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CITY SECRETARY
DALLAS, TEXAS

ADDENDUM
CITY COUNCIL MEETING
WEDNESDAY, FEBRUARY 25, 2015
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TX 75201
9:00 A.M.

REVISED ORDER OF BUSINESS

Agenda items for which individuals have registered to speak will be considered no earlier than the time indicated below:

9:00 a.m. **INVOCATION AND PLEDGE OF ALLEGIANCE**

OPEN MICROPHONE

CLOSED SESSION

MINUTES

Item 1

CONSENT AGENDA

Items 2 - 62

CONSENT ADDENDUM

Items 1 - 10

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 63 - 82
Addendum Items 11 - 21

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 83 - 95
Addendum Items 22 - 31

Public Notice

150201

POSTED CITY SECRETARY
DALLAS, TX

**ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 25, 2015
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.**

ADDITIONS:

CONSENT ADDENDUM

City Attorney's Office

1. An ordinance amending Chapter 12A of the Dallas City Code to: **(1)** clarify the duties of the Ethics Advisory Commission; **(2)** authorize other commission members to sit on preliminary panels if the member selected cannot serve; **(3)** authorize the Ethics Advisory Commission to determine if complaints are frivolous and sanction those who file frivolous complaints; **(4)** clarify that making a false statement in a hearing before a panel or the Ethics Advisory Commission subjects the person to prosecution for perjury; **(5)** require the rejection of incomplete or untimely ethics complaints; **(6)** specify what makes a complaint complete; **(7)** allow complaints to be brought based on information and belief; **(8)** increase the time for a panel and the Ethics Advisory Commission to make certain findings and decisions; **(9)** clarify that a city official or employee may file complaints; **(10)** require evidence to be provided in a format that can be duplicated or displayed; **(11)** allow notice to be given by facsimile, email, or first class mail if the person consents; **(12)** prohibiting retaliation for filing a complaint or for participating in an ethics proceeding; and **(13)** authorize city officials and employees charged in a complaint to retain outside counsel selected by the city attorney, to be at city expense if the Ethics Advisory Commission or a panel determines that no violation has occurred - Financing: This action has no cost consideration to the City (see Fiscal Information)

**ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 25, 2015**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Economic Development

**Sale of Elgin B. Robertson Park (“EBR”)
to the City of Rowlett**

Note: Item Nos. 2 and 3
must be considered collectively.

2. * Authorize an Interlocal Agreement between the City of Dallas (“Dallas”) and the City of Rowlett (“Rowlett”) providing for: **(1)** the sale of Elgin B. Robertson Park (“EBR”) to Rowlett conditioned upon a boundary adjustment of EBR into Rowlett municipal jurisdiction and the grant of two marina development sites; **(2)** the sharing of certain tax revenues from development of EBR; **(3)** the transfer of the existing EBR marina lease from Dallas to Rowlett; **(4)** the amendment of the existing 2001 Interlocal Agreement and Lease between Dallas and Rowlett (“Existing ILA”) regarding leased areas in Rowlett and adjacent to Lake Ray Hubbard; **(5)** the relocation of Dallas EBR Lake Patrol facilities; and **(6)** transfer of first responder responsibilities on certain Lake Ray Hubbard bridges from Dallas to Rowlett - Financing: Revenue - \$31,800,000; (Additional annual revenues received from shared tax revenues beginning on the 21st anniversary of the sale closing - Approximate annual amount: \$2,000,000)
3. * Authorize approval of a resolution directing the City Manager to execute nine boundary adjustment agreements, releasing the majority of EBR into Rowlett municipal jurisdiction - Financing: No cost consideration to the City

Fire

4. Authorize **(1)** the acceptance of the Incident Management Equipment Purchase 2014 Call for Project Grant Award from the North Central Texas Council of Governments for traffic control equipment, fire responder radios, dynamic message boards, and accident investigation technology to enable the City to respond, investigate and clear the accidents quicker and guide the traffic to minimize congestion and improve air quality for the period February 25, 2015 through August 31, 2015; and **(2)** execution of the grant agreement - Not to exceed \$144,739 - Financing: North Central Texas Council of Governments Grant Funds

**ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 25, 2015**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Housing/Community Services

5. Authorize **(1)** preliminary adoption of Substantial Amendment No. 2 for the construction of homes using \$600,000 program income received as part of the Neighborhood Stabilization Program 3; and **(2)** a public hearing to be held on March 25, 2015 to receive comments on Substantial Amendment No. 2 - Financing: No cost consideration to the City

Office of Financial Services

6. Authorize an amendment to the 2015 City Calendar to **(1)** cancel the City Council Briefing Meeting that was scheduled for January 21, 2015; and **(2)** clarify that the January 15-16, 2015 council staff planning sessions were special meetings of the City Council - Financing: No cost consideration to the City

Office of Management Services

**Dallas/Fort Worth International Airport
Building Leases**

Note: Item Nos. 7 and 8
must be considered collectively.

7. * Approve the authorization of a sixty-year lease between the Dallas/Fort Worth International Airport Board and 3200 East Airfield Drive, LLC, for approximately 15.205 acres of land and all improvements thereon consisting of an office building and related surface parking lots - Financing: No cost consideration to the City
8. * Approve the authorization of a sixty-year lease between the Dallas/Fort Worth International Airport Board and 2200 & 2222 South Service Road, LLC, for approximately 2.994 acres of land and all improvements thereon consisting of two office buildings and a five-story parking garage, the North Tower with 52,116 gross square feet and South Tower with approximately 72,691 square feet, on top of the parking garage for a total of approximately 124,805 gross square feet - Financing: No cost consideration to the City

Sustainable Development and Construction

9. An ordinance abandoning portions of Ralston and Waddell Avenues to Southwest Airlines Co., the abutting owner, containing a total of 34,168 square feet of land, located near the intersection of Ralston Avenue and Mockingbird Lane, and authorizing the quitclaim and providing for the dedication of approximately 14,040 square feet of land, for needed right-of-way - Revenue: \$241,536, plus the \$20 ordinance publication fee

**ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 25, 2015**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Trinity Watershed Management

10. Authorize **(1)** the sale by quitclaim deed of eight tax foreclosed properties acquired by the taxing authorities from a Sheriff's Sale to the City of Dallas (list attached); and **(2)** the acquisition of eight tax foreclosed properties for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$111,852 (\$97,852 plus closing costs and title expenses not to exceed \$12,000 plus post judgment taxes not to exceed \$2,000) - Financing: 2006 Bond Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

11. An ordinance ordering a general election to be held in the City of Dallas on Saturday, May 9, 2015, for the purpose of electing the Mayor and 14 members of the City Council to represent Districts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 for the term beginning June 22, 2015 - Financing: No cost consideration to the City
12. A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas, Collin and Denton Counties, for the conduct of a joint election to be held on Saturday, May 9, 2015 - Not to exceed \$573,814 - Financing: Current Funds

Mayor and City Council

13. An ordinance amending Chapter 15A of the Dallas City Code to: **(1)** limit the amount of officeholder contributions that may be used for campaign expenses; **(2)** define terms; and **(3)** require that individuals required to file campaign finance reports also file supplemental reports that distinguish between campaign and officeholder contributions, distinguish between campaign and officeholder expenditures, and state the amount of officeholder contributions that were used for campaign expenditures - Financing: No cost consideration to the City

**ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 25, 2015**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Trinity Watershed Management

14. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Bernardina Pedroza, of a subsurface easement under approximately 6,563 square feet of land located on Main Street near its intersection with Haskell Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$10,988 (\$9,188 plus closing costs and title expenses not to exceed \$1,800) - Financing: 2006 Bond Funds
15. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Brent Anderson, of a subsurface easement under approximately 7,548 square feet of land located on South Haskell Avenue at its intersection with Willow Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$11,812 (\$9,812 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds
16. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from David Crockett Building, LLC, of a subsurface easement under approximately 3,287 square feet of land located on Alcalde Street near its intersection with Worth Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$5,087 (\$3,287 plus closing costs and title expenses not to exceed \$1,800) - Financing: 2006 Bond Funds
17. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Emmanuel Perez, of a subsurface easement under approximately 1,380 square feet of land located on Junius Street near its intersection with Peak Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$2,666 (\$966 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds
18. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Hector Ventura, of a subsurface easement under approximately 3,694 square feet of land located on Worth Street at its intersection with Alcalde Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$4,286 (\$2,586 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds

**ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 25, 2015**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Trinity Watershed Management (Continued)

19. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Joseph Anthony Suddath, of a subsurface easement under approximately 1,639 square feet of land located on East Side Avenue near its intersection with Haskell Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$3,831 (\$2,131 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds
20. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Richard A. Seltzer and Barbara Brock Seltzer, of a subsurface easement under approximately 6,950 square feet of land located on Worth Street near its intersection with Alcalde Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$6,565 (\$4,865 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds
21. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Walker Duke and Melissa Murphy, of a subsurface easement under approximately 3,602 square feet of land located on Junius Street at its intersection with Peak Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$4,221 (\$2,521 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - INDIVIDUAL

22. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-5(A) Single Family District, animal production, community service center, farm and urban garden uses on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, south of Vesper Street, west of Bexar Street and east of Canaan Street
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions
Z145-124(AF)

**ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 25, 2015**

ADDITIONS: (Continued)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - INDIVIDUAL (Continued)

23. 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 and open-enrollment charter school uses on property zoned an R-7.5(A) Single Family District and a CR Community Retail District on the southwest corner of Korgan Street and South Ewing Avenue
Recommendation of Staff and CPC: Approval, subject to a development plan, traffic management plan and conditions
Z145-149(WE)

DESIGNATED ZONING CASES - INDIVIDUAL

24. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for LC Light Commercial Subdistrict Uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast line of Bowen Street, between McKinney Avenue and Oak Grove Avenue
Recommendation of Staff and CPC: Approval, subject to a development plan, roof plan and conditions
Z134-333(RB)

MISCELLANEOUS HEARINGS

Sustainable Development and Construction

25. A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from a public school, James B. Bonham Elementary School, as required by Section 6-4 of the Dallas City Code to allow a mixed beverage permit for a restaurant without drive-in or drive-through service with a food and beverage certificate [Pie Tap Henderson LLC, dba Pie Tap] on the northeast line of North Henderson Avenue south of Bonita Avenue - AV145-002 - Financing: No cost consideration to the City

**ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 25, 2015**

ADDITIONS: (Continued)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS

Housing/Community Services

26. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 4% Low Income Housing tax Credits for Gateway on Clarendon, a 139-unit multifamily project, located at 1526 East Clarendon Drive, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 4% low-income housing tax credit (LIHTC) application and allocation for Gateway on Clarendon, located at 1526 East Clarendon Drive for the acquisition and new construction of the proposed 139-unit multifamily residential development for mixed income families; and **(2)** a conditional loan in the amount of \$3,000,000 to Matthews Affordable Income Development, LLC conditioned upon 2015 4% LIHTC award - Not to exceed \$3,000,000 - Financing: 2012-13 Home Investment Partnerships Program Grant Funds (\$506,002), 2013-14 Home Investment Partnerships Program Grant Funds (\$369,051), FY 2014-15 HOME Program Income #1 (\$1,688,052) and 2012 Bond Funds (\$436,895)

27. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 4% Low Income Housing tax Credits for Martha's Vineyard Place, a 100-unit multifamily project, located at approximately 3115 Crestview Drive, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 4% low-income housing tax credit (LIHTC) application and allocation for Martha's Vineyard Place, located at approximately 3115 Crestview Drive for the reconstruction of the proposed 100-unit multifamily residential supportive housing development for mixed income families; and **(2)** a conditional grant in the amount of \$2,640,720 to Deaf Action Center (DAC) (Applicant) for the construction and related soft costs of Martha's Vineyard Place, conditioned upon 2015 4% LIHTC award - Not to exceed \$2,640,720 - Financing: 2012 Bond Funds

**ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 25, 2015**

ADDITIONS: (Continued)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Housing/Community Services (Continued)

28. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 4% Low Income Housing tax Credits for Echad Apartments, a 202-unit multifamily project, located at 2620 Ruidosa Avenue, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 4% low-income housing tax credit (LIHTC) application and allocation for Echad Apartments, located at 2620 Ruidosa Avenue for the rehabilitation of the proposed 202-unit multifamily residential housing development for low income seniors - Financing: No cost consideration to the City

29. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 9% Low Income Housing tax Credits for Flora Lofts, a 48-unit multifamily project, located at 2121 Flora Street, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low-income housing tax credit (LIHTC) application and allocation for Flora Lofts, located at 2121 Flora Street for the acquisition and construction of the proposed 48-unit multifamily residential development for mixed income families; and **(2)** a loan in the amount of \$2,000,000 to La Reunion TX, for the construction of Flora Lofts, conditioned upon 2015 9% LIHTC award - Not to exceed \$2,000,000 - Financing: 2013-14 HOME Investment Partnership Program Grant Funds (\$22,922) and 2014-15 HOME Investment Partnership Program Grant Funds (\$1,977,078)

**ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 25, 2015**

ADDITIONS: (Continued)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Housing/Community Services (Continued)

30. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 9% Low Income Housing tax Credits for Royal Crest Apartments, a 168-unit multifamily project, located at 3540 Wilhurt Avenue, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low-income housing tax credit (LIHTC) application and allocation for Royal Crest Apartments, located at 3540 Wilhurt Avenue for the rehabilitation of the proposed 168-unit multifamily residential housing development for low income families; and **(2)** a conditional loan in the amount of \$168,000 to Texas Royal Crest, L.P. conditioned upon 2015 9% LIHTC award - Not to exceed \$168,000 - Financing: 2012 Bond Funds

31. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 9% Low Income Housing Tax Credits for Wynnewood Senior Housing II, a 140-unit multifamily senior project, located at approximately 1805 South Zang Boulevard, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low-income housing tax credit (LIHTC) application and allocation for Wynnewood Senior Housing II, located at approximately 1805 South Zang Boulevard for the construction of the proposed 140-unit multifamily residential development for low income seniors; and **(2)** an amendment to the terms of a housing redevelopment loan provided for The Parks at Wynnewood located at 1910 Argentia Drive to forgive \$425,000 of the current balance of the loan conditioned on the award of 2015 9% Low Income Housing Tax Credit - Financing: No cost consideration to the City

Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
Addendum Item # 10

<u>Parcel Number</u>	<u>Property Address</u>	<u>Offer Amount</u>
912	1501 Bank St.	\$ 2,077
911	1503 Bank St.	\$ 1,877
910	1515 Bank St.	\$25,400
140	5209 Barber Ave.	\$47,220
903	5223 Barber Ave.	\$11,300
902	5301 Barber Ave.	\$ 5,999
915	1414 McKenzie St.	\$ 3,580
913	1428 McKenzie St.	\$ 398
	Total Offer Amount	\$97,851