

**ANNOTATED AGENDA
CITY COUNCIL MEETING
MARCH 26, 2014
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBER, CITY HALL
DALLAS, TEXAS 75201
9:02 A.M. – 5:00 P.M.**

Invocation and Pledge of Allegiance (Council Chamber)
[14-0490]

Special Presentations
[14-0491]

Agenda Item/Open Microphone Speakers
[14-0492]

VOTING AGENDA

1. Approval of Minutes of the February 26, 2014 City Council Meeting
[14-0493; APPROVED]

CONSENT AGENDA
[14-0494; APPROVED]

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)
[14-0495; APPROVED]
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)
[14-0496; APPROVED]

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)
[14-0497; DENIED]
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)
[14-0498; APPROVED]
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)
[14-0499; APPROVED AS AN INDIVIDUAL ITEM]
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)
[14-0500; APPROVED]
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
[14-0501; APPROVED]
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
[14-0502; APPROVED]

CONSENT AGENDA (Continued)

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)
[14-0503; APPROVED]

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)
[14-0504; APPROVED]

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
[14-0505; APPROVED]

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
[14-0506; APPROVED]
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
[14-0507; APPROVED]

CONSENT AGENDA (Continued)

Park & Recreation (Continued)

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)
[14-0508; APPROVED]

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
[14-0509; APPROVED]
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)
[14-0510; APPROVED]
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
[14-0511; APPROVED]
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)
[14-0512; APPROVED]

CONSENT AGENDA (Continued)

Public Works Department (Continued)

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)
[14-0513; APPROVED AS AN INDIVIDUAL ITEM]
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)
[14-0514; APPROVED AS AN INDIVIDUAL ITEM]
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
[14-0515; APPROVED]
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
[14-0516; APPROVED]

CONSENT AGENDA (Continued)

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
[14-0517; APPROVED]
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
[14-0518; APPROVED]
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)
[14-0519; APPROVED]
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
[14-0520; APPROVED; ORDINANCE 29288]
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
[14-0521; APPROVED; ORDINANCE 29289]
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
[14-0522; APPROVED; ORDINANCE 29290]

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)
[14-0523; APPROVED AS AN INDIVIDUAL ITEM]
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
[14-0524; APPROVED]

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)
[14-0525; INDIVIDUAL, FULL COUNCIL AND BOARD OFFICER APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]

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
[14-0526; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

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

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

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
[14-0527; APPROVED]

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)
[14-0528; APPROVED]
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)
[14-0529; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT

[14-0530; APPROVED]

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)
[14-0531; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 29291]
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)
[14-0532; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE TO RETURN AT A LATER DATE]
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)
[14-0533; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29292]
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)
[14-0534; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29293]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - CONSENT (Continued)

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)
[14-0535; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29294]

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)
[14-0536; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29295]

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)
[14-0537; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29296]

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)

[14-0538; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29297]

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

[14-0539; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 29298]

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

[14-0540; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29299]

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
[14-0541; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCES AND REVISED SITE PLAN TO RETURN AT A LATER DATE]
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
[14-0542; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29300]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL (Continued)

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

[14-0543; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 29301]

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)

[14-0544; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 29302]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

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
[14-0545; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 29303]
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
[14-0546; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 29304]

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
[14-0547; HEARING CLOSED]

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
[14-0548; HEARING CLOSED]
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
[14-0548; APPROVED; ORDINANCE 29305]

**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
[14-0549; APPROVED]
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)
[14-0550; APPROVED]

**ANNOTATED ADDENDUM
CITY COUNCIL MEETING
MARCH 26, 2014
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBER, CITY HALL
DALLAS, TEXAS 75201
9:02 A.M. – 5:00 P.M.**

ADDITIONS:

CONSENT ADDENDUM

City Attorney's Office

1. Authorize settlement of the lawsuit styled Ronald Bernard Jones v. Matthew Antkowiak, et al., Civil Action No. 3:11-CV-3443-P - Not to exceed \$1,100,000 - Financing: Current Funds
[14-0551; APPROVED AS AN INDIVIDUAL ITEM]

Code Compliance

2. An ordinance amending Chapter 27 of the Dallas City Code to delete the requirement that the owner, operator, or other person in control of a multi-tenant property annually attend a safe complex symposium sponsored by the City; increasing the annual number of crime watch safety meetings required to be attended by the owner, operator, or other person in control of a multi-tenant property from three to four; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date - Financing: No cost consideration to the City
[14-0552; APPROVED; ORDINANCE 29306]

Housing/Community Services

3. Authorize an amendment to Resolution No. 13-1975, previously approved on November 12, 2013, for the housing development loan with 2122 Highland, LLC to extend the contract from January 31, 2014 through September 30, 2014 for completion of the rehabilitation and occupancy of the units - Financing: No cost consideration to the City
[14-0553; APPROVED]

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Office of Emergency Management

4. Authorize the acceptance of additional grant funds from the U.S. Department of Homeland Security under the 2011 Urban Area Security Initiative grant 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, 2011 through August 15, 2014 - Not to exceed \$245,083, from \$9,418,363 to \$9,663,446 - Financing: U.S. Department of Homeland Security Grant Funds
[14-0554; APPROVED]

Park & Recreation

5. Authorize an amendment to the Donor Recognition Agreement with the White Rock Lake Conservancy for the design and renovation of the picnic pavilion, stone tables and other related improvements to include other modifications to the Donor Recognition Agreement and provisions for special events for White Rock Lake Park located at 711 East Lawther Drive - Financing: No cost consideration to the City
[14-0555; APPROVED]
6. Authorize the first amendment to the Fair Park Contract (hereinafter "Agreement") with the Friends of Fair Park, Inc. (FFP) to establish, operate, manage and market the bicycle rental program at Fair Park - Not to exceed \$125,000 - Financing: Current Funds
[14-0556; APPROVED AS AMENDED]

Public Works Department

7. Authorize a contract with S.J. Louis Construction of Texas, Ltd., lowest responsible bidder of five, for the construction of street paving, storm drainage, water and wastewater main improvements for Cleveland Road from Bonnie View Road to west of the BNSF Railroad - Not to exceed \$2,858,568 - Financing: General Obligation Commercial Paper Funds (\$2,738,035) and Water Utilities Capital Improvement Funds (\$120,533)
[14-0557; APPROVED]
8. Authorize an agreement with the Texas Department of Transportation to contribute real property in lieu of right-of-way acquisition funds to cover the City's share of right-of-way acquisition and utility relocation costs associated with the S. M. Wright Project (Phase I) - Financing: This action has no cost consideration to the City
[14-0558; APPROVED]

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Public Works Department (Continued)

**Pearl Street and Cesar Chavez Boulevard
Improvements**

Note: Item Nos. 9 and 10
must be considered collectively.

9. * Authorize an increase in the contract with Tiseo Paving Company for the construction of sidewalk improvements on the Woodall Rodgers Freeway service road at Pearl Street, installation of new communication cables, and traffic signal upgrades along Pearl Street and Cesar Chavez Boulevard - Not to exceed \$582,303, from \$13,394,275 to \$13,976,578 - Financing: General Obligation Commercial Paper Funds (\$282,478) and 2006 Bond Funds (\$299,825)
[14-0559; APPROVED AS AN INDIVIDUAL ITEM]
10. * Authorize an increase in the contract with Tiseo Paving Company for additional street improvements on Taylor Street from Cesar Chavez Boulevard to Pearl Street - Not to exceed \$776,713, from \$13,976,578 to \$14,753,291 - Financing: 2006 Bond Funds
[14-0560; APPROVED AS AN INDIVIDUAL ITEM]

Trinity Watershed Management

11. Authorize a professional services contract with Halff Associates, Inc. for surveying, plating, environmental services and preparation of a Municipal Setting Designation application for the Dallas Floodway from the confluence of the West Fork and the Elm Fork of the Trinity River to the southern limit at DART Rail Line and the Santa Fe Trestle - Not to exceed \$640,498 - Financing: Stormwater Drainage Management Current Funds (\$316,294) and 1998 Bond Funds (\$324,204)
[14-0561; APPROVED AS AN INDIVIDUAL ITEM]
12. Authorize Supplemental Agreement No. 1 to the professional services contract with Modern Geosciences, LLC for additional environmental services and assistance with the Upper Chain of Wetlands project - Not to exceed \$49,000, from \$73,950 to \$122,950 - Financing: 1998 Bond Funds
[14-0562; APPROVED]

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

13. A resolution designating absences by Councilmember Rick Callahan and Councilmember Carolyn R. Davis as being for "official city business" - Financing: No cost consideration to the City
[14-0563; APPROVED]

Mayor and City Council

14. An ordinance adding Chapter 9C, "Carryout Bags," to the Dallas City Code to provide regulations for single-use and reusable carryout bags; and a resolution instructing staff to explore options for reducing the impacts of single-use carryout bags - Financing: No cost consideration to the City
[14-0564; APPROVED AS AMENDED; ORDINANCE 29307]

DESIGNATED PUBLIC SUBSIDY MATTERS

Housing/Community Services

15. Authorize a conditional grant agreement with Sphinx Development Corporation or its wholly owned subsidiary in the amount of \$480,000 to construct fourteen townhomes at Eighth Street and Corinth Street just south of the newly constructed senior homes on Tonga Street - Not to exceed \$480,000 - Financing: General Obligation Commercial Paper Funds
[14-0565; APPROVED]