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CITY SECRETARY  
DALLAS, TEXAS



# COUNCIL AGENDA

Public Notice

140314

POSTED CITY SECRETARY  
DALLAS, TX

March 26, 2014

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 en 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 de 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 este 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 este 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 26, 2014  
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 - 31

**ITEMS FOR INDIVIDUAL CONSIDERATION**

No earlier  
than 9:15 a.m.

Items 32 - 36

**PUBLIC HEARINGS AND RELATED ACTIONS**

1:00 p.m.

Items 37 - 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 26, 2014**

**CITY OF DALLAS**

**1500 MARILLA**

**COUNCIL CHAMBERS, CITY HALL**

**DALLAS, TEXAS 75201**

**9:00 A. M.**

Invocation and Pledge of Allegiance (Council Chambers)

Special Presentations

Agenda Item/Open Microphone Speakers

**VOTING AGENDA**

1. Approval of Minutes of the February 26, 2014 City Council Meeting

**CONSENT AGENDA**

**Business Development & Procurement Services**

2. Authorize a three-year service contract for maintenance and parts for hot water boilers at the Southside Wastewater Treatment Plant - Page Boiler, Inc., lowest responsible bidder of two - Not to exceed \$173,888 - Financing: Water Utilities Current Funds (subject to annual appropriations)
3. Authorize a three-year service contract for grounds maintenance service for Library facilities - William C Evans dba W E E Commerce Service in the amount of \$514,050 and Good Earth Corporation in the amount of \$96,390, lowest responsible bidders of four - Total not to exceed \$610,440 - Financing: Current Funds (subject to annual appropriations)

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

4. Authorize a five-year service contract for event set up and janitorial services at the Kay Bailey Hutchison Convention Center Dallas - A.C.A. Industries, Inc. dba American Maintenance, most advantageous proposer of six - Not to exceed \$21,253,314 - Financing: Convention and Event Services Current Funds (subject to annual appropriations)
5. Authorize **(1)** an acquisition contract for the purchase and implementation of a citywide data storage system in the amount of \$1,017,559; **(2)** a five-year service contract for maintenance and support for the Citywide data system in the amount of \$427,949; and **(3)** a five-year master agreement for the purchase of additional hardware and software in the amount of \$969,834 - ViON Corporation, most advantageous proposer of five - Total not to exceed \$2,415,342 - Financing: Current Funds (\$1,451,533) and Municipal Lease Agreement Funds (\$963,809) (subject to annual appropriations)
6. Authorize a three-year master agreement for the purchase of bagged ice - Emergency Ice, Inc., lowest responsible bidder of two - Not to exceed \$343,473 - Financing: Current Funds (\$106,928), Water Utilities Current Funds (\$224,231) and Stormwater Drainage Management Current Funds (\$12,314)
7. Authorize a three-year master agreement for automotive, truck and heavy equipment batteries - Continental Battery Company, lowest responsible bidder of five - Not to exceed \$1,260,658 - Financing: Current Funds (\$1,155,778), Water Utilities Current Funds (\$61,336), Convention and Event Services Current Funds (\$19,986), Aviation Current Funds (\$11,810) and Stormwater Drainage Management Current Funds (\$11,748 )
8. Authorize a three-year master agreement for the purchase of anhydrous ammonia - DPC Industries, Inc., lowest responsible bidder of two - Not to exceed \$2,636,220 - Financing: Water Utilities Current Funds
9. Authorize a three-year master agreement for the purchase of bulk liquid oxygen - Matheson Tri-Gas, Inc., lowest responsible bidder of two - Not to exceed \$6,515,002 - Financing: Water Utilities Current Funds

**Code Compliance**

10. Authorize a three-year contract with the Texas Department of State Health Services for asbestos abatement/demolition notification - Not to exceed \$150,000 - Financing: Current Funds (subject to annual appropriations)

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

11. Authorize a three-year agreement with Invenergy Renewable, LLC, most advantageous proposer of nine in the amount of \$1,289,254 for the purchase of renewable energy credits for the calendar years 2014, 2015, and 2016 - Not to exceed \$1,289,254 - Financing: Current Funds (subject to annual appropriations)

**Housing/Community Service**

12. Authorize (1) the acceptance of additional grant funds from the Dallas Housing Finance Corporation (DHFC) for Bexar Street Redevelopment corridor maintenance and operating expenses; and (2) an increase in appropriations in the amount of \$8,000, from \$120,000 to \$128,000 for operating expenses - Not to exceed \$8,000 - Financing: Dallas Housing Finance Corporation Grant Funds

**Park & Recreation**

13. Authorize a ten-year lease agreement, with one ten-year renewal option, with AT&T and its affiliates, to house electronic equipment for the purpose of serving the Fair Park campus in approximately 675 square feet of building space in the telephone room at the Fair Park Tower Building located at 3809 Grand Avenue - Estimated Revenue: \$100
14. Authorize Supplemental Agreement No. 2 to the professional services contract with Dan Shipley Architect, Inc. for additional scope of work for architectural and civil engineering to prepare the following: documents for extension of fire main to include new fire hydrant; design documents for domestic water main; and topographic survey of fire and domestic water lines for the golf club house and maintenance facilities at Luna Vista Golf Course located at 11223 Luna Road - Not to exceed \$20,200, from \$79,925 to \$100,125 - Financing: 2003 Bond Funds
15. Authorize Supplemental Agreement No. 2 to the master agreement for the development and operation of Robert E. Lee Park Hall with the Lee Park and Arlington Hall Conservancy for its share of public improvement costs in connection with further development of the Arlington Hall Master Plan to include construction of a ramp to connect Snyder Union Plaza on the Katy Trail to Robert E. Lee Park located at 3400 Turtle Creek Boulevard - Not to exceed \$523,000 - Financing: 2006 Bond Funds (\$97,248) and General Obligation Commercial Paper Funds (\$425,752)

**Public Works Department**

16. Authorize a professional services contract with JQ Infrastructure, LLC to provide design services, preparation of construction documents, and construction management services for major maintenance repairs to the Perot Museum of Nature and Science at Fair Park (formerly the Dallas Museum of Natural History) - Not to exceed \$148,320 - Financing: General Obligation Commercial Paper Funds

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

17. Authorize a professional services contract with Burgess & Niple, Inc. for the engineering design of one bridge repair and three street reconstruction projects (list attached) - Not to exceed \$591,593 - Financing: 2006 Bond Funds (\$47,949), General Obligation Commercial Paper Funds (\$489,003) and Water Utilities Capital Improvement Funds (\$54,641)
18. Authorize a professional services contract with Kimley-Horn and Associates, Inc. best qualified proposer of four, to provide engineering services for the runway, taxiway and apron airfield pavement evaluation project at Dallas Love Field - Not to exceed \$1,270,000 - Financing: Aviation Capital Construction Funds
19. Authorize a three-year professional services contract with Granzow & Associates, Inc. for elevator and escalator inspections and consulting services (list attached) - Total not to exceed \$150,000 - Financing: Current Funds (subject to annual appropriations)

**Note:** Item Nos. 20 and 21 must be considered collectively.

**Street Reconstruction Group 06-618**

20. \* Authorize **(1)** a contract with Texas Standard Construction, Ltd., lowest responsible bidder of four, in the amount of \$12,150,167 for the construction of street paving, storm drainage, water and wastewater main improvements for Street Reconstruction Group 06-618 (list attached); **(2)** the receipt and deposit of funds from Dallas County in an amount not to exceed \$482,214; and **(3)** an increase in appropriations in the amount of \$482,214 in the Capital Projects Reimbursement Fund - Not to exceed \$12,150,167 - Financing: General Obligation Commercial Paper Funds (\$5,174,591), Capital Projects Reimbursement Funds (\$482,214), Regional Toll Revenue Funds (\$5,575,791), Water Utilities Capital Improvement Funds (\$904,371) and Water Utilities Capital Construction Funds (\$13,200)
21. \* Authorize **(1)** a professional services contract with Kleinfelder Central, Inc. in the amount of \$217,516 to provide construction material testing during the construction of Street Reconstruction Group 06-618; **(2)** the receipt and deposit of funds from Dallas County in an amount not to exceed \$13,704; and **(3)** an increase in appropriations in the amount of \$13,704 in the Capital Projects Reimbursement Fund - Not to exceed \$217,516 - Financing: General Obligation Commercial Paper Funds (\$94,184), Capital Projects Reimbursement Funds (\$13,704) and Regional Toll Revenue Funds (\$109,628)
22. Authorize an increase in the construction contract with CORE Construction Services of Texas, Inc. for the addition of folding apparatus bay doors in lieu of rolling sectional doors and modifications to the facility's natural gas piping and meter location for the Fire Station No. 32 replacement facility, located at 4262 North Jim Miller Road - Not to exceed \$110,630, from \$3,856,780 to \$3,967,410 - Financing: General Obligation Commercial Paper Funds

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

23. Authorize the second amendment to the contract with the Texas Commission on Environmental Quality to accept additional state grant funds to operate and maintain whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2012 through August 31, 2014 - Not to exceed \$49,640, from \$844,720 to \$894,360 - Financing: Texas Commission on Environmental Quality Grant Funds

**Sustainable Development and Construction**

24. Authorize acquisition from A. T. Manahan, Trustee, of four tracts of land containing a total of approximately 76,018 square feet, located in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$215,000 (\$211,178, plus closing costs and title expenses not to exceed \$3,822) - Financing: Water Utilities Capital Improvement Funds
25. Authorize moving expense and rental assistance payments for Juan Juarez and Nohemi Maldonado in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 705 Pontiac Avenue for future City facilities - Not to exceed \$11,900 - Financing: 2006 Bond Funds
26. Authorize a ten-year lease agreement with Marcer Investments, LLC for approximately 5,000 square feet of office space located at 828 South Carrier Parkway, Suite 100, Grand Prairie to be used as a Women, Infants and Children Clinic for the period May 1, 2014 through April 30, 2024 - Not to exceed \$970,000 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)
27. An ordinance repealing Ordinance No. 28151 granted to FC Continental Complex L.P., which is now assigned to FC Continental Landlord, LLC and correcting the legal description of the license area to accurately depict the location of the two subsurface ventilation shafts within the licensed area on St. Paul Street right-of-way - Revenue: \$1,000 annually, plus the \$20 ordinance publication fee
28. An ordinance terminating Ordinance No. 24823 and consolidating the uses into a new ordinance for two sidewalk cafes and two awnings without signs, landscaping, steps and handicap access ramps within the licensed area on Stone Place right-of-way - Revenue: \$11,813 annually, plus the \$20 ordinance publication fee
29. An ordinance granting an application for a Planned Development District for LO-1 Limited Office District uses and mini-warehouse use and a resolution granting the termination of deed restrictions on property zoned an LO-1 Limited Office District with Specific Use Permit No. 1498 for a government installation other than listed on the southeast corner of East Northwest Parkway and Solta Drive - Z123-363 - Financing: No cost consideration to the City



CONSENT AGENDA (Continued)

**Water Utilities**

- 30. Authorize a professional services contract with Halff Associates, Inc. to provide (1) architectural and engineering services for the design of roof and HVAC systems; and (2) a space utilization study for the Trinity Watershed Management Department - Not to exceed \$2,653,129 - Financing: Stormwater Drainage Management Capital Construction Funds (\$70,000) and Water Utilities Capital Improvement Funds (\$2,583,129)
- 31. Authorize Supplemental Agreement No. 1 to the contract with the City of Mesquite for Wholesale Wastewater to add Reciprocal Agreement for Water and/or Wastewater Services - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION

**City Secretary's Office**

- 32. 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)

**DESIGNATED PUBLIC SUBSIDY MATTERS**

**Economic Development**

**City Center TIF District -  
Incentives for Hartford Building Renovation**

**Note:** Item Nos. 33 and 34 must be considered collectively.

- 33. \* Authorize a development agreement with The Dallas Hartford, LLC, to reimburse eligible project costs for environmental, demolition, façade restoration, and streetscape improvements associated with the Hartford Building Redevelopment project in an amount not to exceed \$1,200,000, from revenues accruing to Tax Increment Financing Reinvestment Zone Five (City Center TIF District) - Not to exceed \$1,200,000 - Financing: City Center TIF District Funds
- 34. \* A resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number Five (City Center TIF District) to reimburse the Dallas Hartford, LLC, up to \$1,200,000, for eligible project costs pursuant to the development agreement with the Dallas Hartford, LLC - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

**Economic Development** (Continued)

**TCDFW Industrial Development Inc. Project**

**Note:** Item Nos. 35 and 36 must be considered collectively.

- 35. \* Authorize a real property tax abatement agreement with TCDFW Industrial Development Inc. located on approximately 79.05 acres north of IH-635 between J.J. Lemmon Road and the Burlington Northern Santa Fe (BNSF) Railroad at 4800 LBJ Freeway, Dallas, Texas in the amount of 90 percent on the value of real property improvements for 10 years in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$7,173; ten-year revenue estimated at \$52,682; (Estimated revenue foregone for a ten-year new business personal property abatement estimated at \$474,135)
- 36. \* Authorize a Chapter 380 economic development grant agreement in an amount not to exceed \$875,000 with TCDFW Industrial Development Inc. related to the construction of a 500,000 square foot speculative industrial/warehouse facility, pursuant to Chapter 380 of the Texas Local Government Code in accordance with the City's Public/Private Partnership Program - Not to exceed \$875,000 - Financing: General Obligation Commercial Paper Funds (\$807,907) and 2006 Bond Funds (\$67,093)

PUBLIC HEARINGS AND RELATED ACTIONS

**Sustainable Development and Construction**

ZONING CASES - CONSENT

- 37. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-2(A) Multifamily District uses on property zoned an IR Industrial Research District, on the northwest side of Kimsey Drive, northeast of Maple Avenue  
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions  
Z123-339(JH)
- 38. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a Pedestrian skybridge on property zoned an IR Industrial Research District and an MU-3 Mixed Use District, on both sides of Harry Hines Boulevard, northwest of Medical District Drive  
Recommendation of Staff and CPC: Approval for a forty-year period, subject to a site plan and conditions  
Z134-117(RB)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction** (Continued)

ZONING CASES - CONSENT (Continued)

39. A public hearing to receive comments regarding an application for and an ordinance granting a Subdistrict 1A on property zoned Subdistrict 1 within Planned Development District No. 830, the Davis Street Special Purpose District, on the east side of North Bishop Avenue, north of Neches Street  
Recommendation of Staff and CPC: Approval  
Z134-127(JH)
  
40. A public hearing to receive comments regarding an application for and an ordinance granting an MU-3 Mixed Use District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District at the east corner of Fort Worth Avenue and Yorktown Street  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z134-134(RB)
  
41. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on property zoned Tract 2B in Planned Development District No. 160 on the west side of North Zang Boulevard, north of West Canty Street  
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions  
Z134-135(MW)
  
42. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1946 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property within Subarea 2, Tract 3 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay on the southwest corner of Lake June Road and South Buckner Boulevard  
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions  
Z134-148(WE)
  
43. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development Subdistrict No. 98 within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south corner of Carlisle Street and Routh Street  
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions  
Z134-151(JH)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction** (Continued)

ZONING CASES - INDIVIDUAL

44. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1993 for an industrial (outside) use not potentially incompatible limited to a concrete batch plant on property zoned an IR Industrial Research District on the south side of Crystal Lake Boulevard, west of Dan Morton Drive  
Recommendation of Staff: Approval for a five-year period, subject to conditions  
Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions  
Z134-131(MW)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

45. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for single-family detached dwellings on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest line of Hawthorne Avenue between Production Drive and Afton Street  
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions  
Z123-135(WE)  
Note: This item was considered by the City Council at public hearings on January 22, 2014 and February 12, 2014, and was taken under advisement until March 26, 2014, with the public hearing open
46. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a potentially incompatible industrial use (metal or metal product treatment or processing) on property zoned Tract 1, RS-I Regional Service Industrial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the north corner of South Harwood Street and Coombs Street  
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions  
Z123-325(WE)  
Note: This item was considered by the City Council at a public hearing on February 26, 2014, and was taken under advisement until March 26, 2014, with the public hearing open

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

47. 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 northwest corner of West Jefferson Boulevard and North Brighton Avenue  
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  
Z123-328(MW)  
Note: This item was considered by the City Council at public hearings on January 8, 2014 and February 12, 2014, and was taken under advisement until March 26, 2014, with the public hearing open
48. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a liquor store on property zoned Subarea 10 within Planned Development District No. 298, the Bryan Area Special Purpose District, at the east corner of Live Oak Street and North Haskell Avenue  
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewal of additional two-year periods, subject to a site plan and conditions  
Z134-108(JH)  
Note: This item was considered by the City Council at a public hearing on January 22, 2014, and was taken under advisement until March 26, 2014, with the public hearing open
49. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of and an amendment to Specific Use Permit No. 1711 for a vehicle or engine repair or maintenance use and add an outside salvage or reclamation use on property within Subdistrict 3 of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 on the east side of C.F. Hawn Freeway, south of Lake June Road  
Recommendation of Staff and CPC: Approval for a three-year period, subject to conditions  
Z134-114(MW)  
Note: This item was considered by the City Council at a public hearing on February 26, 2014, and was taken under advisement until March 26, 2014, with the public hearing open

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction (Continued)**

DESIGNATED ZONING CASES - INDIVIDUAL

50. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property bounded by Hartford Street, Hawthorne Avenue, Fairmount Street west of Kings Road, and Kings Road north of Fairmount Street  
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions  
Z123-326(RB)

DESIGNATED ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

51. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for non-residential uses on property zoned a GO(A) General Office District on the northeast corner of Steppington Drive and Riverfall Drive  
Recommendation of Staff: Denial  
Recommendation of CPC: Approval, subject to a development plan and conditions  
Z123-148(WE)  
Note: This item was considered by the City Council at a public hearing on February 12, 2014, and was taken under advisement until March 26, 2014, with the public hearing open
52. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 759 for RR Regional Retail District uses generally bounded by West Mockingbird Lane, Forest Park Road, Empire Central and Maple Avenue  
Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan and revised conditions  
Z123-340(WE)  
Note: This item was considered by the City Council at a public hearing on January 22, 2014, and was taken under advisement until March 26, 2014, with the public hearing open

**MISCELLANEOUS HEARINGS**

**Office of Financial Services**

53. A public hearing to receive comments on the proposed FY 2014-15 Operating, Capital, and Grant/ Trust budgets - Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS

**Economic Development**

**Reinvestment Zone and Real Property  
Tax Abatement Authorization**

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

- 54. \* A public hearing to receive comments concerning the creation of a reinvestment zone for commercial tax abatement, to be known as City of Dallas Reinvestment Zone No. 83, incorporating approximately 87 acres of property located just east of the intersection of Grady Niblo Road and Mountain Creek Parkway, in Dallas, Texas for the purpose of granting economic development incentives to Courtland Group, LLC (Courtland) - Financing: No cost consideration to the City
- 55. \* An ordinance designating the approximately 87 acres of property located just east of the intersection of Grady Niblo Road and Mountain Creek Parkway, in Dallas, Texas as City of Dallas Reinvestment Zone No. 83, for the purpose of granting economic development incentives to Courtland Group, LLC (Courtland), establishing the boundaries of the Reinvestment Zone and providing for an effective date - Financing: No cost consideration to the City

**Reinvestment Zone and Real Property  
Tax Abatement Authorization**

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

- 56. \* Authorize a development Agreement with Courtland Group, LLC (Courtland) for the purpose of the extension of Grady Niblo Road from the existing terminus east of Mountain Creek Parkway approximately 2,400 linear feet east in proximity to the planned development site - Financing: No cost consideration to the City
- 57. \* Authorize **(1)** a Phase I real property tax abatement agreement; and **(2)** a Phase II real property tax abatement agreement with Courtland Group, LLC (Courtland) located on approximately 87 acres just east of the intersection of Grady Niblo Road and Mountain Creek Parkway, in Dallas, Texas each in the amount of 90 percent on the value of new real property for ten years in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$14,864; ten-year revenue estimated at \$262,452 (Estimated revenue foregone for ten-year real property tax abatement estimated at \$2,618,145)

**Professional Services Contract  
Agenda Item # 17**

<u>Project</u>	<u>Council District</u>	<u>Amount</u>
<b><u>Bridge Repair</u></b>		
Woodmeadow Parkway Bridge over Long Branch	9	\$ 47,949.00
<b><u>Street Reconstruction Local Street</u></b>		
Langdon Avenue from Thurston Drive to Denton Drive	2	\$ 69,680.00
<b><u>Street Reconstruction Thoroughfares</u></b>		
Maple Avenue from 800 feet south of Mockingbird Lane to Mockingbird Lane	2	\$162,351.00
Woodmeadow Parkway from La Prada Drive west to the end of divided roadway	9	\$311,613.00



**Elevator and Escalator Service Contract**  
**Agenda Item # 19**

<b>Location</b>	<b>Number of Units</b>
1600 Lamar	1
African American Museum	2
Anita Martinez Rec Center	1
Bullington Parking	1, 2
Bullington Truck Terminal	1
Cedar Crest Golf Club	1
Central Police	1
City Hall	13
Communications Building	1
Cotton Bowl	6
Dallas Arboretum	1
Dallas Central Library	8
Dallas Museum of Art	13
Dallas Theater Center	2
DETOX	1
Family Gateway	1
Fire Training	1
General Services	1
Hall of State	2, 1 chair lift
Hampton Library	1 chair lift
Headquarters Building	1
IMAX	2
Jack Evan Police Station	8
Majestic Theater	1
Meyerson Parking	4
Meyerson Symphony	7
Municipal Building	4, 1 material lift
Museum of Natural History	1
New Streets Building	1
Oak Cliff Municipal	3
Old Mill Inn	1
Pan American Building	1
Pedestrian Walkway	2, 4
Police and Courts	2, 2 chair lifts
Science Place 1	2, 1 chair lift
Science Place 2	1
Southwest District Police	2
Texas Discovery Center	1
Sammons Center for the Arts	1
The Women's Museum	2

March 26, 2014

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**Street Reconstruction Group 06-618**  
Agenda Item # 20

<b><u>Project</u></b>	<b><u>Limits</u></b>	<b><u>Council District</u></b>
Continental Avenue	Core Street to Riverfront Boulevard and Riverfront Boulevard to Houston Street	2
Riverfront Boulevard	Parkhouse Street to Union Pacific Railroad	6

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.