds
[13-0404; APPROVED]
33. Authorize a contract with The Family Place, Inc. to add additional funding for homeless prevention services to victims of domestic violence for the period January 1, 2013 through September 30, 2013 - Not to exceed \$78,635 - Financing: 2012-13 Emergency Solutions Grant Funds
[13-0405; APPROVED]

CONSENT AGENDA (Continued)

Housing/Community Services (Continued)

34. Authorize an amendment to the Mortgage Assistance Program for FY 2012-13 to add an eligible homebuyer category to include those homebuyers purchasing a new home constructed on properties sold by the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) - Financing: No cost consideration to the City
[13-0406; APPROVED]
35. Authorize a public hearing to be held on April 10, 2013 to receive comments on the proposed sale of one unimproved property (list attached) acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City
[13-0407; APPROVED]

Office of Financial Services

36. Authorize a public hearing to be held on March 27, 2013 to receive comments on the proposed FY 2013-14 Operating, Capital, Grant, and Trust budgets - Financing: No cost consideration to the City
[13-0408; APPROVED]

Office of Management Services

37. Authorize an amendment to the mineral lease between the City of Dallas, the City of Fort Worth, the Dallas/Fort Worth International Airport Board, and Chesapeake Exploration, L.L.C. – Financing: No cost consideration to the City
[13-0409; APPROVED]
38. Forty-ninth Supplemental Concurrent Bond Ordinance authorizing one or more series of Dallas/Fort Worth International Airport Joint Revenue Bonds, for lawful purposes; providing the security therefore; providing for the sale, execution and delivery thereof subject to certain parameters - Financing: No cost consideration to the City
[13-0410; APPROVED; ORDINANCE 28921]

CONSENT AGENDA (Continued)

Park & Recreation

39. Authorize Supplemental Agreement No. 1 to the professional services contract with Perkins+Will Architects for renovations to include basic services, including schematic design, design development, construction documents, bidding, construction administration; and additional services including furniture, fixtures and equipment design, Stormwater Pollution Prevention Plan (SWPPP) and platting of the Jules E. Muchert Army Reserve Center complex for use as a Park and Recreation Department office and maintenance facility located at 10031 East Northwest Highway - Not to exceed \$390,226, from \$68,400 to \$458,626 - Financing: 2006 Bond Funds
[13-0411; APPROVED AS AN INDIVIDUAL ITEM]
40. Authorize Supplemental Agreement No. 2 to the contract with the Dallas Arboretum and Botanical Society, Inc, as previously amended and supplemented, to manage, maintain and operate an arboretum and botanical garden for a ten-year term, for the period March 23, 2013 through March 23, 2023 – Not to exceed \$395,000 annually - Financing: Current Funds (subject to annual appropriations)
[13-0412; APPROVED AS AN INDIVIDUAL ITEM]

Public Works Department

41. Authorize **(1)** a Project Specific Agreement with Dallas County for the design and construction of paving and drainage improvements on La Prada Drive from Millmar Drive to Motley Drive; and **(2)** payment to Dallas County for the City's share of design and construction costs - Not to exceed \$950,000 - Financing: 2006 Bond Funds
[13-0413; APPROVED]
42. Authorize a professional services contract with Urban Engineers Group, Inc. for the engineering design of street improvements for Sylvan Avenue from Fort Worth Avenue to Singleton Boulevard - Not to exceed \$565,654 - Financing: 2006 Bond Funds (\$473,254) and Water Utilities Capital Improvement Funds (\$92,400)
[13-0414; APPROVED]
43. Authorize a contract with Bartlett Cocke General Contractors, LLC, best value proposer of five, for the construction of the Fire Station No. 27 replacement facility located at 8401 Douglas Avenue - Not to exceed \$6,231,909 - Financing: 2006 Bond Funds
[13-0415; APPROVED]
44. Authorize an increase in the contract with North Texas Contracting, Inc. for the construction of additional utility and paving improvements on Buckner Boulevard from Bruton Road to Scylene Road - Not to exceed \$174,426, from \$3,453,557 to \$3,627,983 - Financing: 2003 Bond Funds (\$48,230) and Water Utilities Capital Improvement Funds (\$126,196)
[13-0416; APPROVED]

CONSENT AGENDA (Continued)

Sustainable Development and Construction

45. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Amador Garcia of a tract of land containing approximately 15,714 square feet of land improved with a billboard and a storage trailer located near the intersection of Tempest Drive and Interstate Highway 20 for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$130,239 (\$127,393, plus closing costs and title expenses not to exceed \$2,846) - Financing: Water Utilities Capital Improvement Funds
[13-0417; APPROVED AS AN INDIVIDUAL ITEM]
46. Authorize moving expense and replacement housing payments for Linda Shelton in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 2934 Gloyd Street for future City facilities - Not to exceed \$60,800 - Financing: 2006 Bond Funds
[13-0418; APPROVED]
47. Authorize a five-year and three month lease agreement with Texas Prince Properties, Inc. for approximately 4,162 square feet of office space located at 7610 Stemmons Freeway, Suite 190 for the Northwest Building Inspection District Office for the period March 1, 2013 through May 31, 2018 - Not to exceed \$364,175 - Financing: Building Inspection Current Funds (subject to annual appropriations)
[13-0419; APPROVED]
48. A resolution authorizing the conveyance of a wastewater easement with a temporary construction easement containing a total of approximately 10,357 square feet of land to the City of Rowlett for the construction and maintenance of wastewater facilities across City-owned land at Lake Ray Hubbard located near the intersection of McCleery Lane and Dalrock Road - Financing: No cost consideration to the City
[13-0420; APPROVED]
49. A resolution authorizing the conveyance of a drainage easement with a temporary construction easement containing a total of approximately 37,571 square feet of land to the City of Rowlett for the construction and maintenance of storm water drainage facilities across City-owned land at Lake Ray Hubbard located near the intersection of McCleery and Dalrock Road - Financing: No cost consideration to the City
[13-0421; APPROVED]

CONSENT AGENDA (Continued)

Sustainable Development and Construction (Continued)

50. An ordinance abandoning a portion of an alley to Kojo Plaza, L.L.C., the abutting owner, containing approximately 1,467 square feet of land located near the intersection of Hampton and Mountain Lake Roads, authorizing the quitclaim and providing for the dedication of approximately 1,875 square feet of land needed for right-of-way - Revenue: \$5,400 plus the \$20 ordinance publication fee
[13-0422; APPROVED; ORDINANCE 28922]
51. An ordinance abandoning portions of two drainage easements and a sanitary sewer easement to CADG Shady Side, LLC, the abutting owner, containing a total of approximately 6,347 square feet of land located near the intersection of Shadyside Lane and Grand Avenue - Revenue: \$5,400 plus the \$20 ordinance publication fee
[13-0423; APPROVED; ORDINANCE 28923]

Water Utilities

52. Authorize a contract for the construction of process improvements at the Central Wastewater Treatment Plant - Cardinal Contractors, Inc., lowest responsible bidder of three - Not to exceed \$6,454,200 - Financing: Water Utilities Capital Improvement Funds
[13-0424; APPROVED]
53. Authorize a contract for the installation of water and wastewater mains at 44 locations (list attached) - Barson Utilities, Inc., lowest responsible bidder of seven - Not to exceed \$11,668,032 - Financing: Water Utilities Capital Improvement Funds
[13-0425; APPROVED]
54. Authorize an increase in the contract with John Burns Construction Company of Texas, Inc. for additional work associated with the construction of approximately 1,575 feet of 27-inch and 30-inch wastewater mains - Not to exceed \$727,655, from \$7,223,024 to \$7,950,679 - Financing: 1998 Bond Funds
[13-0426; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

55. 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)
[13-0427; NO APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

ITEMS FOR FURTHER CONSIDERATION

Sustainable Development and Construction

56. Authorize the Authorize the quitclaim of 97 ~~98~~ ~~99~~ properties acquired by the taxing authorities from the Sheriff's Sale to the highest bidders (list attached) - Revenue: \$514,487 ~~\$518,586~~ ~~\$525,736~~
[13-0428; CORRECTED ON THE ADDENDUM; POSTPONED UNTIL APRIL 10, 2013]

DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

57. Authorize the use of \$445,000 in Vickery Meadow TIF funds as the required matching funds for the City's HUD Sustainable Communities Grant to support the development of affordable housing in the Vickery Meadow TIF District - Not to exceed \$445,000 - Financing: Vickery Meadow TIF District Funds
[13-0429; APPROVED]

**Downtown Connection TIF District -
500 South Ervay Redevelopment Project**

Note: Item Nos. 58 and 59
must be considered collectively.

58. * Authorize **(1)** a development agreement with Alterra 500 South Ervay, LLC, to dedicate future TIF revenues for reimbursement of eligible project costs related to environmental remediation and demolition and façade restoration, for redevelopment of the 500 South Ervay building 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 \$5,000,000 from future Downtown Connection TIF District revenues, in accordance with the development agreement - Not to exceed \$5,000,000 - Financing: Downtown Connection TIF District Funds
[13-0430; APPROVED]
59. * A resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number Eleven (Downtown Connection TIF District) to reimburse Alterra 500 South Ervay, LLC, up to \$5,000,000, for TIF-eligible project costs pursuant to the development agreement with Alterra 500 South Ervay, LLC - Financing: No cost consideration to the City
[13-0431; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT

[13-0432; APPROVED]

60. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MU-1 Mixed Use District uses on property zoned an MU-1 Mixed Use District on the northeast corner of Arapaho Road and Knoll Trail

Recommendation of Staff and CPC: Approval, subject to a conceptual plan; development plan, mews street landscape plan and conditions

Z112-312(MW)

[13-0433; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28924]

61. A public hearing to receive comments regarding an application for and **(1)** 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 3,500 square feet or less on property zoned an RR Regional Retail District with a D Liquor Control Overlay; **(2)** an ordinance granting an RR Regional Retail District on property zoned a CR Community Retail District; and **(3)** a resolution accepting deed restrictions volunteered by the applicant on property zoned an RR Regional Retail District and a CR Community Retail District on the north side of East Laureland Road, east of South R.L. Thornton Freeway

Recommendation of CPC and Staff: Approval of a D-1 Liquor Control Overlay, 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; approval of an RR Regional Retail District, and approval of deed restrictions volunteered by the applicant

Z123-116(MW)

[13-0434; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE NOS. 28925, 28926 AND 28927]

62. A public hearing to receive comments regarding an application for and an ordinance granting an MU-1 Mixed District on property zoned an IR Industrial Research District on the west corner of Crampton Street and Converse Street

Recommendation of Staff and CPC: Approval

Z123-126(MW)

[13-0435; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28928]

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 Specific Use Permit for an alcoholic beverage establishment limited to bar, lounge or tavern use on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the south side of Elm Street, east of North Good Latimer Expressway
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions
Z123-137(MW)
[13-0436; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28929]
64. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Zone 1 of Planned Development District No. 184 for office, retail and residential uses on the northeast corner of Carlisle Street and Cedar Springs Road
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions
Z123-146(WE)
[13-0437; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28930]
65. A public hearing to receive comments regarding an application for and an ordinance granting an NS(A) Neighborhood Service District on property zoned a TH-3(A) Townhouse District on the southwest corner of South Tyler Street and West Page Avenue
Recommendation of Staff and CPC: Approval
Z112-215(JH)
[13-0438; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28931]

ZONING CASES - INDIVIDUAL

66. A public hearing to receive comments regarding an application for and an ordinance granting an MF-1(A) Multifamily District on property zoned a D(A) Duplex District on the north side of Del Norte Lane, west of Hillcrest Road
Recommendation of Staff and CPC: Denial
Z123-128(WE)
[13-0439; HEARING CLOSED; ORDINANCE AND DEED RESTRICTIONS TO COME BACK ON MARCH 27, 2013]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES – INDIVIDUAL (Continued)

67. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for a Nursery, garden shop, or plant sales use, a Landscape contractor's maintenance yard, and certain residential and nonresidential uses on property zoned an R-16(A) Single Family District on the southwest corner of Northaven Road and Freda Stern Drive
Recommendation of Staff: Approval, subject to a development/landscape plan and staff conditions
Recommendation of CPC: Approval, subject to a development/landscape plan and conditions
Z123-131(RB)
[13-0440; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 28932]

DESIGNATED ZONING CASES - INDIVIDUAL

68. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District on the northeast corner of Luna Road and Ryan Road
Recommendation of Staff: Denial
Recommendation of CPC: Approval for a five-year period, subject to a site plan and conditions
Z112-262(JH)
[13-0441; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL MARCH 27, 2013]

DESIGNATED ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

69. 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 Ryan Road, east of Luna Road
Recommendation of Staff: Denial
Recommendation of CPC: Approval, subject to deed restriction volunteered by the applicant
Z112-268(RB)
Note: This item was considered by the City Council at public hearings on January 9, January 23 and February 13, 2013; and was taken under advisement until February 27, 2013, with the public hearing open.
[13-0442; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL MARCH 27, 2013]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

SPECIAL PROVISION SIGN DISTRICT

70. A public hearing to receive comments regarding an application for an amendment to the Arts District Extension Area Special Provision Sign District to allow for new sign types and the creation of the Arts Plazas One, Two & Three, and the Dallas Black Dance Theater areas in an area generally bounded by Woodall Rodgers Freeway, North Central Expressway, Routh Street, and Ross Avenue and an ordinance granting an amendment

Recommendation of Staff and CPC: Approval, subject to amended conditions

SPSD112-002

[13-0443; HEARING CLOSED; APPROVED; ORDINANCE 28933]

MISCELLANEOUS HEARINGS

Housing/Community Services

71. A public hearing to receive comments on Substantial Amendment No. 18 to the FY 2012-13 Action Plan for the Reconstruction/Share Program to establish a new CDBG Reconstruction/Share activity and reallocate \$400,000 from the CDBG Major System Repair Program activity to the Reconstruction/Share Program; and at the close of the public hearing, authorize the final adoption of Substantial Amendment No. 18 to the FY 2012-13 Action Plan - Financing: No cost consideration to the City

[13-0444; HEARING CLOSED; APPROVED]

72. A public hearing to receive comments on the proposed sale of one unimproved property acquired by the taxing authorities from the Sheriff to Cornerstone Community Development Corporation, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: **(1)** quitclaim one unimproved property 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: \$1,000

[13-0445; HEARING CLOSED; APPROVED]

**ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 27, 2013
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201**

ADDITIONS:

Briefing

Trinity East Gas Lease
[13-0446; BRIEFED]

6ES

CONSENT ADDENDUM

Economic Development

1. Authorize a master agreement with DFM Developer, Ltd. to outline recommended public financial incentives and developer obligations related to the development of an approximately 12 acre site located southeast of the intersection of Harwood Street and Marilla Street known as Dallas Farmers Market - Financing: No cost consideration to the City
[13-0447; APPROVED]

2. Authorize a public hearing to be held on March 27, 2013 to receive comments on amendments to the Project and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Six (the Farmers Market TIF District) to: **(1)** increase the geographic area of the Farmers Market TIF District to include properties located south and east of the existing boundary; **(2)** extend the term of the Farmers Market TIF District from September 30, 2013 to December 31, 2028; **(3)** increase the total Farmers Market TIF budget from \$11,645,918 NPV (\$22,733,724 total dollars) to \$19,238,514 NPV (\$33,955,605 total dollars), including the adjustment of various budget categories/line items; **(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; and **(5)** allow direct land sale to implement the plan and, at the close of the public hearing, consideration of an ordinance amending Ordinance No. 23521, previously approved on May 27, 1998, and Ordinance No. 24001, previously approved on August 25, 1999, to reflect these amendments - Financing: No cost consideration to the City
[13-0448; APPROVED]

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Sanitation Services

3. Authorize acceptance of the City's Local Solid Waste Management Plan, with amended timelines - Financing: No cost consideration to the City
[13-0449; APPROVED AS AN INDIVIDUAL ITEM]

Sustainable Development and Construction

4. Authorize a two-year lease agreement with Dallas Children's Advocacy Center for approximately 2,500 square feet of office space and five parking spaces located at 5351 Samuel Boulevard for the Police Department's Youth and Family Crimes Division for the period March 1, 2013 through February 28, 2015 - Total not to exceed \$98,499 - Financing: Current Funds (subject to annual appropriations)
[13-0450; APPROVED]
5. An ordinance granting a Planned Development District for mixed uses on property zoned Planned Development Subdistrict No. 73 in Planned Development District No. 193, the Oak Lawn Special Purpose District, and a Historic Transition Subdistrict within Planned Development District No. 225, the State-Thomas Special Purpose District with Historic Overlay District No. 25, the State Thomas Historic District - Z123-129 - Financing: No cost consideration to the City
[13-0451; APPROVED; ORDINANCE 28934]
6. An ordinance granting a new subdistrict, a resolution accepting deed restrictions volunteered by the applicant, and a resolution accepting the termination of existing deed restrictions on property zoned a Historic Transition Subdistrict within Planned Development District No. 225, the State-Thomas Special Purpose District with Historic Overlay District No. 25, the State Thomas Historic District on the northwest side of State Street, between Routh Street and Fairmount Street - Z123-130 - Financing: No cost consideration to the City
[13-0452; APPROVED; ORDINANCE 28935]
7. An ordinance abandoning a portion of Neely Street to Dallas County Schools, the abutting owner, containing approximately 17,005 square feet of land located near its intersection with Zang Boulevard - Revenue: \$170,000 plus the \$20 ordinance publication fee
[13-0453; APPROVED AS AN INDIVIDUAL ITEM; ORDINANCE 28936]

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

8. An ordinance amending Ordinance No. 20231, as amended, to adopt new, renumbered and revised city election precincts - Financing: No cost consideration to the City
[13-0454; APPROVED; ORDINANCE 28937]
9. An ordinance ordering a general election to be held in the City of Dallas on Saturday, May 11, 2013, for the purpose of electing 14 members of the City Council to represent Districts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 for the term beginning June 24, 2013 - Financing: No cost consideration to the City
[13-0455; APPROVED AS AMENDED; ORDINANCE 28938]

Park & Recreation

10. An ordinance ordering a special election to be held in the City of Dallas on Saturday, May 11, 2013, for the purpose of submitting to the qualified voters propositions on the question of conveying, by sale or exchange, of: **(1)** up to approximately 25 acres of land, being part of Joey Georgusis Park; and **(2)** up to approximately 257 acres of land, being all of Elgin B. Robertson Park - Financing: No cost consideration to the City
[13-0456; APPROVED AS AMENDED; ORDINANCE 28939]

DESIGNATED PUBLIC SUBSIDY MATTERS

Housing/Community Services

11. Authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low-income housing tax credit (LIHTC) allocation for Flora Street Lofts, located at 2121 Flora Street, for the acquisition and new construction of the proposed 47-unit multifamily residential development for mixed income families; and **(2)** a loan in an amount of \$1,100,000 to La Reunion TX for the development at 2121 Flora Street - Not to exceed \$1,100,000 - Financing: 2010-11 HOME Investment Partnership Program Grant Funds (\$915,235) and 2012-13 HOME Investment Partnership Program Grant Funds (\$184,765)
Recommendation of Staff: Approval
[13-0457; APPROVED]

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Housing/Community Services (Continued)

12. Authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low-income housing tax credit (LIHTC) allocation for the proposed project to be located at 4623 South Lancaster Road, for the acquisition and new construction of the proposed 150-unit multifamily residential development for low income families; and **(2)** a loan in an amount of \$1,350,000 to Sapphire Road Development Patriots Crossing South, LLC for the development at 4623 South Lancaster Road - Financing: 2011-12 HOME Investment Partnership Program Grant Funds (\$984,442) and 2012-13 HOME Investment Partnership Program Grant Funds (\$365,558)

Recommendation of Staff: Approval

[13-0458; APPROVED]

13. Authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low-income housing tax credit (LIHTC) allocation for Serenity Place Apartments, located at 3124 South Denley Drive, for the acquisition and new construction of the proposed 45-unit multifamily residential supportive housing development for low income families; **(2)** a loan in the amount of \$1,997,913 to City Wide Community Development Corporation for the development at 3124 South Denley Drive; and **(3)** a land-lease agreement for City of Dallas owned property related to this project development - Not to exceed \$1,997,913 - Financing: 2006 Bond Funds (\$997,913); 2011-12 Community Development Block Grant Reprogramming Funds (\$500,000) and 2012-13 Community Development Block Grant Funds (\$500,000)

Recommendation of Staff: Approval

[13-0459; APPROVED]

14. Authorize a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low-income housing tax credit (LIHTC) allocation for Summit Place, located at the SWC of Merit Drive & Interstate Highway 635, for the acquisition and new construction of the proposed 100-unit multifamily residential development for mixed income families - Financing: No cost consideration to the City

Recommendation of Staff: Approval

[13-0460; APPROVED]

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Housing/Community Services (Continued)

15. Authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low-income housing tax credit (LIHTC) allocation for Wynnewood Family Housing, located at 2048 South Zang Boulevard, for the acquisition and new construction of the proposed 160-unit multifamily residential development for low income families; and **(2)** an amendment to the terms of a housing redevelopment loan provided for The Parks at Wynnewood located at 1910 Argentia Drive to forgive \$425,000 of the current balance of the loan conditioned on the award of 2013 9% Low Income Housing Tax Credit - Financing: No cost consideration to the City
Recommendation of Staff: Approval
[13-0461; APPROVED]

CORRECTION:

Sustainable Development and Construction

56. Authorize the quitclaim of 97 ~~98~~ 99 properties acquired by the taxing authorities from the Sheriff's Sale to the highest bidders (list attached) - Revenue: \$514,487 ~~\$518,586~~
~~\$525,736~~
[13-0428]