

**ANNOTATED AGENDA  
CITY COUNCIL MEETING  
APRIL 9, 2014  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBER, CITY HALL  
DALLAS, TEXAS 75201  
9:02 A.M. – 1:40 P.M.**

Invocation and Pledge of Allegiance (Council Chamber)  
**[14-0580]**

Agenda Item/Open Microphone Speakers  
**[14-0581]**

VOTING AGENDA

1. Approval of Minutes of the March 26, 2014 City Council Meeting  
**[14-0582; APPROVED]**

CONSENT AGENDA  
**[14-0583; APPROVED]**

**Aviation**

2. Authorize Supplemental Agreement No. 4 to the lease with the Federal Aviation Administration to relocate office space for the contract weather observer station due to the Love Field Modernization Program, reducing the terminal office space at Dallas Love Field from 450 to 150 square feet through the term of the lease, which expires September 30, 2016 - Financing: Estimated Annual Revenue: \$1,500  
**[14-0584; APPROVED]**

**Business Development & Procurement Services**

3. Authorize a one-year service contract, with a one-year renewal option, for janitorial services at various Aviation locations - UBM Enterprise, Inc., lowest responsible bidder of eleven - Not to exceed \$862,916 - Financing: Aviation Current Funds (subject to appropriations)  
**[14-0585; APPROVED]**

CONSENT AGENDA (Continued)

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

4. Authorize a three-year construction service contract for the purchase, installation and installation training of metal guard rails and guard rail components for Street Services - Odum Services, L.P., lowest responsible bidder of four - Not to exceed \$1,648,610 - Financing: Current Funds (subject to annual appropriations)  
**[14-0586; APPROVED]**
5. Authorize **(1)** a software license agreement for a vendor hosted golf course pro shop point of sale software system for Park and Recreation in the amount of \$3,500; and **(2)** a five-year service contract for maintenance and support in the amount of \$112,500 - Pro-Shopkeeper Computer Software Co., Inc. dba Club Prophet Systems, most advantageous proposer of six - Total not to exceed \$116,000 - Financing: Golf Improvement Funds (subject to annual appropriations)  
**[14-0587; APPROVED]**
6. Authorize a two-year master agreement for traffic signal poles, mast arms, bases and foundations - Union Metal Corporation in the amount of \$503,465 and Component Products, Inc. in the amount of \$141,250, lowest responsible bidders of four - Total not to exceed \$644,715 - Financing: Current Funds  
**[14-0588; APPROVED]**
7. Authorize a three-year master agreement for deicing chemicals for Aviation - Cryotech Deicing Technology in the amount of \$383,580 and Nachurs Alpine Solutions Corp. in the amount of \$765,000, lowest responsible bidders of two - Total not to exceed \$1,148,580 - Financing: Aviation Current Funds  
**[14-0589; APPROVED]**

**City Attorney's Office**

8. Authorize Supplemental Agreement No. 2 to the professional services contract with Helmer Engineering, Inc., for additional engineering consulting services in the review of Dallas Water Utilities Projects - Not to exceed \$50,000, from \$75,000 to \$125,000 - Financing: Current Funds  
**[14-0590; APPROVED]**

CONSENT AGENDA (Continued)

**Housing/Community Services**

9. Authorize the second amendment to the contract with the Department of State Health Services to accept additional grant funds for the continuation of the Special Supplemental Nutrition Program for the Women, Infants and Children Program for the period April 1, 2014 through September 30, 2014 - Not to exceed \$7,667,224, from \$7,213,207 to \$14,880,431 - Financing: Department of State Health Services Grant Funds  
**[14-0591; APPROVED]**

**Office of Cultural Affairs**

10. Authorize a contract with the Museum of African American Life and Culture for services provided to the City through the Cultural Services Contracts Program for the period October 1, 2013 through September 30, 2014 - Not to exceed \$108,828 - Financing: Current Funds  
**[14-0592; APPROVED]**

**Park & Recreation**

11. Authorize a five-year maintenance agreement, with one five-year renewal option, with the DFW Cricket Club to maintain the cricket pitch at Trammell Crow Lake Park located at 3700 Sylvan Avenue - Financing: No cost consideration to the City  
**[14-0593; APPROVED]**

**Police**

12. Authorize **(1)** an application for and acceptance of the AFIS Technology Program Focused on Violent Crimes grant from the Office of the Governor, Criminal Justice Division, to enhance public safety for the citizens of Dallas and solve additional violent crimes by fully utilizing available AFIS technology while enhancing collaboration with local area law enforcement agencies for the period October 1, 2013 through June 30, 2014; and **(2)** execution of the grant agreement - Not to exceed \$59,443 - Financing: Office of the Governor, Criminal Justice Division Grant Funds  
**[14-0594; APPROVED]**
13. Authorize a Memorandum of Understanding with the Financial Crimes Enforcement Network, U.S. Department of the Treasury to permit access to all private banking and financial information that is protected under the bank secrecy act to assist in financial crime investigations - Financing: No cost consideration to the City  
**[14-0595; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)

**Public Works Department**

14. Authorize a professional services contract with G and S Consulting Engineers, LLC for consulting, evaluation and design services for the heating, ventilation and air conditioning system improvements for the Kalita Humphreys Theater located at 3636 Turtle Creek Boulevard - Not to exceed \$76,000 - Financing: 2006 Bond Funds  
**[14-0596; APPROVED AS AN INDIVIDUAL ITEM]**
15. Authorize Supplemental Agreement No. 6 to the professional services contract with TranSystems Corporation for the addition of streetscape improvements on Main Street from Good Latimer Expressway to Exposition Avenue to the Deep Ellum Streetscape Project - Not to exceed \$69,760, from \$1,334,320 to \$1,404,080 - Financing: General Obligation Commercial Paper Funds  
**[14-0597; APPROVED]**

**Sustainable Development and Construction**

16. Authorize acquisition from Louie Travis Dodd, of two tracts of land containing a total of approximately 5,554 square feet located near the intersection of Telephone and Ray Roads for the Telephone Road S.H. 342 to Bonnie View Project - Not to exceed \$16,984 (\$14,388, plus closing costs and title expenses not to exceed \$2,596) - Financing: 2006 Bond Funds  
**[14-0598; APPROVED]**
17. Authorize acquisition from Meadow Wood Homes, Inc., of approximately 44,178 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$35,000 (\$32,550, plus closing costs and title expenses not to exceed \$2,450) - Financing: Water Utilities Capital Construction Funds (\$25,000) and Water Utilities Capital Improvement Funds (\$10,000)  
**[14-0599; APPROVED]**
18. Authorize acquisition from Tamale Partners, LTD., of two tracts of land containing a total of approximately 15,182 square feet located near the intersection of Garland Road and Gaston Parkway for the Dallas Arboretum - 8658 and 8702 Garland Road Project - Not to exceed \$377,200 (\$372,200, plus closing costs and title expenses not to exceed \$5,000) - Financing: 2006 Bond Funds  
**[14-0600; APPROVED]**

CONSENT AGENDA (Continued)

**Sustainable Development and Construction** (Continued)

19. Authorize an actual reasonable moving and related expenses-nonresidential payment for Roy L. Smith, Inc., who has been displaced as a direct result of property acquisition consisting of a tract of land containing approximately 10,260 square feet located in Block 19/3135 for public use in conjunction with the Zang-Davis Median Improvement Project - Not to exceed \$220,278 - Financing: 2010-11 Community Development Block Grant Reprogramming Funds  
**[14-0601; APPROVED]**
  
20. Authorize a four-year lease extension with Pan Coastal Limited Partnership for a total of approximately 33,967 square feet of office space located at 2121 Main Street for the Capital Improvements staff of the Water Utilities Department for the period April 24, 2014 through April 23, 2018 - Not to exceed \$1,970,087 - Financing: Water Utilities Current Funds (subject to annual appropriations)  
**[14-0602; APPROVED AS AN INDIVIDUAL ITEM]**
  
21. A resolution authorizing the conveyance of a wastewater easement with a temporary construction easement containing a total of approximately seven acres of land to the Trinity River Authority for the construction and maintenance of wastewater facilities across City-owned land located near the intersection of Lake Crest Drive and Jefferson Boulevard - Revenue: \$14,360  
**[14-0603; APPROVED]**
  
22. A resolution declaring two tracts of undevelopable City-owned land, containing a total of approximately 17,259 square feet located near the intersection of Denton Drive and Manor Way, as unwanted and unneeded, and authorizing its sale to Viceroy Delivery, L.P., the abutting owner - Revenue: \$134,000  
**[14-0604; APPROVED]**
  
23. A resolution authorizing the acknowledgment of termination and release of the ground lease and the related City's sublease rights, to Ricchi Dallas Investments, LLC, fee simple owner, which were granted in Ordinance 21979 for the benefit of the public and providing public pedestrian access to complete the Missing Link of the Pedestrianway System under Akard Street adjacent to Blocks 60 and 75 and the west half of Block 75 pursuant to the Easement/Sublease and Operating Agreement ("Pedestrianway Agreement") and in exchange, Ricchi Dallas Investments, LLC shall dedicate to the City a perpetual access easement to provide the public continued access to adjacent portions of the Pedestrianway via a stairwell located near the intersection of Akard Street and Pacific Avenue - Revenue: \$5,400  
**[14-0605; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)

**Sustainable Development and Construction** (Continued)

24. An ordinance granting a private license to Cedar Springs PT MFA, L.P. for approximately 873 square feet of land to install and maintain stairs on portions of Cedar Springs Road and Dickason Avenue located near its intersection with Sale Street - Revenue: \$7,019 annually, plus the \$20 ordinance publication fee  
**[14-0606; APPROVED; ORDINANCE 29308]**
25. An ordinance abandoning a wastewater easement to International Center Development XVIII, LLC., the abutting owner, containing approximately 2,925 square feet of land, located near the intersection of Harwood and Wolf Streets - Revenue: \$5,400, plus the \$20 ordinance publication fee  
**[14-0607; APPROVED; ORDINANCE 29309]**
26. An ordinance abandoning portions of a flood and impoundment easement to Lincoln Royal Phase I LP and Lincoln Royal Phase II LP, the abutting owners, containing approximately 68,359 square feet of land, located near the intersection of Royal Lane and Luna Road, and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee  
**[14-0608; APPROVED; ORDINANCE 29310]**
27. An ordinance abandoning a portion of Paris Street and alley to the City of Dallas, the abutting owner, containing approximately 1,554 square feet of land, located near the intersection of R. L. Thornton Freeway and Pocahontas Street - Financing: This action has no cost consideration to the City  
**[14-0609; APPROVED AS AN INDIVIDUAL ITEM; ORDINANCE 29311]**
28. An ordinance abandoning portions of Montie Street, an alley and a street easement, containing a total of approximately 27,361 square feet of land, located near the intersection of Bertrand and Scyene Streets to True Lee Missionary Baptist Church (also known as True Lee Baptist Church), Frazier Revitalization, Inc. and Frazier HS, L.P., the abutting owners, and authorizing the quitclaim - Revenue: \$25,910, plus the \$20 ordinance publication fee  
**[14-0610; APPROVED; ORDINANCE 29312]**
29. An ordinance abandoning a portion of a street easement within Northwest Highway to Bookmark, L.L.C., the abutting owner, containing approximately 2,986 square feet of land, located near the intersection of Northwest Highway and Shady Brook Lane, and authorizing the quitclaim - Revenue: \$59,720, plus the \$20 ordinance publication fee  
**[14-0611; APPROVED; ORDINANCE 29313]**

CONSENT AGENDA (Continued)

**Sustainable Development and Construction** (Continued)

30. An ordinance abandoning an alley and portions of Brown Street, containing a total of approximately 15,812 square feet of land, located near the intersection of Sadler Circle and Inwood Road, to Corrigan Investment Partners, LP and Red Barn Holdings, LP, the abutting owners, authorizing the quitclaim - Revenue: \$381,888, plus the \$20 ordinance publication fee  
**[14-0612; APPROVED; ORDINANCE 29314]**

**Water Utilities**

31. Authorize a professional services contract with MWH Americas, Inc. to provide engineering services for **(1)** the replacement and rehabilitation of water and wastewater mains at 19 locations (list attached); and **(2)** a Sanitary Sewer Alignment Study for identified capacity improvement needs within the Bachman Creek Area Sewer Shed - Not to exceed \$1,618,953 - Financing: Water Utilities Capital Improvement Funds  
**[14-0613; 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)  
**[14-0614; INDIVIDUAL AND OFFICER APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]**

**Housing/Community Services**

33. Authorize on-site reconstruction of one home in accordance with the requirements of the Reconstruction Program Statement for the property located at 2507 Harlandale Avenue - Total not to exceed \$103,000 - Financing: 2009-10 HOME Investment Partnership Program Grant Funds (\$7,927); 2011-12 HOME Investment Partnership Program Grant Funds (\$99) and 2012-13 HOME Investment Partnership Program Grant Funds (\$94,974)  
**[14-0615; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS

**Economic Development**

**Sports Arena TIF District -  
3011 Gulden Lane & 331 Singleton Boulevard**

**Note:** Item Nos. 34 and 35  
must be considered collectively.

34. \* Authorize a development agreement with Trinity Groves, LLC to dedicate future TIF revenues, pursuant to the Sports Arena TIF District Grant Program to subsidize costs related to the development of Trinity Groves Phases I & II in the West Dallas Sub-district of Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District), in an amount not to exceed \$3,505,000 in the form of a TIF Grant from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) - Not to exceed \$3,505,000 - Financing: Sports Arena TIF District Funds  
**[14-0616; APPROVED]**
35. \* A resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number Seven (Sports Arena TIF District) to reimburse Trinity Groves, LLC, up to \$3,505,000, inclusive of a portion of the TIF subsidy in the form of an Economic Development TIF Grant, for TIF-eligible project costs pursuant to the development agreement with Trinity Groves, LLC - Financing: No cost consideration to the City  
**[14-0617; APPROVED]**



PUBLIC HEARINGS AND RELATED ACTIONS

**Sustainable Development and Construction**

ZONING CASES - CONSENT  
**[14-0618; APPROVED]**

36. 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. 370 for a child-care facility and to add a community service center use on property zoned an R-5(A) Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the north corner of Leland Avenue and Marburg Street  
Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals of additional five-year periods, subject to a revised site/landscape plan and conditions  
Recommendation of CPC: Approval for a ten-year period with eligibility for automatic renewals of additional ten-year periods, subject to a revised site/landscape plan and conditions  
Z123-108(OTH)  
**[14-0619; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 29315]**
37. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and expansion of Planned Development District No. 849 with the expansion area zoned Tracts 1 and 3 of Planned Development District No. 716 and an R-5(A) Single Family Subdistrict of Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on property generally bounded by Bertrand Avenue, Imperial Street, Montie Street, Lagow Street, Hatcher Street, and Scyene Road  
Recommendation of Staff and CPC: Approval, subject to a conceptual plan, Tract 1 development plan, Tract 1 landscape plan, and conditions  
Z123-350(RB)  
**[14-0620; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29316]**
38. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an open-enrollment charter school on property zoned Subarea A in Planned Development District No. 134 on the north corner of East Grand Avenue and South Glasgow Drive  
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, revised traffic management plan and conditions  
Z134-107(MW)  
**[14-0621; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29317]**

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 the renewal of Specific Use Permit No. 1334 for a Child-care facility on property zoned an R-7.5(A) Single Family District, on the west side of North St. Augustine Drive, north of Elam Road  
Recommendation of Staff and CPC: Approval for a five-year period with automatic renewals for additional five-year periods, subject to conditions  
Z134-154(CG)  
**[14-0622; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 29318]**

ZONING CASES - INDIVIDUAL

40. A public hearing to receive comments regarding an application for and an ordinance granting a WMU-3 Walkable Mixed Urban Use District within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on property zoned as a CC Community Commercial Subdistrict and an RS-C Regional Service-Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on property at the east corner of Hatcher Street and Racell Street with consideration being given to the granting of a Planned Development District for Mixed Uses  
Recommendation of Staff: Approval, subject to a Shopfront (-SH) Overlay  
Recommendation of CPC: Approval for a Planned Development District for Mixed Uses, subject to a development plan and revised conditions  
Z123-298(RB)  
**[14-0623; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29319]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS

**Sustainable Development and Construction**

41. A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from the Sam Houston Elementary School required by Section 6-4 of the Dallas City Code to allow a restaurant with a mixed beverage permit pursuant to Chapter 28 of the Texas Alcoholic Beverage Code with a food and beverage certificate [Dallas Pub Venture, LLC, DBA Cedar Springs Tap House] on property on the south side of Cedar Springs Road, between Douglas Avenue and Knight Street - AV134-003(JH) - Financing: No cost consideration to the City  
**[14-0624; HEARING CLOSED; APPROVED]**

**ANNOTATED ADDENDUM  
CITY COUNCIL MEETING  
APRIL 9, 2014  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBER, CITY HALL  
DALLAS, TEXAS 75201  
9:00 A.M. – 1:40 P.M.**

ADDITIONS:

CONSENT ADDENDUM

**Business Development & Procurement Services**

1. Authorize the sale of one front-end loader through a public auction on March 21, 2014 to A. Glenn Roberts, highest bidder of eight - Revenue: \$25,200  
**[14-0625; APPROVED]**

**Trinity Watershed Management**

2. Authorize the **(1)** deposit of the amount awarded by the Special Commissioners in the lawsuit styled City of Dallas v. Mary Lee Frazer, et al, Cause No. CC-13-05799-A, pending in County Court at Law No. 1, for acquisition of approximately one acre of unimproved land, being that portion of Long Acre Lane extending south from Great Trinity Forest Way, for the Trinity River Corridor Project - Audubon Center; and **(2)** settlement of the lawsuit for an amount not to exceed the award of the Special Commissioners - Not to exceed \$114,200 (\$110,000 being the amount of the award, plus closing costs and title expenses not to exceed \$4,200); an increase of \$27,600 from the amount Council originally authorized for this acquisition - Financing: 1998 Bond Funds  
**[14-0626; APPROVED]**
3. Authorize a professional services contract for engineering design services with Pacheco Koch Consulting Engineers, Inc. for improvements associated with the Elam Road and Simpkins Remediation - Not to exceed \$842,290 - Financing: Stormwater Drainage Management Capital Construction Funds (\$257,960) and Public/Private Partnership Funds (\$584,330)  
**[14-0627; APPROVED AS AN INDIVIDUAL ITEM]**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Trinity Watershed Management** (Continued)

4. Authorize a construction contract with L. D. Kemp Excavating, Inc., lowest responsible bidder of six, for closed landfill improvements associated with the Simpkins Remediation located at 5950 Elam Road, 6300 Great Trinity Forest Way Boulevard, and 809 Pemberton Hill Road - Not to exceed \$2,530,277 - Financing: Stormwater Drainage Management Capital Construction Funds  
**[14-0628; APPROVED AS AN INDIVIDUAL ITEM]**
  
5. Authorize Supplemental Agreement No. 1 to the engineering services contract with Terracon Consultants, Inc. for additional detailed environmental investigation, assessment, remedial designs, and coordination with Texas Commission on Environmental Quality (TCEQ) associated with Simpkins Remediation located at 5950 Elam Road and 6300 Great Trinity Forest Way Boulevard - Not to exceed \$273,720, from \$814,464 to \$1,088,184 - Financing: Stormwater Drainage Management Capital Construction Funds (\$273,720)  
**[14-0629; APPROVED AS AN INDIVIDUAL ITEM]**

ITEMS FOR INDIVIDUAL CONSIDERATION

DESIGNATED PUBLIC SUBSIDY MATTERS

**Housing/Community Services**

6. Authorize a housing development loan in an amount not to exceed \$63,000 with East Dallas Community Organization (EDCO), a certified Community Housing Development Organization (CHDO) for the construction of two affordable single family homes located at 4529 and 4531 Garland Avenue - Not to exceed \$63,000 - Financing: 2012-13 HOME Investment Partnership Program Grant Funds  
**[14-0630; APPROVED]**
  
7. Authorize a housing development loan in an amount not to exceed \$283,363 with South Dallas Fair Park Inncity Community Development Corporation (ICDC), a certified Community Housing Development Organization (CHDO), for construction of four (4) affordable single family homes for the Pittman development project located along the 3100 block of Lenway Street - Not to exceed \$283,363 - Financing: 2012-13 HOME Investment Partnership Program Grant Funds  
**[14-0631; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS

**Sustainable Development and Construction**

8. A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from Henry W. Longfellow Middle School required by Section 6-4 of the Dallas City Code to allow a restaurant with a mixed beverage permit pursuant to Chapter 28 of the Texas Alcoholic Beverage Code with a food and beverage certificate [Mesero Restaurants LLC (DBA Mesero Mexican Menu)] on property on the southeast corner of West Lovers Lane and Inwood Road - AV134-004(JH) - Financing: No cost consideration to the City  
**[14-0632; HEARING CLOSED; APPROVED]**