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CITY SECRETARY  
DALLAS, TEXAS



# COUNCIL AGENDA

*Public Notice*

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POSTED CITY SECRETARY  
DALLAS, TX

February 25, 2015

Date

(For General Information and Rules of Courtesy, Please See Opposite Side.)  
(La Información General Y Reglas De Cortesía Que Deben Observarse  
Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

## General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

## Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

## Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de radio WRR-FM 101.1 y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

## Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

**AGENDA  
CITY COUNCIL MEETING  
WEDNESDAY, FEBRUARY 25, 2015  
ORDER OF BUSINESS**

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

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

**OPEN MICROPHONE**

**MINUTES**

Item 1

**CONSENT AGENDA**

Items 2 - 62

**ITEMS FOR INDIVIDUAL CONSIDERATION**

No earlier  
than 9:15 a.m.

Items 63 - 82

**PUBLIC HEARINGS AND RELATED ACTIONS**

1:00 p.m.

Items 83 - 95

NOTE: A revised order of business may be posted prior to the date of the council meeting if necessary.

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

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. Approval of Minutes of the February 11, 2015 City Council Meeting

CONSENT AGENDA

**Business Development & Procurement Services**

2. Authorize a consultant contract to perform an assessment of the City's 911 call center system, develop specifications and provide implementation management for a new 911 call center system - Mission Critical Partners, Inc., most qualified respondent of three - Not to exceed \$212,728 - Financing: 911 System Operations Current Funds
3. Authorize a three-year service contract for parts and labor for the maintenance and repair of heavy-duty truck transmissions, differentials and refuse bodies - Wastebuilt Southwest, LLC dba Stepp Parts in the amount of \$1,500,804, Texan Waste Equipment dba Heil of Texas in the amount of \$982,924, Texas Kenworth Co. dba MHC Kenworth in the amount of \$555,273, Southwest International Trucks, Inc. in the amount of \$388,229, The Around the Clock Freightliner Group, LLC in the amount of \$301,377 and Equipment Southwest, Inc. in the amount of \$211,390, lowest responsible bidders of seven - Total not to exceed \$3,939,997 - Financing: Current Funds (\$3,923,033) and Water Utilities Current Funds (\$16,964) (subject to annual appropriations)

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

4. Authorize a two-year service contract for background screening services - Quicksius, LLC dba Quick Search, through an intergovernmental agreement with the City of Austin - Not to exceed \$623,200 - Financing: Current Funds (subject to annual appropriations)
5. Authorize a five-year service contract for the purchase and physical processing of audio visual materials for the Dallas Public Library - Midwest Tape, LLC., only responsive bidder of two - Not to exceed \$8,434,200 - Financing: Current Funds (subject to annual appropriations)
6. Authorize a five-year service contract for Geographic Information System software maintenance - Environmental Systems Research Institute, Inc., sole source - Not to exceed \$1,523,590 - Financing: Current Funds (\$991,433) and Water Utilities Current Funds (\$532,157) (subject to annual appropriations)
7. Authorize a two-year master agreement for ductile iron pipe for the distribution of potable water - Fortiline, Inc., lowest responsible bidder of two - Not to exceed \$295,860 - Financing: Water Utilities Current Funds
8. Authorize a five-year master agreement for the purchase of various software including perpetual, fixed term, subscription and software as a service, software maintenance support and implementation services - SHI Government Solutions, Inc. in the amount of \$4,800,155, Mobile Wireless, LLC in the amount of \$231,250 and Carahsoft Technology Corporation in the amount of \$160,000, through the Department of Information Resources, State of Texas Cooperative contract - Total not to exceed \$5,191,405 - Financing: Current Funds
9. Authorize supplemental agreement no. 1 to the service contract for maintenance and support of the INCODE Court Case Management System acquisition contract with Tyler Technologies, Inc. to authorize forty-three months of application and account management services for the court case management system - Not to exceed \$927,723, from \$5,282,395 to \$6,210,118 - Financing: Current Funds (subject to annual appropriations)
10. Authorize supplemental agreement no. 4 to exercise the first one-year renewal option of the service contract with Austin Ribbon & Computer Supplies, Inc. for the lease or purchase of all forms of computers, computer related equipment, accessories and various managed services - Not to exceed \$3,557,706, from \$31,240,547 to \$34,798,253 - Financing: Current Funds (subject to appropriations)

CONSENT AGENDA (Continued)**City Attorney's Office**

11. Authorize settlement of the lawsuit styled Sakeb Kazi and Shahbaz Kazi v. City of Dallas, Cause No. CC-14-04298-E - Not to exceed \$60,000 - Financing: Current Funds
12. Authorize a resolution amending Dallas City Council Rules of Procedure 2.1 and 4.5 to bring the City Council Rules of Procedure into compliance with Charter amendments made by the special election held on November 4, 2014, specifically to: **(1)** require that city council meetings be held on dates and times set by the city council rather than on each Wednesday; and **(2)** clarify that city councilmembers are excused from voting on a matter when the law prohibits them from voting on that matter - Financing: No cost consideration to the City
13. Authorize Supplemental Agreement No. 10 to the professional services contract with Hankinson, L.L.P. for additional legal services necessary in the lawsuit styled City of Dallas v. Kenneth E. Albert, et al., Cause No. 13-0940, and any other proceedings relating to the subject matter of this litigation - Not to exceed \$80,000, from \$490,000 to \$570,000 - Financing: Current Funds
14. An ordinance amending Chapters 2, 6A, 12A, 13, 24, 28, 37, 37A, 49, and 51A of the Dallas City Code to bring the Dallas City Code into compliance with Charter amendments made by the special election held on November 4, 2014, and with Section 150.041 of the Texas Local Government Code specifically to: **(1)** require that city officers deposit money in the manner prescribed by the chief financial officer rather than with the city treasurer; **(2)** move the start day of board and commission terms from September 1 to October 1; **(3)** remove references to the city tax assessor and collector; **(4)** allow city employees to run for office; **(5)** remove the conflicts of interest exception for advisory board members; **(6)** require that the chief of police deposit moneys collected to the credit of the appropriate city fund rather than with the city treasurer; **(7)** require that the board of trustees of the city police and fire welfare fund deposit assets of the fund to the credit of the appropriate city fund rather than with the general trust fund; **(8)** require that lot and acreage fees be deposited to the credit of the appropriate city fund rather than with a trust fund established by the city treasurer; and **(9)** make semantic, grammatical, and structural changes - Financing: No cost consideration to the City

**City Controller's Office**

15. An ordinance authorizing the issuance and sale of Waterworks and Sewer System Revenue Refunding Bonds, New Series 2015A (Tax Exempt) and New Series 2015B (Taxable) in an aggregate principal amount not to exceed \$1,135,000,000; establishing parameters regarding the sale of the Bonds; approving the execution of the Bond Purchase Agreement and all other matters related thereto - Not to exceed \$2,080,675 - Financing: Water Utilities Current Funds

CONSENT AGENDA (Continued)**Communication and Information Services**

16. Authorize a three-year Interlocal Agreement with Dallas County to provide Dallas County with two-way radio service, equipment, antenna space, microwave service and radio system airtime for the period October 1, 2014 through September 30, 2017 - Revenue: \$223,455
17. Authorize Supplemental Agreement No. 3 to increase the contract for the Microsoft true-up payment with SHI Governmental Solutions, Inc., through the State of Texas Department of Information Resources - Not to exceed \$880,706, from \$5,972,239 to \$6,852,945 - Financing: Current Funds (\$623,902), Municipal Lease Agreement Funds (\$250,438) and Confiscated Monies Funds (\$6,366)

**Economic Development****FY 2014 Tax Increment Financing Zone Annual Reports**

18. \* A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District), submitted by the Oak Cliff Gateway TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
19. \* A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District), submitted by the Cedars TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
20. \* A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District), submitted by the City Center TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
21. \* A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six, (Farmers Market TIF District), submitted by the Farmers Market TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)**Economic Development** (Continued)**FY 2014 Tax Increment Financing Zone Annual Reports** (Continued)

22. \* A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven, (Sports Arena TIF District), submitted by the Sports Arena TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
23. \* A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight, (Design District TIF District), submitted by the Design District TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
24. \* A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine, (Vickery Meadow TIF District), submitted by the Vickery Meadow TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
25. \* A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten, (Southwestern Medical TIF District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
26. \* A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
27. \* A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve, (Deep Ellum TIF District), submitted by the Deep Ellum TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City



CONSENT AGENDA (Continued)**Economic Development** (Continued)**FY 2014 Tax Increment Financing Zone Annual Reports** (Continued)

28. \* A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen, (Grand Park South TIF District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
29. \* A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen, (Skillman Corridor TIF District), submitted by the Skillman Corridor TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
30. \* A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District), submitted by the Fort Worth Avenue TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
31. \* A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen, (Davis Garden TIF District), submitted by the Davis Garden TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
32. \* A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District), submitted by the TOD TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
33. \* A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen, (Maple/Mockingbird TIF District), submitted by the Maple/Mockingbird TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)**Economic Development** (Continued)**FY 2014 Tax Increment Financing Zone Annual Reports** (Continued)

34. \* A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District), submitted by the Cypress Waters TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
35. \* A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty, (Mall Area Redevelopment TIF District), submitted by the Mall Area Redevelopment TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

**Housing/Community Services**

36. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City
37. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City
38. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)**Housing/Community Services** (Continued)

39. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by New Vision Properties & Land for the construction of affordable houses; **(2)** the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to New Vision Properties & Land; and **(3)** execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City - Financing: No cost consideration to the City
40. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by John Henry Garza, P.C. for the construction of affordable houses; **(2)** the sale of 3 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to John Henry Garza, P.C.; and **(3)** execution of a release of lien for any non-tax liens on the 3 properties that may have been filed by the City - Financing: No cost consideration to the City
41. Authorize **(1)** approval of the development plans submitted to the Dallas Housing Acquisition and Development Corporation by Sun Land Reserve of America Inc. for the construction of affordable houses; **(2)** the sale of 35 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Sun Land Reserve of America Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 35 properties that may have been filed by the City - Financing: No cost consideration to the City

**Office of Financial Services**

42. Authorize a public hearing to be held on March 25, 2015 to receive comments on the proposed FY 2015-16 Operating, Capital, and Grant / Trust budgets - Financing: No cost consideration to the City

**Office of Management Services**

43. A resolution adopting the City's Federal Legislative Agenda for the 114<sup>th</sup> Session of the United States Congress - Financing: No cost consideration to the City

**Park & Recreation**

44. Authorize a professional services contract with GSR Andrade Architects, Inc. for a replacement service center for Park Maintenance District 6 Service Center located at 10770 Bekay Street - Not to exceed \$197,860 - Financing: 2006 Bond Funds
45. Authorize a construction contract for a new trail at Stevens Park Golf Course and the tennis courts along Kessler Parkway and other miscellaneous items for the Coombs Creek Trail, Phase III located from Stevens Park tennis courts to Hampton Road - A S Con, Inc., lowest responsible bidder of six - Not to exceed \$1,131,842 - Financing: 2006 Bond Funds

CONSENT AGENDA (Continued)**Park & Recreation** (Continued)

46. Authorize **(1)** the receipt and deposit of funds from the Hancock Estate in an amount not to exceed \$168,414; **(2)** the establishment of appropriations in the amount of \$168,414 in the Capital Gifts, Donation and Development Fund; and **(3)** an increase in the contract with A S Con, Inc. for additional scope of work to include: dog wash stations, information kiosk, reconfiguration and expansion of paddock entry, electrical service and other miscellaneous items; and a credit for boat ramp, grass seeding and irrigation for temporary dog run and existing kiosk at White Rock Lake Park located at 7850 East Mockingbird Lane - Not to exceed \$198,545, from \$965,531 to \$1,164,076 - Financing: Capital Gifts, Donation and Development Funds (\$168,413) and 2006 Bond Funds (\$30,132)

**Public Works Department**

47. Authorize a professional services contract with VRX, Inc. for the engineering design of Alley Reconstruction Group 12-2034 and bridge repair of the Mockingbird Lane Bridge at Santa Barbara Drive (list attached) - Not to exceed \$117,939 - Financing: 2006 Bond Funds (\$4,094) and 2012 Bond Funds (\$113,845)
48. Authorize a contract with FNH Construction LLC, lowest responsible bidder of six, for the street reconstruction thoroughfare project on Munger Boulevard north from Reiger Avenue to Tremont Street - Not to exceed \$1,102,853 - Financing: 2006 Bond Funds (\$137,878) and General Obligation Commercial Paper Funds (\$964,975)
49. Authorize a contract with Gibson & Associates, Inc., lowest responsible bidder of three, for the construction of streetscape, landscape, water and wastewater adjustment improvements for Griffin Street from Young Street to Elm Street, and Browder Street Plaza from Jackson Street to Commerce Street - Not to exceed \$3,004,221 - Financing: 2006 Bond Funds (\$2,926,891) and Water Utilities Capital Construction Funds (\$77,330)
50. Authorize a contract with Jeske Construction Company, lowest responsible bidder of five, for alley reconstruction improvements of Alley Reconstruction Groups 12-2038 and 12-2039 (list attached) - Not to exceed \$1,813,789 - Financing: 2006 Bond Funds (\$1,703,956), 2012 Bond Funds (\$31,267), Water Utilities Capital Construction Funds (\$8,670) and Water Utilities Capital Improvement Funds (\$69,896)

**Sustainable Development and Construction**

51. Authorize acquisition from James Monroe and Doris Monroe, of approximately 28,128 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$17,194 (\$14,194, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Improvement Funds (\$15,194) and Water Utilities Capital Construction Funds (\$2,000)

CONSENT AGENDA (Continued)**Sustainable Development and Construction** (Continued)

52. Authorize acquisition from Early Douglas Lane, Jr. and Doris Lane, of approximately 224,775 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$269,500 (\$266,000, plus closing costs and title expenses not to exceed \$3,500) - Financing: Water Utilities Capital Construction Funds
53. Authorize a five-year extension of the lease agreement with Dallas Children's Advocacy Center, for approximately 2,500 square feet of office space located at 5351 Samuel Boulevard for the Police Department's Youth and Family Crimes Division for the period March 1, 2015 through February 29, 2020 - Not to exceed \$265,946 - Financing: Current Funds (subject to annual appropriations)
54. Authorize moving expense and rental assistance payments for Roy and Evelyn Campbell as a result of an official written offer of just compensation to purchase real property at 321 North Carroll Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$30,688 - Financing: 2006 Bond Funds
55. Authorize the quitclaim of 82 properties acquired by the taxing authorities from the Sheriff's Sale to the highest bidders (list attached) - Revenue: \$795,383
56. A resolution authorizing the conveyance of a water and wastewater easement containing approximately 184,315 square feet of land to the City of Rowlett for the construction and maintenance of water and wastewater facilities across City-owned land at Lake Ray Hubbard located near the intersection of President George Bush Turnpike and Liberty Grove Road - Financing: No cost consideration to the City
57. An ordinance abandoning a portion of street right-of-way to Union Pacific Railroad Company, the abutting owner, containing approximately 2,066 square feet of land, located near the intersection of Forney and Prairie Creek Roads, and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee
58. An ordinance abandoning a portion of Wheelock Street to Dallas Independent School District, the abutting owner, containing approximately 21,471 square feet of land, located near the intersection of Wheelock Street and Brockbank Drive, and authorizing the quitclaim - Revenue: \$123,458, plus the \$20 ordinance publication fee

**Water Utilities**

59. Authorize an engineering contract with Kleinfelder Central, Inc. to provide construction materials testing services during the installation of water and wastewater mains - Not to exceed \$408,137 - Financing: Water Utilities Capital Construction Funds
60. Authorize an engineering contract with Nathan D. Maier Consulting Engineers, Inc. to provide engineering services associated with improvements to the Walnut Hill Pump Station facility - Not to exceed \$1,544,241 - Financing: Water Utilities Capital Improvement Funds

**CONSENT AGENDA** (Continued)**Water Utilities** (Continued)

61. Authorize Supplemental Agreement No. 1 to the engineering contract with Jacobs Engineering Group Inc. to provide additional engineering services associated with the rehabilitation of the Central Wastewater Treatment Plant White Rock Primary Clarifiers 1 - 6 and the Five Mile Junction Structure - Not to exceed \$181,873, from \$2,710,286 to \$2,892,159 - Financing: Water Utilities Capital Construction Funds
62. Authorize Supplemental Agreement No. 5 to the engineering contract with CP&Y, Inc. for additional engineering and construction phase services related to the construction of the East Bank-West Bank Wastewater Interceptor Connection - Not to exceed \$316,450, from \$3,425,272 to \$3,741,722 - Financing: Water Utilities Capital Improvement Funds

**ITEMS FOR INDIVIDUAL CONSIDERATION****City Secretary's Office**

63. 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)

**Sustainable Development and Construction**

64. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from David Potts, of a tract of land containing approximately 80,755 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$12,670 (\$10,170, plus closing costs and title expenses not to exceed \$2,500) - Financing: Water Utilities Capital Improvement Funds
65. Authorize acceptance of a zoning application on property with delinquent taxes located at 4910 Capitol Avenue - Financing: No cost consideration to the City

**Trinity Watershed Management**

66. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Dallas Area Rapid Transit, for a total of six subsurface easements located under a total of approximately 87,360 square feet of land and one drainage easement containing approximately 4,818 square feet of land for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project (list attached) - Not to exceed \$169,150 (\$158,650 plus closing costs and title expenses not to exceed \$10,500) - Financing: 2006 Bond Funds

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)**Trinity Watershed Management** (Continued)

67. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Gene Street, of a subsurface easement under approximately 6,242 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 \$9,290 (\$7,490 plus closing costs and title expenses not to exceed \$1,800) - Financing: 2006 Bond Funds
68. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Hal G. Hinckley, of a subsurface easement under approximately 14,133 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 \$23,200 (\$21,200 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds
69. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from James W. Orchard, III, of a subsurface easement under approximately 3,116 square feet of land located on South Haskell Avenue near its intersection with Willow Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$5,907 (\$4,207 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds
70. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Mary Jo Madden, of a subsurface easement under approximately 3,903 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 \$4,432 (\$2,732 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds
71. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Micah Bellieu, of a subsurface easement under approximately 1,211 square feet of land located on Trellis Court at its intersection with Peak Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$2,487 (\$787 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds
72. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Robert Granado and Vicki Anderson Granado, of a subsurface easement under approximately 2,388 square feet of land located on Worth Street near its intersection with Peak Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$3,372 (\$1,672 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

## ITEMS FOR FURTHER CONSIDERATION

**Sustainable Development and Construction**

73. A resolution consenting to the condemnation and acceptance of the award of the Special Commissioners of approximately 16,169 square feet of City-owned land to Union Pacific Railroad Company v. City of Dallas, et al, Cause No. CC-14-01387-D, located at 8414 Forney Road - Revenue: \$27,134

## DESIGNATED PUBLIC SUBSIDY MATTERS

**Economic Development**

74. Authorize a Chapter 380 economic development grant agreement with AMN Healthcare, Inc., in an amount up to \$250,000 to offset development fees and other related costs associated with the relocation of the company's headquarters to 8840 Cypress Waters Boulevard, Dallas, pursuant to the Public/Private Partnership Program - Not to exceed \$250,000 - Financing: Public/Private Partnership Funds
75. Authorize a development agreement with Akard Owner, LLC to reimburse eligible project costs related to environmental remediation, demolition, street/utility improvements and façade improvements associated with the Mayflower Building redevelopment project located at 411 North Akard Street in an amount not to exceed \$5,300,246 plus Economic Development and Affordable Housing TIF Grants in an amount not to exceed \$4,699,754, for a total TIF incentive not to exceed \$10,000,000 from revenues accruing to Tax Increment Financing Reinvestment Zone Eleven (Downtown Connection TIF District) - Not to exceed \$10,000,000 - Financing: Downtown Connection TIF District Funds (subject to appropriations)
76. A resolution authorizing approval of the City of Dallas Housing Finance Corporation (DHFC), as a conduit lender, to provide development funding in the form of a loan with funds provided by FSC Asset Administration, Inc., a sub-entity of First Southwest Company, to Wynnewood Seniors Housing II, L.P. and/or its successors and assigns, (a yet to be formed limited partnership) in an amount not to exceed \$1,750,000 in an attempt to be awarded up to 14 points under the Commitment of Development Funding from a Local Political Subdivision under Section 11.9 (d)(2) (B,C,D) of the Texas Department of Housing Community Affairs 2015 Qualified Allocation Plan (QAP), under specified terms and conditions and providing a firm commitment and support of the project in this resolution for an additional 17 points under Section 11.9 (d)(1) for the Wynnewood Seniors, Phase II (aka High Point Seniors Phase II, which is Phase III of the Parks at Wynnewood Redevelopment) located at approximately 1805 South Zang Boulevard, Dallas, Texas 75224 - TDHCA Application No. 15011 - Financing: No cost consideration to the City



ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

## DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

**Economic Development** (Continued)

77. Authorize the City of Dallas Housing Finance Corporation (DHFC) to make a development loan to AmeriSouth Realty Group, and/or its successors and assigns, to a to be formed limited partnership, in the amount not to exceed \$2,520,000 with a term of 15 years with a 30 year amortization and an interest rate of 3% with the DHFC as a Conduit Lender, with funds provided by the Richman Group, for the Royal Crest Apartments, as an integral part of its Texas Department of Housing and Community Affairs 9% tax credit application for the 2015 Funding Year under the Commitment of Development Funding from a Local Political Subdivision under Section 11.9 (d) (2) (B,C,D) for up to 14 points and under Section 11.9(d)(1) Local Government Support by providing a resolution of support voted on and adopted by the local governing body for up to 17 points as part of the Texas Department of Housing Community Affairs (TDHCA) 2015 Qualified Allocation Plan (QAP), under specified conditions, and providing a firm commitment in this resolution for Royal Crest Apartments located at 3558 Wilhurl, Dallas, Texas, 75217 - TDHCA Application No. 15279 - Financing: No cost consideration to the City
78. Authorize an amendment to the development agreement with Olympic 1401 Elm Associates, LLC, for the redevelopment of the 1401 Elm Street building to: **(1)** remove the requirement of a public plaza on a portion of the 9th floor of the building; **(2)** revise project completion components and extend the project completion and Certificate of Occupancy date from December 31, 2016 to December 31, 2017; and **(3)** combine the requirements of a minimum of 40,000 square feet of office space and 25,000 square feet of retail/restaurant space into one requirement for a minimum of 65,000 square feet of non-residential, commercial space including retail, restaurant and office space - Financing: No cost consideration to the City

**Bishop Arts Area Public Infrastructure Improvements**

**Note:** Item Nos. 79, 80 and 81 must be considered collectively.

79. \* Authorize amendments to the TIF development agreement and the second Chapter 380 grant agreement ("the Grant II") with Bishop Arts Village LLC, previously approved on December 10, 2014, by Resolution Nos. 14-2180 and 14-2181, to **(1)** remove the cross defaults between the agreements; **(2)** reduce the requirements for and accelerate the payment of Grant II; **(3)** accept a second lien on the project site to secure Grantee's performance regarding the Mixed Income Housing Guidelines throughout the affordability period; **(4)** allow for the extension of project deadlines up to one year as needed to accommodate city-initiated utility and street construction immediately adjacent to the Bishop Arts Phase I site; and **(5)** change the entity name from Bishop Arts Village LLC to Bishop Arts LLC - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

## DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

**Economic Development** (Continued)**Bishop Arts Area Public Infrastructure Improvements****Note:** Item Nos. 79, 80 and 81 must be considered collectively.

80. \* Authorize a resolution confirming the City's intent to utilize an amount not to exceed \$4,100,000 in general obligation bond funds for the design and construction of paving and drainage improvements and related public infrastructure improvements for the Bishop Arts area, subject to future city council approval of the construction contract awards for these improvements - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future cost)
81. \* Authorize Supplemental Agreement No. 4 to the professional services contract with Pacheco Koch Consulting Engineers for additional engineering services for paving, drainage, streetscape, water and wastewater improvements on Bishop Avenue from Eighth Street to Jefferson Boulevard and other nearby Bishop Arts area streets - Not to exceed \$494,885, from \$508,410 to \$1,003,295 - Financing: 2006 Bond Funds (\$489,335) and Water Utilities Capital Improvement Funds (\$5,550)

**Housing/Community Services**

82. Authorize on-site reconstruction of nine homes in accordance with the requirements of the Reconstruction Program Statement for the properties located at: 4134 Aransas Street in the amount of \$103,000; 3530 Hancock Street in the amount of \$103,000; 1323 Hendricks Avenue in the amount of \$103,000; 2139 Hudspeth Avenue in the amount of \$103,000; 1318 Amity Lane in the amount of \$103,000; 3902 South Marsalis Avenue in the amount of \$103,000; 3003 Harlandale Avenue in the amount of \$103,000; 1435 Adelaide Drive in the amount of \$103,000; and 2516 Lowery Street in the amount of \$103,000 - Total not to exceed \$927,000 - Financing: 2012-13 HOME Investment Partnership Program Grant Funds (\$80,008); 2012-13 Community Development Block Grant Reprogramming Funds (\$94,389); 2013-14 Community Development Block Grant Funds (\$113,326) and 2014-15 Community Development Block Grant Funds (\$639,277)

PUBLIC HEARINGS AND RELATED ACTIONS**Sustainable Development and Construction**ZONING CASES - CONSENT

83. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1467 for an open-enrollment charter school on property zoned a CA-1(A) Central Area District with an SP Secondary Pedestrian Precinct Overlay on the south corner of North Akard Street and Ross Avenue  
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a traffic management plan and conditions  
Z134-232(WE)
84. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for certain Residential and Utility and public service uses on property zoned an IR Industrial Research District and an R-7.5(A) Single Family District on property bounded by North Edgefield Avenue and North Willomet Avenue, north of Stafford Avenue  
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions  
Z134-286(RB)
85. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development Subdistrict No. 16 for O-2 Office Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south corner of McKinnon Street and Wolf Street  
Recommendation of Staff and CPC: Approval, subject to conditions  
Z134-314(WE)
86. A public hearing to receive comments regarding an application for and an ordinance granting an amendment and the renewal of Specific Use Permit No. 1970 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 Community Retail District with a D-1 Liquor Control Overlay, on the west corner of Seagoville Road and South Belt Line Road  
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions  
Z134-334(DJ)

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

87. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple-family Subdistrict uses and an ordinance repealing Specific Use Permit No. 1191 for a Child-care facility, Foster home, and Nursing home on property zoned an MF-2 Multiple-family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north corner of Knight Street and Brown Street  
Recommendation of Staff and CPC: Approval of a Planned Development Subdistrict, subject to conditions, and approval to repeal Specific Use Permit No. 1191  
Z145-107(OTH)
88. A public hearing to receive comments regarding an application for and an ordinance granting the creation of a subdistrict from a portion of Subdistrict 2B within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District on the southwest corner of Fort Worth Avenue and Sylvan Avenue  
Recommendation of Staff and CPC: Approval, subject to revised conditions  
Z145-120(RB)
89. A public hearing to receive comments regarding an application for and an ordinance granting a GR General Retail Subdistrict on property zoned an O-2 Office Subdistrict with a D Liquor Control Overlay within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southeast line of Inwood Road, between Denton Drive and Cedar Springs Road  
Recommendation of Staff and CPC: Approval  
Z145-132(WE)

ZONING CASES - INDIVIDUAL

90. A public hearing to receive comments regarding an application for and an ordinance granting a D-1 Liquor Control Overlay and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D Liquor Control Overlay on the south side of Military Parkway, between Scottsdale Drive and McNeil Street  
Recommendation of Staff: Approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions  
Recommendation of CPC: Approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for a two-year period, subject to a site plan and conditions  
Z145-111(OTH)

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

91. A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 468, the Oak Cliff Special Purpose District, with deed restrictions on a portion, Specific Use Permit No. 10 for a nursing home, Specific Use Permit No. 1032 for a utility or government installation, Specific Use Permit No. 1623 for a financial institution with a drive-in window, and Specific Use Permit No. 1679 for a financial institution with a drive-in window, H/84 Lake Cliff Historic District, H/71 Betterton House Historic District; Planned Development District No 160 with Specific Use Permit 2079 for a child-care facility; Planned Development District No 340; Planned Development District No 364; Planned Development District No 830; an R-5(A) Single Family District; an R-7.5(A) Single Family District; a TH-2(A) Townhouse District; a CH Clustered Housing District; an MF-2(A) Multifamily District; a CR Community Retail District with deed restrictions; an IR Industrial/Research District; a CS Commercial Service District with deed restrictions; an LO-1 Office District with deed restrictions; an RR Regional Retail District; an MU-1 Mixed-Use District with deed restrictions; an MU-2 Mixed-Use District; and a P(A) Parking District and an ordinance granting the zoning; the property is generally bounded by Interstate 30 to the north, the east levee of the Trinity River to the northeast, Interstate 35 to the east, Marsalis Street to the west, Eighth Street and Seventh Street to the south, Zang Boulevard to the west, Davis Street to the south, Elsbeth Street to the west, Neches Street to the south, Madison Street to the west, between blocks BLK M/3363 LOT 1& 2 to the south, between blocks BLK M/3363 TR 23-A and 24 to the south, Bishop Avenue to the west, Colorado Boulevard to the north, both sides of Beckley Avenue to the west including property facing Interstate 30 service road. Consideration will be given to appropriate zoning including use, development standards, parking, landscaping, sign, and other appropriate regulations, with retention of the H/84 Lake Cliff Historic District and H/71 Betterton House Historic District, including approval of a resolution for the termination of deed restrictions DR Z812-227 (located at the northwest corner of East 8th Street and North Marsalis Avenue), DR Z834-399 (located at the southwest corner of East 5th Street and North Crawford Street), and DR Z867-185 (property bounded by East 6th Street, North Beckley Avenue, West Neely Street and North Zang Boulevard)
- Recommendation of Staff: Approval of amendments to and expansion of Planned Development District No. 468, subject to a street hierarchy plan and approval of the termination of deed restrictions Z812-227, Z834-399, and Z867-185 with retention of Historic Overlay District No. 84 Lake Cliff, Historic Overlay District No. 71 Betterton House, Specific Use Permit Nos. 10, 1032, 1623, and 1679, and existing deed restrictions Z034-301, Z801-168, Z890-182, Z923-112, Z923-183, Z945-113 and no change of zoning on: 1) a portion of Tract 1C within Planned Development District No. 160 on the east side of Elsbeth Avenue between Neely Street and 5<sup>th</sup> Street; 2) an R-5(A) Single Family District on the east side of Elsbeth Avenue between 5<sup>th</sup> Street and Neches Street; 3) a portion of Subdistrict 6 within Planned Development District No. 830 on the northeast corner of Davis Street and Elsbeth Avenue; 4) a CR Community Retail District and an MF-2(A) Multifamily District south of Davis Street between Beckley Avenue and Patton Avenue; and 5) Planned Development District No. 340

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

91. (Continued)

Recommendation of CPC: Approval of amendments to and expansion of Planned Development District No. 468, subject to a yard, lot, space chart; a parking chart; and a street hierarchy plan and approval of the termination of deed restrictions Z812-227, Z834-399, and Z867-185 with retention of H/84 Lake Cliff Historic District and H/71 Betterton House Historic District, Specific Use Permit Nos. 10, 1032, 1623, 1679, and deed restrictions Z034-301, Z801-168, Z890-182, Z923-112, Z923-183, Z945-113 and no change of zoning on: 1) a portion of Tract 1C within Planned Development District No. 160 on the east side of Elsbeth Avenue between Neely Street and 5<sup>th</sup> Street; 2) a portion of Subdistrict 6 within Planned Development District No. 830 on the northeast corner of Davis Street and Elsbeth Avenue; and 3) Planned Development District No. 340  
Z067-203(VM)

## MISCELLANEOUS HEARINGS

**Economic Development**

**Note:** Item Nos. 92 and 93  
must be considered collectively.

United Parcel Service, Inc.

92. \* A public hearing to receive comments concerning the City of Dallas' participation in the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Chapter 2303 Texas Government Code as revised effective August 11, 2007, in order to allow the nomination of United Parcel Service, Inc., 10155 Monroe Drive as an Enterprise Zone Project - Financing: No cost consideration to the City
93. \* Authorize the nomination by Ordinance of United Parcel Service, Inc., located at 10155 Monroe Drive in Dallas to receive designation as an Enterprise Project under the Texas Enterprise Zone Act, as amended (Government Code, Chapter 2303) to the Office of the Governor Economic Development and Tourism through the Economic Development Bank - Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

**Mayor and City Council**

94. A public hearing to receive comments and consider authorizing a public hearing to determine proper zoning on property zoned an IR Industrial Research, a CS Commercial Service, a P(A) Parking, an R-5(A) Single Family Residential, a CR Community Retail and an RR Regional Retail Districts on property generally bounded by a Texas Utility Easement on the northeast, Cedar Crest Boulevard on the east, both sides of 11<sup>th</sup> Street on the south, Corinth Street on the west, and Parkway Avenue and a DART right-of-way on the northwest, with consideration given to the appropriate uses, development standards, parking, landscape, sign, and other appropriate regulations - Financing: No cost consideration to the City (via Councilmembers Caraway, Griggs, Davis, Medrano, and Mayor Pro Tem Atkins)

**Office of Environmental Quality**

95. 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 Elan Dallas City Lights Owner, LP; TM Development Partners, LTD; and Minerva Partners, LTD located near the intersection of Live Oak Street and North Good Latimer Expressway and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Elan Dallas City Lights Owner, LP 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  
Recommendation of Staff: Approval

February 25, 2015

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**Land Bank (DHADC) Sale of Lots to  
Dallas Area Habitat for Humanity  
Agenda Item # 36**

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
1. 1836 Bayside	44J	\$1,819.72



February 25, 2015

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**Land Bank (DHADC) Sale of Lots to  
Dallas Area Habitat for Humanity  
Agenda Item # 37**

<b><u>Property Address</u></b>	<b><u>Mapsc</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
1. 1923 Muncie	44N	\$14,377.76

February 25, 2015

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**Land Bank (DHADC) Sale of Lots to  
Dallas Area Habitat for Humanity  
Agenda Item # 38**

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
1. 2322 Exeter	65D	\$4,408.05

**Land Bank (DHADC) Sale of Lots to  
New Vision Properties & Land  
Agenda Item # 39**

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
1. 713 Rockwood	54H	4	\$16,628.88
2. 2703 Grafton	53L	1	\$13,294.74

February 25, 2015

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**Land Bank (DHADC) Sale of Lots to  
John Henry Garza, P.C.  
Agenda Item # 40**

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
1. 4611 Garland	46L	2	\$3,804.96
2. 1437 Barry	46M	2	\$6,954.62
3. 811 Bayonne	44P	6	\$18,658.55

**Land Bank (DHADC) Sale of Lots to  
Sun Land Reserve of America Inc.  
Agenda Item # 41**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 1955 Angelina	44E	6	\$17,075.52
2. 2017 Angelina	43H	6	\$10,591.49
3. 2024 Angelina	43H	6	\$9,711.10
4. 3427 Bernal	43K	6	\$5,752.14
5. 1518 Bickers	44J	6	\$15,585.88
6. 1923 Canada	44E	6	\$9,169.25
7. 3611 Canada	43F	6	\$11,055.48
8. 4010 Furey	43F	6	\$13,093.38
9. 4103 Furey	43F	6	\$9,637.53
10. 2028 McBroom	43M	6	\$9,255.07
11. 3634 Cleveland	46W	7	\$6,798.37
12. 2814 Holmes	46W	7	\$3,536.19
13. 2824 Holmes	46W	7	\$17,068.03
14. 2913 Holmes	46W	7	\$14,496.78
15. 3510 Parnell	46W	7	\$10,543.67
16. 426 Bonnie View	55G	4	\$17,504.63
17. 1010 Claude	55E	4	\$9,822.77
18. 1506 Doyle	55F	4	\$8,482.40
19. 1361 Grant	55F	4	\$9,384.59
20. 3727 Humphrey	56T	4	\$15,069.68
21. 3731 Humphrey	56T	4	\$15,384.65
22. 3735 Humphrey	56T	4	\$6,158.84
23. 3746 Humphrey	56T	4	\$7,328.70
24. 4310 Kolloch	56Y	4	\$11,799.78
25. 1619 E. Woodin	55P	4	\$8,992.05
26. 1318 Exeter	65F	4	\$19,781.19
27. 1349 Exeter	65F	4	\$14,597.73
28. 4126 Gladewater	65D	4	\$8,866.88
29. 4170 Gladewater	65D	4	\$6,386.57
30. 4227 Gladewater	65D	4	\$20,960.77
31. 4030 Maryland	65E	4	\$11,551.01
32. 4250 Maryland	65E	4	\$17,410.73
33. 2203 Scotland	65D	4	\$12,898.02
34. 4720 Tacoma	66A	4	\$8,671.59
35. 2429 Talco	66J	8	\$15,372.45

**Professional Services Contract for Alley Reconstruction Group 12-2034 and  
Mockingbird Lane Bridge at Santa Barbara Drive**

Agenda Item # 47

<u>Project</u>	<u>Council District</u>	<u>Amount</u>
<b><u>Alley Reconstruction Group 12-2034</u></b>		
Alley behind Country Brook Drive (4204-4328)	12	\$19,949.33
Alley between Gray Wolf Trail (6203-6251) and Bentwood Trail (6211-6247)	12	\$15,356.60
Alley between Hilton Head Drive (5211-5315) and River Hill Circle (4708-4724)	12	\$14,021.66
Alley between Hilton Head Drive (5310-5420) and Harbor Town Drive (5305-5323)	12	\$15,479.28
Alley between Park Grove Lane (18627-18851) and Kirkmeadow Lane (4007-4131)	12	\$28,856.99
Alley between Tree Shadow Trail (5902-5942) and Flintshire Court (5901-5923)	12	\$20,180.86
<b><u>Bridge Repair</u></b>		
Mockingbird Lane Bridge at Santa Barbara Drive	9	\$4,093.47

**Construction Contract for Alley Reconstruction Improvements**  
Agenda Item # 50

<u>Project</u>	<u>Council District</u>	<u>Amount</u>
<b><u>Alley Reconstruction Group 12-2038</u></b>		
Alley between El Padre Lane (7707-7747) and El Santo Lane (7706-7746)	11	\$133,549.00
Alley between Fallmeadow Lane (7612-7668) and Meandering Way (14800-14800)	11	\$161,919.00
Alley between Hillfawn Circle (7905-7947) and Woodstone Lane (7938-7992)	11	\$121,779.80
Alley between Roundrock Road (7707-7823) and Briaridge Road (7708-7820)	11	\$139,265.80
Alley between Spring Creek Road (15408-15432) and Fallmeadow Lane (7927-7931)	11	\$74,812.20
Alley between Spring Creek Road (14906-15022) and Hillfawn Circle (7906-7916)	11	\$148,271.40
<b><u>Alley Reconstruction Group 12-2039</u></b>		
Alley between Arapaho Road (7630-7630) and El Padre Lane (7707-7707) from Arapaho Road to La Cosa Drive	11	\$261,910.20
Alley between La Cosa Drive (7604-7760) and Chalkstone Drive (7605-7747) from 7804 La Cosa Drive to Spring Creek Road	11	\$369,299.00
Alley between La Cosa Drive (7705-7761) and El Padre Lane (7706-7746) from 7705 La Cosa Drive to Spring Creek Road	11	\$121,037.00
Alley between La Cosa Drive (7804-7960) and Fallmeadow Lane (7931-7997) from Spring Creek Road to Coit Road	11	\$281,945.00

**Tax Foreclosed and Seizure Warrant Property Resales**  
**Agenda Item # 55**

<u>Item No.</u>	<u>Street Address</u>	<u>Vac/ Imp</u>	<u>Council District</u>	<u>Zoning</u>	<u>Parcel Size</u>	<u>Struck off Amount</u>	<u># Bids Rec'd</u>	<u>Min Bid Amount</u>	<u>Highest Bid Amount</u>	<u>DCAD</u>	<u>Highest Bidder</u>
1	4216 1st	V	7	R-5(A)	0.1538	\$3,900.00	1	\$500.00	\$512.00	\$3,400.00	Antonio Blackman
2	4226 1st	V	7	PD 595	0.1642	\$1,585.00	1	\$500.00	\$512.00	\$3,580.00	Antonio Blackman
3	1121 E. 10th	I	4	PD388	0.1630	\$4,000.00	9	\$3,000.00	\$15,300.00	\$10,650.00	Robert Detlef Bazemore
4	1132 10th	V	4	PD 388	0.0066	\$14,160.00	1	\$500.00	\$3,751.00	\$12,370.00	William Patrick Anderson
5	1974 Angelina	V	6	R-5(A)	0.1282	\$846.00	7	\$500.00	\$4,850.00	\$8,940.00	Nextlots Now L.L.C.
6	3725 Aransas	V	6	R-5(A)	0.1631	\$9,355.00	6	\$500.00	\$3,275.00	\$12,000.00	Nextlots Now L.L.C.
7	3826 Aransas	V	6	R-5(A)	0.1664	\$8,594.00	3	\$500.00	\$3,385.00	\$12,000.00	NextlotsNow L.L.C.
8	3922 Aransas	V	6	R-5(A)	0.1664	\$4,502.00	4	\$500.00	\$2,950.00	\$12,000.00	Nextlots Now L.L.C.
9	8118 Arlene	I	8	R-7.5(A)	0.1678	\$11,548.00	3	\$3,000.00	\$11,000.00	\$21,980.00	Jesuda Construction LLC
10	1727 Avenue B	V	4	R-5(A)	0.2061	\$1,157.00	2	\$500.00	\$4,360.00	\$5,000.00	Adia Partnership, LLC
11	1703 Avenue B	V	4	R-5(A)	0.2204	\$1,093.00	3	\$500.00	\$1,265.00	\$5,000.00	Adia Partnership, LLC
12	439 Avenue E	V	4	R-5(A)	0.1297	\$1,385.00	1	\$500.00	\$999.00	\$9,500.00	James Bell
13	426 Avenue E	V	4	R-5(A)	0.0955	\$9,500.00	2	\$500.00	\$999.00	\$9,500.00	James Bell
14	323 Avenue L	V	4	D(A)	0.1248	\$1,422.00	1	\$500.00	\$3,081.00	\$9,500.00	Adia Partnership, LLC
15	1115 Bayonne	V	6	TH-3(A)	0.1148	\$9,889.00	11	\$500.00	\$6,501.00	\$4,500.00	Rudy Susantio
16	2329 Ben Hur	V	8	R-7.5(A)	0.1700	\$21,853.00	6	\$500.00	\$3,800.00	\$8,000.00	Silvia Gonzalez
17	3723 Bertrand	V	7	PD595	0.1417	\$1,469.00	2	\$500.00	\$1,570.00	\$3,090.00	Adia Partnership, LLC
18	3520 Bertrand	V	7	R-5(A)	0.1538	\$1,893.00	2	\$500.00	\$1,780.00	\$4,560.00	Adia Partnership, LLC
19	1139 Betterton	V	4	PD595	0.2091	\$8,630.00	1	\$1,000.00	\$1,399.00	\$3,400.00	James Bell
20	3119 Birmingham	V	7	PD388	0.2839	\$20,467.00	1	\$500.00	\$575.00	\$3,580.00	Jose Ramirez
21	349 Bonnie View	V	4	R-5(A)	0.1883	\$1,229.00	1	\$500.00	\$6,880.00	\$10,650.00	Adia Partnership, LLC
22	4511 Bonnie View	V	4	R-5(A)	0.1365	\$1,362.00	1	\$500.00	\$1,250.00	\$12,370.00	Nextlots Now L.L.C.
23	431 Bonnie View	V	4	R-5(A)	0.3677	\$3,309.00	1	\$500.00	\$2,780.00	\$8,940.00	Adia Partnership, LLC
24	4514 Bradshaw	I	7	R-5(A)	0.1582	\$13,505.00	4	\$3,000.00	\$11,501.00	\$12,000.00	Old Car Place
25	2814 Britton	V	4	PD 595	0.1147	\$1,534.00	2	\$500.00	\$7,200.00	\$12,000.00	JDS/Gardner Brewer
26	2841 Canary	I	4	R-7.5(A)	0.1825	\$12,749.00	13	\$3,000.00	\$15,600.00	\$12,000.00	Juan Cavazos
27	4106 Colonial	V	7	R-7.5(A)	0.1859	\$1,644.00	1	\$500.00	\$750.00	\$21,980.00	Vera Mae Cobb
28	4102 Colonial	V	7	PD 595	0.1147	\$2,307.00	1	\$500.00	\$750.00	\$5,000.00	Vera Mae Cobb





**Tax Foreclosed and Seizure Warrant Property Resales**  
**Agenda Item # 55 (Continued)**

<u>Parcel No.</u>	<u>Street Address</u>	<u>Vac/ Imp</u>	<u>Council District</u>	<u>Zoning</u>	<u>Parcel Size</u>	<u>Struck off Amount</u>	<u># Bids Rec'd</u>	<u>Min Bid Amount</u>	<u>Highest Bid Amount</u>	<u>DCAD</u>	<u>Highest Bidder</u>
56	2240 Metropolitan	V	7	PD 595	0.1505	\$2,192.00	1	\$500.00	\$2,100.00	\$6,000.00	Yufei Wang
57	1418 Montague	I	4	R-7.S(A)	0.16	\$15,723.00	4	\$3,000.00	\$13,601.00	\$26,740.00	Old Car Place
58	4222 Montie	I	7	PD 595	0.1357	\$13,167.00	6	\$3,000.00	\$11,566.66	\$20,630.00	Angelica M. Hernandez
59	3009 Morgan	I	8	R-7.S(A)	0.3305	\$17,105.00	13	\$3,000.00	\$17,500.00	\$24,110.00	Jesuda Construction LLC
60	3846 Morningview	I	8	R-7.5(A)	0.1988	\$10,445.00	11	\$4,000.00	\$15,600.00	\$36,860.00	Benita Beltran
61	3500 Morris	V	6	R-5(A)	0.9788	\$2,130.00	1	\$500.00	\$601.00	\$1,200.00	Walter Huerta
62	1006 Oxbow	I	3	R-7.S(A)	0.208	\$67,220.00	27	\$6,000.00	\$43,712.00	\$67,220.00	Joe Shahan
63	4910 Parry	V	2	D(A)	0.1664	\$1,537.00	5	\$500.00	\$7,580.00	\$7,250.00	Maria Cristina Ospina
64	3610 Penelope	I	7	PD595	0.14	\$12,200.00	1	\$3,000.00	\$4,000.00	\$30,630.00	WCP Retirement Plan/John D Silva
65	1815 Pueblo	V	6	R-5(A)	0.1653	\$17,909.00	7	\$500.00	\$7,100.00	\$10,200.00	Santos Coria
66	3324 Pueblo	V	6	R-5(A)	0.1291	\$1,753.00	6	\$500.00	\$7,900.00	\$9,000.00	Santos Coria
67	4419 Rosine	I	7	PD 595	0.0908	\$1,629.00	2	\$3,000.00	\$6,800.00	\$29,620.00	Benita Beltran
68	4415 Rosine	I	7	PD 595	0.0896	\$18,790.00	2	\$3,000.00	\$6,800.00	\$24,720.00	Benita Beltran
69	1448 Rowan	V	2	R-5(A)	0.109	\$18,600.00	2	\$500.00	\$7,250.00	\$4,750.00	Nextlots Now L.L.C.
70	4701 Silver	V	7	R-5(A)	0.105	\$1,811.00	4	\$500.00	\$5,000.00	\$5,720.00	Paticum Foundation
71	4812 Silver	V	7	R-5(A)	0.1089	\$1,643.00	5	\$500.00	\$4,475.00	\$5,940.00	Nextlots Now L.L.C.
72	4134 Soloman	V	6	R-5(A)	0.1618	\$12,000.00	7	\$500.00	\$8,060.00	\$12,000.00	Manuel Vargas
73	2666 Texas	I	1	R-7.5(A)	0.1643	\$64,510.00	38	\$6,000.00	\$43,901.00	\$66,230.00	Monty Gamber
74	3624 Toronto	V	6	R-5(A)	0.1431	\$12,000.00	5	\$500.00	\$8,000.00	\$9,200.00	Santos Coria
75	1836 Toronto	V	6	R-5(A)	0.132	\$2,500.00	10	\$500.00	\$5,500.00	\$12,000.00	Santos Coria
76	8357 Transit	I	5	R-7.5(A)	0.2169	\$26,518.00	16	\$3,500.00	\$20,195.00	\$26,120.00	Oscar Vargas
77	3203 Vilbig	V	6	R-5(A)	0.1264	\$1,487.00	8	\$500.00	\$4,700.00	\$8,880.00	Johnny Mendoza
78	5019 Watson	I	8	R-5(A)	0.2506	\$10,862.00	6	\$2,000.00	\$9,700.00	\$12,690.00	WCP Retirement Plan/ John D Silva
79	730 Winters	I	4	R-7.5(A)	0.153	\$19,748.00	12	\$3,000.00	\$22,901.00	\$28,500.00	Monty Gamber
80	818 E. Woodin	I	4	R-7.5(A)	0.18	\$18,065.00	7	\$3,000.00	\$17,000.00	\$15,920.00	Johnny Aguinaga
81	3618 York	V	7	PD595	0.1492	\$1,394.00	1	\$500.00	\$1,000.00	\$3,250.00	Larry D. Davis
82	3615 York	V	7	PD595	0.1492	\$1,355.00	1	\$500.00	\$1,000.00	\$3,250.00	Larry D. Davis

**Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project**  
**DART Properties**  
Agenda Item # 66

<u>Parcel No.</u>	<u>Council District</u>	<u>Mapsco</u>	<u>Square Footage (approx.)</u>	<u>Offer Amount</u>
135	7	47T	13,616	\$ 1,362
207	2	46L	4,177	\$ 1,462
208	2	46K	14,270	\$ 12,843
310	2	46F	22,218	\$ 35,549
311	2	46F	14,663	\$ 21,994
330 (SSE)	2	46K	18,416	\$ 27,624
330 (DE)	2	46K	4,818	\$ 57,816
			<b>Total</b>	<b>\$ 158,650</b>

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.