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CITY SECRETARY  
DALLAS, TEXAS



# COUNCIL AGENDA

*Public Notice*

150401

POSTED CITY SECRETARY  
DALLAS, TX

April 22, 2015

Date

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

## General Information

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

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

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

## Rules of Courtesy

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

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

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

## Información General

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

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

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

## Reglas de Cortesía

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

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

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

**AGENDA  
CITY COUNCIL MEETING  
WEDNESDAY, APRIL 22, 2015  
ORDER OF BUSINESS**

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

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

**OPEN MICROPHONE**

**MINUTES**

Item 1

**CONSENT AGENDA**

Items 2 - 19

**ITEMS FOR INDIVIDUAL CONSIDERATION**

No earlier  
than 9:15 a.m.

Items 20 - 39

**PUBLIC HEARINGS AND RELATED ACTIONS**

1:00 p.m.

Items 40 - 56

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

**AGENDA**  
**CITY COUNCIL MEETING**  
**APRIL 22, 2015**  
**CITY OF DALLAS**  
**1500 MARILLA**  
**COUNCIL CHAMBERS, CITY HALL**  
**DALLAS, TEXAS 75201**  
**9:00 A. M.**

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. Approval of Minutes of the April 8, 2015 City Council Meeting

CONSENT AGENDA

**Business Development & Procurement Services**

2. Authorize a one-year construction services contract to provide micro-surfacing and slurry seal application services for Street Services - NyMac Enterprises, Inc. in the amount of \$2,458,415 and Intermountain Slurry Seal, Inc. in the amount of \$1,654,705, lowest responsible bidders of four - Total not to exceed \$4,113,120 - Financing: Current Funds (subject to appropriations)

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3. Authorize a three-year service contract for pump overhaul and repair services for Trinity Watershed Management - Allen's Electric Motor Services, Inc. in the amount of \$1,375,710 and Xylem Water Solutions USA, Inc. in the amount of \$201,560, most advantageous proposers of three - Total not to exceed \$1,577,270 - Financing: Stormwater Drainage Management Current Funds (subject to annual appropriations)

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

4. Authorize a three-year service contract for the purchase and installation of fencing at Love Field - Llano River Fence Company, LLC, lowest responsible bidder of nine - Not to exceed \$1,269,498 - Financing: Aviation Current Funds (subject to annual appropriations)
5. Authorize **(1)** the purchase of one floor scrubber for Park & Recreation in the amount of \$56,098; and **(2)** a three-year service contract to provide maintenance services on the floor scrubber in the amount of \$5,768 - Tennant Sales and Service Company through the General Services Administration - Total not to exceed \$61,866 - Financing: Fair Park Improvement Funds (subject to annual appropriations)
6. Authorize a three-year master agreement for the purchase of bedding plants, trees and seed - SRH Trees, Inc. in the amount of \$1,226,872, Justin Seed Company, Inc. in the amount of \$193,880 and Southwest Nursery and Supply, LP dba Southwest Wholesale Nursery in the amount of \$143,552, lowest responsible bidders of four - Total not to exceed \$1,564,304 - Financing: Current Funds (\$604,704), Reforestation Funds (\$845,000), Aviation Current Funds (\$92,000), Water Utilities Current Funds (\$21,000) and Stormwater Drainage Management Current Funds (\$1,600)
7. Authorize **(1)** an Interlocal Agreement with the North Central Texas Council of Governments; and **(2)** a one-year marketing license agreement, with three one-year renewals, with Utility Service Partners Private Label, Inc., dba Service Line Warranties of America through the North Central Texas Council of Governments for a non-exclusive license to use the City's name and logo on letterhead, advertising, and marketing materials to advertise a utility service line warranty program to provide optional lateral water and sewer line and in-home plumbing warranties for City homeowners - Estimated Annual Revenue: \$450,000 (first year)
8. Authorize supplemental agreement no. 1 to the service contract with Kent Security of Texas, Inc., Giadolor Holdings, Inc. dba Dog World Services, and U.S. Security Associates, Inc. for armed and unarmed security guards to patrol and protect City facilities, to extend the term from April 30, 2015 through July 30, 2015 - Financing: No cost consideration to the City

**Equipment & Building Services**

9. Authorize Supplemental Agreement No. 1 to extend the contract for an additional nine-months and increase the maintenance and operations contract with Transtar Energy, Company L.P., a limited partnership and wholly-owned subsidiary of Clean Energy for Compressed Natural Gas (CNG) fueling facilities at the Southeast and Northwest Service Centers - Not to exceed \$75,000, from \$300,000 to \$375,000 - Financing: Current Funds

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

10. Authorize **(1)** the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development in the amount of \$373,041, to provide permanent supportive housing for homeless persons with HIV/AIDS at Hillcrest House located at 834 North Marsalis Avenue for the period May 12, 2015 through May 11, 2016; **(2)** a contract with Hillcrest House Partnership, Ltd. (as Owner) and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (as Subrecipient) in the amount of \$362,000 to provide permanent supportive housing for homeless persons with HIV/AIDS at Hillcrest House located at 834 North Marsalis Avenue for the period May 12, 2015 through May 11, 2016; **(3)** the allocation of \$11,041 for project delivery staff costs and administrative costs for the City of Dallas; and **(4)** execution of any and all agreements and other documents required by the grant - Total not to exceed \$373,041 - Financing: U.S. Department of Housing and Urban Development Grant Funds

**Park & Recreation**

11. Authorize **(1)** the rejection of bid from Frontier Construction Company, Inc. for an improvement plan to include: resurfacing of the greens, tees improvements, bunker restoration, putting greens, and short game area at Cedar Crest Golf Course located at 1800 Southerland Avenue; and **(2)** the re-advertisement for new bids - Financing: No cost consideration to the City

**Public Works Department****Street Reconstruction Group 12-635**

**Note:** Item Nos. 12 and 13  
must be considered collectively.

12. \* Authorize a contract with Jeske Construction Company, lowest responsible bidder of six, for the reconstruction of street paving, drainage, water and wastewater main improvements for Street Reconstruction Group 12-635 (list attached) - Not to exceed \$3,745,689 - Financing: General Obligation Commercial Paper Funds (\$2,223,442), 2006 Bond Funds (\$603,185), Water Utilities Capital Improvement Funds (\$782,672) and Water Utilities Capital Construction Funds (\$136,390)
13. \* Authorize a professional services contract with Kleinfelder Central, Inc., to provide construction material testing for the Street Reconstruction Group 12-635 project - Not to exceed \$71,861 - Financing: General Obligation Commercial Paper Funds (\$4,035), 2006 Bond Funds (\$28,245) and 2012 Bond Funds (\$39,581)

CONSENT AGENDA (Continued)**Public Works Department** (Continued)

14. Authorize **(1)** acceptance of a \$2,336,671 donation from the Friends of the Dallas Public Library, Inc., in matching funds for the renovation of the seventh floor of the J. Erik Jonsson Central Library; **(2)** increasing appropriations in the amount of \$2,336,671 in the Central Library Gifts and Donations Fund; and **(3)** authorize a construction services contract with Thos. S. Byrne, Ltd. dba Byrne Construction Services in the amount of \$3,817,930, best value proposer of four, for the J. Erik Jonsson Central Library 7th Floor Renovation, located at 1515 Young Street - Total not to exceed \$3,817,930 - Financing: 2006 Bond Funds (\$1,908,965) and Central Library Gift and Donation Funds (\$1,908,965)
15. Authorize an increase in the contract with Tiseo Paving Company to construct a 24-inch water main along Pacific Avenue, from Pearl Expressway to Cesar Chavez Boulevard - Not to exceed \$488,095, from \$14,794,576 to \$15,282,671 - Financing: Water Utilities Capital Improvement Funds
16. Authorize **(1)** an increase in the contract with Texas Standard Construction, Ltd. for the construction of additional water mains and other miscellaneous paving and storm drainage items for Street Reconstruction Group 06-618 in the amount of \$1,058,410; **(2)** the receipt and deposit of funds from Dallas County in the amount of \$39,641; and **(3)** an increase in appropriations in the amount of \$39,641 in the Capital Projects Reimbursement Fund - Not to exceed \$1,058,410, from \$13,079,013 to \$14,137,423 - Financing: 2006 Bond Funds (\$319,228), Capital Projects Reimbursement Funds (\$39,641), Regional Toll Revenue Funds (\$291,722), Water Utilities Capital Improvement Funds (\$402,274) and Water Utilities Capital Construction Funds (\$5,545)
17. Authorize Supplemental Agreement No. 2 to the professional services contract with Urban Engineers Group, Inc. for engineering design services for additional drainage improvements for Sylvan Avenue, from Fort Worth Avenue to Singleton Boulevard and traffic signal modifications at Sylvan Avenue and Singleton Boulevard - Not to exceed \$49,800, from \$615,289 to \$665,089 - Financing: 2006 Bond Funds

**Sustainable Development and Construction**

18. Authorize acquisition of one parcel of land from John Wardsworth consisting of two special purpose buildings in the Cadillac Heights neighborhood located near the intersections of Childers and McGowan Streets for the Cadillac Heights Phase II Project - Not to exceed - \$75,800 (\$71,800, plus closing costs and title expenses not to exceed \$4,000) - Financing: 2006 Bond Funds
19. Authorize an amendment to the lease with the Texas National Guard Armory Board for approximately 107 acres of land and facilities located at Hensley Field to **(1)** change the Lessee name to Texas Military Department; and **(2)** change rental rate from a variable rate to a set 9% adjustment every three years - Financing: No cost consideration to the City

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

20. Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

**Sustainable Development and Construction**

21. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Linda Sue Reid, of approximately 59,276 square feet of land located near the intersection of Seagoville Road and Interstate Highway 20 for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$211,955 (\$207,466, plus closing costs and title expenses not to exceed \$4,489) - Financing: Water Utilities Capital Improvement Funds
22. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from LS Investments, of a total of approximately 125,973 square feet of land located near the intersection of Fish and Beltline Roads for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$78,000 (\$72,688, plus closing costs and title expenses not to exceed \$5,312) - Financing: Water Utilities Capital Improvement Funds

**Trinity Watershed Management**

23. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Johnny Uribe and Belia Uribe, of a subsurface easement under approximately 4,945 square feet of land located on Apple Street near its intersection with Bryan Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$20,796 (\$18,296 plus closing costs and title expenses not to exceed \$2,500) - Financing: 2006 Bond Funds
24. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Gaston Shopping Center, LLC of a subsurface easement under approximately 37,470 square feet of land located on Gaston Avenue near its intersection with Peak Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$130,398 (\$127,398 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds
25. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from John Michael Sparling, of a subsurface easement under approximately 411 square feet of land located on Jensen Court near its intersection with San Jacinto Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$3,121 (\$1,521 plus closing costs and title expenses not to exceed \$1,600) - Financing: 2006 Bond Funds



ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

**Trinity Watershed Management** (Continued)

- 26. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Gregory J. Johnston, of a subsurface easement under approximately 910 square feet of land located on Soho Lane near its intersection with San Jacinto Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$5,167 (\$3,367 plus closing costs and title expenses not to exceed \$1,800) - Financing: 2006 Bond Funds
- 27. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Frank Mazzella and Shelley L. Mazzella, of a subsurface easement under approximately 1,128 square feet of land located on Soho Lane near its intersection with San Jacinto Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$5,974 (\$4,174 plus closing costs and title expenses not to exceed \$1,800) - Financing: 2006 Bond Funds
- 28. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from SNSC Garrett Company, LLC, of a subsurface easement under approximately 1,128 square feet of land located on Soho Lane near its intersection with San Jacinto Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$5,974 (\$4,174 plus closing costs and title expenses not to exceed \$1,800) - Financing: 2006 Bond Funds
- 29. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Isabela Feltner, of a subsurface easement under approximately 734 square feet of land located on Tribeca Way near its intersection with San Jacinto Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$4,516 (\$2,716 plus closing costs and title expenses not to exceed \$1,800) - Financing: 2006 Bond Funds

DESIGNATED PUBLIC SUBSIDY MATTERS

**Economic Development**

TOD TIF District

**Note:** Item Nos. 30 and 31 must be considered collectively.

- 30. \* Authorize a development agreement with CCH Alamo, LP in an amount not to exceed \$1,405,000, payable from future TOD TIF District funds in consideration of the development of the Alamo Drafthouse Cinema project on property generally south of the corner of Cadiz and Lamar Streets in Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District) - Not to exceed \$1,405,000 - Financing: TOD TIF District Funds (subject to appropriations)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

## DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

**Economic Development** (Continued)TOD TIF District

**Note:** Item Nos. 30 and 31 must be considered collectively.

31. \* Authorize a Chapter 380 economic development grant agreement in an amount not to exceed \$450,000 with CCH Alamo, LP related to the development of the Alamo Drafthouse Cinema project on property generally south of the corner of Cadiz and Lamar Streets pursuant to Chapter 380 of the Texas Local Government Code in accordance with the City's Public/Private Partnership Program - Not to exceed \$450,000 - Financing: 2012 Bond Funds (subject to appropriations)
32. Authorize **(1)** a development agreement with Westdale Properties America I, LTD, to dedicate future TIF revenues for reimbursement of eligible project costs related to paving, streetscape and lighting, open spaces and trails, and façade restoration for redevelopment of 2821-2823 Main Street, 2810, 2816-2818, and 2826 Elm Street and the corner parking lot at 2825 Main Street, located in Tax Increment Financing Reinvestment Zone Twelve (Deep Ellum TIF District); and **(2)** the Deep Ellum TIF District Board of Directors to dedicate an amount not to exceed \$1,600,000 from future Deep Ellum TIF District revenues, in accordance with the development agreement - Not to exceed \$1,600,000 - Financing: Deep Ellum TIF District Funds
33. Authorize a New Markets Tax Credit (NMTC) transaction, using up to \$9 million in allocation, between the Dallas Development Fund (DDF) and its subsidiaries, Northern Trust Corporation (Northern Trust) and its subsidiaries, and Kar-Taub Partners, LP and its affiliates (Developer) for the construction of improvements related to the Dormae Products facility (Project) located in the 9200 Block of Old Hickory Trail - Financing: No cost consideration to the City

**Housing/Community Services**

34. Authorize a contract with Dental Health Programs, Inc. DBA Community Dental Care, Inc. for the continuation of dental health services to low/moderate income seniors aged 60 and above and children aged 19 and younger residing within the City of Dallas for the period October 1, 2014 through September 30, 2015 - Not to exceed \$300,000 - Financing: 2014-15 Community Development Block Grant Funds (\$100,000) and Current Funds (\$200,000)
35. Authorize a housing development loan in an amount not to exceed \$225,000 with Builders of Hope CDC, a certified Community Housing Development Organization, for construction of ten affordable single family homes for the Creekside Project to be located on Oak Garden Trail - Not to exceed \$225,000 - Financing: 2012-13 HOME Investment Partnership Program Grant Funds

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

**Housing/Community Services** (Continued)

- 36. Authorize a housing development loan in an amount not to exceed \$300,000 with City Wide Community Development Corporation, a certified Community Housing Development Organization, for construction of ten affordable single family homes for the Village of Runyon Springs Project to be located in the Runyon Springs Subdivision - Not to exceed \$300,000 - Financing: 2013-14 HOME Investment Partnership Program Grant Funds
- 37. Authorize a housing development loan in an amount not to exceed \$608,331 with East Dallas Community Organization, a certified Community Housing Development Organization and a Community Based Development Organization, for construction of up to seven affordable senior rental homes for the Bexar Street Senior Project to be located on Macon Street and Starks Avenue - Not to exceed \$608,331 - Financing: 2014-15 HOME Investment Partnership Program Funds (\$200,000) and 2012-13 Community Development Block Grant Funds (\$408,331)
- 38. Authorize a housing development loan in an amount not to exceed \$200,000 with Southfair Community Development Corporation, a certified Community Housing Development Organization, for construction of four affordable single family homes for the 2825 South Townhomes Project to be located at 2825 South Boulevard - Not to exceed \$200,000 - Financing: 2014-15 HOME Investment Partnership Program Grant Funds
- 39. Authorize a housing development loan in an amount not to exceed \$415,989 with South Dallas Fair Park/Innercity Community Development Corporation, a certified Community Housing Development Organization, for construction of six affordable single family homes for the Pittman development project to be located on Meadow and Lenway Streets - Not to exceed \$415,989 - Financing: 2014-15 HOME Investment Partnership Program Grant Funds

PUBLIC HEARINGS AND RELATED ACTIONS

**Sustainable Development and Construction**

ZONING CASES - CONSENT

- 40. A public hearing to receive comments regarding an application for and an ordinance granting an LI Light Industrial District and an ordinance granting a Specific Use Permit for Commercial motor vehicle parking on property zoned an A(A) Agricultural District at the southwest corner of Telephone Road and Bonnie View Road  
Recommendation of Staff and CPC: Approval for a five-year period, subject to a site/landscape plan and conditions  
Z134-329(AF)

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

41. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for CR Community Retail District uses on property zoned an MF-2(A) Multifamily District and a CR Community Retail District, southeast of Capitol Avenue, between Bennett Avenue and North Fitzhugh Avenue  
Recommendation of Staff and CPC: Approval, subject to development plan, landscape plan and conditions  
Z145-108(OTH)
42. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for D(A) Duplex District uses and a modified duplex use on property zoned a D(A) Duplex District, on property generally bounded by Winton Street and Ellsworth Avenue, inclusive of both sides of Anita Street, west of McMillan Avenue  
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions  
Z145-135(RB)
43. A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District on property zoned an NO(A) Neighborhood Office District with deed restrictions, on the west side of South Hampton Road, between Chrysalis Drive and Cliff Creek Crossing Drive  
Recommendation of Staff and CPC: Approval  
Z145-159(OTH)
44. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a Bar, lounge, or tavern on property zoned Tract A, Planned Development District No. 269, the Deep Ellum/Near East Side District on the north side of Main Street, west of North Crowdus Street  
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions  
Z145-160(AF)
45. A public hearing to receive comments regarding an application for and an ordinance granting an IR Industrial Research District with deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District on the west side of Old Hickory Trail, north of West Daniieldale Road  
Recommendation of Staff and CPC: Approval with deed restrictions volunteered by the applicant  
Z145-167(OTH)

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

46. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District on the east side of South Lancaster Road, north of Alamain Drive  
Recommendation of Staff: Approval for five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions  
Recommendation of CPC: Approval for a three-year period, subject to a site plan and conditions  
Z134-354(CG)
47. 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 MF-2 Multiple-family Subdistrict and an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Amelia Street and Maple Avenue  
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions  
Z145-150(WE)
48. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 311 on the west corner of West Lawther Drive and East Mockingbird Lane  
Recommendation of Staff and CPC: Approval, subject to a development plan, topography and height zone plan and conditions  
Z145-165(SM)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

49. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1822 for an attached non-premise sign, an ordinance granting an amendment to Tract I, Planned Development Subdistrict No. 11 of Planned Development District No. 193, the Oak Lawn Special Purpose District and an ordinance granting an amendment to Historic Overlay H/64, the Magnolia Station Historic District on the north corner of Lyte Street and North Houston Street  
Recommendation of Staff and CPC: Approval of the renewal of Specific Use Permit No. 1822 for a three-year period, subject to a revised site plan and conditions; approval of the amendment to Planned Development Subdistrict No. 11, subject to a development plan and conditions; and approval of the amendment to Historic Overlay H/64, the Magnolia Station Historic District  
Z134-140(WE)  
Note: This item was considered by the City Council at a public hearing on April 8, 2015, and was taken under advisement until April 22, 2015, with the public hearing open

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

50. A public hearing to receive comments regarding an application for and an ordinance granting an MU-3 Mixed Use District with deed restrictions volunteered by the applicant on property zoned a GO(A) General Office District on the northeast corner of East Northwest Highway and North Central Expressway  
Recommendation of Staff and CPC: Approval with deed restrictions volunteered by the applicant  
Z145-145(AF)

DESIGNATED ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

51. A public hearing to receive comments regarding 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

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

51. (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 5<sup>th</sup> Street; 2) an R-5(A) Single Family District on the east side of Elsbeth Avenue between 5<sup>th</sup> Street and Neches Street; 3) a portion of Subdistrict 6 within Planned Development District No. 830 on the northeast corner of Davis Street and Elsbeth Avenue; 4) a CR Community Retail District and an MF-2(A) Multifamily District south of Davis Street between Beckley Avenue and Patton Avenue; and 5) Planned Development District No. 340

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

Z067-203(VM)

Note: This item was considered by the City Council at public hearings on February 25, 2015, and March 25, 2015, and was taken under advisement until April 22, 2015, with the public hearing reopened

SPECIAL PROVISION SIGN DISTRICT - INDIVIDUAL

52. A public hearing to receive comments regarding an application for and an ordinance granting the creation of a new subdistrict in the Downtown Special Provision Sign District Overlay on property zoned Planned Development District No. 619 with a Pedestrian Overlay in an area generally bounded by Pacific Avenue, North Akard Street, Elm Street, and North Field Street

Recommendation of Staff and CPC: Approval, subject to conditions

Special Sign District Advisory Committee: Denial

SPSD134-005

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

FLOODPLAIN APPLICATIONS

**Trinity Watershed Management**

53. A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 0.15 acres of the current 1.43 acres of land, located at 4715 Mountain Creek Parkway within the floodplain of Mountain Creek, Fill Permit 15-01 - Financing: No cost consideration to the City

MISCELLANEOUS HEARINGS

**Office of Environmental Quality**

54. 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 the Dallas Housing Corporation located near the intersection of West Commerce Street and North Hampton Road and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to the Dallas Housing Authority 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

**Sustainable Development and Construction**

55. A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from a private school, Holy Trinity Catholic School, as required by Section 6-4 of the Dallas City Code to allow a wine and beer retailer's off-premise permit for a general merchandise or food store with 10,000 square feet or more floor area [TC PROPCO I, LP and TC PROPCO II, LP, dba The Fresh Market] on the east line of Oak Lawn Avenue, south of Irving Avenue - AV145-003 - Financing: No cost consideration to the City



PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

## MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS

**Economic Development**

56. A public hearing to receive comments concerning the application with the Texas Department of Housing and Community Development Affairs (TDHCA), 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, concerning the application with 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 City of Dallas Housing Finance Corporation (DHFC) for the Martha's Vineyard Place Apartment Development, a proposed new 100-unit 4-story multi-family structure to be located at approximately 3115 Crestview Road, including the demolition of existing structures and at the close of the public hearing: **(1)** the issuance of tax exempt bonds by DHFC in an amount not to exceed \$10 Million to 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 located at approximately 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 at approximately 3115 Crestview Road; **(4)** DHFC to accept title to the ground/dirt at approximately 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; and **(5)** authorize an amendment to the term in Section 8 of City Council Resolution No. 15-0454, to allow for the grant approved in the amount of \$2,640,720, to be used for construction and related soft costs for the Martha's Vineyard Place Apartment Development located at approximately 3115 Crestview Road awarded only to the Deaf Action Center or Applicant, which award will be loaned by DAC to a limited partnership that will own 100% of the buildings known as the Martha's Vineyard Place Apartments and which has as its general partner either (i) a wholly-owned subsidiary of DAC or (ii) a wholly-owned subsidiary of DHFC. If the general partner is a wholly-owned subsidiary of DHFC, then DHFC will also own 100% of the land upon which Martha's Vineyard Place Apartments will be located and will lease such real property to the limited partnership - Financing: No cost consideration to the City

April 22, 2015

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**Street Reconstruction Group 12-635**  
Agenda Item # 12

<b><u>Project</u></b>	<b><u>Limits</u></b>	<b><u>Council District</u></b>
Carthage Lane	Chandler Drive to Buckingham Road	10
Chandler Drive	Carthage Lane to Carthage Lane	10
Dahman Circle	Church Road to End of Pavement	10
Heatherdale Drive	Dove Meadow Drive to Abrams Road	10
Hillcrest Road	Wester Way to McKamy Boulevard	12

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

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