

**ANNOTATED AGENDA  
CITY COUNCIL MEETING  
DECEMBER 11, 2013  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBER, CITY HALL  
DALLAS, TEXAS 75201  
7:34 A.M. – 5:13 P.M.**

Invocation and Pledge of Allegiance (Council Chamber)  
**[13-2040]**

Agenda Item/Open Microphone Speakers  
**[13-2041]**

VOTING AGENDA

1. Approval of Minutes of the November 12, 2013 City Council Meeting  
**[13-2042; APPROVED]**

CONSENT AGENDA  
**[13-2043; APPROVED]**

**Business Development & Procurement Services**

2. Authorize a two-year service contract for railroad track inspections, maintenance and repair for Water Utilities - Railworks Track Systems in the amount of \$287,601 and Hafco Services, Inc. in the amount of \$8,000, lowest responsible bidders of four - Total not to exceed \$295,601 - Financing: Water Utilities Capital Construction Funds  
**[13-2044; APPROVED]**
3. Authorize a three-year service contract for the rental and maintenance of portable toilets - MMG Building & Construction Services, LLC, lowest responsible bidder of two - Not to exceed \$774,711 - Financing: Current Funds (\$719,126), Aviation Current Funds (\$38,192), Water Utilities Current Funds (\$12,840) and Stormwater Drainage Management Current Funds (\$4,553) (subject to annual appropriations)  
**[13-2045; APPROVED]**

CONSENT AGENDA (Continued)

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

4. Authorize a three-year service contract for automotive glass replacement - Binswanger Glass, lowest responsible bidders of four - Not to exceed \$361,950 - Financing: Current Funds (\$351,750), Aviation Current Funds (\$5,000), Stormwater Drainage Management Current Funds (\$4,200) and Water Utilities Current Funds (\$1,000) (subject to annual appropriations)  
**[13-2046; APPROVED]**
5. Authorize a three-year service contract for non-emergency wrecker services - Recovery Systems, Inc. dba Pro-Tow Wrecker Service, lowest responsible bidder of four - Not to exceed \$1,698,628 - Financing: Current Funds (\$1,688,974), Water Utilities Current Funds (\$8,754) and Stormwater Drainage Management Current Funds (\$900) (subject to annual appropriations)  
**[13-2047; APPROVED]**
6. Authorize a three-year service contract for analytical laboratory testing services - Technical Testing International, LLC dba TTI Environmental Laboratories in the amount of \$2,216,649, B&A Laboratories, Inc. dba Xenco Laboratories in the amount of \$948,898 and Environmental Science Corporation dba ENVISCI, Inc. in the amount of \$19,625, lowest responsible bidders of eight - Total not to exceed \$3,185,172 - Financing: Current Funds (\$996,661), Water Utilities Current Funds (\$1,806,771) and Stormwater Drainage Management Current Funds (\$381,740) (subject to annual appropriations)  
**[13-2048; APPROVED]**
7. Authorize **(1)** a contract to upgrade the Websense security and threat management system in the amount of \$97,200; and **(2)** a three-year service contract for maintenance and support of the Websense security and threat management system in the amount of \$390,000 - Accudata Systems, Inc., most advantageous proposers of two - Total not to exceed \$487,200 - Financing: Current Funds (\$405,307), Municipal Lease Agreement Funds (\$81,893) - (subject to annual appropriations)  
**[13-2049; APPROVED]**
8. Authorize a five-year service contract for maintenance and support for the Lawson Human Resources Information System software - Infor (US), Inc., sole source - Not to exceed \$1,727,821 - Financing: Current Funds (subject to annual appropriations)  
**[13-2050; APPROVED]**

CONSENT AGENDA (Continued)

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

9. Authorize a five-year service contract for real-time, on-demand, online tutoring, homework support and adult education for the Library - Brainfuse, Inc., most advantageous proposer of two - Not to exceed \$90,000 - Financing: Current Funds (subject to annual appropriations)  
**[13-2051; APPROVED]**
10. Authorize a six-year service contract for accredited registrar services for International Organization for Standardization 9001:2008, International Organization for Standardization 14001:2004 and the Occupational Health and Safety Standard 18001:2007 - UL DQS, Inc., most advantageous proposer of two - Not to exceed \$1,202,364 - Financing: Current Funds (subject to annual appropriations)  
**[13-2052; APPROVED]**
11. Authorize a ten-year service contract for maintenance, repair and support of the radio communication master switch for Communication and Information Services - Motorola Solutions, Inc. through the Houston-Galveston Area Council of Governments - Not to exceed \$2,912,740 - Financing: Current Funds (subject to annual appropriations)  
**[13-2053; APPROVED]**
12. Authorize the purchase of seven super-duty trucks and four sport utility vehicles for Fire-Rescue - Sam Pack's Five Star Ford in the amount of \$297,818 and Randall Reed's Prestige Ford in the amount of \$130,500, lowest responsible bidders of three - Total not to exceed \$428,318 - Financing: Municipal Lease Agreement Funds  
**[13-2054; APPROVED]**

CONSENT AGENDA (Continued)

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

**Master Agreements for the purchase of  
Fleet Vehicles and Equipment**

**Note:** Item Nos. 13 and 14  
must be considered collectively.

13. \* Authorize a one-year master agreement for the purchase of **(1)** two-hundred ten fleet vehicles and equipment - Metro Fire Apparatus Specialists, Inc. in the amount of \$6,072,222, Dallas Dodge Chrysler Jeep in the amount of \$4,628,922, Southwest Ambulance Sales in the amount of \$2,470,586, Kinloch Equipment & Supply, Inc. in the amount of \$473,093 and The Around the Clock Freightliner Group, LLC in the amount of \$351,162 through the Houston-Galveston Area Council of Governments; **(2)** thirty-eight fleet vehicles and equipment - RDO Equipment Company in the amount of \$2,107,702, Kirby-Smith Machinery, Inc. in the amount of \$452,915 and Holt Texas, LTD in the amount of \$1,249,431 through Texas Association of School Boards (BuyBoard); and **(3)** eighty-eight fleet vehicles and equipment - Sam Pack's Five Star Ford in the amount of \$2,780,382 through State of Texas CO-OP Program - Total not to exceed \$20,586,415 - Financing: Current Funds (\$4,628,922), Water Utilities Current Funds (\$1,476,297), Municipal Lease Agreement Funds (\$14,481,196) - (subject to appropriations)  
**[13-2055; APPROVED]**
  
14. \* Authorize an increase to the master agreement for the purchase of twenty-five fleet vehicles and equipment - Sam Pack's Five Star Ford in the amount of \$575,637, Rush Truck Centers of Texas, LP dba Rush Crane and Refuse Systems, International in the amount of \$373,518, Caldwell Country Chevrolet in the amount of \$60,000 and Equipment Southwest, Inc. in the amount of \$39,475 - Total not to exceed \$1,048,630, from \$14,957,058 to \$16,005,688 - Financing: Municipal Lease Agreement Funds (\$988,630), Internet Crimes Against Children Grant Funds (\$60,000)  
**[13-2056; APPROVED]**
  
15. Authorize **(1)** the rejection of bids received for janitorial services at specific Water Utilities locations and the City Store; **(2)** the re-advertisement for new bids; and **(3)** Supplemental Agreement No. 1 to increase the service contract with Members Building Maintenance, LTD in the amount of \$225,759 and Andrew's Building Service, Inc. in the amount of \$114,962 for janitorial services at specific Water Utilities locations and the City Store - Total not to exceed \$340,721, from \$1,362,889 to \$1,703,610 - Financing: Current Funds (\$1,455) and Water Utilities Current Funds (\$339,266) (subject to appropriations)  
**[13-2057; APPROVED]**

CONSENT AGENDA (Continued)

**Economic Development**

16. Authorize a New Markets Tax Credit (NMTC) transaction, between the Dallas Development Fund and its subsidiaries, J.P. Morgan Chase and its subsidiaries, and Vogel Alcove and its affiliates for the renovation of property located at 1738 Gano Street, and additional operating expenses to support an expansion by Vogel Alcove - Financing: This action has no cost consideration to the City  
**[13-2058; APPROVED]**

**Housing/Community Services**

17. Authorize an amendment to the development loan to extend the term of the maturity date to December 21, 2014, for the Dallas Housing Authority Turner Courts Project located at 6601 Bexar Street within the Bexar Street Redevelopment Corridor in the amount of \$2,500,000 at 4% interest for infrastructure improvements for a 323-unit apartment project - Financing: No cost consideration to the City  
**[13-2059; APPROVED AS AN INDIVIDUAL ITEM]**

**Human Resources**

18. Ratify the Meet and Confer Agreement between the City of Dallas and the Black Fire Fighters Association, Black Police Officers Association of Greater Dallas, The National Latino Peace Officers Association Greater Dallas Chapter, The Dallas Fraternal Order of Police Lodge 588, The Dallas Police Association, Dallas Hispanic Fire Fighters Association, and the Dallas Fire Fighter Association, and authorize the City Manager to enter into said Meet and Confer Agreement, effective December 11, 2013 through September 30, 2016 - Financing: This action has no cost consideration to the City  
**[13-2060; APPROVED]**

**Office of Cultural Affairs**

19. Authorize **(1)** the acceptance of a grant in the amount of \$67,500 from the Texas Commission on the Arts to provide cultural services for the period October 1, 2013 through September 30, 2014; **(2)** a local match in the amount of \$67,500; and **(3)** execution of the grant agreement - Total not to exceed \$135,000 - Financing: Texas Commission on the Arts Grant Funds (\$67,500) and Current Funds (\$67,500)  
**[13-2061; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)

**Office of Financial Services**

20. Authorize Supplemental Agreement No. 3 to the professional services contract with Diversified Utility Consultants, Inc., for expert consulting services and testimony in matters related to Atmos Energy Mid-Tex Division's "Dallas Annual Rate Review" filing - Not to exceed \$80,000, from \$190,000 to \$270,000 - Financing: Current Funds (to be fully reimbursed by Atmos Energy)  
**[13-2062; APPROVED]**

**Office of Management Services**

21. Authorize **(1)** the acceptance of the 2013 Homeland Security Grant from the Department of Homeland Security, which includes the Urban Area Security Initiative and the State Homeland Security Grant Program to provide funding for equipment acquisition, planning and training activities to enable the City to respond to natural and man-made disasters for the period September 1, 2013 through June 30, 2015; and **(2)** execution of the grant agreement - Not to exceed \$5,496,662 - Financing: U.S. Department of Homeland Security Grant Funds  
**[13-2063; APPROVED]**
22. Authorize a "Rescission of Notices of Restriction" on Dallas/Fort Worth International Airport Wetlands for the U.S. Army Corps of Engineers - Financing: No cost consideration to the City  
**[13-2064; APPROVED]**

**Park & Recreation**

23. Authorize a twelve-month funding agreement with **(1)** Dallas Arboretum and Botanical Society, Inc. in the amount of \$269,098; and **(2)** Dallas County Audubon Society, Inc. dba Audubon Dallas for Cedar Ridge Preserve in the amount of \$33,949 to provide services and programs within the City of Dallas for the period October 1, 2013 through September 30, 2014 - Total not to exceed \$303,047 - Financing: Current Funds  
**[13-2065; APPROVED]**

**Police**

24. Authorize a Memorandum of Understanding with Dallas County for continued access to Dallas County's Legacy Juvenile Information System - Financing: No cost consideration to the City  
**[13-2066; APPROVED]**

CONSENT AGENDA (Continued)

**Police** (Continued)

25. Authorize **(1)** the application for and acceptance of the Southwest Border Anti-Money Laundering Alliance agreement from the Southwest Border Anti-Money Laundering Alliance Group and is passed from the Arizona Attorney General in the amount of \$548,130 for travel expenses, overtime, and consultant reimbursement for the period September 1, 2013 through June 30, 2015; **(2)** an In-Kind contribution of federal insurance cost in the amount of \$39,916; **(3)** execution of the grant agreement; and **(4)** a Memorandum of Understanding between Dallas Police Department and participating agencies - Total not to exceed \$588,046 - Financing: FY14 Southwest Border Anti-Money Laundering Alliance Grant Funds (\$548,130) and Current Funds (\$39,916)  
**[13-2067; APPROVED]**

**Public Works Department**

26. Authorize a professional services contract with Civil Associates, Inc. for the engineering design of three target neighborhood street improvement projects on Holly Hill Drive from Phoenix Drive to Pineland Drive, Hughes Lane from Churchill Way to Lafayette Way and Phoenix Drive from Fair Oaks Avenue to Holly Hill Drive - Not to exceed \$309,053 - Financing: General Obligation Commercial Paper Funds (\$287,297) and Water Utilities Capital Improvement Funds (\$21,756)  
**[13-2068; APPROVED]**
27. Authorize a professional services contract with Freese and Nichols, Inc. for the engineering design of two complete street projects and one street reconstruction project (list attached) - Not to exceed \$484,950 - Financing: General Obligation Commercial Paper Funds  
**[13-2069; APPROVED]**
28. Authorize a professional services contract with Mandy Vassigh Engineering, Inc. for the engineering design of five alley reconstruction projects (list attached) - Not to exceed \$118,248 - Financing: 2012 Bond Funds (\$56,263), General Obligation Commercial Paper Funds (\$51,221) and Water Utilities Capital Improvement Funds (\$10,764)  
**[13-2070; APPROVED]**
29. Authorize a professional services contract with Stream Water Group, Inc. for the engineering design of six alley reconstruction projects (list attached) - Not to exceed \$84,570 - Financing: 2012 Bond Funds (\$55,694) and General Obligation Commercial Paper Funds (\$28,876)  
**[13-2071; APPROVED]**

CONSENT AGENDA (Continued)

**Public Works Department** (Continued)

30. Authorize a professional services contract with Teague Nall and Perkins, Inc. for the engineering design of two alley petition and three street petition improvement projects (list attached) - Not to exceed \$178,094 - Financing: 2012 Bond Funds (\$35,061), General Obligation Commercial Paper Funds (\$131,989) and Water Utilities Capital Improvement Funds (\$11,044)  
**[13-2072; APPROVED]**
  
31. Authorize a professional services contract with Walter P Moore & Associates, Inc. for the engineering design of three target neighborhood street improvement projects on Gooch Street from South Lancaster Road to Tracy Road, Hendricks Avenue from Denley Drive to Moore Street and Yancy Street from Carbondale Street to Saipan Street - Not to exceed \$361,211 - Financing: General Obligation Commercial Paper Funds (\$296,036) and Water Utilities Capital Improvement Funds (\$65,175)  
**[13-2073; APPROVED]**
  
32. Authorize a contract with Jeske Construction Company, lowest responsible bidder of three, for reconstruction of street paving, storm drainage and water and wastewater main improvements for Morris Street from Sylvan Avenue to Canada Drive and for the channel lining of the Pavaho Pump Station Drainage Sump - Not to exceed \$1,787,566 - Financing: General Obligation Commercial Paper Funds (\$890,427), Stormwater Drainage Management Capital Construction Funds (\$860,664), Water Utilities Capital Construction Funds (\$4,326) and Water Utilities Capital Improvement Funds (\$32,149)  
**[13-2074; APPROVED]**
  
33. Authorize a contract with Texas Standard Construction, Ltd., lowest responsible bidder of five, for the construction of street paving, storm drainage, traffic signal, landscape, water and wastewater main improvements for Cadiz Street from Riverfront Boulevard to South Lamar Street - Not to exceed \$4,892,135 - Financing: General Obligation Commercial Paper Funds (\$3,624,034), Water Utilities Capital Improvement Funds (\$1,238,006) and Water Utilities Capital Construction Funds (\$30,095)  
**[13-2075; APPROVED]**



CONSENT AGENDA (Continued)

**Public Works Department** (Continued)

34. Authorize an increase in the contract with Munilla Construction Management, LLC to address Federal Aviation Administration requested changes to the medium intensity approach light system with runway alignment indicator lights, power connection to runway guard lights, electrical duct bank demolition, erosion control measures, revisions to pavement joint layout and modifications to taxiway shoulder rehabilitation on the Runway Safety Area Enhancement Project, Phase 2 at Dallas Love Field - Not to exceed \$264,755, from \$17,506,026 to \$17,770,781 - Financing: Federal Aviation Administration Airport Improvement Program Grant Funds (\$253,029) and Aviation Capital Construction Funds (\$11,725)  
**[13-2076; APPROVED]**
35. Authorize an increase in the contract with Tiseo Paving Company for the addition of exposed aggregate concrete sidewalks and driveway approaches, the addition of concrete retaining walls, an increase for temporary paving and tree removal items, and for modifications to the proposed 20-inch wastewater main for Dickerson Street from McCallum Boulevard to Frankford Road - Not to exceed \$113,459, from \$3,569,232 to \$3,682,691 - Financing: 2006 Bond Funds (\$50,643) and Water Utilities Capital Improvement Funds (\$62,816)  
**[13-2077; APPROVED]**

**Street Services**

36. Authorize **(1)** the receipt and deposit of funds in the amount of \$364,034 from the University of Texas Southwestern Medical Center for construction of a new traffic signal at Southwestern Medical Drive and Record Crossing Road, improvements to the existing traffic signal at the intersection of Harry Hines Boulevard and Exchange Park, improvements to the existing traffic signal at the intersection of Harry Hines Boulevard and Record Crossing Road, and improvements to Harry Hines Boulevard at the northernmost driveway to the University of Texas Southwestern Hospital campus; and **(2)** an increase in appropriations in the amount of \$364,034 in the Capital Projects Reimbursement Fund - Not to exceed \$364,034 - Financing: Capital Projects Reimbursement Funds  
**[13-2078; APPROVED]**

CONSENT AGENDA (Continued)

**Sustainable Development and Construction**

37. Authorize acquisition from First National Bank, of approximately 16,022 square feet of land and a temporary construction easement containing approximately 14,167 square feet located in the Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$148,177 (\$145,177, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Improvement Funds  
**[13-2079; APPROVED]**
38. A resolution declaring two tracts of undevelopable City-owned land, unwanted and unneeded, containing a total of approximately 5,088 square feet located near the intersection of Stemmons Freeway and Inspiration Drive, and authorizing its sale to Inspiration Dallas No. 2 Joint Venture, the abutting owner - Revenue: \$80,000  
**[13-2080; APPROVED]**
39. An ordinance granting a private license to The Episcopal School of Dallas, Inc., for the use of approximately 600 square feet of land to install, maintain and use a water line under a portion of Merrell Road located near its intersection with Midway Road - Revenue: \$1,000 annual fee, plus the \$20 ordinance publication fee  
**[13-2081; APPROVED; ORDINANCE 29205]**
40. An ordinance granting a revocable license to Crow Family Foundation Inc. dba The Trammel & Margaret Crow Collection of Asian Art for the use of approximately 70 square feet of land to install and maintain a sculpture on a portion of Flora Street located near its intersection with Olive Street - Revenue: \$1,000 annually, plus the \$20 ordinance publication fee  
**[13-2082; APPROVED; ORDINANCE 29206]**
41. An ordinance abandoning a portion of Camp Wisdom Road to Harmony Public Schools, the abutting owner, containing approximately 19,082 square feet of land, located near the intersection of Camp Wisdom Road and Eagle Ford Drive, authorizing the quitclaim and providing for the dedication of a total of approximately 1,522 square feet of land needed for a water easement - Revenue: \$5,400, plus the \$20 ordinance publication fee  
**[13-2083; APPROVED; ORDINANCE 29207]**
42. An ordinance abandoning portions of a sanitary sewer easement, utility easement and water easement to PV Prestonwood I, Ltd., the abutting owner, containing a total of approximately 20,048 square feet of land, located near the intersection of Alpha Road and Knoll Trail Drive - Revenue: \$5,400, plus the \$20 ordinance publication fee  
**[13-2084; NOT CONSIDERED]**

CONSENT AGENDA (Continued)

**Sustainable Development and Construction** (Continued)

43. An ordinance correcting Chapter 6, "Alcoholic Beverages," of the Dallas City Code, as amended, by correcting Section 6-4(g)(1)(F) "Applications" and Chapter 51A, Dallas Development Code: Ordinance No. 19455, of the Dallas City Code, as amended, by correcting Section 51A-4.207(1)(A)(iii), "Alternative Financial Establishment"; Section 51A-4.209(b)(5.1)(E)(i) "Residential Hotel"; Section 51A-4.213(11)(E)(ix) "Recycling Buy-Back Center"; and Section 51A-7.1010(2) "Sign Permit Requirement" - Financing: No cost consideration to the City  
**[13-2085; APPROVED; ORDINANCE 29208]**
44. An ordinance correcting **(1)** Planned Development District No. 804; **(2)** a municipal setting designation at 5040 Lemmon Avenue; **(3)** Planned Development District No. 595; **(4)** Conservation District No. 1; and **(5)** Planned Development District No. 855 - Financing: No cost consideration to the City  
**[13-2086; APPROVED; ORDINANCE 29209]**
45. An ordinance correcting Chapter 51P, Dallas Development Code: Planned Development District Regulations, of the Dallas City Code, as amended by correcting **(1)** Article 215; **(2)** Article 305; **(3)** Article 385; **(4)** Article 468; **(5)** Article 631; **(6)** Article 782; **(7)** Article 830; **(8)** Article 860; **(9)** Article 882; **(10)** Article 884; and **(11)** Article 891 - Financing: No cost consideration to the City  
**[13-2087; APPROVED; ORDINANCE 29210]**

**Trinity Watershed Management**

46. Authorize a contract with RKM Utility Services, Inc., lowest responsive bidder of six, for the construction of drainage, water and wastewater improvements for Mockingbird Lane from Maple Avenue to Forest Park - Not to exceed \$4,887,413 - Financing: 2006 Bond Funds (\$1,475,632), 2012 Bond Funds (\$1,279,598), General Obligation Commercial Paper Funds (\$946,275), Public Private Partnership Funds (\$1,111,781) and Water Utilities Capital Improvement Funds (\$74,127)  
**[13-2088; APPROVED]**
47. Authorize an increase in the contract with S.J. Louis Construction of Texas, Ltd. for the Rush Creek Diversion System and Drainage Improvements Project for additional local drainage improvements, Ridgewood Park enhancements and pedestrian safety improvements - Not to exceed \$251,684, from \$9,489,887 to \$9,741,571 - Financing: 1998 Bond Funds  
**[13-2089; APPROVED]**

CONSENT AGENDA (Continued)

**Water Utilities**

48. Authorize an increase in the contract with Oscar Renda Contracting, Inc. for additional work associated with the construction of a new influent pump station at the Central Wastewater Treatment Plant - Not to exceed \$325,350, from \$49,060,000 to \$49,385,350 - Financing: Water Utilities Capital Improvement Funds  
**[13-2090; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION

**City Secretary's Office**

49. 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)  
**[13-2091; REVISED; INDIVIDUAL AND FULL COUNCIL APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]**

**Economic Development**

50. Authorize a one-year service contract for public awareness, advertising and marketing related to GrowSouth - with Allyn Media, most advantageous proposer of seven - Not to exceed \$250,000 - Financing: Public/Private Partnership Funds  
**[13-2092; APPROVED]**

**Sustainable Development and Construction**

51. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Roy L. Smith, Inc., of approximately 10,260 square feet of land improved with a transmission repair facility, located near the intersection of Zang Boulevard and Davis Street for Zang-Davis Median Improvement Project - Not to exceed \$375,368 (\$370,368 plus closing cost and title expenses not to exceed \$5,000, which were previously authorized on May 22, 2013 by Resolution No. 13-0843) - Financing: 2010-11 Community Development Block Grant Reprogramming Funds  
**[13-2093; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

**Trinity Watershed Management**

52. Authorize acquisition, including the exercise of the right of eminent domain if such becomes necessary, from Sienna Court Townhomes, LLC, of the owner's rights in a Shared Access Area Easement and Private Land Use Restrictions containing approximately 15,073 square feet located near the intersection of Apple Street and San Jacinto Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$12,814 (\$10,814 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds  
**[13-2094; APPROVED]**

ITEMS FOR FURTHER CONSIDERATION

**Sustainable Development and Construction**

53. An ordinance abandoning portions of Colorado Boulevard, an alley, and railroad right-of-way ~~and a street easement~~ to Southern Foods Group, LLC, the abutting owner, containing a total of approximately 29,150 ~~32,279~~ square feet of land, located near the intersection of Colorado Boulevard and Lancaster Avenue, and authorizing the quitclaim - Revenue: \$43,726 ~~\$48,419~~, plus the \$20 ordinance publication fee  
**[13-2095; CORRECTED ON THE ADDENDUM; APPROVED; ORDINANCE 29211]**

DESIGNATED PUBLIC SUBSIDY MATTERS

**Economic Development**

**Farmers Market Redevelopment,  
Phase II - Shed 1**

**Note:** Item Nos. 54 and 55 must be considered collectively.

54. \* Authorize **(1)** a development agreement with DF Market 1, LLC, to provide funding for the renovation of the Shed 1 Project (local farmers stalls) as part of the Farmers Market Redevelopment, Phase II located in Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District); and **(2)** the Farmers Market TIF District Board of Directors to dedicate up to \$300,000 from Farmers Market TIF revenues in accordance with the development agreement - Not to exceed \$300,000 - Financing: Farmers Market TIF District Funds  
**[13-2096; APPROVED]**
55. \* A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District), to reimburse DF Market 1 LLC, in an amount not to exceed \$300,000 for certain improvements related to the Shed 1 Project of the Farmers Market Redevelopment, Phase II in the Farmers Market TIF District - Financing: No cost consideration to the City  
**[13-2097; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

**Economic Development** (Continued)

**Farmers Market Redevelopment,  
Phase II - Shed 2**

**Note:** Item Nos. 56 and 57  
must be considered collectively.

56. \* Authorize **(1)** a development agreement with DF Market 2, LLC, to provide funding for the renovation of the Shed 2 Project as part of the Farmers Market Redevelopment, Phase II located in Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District); and **(2)** the Farmers Market TIF District Board of Directors to dedicate up to \$355,477 from Farmers Market TIF revenues in accordance with the development agreement - Not to exceed \$355,477 - Financing: Farmers Market TIF District Funds  
**[13-2098; APPROVED]**
57. \* A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District), to reimburse DF Market 2, LLC, in an amount not to exceed \$355,477 for certain improvements related to the Shed 2 Project of the Farmers Market Redevelopment, Phase II in the Farmers Market TIF District - Financing: No cost consideration to the City  
**[13-2099; APPROVED]**

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

**Farmers Market Redevelopment, Phase II**

58. \* Authorize **(1)** a development agreement with DFM Developer, Ltd., to provide funding for the Mixed-use development/Shed 3 and Shed 4 Project as part of the Farmers Market Redevelopment, Phase II located in Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District); and **(2)** the Farmers Market TIF District Board of Directors to dedicate up to \$8,536,486 from Farmers Market TIF revenues in accordance with the development agreement - Not to exceed \$8,536,486 - Financing: Farmers Market TIF District Funds  
**[13-2100; APPROVED]**
59. \* A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District), to reimburse DFM Developer, Ltd., in an amount not to exceed \$8,536,486 for certain improvements related to the Shed 3 and Shed 4 Project of the Farmers Market Redevelopment, Phase II in the Farmers Market TIF District - Financing: No cost consideration to the City  
**[13-2101; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

**Economic Development** (Continued)

**Farmers Market Redevelopment, Phase II**

**Note:** Item Nos. 60 and 61  
must be considered collectively.

60. \* Authorize **(1)** a development agreement with Taylor Street 2111, LP, to provide funding for the 2101 and 2111 Taylor Street Project as part of the Farmers Market Redevelopment, Phase II located in Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District); and **(2)** the Farmers Market TIF District Board of Directors to dedicate up to \$3,553,480 from Farmers Market TIF revenues in accordance with the development agreement - Not to exceed \$3,553,480 - Financing: Farmers Market TIF District Funds  
**[13-2102; APPROVED]**
61. \* A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District), to reimburse Taylor Street 2111, LP, in an amount not to exceed \$3,553,480 for certain improvements related to the 2101 and 2111 Taylor Street Project of the Farmers Market Redevelopment, Phase II in the Farmers Market TIF District - Financing: No cost consideration to the City  
**[13-2103; APPROVED]**

**Farmers Market Redevelopment, Phase II**

**Note:** Item Nos. 62 and 63  
must be considered collectively.

62. \* Authorize **(1)** a development agreement with FM Futsal, Ltd., to provide funding for the Futsal Project as part of the Farmers Market Redevelopment, Phase II located in Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District); and **(2)** the Farmers Market TIF District Board of Directors to dedicate up to \$589,888 from Farmers Market TIF revenues in accordance with the development agreement - Not to exceed \$589,888 - Financing: Farmers Market TIF District Funds  
**[13-2104; APPROVED]**
63. \* A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District), to reimburse FM Futsal, Ltd., in an amount not to exceed \$589,888 for certain improvements related to the Futsal Project of the Farmers Market Redevelopment, Phase II in the Farmers Market TIF District - Financing: No cost consideration to the City  
**[13-2105; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

**Economic Development** (Continued)

**City Center TIF District -  
Lamar Corridor/West End Sub-district**

**Note:** Item Nos. 64 and 65  
must be considered collectively.

64. \* Authorize a development agreement with SandCap 711 Elm Partners, LP, to reimburse eligible project costs related to demolition, public infrastructure improvements and façade improvements associated with the 711 Elm Street redevelopment project in an amount not to exceed \$124,000, of which \$50,000 is in the form of an Economic Development TIF Grant, from revenues accruing to Tax Increment Financing Reinvestment Zone Five (City Center TIF District) - Not to exceed \$124,000 - Financing: City Center TIF District Funds  
**[13-2106; APPROVED]**
65. \* A resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number Five (City Center TIF District) to reimburse SandCap 711 Elm Partners, LP, up to \$124,000, for TIF-eligible project costs pursuant to the development agreement with SandCap 711 Elm Partners, LP - Financing: No cost consideration to the City  
**[13-2107; APPROVED]**

**Olive Street Public Improvements Project -  
Sports Arena TIF District**

**Note:** Item Nos. 66 and 67  
must be considered collectively.

66. \* Authorize a development agreement with Victory Park UST Joint Venture I, LP, to reimburse project costs for public infrastructure improvements to Olive Street within the Victory Sub-district in an amount not to exceed \$825,100, from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) - Not to exceed \$825,100 - Financing: Sports Arena TIF District Funds  
**[13-2108; APPROVED]**
67. \* A resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number Seven (Sports Arena TIF District) to reimburse Victory Park UST Joint Venture I, LP, for Olive Street Infrastructure Improvement Project costs pursuant to the development agreement with Victory Park UST Joint Venture I, LP - Financing: No cost consideration to the City  
**[13-2109; APPROVED]**



ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

**Economic Development** (Continued)

**Sports Arena TIF District - Victory Sub-District**

**Note:** Item Nos. 68 and 69 must be considered collectively.

68. \* Authorize a development agreement with Victory Park UST Joint Venture I, LP, to reimburse project costs for public infrastructure improvements to Victory Park Lane within the Victory Sub-district in an amount not to exceed \$1,226,500, from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) - Not to exceed \$1,226,500 - Financing: Sports Arena TIF District Funds  
**[13-2110; APPROVED]**
69. \* A resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number Seven (Sports Arena TIF District) to reimburse Victory Park UST Joint Venture I, LP, for Victory Park Lane Public Improvement Project costs pursuant to the development agreement with Victory Park UST Joint Venture I, LP - Financing: No cost consideration to the City  
**[13-2111; APPROVED]**

**Note:** Item Nos. 70 and 71 must be considered collectively.

**Downtown Connection TIF District**

70. \* Authorize an amendment to Resolution No. 13-0895, previously approved on May 22, 2013, authorizing an amendment to the development agreement with Ricchi Dallas Investments, LLC, for the renovation of 1600 Pacific Avenue to extend the effective date of the project's eligibility for reimbursement from December 31, 2013 to June 30, 2014 - Financing: No cost consideration to the City  
**[13-2112; APPROVED]**
71. \* Authorize an amendment to Resolution No. 13-0896, previously approved on May 22, 2013, authorizing an Economic Development Grant Agreement with First National Bank for TIF incentives associated with redevelopment of LTV Tower (1600 Pacific Avenue) and a Development Agreement with 1600 Pacific Landlord, LLC, for redevelopment of the LTV Tower to: **(1)** extend the effective date of the project's eligibility for reimbursement from December 31, 2013 to June 30, 2014; **(2)** extend the building acquisition and project construction financing closing date from December 31, 2013 to June 30, 2014; **(3)** extend the project's building/demolition permit and start of construction date from December 31, 2013 to June 30, 2014; **(4)** extend the final acceptance date of public infrastructure improvements from December 31, 2015, to June 30, 2016; and **(5)** extend the Operation and Maintenance agreement for public infrastructure improvements execution date from December 31, 2015 to June 30, 2016 - Financing: No cost consideration to the City  
**[13-2113; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

**Economic Development** (Continued)

72. Authorize Supplemental Agreement No. 2 to the development agreement with SANTA FE IV HOTEL, L.P., for the redevelopment of 1033 Young Street (Aloft Hotel) to revise the TIF award for the project to a fixed amount not to exceed \$3,734,419 - Not to exceed \$3,734,419 - Financing: Downtown Connection TIF District Funds  
**[13-2114; APPROVED]**

**Housing/Community Services**

73. Authorize an affordable housing development conditional grant in the amount of \$180,000 to Builders of Hope CDC, a City of Dallas Community Housing Development Organization (CHDO), for the construction of six single family homes in West Dallas with HOME Investment Partnership funds - Not to exceed \$180,000 - Financing: 2013-14 HOME Investment Partnership Program Grant Funds  
**[13-2115; APPROVED]**
74. Authorize an amendment to Resolution No. 12-0167, previously approved on January 11, 2012, to **(1)** increase housing development funding for Urban Mixed Use, LLC, by \$650,000, from \$500,000 to \$1,150,000; **(2)** extend the construction start date from June 2012 to June 2014; and **(3)** require the additional \$650,000 as a conditional 10 year forgivable loan - Not to exceed \$650,000 - Financing: General Obligation Commercial Paper Funds  
**[13-2116; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS

**Sustainable Development and Construction**

ZONING CASES - CONSENT  
**[13-2117; APPROVED]**

75. A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District and a resolution accepting deed restrictions volunteered by the applicant on property zoned a CR Community Retail District on the northwest corner of Barnes Bridge Road and El Capitan Drive  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z123-225(MW)  
**[13-2118; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29212]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction** (Continued)

ZONING CASES – CONSENT (Continued)

76. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a Vehicle display, sales, and service use on property within the Subdistrict 5 portion of Planned Development District No. 533, the C. F. Hawn Special Purpose District, on the northwest corner of C.F. Hawn Freeway and Hillburn Drive  
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site/landscape plan and conditions  
Z123-270(RB)  
**[13-2119; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29213]**
77. A public hearing to receive comments regarding an application for and an ordinance granting an RR Regional Retail District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an LO-3 Limited Office District on the west line of North Walton Walker Freeway, north of Twenty Grand Drive  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z123-273(WE)  
**[13-2120; HEARING OPEN; HELD UNDER ADVISEMENT UNTIL JANUARY 8, 2014]**
78. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1924 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northwest corner of Morrell Avenue and South Corinth Street  
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions  
Z123-303(MW)  
**[13-2121; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29214]**
79. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a tower/antenna for cellular communication on property zoned Subdistrict 3 of Planned Development District No. 317, the Cedars Area Special Purpose District on the west corner of South Akard Street and Griffin Street  
Recommendation of Staff and CPC: Approval for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions  
Z123-310(MW)  
**[13-2122; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29215]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction** (Continued)

ZONING CASES - CONSENT (Continued)

80. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a Convalescent and nursing home, hospice care, and related institutions use and a resolution terminating the deed restrictions on property within Subdistrict 4A of Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the northeast line of Bahama Drive, south of Ft. Worth Avenue  
Recommendation of Staff and CPC: Approval for a ten-year period with eligibility for automatic renewal for additional fifteen-year periods, subject to a site plan and conditions, and approval of the termination of existing deed restrictions  
Z123-334(RB)  
**[13-2123; HEARING OPEN; HELD UNDER ADVISEMENT UNTIL JANUARY 22, 2014]**
81. A public hearing to receive comments regarding an application for 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-1 Community Retail District with a D-1 Liquor Control Overlay on the north line of Great Trinity Forest Way (Loop 12), east line of Jim Miller Road  
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions  
Z123-337(CG)  
**[13-2124; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29216]**
82. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1982 for a bar, lounge, or tavern and commercial amusement (inside) for a dance hall on property zoned Tract A within Planned Development District No. 269 on the southwest corner of Elm Street and North Crowds Street  
Recommendation of Staff and CPC: Approval for a two-year period, subject to conditions  
Z123-347(JH)  
**[13-2125; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 29217]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction** (Continued)

ZONING CASES - CONSENT (Continued)

83. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1905 for a Late-hours establishment limited to a Restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842, Greenville Avenue for CR Community Retail District Uses with an MD-1 Modified Delta Overlay on the west line of Greenville Avenue, south of Sears Street  
Recommendation of Staff and CPC: Approval for a three-year period, subject to conditions  
Z123-362(RB)  
**[13-2126; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29218]**

ZONING CASES - INDIVIDUAL

84. A public hearing to receive comments regarding an application for a Planned Development District for MU-2 Mixed Use District uses and a Specific Use Permit for outside sales on property zoned an IR Industrial Research District and Planned Development District No. 498 on a portion, the Harry Hines Corridor Special Purpose District on the northeast corner of Royal Lane and Grissom Lane and an ordinance granting the Planned Development District  
Recommendation of Staff and CPC: Approval of a Planned Development District, subject to a conceptual plan and conditions and denial of a Specific Use Permit  
Z123-238(WE)  
**[13-2127; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29219]**
85. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1907 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use greater than 3,500 square feet on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southeast corner of Samuell Boulevard and North Jim Miller Road  
Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site/landscape plan and conditions  
Recommendation of CPC: Approval for a one-year period, subject to a site/landscape plan and conditions  
Z123-302(MW)  
**[13-2128; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29220]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction** (Continued)

ZONING CASES - INDIVIDUAL (Continued)

86. A public hearing to receive comments regarding an application for 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 a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northwest corner of Bruton Road and North Prairie Creek Road  
Recommendation of Staff: Approval 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 for a two-year period with eligibility for automatic renewal for additional two-year periods, subject to a site plan and conditions  
Z123-329(WE)  
**[13-2129; HEARING CLOSED; HELD UNDER ADVISEMENT UNTIL JANUARY 22, 2014]**
87. A public hearing to receive comments regarding an application for a CS Commercial Service District with retention of the existing D Liquor Control Overlay on property zoned an LO-3-D Limited Office District 3 with a D Liquor Control Overlay, north of West Ledbetter Drive, west of South Hampton Road and an ordinance granting an RR Regional Retail District with retention of the D Liquor Control Overlay  
Recommendation of Staff and CPC: Approval of an RR Regional Retail District with retention of the D Liquor Control Overlay in lieu of a CS Commercial Service District  
Z123-331(WE)  
**[13-2130; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29221]**
88. 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 3,500 square feet or less on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the east side of North Saint Augustine Road, south of Lake June Road  
Recommendation of Staff: Approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions  
Recommendation of CPC: Approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for a two-year period, subject to a site plan and conditions  
Z123-354(WE)  
**[13-2131; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE NOS. 29222 AND 29223]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction** (Continued)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

89. A public hearing to receive comments regarding an application for 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 LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay on the northeast corner of South Buckner Boulevard and Forney Road

Recommendation of Staff: Approval 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 for a two-year period, subject to a site plan and conditions

Z123-268(MW)

Note: This item was considered by the City Council at a public hearing on November 12, 2013, and was taken under advisement until December 11, 2013, with the public hearing open

**[13-2132; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29224]**

DESIGNATED ZONING CASES - INDIVIDUAL

90. A public hearing to receive comments regarding an application for and an ordinance granting a WMU-8 Walkable Mixed Use District with a Shopfront Overlay on property zoned an IR Industrial Research District at the north of Inwood Road and west of Brown Street

Recommendation of Staff and CPC: Approval

Z123-312(MW)

**[13-2133; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29225]**

91. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subarea B of Planned Development Subdistrict No. 66 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest side of Harwood Street, southeast of McKinney Avenue

Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions

Z123-321(JH)

**[13-2134; HEARING OPEN; HELD UNDER ADVISEMENT UNTIL JANUARY 8, 2014]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction** (Continued)

DESIGNATED ZONING CASES – INDIVIDUAL (Continued)

92. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a restaurant with drive-in or drive-through service on property zoned a GR General Retail Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Maple Avenue and Clara Street  
Recommendation of Staff: Denial  
Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions  
Z123-323(MW)  
**[13-2135; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 29226]**
93. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of a Specific Use Permit for a late-hours establishment limited to a restaurant on property zoned Planned Development District No. 842, for CR Community Retail District uses within the MD-1 Greenville Avenue Modified Delta Overlay on the northeast corner of Greenville Avenue and Prospect Avenue  
Recommendation of Staff: Approval for a two-year period, subject to conditions  
Recommendation of CPC: Denial  
Z123-344(CG)  
**[13-2136; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED]**
94. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a detached non-premise sign (billboard) use on property zoned a GO(A) General Office District on the southwest corner of LBJ Freeway and Bank Way Lane (formerly Nelda Lane)  
Recommendation of Staff: Approval for a ten-year period, subject to site plan and conditions  
Recommendation of CPC: Denial without prejudice  
Z123-361(CG)  
**[13-2137; HEARING OPEN; DEFERRED UNTIL JANUARY 22, 2014]**



PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction** (Continued)

SPECIAL PROVISION SIGN DISTRICT DESIGNATED ZONING CASES - INDIVIDUAL

95. A public hearing to receive comments regarding an application for and an ordinance granting the creation of a new subdistrict within the Downtown Special Purpose Sign District (SPSD) to increase signage and effective area in an area generally bounded by Main Street, Elm Street, North Lamar Street, and North Griffin Street  
Recommendation of Staff: Denial  
Recommendation of CPC: Approval, subject to conditions  
SPSD123-002(CG)  
**[13-2138; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29227]**

DEVELOPMENT CODE AMENDMENTS - INDIVIDUAL

96. A public hearing to receive comments regarding consideration of amending the gas drilling and production regulations in Chapter 51A, "Dallas Development Code," of the Dallas City Code and an ordinance granting the amendments  
Recommendation of CPC: Approval, subject to revised minimum spacing standards and additional provisions  
DCA123-003  
**[13-2139; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 29228]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS

**Economic Development**

97. A public hearing to receive comments concerning the application with The Texas Department of Housing and Community Development (TDHCA) for 4% tax credits in the approximate amount of \$13,360,843 with tax-exempt bonds in the approximate amount of \$23 Million to be issued by The City of Dallas Housing Finance Corporation (DHFC) with a total project cost of approximately \$35,393,837 for the proposed Bruton Apartment Development, consisting of approximately 266 new multi-family units to be located at 9415 Bruton Road, including the acquisition of approximately 9.2 acres and at the close of the public hearing, authorize: **(1)** DHFC to issue the tax exempt bonds in an amount not to exceed \$23 Million to Bruton Apartments, Ltd., an entity created by the NRP Group, LLC, in tax-exempt Multi-family Housing Mortgage Revenue Bonds Series, to finance the land acquisition and new construction of approximately 266 units for families; **(2)** a resolution to support the TDHCA's award of the 4% tax credits for the new construction of the Bruton Apartments located at 9415 Bruton Road, Dallas, Texas by conducting a Public Hearing pursuant to Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B) and pursuant to §11.3 (2)(A-G) of the 2013 Qualified Allocation Plan (QAP) regarding Housing Deconcentration Factors; and **(3)** the DHFC to be the General Partner to share in the cash flow to be used for mixed income developments, own the ground/dirt and for the project to be exempt from ad valorem taxes - Financing: This action has no cost consideration to the City  
**[13-2140; HEARING CLOSED; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

**Economic Development** (Continued)

98. A public hearing to receive comments concerning the application with The Texas Department of Housing and Community Development (TDHCA) for 4% tax credits in the approximate amount of \$7,009,620 with tax-exempt bonds in the approximate amount of \$13.5 Million to be issued by the City of Dallas Housing Finance Corporation (DHFC) with a total project cost of approximately \$22.5 Million to rehabilitate The Park at Cliff Creek Apartments, an existing 280 unit rental development, including the acquisition of approximately 11.7 acres located at 7300 Marvin D. Love Freeway, and at the close of the public hearing, authorize; **(1)** the City of Dallas Housing Finance Corporation to issue the tax-exempt bonds in an amount not to exceed \$13.5 Million to Riverside CCF/CB Partners, LP, an entity created by the Cesar Chavez Foundation (CCF), in tax-exempt Multi-family Housing Mortgage Revenue Bonds Series, to finance the acquisition and rehabilitation of 280 units of multi-family rental housing for families; **(2)** by this resolution its support of the TDHCA's award of 4% Housing Tax Credits for the rehabilitation of The Park at Cliff Creek Apartments located at 7300 Marvin D. Love Freeway, Dallas, Texas by conducting a Public Hearing pursuant to Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B) and pursuant to §11.3 (A-G) of the 2013 Qualified Allocation Plan regarding the Housing Deconcentration Factors; and **(3)** the DHFC to be the General Partner to share in the cash flow to be used for mixed income developments, own the ground/dirt and for the project to be exempt from ad valorem taxes - Financing: This action has no cost consideration to the City  
**[13-2141; HEARING CLOSED; APPROVED]**

**ANNOTATED ADDENDUM  
CITY COUNCIL MEETING  
DECEMBER 11, 2013  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TEXAS 75201  
7:34 A.M. – 5:13 P.M.**

ADDITIONS:

Closed Session  
**[13-2142; HELD]**

5ES

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- Lockey and MacKenzie v. City of Dallas, et al., Appeal No. 13-10884; 1600 Pacific LP v. City of Dallas, HUD Case File Nos. 06-10-0449-9, 06-10-0449-4, and 06-10-0499-6  
**[BRIEFED]**

Personnel (Sec. 551.074 T.O.M.A.)

- Discuss the qualifications of candidates for the position of City Manager.  
**(NOTE: This Personnel matter will begin at 7:30 began at 7:34 a.m.)**  
**[DISCUSSED]**

CONSENT ADDENDUM

**Business Development & Procurement Services**

1. Authorize a one-year service contract, with a one-year renewal option, to administer a Volunteer Income Tax Assistance Program for low to moderate income families or individuals citywide - United Way of Metropolitan Dallas, most advantageous proposer of two - Not to exceed \$100,000 - Financing: Current Funds (subject to appropriations)  
**[13-2143; APPROVED]**
2. Authorize a three-year consignment service contract, with two one-year renewal options, for the sale of confiscated eight-liner gambling machines - M&K Recovery Group, Inc. with retention rate of 60% net revenue, most advantageous proposer of two - Estimated Annual Net Revenue: \$200,460  
**[13-2144; APPROVED]**
3. Authorize a three-year service contract, with two one-year renewal options, for software licenses, maintenance and support for all SAS software - SAS Institute, Inc., only proposer - Not to exceed \$107,861 - Financing: Current Funds (subject to annual appropriations)  
**[13-2145; APPROVED]**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**City Attorney's Office**

4. Authorize settlement of a claim for attorney's fees by Defendants' attorneys in the lawsuit styled Leanne Siri v. The City of Dallas et al., Civil Action No. 3:10-CV-0036-M - Not to exceed \$237,500 - Financing: Current Funds  
**[13-2146; APPROVED]**
5. Authorize Supplemental Agreement No. 7 to the professional services contract with Hankinson, L.L.P. for additional legal services necessary in the lawsuit styled City of Dallas v. Kenneth E. Albert, et al., Cause No. 199-697-94, and any other proceedings relating to the subject matter of this litigation - Not to exceed \$185,000, from \$270,000 to \$455,000 - Financing: Current Funds  
**[13-2147; APPROVED]**

**Civil Service**

6. Authorize **(1)** the reappointment of two Administrative Law Judges (ALJ), Willie Crowder and Douglas J. Lapidus; **(2)** the appointment of Kelsie McQuieter, Lakisha M. Thigpen and James E. Urmin Sr., as Administrative Law Judges for the period January 1, 2014 through December 31, 2015, to hear employee appeals of terminations and demotions; and **(3)** contracts with each ALJ in the amount of \$4,000 each - Total not to exceed \$20,000 (\$4,000 to be reimbursed by the appealing employees) - Financing: Current Funds (subject to appropriations)  
**[13-2148; APPROVED]**

**Equipment & Building Services**

7. Authorize a contract for expansion of the vestibule located at the north entrance of Dallas City Hall - Big Sky Construction Co., Inc., only proposer - Not to exceed \$345,000 - Financing: Capital Construction Funds  
**[13-2149; APPROVED AS AN INDIVIDUAL ITEM]**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Human Resources**

8. Authorize **(1)** a Master Plan Document that includes all of the separate health benefit plans for City employees and their families including the cafeteria plan, health plans, dental and vision plans; and **(2)** a Master Plan Document that includes all of the separate health benefit plans for retirees and their families including the self-insured health plans, insured Medicare Supplement Plans, Medicare Advantage Plans, Prescription Drug Plans, dental and vision - Total cost is based on the number of employees/retiree participants in the plan - Financing: Employee Benefits Current Funds (subject to appropriations)  
**[13-2150; APPROVED]**

**Police**

9. Authorize **(1)** the application for and acceptance of the Impaired Driving Mobilization Selective Traffic Enforcement Program, Overtime Enforcement grant in the amount of \$74,966 from the Texas Department of Transportation for a statewide Driving While Intoxicated enforcement campaign to operate during various holiday periods for the period December 13, 2013 through September 2, 2014; **(2)** a City contribution of pension costs in the amount of \$20,616; and **(3)** execution of the grant agreement - Total not to exceed \$95,582 - Financing: Current Funds (\$20,616) and Texas Department of Transportation Grant Funds (\$74,966)  
**[13-2151; APPROVED]**

**Public Works Department**

10. Authorize a professional services contract with Freese and Nichols, Inc. for the engineering design of the Traffic Control and Safety Treatments for the Trail-Road Crossing Project of the Statewide Transportation Enhancement Program - Not to exceed \$105,375 - Financing: Texas Department of Transportation Grant Funds (\$34,957); Dallas County (\$4,020); and 2006 Bond Funds (\$66,398)  
**[13-2152; APPROVED AS AN INDIVIDUAL ITEM]**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Public Works Department** (Continued)

11. Authorize **(1)** the acceptance of a loan from the State of Texas Energy Conservation Office LoanSTAR Funds in the amount of \$2,147,152 to be repaid from electric and natural gas energy savings, plus interest, beginning in FY 2014-15 for a period of ten years; **(2)** the establishment of appropriations in an amount not to exceed \$2,147,152 in the Energy Conservation Office LoanSTAR Fund; **(3)** Supplemental Agreement No. 2 to the contract with Schneider Electric Buildings Americas Inc. for construction of energy conservation related projects at various City safety facilities in the amount of \$2,147,152 (list attached); **(4)** measurement and verification of energy savings for a period not to exceed ten years, in the amount of \$570,870 to be paid from electric and natural gas savings; **(5)** the receipt and deposit of funds from Oncor Electric Delivery in the Oncor Rebate Fund; and **(6)** the City Manager to repay the State of Texas Energy Conservation Office LoanSTAR Fund loan over a ten-year period, plus interest, using savings in the City's annual electricity and natural gas budgets - Total not to exceed \$2,718,022, plus interest - Financing: State of Texas Energy Conservation Office LoanSTAR Funds (\$2,147,152) and Current Funds (\$570,870) (subject to annual appropriations)

**[13-2153; APPROVED AS AN INDIVIDUAL ITEM]**

12. Authorize **(1)** the acceptance of a loan from the State of Texas Energy Conservation Office LoanSTAR Funds in the amount of \$2,741,374 to be repaid from electric savings, plus interest, beginning in FY 2014-15 for a period of ten years; **(2)** the establishment of appropriations in an amount not to exceed \$2,741,374 in the State of Texas Energy Conservation Office LoanSTAR Fund; **(3)** the acceptance of energy efficiency rebates from Oncor in the amount of \$1,861,650; **(4)** the establishment of appropriations in an amount not to exceed \$1,861,650 in the Oncor Rebate Fund; and **(5)** Supplemental Agreement No. 2 to the contract with Baker Roofing Company dba Baker Renewable Energy for construction of Photovoltaic Solar arrays at the Dallas Convention Center, City Hall, and Jack Evans Police Headquarters in an amount not to exceed \$4,603,024 - Total amount not to exceed \$4,603,024 - Financing: State of Texas Energy Conservation Office LoanSTAR Funds (\$2,741,374) and Oncor Rebate Funds (\$1,861,650)

**[13-2154; APPROVED AS AN INDIVIDUAL ITEM]**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Public Works Department** (Continued)

13. Authorize **(1)** the acceptance of a loan from the State of Texas Energy Conservation Office LoanSTAR Funds in the amount of \$4,706,995 to be repaid plus interest beginning in FY 2014-15 for a period of ten years from electric and natural gas energy savings; **(2)** the establishment of appropriations in an amount not to exceed \$4,706,995 in the State Energy Conservation Office LoanSTAR Fund; **(3)** Supplemental Agreement No. 2 to the original contract with Pepco Energy Services for construction of energy conservation related projects at 28 City facilities in an amount not to exceed \$4,706,995 (list attached) and **(4)** for measurement and verification for a period not to exceed ten years, in a total amount not to exceed \$593,137 to be paid from electric and natural gas savings; **(5)** the acceptance, deposit, and establishment of appropriations of rebates from Oncor Electric Delivery in the Oncor Rebate Funds; and **(6)** the City Manager to repay the State Energy Conservation Office loan over a ten year period, plus interest, from State of Texas Energy Conservation Office Loan Repayment Fund using savings in the City's annual electricity and natural gas budgets - Total not to exceed \$5,300,132, plus interest - Financing: State of Texas Energy Conservation Office LoanSTAR Funds (\$4,706,995) and Current Funds (\$593,137) (subject to annual appropriations)  
**[13-2155; APPROVED AS AN INDIVIDUAL ITEM]**

**Trinity Watershed Management**

14. Authorize the **(1)** deposit of the amount awarded by the Special Commissioners in the lawsuit styled City of Dallas v. Dallas Demolition Excavating Company, Inc., et al, Cause No. CC-13-02732-A, pending in County Court at Law No. 1, for acquisition from Dallas Demolition Excavating Company, Inc., et al, of approximately 67,795 square feet of land located near the intersection of Stokes Street and Hull Avenue for the South Central/Joppa Gateway Project; and **(2)** settlement of the lawsuit for an amount not to exceed the amount of the Special Commissioners award - Not to exceed \$11,000 (\$9,000 being the amount of the award, plus closing costs and title expenses not to exceed \$2,000); an increase of \$2,600 from the amount Council originally authorized for this acquisition - Financing: 2006 Bond Funds  
**[13-2156; APPROVED]**



ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Trinity Watershed Management** (Continued)

15. Authorize the **(1)** deposit of the amount awarded by the Special Commissioners in the lawsuit styled City of Dallas v. Dolores Burdine, et al, Cause No. CC-13-02714-E, pending in County Court at Law No. 5, for acquisition from Dolores Burdine, et al, of 680 square feet of land and 351 square feet for a temporary construction easement located near the intersection of North Beckley Avenue and West Commerce Street for the Beckley Avenue Improvement Project; and **(2)** settlement of the lawsuit for an amount not to exceed the amount of the Special Commissioners award - Not to exceed \$39,960 (\$36,960 being the amount of the award, plus closing costs and title expenses not to exceed \$3,000); an increase of \$33,296 from the amount Council originally authorized for this acquisition - Financing: 1998 Bond Funds  
**[13-2157; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION

ITEMS FOR FURTHER CONSIDERATION

**Sustainable Development and Construction**

16. An ordinance abandoning a portion of an alley to QuikTrip Corporation, the abutting owner, containing approximately 4,000 square feet of land, located near the intersection of Zang Boulevard and 12th Street, authorizing the quitclaim, and providing for the dedication of approximately 3,348 square feet of land needed for right-of-way - Revenue: \$80,000, plus the \$20 ordinance publication fee  
**[13-2158; APPROVED; ORDINANCE 29229]**

DESIGNATED PUBLIC SUBSIDY MATTERS

**Housing/Community Services**

17. Authorize a seventh amendment to the Management Services Contract, Phase II, with Bridge Steps to increase the FY 2013-14 budget agreement to \$6,305,252 - Not to exceed \$748,434, from \$5,556,818 to \$6,305,252 - Financing: 2012-13 Emergency Solutions Grant Funds (\$370,155); and 2013-14 Emergency Solutions Grant Funds (\$378,279)  
**[13-2159; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS

**Sustainable Development and Construction**

ZONING CASES - CONSENT

18. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subarea A of Planned Development District No. 765 on the east side of Preston Road, south of Mapleshade Lane  
Recommendation of Staff and CPC: Approval, subject to an attached signage plan and conditions  
Z134-115(MW)  
**[13-2160; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29230]**

ZONING CASES - INDIVIDUAL

19. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for GR General Retail Subdistrict uses, removal of the D Liquor Control Overlay, and an ordinance granting the termination of the deed restrictions on property zoned GR General Retail and P Parking Subdistricts in Planned Development District No. 193, the Oak Lawn Special Purpose District with an H/22 Historic Overlay No. 22 on the west corner of Cedar Springs Road and Oak Lawn Avenue  
Recommendation of Staff: Approval of a Planned Development Subdistrict, subject to a development/landscape plan and conditions; approval of a D-1 Liquor Control Overlay in lieu of removal of the D Liquor Control Overlay; and approval of the termination of deed restrictions  
Recommendation of CPC: Approval of a Planned Development Subdistrict, subject to a development/landscape plan and conditions; approval of the removal of the D Liquor Control Overlay; and approval of the termination of deed restrictions  
Z123-149(MW)  
**[13-2161; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29231]**

ADDITIONS: (Continued)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction** (Continued)

DESIGNATED ZONING CASES - INDIVIDUAL

20. A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 619 with consideration given to appropriate use regulations and development standards within Planned Development District No. 619 in an area bounded by the centerlines of Pacific Avenue, Harwood Street, Jackson Street and Griffin Street and an ordinance granting the amendment  
Recommendation of Staff and CPC: Approval, subject to revised conditions  
Z123-285(RB)  
**[13-2162; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29232]**

SPECIAL PROVISION SIGN DISTRICT DESIGNATED ZONING CASES - INDIVIDUAL

21. A public hearing to receive comments regarding an application for and an ordinance granting the creation of a new subdistrict within the Farmers Market Special Provision Sign District Section 51A-7.1600, of the Dallas City Code, to increase signage and allow attached premise signs in an area generally bounded by Marilla Street, South Cesar Chavez Boulevard, East R.L. Thornton Freeway and South Harwood Street  
Recommendation of Staff and CPC: Approval, subject to amended ordinance language for icon and rooftop signage  
SPSD134-001(CG)  
**[13-2163; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 29233]**

CORRECTION:

**Sustainable Development and Construction**

53. An ordinance abandoning portions of Colorado Boulevard, an alley, and railroad right-of-way ~~and a street easement~~ to Southern Foods Group, LLC, the abutting owner, containing a total of approximately 29,150 ~~32,279~~ square feet of land, located near the intersection of Colorado Boulevard and Lancaster Avenue, and authorizing the quitclaim - Revenue: \$43,726 ~~\$48,419~~, plus the \$20 ordinance publication fee  
**[13-2095]**