

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

ADDITIONS:

CONSENT ADDENDUM

City Attorney's Office

1. A resolution authorizing **(1)** amendments and updates to the City's Title VI/Nondiscrimination policy statement, plan, assurances, and complaint procedures, in order to strengthen the City's commitment to nondiscrimination in city programs and activities and assure nondiscrimination in Federally-assisted programs and activities; and **(2)** the designation of a Title VI Coordinator to ensure proper monitoring of Title VI activities - Financing: No cost consideration to the City

Economic Development

2. Authorize a public hearing to be held on April 22, 2015, pursuant to Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B) and pursuant to §11.3 (b,c,d) of the 2015 Qualified Allocation Plan (QAP) regarding Housing Deconcentration Factors to receive comments concerning the application with The Texas Department of Housing and Community Affairs (TDHCA) for 4% housing tax credits in the approximate amount of \$4,286,460 with tax-exempt bonds in the approximate amount of \$10 Million to be issued by the Dallas Housing Finance Corporation (DHFC) for the proposed Martha's Vineyard Place Apartment Development, consisting of a new 100-unit, 4-story multi-family structure to be located at 3115 Crestview Road, including the demolition of existing structures; and at the close of the public hearing, authorize: **(1)** DHFC to issue tax exempt bonds in an amount not to exceed \$10 Million to the Deaf Action Center, its successors and assigns, in tax-exempt Multi-family Housing Mortgage Revenue Bonds Series, to finance the new construction of 100 units for families; **(2)** a resolution to support the TDHCA's award of the 4% housing tax credits for the new construction of the Martha's Vineyard Apartments to be located at 3115 Crestview Road, Dallas, Texas; **(3)** DHFC to form a subsidiary single-purpose entity, to be the General Partner of the limited partnership, that will develop and own the improvements to be constructed on 3115 Crestview Road; and **(4)** DHFC to acquire the land at 3115 Crestview Road and ground lease the land to the limited partnership which will develop and own the improvements to ensure that the project is exempt from ad valorem taxes - Financing: No cost consideration to the City

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

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Fire

3. Authorize **(1)** an application for and acceptance of a grant from The Heritage Program by Fireman's Fund to provide training and education for Fire Station 56; and **(2)** execution of the grant agreement - Not to exceed \$12,927 - Financing: Fireman's Fund

Park & Recreation

4. Authorize an application for an Urban Outdoor Recreation Grant in the amount of \$1,000,000 from the Texas Parks and Wildlife Department for development of the Bachman Lake Park Trail Renovation, Phase III Project located at 3500 West Northwest Highway - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future cost)

Police

5. Authorize Supplemental Agreement No. 7 to exercise the option of a one-year renewal to the contract with Xerox, State and Local Solutions, Inc. (formerly ACS State and Local Solutions, Inc) for services related to meter operations and a parking management information system for the period May 2, 2015 through May 1, 2016 - Estimated Net Annual Parking Revenue: \$7,500,000

Sustainable Development and Construction

6. Authorize **(1)** an Encroachment Agreement between the City of Dallas and DF Market 2, LLC; and **(2)** an Encroachment Agreement between the City of Dallas and FM Harvest, Ltd, to encroach upon a 15' Drainage Easement located near the intersection of Harwood and Taylor Streets - Revenue: \$2,500

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

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

MULTI-DEPARTMENT ITEMS

Office of Environmental Quality/Convention and Event Services

7. An ordinance amending Chapter 29A, "Neighborhood Farmers Markets," of the Dallas City Code by amending Sections 29A-5, 29A-6, 29A-8, and 29A-11 to: **(1)** increase application fees; **(2)** waive application fees for new neighborhood farmers markets for one year; **(3)** allow an applicant to apply for more than one neighborhood farmers market annually; **(4)** allow 40 neighborhood farmers markets at each location annually; **(5)** allow 70 vendors at each neighborhood farmers market; **(6)** allow stalls to be a maximum 10 feet by 15 feet; **(7)** provide a penalty not to exceed \$500; **(8)** provide a saving clause; **(9)** provide a severability clause; and **(10)** provide an effective date - Financing: No cost consideration to the City
8. Authorize **(1)** the establishment of appropriations in an amount not to exceed \$9,502 in the Community Garden Donation Fund, to encourage and support the creation or expansion of community gardens, food donation and water conservation practices; and **(2)** approval of the application process and Program Guidelines for qualified applicants to apply for a grant to create a community garden or expand an existing garden using organic growing methods and/or rain water harvesting and drip irrigation - Not to exceed \$9,502 - Financing: Community Garden Donation Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

9. An ordinance amending Ordinance No. 29662 to change certain election day polling locations and certain early voting locations, dates, and times for the Saturday, May 9, 2015, general election - Financing: No cost consideration to the City
10. A resolution approving the appointment of citizens to serve as election judges for the May 9, 2015, joint election and the June 13, 2015, runoff election, if necessary - Financing: No cost consideration to the City
11. A resolution authorizing an increase in the joint elections agreement and election services contract between the City of Dallas and Dallas County for the May 9, 2015 general election - Not to exceed \$586,665, from \$573,814 to \$1,160,479 - Financing: Contingency Reserve Funds

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

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

City Secretary's Office (Continued)

12. A resolution designating absences by Mayor Pro Tem Tennell Atkins, Deputy Mayor Pro Tem Monica Alonzo, Councilmember Dwaine R. Caraway and Councilmember Lee Kleinman as being for "Official City Business" - Financing: No cost consideration to the City

Trinity Watershed Management

13. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Daniel Rivas Properties, of a subsurface easement under approximately 1,899 square feet of land located on Alcalde Street near its intersection with Victor Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$2,870 (\$1,170 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds
14. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from FRIS CHKN, LLC, of a subsurface easement under approximately 9,686 square feet of land located on Gaston Avenue at its intersection with Peak Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$26,215 (\$24,215 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds
15. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from 4-Golden Properties, LLC, of a subsurface easement under approximately 3,073 square feet of land located on Peak Street near its intersection with Junius Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$7,846 (\$6,146 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds
16. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from James C. DeLay and Danny G. Lewis, of a subsurface easement under approximately 5,621 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 \$12,961 (\$10,961 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds

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

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 Rainier Swiss Avenue Investors, LLC, of a subsurface easement under approximately 29,401 square feet of land located on Swiss Avenue at its intersection with Haskell Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$103,463 (\$99,963 plus closing costs and title expenses not to exceed \$3,500) - Financing: 2006 Bond Funds
18. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from AT&T Corp., of a subsurface easement under approximately 14,702 square feet of land located on San Jacinto Street at its intersection with Apple Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$50,046 (\$47,046 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds
19. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Bryan/Haskell, Ltd., of a subsurface easement under approximately 12,070 square feet of land located on Haskell Avenue at its intersection with Bryan Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$47,159 (\$44,659 plus closing costs and title expenses not to exceed \$2,500) - Financing: 2006 Bond Funds
20. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Catherine L. Tan, of a subsurface easement under approximately 2,464 square feet of land located on Ross Avenue near its intersection with Caddo Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$11,117 (\$9,117 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds
21. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Gordon W. Elden, Trustee of the Gordon W. Elden Trust, of a subsurface easement under approximately 4,515 square feet of land located on Ross Avenue near its intersection with Caddo Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$19,705 (\$16,705 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds

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

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Trinity Watershed Management (Continued)

22. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from the Sarkis J. Kechejian Trust, of a subsurface easement under approximately 390 square feet of land located on Ross Avenue near its intersection with Caddo Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$2,943 (\$1,443 plus closing costs and title expenses not to exceed \$1,500) - Financing: 2006 Bond Funds
23. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from DP Ross 3808 LLC, of a subsurface easement under approximately 18,412 square feet of land located on Ross Avenue at its intersection with Washington Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$71,124 (\$68,124 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

DESIGNATED ZONING CASES INDIVIDUAL

24. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to the Subarea D-3 portion within Subdistrict D, West Mixed Use Subzone, West Zone of Planned Development District No. 305, bounded by Blackburn Street, Oak Grove Avenue, Cityplace West Boulevard, and Noble Avenue
Recommendation of Staff and CPC: Approval, subject to a structure height plan and revised conditions
Z145-164(RB)

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

CORRECTION:

Note: Agenda Item No. 61, to be considered as Designated Zoning Cases - Under Advisement - Individual

Sustainable Development and Construction

61. An ordinance granting an amendment to, and expansion of, Planned Development District No. 468 and a resolution accepting the termination of deed restrictions Z812-227 (located at the northwest corner of East 8th Street and North Marsalis Avenue), Z834-399 (located at the southwest corner of East 5th Street and North Crawford Street), and Z867-185 (property bounded by East 6th Street, North Beckley Avenue, West Neely Street and North Zang Boulevard) for 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 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

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

CORRECTION: (Continued)

Note: Agenda Item No. 61, to be considered as Designated Zoning Cases - Under Advisement - Individual

Sustainable Development and Construction (Continued)

61. (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)

Note: This item was considered by the City Council at a public hearing on February 25, 2015, and was taken under advisement until March 25, 2015, with the public hearing closed

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

DELETIONS:

Park & Recreation

16. Authorize a contract for construction of improvements to include: resurfacing of the greens and tee improvements, bunker restoration, putting greens, and short game area at Cedar Crest Golf Course located at 1800 Southerland Avenue - Frontier Construction Company, Inc. dba Frontier Golf, Inc., lowest responsible bidder of one - Not to exceed \$845,430 - Financing: Golf Improvement Funds

17. Authorize an amendment to the one hundred twenty-six month concession contract with Ira McGraw dba IAMJ Enterprises, Inc. to define roles, responsibilities and compensation due to renovations and closure of Cedar Crest Golf Course - Not to exceed \$210,120 - Financing: Golf Improvement Funds