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CITY SECRETARY
DALLAS, TEXAS



COUNCIL AGENDA

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

March 27, 2013

Date

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

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. 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.

Información 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 City Cable* 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 5:00 pm del último día hábil anterior a la reunión. 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 Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal.

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que esté presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que esté presidiendo la sesión a tomar acción." Según la sección 3.3(c) de las reglas de procedimientos del Ayuntamiento.

**AGENDA
CITY COUNCIL MEETING
WEDNESDAY, MARCH 27, 2013
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 - 35

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 36 - 39

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 40 - 57

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

AGENDA
CITY COUNCIL MEETING
MARCH 27, 2013
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 February 27, 2013 City Council Meeting

CONSENT AGENDA

Business Development & Procurement Services

2. Authorize the purchase of one articulated dump truck and one excavator for Sanitation Services - Holt Texas Ltd. through Texas Association of School Boards (BuyBoard) - Not to exceed \$931,008 - Financing: Municipal Lease Agreement Funds
3. Authorize a service contract for the purchase and installation of one truck scale weigh system for Sanitation Services - Nicol Scales, L.P., lowest responsible bidder of three - Not to exceed \$79,420 - Financing: Municipal Lease Agreement Funds
4. Authorize a three-year service contract to maintain and repair the tunnel lights and jet fans under Klyde Warren Park - Siemens Industry, Inc., lowest responsible bidder of two - Not to exceed \$2,013,866 - Financing: Current Funds (subject to annual appropriations)

CONSENT AGENDA (Continued)

Business Development & Procurement Services (Continued)

5. Authorize a three-year service contract to remove and install reflective pavement markers and reflective lane striping - Striping Technology, LP, lowest responsible bidder of two - Not to exceed \$9,495,144 - Financing: Current Funds (subject to annual appropriations)
6. Authorize **(1)** a seven-year service contract, with two, two-year renewal options, for managed application, hosted infrastructure and project assessment services in the amount of \$24,274,549; and **(2)** a seven-year service contract to support and enhance the utility billing system as needed in the amount of \$10,766,900 - Deloitte Consulting, LLP, most advantageous proposer of seven - Total not to exceed \$35,041,449 - Financing: Current Funds (subject to annual appropriations)
7. Authorize **(1)** the rejection of bids received for planting, pruning and removal of trees, downed limbs, and stump grinding services; and **(2)** the re-advertisement for new bids - Financing: No cost consideration to the City

City Controller's Office

8. Authorize an amendment to the list of employees authorized to conduct transactions for the investment of City funds in the Texas Short Term Asset Reserve Program - Financing: No cost consideration to the City
9. Authorize execution of an Agreement between the City and Texas Local Government Investment Pool Prime; and an amendment to the list of employees authorized to conduct transactions for the investment of City funds in the Texas Local Government Investment Pool - Financing: No cost consideration to the City
10. Authorize the execution of an interlocal agreement for participation in a Public Funds Investment Cooperative between City and Local Government Investment Cooperative, and a resolution appointing authorized representatives and designating investment officers to conduct transactions for the investment of City funds in the Local Government Investment Cooperative - Financing: No cost consideration to the City

Economic Development

11. Authorize a resolution adopting the "HUD Challenge Grant Dallas TOD Plan for the Buckner Station Area", which defines issues, sets goals, and provides recommendations related to urban design and planning, as well as providing an implementation guide for future development in the area located approximately a half mile around the Buckner DART Station - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)

Economic Development (Continued)

12. Authorize a resolution adopting the "HUD Challenge Grant Dallas TOD Plan for the Hatcher Area", which defines issues, sets goals, and provides recommendations related to urban design and planning, as well as providing an implementation guide for future development in the area located approximately a half mile around the Hatcher DART Station - Financing: No cost consideration to the City
13. Authorize a resolution adopting the "HUD Challenge Grant Dallas TOD Plan for the Lancaster Corridor Area", which defines issues, sets goals, and provides recommendations related to urban design and planning, as well as providing an implementation guide for future development in the area generally within 1,800 feet of Lancaster Road between the VA Medical Center DART Station, located at South Lancaster Road and Mentor Avenue, and the Kiest DART Station, located south of Kiest Boulevard and South Lancaster Road, and an area generally within a half mile around those stations - Financing: No cost consideration to the City
14. Authorize a resolution adopting the "HUD Challenge Grant Dallas TOD Plan for the MLK Station Area", which defines issues, sets goals, and provides recommendations related to urban design and planning, as well as providing an implementation guide for future development in the area generally located a half mile around the MLK DART Station - Financing: No cost consideration to the City
15. Authorize a resolution adopting the "HUD Challenge Grant Dallas TOD Plan for the Vickery Meadow Area", which defines issues, sets goals, and provides recommendations related to urban design and planning, as well as providing an implementation guide for future development in the area generally bounded by Royal Lane to the north, Fair Oaks Park to the east, Northwest Highway to the south, and 75/Central to the west - Financing: No cost consideration to the City
16. Authorize a New Markets Tax Credit (NMTC) transaction, between the Dallas Development Fund (DDF) and its subsidiaries, AT&T Services, Inc. (AT&T) and its subsidiaries, and the CitySquare and its affiliates, including CDM Center of Hope, Inc. (Developer) for the construction of property located at 1610 South Malcolm X Boulevard to create the CitySquare Opportunity Center (Project) - Financing: No cost consideration to the City

Human Resources

17. Authorize a one year extension to the current forty-eight-month service contract with Colonial Life & Accident Insurance Company, to provide voluntary benefits to employees and qualified retirees - Financing: No cost consideration to the City (to be funded by employee and retiree premiums through payroll deductions)

CONSENT AGENDA (Continued)

Park & Recreation

18. Authorize an agreement with South Forks Trinity River Mitigation Group 1, Ltd. (SFTRMG1) to provide wetlands mitigation credits to the City of Dallas, to satisfy the City's mitigation obligation for the Trinity Strand Trail located from Farrington Street to Oak Lawn Avenue and Stemmons Freeway as required by the U.S. Army Corps of Engineers (USACE) - Not to exceed \$58,888 - Financing: 2003 Bond Funds
19. Authorize a three-year agreement with the American National Red Cross for the use of a vacant lot located at Fair Park for a staging and/or shelter site for placement of up to fifteen storage units stocked with disaster relief supplies, vehicle or other assets to respond to a mass disaster for the period April 1, 2013 through March 31, 2016 - Financing: No cost consideration to the City
20. Authorize an increase in the contract with Rogers-O'Brien Construction Company, Ltd. for additional work at pavilions; additional sodding and sprigging of the athletic fields; additional rock foundation under retaining walls; additional capping of the landfill; and credits for asphalt parking and reduced depth of sandy loam field mix at Elm Fork Athletic Complex located at 2100 Walnut Hill Lane - Not to exceed \$446,516, from \$18,498,393 to \$18,944,909 - Financing: 2006 Bond Funds
21. Authorize a public hearing to be held on April 24, 2013 to receive comments on the proposed use of a portion of the Runyon Creek Greenbelt, consisting of approximately 12,184 square feet of land, by Dallas Area Rapid Transit (DART) for a public mass transit easement to accommodate the South Oak Cliff Corridor SOC-3 Blue Line Extension project - Financing: No cost consideration to the City

Public Works Department

22. Authorize a construction contract with CORE Construction Services of Texas, Inc., best value proposer of three, for Phase 1 construction of the Bexar Street Redevelopment Investment Center located at 5411 Bexar Street - Not to exceed \$1,845,301 - Financing: 2010 Certificates of Obligation (\$1,785,521) and 2006 Bond Funds (\$59,780)
23. Authorize a construction contract with CORE Construction Services of Texas, Inc., best value proposer of three, for Phase 2 construction of right-of-way improvements for Bexar Street and Hooper Street - Not to exceed \$185,760 - Financing: 2011-12 Community Development Block Grant Funds

CONSENT AGENDA (Continued)

Public Works Department (Continued)

**Safety Improvements along UPRR
from Municipal Street to Scyene Road**

Note: Item Nos. 24, 25 and 26 must be considered collectively.

24. * Authorize **(1)** a contract with Gibson and Associates, Inc., lowest responsible bidder of five, for the construction of the safety improvements along Union Pacific Railroad from Municipal Street to Scyene Road in the amount of \$917,944; **(2)** the receipt and deposit of funds from the Texas Department of Transportation in the amount of \$734,355; and **(3)** an increase in appropriations in the amount of \$734,355 in the Capital Projects Reimbursement Fund - Total not to exceed \$917,944 - Financing: 2003 Bond Funds (\$183,589) and Capital Projects Reimbursement Funds (\$734,355)
25. * Authorize an agreement with the Union Pacific Railroad Company for the installation and maintenance of a pedestrian walkway and wrought iron fence within the Union Pacific Railroad property from Municipal Street to Scyene Road - Financing: No cost consideration to the City
26. * Authorize **(1)** a Multiple Use Agreement with the Texas Department of Transportation to allow for construction of a pedestrian walkway within the State right-of-way; and **(2)** Amendment No. 2 to the Advance Funding Agreement with and additional payment to the Texas Department of Transportation for the design and construction of the safety improvements along the Union Pacific Railroad from Municipal Street to Scyene Road – Not to exceed \$30,728 - Financing: 2003 Bond Funds
27. Authorize Amendment No. 1 to the Project Specific Agreement with Dallas County for the City's share of additional construction cost associated with paving, drainage, water and wastewater main improvements at the intersection of Gaston Avenue and Washington Avenue - Not to exceed \$607,245 - Financing: 2006 Bond Funds (\$400,000), Water Utilities Capital Improvement Funds (\$196,895), and Water Utilities Capital Construction Funds (\$10,350)

Sanitation Services

28. Authorize a contract with SAIC Energy, Environment & Infrastructure, LLC for a solid waste Resource Recovery Planning Study - Not to exceed \$215,600 - Financing: Current Funds (subject to appropriations)

Street Services

29. An ordinance amending Chapter 28 of the Dallas City Code to: **(1)** designate the direction of travel of vehicles on certain streets; and **(2)** designate school traffic zones (list attached) - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)

Sustainable Development and Construction

30. Authorize moving expense and replacement housing payments for Sedalia Harris as a result of an official written offer of just compensation to purchase real property at 4823 Fellows Lane for the South Central/Joppa Gateway Project - Not to exceed \$61,900 - Financing: 2006 Bond Funds
31. Authorize settlement in lieu of proceeding with condemnation of two tracts of land containing a total of approximately 22,800 square feet from Alpha Key Alliance located near the intersection of Pennsylvania Avenue and Edgewood Street for the Fire Station No. 6 Project - Not to exceed \$48,000 (\$43,500, plus closing costs and title expenses not to exceed \$4,500) - Financing: 2006 Bond Funds
32. An ordinance granting an MF-1(A) Multifamily District and a resolution accepting deed restrictions volunteered by the applicant on property zoned a D(A) Duplex District on the north side of Del Norte Lane, west of Hillcrest Road - Z123-128 - Financing: No cost consideration to the City
33. An ordinance abandoning an alley to Methodist Hospitals of Dallas, the abutting owner, containing approximately 9,000 square feet of land, located near the intersection of Beckley Avenue and Tilden Street, and authorizing the quitclaim - Revenue: \$74,500, plus the \$20 ordinance publication fee

Water Utilities

34. Authorize a contract for the installation of water and wastewater mains and the replacement of large valves at 46 locations (list attached) - John Burns Construction Company of Texas, Inc., lowest responsible bidder of six - Not to exceed \$8,327,448 - Financing: Water Utilities Capital Improvement Funds
35. Authorize an Advance Funding Agreement with the State of Texas, acting through the Texas Department of Transportation, for water and wastewater main relocations and appurtenance adjustments along the Marsalis Avenue Bridge from East Pentagon Parkway to East Five Mile Parkway - Not to exceed \$407,122 - Financing: Water Utilities Capital Construction Funds (\$6,250) and Water Utilities Capital Improvement Funds (\$400,872)

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

36. 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)

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

37. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Diane S. Lacey, William L. Odell, Melissa Ann Orr, Nancy Lynne Orr, Patti Tessman Rea, Diann Tessman Slaton, Montell O. Tessman, Jr., and Jerry G. Tessman, of a tract of land containing approximately 122,319 square feet located in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$14,232 (\$12,232, plus closing costs and title expenses not to exceed \$2,000) - Financing: Water Utilities Capital Improvement Funds
38. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Diane S. Lacey, William L. Odell, Melissa Ann Orr, Nancy Lynne Orr, Patti Tessman Rea, Diann Tessman Slaton, Montell O. Tessman, Jr., and Jerry G. Tessman, of a tract of land containing approximately 28 acres located in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$689,105 (\$683,955, plus closing costs and title expenses not to exceed \$5,150) - Financing: Water Utilities Capital Improvement Funds
39. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from LAZ LA III TX 1 LP, of approximately 34,000 square feet of land improved with paved parking located near the intersection of Market and Corbin Streets for the West End Plaza Project - Not to exceed \$2,835,000 (\$2,800,000, plus closing costs and title expenses not to exceed \$35,000) - Financing: 2006 Bond Funds

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

40. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for residential and church uses on property zoned Planned Development District No. 78 and an R-16(A) Single Family District on the north side of Lyndon B. Johnson Freeway, between Ridgeview Circle and Hughes Lane
Recommendation of Staff and CPC: Approval, subject to a development/landscape plan and conditions
Z112-278(WE)
41. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1836 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-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southwest corner of West Kiest Boulevard and Marvin D. Love Freeway
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions
Z123-159(MW)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - INDIVIDUAL

42. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and renewal of Specific Use Permit No. 1371 for an open-enrollment charter school and a child-care facility on property zoned an R-7.5(A) Single Family District on the southeast corner of R.L. Thornton Freeway and Ann Arbor Avenue
Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a revised site plan, revised traffic management plan and conditions
Recommendation of CPC: Approval for a permanent period, subject to a revised site plan, revised traffic management plan and conditions
Z112-303(OTH)
43. A public hearing to receive comments regarding an application for and an ordinance granting a new subarea for commercial uses on property zoned Conservation District No. 9, the M-Streets Conservation District on the southwest corner of Greenville Avenue and Vanderbilt Avenue
Recommendation of Staff: Approval, subject to an existing conditions site plan, amendment to the CD No. 9 conceptual plan and staff conditions
Recommendation of CPC: Approval, subject to an existing conditions site plan, amendment to the CD No. 9 conceptual plan and conditions
Z123-114(JH)
44. 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 liquor store on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the southwest side of Peavy Road, northwest of Garland Road
Recommendation of Staff: Approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a liquor store 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 for a D-1 Liquor Control Overlay and approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a liquor store for a two-year period, subject to a site plan and conditions
Z123-147(AB)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

DESIGNATED ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

45. 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)

Note: This item was considered by the City Council at a public hearing on February 27, 2013, and was taken under advisement until March 27, 2013, with the public hearing open.

46. 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, February 13, and February 27, 2013; and was taken under advisement until March 27, 2013, with the public hearing open.

SPECIAL PROVISION SIGN DISTRICT - DESIGNATED ZONING CASES - INDIVIDUAL

47. A public hearing to receive comments regarding an application for and an ordinance granting the creation of a new Special Purpose Sign District on multiple tracts of land owned by the Dallas County Hospital District (aka Parkland Hospital) in an area generally bounded by Redfield Street, both sides of Butler Street, Maple Avenue, Medical District Drive (both sides near Harry Hines Boulevard), Harry Hines Boulevard, and the C.R.I. & G.R.R. Railroad line

Recommendation of Staff and CPC: Approval

SPSD112-003

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS

Office of Financial Services

48. A public hearing to receive comments on the proposed FY 2013-14 Operating, Capital, Grant and Trust budgets - Financing: No cost consideration to the City

Sustainable Development and Construction

49. A public hearing to receive comments regarding adoption of the *2 Points to White Rock East Area Plan*, which defines issues, goals, and recommendations related to planning and implementation for future development in the area bounded by St. Francis Avenue, Hunnicut Road, Lakeland Drive, Ferguson Road, Oates Drive, La Prada Drive, Deansgate Drive, John West Road, Dallas City Limits and IH-30 and a resolution adopting the study - Financing: No cost consideration to the City

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS

Note: Agenda Item Nos. 50, 51, 52, 53, 54, 55, 56, and 57 must be considered collectively.

Farmers Market TIF District

Economic Development

50. * A public hearing to receive comments on amendments to 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 (approximately \$22,733,724 total dollars) to \$19,238,514 NPV (approximately \$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 - Financing: No cost consideration to the City
51. * An ordinance amending Ordinance No. 23521, previously approved on May 27, 1998, Ordinance No. 24001, previously approved on August 25, 1999, and Ordinance No. 25298, previously approved on June 25, 2003 to reflect these amendments - Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS – DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Note: Agenda Item Nos. 50, 51, 52, 53, 54, 55, 56, and 57 must be considered collectively.

Farmers Market TIF District (Continued)

Sustainable Development and Construction

- 52. * A resolution authorizing the City Manager to execute a 30-year lease agreement, with two, five-year renewal options, for the Dallas Farmers Market Shed 1, approximately 57,750 square feet of space, with Dallas Farmers Market Trust 1, LLC - Annual Revenue: \$30,000 (guaranteed minimum)
- 53. * A resolution authorizing the City Manager to sell the Dallas Farmers Market Shed 2 by executing: **(1)** a sale agreement with; and **(2)** a deed without warranty conveying the property to Dallas Farmers Market Trust 2, LLC - Revenue: \$280,000
- 54. * A resolution authorizing the City Manager to sell the Dallas Farmers Market Sheds 3 and 4 by executing: **(1)** a sale agreement with; and **(2)** a deed without warranty conveying the property to FM Harvest, Ltd. - Revenue: \$1,675,000
- 55. * A resolution authorizing the City Manager to sell the Dallas Farmers Market auxiliary/administration property by executing: **(1)** a sale agreement with; and **(2)** a deed without warranty conveying the property to Dallas Farmers Market Trust, LLC - Revenue: \$1,200,000
- 56. * A resolution authorizing the City Manager to sell the Dallas Farmers Market remote parking area property by executing: **(1)** a sale agreement with; and **(2)** a deed without warranty conveying the property to FM Futsal, Ltd. - Revenue: \$75,000

Economic Development

- 57. * Authorize **(1)** a resolution defeasing certain outstanding bonds related to the improvement of Farmers Market; **(2)** approving and authorizing the execution of an escrow agreement with U.S. Bank, National Association; and **(3)** resolving other matters relating thereto - Not to exceed \$2,400,000 - Financing: Farmers Market Area Infrastructure Funds

SECTION 28-50 SCHOOL ZONES

Agenda Item # 29

ADDITIONS

<u>Location</u>	<u>School</u>	<u>Council District</u>	<u>Cause</u>
4000 Mather Court	Anson Jones	1	New - Study
5000-5100 W. Jefferson Blvd.	Arcadia Park School	6	Correction

SECTION 28-59 ONE WAY STREETS

Agenda Item # 29 (Continued)

ADDITIONS

<u>Street Name</u>	<u>Extent</u>	<u>Direction</u>	<u>Council District</u>	<u>Cause</u>
Akard Street	Ross Avenue to Pacific Avenue	South	14	Vehicular Circulation Plan
San Jacinto Place	St. Paul Street to 140'E. of St. Paul Street	East	14	Traffic Flow

DELETIONS

<u>Street Name</u>	<u>Extent</u>	<u>Direction</u>	<u>Council District</u>	<u>Cause</u>
Akard Street	Ross Avenue to Commerce Street	South	14	Vehicular Circulation Plan
Federal Street	Akard Street to Ervay Street	Southwest	14	Vehicular Circulation Plan
Federal Street	Field Street to Akard Street	Northeast	14	Vehicular Circulation Plan
Field Street	Wood Street to Elm Street	North	2, 14	Vehicular Circulation Plan
Patterson Street	Akard Street to Griffin Street	West	14	Vehicular Circulation Plan
Jefferson Boulevard Viaduct	Market Street to the southwest end of the viaduct	Northeast	2	Construction
San Jacinto Place	St. Paul to a point approximately midway between St. Paul Street and Harwood Street	West	14	Traffic Flow

SECTION 28-60 ONE WAY STREETS IN SCHOOL ZONES

Agenda Item # 29 (Continued)

ADDITIONS

<u>Street Name</u>	<u>Extent</u>	<u>Direction</u>	<u>Council District</u>	<u>Cause</u>
Hawthorne Avenue	Production Drive to Afton Street	East	2	Congestion

Water and Wastewater Main Installations and Large Valve Replacements
Agenda Item # 34

District 1

Cascade Avenue from Clinton Avenue to Polk Street
Denver Street from 6th Street to 7th Street
Denver Street from 7th Street to 9th Street
Illinois Avenue at Westmoreland Road

District 2

Alley between Fairview Avenue and Kinmore Street from Dolphin Road to St. Charles Avenue
Lamar Street at Young Street
Lear Street from Park Avenue to Ervay Street

District 3

Avon Street from Reverchon Drive to Plymouth Road
Singleton Boulevard at Westmoreland Road

District 4

Galloway Avenue from Woodbine Avenue to Waco Avenue
Louisiana Avenue from Corinth Street Road east

District 5

Carbona Drive from Lake June Road to Hazel Road
Hazel Road from Whitley Drive to Carbona Drive
Marjorie Avenue from Bonnie View Road to Haas Drive
Oak Hill Circle from Holcomb Road to Tonawanda Drive
Oak Hill Place from Oak Hill Circle southwest
Whitley Drive from Halsley Road south

District 6

Bernal Drive from Loop 12 (Walton Walker Boulevard) to Tallyho Lane
Denton Drive at south of Lombardy Lane
Hidalgo Drive from Marsh Lane to Webb Chapel Road
Royal Lane at Dennis Road

Water and Wastewater Main Installations and Large Valve Replacements
Agenda Item # 34 (Continued)

District 7

11th Street from Cliff Street to Landis Street
Audrey Street from Agnes Street to Greenbay Street
Betterton Circle from Cliff Street northwest
Clarendon Drive from North Street to Slade Street
Clarendon Drive from Stampley Street to Slade Street
Cliff Street from North Street south
Landis Street from 11th Street to Stampley Street
Landis Street from North Street to 11th Street
Metropolitan Avenue from Foreman Street to Cross Street
North Street from Landis Street to Clarendon Drive
Slade Street from Stampley Street to Clarendon Drive
Stampley Street from Clarendon Drive east
Stampley Street from Landis Street to Clarendon Drive
Tooms Street from Rich Street to Wofford Drive
Warren Avenue from Malcolm X Boulevard to Jeffries Street

District 10

Seagrove Drive from Club Meadows Drive to Echo Valley Drive

District 11

Royal Circle from Royal Lane north
Royal Circle from Royal Lane southeast

District 12

Alto Caro Drive from Meandering Way to Meadowvista Drive
Meadowvista Drive from Alto Caro Drive to Longvista Drive

District 13

Gaywood Road at Walnut Hill Lane
Hathaway Street from Park Lane to Walnut Hill Lane
Norcross Lane from Castlegate Drive to Marsh Lane
Preston Haven Drive from Jamestown Road east

District 14

Caruth Haven Lane from Greenville Avenue to Southwestern Boulevard

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.

March 27, 2013

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PUBLIC MEETINGS FOR MARCH 16 - MARCH 31, 2013

Tuesday, March 26, 2013

Municipal Library Board

4:00 p.m.

J. Erik Jonsson Central Library, Municipal Library Board Room