

**ANNOTATED AGENDA
CITY COUNCIL MEETING
FEBRUARY 25, 2015
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBER, CITY HALL
DALLAS, TEXAS 75201
9:11 A.M. – 2:40 P.M.**

Invocation and Pledge of Allegiance (Council Chamber)
[15-0330]

Agenda Item/Open Microphone Speakers
[15-0331]

VOTING AGENDA

1. Approval of Minutes of the February 11, 2015 City Council Meeting
[15-0332; APPROVED]

CONSENT AGENDA
[15-0333; APPROVED]

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
[15-0334; APPROVED]
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)
[15-0335; APPROVED]

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)
[15-0336; APPROVED]
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)
[15-0337; APPROVED]
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)
[15-0338; APPROVED]
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
[15-0339; APPROVED]
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
[15-0340; APPROVED]
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)
[15-0341; APPROVED]

CONSENT AGENDA (Continued)

Business Development & Procurement Services (Continued)

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)
[15-0342; APPROVED]

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
[15-0343; APPROVED]
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
[15-0344; APPROVED]
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
[15-0345; APPROVED]

CONSENT AGENDA (Continued)

City Attorney's Office (Continued)

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
[15-0346; APPROVED; ORDINANCE 29645]

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
[15-0347; APPROVED; ORDINANCE 29646]

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
[15-0348; APPROVED]

CONSENT AGENDA (Continued)

Communication and Information Services (Continued)

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)
[15-0349; APPROVED]

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
[15-0350; APPROVED]
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
[15-0351; APPROVED]
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
[15-0352; APPROVED]

CONSENT AGENDA (Continued)

Economic Development (Continued)

FY 2014 Tax Increment Financing Zone Annual Reports (Continued)

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
[15-0353; APPROVED]
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
[15-0354; APPROVED]
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
[15-0355; APPROVED]
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
[15-0356; APPROVED]

CONSENT AGENDA (Continued)

Economic Development (Continued)

FY 2014 Tax Increment Financing Zone Annual Reports (Continued)

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
[15-0357; APPROVED]
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
[15-0358; APPROVED]
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
[15-0359; APPROVED]
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
[15-0360; APPROVED]

CONSENT AGENDA (Continued)

Economic Development (Continued)

FY 2014 Tax Increment Financing Zone Annual Reports (Continued)

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
[15-0361; APPROVED]
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
[15-0362; APPROVED]
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
[15-0363; APPROVED]
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
[15-0364; APPROVED]

CONSENT AGENDA (Continued)

Economic Development (Continued)

FY 2014 Tax Increment Financing Zone Annual Reports (Continued)

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
[15-0365; APPROVED]
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
[15-0366; APPROVED]
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
[15-0367; APPROVED]

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
[15-0368; APPROVED]

CONSENT AGENDA (Continued)

Housing/Community Services (Continued)

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
[15-0369; APPROVED]

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
[15-0370; APPROVED]

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
[15-0371; APPROVED]

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
[15-0372; APPROVED]

CONSENT AGENDA (Continued)

Housing/Community Services (Continued)

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
[15-0373; APPROVED]

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
[15-0374; APPROVED]

Office of Management Services

43. A resolution adopting the City's Federal Legislative Agenda for the 114th Session of the United States Congress - Financing: No cost consideration to the City
[15-0375; APPROVED]

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
[15-0376; APPROVED]
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
[15-0377; APPROVED]

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)
[15-0378; APPROVED]

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)
[15-0379; APPROVED]
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)
[15-0380; APPROVED]
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)
[15-0381; APPROVED]

CONSENT AGENDA (Continued)

Public Works Department (Continued)

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)
[15-0382; APPROVED]

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)
[15-0383; APPROVED]
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
[15-0384; APPROVED]
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)
[15-0385; APPROVED]
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
[15-0386; APPROVED]
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
[15-0387; APPROVED]

CONSENT AGENDA (Continued)

Sustainable Development and Construction (Continued)

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
[15-0388; APPROVED]
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
[15-0389; APPROVED; ORDINANCE 29647]
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
[15-0390; APPROVED; ORDINANCE 29648]

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
[15-0391; APPROVED]
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
[15-0392; APPROVED]
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
[15-0393; APPROVED]

CONSENT AGENDA (Continued)

Water Utilities (Continued)

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
[15-0394; APPROVED]

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)
[15-0395; NO APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]

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
[15-0396; APPROVED]
65. Authorize acceptance of a zoning application on property with delinquent taxes located at 4910 Capitol Avenue - Financing: No cost consideration to the City
[15-0397; APPROVED]

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
[15-0398; APPROVED]

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
[15-0399; APPROVED]
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
[15-0400; APPROVED]
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
[15-0401; APPROVED]
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
[15-0402; APPROVED]
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
[15-0403; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Trinity Watershed Management (Continued)

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
[15-0404; APPROVED]

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
[15-0405; APPROVED]

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
[15-0406; APPROVED]
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)
[15-0407; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

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
[15-0408; APPROVED]
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 Wilhurt, Dallas, Texas, 75217 - TDHCA Application No. 15279 - Financing: No cost consideration to the City
[15-0409; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

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
[15-0410; APPROVED]

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
[15-0411; APPROVED]

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)
[15-0412; APPROVED]
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)
[15-0413; APPROVED]

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)
[15-0414; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT

[15-0415; APPROVED]

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)
[15-0416; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29649]
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)
[15-0417; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29650]
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)
[15-0418; HEARING OPEN; DEFERRED UNTIL MARCH 25, 2015 BY COUNCILMEMBER MEDRANO]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - CONSENT (Continued)

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)
[15-0419; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29651]
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)
[15-0420; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE NOS. 29652 AND 29653]
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)
[15-0421; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29654]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - CONSENT (Continued)

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)
[15-0422; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29655]

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)
[15-0423; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE NOS. 29656 AND 29657]

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)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

DESIGNATED ZONING CASES - INDIVIDUAL

91. (Continued)

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 5th Street; 2) an R-5(A) Single Family District on the east side of Elsbeth Avenue between 5th 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

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 5th 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)

[15-0424; HEARING CLOSED; HELD UNDER ADVISEMENT UNTIL MARCH 25, 2015 BY COUNCILMEMBER GRIGGS]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS

Economic Development

United Parcel Service, Inc.

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

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
[15-0425; HEARING CLOSED]
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
[15-0425; APPROVED; ORDINANCE 29658]

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 11th 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)
[15-0426; HEARING CLOSED; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

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

[15-0427; HEARING CLOSED; APPROVED; ORDINANCE 29659]

**ANNOTATED ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 25, 2015
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBER, CITY HALL
DALLAS, TEXAS 75201
9:11 A.M. – 2:40 P.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)
[15-0428; APPROVED AS AMENDED; ORDINANCE 29660]

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)
[15-0429; APPROVED AS AN INDIVIDUAL ITEM]
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
[15-0430; APPROVED AS AN INDIVIDUAL ITEM]

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
[15-0431; APPROVED]

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
[15-0432; APPROVED]

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
[15-0433; APPROVED]

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
[15-0434; APPROVED]
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
[15-0435; APPROVED]

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

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
[15-0436; APPROVED; ORDINANCE 29661]

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
[15-0437; APPROVED]

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
[15-0438; APPROVED; ORDINANCE 29662]
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
[15-0439; APPROVED]

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

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
[15-0440; APPROVED AS AMENDED; ORDINANCE 29663]

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
[15-0441; APPROVED]
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
[15-0442; APPROVED]
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
[15-0443; APPROVED]

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Trinity Watershed Management (Continued)

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
[15-0444; APPROVED]
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
[15-0445; APPROVED]
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
[15-0446; APPROVED]
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
[15-0447; APPROVED]

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Trinity Watershed Management (Continued)

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
[15-0448; APPROVED]

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)
[15-0449; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29664]
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)
[15-0450; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29665]

ADDITIONS: (Continued)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

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)
[15-0451; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29666]

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
[15-0452; HEARING OPEN; POSTPONED UNTIL MARCH 25, 2015 BY COUNCILMEMBER MEDRANO]

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)

[15-0453; HEARING CLOSED; APPROVED]

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

[15-0454; HEARING CLOSED; APPROVED AS AMENDED]

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
[15-0455; HEARING CLOSED; APPROVED]

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)
[15-0456; HEARING CLOSED; APPROVED]

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
[15-0457; HEARING CLOSED; APPROVED]

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
[15-0458; HEARING CLOSED; APPROVED]