

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, AUGUST 27, 2014

14-1340

VOTING AGENDA MEETING  
CITY COUNCIL CHAMBER, CITY HALL  
MAYOR MICHAEL RAWLINGS, PRESIDING

PRESENT: [14] Rawlings, Atkins, Alonzo, Griggs, Medrano (\*9:13 a.m.), Caraway, Callahan, Davis (\*1:10 p.m.), Kadane, Allen, Kleinman, Greyson (\*9:31 a.m.), Gates, Kingston (\*9:12 a.m.)

ABSENT: [1] Hill (absent on city business)

The meeting was called to order at 9:08 a.m.

The city secretary announced that a quorum of the city council was present.

The invocation was given by Minister Nityananda Chandra Das of Kalachandji Hare Krishna Temple.

Councilmember Griggs led the pledge of allegiance.

The meeting agenda, which was posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the city council had been considered, the city council adjourned at 2:51 p.m.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

The annotated agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the city council are attached to the minutes of this meeting as EXHIBIT B.

Ordinances, resolutions, reports and other records pertaining to matters considered by the city council, are filed with the City Secretary as official public records and comprise EXHIBIT C to the minutes of this meeting.

\* **Indicates arrival time after meeting called to order**

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, AUGUST 27, 2014

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, AUGUST 27, 2014

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1341

CITIZEN SPEAKERS

In accordance with the City Council Rules of Procedure, the city council provided "open microphone" opportunities for the following individuals to comment on matters that were scheduled on the city council voting agenda or to present concerns or address issues that were not matters for consideration listed on the posted meeting agenda:

**OPEN MICROPHONE – BEGINNING OF MEETING:**

SPEAKER: Tony Borino, 140 Leslie St. (handout provided)  
REPRESENTING: TECO Theatrical Productions  
SUBJECT: HUD funding

SPEAKER: Carol Brewer, 9834 County Cork Dr.  
SUBJECT: Budget for Dallas Animal Services

SPEAKER: Jerry Nichols, 3910 Harry Hines Blvd.  
REPRESENTING: Senior Source  
SUBJECT: Senior support in Dallas

SPEAKER: Mary Spencer, 6943 Wild Grove Ave.  
REPRESENTING: Animal Shelter Commission  
SUBJECT: Dallas Animal Services

SPEAKER: Donna Kay Bush, 1818 Corsicana St.  
SUBJECT: Are we there yet?

**OPEN MICROPHONE – END OF MEETING:**

SPEAKER: Juanita Wallace, 1617 Panama Ave. (handout provided)  
REPRESENTING: Dallas NAACP  
SUBJECT: The mission of the NAACP

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1342

Item 1: Approval of Minutes of the August 13, 2014 City Council Meeting

The city secretary informed the city council the minutes were corrected to reflect that on agenda item 86, Councilmember Greyson voted “No” on Councilmember Griggs original motion to close the public hearing and accept the recommendation of the city plan commission to deny the item.

Deputy Mayor Pro Tem Alonzo moved to adopt the minutes of the August 13, 2014 City Council Meeting with the correction noted by the city secretary.

Motion seconded by Councilmember Kadane and unanimously adopted. (Davis absent when vote taken; Hill absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1343

CONSENT AGENDA

The consent agenda, consisting of consent agenda items 2-55 and addendum addition consent agenda items 1-8, was presented for consideration.

Prior to consideration of the consent agenda, the city secretary requested the following speakers be allowed to speak on a consent agenda item; there was no objection voiced to her request. As a result, the following individuals spoke on the noted agenda item:

Sam Ramadah, 3530 N. Buckner Blvd., representing Budget Auto Body Shop,  
spoke on consent agenda item 5  
Martin R. Sanchez, 805 E. Buckner Blvd., representing Martin Paint & Body,  
spoke on consent agenda item 5  
Eddie Guerra, 2532 E. Grauwyler Rd., representing Eddie's Mechanic & Body  
Repair, spoke on consent agenda item 5

Councilmember Caraway requested consent agenda item 5 be considered as an individual item later in the meeting; there was no objection voiced to his request.

Councilmember Kingston requested consent agenda items 13 and 35 be considered as individual items later in the meeting; there was no objection voiced to his request.

Councilmember Gates requested consent agenda item 13 be considered as an individual item later in the meeting; there was no objection voiced to her request.

Councilmember Kadane moved to adopt all items on the consent agenda and addendum addition consent agenda with the exception of consent agenda items 5, 13 and 35.

Motion seconded by Mayor Pro Tem Atkins and unanimously adopted. (Davis absent when vote taken; Hill absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1344

Item 2: Authorize a service contract for elevator repair services at the employee parking garage for Dallas Love Field - Otis Elevator Company, through the Texas Association of School Boards (BuyBoard) - Not to exceed \$113,136 - Financing: Aviation Capital Construction Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1345

Item 3: Authorize a service contract for implementation of a web content management system for Police internet and intranet websites - KnackTek LLC dba SharePoint Engine, most advantageous proposer of five - Not to exceed \$88,004 - Financing: Current Funds

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1346

Item 4: Authorize **(1)** a three-year service contract for irrigation system parts and repairs - V. L. & I., Inc. dba Urban Landscaping & Irrigation in the amount of \$848,458 and Professional Turf Products, LP in the amount of \$61,759; and **(2)** a three-year master agreement for irrigation system parts - Horizon Distributors, Inc. in the amount of \$123,064 and Longhorn, Inc. in the amount of \$33,194, lowest responsible bidders of four - Total not to exceed \$1,066,475 - Financing: Current Funds (\$857,864), Water Utilities Current Funds (\$101,519), Aviation Current Funds (\$81,064) and Convention and Event Services Current Funds (\$26,028) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1347

Item 5: Authorize a three-year service contract for vehicle auto body collision repair services - First Class Auto, Inc. in the amount of \$3,572,995 and Graff Chevrolet Company in the amount of \$1,387,100, most advantageous proposers of eleven - Total not to exceed \$4,960,095 - Financing: Current Funds (subject to annual appropriations)

The following individuals spoke on the item at the beginning of the meeting:

Sam Ramadah, 3530 N. Buckner Blvd., representing Budget Auto Body Shop  
Martin R. Sanchez, 805 E. Buckner Blvd., representing Martin Paint & Body  
Eddie Guerra, 2532 E. Grauwylar Rd., representing Eddie's Mechanic & Body Repair

Councilmember Caraway requested consent agenda item 5 be considered as an individual item later in the meeting; there was no objection voiced to his request.

Later in the meeting, consent agenda item 5 was brought up for consideration.

Mayor Pro Tem Atkins moved to adopt the item.

Motion seconded by Councilmember Caraway.

Deputy Mayor Pro Tem Alonzo stated for the record the city was as inclusive as it could be with minority participation, with MWBE Women's, etc.

Councilmember Caraway stated for the record that he wanted to give the opportunity of fairness to all parties involved and that opportunity had been extended.

After discussion, Mayor Rawlings called the vote on Mayor Pro Tem Atkins' motion to adopt the item and declared the item unanimously adopted. (Hill absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1348

Item 6: Authorize the purchase and installation of two in-channel fine bar screens for effluent water and the repair of one screen for the Southside Wastewater Treatment Plant - FilterOne USA, LLC, lowest responsible bidder of three - Not to exceed \$439,835 - Financing: Water Utilities Capital Construction Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1349

Item 7: Authorize a one-year master agreement for clamps, couplings, sleeves and adapters - Fortiline, Inc. in the amount of \$112,841 and Powerseal Pipeline Products Corp. in the amount of \$49,165, lowest responsible bidders of two - Total not to exceed \$162,006 - Financing: Water Utilities Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1350

Item 8: Authorize a two-year master agreement for butterfly valves and actuators for Water Utilities - Municipal Valve & Equipment in the amount of \$1,040,000, Mueller Co. LLC in the amount of \$280,000 and KOSO America, Inc. in the amount of \$40,000, lowest responsible bidders of four - Total not to exceed \$1,360,000 - Financing: Water Utilities Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1351

Item 9: Authorize a three-year master agreement for fire hydrant backflow preventers, parts and water security plugs for Water Utilities - Fortiline, Inc. in the amount of \$263,900, McGard, LLC in the amount of \$136,500, American Backflow Products Company in the amount of \$29,048 and Test Gauge & Backflow Supply, Inc. in the amount of \$913, lowest responsible bidders of eight - Total not to exceed \$430,361 - Financing: Water Utilities Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1352

Item 10: Authorize a three-year master agreement for the purchase of temporary traffic signs, permanent sign posts and installation hardware - Custom Products Corp. in the amount of \$39,846, Centerline Supply, Ltd. in the amount of \$247,229, Allied Tube & Conduit Corp. in the amount of \$168,423 and Pathmark Traffic Products of Texas, Inc. in the amount of \$23,392, lowest responsible bidders of five - Total not to exceed \$478,890 - Financing: Current Funds (\$358,115), Water Utilities Current Funds (\$109,023), Stormwater Drainage Management Current Funds (\$9,875) and Aviation Current Funds (\$1,877)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1353

Item 11: Authorize a three-year master agreement for emergency and non-emergency medical supplies for Fire-Rescue, Code Compliance, Police, Women, Infant and Children's clinics and other various departments - Bound Tree Medical, LLC in the amount of \$1,473,126, MMS A Medical Supply Company in the amount of \$952,627, Masimo Corporation in the amount of \$285,120 and Cintas First Aid and Safety in the amount of \$5,929, lowest responsible bidders of twelve - Total not to exceed \$2,716,802 - Financing: Current Funds (\$2,025,637), Aviation Current Funds (\$58,952), Water Utilities Current Funds (\$8,900), Department of State Health Services Grant Funds (\$621,415) and Stormwater Drainage Management Current Funds (\$1,898)

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1354

Item 12: Authorize a five-year master agreement for energy efficient light bulbs, tubes and LEDs for City facilities - Facility Solutions Group in the amount of \$839,784, Voss Electric Co. dba Voss Lighting in the amount of \$790,322, Simba Industries, Inc. in the amount of \$379,372 and Triton Supply, Inc. in the amount of \$216,255, lowest responsible bidders of six - Total not to exceed \$2,225,733 - Financing: Current Funds (\$1,423,621), Water Utilities Current Funds (\$579,000), Aviation Current Funds (\$220,112) and Stormwater Drainage Management Current Funds (\$3,000)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1355

Item 13: Authorize an amendment to the contracts for co-bond counsel services with McCall, Parkhurst & Horton, L.L.P. and Escamilla Poneck & Cruz, LLP (Team A) and Bracewell & Giuliani LLP and West and Associates, L.L.P. (Team B) to extend the term of the contracts for a two-year term - Financing: Bond and co-bond counsel fees to be paid from bond proceeds and Water Utilities Current Funds, contingent upon completion of each bond sale

Councilmember Kingston requested consent agenda item 13 be considered as an individual item later in the meeting; there was no objection voiced to his request.

Later in the meeting, consent agenda item 13 was brought up for consideration.

Councilmember Kingston moved to adopt the item with the following change:

- Term ending on August 31, 2015.

Motion seconded by Councilmember Gates and unanimously adopted. (Davis absent when vote taken; Hill absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1356

Item 14: Authorize a second amendment to the professional services contract with Sims Moore Hill Gannon & Crain, L.L.P. for legal services in connection with the operation of the Mortgage Assistance Program in the City's Housing/Community Services Department to expand the scope of services and extend the term of the contract through September 30, 2016 - Not to exceed \$100,000, from \$50,000 to \$150,000 - Financing: 2012-13 Community Development Block Grant Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1357

Item 15: A resolution reappointing Craig Daniel Kinton, CPA as City Auditor for a two-year term, effective September 6, 2014 - Not to exceed \$195,815 - Financing: Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1358

Item 16: Ratify the rental of an 1800-2000W emergency generator with associated electrical cables sufficient to connect from the generator to the "C" building's 4160 switch gear to provide power to that facility - Hertz Equipment Rental Corporation - Not to exceed \$57,789 - Financing: Convention and Event Services Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1359

Item 17: Authorize **(1)** approval of the proposed Dallas Downtown Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Dallas Downtown Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1360

Item 18: Authorize **(1)** approval of the proposed Deep Ellum Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Deep Ellum Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1361

- Item 19: Authorize **(1)** approval of the proposed Klyde Warren Park/Dallas Arts District Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Klyde Warren Park/Dallas Arts District Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1362

Item 20: Authorize **(1)** approval of the proposed Knox Street Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Knox Street Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1363

Item 21: Authorize **(1)** approval of the proposed Lake Highlands Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Lake Highlands Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1364

Item 22: Authorize **(1)** approval of the proposed Oak Lawn-Hi Line Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Oak Lawn-Hi Line Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1365

Item 23: Authorize **(1)** approval of the proposed Prestonwood Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Prestonwood Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1366

Item 24: Authorize **(1)** approval of the proposed South Side Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the South Side Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1367

Item 25: Authorize **(1)** approval of the proposed Uptown Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Uptown Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1368

Item 26: Authorize **(1)** approval of the proposed University Crossing Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the University Crossing Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1369

Item 27: Authorize (1) approval of the proposed Vickery Meadow Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; (2) a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Vickery Meadow Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; (3) consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1370

Item 28: Authorize **(1)** approval of the proposed Tourism Public Improvement District Service Plan for 2014-15 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014 to receive comments concerning the annual assessment rate for the Tourism Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of increasing hotel activities within the City of Dallas, to be funded by a special assessment on hotel room-nights sold at Dallas hotels with 100 or more rooms; and at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2014-15; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1371

Item 29: Authorize an amendment to Resolution No. 13-1865, previously approved on October 23, 2013, to: **(1)** further subordinating the City's lien position to accommodate all Lenders providing construction financing; and **(2)** correct the terms for the Deed Restrictions - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1372

Item 30: Authorize **(1)** a public hearing to be held on September 10, 2014, to receive comments on an amendment to Tax Increment Reinvestment Zone Number Nine (Vickery Meadow TIF District) to increase the geographic area of the TIF District to include adjacent properties located at 5905 East Northwest Hwy, 5915 East Northwest Hwy, 5929 East Northwest Hwy and 6730 Shady Brook Lane (totaling approximately 5.70 acres); and at the close of the hearing **(2)** consideration of an ordinance amending Ordinance Nos. 25964 and 26181 to increase the geographic area of the Vickery Meadow TIF District to include adjacent properties located at 5905 East Northwest Hwy, 5915 East Northwest Hwy, 5929 East Northwest Hwy and 6730 Shady Brook Lane (totaling approximately 5.70 acres) - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1373

- Item 31: Authorize a public hearing to be held on September 10, 2014, to receive comments on amendments to Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District) to: **(1)** increase geographic area to add traditional core area of Deep Ellum (approximately 51.0 acres); **(2)** increase the budget of the Deep Ellum TIF District from \$27,162,083 NPV (\$51,706,392 total dollars) to \$29,992,935 NPV (\$57,641,077 total dollars), an increase of \$2,830,852 NPV (\$5,934,685 in total estimated collections); and **(3)** make corresponding modifications to the Deep Ellum TIF District Project Plan & Reinvestment Zone Financing Plans amending Ordinance No. 26043, approved June 22, 2005, as amended and 26304 approved April 2, 2006 as amended - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1374

Item 32: Authorize **(1)** acceptance of the Cities Expanding Health Access for Children and Families implementation grant from the National League of Cities for the period July 1, 2014 through December 31, 2015; and **(2)** execution of the grant agreement - Not to exceed \$40,000 - Financing: National League of Cities Grant Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1375

Item 33: Authorize an amendment to Resolution No. 13-0994, previously approved on June 12, 2013, with 2000 Roses Foundation, Inc. for the renovation of 220 North Cliff Street and new construction of 1102 East Ninth Street to remove the 1102 East Ninth Street property from the contract - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1376

Item 34: Authorize Supplemental Agreement No. 1 to the Interlocal Agreement between the City of Dallas and Dallas County Health and Human Services to reallocate funds in the amount of \$36,500 from Emergency/Tenant Based Rental Assistance - Housing Services to Emergency/Tenant Based Rental Assistance - Financial Assistance - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1377

Item 35: Authorize the first one-year extension of the three-year service contract with UnitedHealthcare Services, Inc. for the period January 1, 2015 through December 31, 2015, for services including: (1) Medical Third-Party Administration services; (2) fully-insured Medicare Advantage HMO, AARP Medicare Supplement, and enhanced Medicare "Part D" prescription drug plans for Medicare eligible retirees and their eligible spouses; (3) fully-insured vision and dental plans; and (4) a Diabetes Prevention and Control Alliance Program - Not to exceed \$6,306,640, from \$18,919,919 to \$25,226,559 - Financing: Employee Benefits Current Funds (subject to appropriations)

Councilmember Kingston requested consent agenda item 35 be considered as an individual item later in the meeting; there was no objection voiced to his request.

Later in the meeting, consent agenda item 35 was brought up for consideration.

Councilmember Kingston moved to adopt the item.

Motion seconded by Councilmember Caraway and unanimously adopted. (Davis absent when vote taken; Hill absent on city business)



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1378

Item 36: Authorize the first one-year extension of the three-year service contract with CaremarkPCS Health, LLC. for the period January 1, 2015 through December 31, 2015, to provide Pharmacy Benefits Management services with CaremarkPCS Health, LLC. receiving a \$1.00 dispensing fee for each prescription filled - Not to exceed \$270,000, from \$800,000 to \$1,070,000 - Financing: Employee Benefits Current Funds (subject to appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1379

Item 37: Authorize a professional services contract with Weibring Wolfard Golf Design for an improvement plan to include: resurfacing of the greens, hole-by-hole improvements, bunker restoration, practice putting greens, short game area and driving range at Cedar Crest Golf Course located at 1800 Southerland Avenue - Not to exceed \$120,000 - Financing: Golf Improvement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1380

Item 38: Authorize a contract for the replacement of existing piers at eleven fishing docks, floating dock with American with Disability Act slip and kayak slip at White Rock Lake Park located at 8300 Garland Road - Power Lift Foundation Repair, Inc., lowest responsible bidder of three - Not to exceed \$273,123 - Financing: Outdoor Programs Funds (\$31,623) and Park & Recreation Beautification Funds (\$241,500)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1381

Item 39: Authorize Supplemental Agreement No. 2 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for pedestrian wayfinding and parking lot system signage at Fair Park located at 1200 Second Avenue - Not to exceed \$123,825, from \$39,185 to \$163,010 - Financing: Current Funds (subject to appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1382

Item 40: Authorize **(1)** the application for and acceptance of the Texas School Safety Center 2014/2015 Tobacco Enforcement Grant in the amount of \$48,750 from the Texas State University System - San Marcos for the purpose of reducing youth access to tobacco products, and to ensure compliance with the Health and Safety Code, Chapter 161 for the period September 1, 2014 through August 31, 2015; and **(2)** execution of the grant agreement - Not to exceed \$48,750 - Financing: Texas School Safety Center Tobacco Compliance Grant Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1383

Item 41: Authorize **(1)** the application for and acceptance of the Comprehensive Selective Traffic Enforcement Program grant from the U.S. Department of Transportation pass through in the amount of \$999,998 for travel expenses and overtime reimbursement for the period October 1, 2014 through September 30, 2015; and **(2)** a city contribution of pension in the amount of \$274,669; and **(3)** execution of the grant agreement - Total not to exceed \$1,274,667 - Financing: Texas Department of Transportation Grant Funds (\$999,998) and Current Funds (\$274,669) (subject to appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1384

Item 42: Authorize payment for medical examinations for victims of sexual assault, as required by the State of Texas under the Texas Code of Criminal Procedure - Estimated Annual Cost \$125,000 - Current Funds (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1385

Item 43: Authorize Supplemental Agreement No. 1 to the professional services contract with APM & Associates, Inc. for additional engineering services for necessary revisions to the plans and specifications for the Telephone Road Project - Not to exceed \$149,585, from \$681,450 to \$831,035 - Financing: General Obligation Commercial Paper Funds

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1386

Item 44: Authorize Supplemental Agreement No. 1 to the professional services contract with Nathan D. Maier Consulting Engineers, Inc. for additional engineering services for the Houston Street Viaduct bridge repair and rehabilitation improvements - Not to exceed \$812,970, from \$46,172 to \$859,142 - Financing: General Obligation Commercial Paper Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1387

Item 45: Authorize acquisition from Joyce Fay Lambert, of approximately 157,770 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$21,834 (\$18,834, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Improvement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1388

Item 46: A resolution **(1)** declaring eight properties unwanted and unneeded and authorizing their sale by public auction (list attached); and **(2)** authorizing a Purchase and Sale Agreement to be prepared for each auctioned surplus property receiving the highest qualified bid that is sold absolute - Estimated Revenue - \$766,482

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1389

Item 47: An ordinance abandoning a water easement and a portion of a utility easement to Belmont Village Turtle Creek, LLC, the abutting owner, containing a total of approximately 9,156 square feet of land, located near the intersection of Hall and Hood Streets - Revenue: \$5,400, plus the \$20 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 29427

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1390

**Able No. 3 Stormwater Pump Station**

**Note:** Item Nos. 48, 49, 50, 51, 52 and 53  
must all be considered collectively.

Item 48: Authorize a professional services contract with Jacobs Engineering Group, Inc., for construction management services during construction of the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station - Not to exceed \$2,951,871 - Financing: General Obligation Commercial Paper Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1391

**Able No. 3 Stormwater Pump Station**

**Note:** Item Nos. 48, 49, 50, 51, 52 and 53  
must all be considered collectively.

Item 49: Authorize a construction contract with BAR Constructors, Inc., lowest responsible bidder of seven, for construction of the Levee Drainage System - Sump A, also referred to as the Able Pump Station - Not to exceed \$68,275,000 - Financing: General Obligation Commercial Paper Funds (\$68,192,000) and Water Utilities Capital Improvement Funds (\$83,000)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1392

**Able No. 3 Stormwater Pump Station**

**Note:** Item Nos. 48, 49, 50, 51, 52 and 53  
must all be considered collectively.

Item 50: Authorize a professional services contract with Kleinfelder Central, Inc. to provide construction material testing during construction of the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station - Not to exceed \$378,812 - Financing: General Obligation Commercial Paper Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1393

**Able No. 3 Stormwater Pump Station**

**Note:** Item Nos. 48, 49, 50, 51, 52 and 53  
must all be considered collectively.

Item 51: Authorize a Facilities Extension Agreement contract with Oncor Electric Delivery Company, LLC., to provide extension of standard delivery system facilities and an alternate feed for electrical power to the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station - Not to exceed \$1,889,415 - Financing: General Obligation Commercial Paper Funds

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1394

**Note:** Item Nos. 48, 49, 50, 51, 52 and 53  
must all be considered collectively.

**Able No. 3 Stormwater Pump Station**

Item 52: Authorize Supplemental Agreement No. 1 to a Discretionary Service Agreement between the City and Oncor Electric Delivery Company, LLC. for additional costs related to the relocation of an existing 138 kilovolt electric transmission tower on Oncor's East Levee-West Industrial Line for the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station - Not to exceed \$116,826, from \$273,174 to \$390,000 - Financing: General Obligation Commercial Paper Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1395

**Able No. 3 Stormwater Pump Station**

**Note:** Item Nos. 48, 49, 50, 51, 52 and 53  
must all be considered collectively.

Item 53: Authorize Supplemental Agreement No. 4 to the professional services contract with HDR Engineering, Inc., for design support services during construction of the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station - Not to exceed \$1,601,730, from \$9,385,772 to \$10,987,502 - Financing: General Obligation Commercial Paper Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1396

Item 54: Authorize a contract for the installation of water and wastewater mains at 15 locations and the removal of inoperable wastewater flow control gates and valves at four locations (list attached) - Ark Contracting Services, LLC, lowest responsible bidder of three - Not to exceed \$10,184,725 - Financing: Water Utilities Capital Improvement Funds

Although initially adopted as part of the consent agenda, later in the meeting, the city secretary announced the item was incorrectly posted. Therefore, the item would not be considered as having been adopted as part of the consent agenda and would be scheduled for consideration at the September 10, 2014 voting agenda meeting of the city council. There was no objection voiced by the city council.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1397

Item 55: Authorize an increase in the Advance Funding Agreement with the State of Texas, acting through the Texas Department of Transportation, for additional work associated with water and wastewater main relocations and appurtenance adjustments in Harry Hines Boulevard from Manana Drive to Royal Lane - Not to exceed \$47,000, from \$157,000 to \$204,000 - Financing: Water Utilities Capital Construction Funds (\$11,409) and Water Utilities Capital Improvement Funds (\$35,591)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1398

Item 56: 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)

The city secretary distributed a report showing all nominations and re-nominations received for city board and commission appointments for the 2013-2015 board term, with term ending September 30, 2015, updated through AUGUST 27, 2014.

The city secretary noted the report indicated nominees and re-nominees for individual, full council and officer appointments cleared for city council action met all qualifications for service.

Mayor Pro Tem Atkins moved to appoint the following:

- Carolyn R. Davis, Lee M. Kleinman, City Councilmembers, and John W. Peavy to the Employees' Retirement Fund Board of Trustees; Daniel L. Powell, Dallas County Resident, to the Reinvestment Zone Seven Board (Sports Arena);
- Michael P. LoVuolo, Chair, to the Community Development Commission; and Michael W. Waters, Chair, to the Martin Luther King Jr. Community Center Board; and
- a nominee to an "individual appointment" position.

Motion seconded by Councilmember Medrano and unanimously adopted. (Davis absent when vote taken; Hill absent on city business)

**[Information on each newly-appointed member is located in the file shown next to the name of the board.]**

|                |             |   |
|----------------|-------------|---|
| <b>14-6601</b> | <b>ERF</b>  | <b>EMPLOYEES' RETIREMENT FUND BOARD OF TRUSTEES</b> |
| <b>14-6602</b> | <b>MLK</b>  | <b>MARTIN LUTHER KING JR COMMUNITY CENTER BOARD</b> |
| <b>14-6603</b> | <b>RZ07</b> | <b>REINVESTMENT ZONE SEVEN BOARD (SPORTS ARENA)</b> |
| <b>14-6604</b> |             | <b>BOARD OFFICERS</b>                               |

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1399

Item 57: Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Dallas Hidden Creek Apartments, Ltd., of a subsurface easement containing approximately 16,115 square feet located on Hatcher Street near its intersection with Junction Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$12,266 (\$9,266 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds

The city secretary read agenda items 57-60 into the record; and stated if any councilmember wanted to consider any of these items separately, that item would be pulled and voted on separately. Following the reading of agenda items 57-60, no council member indicated any item(s) be pulled for individual vote.

The city secretary announced agenda item 57 requires a motion that the Council of the City of Dallas adopt the item and authorize the use of the power of eminent domain, if necessary, to acquire, from *Dallas Hidden Creek Apartments, Ltd.*, a subsurface easement containing approximately 16,115 square feet, located on Hatcher Street near its intersection with Junction Street, in City of Dallas Block 4471, Dallas County, Texas, and more fully described in Exhibit A of the proposed written resolution for this item, for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project.

Mayor Pro Tem Atkins moved to adopt agenda items 57-60.

Motion seconded by Councilmember Caraway.

Mayor Rawlings called the vote on Mayor Pro Tem Atkins' motion to adopt agenda items 57-60:

Voting Yes: [12] Rawlings, Atkins, Alonzo, Griggs, Medrano,  
Caraway, Callahan, Kadane, Kleinman,  
Greyson, Gates, Kingston

Voting No: [0]

Absent when vote taken: [2] Davis, Allen

Absent on city business: [1] Hill

The city secretary declared the items adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1400

Item 58: Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Jeffery D. Smith, of an unimproved tract of land containing approximately 65,314 square feet located on Barber Avenue at its intersection with Dixon Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$46,676 (\$44,000 plus closing costs and title expenses not to exceed \$2,676) - Financing: 2006 Bond Funds

The city secretary read agenda items 57-60 into the record; and stated if any councilmember wanted to consider any of these items separately, that item would be pulled and voted on separately. Following the reading of agenda items 57-60, no council member indicated any item(s) be pulled for individual vote.

The city secretary announced agenda item 58 requires a motion that the Council of the City of Dallas adopt the item and authorize the use of the power of eminent domain, if necessary, to acquire, from *Jeffery D. Smith*, a tract of land containing approximately 65,314 square feet, located on Barber Avenue at its intersection with Dixon Avenue in City of Dallas Block 6123, Dallas County, Texas, and more fully described in Exhibit A of the proposed written resolution for this item, for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project.

Mayor Pro Tem Atkins moved to adopt agenda items 57-60.

Motion seconded by Councilmember Caraway.

Mayor Rawlings called the vote on Mayor Pro Tem Atkins' motion to adopt agenda items 57-60:

Voting Yes: [12] Rawlings, Atkins, Alonzo, Griggs, Medrano,  
Caraway, Callahan, Kadane, Kleinman,  
Greyson, Gates, Kingston

Voting No: [0]

Absent when vote taken: [2] Davis, Allen

Absent on city business: [1] Hill

The city secretary declared the items adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1401

Item 59: Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Stonewood Terrace Apartments, Ltd., of a subsurface easement containing approximately 57,609 square feet located on Dixon Circle near its intersection with Dixon Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$34,706 (\$31,706 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds

The city secretary read agenda items 57-60 into the record; and stated if any councilmember wanted to consider any of these items separately, that item would be pulled and voted on separately. Following the reading of agenda items 57-60, no council member indicated any item(s) be pulled for individual vote.

The city secretary announced agenda item 59 requires a motion that the Council of the City of Dallas adopt the item and authorize the use of the power of eminent domain, if necessary, to acquire, from *Stonewood Terrace Apartments, Ltd.*, a subsurface easement containing approximately 57,609 square feet, located on Dixon Circle near its intersection with Dixon Avenue in City of Dallas Blocks 6/6122 and 6123, Dallas County, Texas, and more fully described in Exhibit A of the proposed written resolution for this item, for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project.

Mayor Pro Tem Atkins moved to adopt agenda items 57-60.

Motion seconded by Councilmember Caraway.

Mayor Rawlings called the vote on Mayor Pro Tem Atkins' motion to adopt agenda items 57-60:

Voting Yes: [12] Rawlings, Atkins, Alonzo, Griggs, Medrano,  
Caraway, Callahan, Kadane, Kleinman,  
Greyson, Gates, Kingston

Voting No: [0]

Absent when vote taken: [2] Davis, Allen

Absent on city business: [1] Hill

The city secretary declared the items adopted.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1402

Item 60: Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Sylvia Greer and Bernadene Banks, of an improved tract of land containing approximately 10,758 square feet located on Barber Avenue near its intersection with Dixon Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$17,500 (\$14,500 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds

The city secretary read agenda items 57-60 into the record; and stated if any councilmember wanted to consider any of these items separately, that item would be pulled and voted on separately. Following the reading of agenda items 57-60, no council member indicated any item(s) be pulled for individual vote.

The city secretary announced agenda item 60 requires a motion that the Council of the City of Dallas adopt the item and authorize the use of the power of eminent domain, if necessary, to acquire, from *Sylvia Greer and Bernadene Banks*, a tract of land containing approximately 10,758 square feet, located on Barber Avenue near its intersection with Dixon Avenue in City of Dallas Block 6/6122, Dallas County, Texas, and more fully described in Exhibit A of the proposed written resolution for this item, for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project.

Mayor Pro Tem Atkins moved to adopt agenda items 57-60.

Motion seconded by Councilmember Caraway.

Mayor Rawlings called the vote on Mayor Pro Tem Atkins' motion to adopt agenda items 57-60:

Voting Yes: [12] Rawlings, Atkins, Alonzo, Griggs, Medrano,  
Caraway, Callahan, Kadane, Kleinman,  
Greyson, Gates, Kingston

Voting No: [0]

Absent when vote taken: [2] Davis, Allen

Absent on city business: [1] Hill

The city secretary declared the items adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1403

DESIGNATED PUBLIC SUBSIDY MATTERS

**Stoneridge Distribution Center**

**Note:** Item Nos. 61, 62 and 63 must be considered collectively.

Item 61: Authorize a real property tax abatement agreement for 10 years with Stoneridge Fund X, LLC, a single asset entity controlled by Realty Associate Advisors, LLC for the development of Stoneridge XI, located on approximately 24 acres at the intersection of Hampton Road and Daniieldale Road in Dallas, Texas, within a Texas Enterprise Zone, in the amount of 90 percent of the added value of the property improvements related to the construction of approximately 400,000 square foot speculative industrial/warehouse facility in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$9,444; ten-year revenue estimated at \$94,440 (Estimated revenue foregone for ten-year real property tax abatement estimated at \$849,955)

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," City Secretary Rios read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

The city secretary announced agenda items 61-63 would be considered collectively and agenda item 63 was corrected to reflect the correct the eight-year revenue estimate amount from \$198,323 to \$66,104.

Mayor Pro Tem Atkins moved to adopt agenda items 61-63 with the correction to agenda item 63 as read by the city secretary.

Motion seconded by Deputy Mayor Pro Tem Alonzo and Councilmember Caraway and unanimously adopted. (Davis, Allen absent when vote taken; Hill absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1404

DESIGNATED PUBLIC SUBSIDY MATTERS

**Stoneridge Distribution Center**

**Note:** Item Nos. 61, 62 and 63 must be considered collectively.

Item 62: Authorize a real property tax abatement agreement for 8 years with Stoneridge Fund X, LLC, a single asset entity controlled by Realty Associate Advisors, LLC for the development of Stoneridge XII, located on approximately 9 acres at the intersection of Stoneview Drive and Danieldale Road in Dallas, Texas, within a Texas Enterprise Zone, in the amount of 75 percent of the added value of the property improvements related to the construction of approximately 150,000 square foot speculative industrial/warehouse facility in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$8,854; eight-year revenue estimated at \$70,830 (Estimated revenue foregone for eight-year real property tax abatement estimated at \$212,489)

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," City Secretary Rios read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

The city secretary announced agenda items 61-63 would be considered collectively and agenda item 63 was corrected to reflect the correct the eight-year revenue estimate amount from \$198,323 to \$66,104.

Mayor Pro Tem Atkins moved to adopt agenda items 61-63 with the correction to agenda item 63 as read by the city secretary.

Motion seconded by Deputy Mayor Pro Tem Alonzo and Councilmember Caraway and unanimously adopted. (Davis, Allen absent when vote taken; Hill absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1405

DESIGNATED PUBLIC SUBSIDY MATTERS

**Stoneridge Distribution Center**

**Note:** Item Nos. 61, 62 and 63 must be considered collectively.

Item 63: Authorize a real property tax abatement agreement for 8 years with Stoneridge Fund X, LLC, a single asset entity controlled by Realty Associate Advisors, LLC for the development of Stoneridge XIII, located on approximately 9 acres at the intersection of Old Hickory Trail and Daniieldale Road in Dallas, Texas, within a Texas Enterprise Zone, in the amount of 75 percent of the added value of the property improvements related to the construction of approximately 140,000 square foot speculative industrial/warehouse facility in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$8,263; eight-year revenue estimated at ~~\$198,323~~ \$66,104 (Estimated revenue foregone for eight-year real property tax abatement estimated at \$198,323)

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," City Secretary Rios read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

The city secretary announced agenda items 61-63 would be considered collectively and agenda item 63 was corrected to reflect the correct the eight-year revenue estimate amount from \$198,323 to \$66,104.

Mayor Pro Tem Atkins moved to adopt agenda items 61-63 with the correction to this item as read by the city secretary.

Motion seconded by Deputy Mayor Pro Tem Alonzo and Councilmember Caraway and unanimously adopted. (Davis, Allen absent when vote taken; Hill absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1406

DESIGNATED PUBLIC SUBSIDY MATTERS

Item 64: Authorize an amendment to Resolution No. 14-0771, previously approved on May 14, 2014 with Dallas Area Habitat for Humanity, Inc. (DAHFH) to: **(1)** change the terms of the development loan to a conditional grant; **(2)** decrease the federal HOME Investment Partnership Program Funds (HOME) to \$450,000 for the construction of 15 homes; and **(3)** provide \$450,000 in Bond funds for construction of 15 homes for a total of 30 affordable single family homes for the Jimmy & Rosalynn Carter project to be located on Exeter and Custer Streets - Financing: No cost consideration to the City

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," City Secretary Rios read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

Councilmember Caraway moved to adopt the item.

Motion seconded by Mayor Pro Tem Atkins and Deputy Mayor Pro Tem Alonzo and unanimously adopted. (Davis, Allen absent when vote taken; Hill absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1407

The consent zoning docket, consisting of agenda items 65-72 and addendum addition agenda item 10, was presented for consideration.

Agenda items 66, 67, 68, 69 and 71 were removed from the consent zoning docket to be considered as individual hearings.

Agenda item 65: Zoning Case Z134-120(WE)  
~~Agenda item 66: Zoning Case Z134-147(RB)~~ [considered individually]  
~~Agenda item 67: Zoning Case Z134-166(MW)~~ [considered individually]  
~~Agenda item 68: Zoning Case Z134-211(WE)~~ [considered individually]  
~~Agenda item 69: Zoning Case Z134-245(DJ)~~ [considered individually]  
Agenda item 70: Zoning Case Z134-252(CG)  
~~Agenda item 71: Zoning Case Z134-275(WE)~~ [considered individually]  
Agenda item 72: Zoning Case Z134-279(AF)  
Addendum Item 10: Zoning Case Z134-213(MW)

In the zoning cases remaining on the consent zoning docket, the city plan commission recommended approval of the proposed changes in zoning.

No one appeared in opposition to or in favor of the city plan commission's recommendations.

Councilmember Caraway moved to close the public hearings, accept the recommendations of the city plan commission on the consent zoning cases and pass the ordinances.

Motion seconded by Deputy Mayor Pro Tem Alonzo and unanimously adopted. (Davis absent when vote taken; Hill absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1408

Item 65: Zoning Case Z134-120(WE)

The consent zoning docket, consisting of agenda items 65-72 and addendum addition agenda item 10, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 650 for a public library on property zoned an R-10(A) Single Family District on the southeast corner of Belt Line Road and Hillcrest Road.

Recommendation of Staff and CPC: Approval, subject to a revised site plan and conditions.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 29428

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1409

Item 66: Zoning Case Z134-147(RB)

The consent zoning docket, consisting of agenda items 65-72 and addendum addition agenda item 10, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, on the south corner of McKinney Avenue and Hester Avenue.

Recommendation of Staff and CPC: Approval, subject to a revised development plan, landscape plan, roof plan, and conditions.

The city secretary announced the item was corrected on the addendum to change its classification from Zoning Cases - Consent to Designated Zoning Cases – Individual; therefore, the item would be considered as an individual item.

In accordance with Section 7.13 of the City Council Rules of Procedure, “Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters,” City Secretary Rios read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

No one appeared in opposition to the city plan commission’s recommendation.

The following individuals appeared in favor of the city plan commission’s recommendation:

Evan Beattie, 5318 Willis Ave., representing Good Fulton & Farrell Architects  
Tommy Mann, 2728 N. Harwood., representing the applicant  
Joel Behrens, 7018 Stefani Dr., representing Trammell Crow Company  
Frank Stich, 4228 N. Hall St., representing Oak Lawn Committee  
Jac Alder, 2300 Leonard  
Christopher Schafer, 4717 McKinney Ave.  
Brian O’Boyle, address not provided



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

14-1409

Page 2

Councilmember Kingston moved to close the public hearing, accept the recommendation of the city plan commission with the following changes:

- Change Section S-71.105(b) to read:
  - *Medical Clinic is limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday.*
- Change Section S-71.107.7(b) to read:
  - *Front yard. Except as provided in this subsection, minimum front yard must be provided as shown on the development plan.*
- Modify Section S-71.107.7(c) to read:
  - *Side and rear yard to read:*
  - *Minimum side and rear yards must be provided as shown on the development plan.*
- Change Section S-71.107.7(e) subtitled “Height” to read:
  - *Except as provided in this subsection, Maximum structure height is 75 feet.*
- Change Section S-71.107.7(e)(2) to read:
  - *Maximum structure height for mezzanine levels is 85 feet and limited to the locations shown on the roof plan.*
- Modify Section S-71.107(e)(3) first paragraph to read:
  - *The following may project a maximum of 12 feet above the maximum height, except it may not exceed 85 feet.*
- Change Section S-71.107.7(f)(1) subtitled “Lot Coverage” to read:
  - *Except as provided in this subsection, maximum lot coverage is 85 percent. Above ground parking structures are included in lot coverage calculations and underground parking structures are not.*

Motion seconded by Mayor Pro Tem Atkins and Councilmember Caraway.

After discussion, Mayor Rawlings called the vote on Councilmember Kingston’s motion and declared the item unanimously adopted. (Davis absent when vote taken; Hill absent on city business)

The city attorney clarified Councilmember Kingston’s motion was to close the public hearing, accept the recommendation of the city plan commission with changes as read, with the ordinance to return on September 10, 2014 voting agenda meeting of the city council.

Councilmember Kingston concurred with the city attorney’s clarification as did Councilmember Caraway who seconded the motion. No objection was voiced to the clarification.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1410

Item 67: Zoning Case Z134-166(MW)

The consent zoning docket, consisting of agenda items 65-72 and addendum addition agenda item 10, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Great Trinity Forest Way and North Jim Miller Road.

Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

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

Prior to presentation of the consent zoning docket and the item being read into the record, Mayor Pro Tem Atkins moved to continue the public hearing and defer the item until the October 8, 2014 voting agenda meeting of the city council. Therefore, no speakers were called to speak on the item.

Motion seconded by Deputy Mayor Pro Tem Alonzo and unanimously adopted. (Griggs, Caraway, Davis, Allen absent when vote taken; Hill absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1411

Item 68: Zoning Case Z134-211(WE)

The consent zoning docket, consisting of agenda items 65-72 and addendum addition agenda item 10, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1747 for an alcoholic beverage establishment limited to a private-club bar on property zoned an IR Industrial Research District on the northwest corner of Harcourt Street and Stemmons Freeway.

Recommendation of Staff and CPC: Approval for a three-year period, subject to conditions.

Prior to presentation of the consent zoning docket and the item being read into the record, Deputy Mayor Pro Tem Alonzo moved to continue the public hearing and defer the item until the September 10, 2014 voting agenda meeting of the city council. Therefore, no speakers were called to speak on the item.

Motion seconded by Mayor Pro Tem Atkins and unanimously adopted. (Griggs, Caraway, Davis, Allen absent when vote taken; Hill absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1412

Item 69: Zoning Case Z134-245(DJ)

The consent zoning docket, consisting of agenda items 65-72 and addendum addition agenda item 10, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1763 for a community service center on property zoned an R-5(A) Single Family District on the southeast corner of Gallagher Street and Winnetka Avenue.

Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

Prior to presentation of the consent zoning docket and the item being read into the record, Deputy Mayor Pro Tem Alonzo moved to continue the public hearing and defer the item until the December 10, 2014 voting agenda meeting of the city council. Therefore, no speakers were called to speak on the item.

Motion seconded by Mayor Pro Tem Atkins and unanimously adopted. (Griggs, Caraway, Davis, Allen absent when vote taken; Hill absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1413

Item 70: Zoning Case Z134-252(CG)

The consent zoning docket, consisting of agenda items 65-72 and addendum addition agenda item 10, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1981 for a bar, lounge or tavern and for an amendment to add a dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, generally on the north line of Main Street, east of Malcolm X Boulevard.

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

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 29429

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1414

Item 71: Zoning Case Z134-275(WE)

The consent zoning docket, consisting of agenda items 65-72 and addendum addition agenda item 10, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single family district uses on property zoned Planned Development District No. 850, Urban Living Laboratory Special Purpose District, R-7.5(A) Single Family District and Specific Use Permit No. 764 for a college or university and related uses on the east line of Coit Road, north of Cullum Street.

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

The city secretary announced the item was corrected on the addendum to change its classification from Zoning Cases - Consent to Designated Zoning Cases – Individual; therefore, the item would be considered as an individual item.

In accordance with Section 7.13 of the City Council Rules of Procedure, “Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters,” City Secretary Rios read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Councilmember Greyson moved to close the public hearing, accept the recommendation of the city plan commission subject to the following:

- Detailed development plan in lieu of a conceptual plan;
- A final plat for a single-family development may make minor deviations from the lot and secondary street configuration shown on the detailed development plan provided that the final plat does not increase the number of lots or provide additional access points to Coit Road;

and pass the ordinance.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

14-1414

Page 2

Motion seconded by Deputy Mayor Pro Tem Alonzo and Councilmember Caraway and unanimously adopted. (Hill absent on city business)

Assigned ORDINANCE NO. 29430

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1415

Item 72: Zoning Case Z134-279(AF)

The consent zoning docket, consisting of agenda items 65-72 and addendum addition agenda item 10, was presented for consideration.

A public hearing to receive comments regarding an application for and a resolution accepting an amendment to the deed restrictions volunteered by the applicant at the northwest corner of Gold Dust Trail and Levelland Road.

Recommendation of Staff and CPC: Approval.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1416

Item 73: Zoning Case Z123-274(WE) - INDIVIDUAL

A public hearing to receive comments regarding an application for and an ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard and a resolution accepting deed restrictions volunteered by the applicant.

Recommendation of Staff: Denial

Recommendation of CPC: Approval with deed restrictions volunteered by the applicant.

The city secretary announced the item was corrected on the addendum to change its classification from Zoning Cases - Individual to Designated Zoning Cases – Individual.

Deputy Mayor Pro Tem Alonzo requested agenda items 73-74 be considered collectively; there was no objection voiced to her request.

In accordance with Section 7.13 of the City Council Rules of Procedure, “Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters,” City Secretary Rios read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

No one appeared in opposition to the city plan commission’s recommendation.

The following individual appeared in favor of the city plan commission’s recommendation:

Santos Martinez, 900 Jackson St., representing the applicant

Deputy Mayor Pro Tem Alonzo moved to close the public hearings, accept the recommendations of the city plan commission, with the ordinances on agenda items 73-74 and revised, volunteered deed restrictions to return at a later date.

Motion seconded by Mayor Pro Tem Atkins and Councilmember Caraway and unanimously adopted. (Hill absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1417

Item 74: Zoning Case Z123-275(MW) - INDIVIDUAL

A public hearing to receive comments regarding an application for and an ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the south side of West Jefferson Boulevard, east side of North Ira Avenue and a resolution accepting deed restrictions volunteered by the applicant.

Recommendation of Staff: Denial

Recommendation of CPC: Approval with deed restrictions volunteered by the applicant.

The city secretary announced the item was corrected on the addendum to change its classification from Zoning Cases - Individual to Designated Zoning Cases – Individual.

Deputy Mayor Pro Tem Alonzo requested agenda items 73-74 be considered collectively; there was no objection voiced to her request.

In accordance with Section 7.13 of the City Council Rules of Procedure, “Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters,” City Secretary Rios read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

No one appeared in opposition to the city plan commission’s recommendation.

The following individual appeared in favor of the city plan commission’s recommendation:

Santos Martinez, 900 Jackson St., representing the applicant

Deputy Mayor Pro Tem Alonzo moved to close the public hearings, accept the recommendations of the city plan commission, with the ordinances on agenda items 73-74 and revised, volunteered deed restrictions to return at a later date.

Motion seconded by Mayor Pro Tem Atkins and Councilmember Caraway and unanimously adopted. (Hill absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1418

Item 75: Zoning Case Z134-197(CE) - INDIVIDUAL

A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street along the west line of Sparks Street and a resolution accepting deed restrictions volunteered by the applicant.

Recommendation of Staff: Denial

Recommendation of CPC: Approval with deed restrictions volunteered by the applicant.

The city secretary announced the item was corrected on the addendum to change its classification from Zoning Cases - Individual to Designated Zoning Cases – Individual.

Mayor Pro Tem Atkins requested agenda items 75-77 be considered collectively; there was no objection voiced to his request.

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," City Secretary Rios read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

No one appeared in opposition to the city plan commission's recommendation.

The following individual appeared in favor of the city plan commission's recommendation:

Dick LeBlanc, 7336 Hill Forest, representing Texas Heavenly Homes

Councilmember Caraway moved to close the public hearings, accept the recommendations of the city plan commission and pass the ordinances on agenda items 75-77.

Motion seconded by Mayor Pro Tem Atkins and Councilmember Kingston and unanimously adopted. (Hill absent on city business)

Assigned ORDINANCE NO. 29431

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1419

Item 76: Zoning Case Z134-198(CE) - INDIVIDUAL

A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street between North Denley Drive and Sparks Street and a resolution accepting deed restrictions volunteered by the applicant.

Recommendation of Staff: Denial.

Recommendation of CPC: Approval with deed restrictions volunteered by the applicant.

The city secretary announced the item was corrected on the addendum to change its classification from Zoning Cases - Individual to Designated Zoning Cases – Individual.

Mayor Pro Tem Atkins requested agenda items 75-77 be considered collectively; there was no objection voiced to his request.

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," City Secretary Rios read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

No one appeared in opposition to the city plan commission's recommendation.

The following individual appeared in favor of the city plan commission's recommendation:

Dick LeBlanc, 7336 Hill Forest, representing Texas Heavenly Homes

Councilmember Caraway moved to close the public hearings, accept the recommendations of the city plan commission and pass the ordinances on agenda items 75-77.

Motion seconded by Mayor Pro Tem Atkins and Councilmember Kingston and unanimously adopted. (Hill absent on city business)

Assigned ORDINANCE NO. 29432

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1420

Item 77: Zoning Case Z134-199(CE) - INDIVIDUAL

A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District north of May Hall Street between North Denley Drive and Sparks Street and a resolution accepting deed restrictions volunteered by the applicant.

Recommendation of Staff: Denial

Recommendation of CPC: Approval with deed restrictions volunteered by the applicant.

The city secretary announced the item was corrected on the addendum to change its classification from Zoning Cases - Individual to Designated Zoning Cases – Individual.

Mayor Pro Tem Atkins requested agenda items 75-77 be considered collectively; there was no objection voiced to his request.

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," City Secretary Rios read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

No one appeared in opposition to the city plan commission's recommendation.

The following individual appeared in favor of the city plan commission's recommendation:

Dick LeBlanc, 7336 Hill Forest, representing Texas Heavenly Homes  
(Handout provided)

Councilmember Caraway moved to close the public hearings, accept the recommendations of the city plan commission and pass the ordinances on agenda items 75-77.

Motion seconded by Mayor Pro Tem Atkins and Councilmember Kingston and unanimously adopted. (Hill absent on city business)

Assigned ORDINANCE NO. 29433

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1421

DESIGNATED ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item 78: Zoning Case Z112-251(DM)

A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 316, the Jefferson Area Special Purpose District and an NS Neighborhood Service District with consideration being given to appropriate zoning for the area including use, development standards, parking, landscape, sign, and other appropriate regulations on property generally bounded by an alley between Tenth Street and Sunset Avenue and Jefferson Boulevard on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, an alley between Polk Street and Willomet Avenue on the west and the southwest corner between South Tyler Street (northbound) and Polk Street S and an ordinance granting the amendments.

Recommendation of Staff and CPC: Approval of amendments to Planned Development District No. 316.

Note: This item was considered by the City Council at a public hearing on August 13, 2014, and was taken under advisement until August 27, 2014, with the public hearing open.

No one appeared in opposition to the city plan commission's recommendation.

The following individuals appeared in favor of the city plan commission's recommendation:

Jim Lake, 351 W. Jefferson Blvd., representing the Steering Committee  
Eliseo Ruiz, 214 S. Willomet Ave.

Councilmember Griggs moved to close the public hearing, accept the recommendation of the city plan commission with the ordinance to return at a later date with the following changes:

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

14-1421

Page 2

- In Subareas 1 and 2:
  - a commercial amusement (inside) is allowed by right if located above the seventh story;
  - side and rear yards adjacent to or directly across an alley from a residential district must be a minimum of 15 feet; and
- Creating Subarea 8 in an area along Jefferson Boulevard, west of Polk Street subject to Subarea 1 conditions except the maximum height is 36 feet.

Motion seconded by Mayor Pro Tem Atkins and Councilmember Greyson and unanimously adopted. (Hill absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1422

DESIGNATED ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item 79: Zoning Case Z123-192(RB)

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MU-2 Mixed Use District Uses on property zoned an IR Industrial Research District, on property generally on the northwest line of Manor Way, between Maple Avenue and Denton Drive.

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

Note: This item was considered by the City Council at public hearings on June 25, 2014, and August 13, 2014, and was taken under advisement until August 27, 2014, with the public hearing open.

No one appeared in opposition to the city plan commission's recommendation.

The following individual appeared in favor of the city plan commission's recommendation:

Pat White, 4714 Wildwood Rd., representing Love Field Citizens Action Committee

Councilmember Medrano moved to close the public hearing, accept the recommendation of the city plan commission with the following changes:

1. Multifamily uses are only allowed on portions of the property located within a day-night average (DNL) sound level contour of 60 dBA or less as shown on the airport noise maps at the time the development plan is submitted for approval by the city plan commission. The area with the day-night average sound level contour of 60 dBA or less must be shown on the development plan.
2. Maximum structure height is 65 feet. The following structures may project a maximum of 12 feet above the maximum structure height:
  - elevator penthouse or bulkhead;
  - mechanical equipment room;
  - cooling tower;



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

14-1422

Page 2

- tank designed to hold liquids;
- visual screens which surround roof mounted mechanical equipment;
- chimney and vent stacks; and
- parapet wall (limited to a height of four feet)

and pass the ordinance.

Motion seconded by Mayor Pro Tem Atkins and Councilmember Gates and unanimously adopted. (Hill absent on city business)

Assigned ORDINANCE NO. 29434

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1423

MISCELLANEOUS HEARINGS

Item 80: 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.

The following individuals addressed the city council regarding the item:

Sylvia Benenson, 4181 Mendenhall Dr., representing Senior Source  
Leslie Smith, 6965 Aspen Creek Ln., representing Dallas Animal Services  
(handout provided)  
Ester Davis, 2204 Millermore St.  
Claire Turner, 3910 Harry Hines Blvd., representing Senior Source  
Jeri Baker, 10416 Church Rd., representing Senior Source  
Julie Schaar, 6834 Chantilly Ln.  
Patty Clapp, 9148 Trailhill Dr., representing Friends of Dallas Public Library  
Karen Blumenthal, 8702 Vista View Dr., representing Friends of Dallas Public  
Library  
Kate Park, 412 N. Oak Cliff Blvd., representing Friends of Dallas Public  
Library  
Richard Sheridan, 11301 Dennis Rd.  
Katherine McGovern, 4364 Royal Ridge Dr., representing Preston Royal  
Library Friends

Deputy Mayor Pro Tem Alonzo moved to close the public hearing.

Motion seconded by Mayor Pro Tem Atkins and unanimously adopted. (Hill absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1424

MISCELLANEOUS HEARINGS

Item 81: A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by POTA JV, LLC and Inland American Lodging Dallas Pearl Limited Partnership, an Illinois Limited Partnership located at 600, 650 and 700 North Pearl Street and adjacent street rights-of-way, and an ordinance authorizing support of the issuance of a municipal setting designation to POTA JV, LLC by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City.

The city secretary read the following statement into the record:

"Pursuant to Section 51A-6.108(g)(3) of the Dallas Development Code, the applicant or licensed representative of the applicant who is familiar with the application must be present and available to answer questions."

The following individual addressed the city council regarding the item:

Sam Johnson, 1900 Diplomat Dr., Farmers Branch, TX, representing the applicant

Councilmember Kingston moved to close the public and pass the ordinance.

Motion seconded by Mayor Pro Tem Atkins and unanimously adopted. (Hill absent on city business)

Assigned ORDINANCE NO. 29435

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1425

Addendum Addition 1: Authorize settlement of a claim filed by AT&T Texas, Claim No. 13471515 - Not to exceed \$100,000 - Financing: Current Funds.

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1426

Addendum Addition 2: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by AAA Home Builder, LLC for the construction of affordable houses; **(2)** the sale of 7 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to AAA Home Builder, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 7 properties that may have been filed by the City - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1427

Addendum Addition 3: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Archangel Reliance, LLC for the construction of affordable houses; **(2)** the sale of 33 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Archangel Reliance, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 33 properties that may have been filed by the City - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1428

Addendum Addition 4: Authorize an amendment to Resolution No. 14-0998, previously approved on June 25, 2014, for the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Commonwealth Companies, LLC to change the proposed square footage and price range for the construction of affordable houses on 30 lots to be acquired from the Dallas Housing Acquisition and Development Corporation (list attached) - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1429

Addendum Addition 5: Authorize an amendment to the agreement with Marquez Community Strategy for consulting services to the City of Dallas in connection with the City's development and implementation of a long-term strategy and policy framework to address affordable housing, neighborhood stability and sustainability, building communities and affirmatively further fair housing, to increase the maximum total compensation - Not to exceed \$50,000, from \$50,000 to \$100,000 - Financing: Current Funds

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1430

Addendum Addition 6: Authorize a public hearing to be held on October 8, 2014 to receive comments on the proposed sale of one unimproved property (list attached) acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any -  
Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1431

Addendum Addition 7: Authorize **(1)** a public hearing to be held November 12, 2014 to receive comments on the proposed City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan; and **(2)** at the close of the public hearing, consideration of approval of the City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1432

Addendum Addition 8: Authorize Supplemental Agreement No. 2 to the professional services contract with LCA Environmental, Inc. for the removal of petroleum underground storage tanks and remaining subsurface components of a hydraulic lift located at 138 West Davis Street for the North Zang Boulevard at West Davis Street Median Enhancement Project - Not to exceed \$131,688, from \$31,737 to \$163,425 - Financing: 2010-11 Community Development Block Grant Reprogramming Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1433

Addendum Addition 9: A resolution designating absences by Councilmember Carolyn R. Davis as being for "Official City Business" -  
Financing: No cost consideration to the City

Mayor Pro Tem Atkins moved to adopt the item.

Motion seconded by Councilmember Caraway and unanimously adopted. (Davis, Allen absent when vote taken; Hill absent on city business)

Note: Councilmember Davis, although originally required to file a conflict of interest form on this item, was not present at the time the item was presented for consideration and adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

AUGUST 27, 2014

14-1434

Addendum Addition 10: Zoning Case Z134-213(MW)

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 an R-7.5(A) Single Family District on the east side of Tufts Road, north of Rylie Road.

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, traffic management plan and conditions.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 29436

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, AUGUST 27, 2014

EXHIBIT C